APPENDIX A: ALTERNATIVE DEVELOPMENT SCENARIOS

R.A. Smith & Associates conducted a workshop on July 11, 2007, to present three alternative development scenarios for public review and consideration. Approximately 30 people attended the Alternative Development Scenarios Workshop, including some members of the Ad Hoc Committee. Attendees viewed four boards for each alternative, depicting and describing transportation, land use, and design alternatives. They were then asked to complete a brief questionnaire on each alternative.

General Considerations

Minimal stormwater analysis is available to identify the area of regional retention which will be required. Development patterns and management techniques will further impact the area requirements. In the three alternatives, regional stormwater is treated conceptually. Approximate basin locations are based on existing drainage patterns.

The Hope Rod and Gun Club is shown in all three alternatives. It is not expected that the club will close or relocate within the foreseeable future. While other uses are not shown for the site, if the club were to leave, the site might be converted to either residential or open space uses.

Each of the alternatives identifies a location for a new cemetery. Between two and three acres is shown for this use. These sites might also be considered for a church or related use in conjunction with the cemetery.

Alternative A

Alternative A may best be described as a Traditional Neighborhood. It is focused around a mixed-use center, with higher-density residential uses in close proximity. Lower-density uses are located further from the center. These lower-density areas include traditional neighborhoods, where attached and detached housing are intermixed, and large lot residential uses as a transition to agricultural lands in the Town of Dunn, or in locations where development at higher densities may be problematic.

This scenario assumes that the traditional neighborhood areas will achieve a density of four units per acre, or 1,268 units. Multi-unit residential areas will reach eight units per acre, providing 464 condominiums or apartments. At a density of one and a half units per acre, the large lot residential area would allow 270 new homes. An additional 75 units would be provided in the mixed-use center. This would result in the addition of 2,077 new residential units in the neighborhood.

The mixed-use center is shown with approximately 75,000 square feet of commercial space. In addition, there is a small convenience-oriented commercial area shown along Siggelkow Road, for uses such as a gas station with convenience store. Office and light industrial uses are located adjacent to the interstate highway, where they will have visibility and help to buffer residential uses from highway noise. In total, about 8.5 percent of the neighborhood area is devoted to these uses.

Many of the park areas in the neighborhood are associated with wetlands, stormwater management, or other natural features. There is a large community park at the center of the neighborhood, adjacent to the mixed-use center. just under 17 percent of the neighborhood area is devoted to parks and open space.

Alternative A – Land Use

Traditional Residential	40.9%
Large Lot Residential	23.0%
Parks & Open Space	16.9%
Multi-Unit Residential	7.5%
Office & Light Industrial	6.4%
Public or Quasi-Public	3.2%
Mixed-Use Center	1.8%
Convenience Retail	0.3%

This alternative would have the feel of a traditional neighborhood, similar to what might have been constructed a century ago. Comparable new developments in the Madison area would include Middleton Hills, in the City of Middleton, or Smith's Crossing in Sun Prairie.

Alternative B

Alternative B – Land Use

Traditional Residential	33.2%
Parks & Open Space	29.7%
Large Lot Residential	16.0%
Multi-Unit Residential	9.9%
Office & Light Industrial	7.2%
Public or Quasi-Public	3.2%
Crossroads Commercial	0.6%
Convenience Retail	0.3%

Environmentally friendly design is a central theme in Alternative B, which is modeled on a conservation neighborhood. This blends traditional neighborhoods with a low impact design approach, and restoration of native landscapes. The closest example of this kind of development is Prairie Crossing, in Libertyville, Illinois.

Open space is a dominant feature in the neighborhood, with larger park areas and important destinations (i.e., schools, commercial areas) well connected by greenway corridors. Multi-unit residential areas are not concentrated, but are instead split into smaller pods at the edge of commercial and office or light industrial uses. Traditional neighborhoods make up the largest part of the planning area. As in the other alternatives, large lot residential uses are located on the fringe of the neighborhood. In this proposal, the large lot residential areas could be developed as cluster subdivisions. This development approach preserves open space or environmental features on a development site by concentrating the new homes in less significant areas.

Residential uses in this proposal would achieve the same densities as in Alternative A, resulting in 624 units in multi-unit residential, 1,048 units in traditional neighborhoods, and 189 large lot homes. A total of 1,861 new dwelling units might be built in this scenario.

Alternative B provides the smallest area for commercial development of any of the three alternatives. A small convenience oriented commercial area is located along Siggelkow Road. The larger commercial area is at the intersection of County Highways AB and MN. The concept for this center is a "commercial crossroads" with about 55,000 square feet of space in small buildings. These would have a traditional, or even residential character, meant to evoke the feel of a rural hamlet which has evolved over time.

Office and light industrial uses are grouped on the south side of Siggelkow Road near the interstate. Together with the commercial uses, they make up 8.1 percent of the area of the new neighborhood.

Alternative C

Alternative C – Land Use

Conventional Residential	40.4%
Parks & Open Space	21.1%
Large Lot Residential	19.7%
Office & Light Industrial	8.4%
Multi-Unit Residential	4.3%
Public or Quasi-Public	3.2%
Mixed-Use Center	2.7%
Convenience Retail	0.3%

The final alternative is one which most closely resembles the character of development which has been occurring within the Village in recent decades. Its uses are relatively segregated, and dominated by conventional suburban subdivisions. While other uses are located near Siggelkow Road, conventional residential neighborhoods and large lot residential uses extend across much of the southern three-quarters of the planning area. Parks and natural areas a mixed throughout the area as well.

All of the residential neighborhoods in this alternative have lower densities than their counterparts in previous alternatives. Here, a conventional residential area is assumed to have a density of two and a half units per acre. Multi-unit residential areas average six units per acre. The large lot residential area averages one unit per acre. This would bring the total for the new neighborhood to 1,317 housing units.

Office and light industrial uses in this alternative scenario are located on Siggelkow Road and along the interstate highway. a neighborhood commercial center is located to the west of these. This center would be a typical strip, anchored

by a larger use such as a grocery store. In total, 11.4 percent of the neighborhood area is comprised of these combined uses.

Park and open space uses are scattered through the neighborhood, and are connected through corridors. These uses make up 21.1 percent of the neighborhood area.

Potential Fiscal Impacts on the Village Budget

A very rough model was used to estimate the potential impacts of each alternative on the Village's annual budget. This model is far from comprehensive in its analysis of either revenues or costs, and should only be used to provide a general sense of the costs and revenues which may be associated with the alternative.

About 88 percent of the Village's budget is funded through property tax collections, the largest share of which comes from residential uses. At the same time, a majority of the Village's budget is spent on services for the people who live there. This model assumes that 80 percent of the budget is spent on residential uses, 12.5 percent is spent to support commercial uses, and 7.5% is spent to support office and industrial uses. Based on the 2007 budget, this would mean that to generate the revenue necessary to support it, new commercial development would need to generate $8,886 per acre in new property taxes, office and industrial uses would need to generate $1,708 per acre, and new residential uses would need to generate $1,386 per dwelling unit.

Although not all of the land uses proposed in the East Side Neighborhood Growth Area would produce property tax revenues to meet their budget requirements in this model, in whole, all of the scenarios would result in a net property tax surplus. These surpluses range from just under $1.3 million to under $1.7 million, and are based on the Village's 2007 tax rate of $6.87 per $1,000 in value.

Tables A-1 through A-3 provide an analysis of the potential fiscal impacts to the Village budget of each of the alternative development scenarios.

Using this simple estimate, Alternative A would result in a net revenue surplus of $1,672,000. Half of this surplus is attributable to the traditional neighborhood, with high value homes at a greater density than would be found in a conventional subdivision.

Alternative B similarly benefits from the high value traditional neighborhood, and results in $1,437,713 in revenues above the costs which would result from the development. The conventional neighborhood in Alternative C produces less value.

Table A-1: Potential Fiscal Impacts of Alternative Development Scenarios

Alternative Development Scenario A

Land Use Category	Acres	Value per Acre	Total Tax Increment	Costs per Acre	Total Cost	Revenue Surplus/Deficit
Traditional Neighborhood[a]	317	$1,200,000	$2,613,348	$5,544	$1,757,448	$855,900
Multi-Unit Residential[b]	58	$1,400,000	$557,844	$11,088	$643,104	-$85,260
Large Lot Residential[c]	180	$750,000	$915,300	$2,079	$374,220	$541,080
Mixed-Use Centerd	13	$2,500,000	$223,275	$16,882	$219,466	$3,089
Office or Light Industrial[e]	50	$1,300,000	$446,650	$1,708	$85,400	$361,250
Convenience Retail[f]	2	$1,000,000	$13,740	$8,886	$17,772	-$4,032
Total Scenario A			**$4,770,157**		**$3,097,410**	**$1,672,747**

Assumptions:
a. four units per acre at an average of $300,000 per unit
b. eight units per acre at an average of $175,000 per unit
c. one-and-a-half units per acre at an average of $500,000 per unit
d. 75,000 square feet at $400 per square foot
e. twenty percent coverage at $150 per square foot
f. 5,000 square feet at $200 per square foot

Table A-2: Potential Fiscal Impacts of Alternative Development Scenarios

Alternative Development Scenario B

Land Use Category	Acres	Value per Acre	Total Tax Increment	Costs per Acre	Total Cost	Revenue Surplus/Deficit
Traditional Neighborhood[a]	262	$1,200,000	$2,159,928	$5,544	$1,452,528	$707,400
Multi-Unit Residential[b]	78	$1,400,000	$750,204	$11,088	$864,864	-$114,660
Large Lot Residential[c]	126	$750,000	$649,215	$2,079	$261,954	$387,261
Crossroads Commercial[d]	5	$2,750,000	$94,463	$8,886	$44,430	$50,033
Office or Light Industrial[e]	57	$1,300,000	$509,067	$1,708	$97,356	$411,711
Convenience Retail[f]	2	$1,000,000	$13,740	$8,886	$17,772	-$4,032
Total Scenario B			**$4,176,617**		**$2,738,904**	**$1,437,713**

Assumptions:
a. four units per acre at an average of $300,000 per unit
b. eight units per acre at an average of $175,000 per unit
c. one-and-a-half units per acre at an average of $500,000 per unit
d. 55,000 square feet at $250 per square foot
e. twenty percent coverage at $150 per square foot
f. 5,000 square feet at $200 per square foot

Table A-3: Potential Fiscal Impacts of Alternative Development Scenarios

Alternative Development Scenario C

Land Use Category	Acres	Value per Acre	Total Tax Increment	Costs per Acre	Total Cost	Revenue Surplus/Deficit
Conventional Neighborhood[a]	319	$750,000	$1,643,647	$3,465	$1,105,335	$538,312
Multi-Unit Residential[b]	34	$1,050,000	$245,259	$8,316	$282,744	-$37,485
Large Lot Residential[c]	156	$500,000	$535,860	$1,386	$216,216	$319,644
Neighborhood Center[d]	21	$1,300,000	$187,551	$8,886	$186,606	$945
Office or Light Industrial[e]	66	$1,300,000	$589,446	$1,708	$112,728	$476,718
Convenience Retail[f]	2	$1,000,000	$13,740	$8,886	$17,772	-$4,032
Total Scenario C			**$3,215,503**		**$1,921,401**	**$1,294,102**

Assumptions:
a. two-and-a-half units per acre at an average of $300,000 per unit
b. six units per acre at an average of $175,000 per unit
c. one unit per acre at an average of $500,000 per unit
d. 110,000 square feet at $250 per square foot
e. twenty percent coverage at $150 per square foot
f. 5,000 square feet at $200 per square foot

Workshop Results

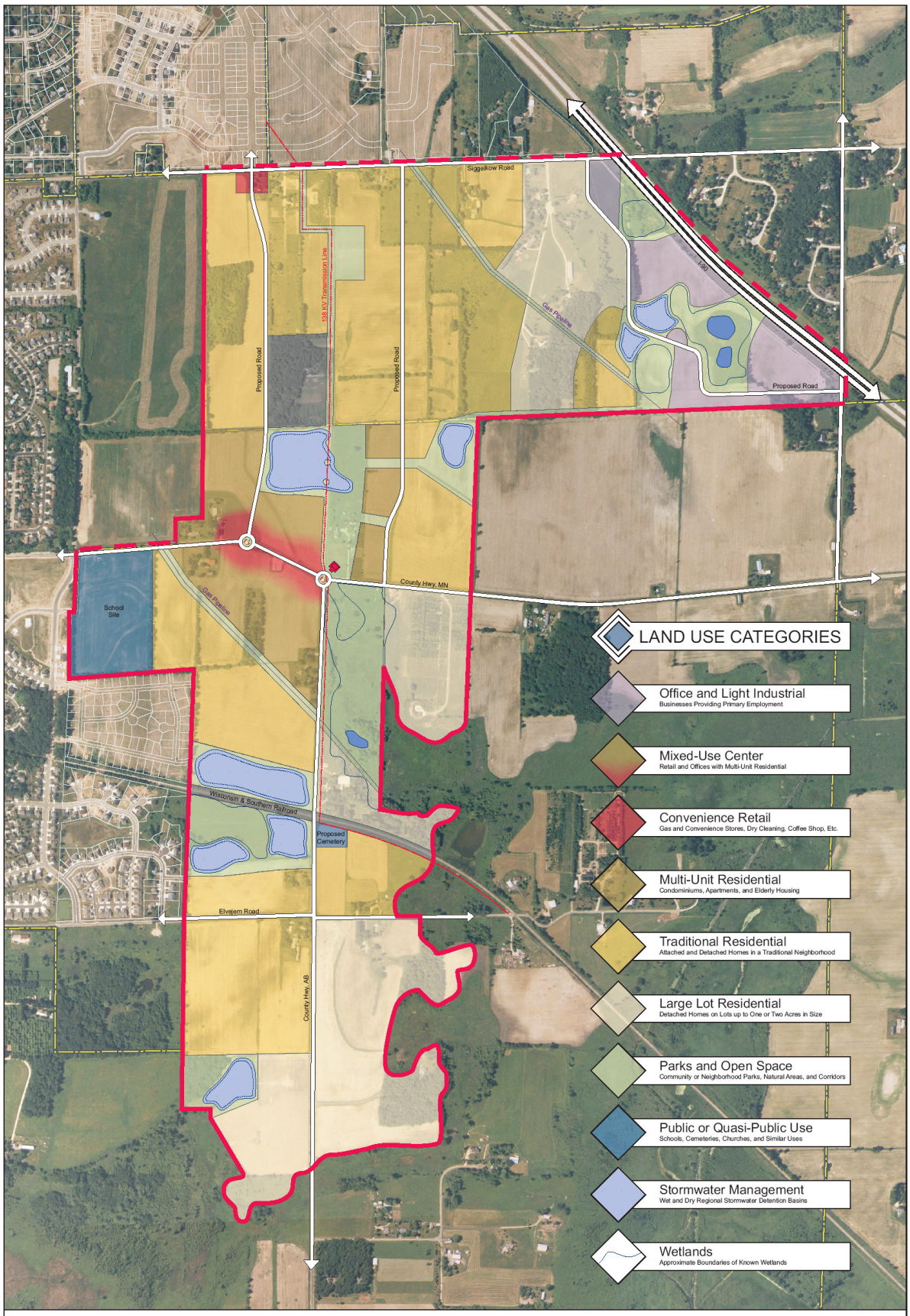
Overall, participants ranked Alternative B their favorite of the three. Alternative A was second-favorite, followed by Alternative C. The following is a summary of the comments people provided on these alternatives.

- Reasons cited for liking Alternative A included the mixed-use center, design features such as the roundabouts, and the density of development which could be achieved. Negative comments included that too much area was dedicated to low-density residential development.
- People consistently cited the connectivity of open spaces and the flow of land uses as the reasons for favoring Alternative B. There were few things people did not like in this alternative, although the desire for higher density was again mentioned.
- Conventional housing development was cited as both a reason some people liked Alternative C, and to a greater extent, why others did not like it. This latter group favored neighborhoods which would be more distinctive. The lack of connectivity in open space areas was also cited as a reason people did not like the alternative.
- A clear majority of the responses liked the traditional neighborhood in Alternatives A and B. Conversely, a slight majority did not like the conventional residential neighborhood envisioned in Alternative C. Those supporting the traditional neighborhood concept tended to mention community character or cost issues, while those supporting conventional development patterns mentioned that the market seemed to favor that approach.
- Open house participants supported cluster development patterns in the large lot areas of Alternative B. This was seen as a technique to allow development while preserving the more important features of a site.

- Although none of the participants indicated that they did not like the mixed-use center shown in Alternative A, several responses were blank and a couple indicated that they were uncertain. Creating community character and concentrating commercial uses were cited as reasons people liked the concept. Some expressed skepticism regarding the community's ability to support the commercial component in the center.
- The crossroads commercial center concept in Alternative B also received all positive responses. Several comments concentrated on the unique character and more peaceful feel than would be created in the mixed-use center. Again, a couple comments were made regarding the feasibility of commercial uses in this center.
- Equal number of responses liked and did not like the neighborhood commercial center in Alternative C. Those favoring it tended to think it would be beneficial to the Village, while those not liking it believe it cannot be supported by the market.
- Participants in the open house indicated that they liked the approach to parks and open spaces in all three alternatives. Of these, however, the greatest percentage of favorable responses were given to Alternative B. Positive aspects or considerations for all three alternatives included distributing the park areas throughout the neighborhood and providing connections between them, along with buffering the Hope Rod and Gun Club.
- The approach to office and industrial uses in Alternatives B and C, placing these uses along Siggelkow Road, was favored over Alternative A. The reasons for this included visibility and the additional cost of road construction assumed in Alternative A. Several comments related to a desire to provide more land area for theses uses. Other comments did like the uses along the interstate, where they would serve as a buffer for highway noise.

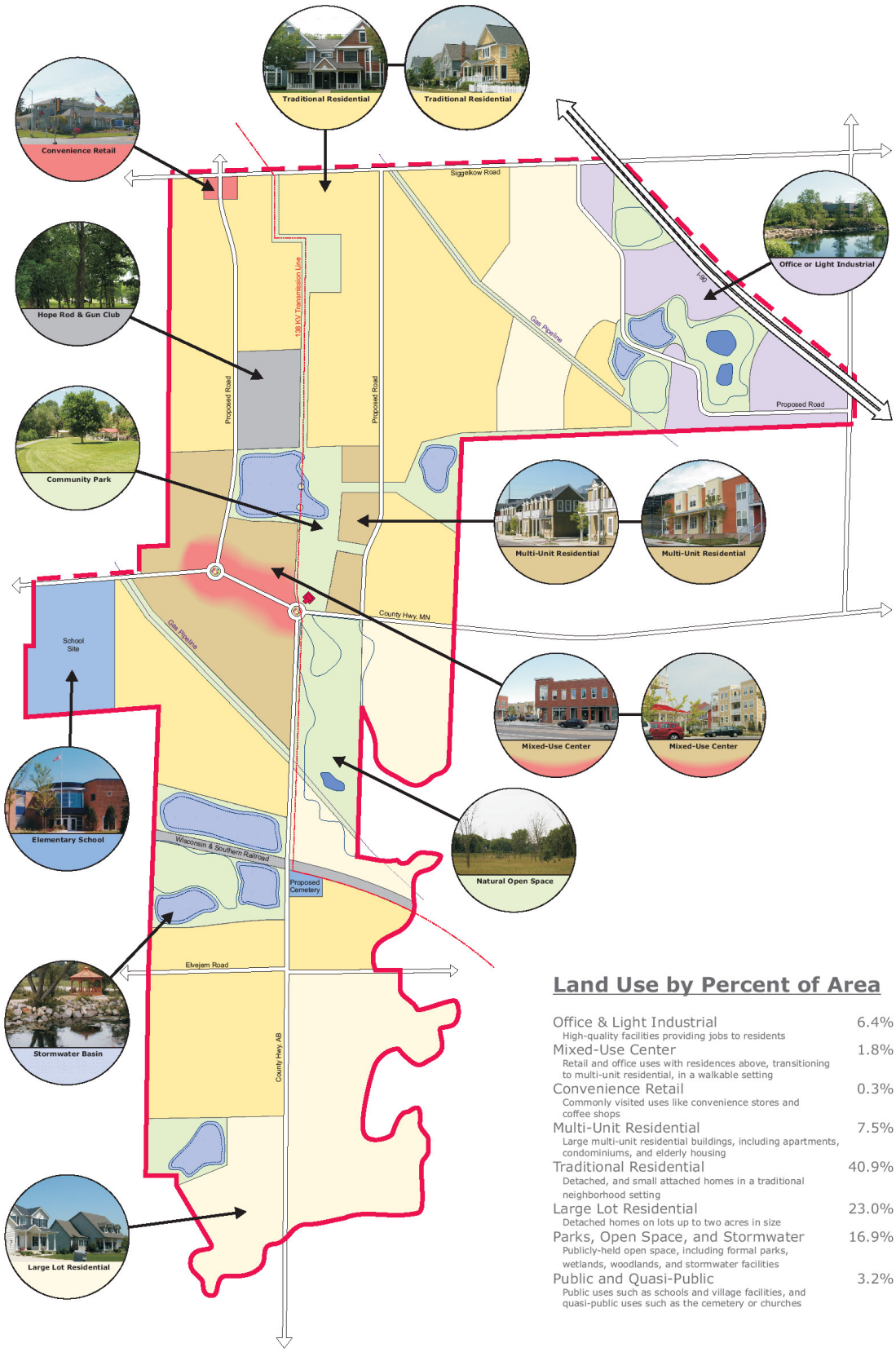
Ad Hoc Committee

The Ad Hoc Committee reviewed a presentation of the alternative development scenarios and the input received during the open house at its meeting on July 26, 2007. At that meeting, the Ad Hoc Committee provided direction to adopt the general transportation elements and land use arrangements contained in Alternative B as a starting point for development of a draft and final neighborhood plan.



Village of McFarland - East Side Neighborhood Growth Area - Alternative Development Scenario A

R.A. Smith & Associates, Inc.



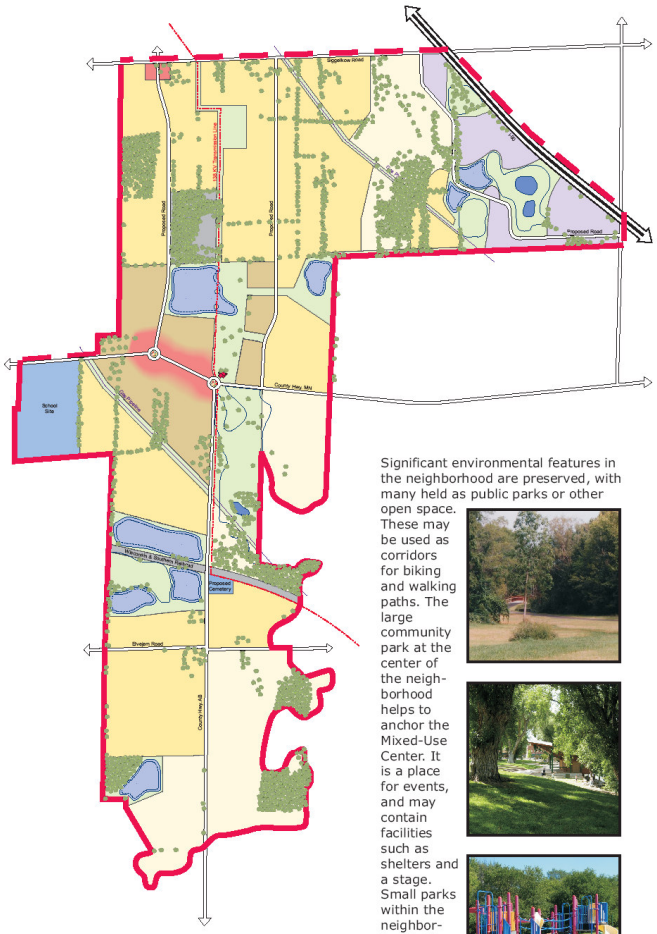
Land Use by Percent of Area

Office & Light Industrial High-quality facilities providing jobs to residents	6.4%
Mixed-Use Center Retail and office uses with residences above, transitioning to multi-unit residential, in a walkable setting	1.8%
Convenience Retail Commonly visited uses like convenience stores and coffee shops	0.3%
Multi-Unit Residential Large multi-unit residential buildings, including apartments, condominiums, and elderly housing	7.5%
Traditional Residential Detached, and small attached homes in a traditional neighborhood setting	40.9%
Large Lot Residential Detached homes on lots up to two acres in size	23.0%
Parks, Open Space, and Stormwater Publicly-held open space, including formal parks, wetlands, woodlands, and stormwater facilities	16.9%
Public and Quasi-Public Public uses such as schools and village facilities, and quasi-public uses such as the cemetery or churches	3.2%

Village of McFarland - East Side Neighborhood Growth Area - Alternative Development Scenario A

R.A. Smith & Associates, Inc.

Neighborhood Design Concepts



The Traditional Neighborhood has narrow streets with parking. Homes are set back about fifteen feet from the sidewalk. Some homes have a garage in the rear which is accessed through an alley. Other garages are set behind the front of the house to be less visible from the street. In places, homes front onto a public green instead of onto a street.

The Multi-Unit Residential area offers an attractive urban environment for condominiums, apartments, and senior housing. Streets are tree-lined and parking is located behind or under the buildings. Small parks or other amenities create a pleasant environment for residents. This area is located next to the Mixed-Use Center and is tied into it through an extensive network of streets and paths.

Significant environmental features in the neighborhood are preserved, with many held as public parks or other open space. These may be used as corridors for biking and walking paths. The large community park at the center of the neighborhood helps to anchor the Mixed-Use Center. It is a place for events, and may contain facilities such as shelters and a stage. Small parks within the neighborhood offer amenities to nearby residents. Most parks in the neighborhood tend to have a more formal or manicured character which is typical of other parks in the Village. Stormwater facilities have a similar treatment. There is a clear distinction between parks and natural open space.

The Mixed-Use Center is a small, but vibrant place with retail, offices, and restaurants at ground level and residences above. It has an attractive streetscape and entry features to help define the space. Small pocket parks, plazas, gardens, and other features which encourage gathering create a pleasant environment. Parking is located on the street or behind buildings.

Office and clean light industrial uses are found along Interstate Highway 90. While this location allows good visibility, access to this location is not direct, and will be an obstacle to development. Buildings are suited to their purpose, but still feature a good deal of architectural interest and use a good grade of finish materials. Landscaping is abundant. Streets are wide to accommodate trucks, and include sidewalks. Path systems integrate the Office and Light Industrial area into the remainder of the neighborhood.

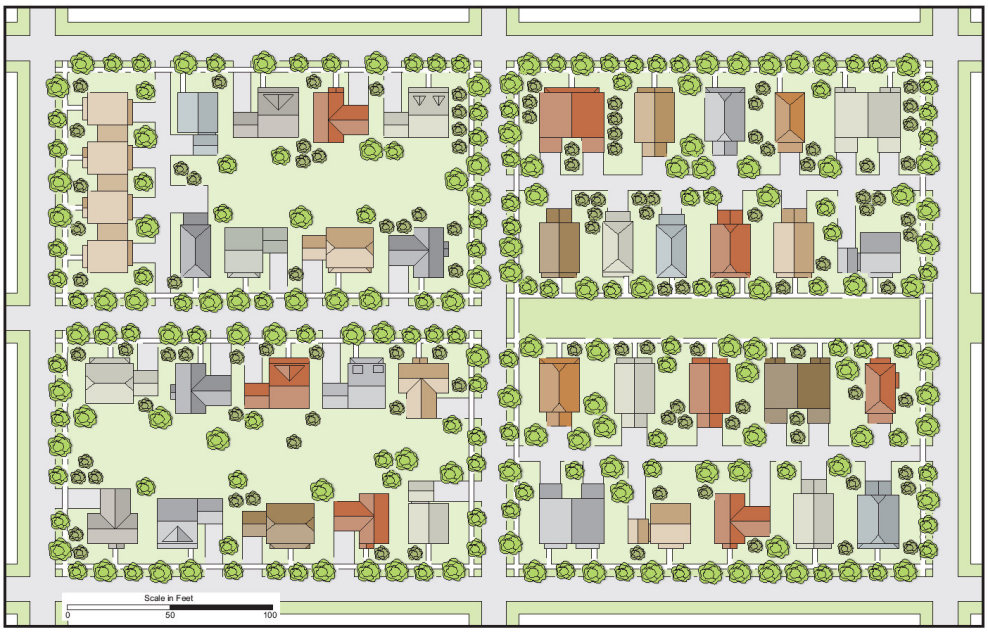
Large Lot Residential areas transition to the rural countryside and provide "estate" housing. Side-entry or recessed garages are required to enhance the visual appeal of housing. The large lots may be better suited to areas with marginal soils, reducing the need for stormwater infrastructure. New homes can be sited to preserve valued environmental features such as mature trees.

Village of McFarland - East Side Neighborhood Growth Area - Alternative Development Scenario A

R.A. Smith & Associates, Inc.

Neighborhood Design Concepts

MIXED-USE CENTER: The Mixed-Use Center is the heart of the neighborhood. It supports about 75,000 square feet of retail and office space with residential uses above. A community center and park anchor its east end. The center is surrounded by multi-unit residential buildings (condominiums and apartments), and Highways MN and AB are routed together to increase traffic for the retail. County Highway MN provides a direct connection to the school site and to McFarland's existing downtown. The whole area is well connected by public and private streets, sidewalks, and paths, to accommodate walking, bicycles, and cars. High-quality building design and streetscaping make an attractive environment.



TRADITIONAL NEIGHBORHOOD: The largest category of land use in this concept is a "Traditional Neighborhood," similar to the kind of neighborhoods which might have been built in the early part of the 20th Century. Streets are narrow and tree-lined. Garages are set back from the front of the building or located on alleys. Detached homes, duplexes, and slightly larger buildings may be located on the same block. The overall density depicted above is four units per acre, including public streets and greenways.

Village of McFarland - East Side Neighborhood Growth Area - Alternative Development Scenario A

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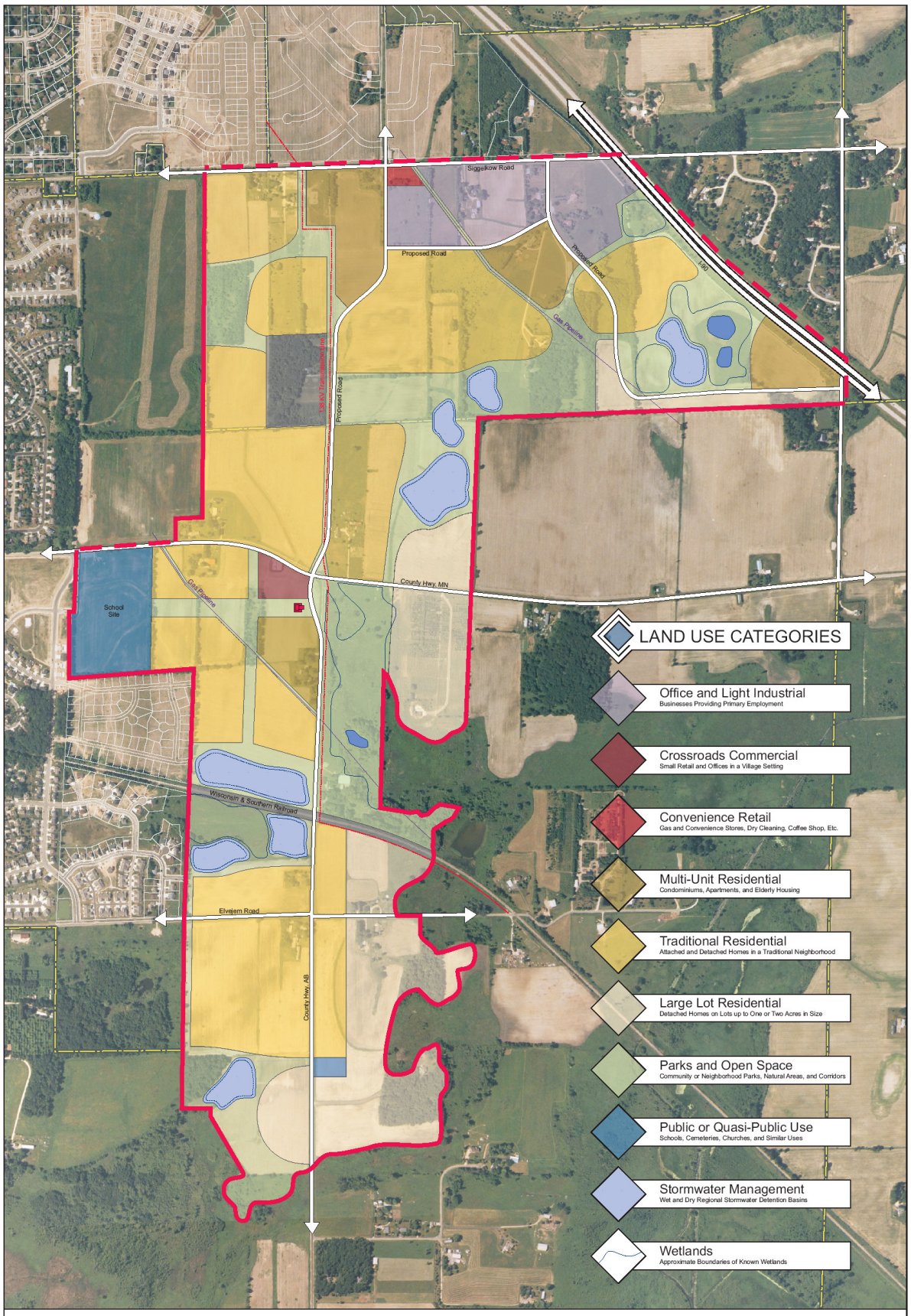
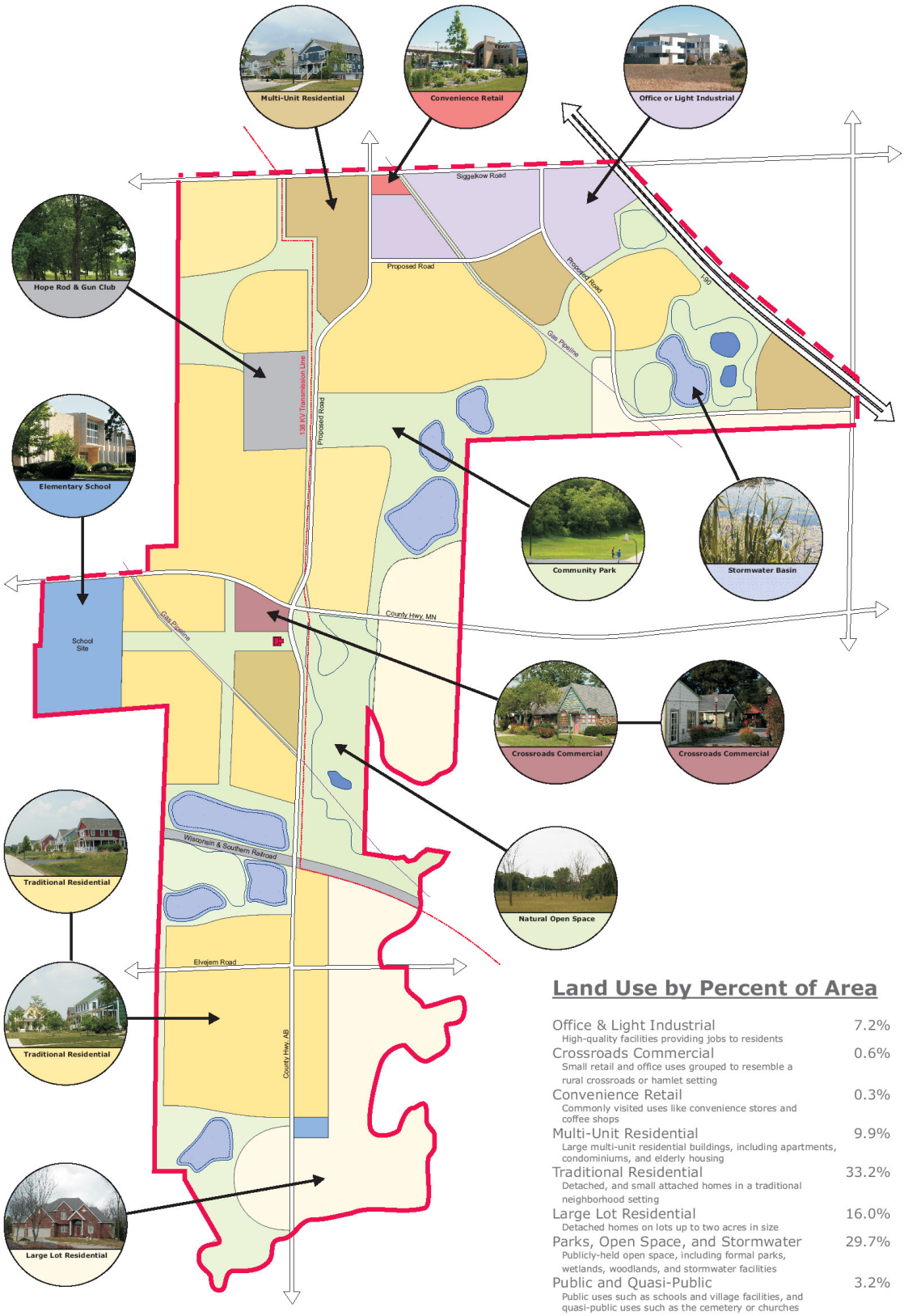


Village of McFarland - East Side Neighborhood Growth Area - Alternative Development Scenario B

R.A. Smith & Associates, Inc.



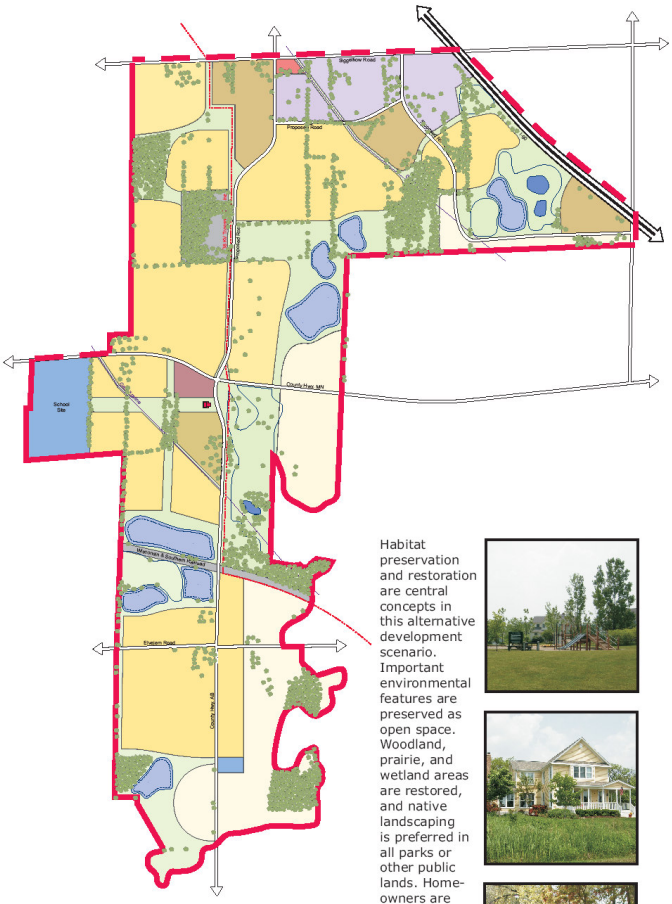
Land Use by Percent of Area

Office & Light Industrial High-quality facilities providing jobs to residents	7.2%
Crossroads Commercial Small retail and office uses grouped to resemble a rural crossroads or hamlet setting	0.6%
Convenience Retail Commonly visited uses like convenience stores and coffee shops	0.3%
Multi-Unit Residential Large multi-unit residential buildings, including apartments, condominiums, and elderly housing	9.9%
Traditional Residential Detached, and small attached homes in a traditional neighborhood setting	33.2%
Large Lot Residential Detached homes on lots up to two acres in size	16.0%
Parks, Open Space, and Stormwater Publicly-held open space, including formal parks, wetlands, woodlands, and stormwater facilities	29.7%
Public and Quasi-Public Public uses such as schools and village facilities, and quasi-public uses such as the cemetery or churches	3.2%

Village of McFarland - East Side Neighborhood Growth Area - Alternative Development Scenario B

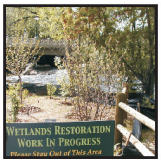
R.A. Smith & Associates, Inc.

Neighborhood Design Concepts



This Traditional Neighborhood is similar to the one in Alternative A. It includes single and attached homes built on a grid pattern of streets. In parts of this neighborhood,though, homes may be closer to the street. In other places, low-impact development techniques (such as swales, ditches, plantings, and infiltration) are employed to reduce runoff and improve water quality. Natural areas, corridors, and parks wind throughout the neighborhood.

Habitat preservation and restoration are central concepts in this alternative development scenario. Important environmental features are preserved as open space. Woodland, prairie, and wetland areas are restored, and native landscaping is preferred in all parks or other public lands. Homeowners are encouraged to continue the plantings on their own lots. Parks and open spaces are connected and woven through all parts of the neighborhood. Many of these contain paths for pedestrians or bicyclists. Stormwater is managed with a low-impact design, and newly constructed stormwater facilities have a natural character.



Multi-Unit residential uses include rowhouses, townhouses, or similar structures. These are built on a network of public streets. Parking is located to the rear of buildings. Larger buildings or developments provide amenities such as outdoor gathering places for adult residents, or play structures for children.

The concept for the Commercial Crossroads area is similar to a rural hamlet or crossroads which may have a small number of commercial buildings, and grew over time as homes were converted to offices and small shops. There is a residential feel to the area. Its buildings are small, and are connected by paths and the entire site is well landscaped.

Office and light industrial uses are proposed along Siggelkow Road near Interstate Highway 90. To overcome the poor accessibility of this site, this area is proposed as a sustainable business park, which may even include LEED certification. The area's high technology businesses and other tenants will be attracted to the site's restored prairies and oak savannas, energy-efficient buildings, and walkable environment, all of which is integrated into the larger East Side Neighborhood.

The Large Lot Residential area may also include Cluster Subdivisions, which increase the number of units on part of a site in order to preserve desired environmental features.

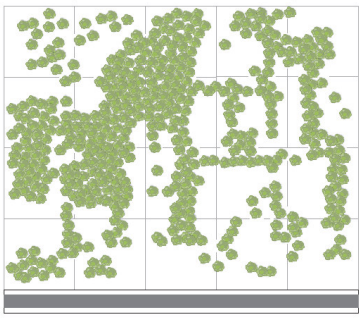
Village of McFarland - East Side Neighborhood Growth Area - Alternative Development Scenario B

R.A. Smith & Associates, Inc.

Neighborhood Design Concepts

CROSSROADS COMMERCIAL CENTER: This commercial center takes the form of a rural hamlet or crossroads which might be found anywhere in Wisconsin. Small buildings are clustered in a grid-like pattern. These might resemble commercial buildings from a century ago, or houses which have been converted to an office or retail use. Patios and greenspace are provided for seating or small events. The site is heavily landscaped. The center is meant to be walkable and connected to the parks which border it. There is a community center located to the south, with which the center shares parking. As shown, this concept would include about 55,000 square feet of commercial space.

Twenty-Acres Prior to Development



Twenty One-Acre Lots

Twenty-Unit Cluster Subdivision

CLUSTER SUBDIVISION: In addition to, or instead of typical large lot development, this alternative may employ cluster subdivisions. In a typical development of one-acre lots, important natural features can be lost and habitat becomes fragmented. A cluster subdivision allows for the same number of lots to be developed, but concentrates them into less sensitive parts of the property, preserving the most important features of the site.

Village of McFarland - East Side Neighborhood Growth Area - Alternative Development Scenario B

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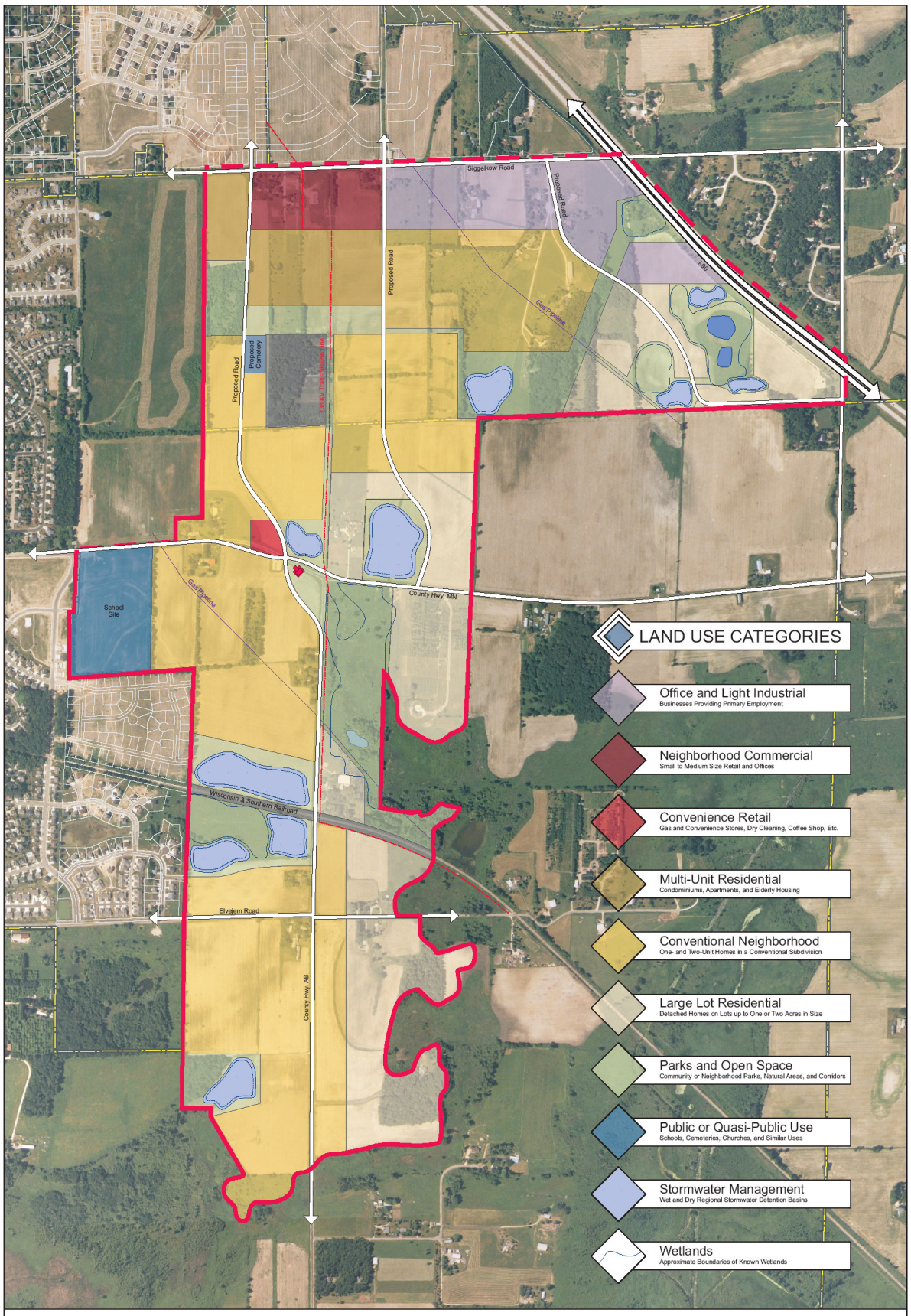
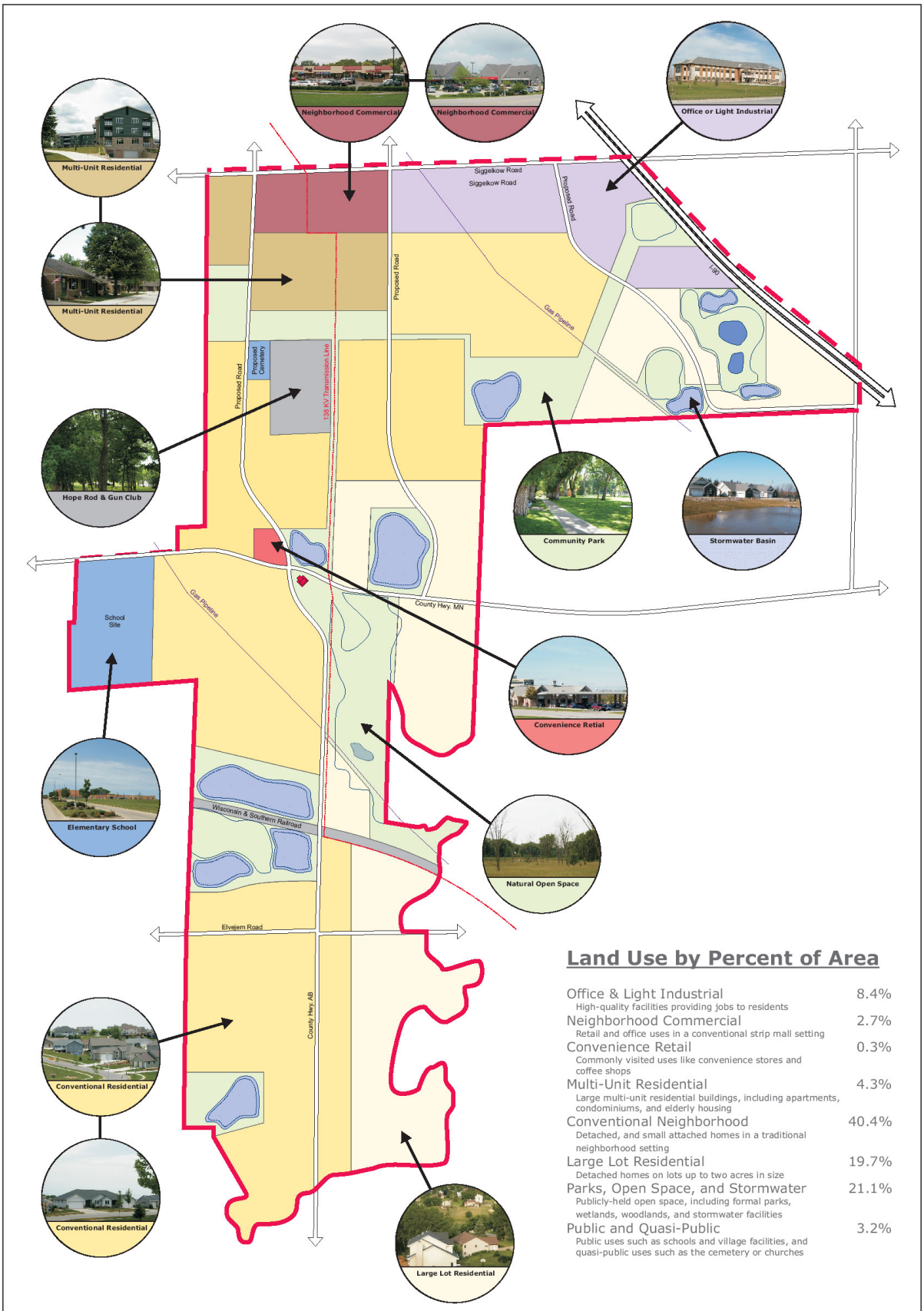


Village of McFarland - East Side Neighborhood Growth Area - Alternative Development Scenario C

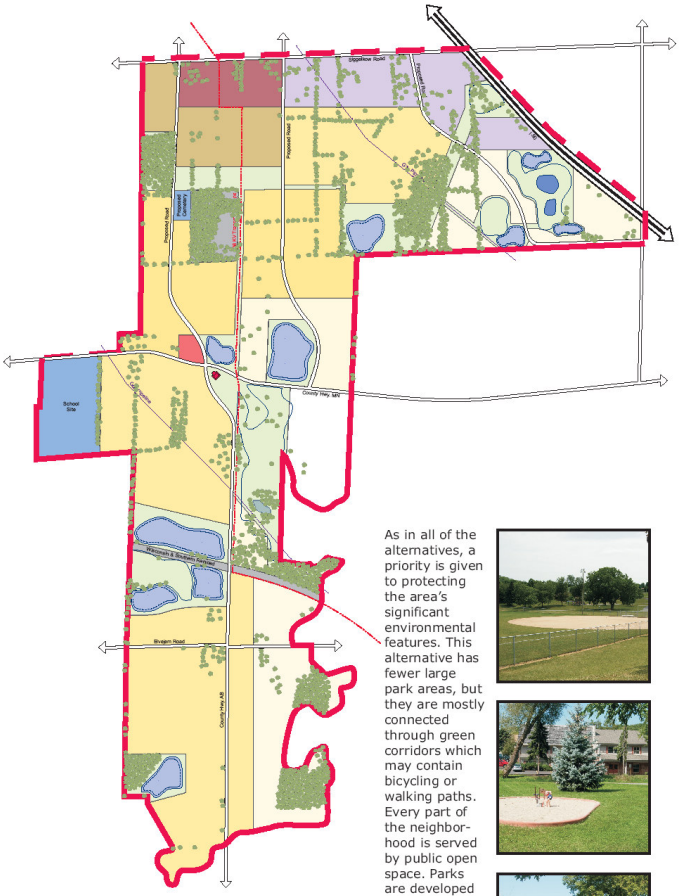
R.A. Smith & Associates, Inc.



Village of McFarland - East Side Neighborhood Growth Area - Alternative Development Scenario C

R.A. Smith & Associates, Inc.

Neighborhood Design Concepts



The largest area in Alternative C is comprised of single-family and duplex homes in a conventional suburban subdivision. These two uses would most likely be located in separate parts of the neighborhood. This is much like other recent residential development within the Village. The neighborhood would have an interconnected pattern of public streets, along with sidewalks, open space corridors, paths, and parks. As this area develops, the design character would be similar, or somewhat improved from the Village's older suburban residential neighborhoods.

As in all of the alternatives, a priority is given to protecting the area's significant environmental features. This alternative has fewer large park areas, but they are mostly connected through green corridors which may contain bicycling or walking paths. Every part of the neighborhood is served by public open space. Parks are developed and maintained with a typical suburban feel. Uses may include everything from children's play structures to special facilities for community events. A community center is located at the edge of a large open space, near the new intersection of County Highways AB and MN.

The Multi-Unit Residential area may contain a variety of styles of higher density residential uses, including apartments, condominiums, and residences for the elderly. These are used as a buffer between the commercial and business areas and lower-intensity residential uses further south. High-quality design and materials will be required. Parking must be located to the rear or side of buildings.

Retail and office uses are located on Siggelkow Road in a contemporary commercial center. This center would need to have an attractive appearance, with good design and finish materials. Views of parking would be limited. The site would be well landscaped, and pedestrian amenities would be included.

Office and light industrial uses are located in a business park setting south of Siggelkow Road and next to Interstate Highway 90, where they will benefit from the most traffic and highest visibility. Still, this site is difficult to access. Buildings will be attractive and must be constructed with brick, stone, glass, and similar grades of materials. Each site must be well landscaped. As in the other alternatives, this area is integrated into the whole neighborhood through street patterns and a system of bicycle and pedestrian trails.

The Large Lot Residential area proposed in this alternative is also typical in character. Home sites might average between one-half and one acre.

Village of McFarland - East Side Neighborhood Growth Area - Alternative Development Scenario C

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Neighborhood Design Concepts

NEIGHBORHOOD RETAIL CENTER: This center has about 110,000 square feet of retail and office space. A center of this size might usually be anchored by a grocery store, and have smaller uses like a bank, restaurants, services, and small retail stores. The center is laid out to be convenient to both cars and pedestrians. It would have a high-quality design and landscaping.

CONVENTIONAL RESIDENTIAL SUBDIVISION: This alternative proposes that the largest area of the neighborhood be comprised of conventional suburban development, with homes located on 8,000 to 10,000 square lots. This would yield a density of about 2.5 to 3 units per acre. Detached and attached homes would not be mixed together, but found in different parts of the neighborhood.

Village of McFarland - East Side Neighborhood Growth Area - Alternative Development Scenario C

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