

PLAN COMMISSION

Monday May 16, 2016

7:00 P.M.

McFarland Municipal Center
Community Room

AGENDA

1. Call to order.
2. Review and approval of draft Minutes from the April 18, 2016 Plan Commission meeting.
3. Public Hearing - Review and possible action regarding a Conditional Use Permit (CUP), requested Cathie Taylor (CEBK Investments LLC), allowing The Dog Hut LLC at 4311 Triangle Street, property zoned C-H Commercial Highway.
4. Public Hearing - Review and possible action regarding a Conditional Use Permit (CUP), requested Adam L. Frydenlund allowing for construction of a duplex at 6104 Rivercrest Drive, property zoned C-G, General Commercial.
5. Public Hearing - Review and possible recommendation to the Village Board on a request by Thomas Gannon regarding Preliminary Plat approval for Prairie Place Subdivision located on 33.5 acres east of Holscher Road and north of MN.
6. Review and possible action regarding a Site/Design review, requested by Tim Neitzel, for approval of a single building office and warehouse structure for property located at 4761 McFarland Court currently zoned C-H Highway Commercial.
7. Department Reports:
 - a. Highlights and updates – Grell CUP
 - b. Property Maintenance
8. Adjournment

Notes:

- 1) Persons needing special accommodations should call 608-838-3154 at least 24 hours prior to the meeting.
- 2) A quorum of The Village Board may attend this meeting for the purpose of gathering information relevant to their responsibilities as Village trustees. No matter shall be considered nor shall any action be taken by said Village Board members at this meeting.
- 3) More specific information about agenda items may be obtained by calling 608-838-3154.

This agenda was posted, or caused to be posted, by my hand on the 13th day of May 2016, at the following three (3) posting places in the Village of McFarland, to wit: McFarland Municipal Center, 5915 Milwaukee Street; E.D. Locke Public Library, 5920 Milwaukee Street; and the McFarland State Bank, 5990 Hwy. 51.

Working Draft -Minutes Plan Commission Meeting

April 18, 2016

Members Present: Brad Czebotar, Bruce Fischer, Cathy Kirby, Ron Berger, Dan Kolk, Steve Jackson

Members Absent: Kate Barrett

Staff Present: Pauline Boness, Karen Knoll

Others Present: Eric Boucher, Brian Quamme; Martial Arts Academy, Catherine Puisto, Dale Puisto, John Grell

1. **Call to order.** Czebotar called the meeting to order at 7:00 p.m.
2. **Review and approval of draft Minutes of the February 15, 2016 Plan Commission minutes, (postponed from the March 18, 2015 meeting) and the March 18, 2016 Plan Commission minutes.**

Czebotar called for the vote on the February 15, 2016 minutes postponed from the March 18, 2016 meeting. Kirby seconded the motion. Motion carried 5 – 0 -1 with Jackson abstaining.

Czebotar moved to approve the March 18, 2016 Plan Commission minutes, Jackson seconded the motion. Motion carried 6-0.

3. **Public Hearing – Review and possible action regarding a Conditional Use Permit (CUP), requested by Eric Boucher, Thales Blaso and Brian Quamme for approval of a Martial Arts Academy to be located at 4801 Voges Road, Suite G, currently zoned C-H Highway Commercial.**

Czebotar opened the public hearing at 7:04 p.m.

Brian Quamme 6031 Tuscobia Trail – Explained their goals with the proposed martial arts center. He previously had a martial arts school in McFarland, he choose not renew the lease as a single business owner. He currently is working with partners Eric Boucher and Thales Blaso on the current martial arts academy.

Eric Bouche – 5912 Juniper Ridge – Explained the programs, training and development their martial arts programs have for students and the sense of community involvement which goes along with their programs. They will primarily be evening hours, with predominately students being dropped off, they will not conflict with other businesses in the area and parking will not be an issue. Classes will start at 4:00 p.m. with some Saturday morning classes. There will be no classes or equipment outside of the building.

Czebotar closed the public hearing at 7:08 p.m.

Czebotar moved to approve a request for a Conditional Use Permit (CUP), requested by Eric Boucher, Thales Blaso and Brian Quamme for approval of a Martial Arts Academy to be located at 4801 Voges Road, Suite G, currently zoned C-H Highway Commercial. Jackson seconded the motion. Motion carried 6-0.

4. Public Hearing - Review and possible recommendation to the Village Board regarding proposed Ordinance No. 2016-02, an ORDINANCE TO AMEND PROVISIONS OF SECTION 62-430(b) OF THE MCFARLAND MUNICIPAL CODE RELATING TO FLOODPLAIN ZONING

Czebotar opened the public hearing at 7:10 p.m. with no one wishing to speak Czebotar closed the public hearing.

Boness explained along with the flood plain maps they receive flood plain studies which cover elevations, profiles, cross section of rivers, etc. – previously there were 2 volumes which have increased to four volumes. These are normally used by staff and engineers. The flood plain maps have not changed.

Czebotar moved to recommend to the Village Board the proposed Ordinance No. 2016-02, an ORDINANCE TO AMEND PROVISIONS OF SECTION 62-430(b) OF THE MCFARLAND MUNICIPAL CODE RELATING TO FLOODPLAIN ZONING. Kolk seconded the motion. Motion carried 6-0.

5. Review and possible action regarding a request by John Grell for a one year extension of the Conditional Use Permit (CUP), #261 originally approved on March 16, 2015 to allow construction of a single family home on his property located at 5411 Bashford Street. The property is zoned Central Commercial (C-C).

John Grell 4502 Marsh Road, Madison, WI - informed Commissioners he needed more time to put together the estimates on building a home for his daughter on this property. He still feels there is the issue of the gas storage tank on the property, which if he has to remove, he does not feel he can move forward with the project. He feels the tank is grandfathered under State law as it is filled with sand. Czebotar asked for clarification on removal of the tank. Grell stated he

feels he can leave it there as is, as long as he owns the property. There was discussion of the tank possibly being in the area of a possible right of way. Boness advised this issue had not been brought up prior to the request for a CUP extension; she would have to research the situation. Grell stated he is ok with postponing this to a further meeting. Boness reviewed by extending the CUP there were some conditions which were attached and removal of the tank was one of them, if they wanted to remove the condition it would have to be done formally. Kolk suggested as a point of information this CUP is already expired as of March 16, 2016, it appears this will have to be reapplied for. Kirby stated this would give parties' time to research the issue of the storage tank prior to coming back and applying for a new CUP. Czebotar asked if this would give everyone a chance to review the situation, and, would this be agreeable with Grell. Grell agreed.

Czebotar moved to postpone action on Agenda item 5 until the May 16, 2016 Plan Commission meeting. Kolk seconded the motion. Motion carried 6-0.

6. Review and possible action on a CSM (extraterritorial review) in the Town of Blooming Grove. Property address 3274 Lee South Court currently zoned A-1 Exclusive Agriculture.

Catherin Puisto – 3274 Lee South Court – Puisto's request is to split their property into two parcels. The 16 acre parcel would be split with 2 ½ acres and their residence on it to sell, while retaining the remaining parcel. The parcels would be too small to remain AG-1 and would have to be RH1 and RH3. Boness advised the Village does not do many of these; we do have 1 ½ mile jurisdiction beyond the Villages borders, anytime there is a CSM in that area it must go before the Plan Commission. There is nothing unusual about this request and she sees no issues with the CSM.

Czebotar moved to approve CSM (extraterritorial review) in the Town of Blooming Grove. Property address 3274 Lee South Court currently zoned A-1 Exclusive Agriculture. Kirby seconded the motion, Motion carried 6-0.

Czebotar moved to department reports. Czebotar moved to take a recess until 7:30 p.m. to allow MDRoffers Consulting to arrive. Berger seconded the motion. Motion carried.

Meeting reconvened at 7:35 p.m.

7. Continued discussion relating to the update of the Villages Comprehensive Plan.

Mark Roffers of MDRoffers Consulting reviewed the discussion from the March 31, 2016 meeting with Commissioners. Preliminary results are in this month's packets, anyone who was not at the March special meeting can email Boness their thoughts if they wish to have them included in the process.

Roffers reviewed the survey process, it is a way of getting peoples broad impression and feelings about McFarland today, and, where they would like it to head in the future. The draft

survey previously discussed has been updated. Kirby requested a smaller timeframe for parties to return the survey and is concerned people may receive it and not know what to do with it. Roffers advised the reason for keeping it out and available is to maximize the time for publicity. Czebotar inquired if there is not a May Outlook how do we get the information out to residents, could there possibly be a postcard sent? Roffers stated for promotion there will be a Facebook page, McFarland Thistle, Village website along with other options. They are happy to supply the copy for the postcard, it is a matter of the Villages ability to print the cards and pay for the postage, along with getting it mailed out. They do want the survey to be live before any promotion goes out. It is not a problem to have the survey live before people know about it, it is not effective to have the information go out before the survey is active. Commissioners discussed options of having the survey online only vs paper for those who do not use internet, or may be more likely to complete a paper survey. Roffers pointed out you may be open to criticism if paper copies are readily available where they are not handed out in a controlled or monitored way, making them available at the Municipal center, library, possible a political science class in a classroom setting, there is no age limit on who can complete this. There will be a hard copy available, and they will not be limiting access per computer identification as this would limit multiple people in one home being able to complete the survey. The survey link will be available as the information is posted to other groups sites.

The survey has been updated per requests from the March 31st meeting. Roffers will be meeting with other community groups and committees in the forums which they typically meet including the school district and Chamber of Commerce. Commissioners discussed other various groups which may be available for MDRoffers.

The mailing of a post card to residents was discussed, and whether or not to include those in the outlying areas. Roffers advised the easiest mailing list is either the Public Works utility mailing list or tax payers, those in the outlying areas would not be hit with those. Kirby suggested the school mailing list which is set up in zones which you select when using bulk mailing. Kolk feels you should capture as wide of an area as possible. Roffers will work with staff on the postcard.

Roffers reviewed the conditions and issues report, what they have proposed and was accepted was to have two volumes, instead of the previous comprehensive plans single volume. It will be broken into the policy guide and the conditions and issues volume which will not be a policy document. Boness provided suggested changes and updates to Commissioners and Roffers advised the conditions and issues volume will be a work in progress for the next few months, to share any ideas with Boness and she will forward to Roffers. He will be meeting with them again in approximately late summer, once they have received feedback, they will dovetail the meeting if there is a smaller agenda, or, if needed will hold a special meeting.

8. Public Comments.

Czebotar thanked Jackson for his term on the Plan Commission and as a previous trustee.

9. Department Reports:

a. Highlights and Updates – No comments

b. Property Maintenance Report – No comments

10. Adjournment –Kirby moved to adjourn, Czebotar seconded the motion, motion carried meeting adjourned at 8:24 p.m.

DRAFT

Plan Commission

Background and Recommendations

May 16, 2016

Agenda Item #3 – Permanent CUP – The Dog Hut

Located at 4311 Triangle Street, the owners received a 5 year Conditional Use Permit on May 2011. The temporary CUP was conditioned upon the front of the neighboring property to the north, from being negatively impacted by stormwater.

A letter from the business and property owner is included in your packets. Since CEBK Investments purchased this the building it has been painted, green space restored, asphalt has been replaced and striped and the interior has been remodeled.

A temporary CUP was issued in 2011 due to the possibility of redevelopment in the area; up to this point that has not materialized; and, may still be 5 – 10 years out.

Recommendation: Approval, as the owners as well as immediate neighbors, appear to be stable tenants/owners and unlikely candidates for redevelopment.

Agenda Item #4 – Public Hearing – CUP duplex at 6104 Rivercrest Drive

Back in 2011 property owner Mike Richardson proposed rezoning Lot 3 from C-G to R-2. The Plan Commission recommended approval to the Village Board. The Village Board postponed action until neighbors, Mr. Richardson and the potential buyer Adam Frydenlund could come to an agreement on deed restrictions. This step was never followed through and Richardson dropped the rezoning effort.

Apparently Mr. Frydenlund purchased the property in 2015 to construct a duplex. Since the property is still zoned C-G, only a conditional use permit would allow a residential duplex in this district.

The deposition of the former “bus barn property” has been a concern by surrounding property owners for many years. Its location near commercial and multi- family residences make its marketability for a single family residence difficult; conversely, only commercial office uses might be compatible with neighboring land uses; while a few possibilities have surfaced, none have ever materialized.

Recommendation: With a CUP in a commercial district, the future possibility would exist of using the duplex for commercial use, which could be disruptive to the neighborhood. I would suggest the neighborhood work with the developer on rezoning to R-2 which will keep the property as a residential land use and extends the residential atmosphere of the area that originated with single family units to the south and residential condos to the east.

If you wish to issue a CUP it should be conditioned upon approval of a landscaping plan and moving the setback to 30ft. rather than 25ft. plus any other conditions resulting from your discussions.

Agenda Item #5 – Public Hearing – Preliminary Plat – Prairie Place Subdivision.

Back in June of 2015 the Village conditionally approved a preliminary plat; since that time, the DNR has designated wetlands on this site which has required Tom Gannon to make adjustments to his plans for this subdivision. The newest layout is in your packets. There are quite a few issues to resolve with this new plat including obtaining from CARPC a variance to the 75 foot setback from wetlands which impacts building footprints for a number of lots. The Village will need to sponsor this variance request if we agree with Mr. Gannon's reasoning. The right of way to be dedicated for improving Holscher Road may need to be moved further east due to an ongoing dispute about the correct location of the quarter section line which would be the centerline of improved Holscher Road. Lastly, a week prior to Mr. Gannon's filing of the preliminary plat; we learned the property immediately east was purchased by Skaalan Retirement Services, Stoughton, WI. This group plans to build senior facilities in 5 – 10 years, which most likely will involve a campus like setting with private streets, impacting the 3 street extensions shown on the eastern portion of the Prairie Place Plat.

Recommendation: Due to the number of issues associated with this plat and needed feedback, I recommend holding the public hearing, discussing the various issues associated with this subdivision and coming back in June with a recommendation for the Village Board.

Agenda Item #6 – Site Design Review – 4761 McFarland Court

Back in January of 2009, the Plan Commission approved a 5,800 sq.ft. building for this site. Due to a down economy, the building was never constructed. Tim Neitzel now has a tenant for this property. The building has been reduced in size and the exterior elevations redesigned to match Mr. Neitzel's two other buildings which face Hwy. 51.

The CDA reviewed this project at their May 4th meeting and felt it met the design guidelines with the possible exception of the Floor Area Ratio (F.A.R.). The Terminal and Triangle District Plan requires a Floor Area Ratio (F.A.R. which measures the relationship between lot size and floor

area of a structure) of .15 for the Industrial Center Subdistrict. Without the building addition, the F.A.R. is .09 with the 1,440 sq.ft. addition the F.A.R. is .13. After investigation by staff, we calculated 15,400 sq.ft. of this parcel is part of the 75 foot setback from wetlands (at the south end of this lot) and is therefore unusable as impervious surface for building purposes. Taking this into account, by subtracting the wetland setback square footage, the project would have a F.A.R. of .16 slightly above the required .15.

Recommendation: Approval conditioned upon no outside storage without the issuance of a conditional use permit by the Plan Commission. Approval of stormwater and erosion control plans by the Village Engineer. Note: We will be holding up permits on this project due to \$55,000 plus dollars owed by Mr. Neitzel for TIF make-up payments on his Voges Road project.

Agenda Item #7 – Updates

Grell – CUP

I did not find any records about abandonment of the tank on the DNR website. In looking at our files, we did work with Mr. Grell in 2010 regarding the Village purchasing the property but could not reach an agreement on remediation issues. A 2009 memo from IvorTech and environmental consulting company, noted that depending upon the results of a Phase I & II environmental survey, the property clean-up may cost more than the property is worth. (Although most individuals familiar with the site believe the amount of contaminated soil would be minimal.) The Village made a final offer to Mr. Grell which fell through.

In your packets is an email to Jeff Ackerman with DNR on the process needed. I sent an email to Mr. Grell in the off chance he has some correspondence from the DNR.

I believe removal of the tank should remain as a condition of any CUP on the property.



Triangle Street

Meinders Road

4311

7A/E



4219

4227

071027399803

202.60'

HWY 51 ROW

185.27'

214.73'

071027399961
CSM 03955
Lot 2
0.529 AG

4307

61.79'

69.07'

071027399761

CSM 03955
Lot 3
0.590 AG

135.44'

4310

216.02'

071027399861
CSM 03955
Lot 4
0.565 AG

4311

73.44'

73.37'

181.99'

136.69'

CSM 03955
Lot 4
0.566 AG

071027

4311

217.55'

80.00'

071027398359

4301

141.43'

141.43'

071027399054
CSM 01198
Lot 1
0.563 AG

141.43'

071027398152
CSM 01198
Lot 2
0.563 AG

141.43'

0710273

80.00'

2010

Planning, Geophysical, Water Resources, Recreation

March 21, 2016

To: Village of McFarland Planning Board

From: Cathie, Emerson and Brendan Taylor

Subject: The Dog Hut LLC, 4311 Triangle Street

We received approval from the Village of McFarland Planning Board to open The Dog Hut LLC, a dog day care, grooming and training business in May, 2011. This was a 5-year conditional use approval. As the 5 years will be up in May, we are applying for a permanent approval of our business.

We purchased the building, which was in foreclosure from the Bank of McFarland in June, 2011 and have remodeled the inside to meet the specifications of the new business. The outside has been painted, fencing with privacy batons installed and the area around the front and side of the fence has been landscaped. Thanks to the village, we were able to resurface our side parking lot at a reduced cost as equipment was already in place when Meinders Road and Triangle Street were resurfaced.

The Dog Hut opened in September, 2011. We started with 5-10 dogs a day and 4 employees, which included Brendan and myself. Since that time our business had grown to the point that on most days we reach 55-60 dogs which is the number we have set as our maximum based on the space we are using in the building. We have an additional 1,000 square feet that is not being used which we could expand into.

90% of our business comes from the McFarland area. It has mostly been from customer referrals. Our easy on and off access at Siggelkow and Voges Roads has been a key factor to our success.

We employ 13 people. Our starting wage is \$9.00 per hour. Our annual payroll is \$173,000.00. Seven of our employees are from McFarland and the others are students at UW or MATC. We have worked with the McFarland High School apprentice program to hire students interested in animal care as well as hired other high school students. For many it is their first job.

We participate in the McFarland Chamber of Commerce's "Christmas in the Village" in which customer's and the public's photos are taken with Santa and their pets. This event is 100% volunteers with all proceeds going to our neighbor, the Dane County Humane Society. We have raised \$3,600.00 for DCHS in the last four years. We also participate each year in the Family Festival and donate gift certificates to local fundraising events.

We are a local business which employees local residents and services local customers. We have an established, successful business, which we would like to have renewed as a permanent business.

Sec. 62-111. Standards; conditional uses.

No application for a conditional use shall be approved by the Plan Commission or appeal granted by the Village Board unless the Plan Commission and Village Board shall find that the following conditions are present:

- (a) That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (b) That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.
- (c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- (d) That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
- (e) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- (f) That the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.
- (g) That the proposed use does not violate floodplain regulations governing the site.
- (h) That, when applying the standards to any new construction of a building or an addition to an existing building, the Plan Commission and Board shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district.
- (i) That, in addition to passing upon a conditional use permit, the Plan Commission and Village Board shall also evaluate the effect of the proposed use upon:
 - (1) The maintenance of safe and healthful conditions.
 - (2) The prevention and control of water pollution including sedimentation.
 - (3) Existing topographic and drainage features and vegetative cover on the site.
 - (4) The location of the site with respect to floodplains and floodways of rivers and streams.
 - (5) The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
 - (6) The location of the site with respect to existing or future access roads.
 - (7) The need of the proposed use for a shoreland location.

(8) Its compatibility with uses on adjacent land.

(9) The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.

(Code 1998, § 13-1-66; Ord. No. 2003-03, § 1(13-1-66), 3-24-2003)

Sec. 62-112. Denial of application for conditional use permit.

When a decision of denial of a conditional use application is made, the Plan Commission shall furnish the applicant, in writing when so requested, those standards that are not met and enumerate reasons the Plan Commission has used in determining that each standard was not met.

(Code 1998, § 13-1-67; Ord. No. 2003-03, § 1(13-1-67), 3-24-2003)

Sec. 62-113. Appeals.

Any action of the Plan Commission in granting or denying a conditional use permit may be appealed to the Village Board, if a written request for an appeal is filed within ten days after the date of the Plan Commission's action in granting or denying the permit. Such request for appeal shall be signed by the applicant or by the owners of at least 20 percent of the land area immediately adjacent extending 100 feet therefrom or by the owners of 20 percent or more of the land directly opposite thereto extending 100 feet from the street frontage of such opposite land. The request shall be filed with the Zoning Administrator who shall submit it to the Village Board at its next meeting, together with any documents and other data used by the Plan Commission in reaching its decision. The Village Board may consider the matter forthwith, refer the matter to a subsequent meeting or set a date for a public hearing thereon. In the event the Village Board elects to hold a public hearing, notice thereof shall be given by mail to the known owners of the lands immediately adjacent thereto and directly opposite any street frontage of the lot or parcel in question and by publication of a class 1 notice in the official newspaper at least ten days before the date of the hearing. The Village Board may either affirm or reverse in whole or in part the action of the Plan Commission and may finally grant or deny the application for a conditional use permit.

(Code 1998, § 13-1-68; Ord. No. 2003-03, § 1(13-1-68), 3-24-2003)

Sec. 62-114. Conditions and guarantees.

The following provisions shall apply to all conditional uses:

- (a) *Conditions.* Prior to the granting of any conditional use, the Plan Commission, or the Village Board on appeal, may stipulate such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the conditional use as deemed necessary to promote the public health, safety and general welfare of the community, and to secure compliance with the standards and requirements specified in Section 62-111. In all cases in which conditional uses are granted, the Village Board shall require such evidence and

May 12, 2016

RECEIVED

MAY 13 2016

VILLAGE OF McFARLAND

MEMORANDUM

TO: McFarland Plan Commission

FROM: Scott Templeton, 6106 Rivercrest Drive

RE: Thoughts regarding proposed duplex at 6104 Rivercrest Drive

Thank you for accepting this letter into consideration with regard to the proposed duplex at 6106 Rivercrest Drive. I regret that I am unable to attend the Plan Commission meeting in person.

As the homeowner living at 6106 Rivercrest, a property adjoining the lot in question to be developed, my family and I are most impacted by any development that occurs there. While I am not opposed to some sort of construction at 6104 Rivercrest and have been expecting it since before I bought my house less than a year ago, like my neighbors I am not thrilled with the prospect of a rental duplex and was hoping a single-family, owner-occupied house would be built there, of a style in keeping with the established nature of the neighborhood.

I appreciated that Adam Frydenlund came to the neighborhood to speak with me and my neighbors in person on 11 May. I would like to see the development of 6104 Rivercrest work out to the benefit of all parties involved. I am a single father of two young boys who moved to the Indian Mound Park neighborhood in part because it was an established neighborhood with trees and single-family homes with longtime residents living in most of them. The addition of an owner-absent rental property next door is not what I was hoping for.

I agree with the comments of my neighbors—a single-family, owner-occupied home is eminently preferable for this neighborhood. If a duplex is unavoidable, then more consideration needs to be taken of the setbacks and driveway length, position of the existing neighborhood sign, et cetera as detailed by my neighbors. I am relatively new to the neighborhood, but I understand there has already been disappointment with regard to development on Burma Road that was meant to be owner-occupied condos and turned out to be owner-absent rental properties.

Thank you again for considering my thoughts and those of my neighbors on this matter.

Regards,

Scott Templeton

May 12, 2016

RECEIVED

MAY 12 2016

VILLAGE OF McFARLAND

MEMORANDUM

TO: McFarland Plan Commission

FROM: Harv Thompson and Richard Klemm, 6108 Rivercrest Drive

RE: Thoughts regarding proposed duplex at 6104 Rivercrest Drive

As always, thank you for the opportunity to share our reactions, questions and concerns for developments affecting our Indian Mound Park area. We now have several unique examples of better outcomes because of neighbor's involvement.

We would prefer a single family development on the property but understand the developer has reasons to build, landscape and maintain a high-level duplex property that visually blends with existing single-family, owner-occupied homes.

It would be helpful if the builder could 1.) further clarify types of exterior materials to be used; 2.) demonstrate quality of workmanship planned; 3.) suggest examples of ways to better blend the building with those longer-established in the neighborhood; 4.) state his commitment to property ownership in the village; and 5.) comment on his long-term plans for maintaining constant upkeep for a non-owner-occupied rental property.

6.) Neighbors provided the labor to add the existing landscaping along Rivercrest (*one word by the way*) Drive toward Burma so replacing affected landscaping and adding even more to replace any destroyed is important. 7.) Viewing overall landscape plans would be helpful or at minimum longer-term plans as building nears completion and ready to attract high-end renters. 8.) Might the builder assist relocating the neighborhood sign if residents opt to do so?

9.) Full basements should allow garages to be used for vehicles rather than storage with drive-way usage blending in with neighbors. 10.) Well-maintained landscaping in the front and sides of the duplex building is important to neighbors, as it of course would be to renters as well. 11.) Fencing or landscaping to block the adjacent business lot should be discussed. 12.) The building set-back from Rivercrest should complement the ratios of the existing single family homes and most especially the one directly next door at 6106.

Thanks for listening to all neighborhood input both via written notes as well as those sharing in person. Many of us can't attend the May 16th meeting, but remain very, very interested in the outcome of this project.

Dear Plan Commission members and others,

Re: proposed duplex at 6104 Rivercrest Drive

We are in strong opposition to a zoning change and conditional use permit for a rental duplex by Adam Frydenlund. We would support a single family home as that would be an enhancement to one of the nicest neighborhoods in McFarland. Our opposition to multi family is for the following reasons:

1-There is plenty of rental property already and it is ALL located on Burma Rd, not in the Indian Mound area of exclusively owner occupied single family homes. The neighborhood was told that the last rental units build on Burma Rd would be "condos" and owner occupied. That did not occur and it has been rental property; renters coming and going; cars parked in the drive and road (that is already crowded w/other cars) and minimal care at the property (like landscaping). The rental property on Burma is older and in decline already. Hence, the saying, "there goes the neighborhood". The lot size is more appropriate for a single family home, or possibly, a condo project if it were combined with the adjacent blacktop area (this would allow for a rear entry on Burma Rd too).

2-Drawings for the duplex feature a giant predominant 4 car garage as its main architectural feature...ugly. Additionally, the driveway is only 25 feet—most cars are 18 feet +. There are likely to be parked cars in the driveway and they would block the neighborhood "Indian Mound" sign. Was thought given to a rear garage entrance or pushing it way back from the road? As proposed it looks like giant box and the garages weren't even staggered—this is done to cut builder costs not create an exciting living space to be proud of.

3-There is a big loss for the neighbors—ALL the existing landscaping, which was put in by the neighbors to assist the previous commercial owner who was required by the plan commission to put in a buffer. Look at those big trees, many could be saved with the right design. A 25 foot driveway and only 10 foot side yards are the problem with the current design. No new landscaping plan or construction material list was provided. A 25 foot front yard is a huge problem for any landscaping as there is NO room to add anything. Again, moving any building back is a must.

4-The developer is NOT going to live there, has no ties to the village/neighborhood, has a record of flipping houses/multiple addresses, has a civil and criminal record, does not have any positive (or negative) reviews as a real estate agent or AF Construction. Obviously, this is a cheap construction project designed to make money for the absentee developer - NOT a family who will try to build the nicest home for them to live in for years and gain capital over time like the rest of the neighborhood.

5-There were previous discussions with the Village staff, bus barn owner and neighbors about soil contamination and soil could not be disturbed. Perhaps, Pauline Boness could review those concerns again.

In closing, we are only in support of a single family home, owner occupied. This is the biggest and best use of the land for the neighborhood and Village of McFarland. They aren't making any more land, so let's be good stewards.

Mark and Kris Wigdal
4703 Grandview Court
McFarland, WI

Mark & Kris

(P.S. we are out of town on 5/16th.)

RECEIVED

MAY 09 2016

VILLAGE OF McFARLAND

RECEIVED

MAY 09 2016

VILLAGE OF McFARLAND

RECEIVED

MAY 12 2016

VILLAGE OF McFARLAND

To: Community Development Department
Regarding Plan Commission Meeting on Monday, May 16

From: Anthony and Virginia Barresi
6107 Rivercrest Drive
McFarland WI 53558

May 11, 2016

Dear Members of the Plan Commission:

We have some concerns regarding the duplex rental project proposed for 6104 Rivercrest Drive in McFarland. The owner of this property does not live in McFarland. How would he or will he monitor this property once it is occupied? Or does he plan to occupy part of the building himself? What materials will be used to enhance the appearance of this building? And would it not be better to move the building back further on the lot so it blends in with the setbacks of all the resident houses on the entire street?

Rivercrest Drive from its beginning has above average priced houses with very well manicured yards. We all have taken great pride in what our street presently looks like and hopefully the appearance of the street will continue as in the past. With proposals of "rental properties at the beginning of the street" we wonder what will happen to the value of our properties. Should not the tenants be expected to maintain that property as if it was personally owned by them? And will the property owner keep a close watch as to what is happening once it is rented? If we had to decide what would be best for our neighborhood we would probably like to see a single family house occupy that lot. What happens or does not happen to maintain the beauty of the area could compromise the value and looks of our properties.

Thank you for taking into account our feelings as Rivercrest property owners regarding this matter.



BIRRENKOTT SURVEYING, INC.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

PLOT PLAN

RECEIVED

APR 21 2016

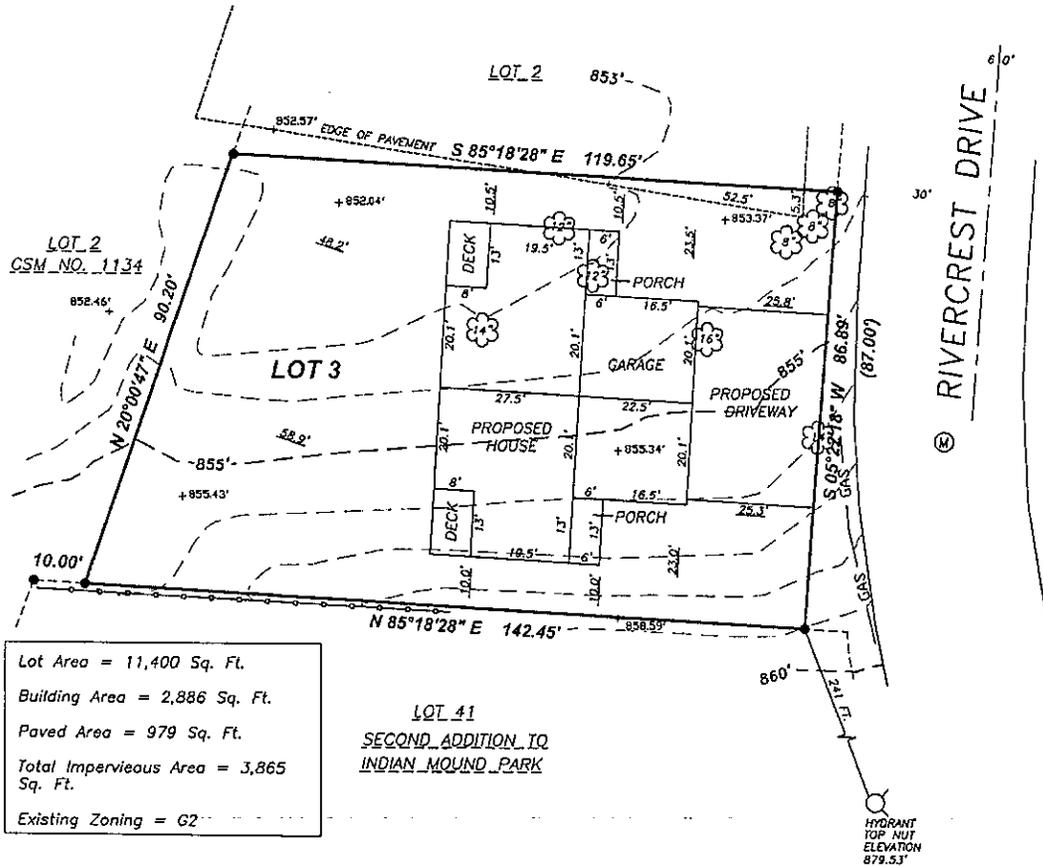
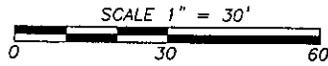
VILLAGE OF MCFARLAND

Description:

LOT 3, DOCUMENT NO. 4772394,
VOLUME 84, PAGE 130, CSM NO.
13124, LOCATED IN THE NW 1/4 OF
THE SW 1/4 OF SECTION 3, T6N,
R10E, VILLAGE OF MCFARLAND, DANE
COUNTY, WISCONSIN.

Surveyed For:

Adam Frydenlund
6889 Moonlight Cir.
Sun Prairie, WI 53590
(608) 345-2879



Lot Area = 11,400 Sq. Ft.
Building Area = 2,886 Sq. Ft.
Paved Area = 979 Sq. Ft.
Total Impervious Area = 3,865 Sq. Ft.
Existing Zoning = G2

LOT 41
SECOND ADDITION TO
INDIAN MOUND PARK

Notes:

This survey is subject to any and all easements and agreements both recorded and unrecorded.

The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

Wetlands, if present have not been delineated.

This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.

Elevations Referenced To: VILLAGE OF MCFARLAND DATUM.

Date of survey April 18, 2016.

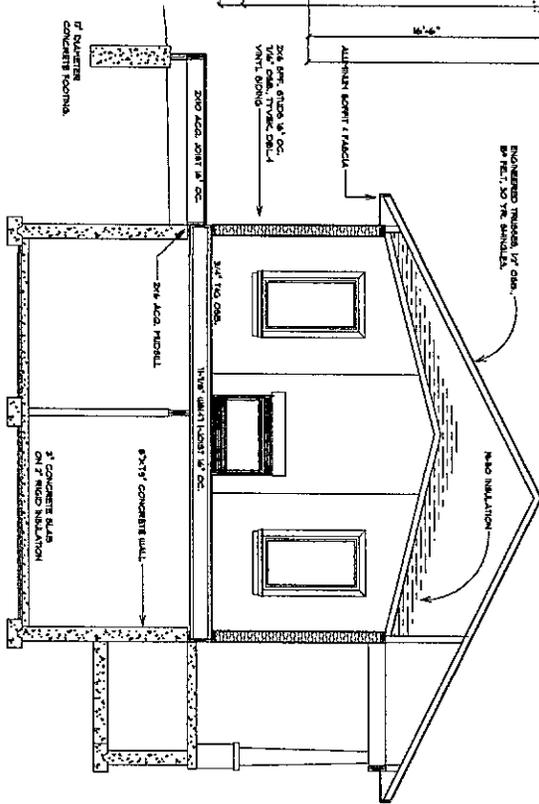
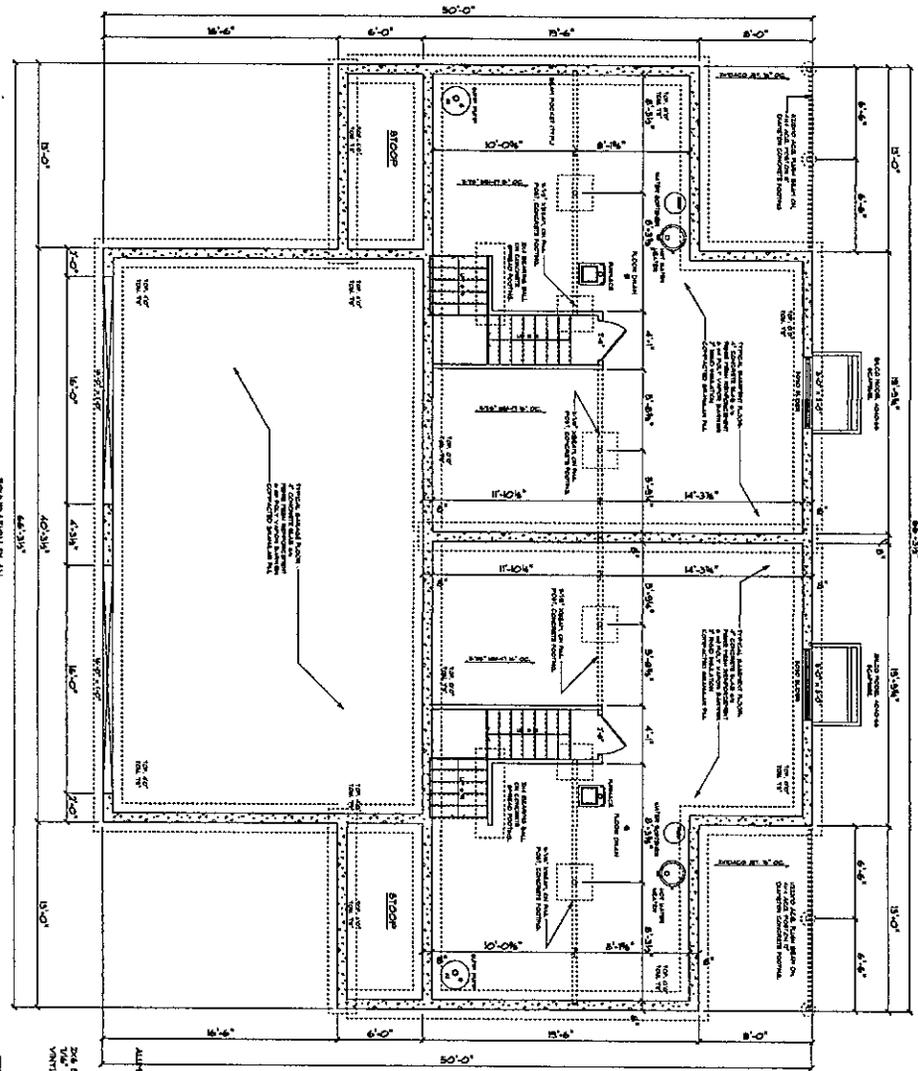
Legend:

- = Found 1" Iron Pipe
- = Wood Fence
- GAS — = Gas Line
- Ⓜ = Manhole
- ☼ = Tree
- ⊙ = Fire Hydrant

Dated: April 19, 2016
Surveyed: T.A.S.
Drawn: M.E.T.
Checked:
Approved: D.V.B.
Field book: 357-47
Comp. File: J:\2016\CARLSON
Office Map No. 160302

For your/our protection...have the Building Inspector/Developer sign off on the Plot (site) Plan accepting the Plan as correctly meeting setback and deed restrictions for the parcel PRIOR to staking. Note: Plot Plan MUST BE APPROVED by the governing Municipal Building Authority. ANY staking, without municipal/Developer approval, may be subject to change at the client's expense.

Surveyor has not field verified elevations and can not certify to their accuracy. Elevations have been provided and determined by the client. Contractors and excavators are to field verify and establish site grades.



GMT DESIGN

AF. CONSTRUCTION
6104 RIVER CREST DRIVE, MCFARLAND

SCALE: 1/4" = 1'0"

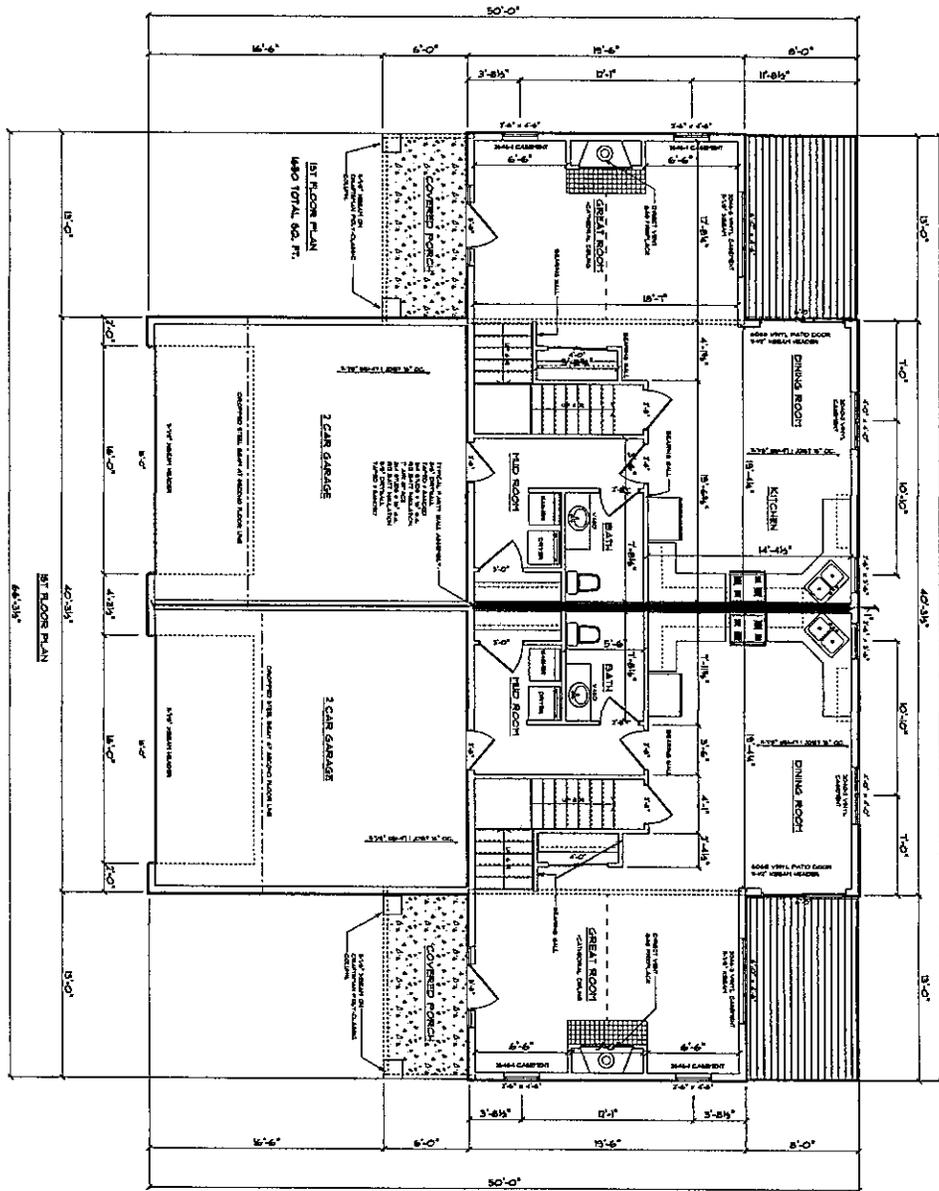
DRAWN BY:

DATE: 4/8/16

APPROVED:

CHECKED BY:

PAGE:



GMT DESIGN

ADAM FRYDENLUND
RIVER CREST DRIVE DUPLEX.

SCALE: 1/4"=10'

DRAWN BY:

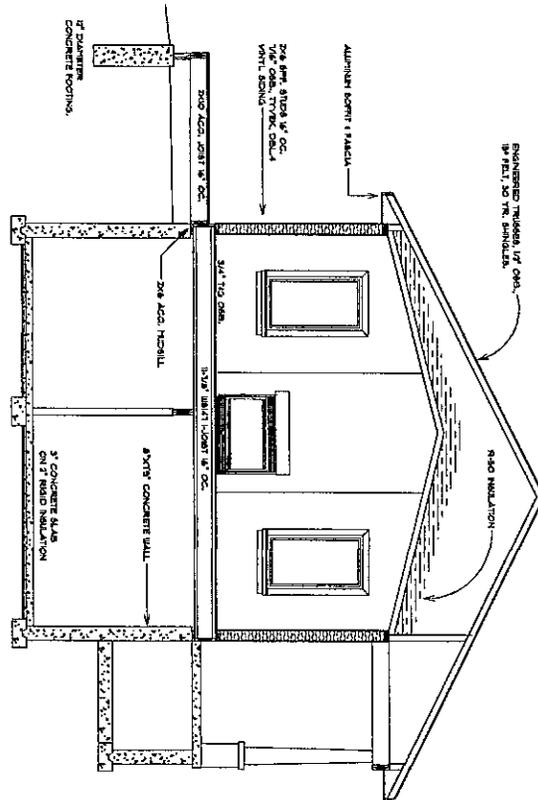
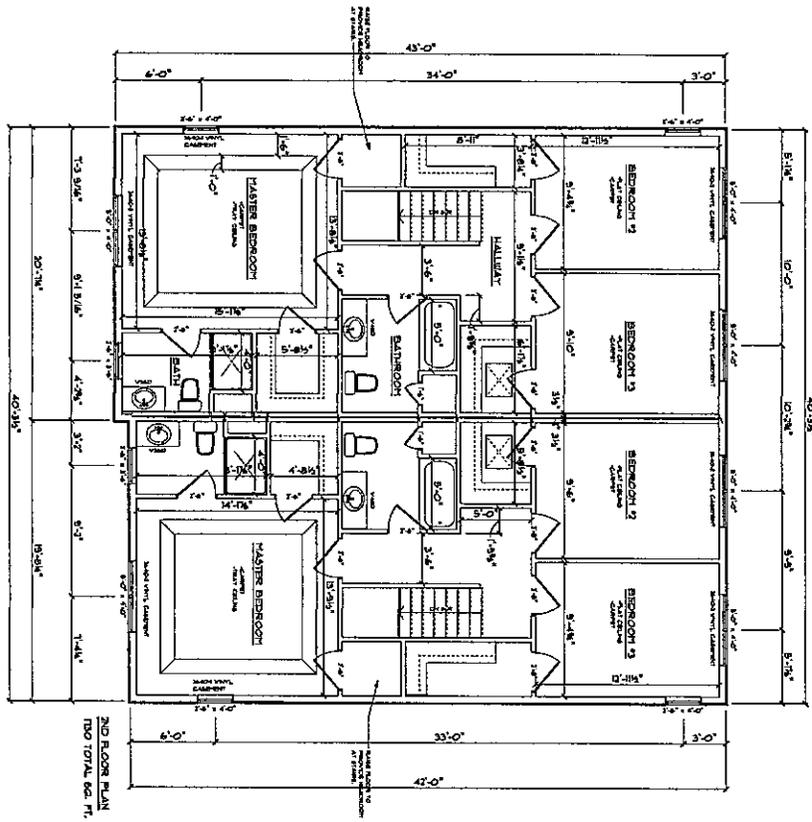
DATE: 4-8-16

APPROVED:

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4-8-16



GMT DESIGN

ADAM FRYDENLUND
RIVER CREST DRIVE DUPLEX.

SCALE: 1/4" = 1'0"

DRAWN BY:

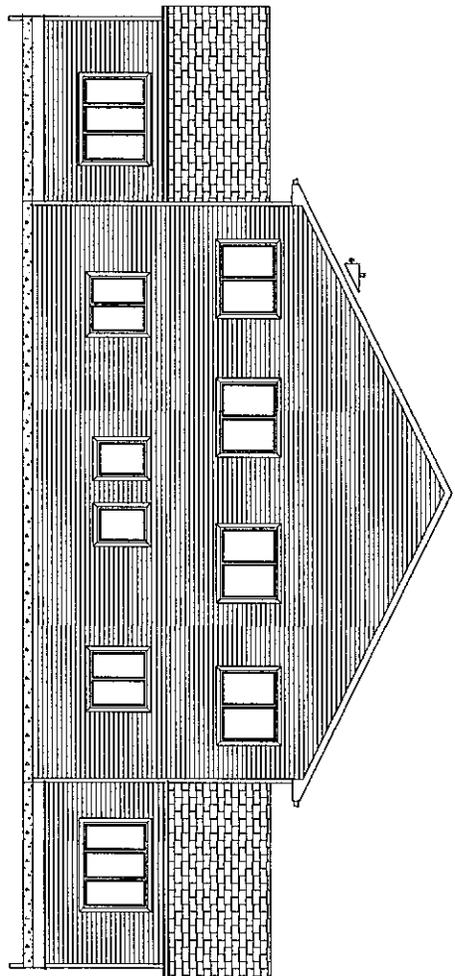
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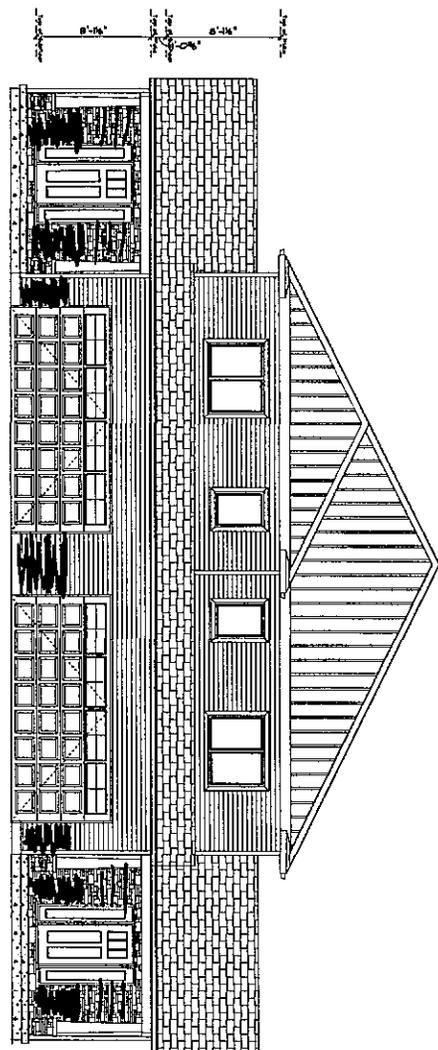
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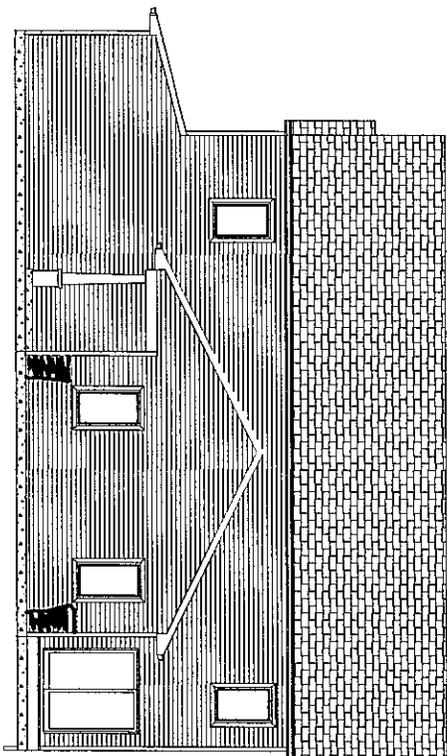
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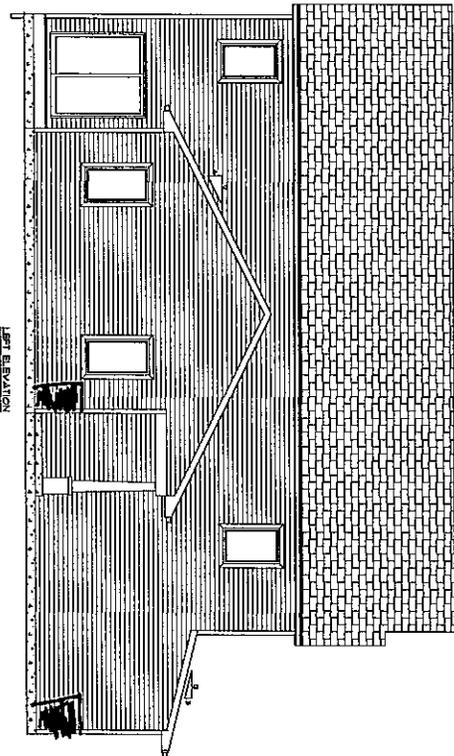
REAR ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

GMT DESIGN

ADAM FRYDENLUND
RIVER CREST DRIVE DUPLEX.

SCALE: 1/4"=1'0"
DRAWN BY:
DATE: 3/10/16

APPROVED:
CHECKED BY:

PAGE:

4-8-16

May 10, 2016

RECEIVED

MAY 10 2016

VILLAGE OF MCFARLAND

Ms. Pauline Boness
Director of Community Development
Village of McFarland
5915 Milwaukee Street
P.O. Box 110
McFarland, WI 53558

Subject: Prairie Place

Dear Pauline:

We have received the preliminary plat for Prairie Place, an approximately 33.5-acre mostly residential subdivision on the Village's east side. We have reviewed the plat for conformance to the engineering items in the Village's subdivision ordinance, as well as Village infrastructure standards and requirements. Our comments are as follows, organized in the order of requirements listed in the ordinance:

Sec. 56-36. - Submission of Preliminary Plat

- Part (b) requires five sets of engineering reports to be submitted with the Preliminary Plat, addressing sewer and water service feasibility, drainage facilities, traffic patterns, typical street cross sections, erosion control plans, pavement design and other improvements – **This was not done.**
- Part (f) requires plans and profiles of streets. **This was not done, but the same information could be provided with rim elevations on the plat.**

Sec 56-59 (b)(15) requires public spaces to be shown. **Some are shown, but no parks. We assume this indicates the parkland dedication will be accomplished with fees in lieu of.**

Sec 56-59 (c) requires several items regarding the proposed streets and utilities that would not be shown on the plat, but in other documents. The applicant needs to submit tentative cross-sections and centerline profiles for streets, pipe sizes on the water main, a preliminary grading plan, and an erosion control and stormwater management plan. **These were not submitted and are needed for preliminary plat approval.**

Additional Comments

1. More of Veridan's stormwater management area to the north should be shown to confirm that the Veridian overflow is aligned with the proposed Prairie Place storm easement. The proposed easement (and street profile) in this area should also be graded to allow overland flow that is confined to the easement in the 100-year storm event with all infiltration failed.
2. A new sanitary sewer easement should be shown between lots 38 and 39 to allow for new sewer. This easement should also have sewer constructed in it (but plugged at the Shooting Star Court cul de sac) to allow for future gravity sanitary sewer to be used flowing south. This was a requirement of the recent MMSD approval of Lift Station #5.
3. A new sanitary sewer easement (without pipe) should be shown along the east edge of the petroleum pipeline (and along the back lots of 38 and 39) to allow for future sewer construction to the south.

4. A proposed path or sidewalk, depending on Village preference, should be should on the north edge of CTH MN east of where the current one is proposed, all the way to the east boundary of the plat.
5. There is existing ditching and storm sewer along the north side of CTH MN at Holscher Road that must be accommodated with either new pipe or ditching to convey that flow.
6. The water main at N. Peninsula Way/CTH MN should include a tee with an eastern extension to the east boundary of the plat.
7. The proposed storm sewer in Holscher Road (by Village construction) will be relocated north to match better with the existing low point in Holscher Road and proposed stormwater easement shown. This easement should be graded to allow overland flow that is confined to the easement in the 100-year event with all pipes plugged.
8. The Village should consider requiring additional right-of-way along Holscher Road at the north end of the plat, given the unresolved right-of-way location issues at the south end of the Juniper Ridge Plat. This would provide some flexibility to the Village for reconstructing Holscher Road in the future.
9. The plat shows three streets connecting to lands east of Prairie Place. The connectivity needs for utilities and transportation could likely be served with just two. The Developer should consider a cul de sac for either Shooting Star Trail or White Daisy Lane.

Please feel free to contact us with questions regarding this review. We will plan on attending the necessary upcoming Committee meetings to discuss these comments.

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.



Brian R. Berquist, P.E.
Vice-President of Municipal Services

cc: Mr. Allan Coville, Director of Public Works, Village of McFarland (5915 Milwaukee Street, P.O. Box 110, McFarland, WI 53558)

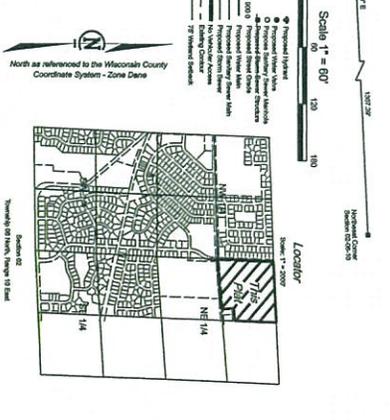
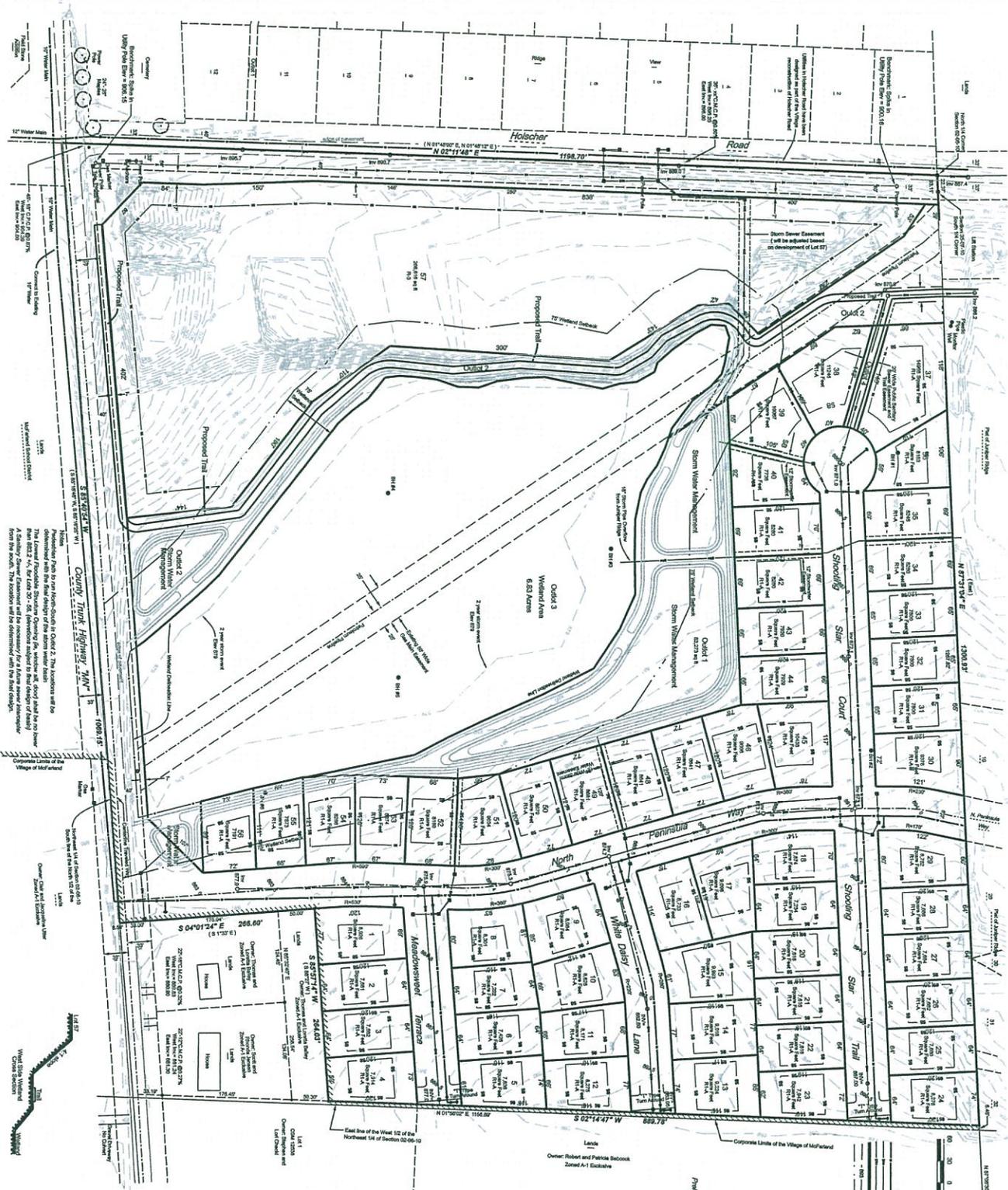
Mr. Tom Gannon, Gannon Company (4719 Farwell Street, McFarland, WI 53558)

Mr. Tim Thorson, Royal Oak & Associates, Inc. (3678 Kinsman Boulevard, Madison, WI 53704)

Mr. Mark Shubak, Strand Associates (910 West Wingra Drive, Madison, WI 53715)

Mr. Lawrence Bechler, Murphy & Desmond, S.C. (2 East Mifflin Street, Suite 800, P.O. Box 2038, Madison, WI 53701)

BRB:sai



Scale 1" = 60'

North as referenced to the Wisconsin County Coordinate System - Zone 16N

Owner: Robert and Patricia Backus
 Zoned A-1 Exclusive

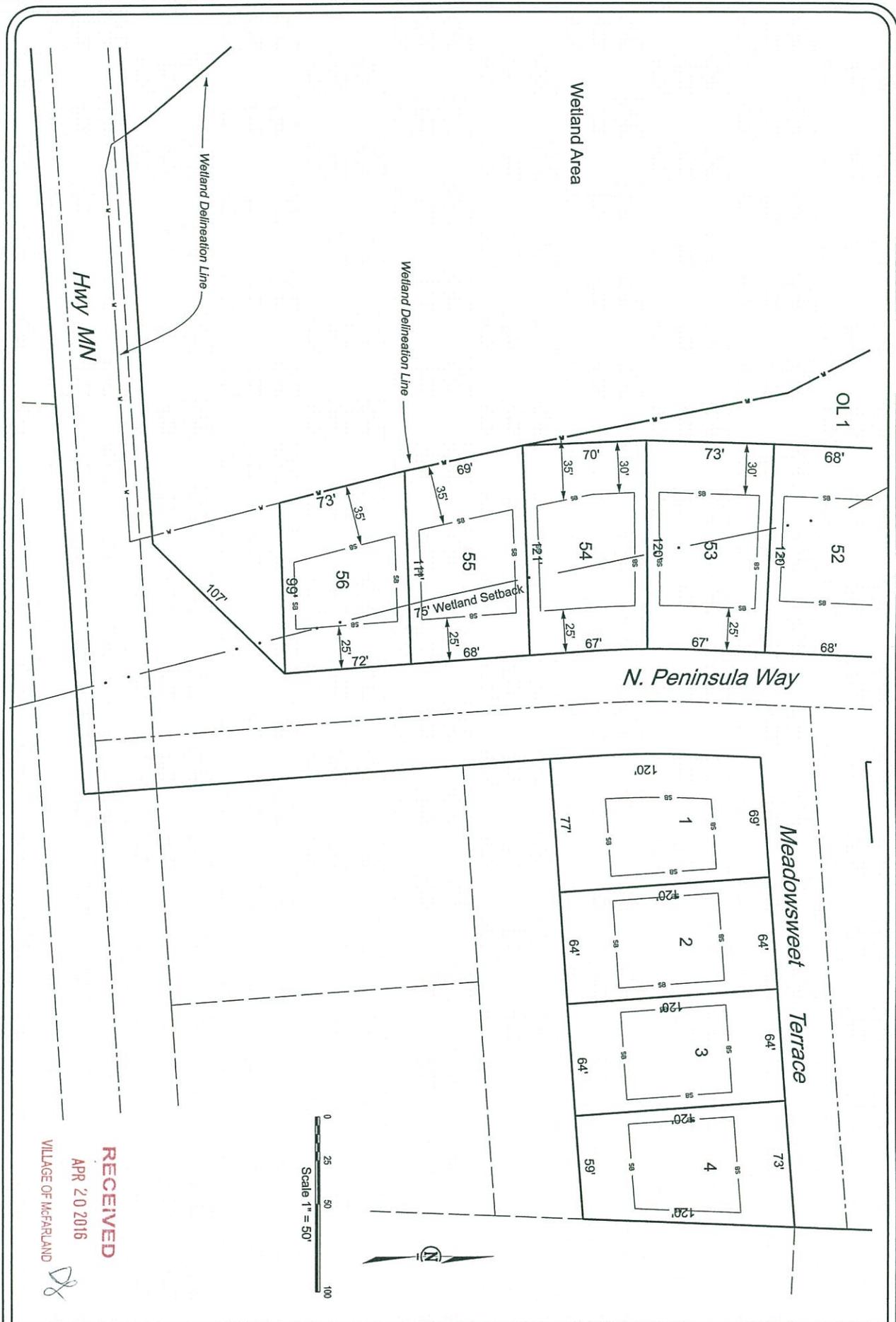
PRELIMINARY SITE REQUIREMENTS

1. This is a Private Place
2. LOTS 1-12 of the NW 1/4 of the NW 1/4 of Section 02, T.08N. R.10E. S.02
3. Village of McFarland, Dane County, Wisconsin.
4. Owner and Subdivider: Prairie Place Property, LLC
 4112 Forest Street
 Madison, WI 53711
 Summer: 608.271.4400
 Winter: 608.271.4400
 Fax: (608) 271-4400
5. The lot area is owned and controlled by subdivider and is being offered for sale.
6. Location address of the subdivision is shown.
7. The street length and bearing of the existing boulevard are shown. The street width is 146.113 feet and the existing boulevard is shown.
8. Location address of adjacent right-of-ways and easements are shown.
9. Location and amount of adjacent easements, utility easements, and other easements are shown.
10. Easement and proposed easement are shown.
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12. There are no easements or other easements shown.
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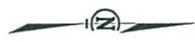
Preliminary Plat of
Prairie Place
 Being a division of part of the Northwest 1/4
 of the Northeast 1/4 of Section 02,
 Township 08 North, Range 10 East, Village
 of McFarland, Dane County, Wisconsin

Official Map Number 10307-1

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 VILLAGE OF MCFARLAND



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 APR 20 2016
 VILLAGE OF MCFARLAND



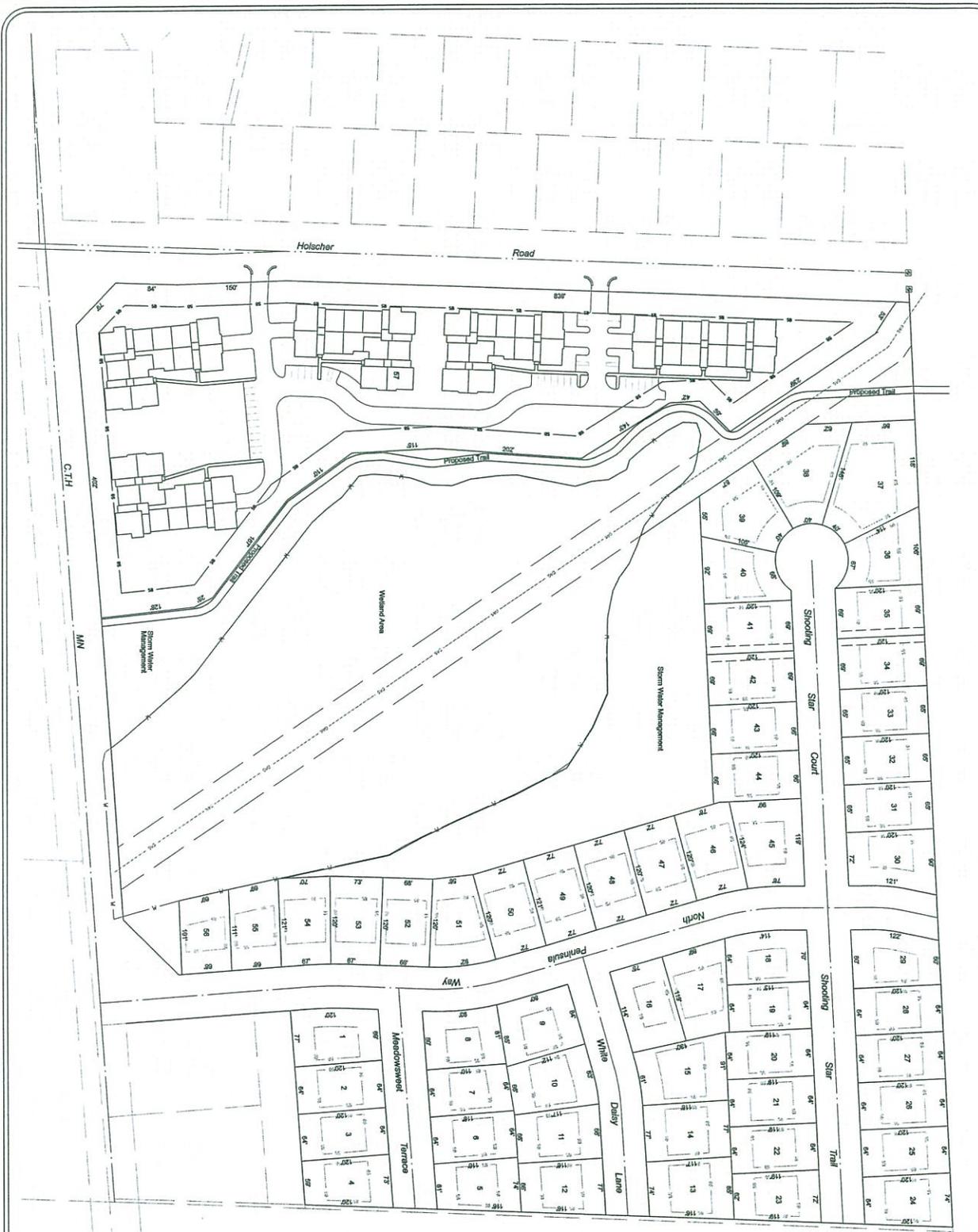
Sheet	1
of Sheets	1

Preliminary Plat - Prairie Place
 Lots 53 - 56
 Proposed Building Setback



Royal Oak & Associates, Inc.
 3678 Knisman Blvd
 Madison, WI 53704
 Phone (608) 274-0500
 Fax (608) 274-4530
www.royaloakengineering.com

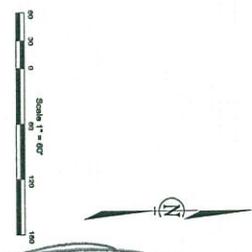
Drafted By:	
Checked By:	
Approved By:	
Date:	
Dir:	



Legend
 - Existing Center
 - Wetland Extension
 - Building Setback Line

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 MAY 11 2016
 VILLAGE OF MCFARLAND

Concept Layout -
 Lot 57 (bigger Lot West of Welland)
 - Showing Possible Layout of Buildings on this parcel
 - Preliminary Buildings Shown
 - 3 Buildings
 - 24 Unit Buildings
 - 120 Units



Prairie Place - Concept Plan
 Village of McFarland
 Dane County, Wisconsin

Surveyed For:
 Danron Construction
 Tom Gordon
 2719 Farwell Street
 McFarland WI, 53506



Royal Oak & Associates, Inc
 3678 Kinsman Boulevard
 Madison, WI 53704
 Phone (608) 274-0500 Fax (608) 274-4530
 www.royaloakengineering.com

Reviewed By: T. Thoren	Date: 03-23-16
Drawn By: T. Thoren	
Checked By: CMB	
Approved By: CMB	

Office Map Number: US01-HL	Sheet: 1
	of Sheets: 1



4700 4720 - 477.0
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0851 ac
4740
Lot 2
071 0273 40321

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79.19'
14.08'

35.79'
14.08'
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4773
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4791
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CSM12332
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278.81'

32.76'

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29.11'

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Lot 1
2-65-03

4701

CSM12332
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4701
071 0273 41601

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190.01'

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Lot 1
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DIMENSION IV

Madison Design Group

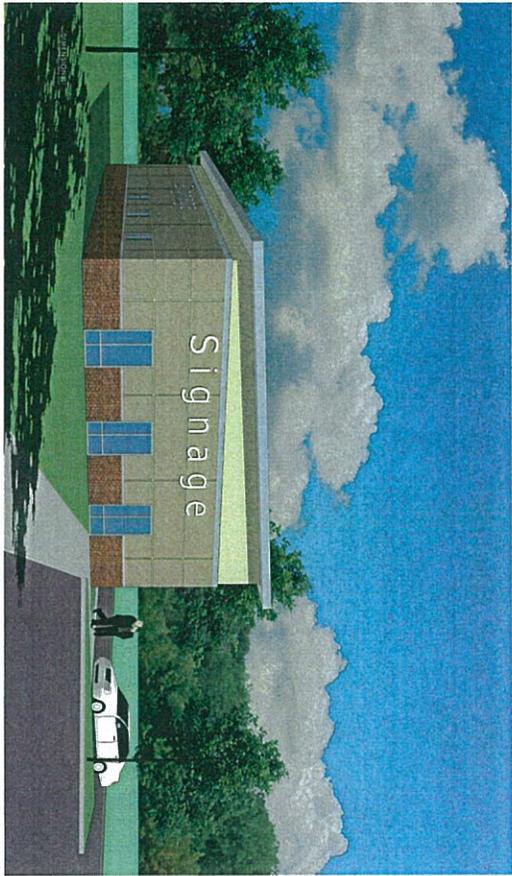
architecture · interior design · planning
6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
p: 608.829.4444 f: 608.829.4445 dimensionivmadison.com

Badger Terminal Sunset Ridge Exteriors Office Warehouse

4761 McFarland Court, McFarland, WI
Lot 2, Building 3

RECEIVED
APR 26 2016
VILLAGE OF MCFARLAND

4:15 PM
PSP



RENDERING IS REPRESENTATIVE ONLY - SEE DOCUMENTS FOR ALL BUILDING INFORMATION
PROJECT RENDERING

Architecture:

Owner:

Dimension IV - Madison Design Group
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com
Tim Nietzel - Badger Terminal, LLC 3
5301 Voges Road, Madison, WI 53718
p: 608.516.8601

LIST OF DRAWINGS

- GENERAL
- G01 COVER SHEET
- OWL
- C10 SITE PLAN
- C11 EROSION PLAN
- C12 UTILITY PLAN
- C13 EROSION CONTROL PLAN
- L-10 LANDSCAPE PLAN
- ARCHITECTURAL
- AS-10 SITE PLAN
- A-10 FLOOR PLAN
- A-20 ELEVATIONS
- A-30 PERSPECTIVE
- A-50 TRASH ENCLOSURE PLAN

PROJECT DATA

TERRITORY AREA - 3.800 SF
NEW BUILDING - 3.800 SF
PROPOSED EXISTING - 1.440 SF
TOTAL PROJECT AREA - 5.240 SF
CONSTRUCTION TYPE - CONCRETE
OWNER - DIMENSION IV
DATE - 04/15/16
FILE NUMBER - 16044
DRAWING IS UNAPPROVED



PROJECT LOCATION AREA MAP

SITE PLAN REVIEW

PROJECT # 16044

April 20, 2016

GO.1

HWY 51 PROPOSED BY THE OHLYR COUNCIL
 3' OF 47' OF E. 409.97'

EXISTING 20' SANITARY SEWER AND DRAINAGE CONDUIT
 15' ± 12' 15' ± 12' 15' ± 12' 15' ± 12'

EXISTING 42" WET WEATHER SEWER LINE AND SPONGE EXHAUST

EXISTING COMMERCIAL BUILDING #1
 FF = 8560.0
 BUILDING FOOTPRINT = 22,350 SF

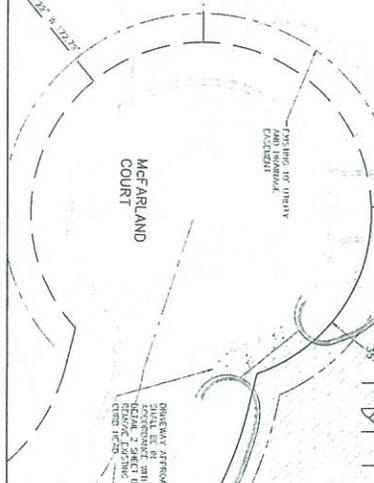
COMMERCIAL BUILDING #2
 FF = 8553.5
 59' BUILDING FOOTPRINT = 9,827 SF

NEW WORK
 COMMERCIAL BUILDING #3
 FF = 8558.0
 BUILDING FOOTPRINT = 8,525 SF

Future Addition
 1,480 SF

4) Blue Parking Stalls

Dumpster / Trash Enclosure



- PLAN KEY**
- ◇ CONCRETE SIDEWALK, SEE DETAILS 5 & 7, SHEET D2
 - ◇ CONCRETE PAD
 - ◇ ELEVATE PAVEMENT TO MEET SIDEWALK
 - ◇ PAVEMENT STRIPING
 - ◇ HANDICAP PARKING SIGN
 - ◇ TRASH DUMPSTER PAD
 - ◇ 18" CURB AND CUTTER, SEE DETAIL 6, SHEET D2
 - ◇ CURB OPENING W/RR RAMP, SEE DETAIL 6, SHEET D2

- PAVEMENT KEY**
- PARKING LOT, SEE DETAIL 3, SHEET D2
 - PORTLAND CEMENT CONCRETE PAVING
 - DRIVE LANE PAVING, SEE DETAIL 4, SHEET D2

SITE INFORMATION

BLDG. FOOTPRINT #1	9,197 SF
BLDG. FOOTPRINT #2	4,560 SF
BLDG. FOOTPRINT #3	8,525 SF
NEW BUILDING	3,060 SF
FUTURE ADDITION	1,480 SF
PARKING AREAS	25,300 SF
CONCRETE AREA	1,716 SF
FUTURE PAVEMENT AREA	1,978 SF
FUTURE CONCRETE AREA	446 SF
GREEN SPACE	43,559 SF
TOTAL IMPERVIOUS AREA	43,760 SF

LEGAL DESCRIPTION: LOTS 5 & 6 ACRES 07.419 SF
 LOT 9 & 6 ACRES 07.419 SF
 BUILDING HEIGHT: 26-FEET **GREEN**
 EXISTING ZONING: HIGHWAY COMMERCIAL
 OWNER: BADGER TERMINAL, LLC
 P.O. BOX 228
 MCFARLAND, WI 53558

REVISIONS	DATE
1	10-23-07
2	11-20-07
3	12-18-07
4	01-22-08

PERMIT CONTACTS

DIVISION	CONTACT PERSON	PHONE
IV	TIM OSUM	(608) 228-4444
PROJECT NUMBER	MICHAEL CALKINS	(608) 838-0444

REVISIONS

REVISIONS	DATE
1	10-23-07
2	11-20-07
3	12-18-07
4	01-22-08

LEGAL DESCRIPTION: LOTS 5 & 6 ACRES 07.419 SF
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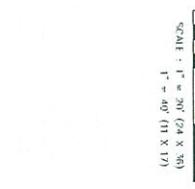
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 P.O. BOX 228
 MCFARLAND, WI 53558

PERMIT CONTACTS

DIVISION	CONTACT PERSON	PHONE
IV	TIM OSUM	(608) 228-4444
PROJECT NUMBER	MICHAEL CALKINS	(608) 838-0444



Revision: 4/20/16 Dimension IV Madison

DATE: 10-23-07

Calkins Engineering, LLC
 5010 Vesper Road
 Madison, WI 53718
 (608) 838-0444

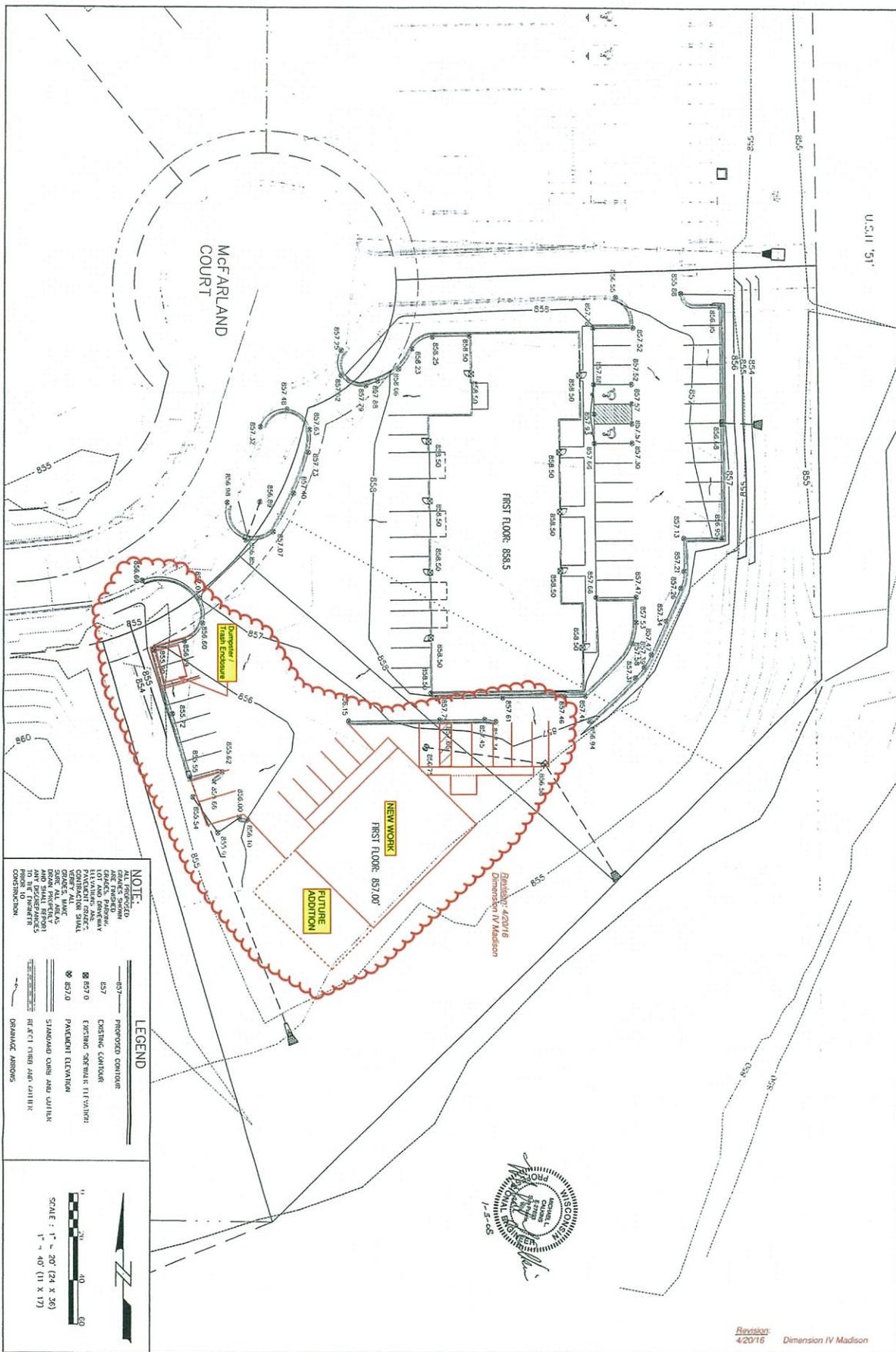
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SHEET C1.0

Calkins Engineering, LLC
 Civil Engineers & Land Surveyors

BADGER TERMINAL MULTI-TENANT PHASE 2
 SITE PLAN

U.S. 11 '51'



NOTE:
 ALL PROPOSED
 ARE TO BE
 CONSTRUCTION
 CONTRACTOR SHALL
 GRADES SHALL
 AND SHALL REPORT
 TO THE FINISHERS
 CONSTRUCTION.

LEGEND

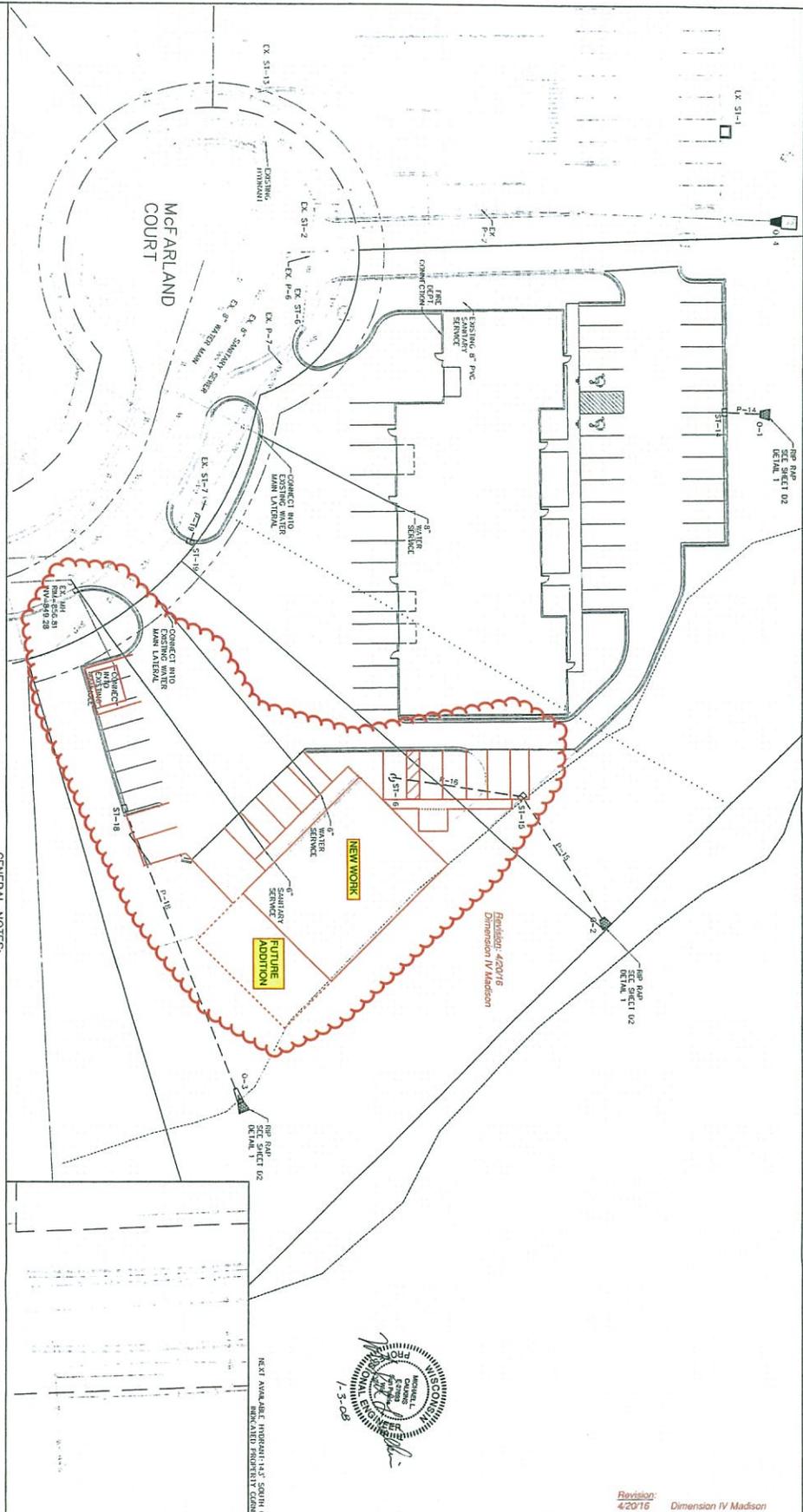
— 857 — PROPOSED CONTOUR
 --- 857 --- EXISTING CONTOUR
 --- 857.0 --- EXISTING SEWER/ELEVATION
 --- 857.0 --- EXISTING ELEVATION
 --- 857.0 --- STANDARD CURB AND GUTTER
 --- 857.0 --- REFLECTOR (FINISH ASP. GARAGE)
 --- 857.0 --- DISTANCE ARROWS



Revision
 4/2016 Dimension IV Madison

DATE	10-23-07
REVISION	10-23-07
	11-28-07
	12-18-07
	07-23-08

Calkins Engineering, LLC
 5510 Vegas Road
 Madison, WI 53718
 (608) 838-0444



STORM SEWER STRUCTURE DATA:

LABEL	INLET	RIM ELEVATION (F7)	SUMP ELEVATION (F7)	DEPTH (F7)	CASTING
EX ST-2	4 CB W/INLET	857.50	852.98	4.52	R-3067
EX ST-4	H/INLET	857.57	853.40	4.17	R-3067
EX ST-7	4 CB W/INLET	856.89	853.80	3.09	R-3067
EX ST-13	H/INLET	858.30	853.24	5.06	R-3067
O-3	12" A.E.	857.12	853.00	3.00	R-3067
ST-14	H/INLET	857.02	852.30	4.72	R-3067
ST-16	4 CB W/INLET	856.75	852.59	4.17	R-3553
ST-18	H/INLET	855.99	853.10	2.89	R-3067
ST-19	H/INLET	857.29	853.89	3.40	R-3067

STORM SEWER PIPE DATA:

Upstream Structure	Downstream Structure	Length (ft)	Slope (%)	Pipe Size	Material	Upstream I.E. (ft)	Downstream I.E. (ft)
EX P-2	EX ST-2	180	0.51	18	RCP	852.88	852.02
EX P-4	EX ST-6	51	0.50	12	RCP	853.40	853.10
EX P-7	EX ST-7	80	0.50	12	RCP	853.80	853.40
EX P-13	EX ST-13	51	0.51	18	RCP	853.24	852.88
P-14	ST-14	14	1.52	8	PVC	854.12	853.00
P-15	ST-15	59	0.51	8	PVC	852.30	852.00
P-16	ST-16	54	0.51	8	PVC	852.59	852.00
P-18	ST-18	129	0.19	12	RCP	853.24	852.00
P-19	ST-19	18	0.51	12	RCP	853.89	853.80

GENERAL NOTES:

CONTRACTOR SHALL OBTAIN NECESSARY CONNECTION AND EXCAVATION PERMITS PRIOR TO WORK COMMENCEMENT.

CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES.

THE CONTRACTOR SHALL NOTIFY ALL AEA UTILITY COMPANIES PRIOR TO COMMENCING WORK UNDER THIS CONTRACT AND REQUEST THAT CONFORMANCE UTILITIES BE LOCATED IN ACCORDANCE WITH SECTION 102.07(2) OF THE WISCONSIN STATUTES AND LOCATIONS BE MARKED WITH REFLECTOR PINS AND SURVEYED. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND ELEVATION OF ALL PRIVATE UTILITY CONSTRUCTION WORK SHALL BE GOVERNED BY THESE SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR SEWERS AND WATER CONSTRUCTION IN WISCONSIN, SEVENTH EDITION, DATED DECEMBER 22, 2004, AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES IN WISCONSIN, SEVENTH EDITION, DATED DECEMBER 22, 2004, AND THE STANDARD SPECIFICATIONS FOR HIGHWAYS OF DOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION HEREAFTER REFERRED TO AS "DOT SPECIFICATIONS."

ALL STORM SEWER PIPE TO BE NOT CLASS B REINFORCED CONCRETE WITH RUBBER Gaskets OR MORE PRE.

NOTES INCLUDED IN THIS PLAN SHALL CONTAIN CATCH-ALL IN CATCH BASIN NOTICES ALONG WITH APPROPRIATE NOTES AS DISTRIBUTED BY MAINTENANCE MATERIAL.

CATCH BASIN NOTICES SHALL BE INDICATED AND MAINTAINED AS INDICATED IN THE RECOVERED DIMENSIONAL MAINTENANCE MATERIAL.

Scale: 1" = 20' (24 X 36)

1" = 40' (11 X 17)

Calkins Engineering, LLC
Civil Engineers & Land Surveyors

BADGER TERMINAL MULTI-TENANT PHASE 2
UTILITY PLAN

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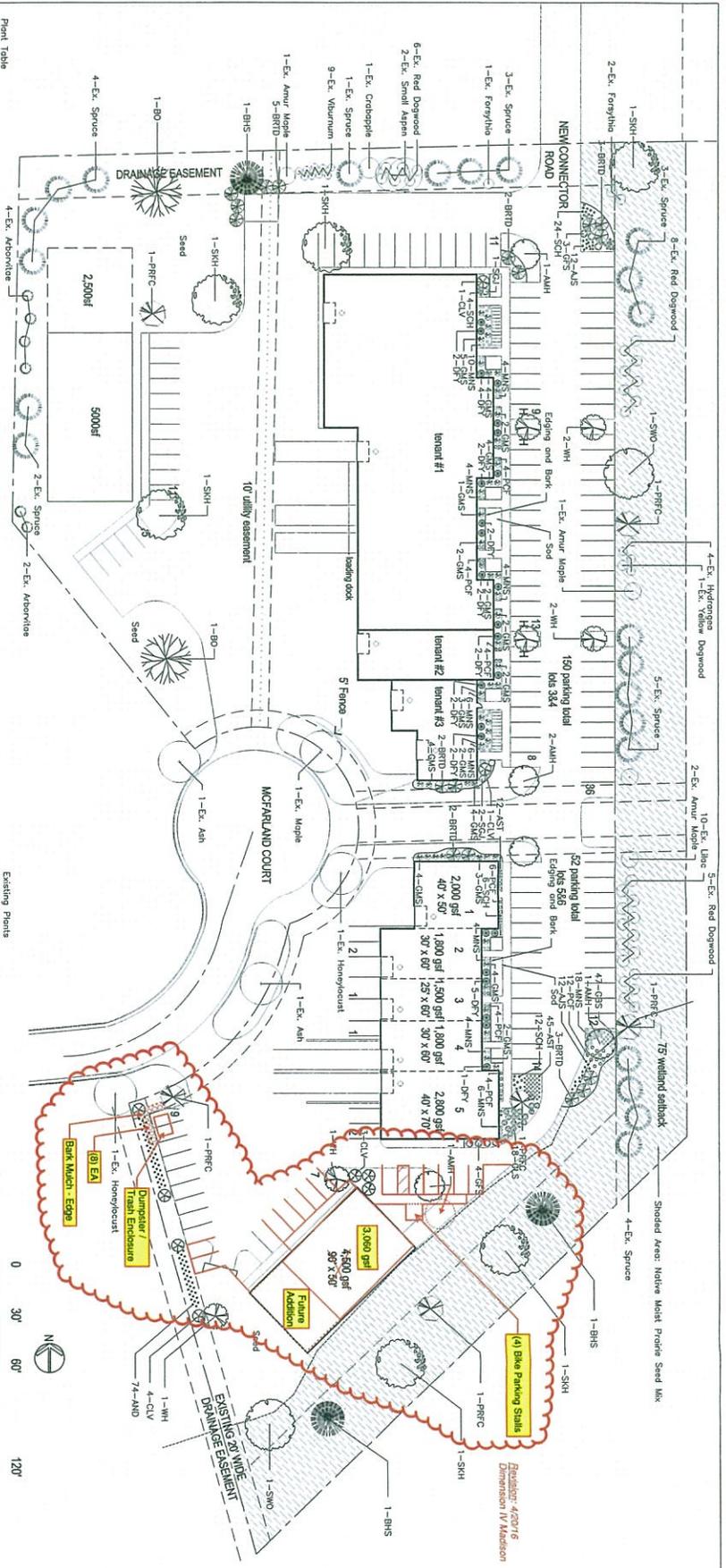
DATE: 10-23-07

REVISIONS:

10-23-07
11-28-07
12-18-07
01-23-08

Revision: 4/20/16
Dimension IV Madson

Calkins Engineering, LLC
5010 Vegas Road
Madison, WI 53718
(608) 838-0444



Category	Qty.	Code	Common Name	Scientific Name	Planting Size	Mature Size	Plant Value/Plant	Total Value
Canopy Trees	6	SMH	Sylvia Honeylocust	Quercus bicolor	2'-Col	45'	75	450
	2	SNO	Swamp White Oak	Quercus macrocarpa	2 1/2'-Col	50-60'	75	150
	2	BO	Bur Oak	Quercus macrocarpa	2 1/2'-Col	70-80'	75	150
Medium Deciduous Tree	5	AHJ	American Hornbeam	Cornus canadensis	6-8' B&B	20-30'	50	250
Low Deciduous Tree	6	PRC	Prairie Fire Crotchapple	Malus x Praefire	1 1/2'-Col	20'	15	90
	6	WH	Washington Hawthorn	Cotoneaster phoenopyrum	8-10'	25-30'	15	90
Medium Evergreen Trees	3	BHS	Black Hills Spruce	Picea glauca var. densata	4' - 6'	20-40'	40	120
Low Evergreen Trees	9	CLV	Chicago Lustre Viburnum	Viburnum dentatum 'Chicago Lustre'	3'-4' B&B	10'	5	45
Tall Deciduous Shrubs	17	BRD	Baldy Red Twig Dogwood	Cornus sericea f. helleyi	3'-4' B&B	6-9'	5	85
Medium Deciduous Shrubs	18	CLS	Green-Low Spruce	Rhus glabra 'Green-Low'	3'-Gal	2'	1	18
Low Deciduous Shrubs	7	QNS	Goldenrod Spirea	Spiraea japonica 'Goldflame'	12'-15"	2-4'	1	50
Medium Evergreen Shrubs	8	EA	EMERALD ARBORVITAE	Spiraea japonica 'Goldflame'	12'-15"	2-4'	1	50
Low Evergreen Shrubs	3	SCJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5-6"	4-6"	3	9
Perennials (Non-Contending Plants)	74	AND	Big Bluestem	Andropogon	18'-24" B&B	3-4'	3	75
	25	AST	Asplenium	Asplenium	18'-24" B&B	3-4'	3	75
	22	ARS	Asplenium	Asplenium	18'-24" B&B	3-4'	3	75
	24	ARS	Asplenium	Asplenium	18'-24" B&B	3-4'	3	75
	68	MKS	May Light Salvia	Salvia nemorosa 'May Light'	4.5" pot	0	0	0
	30	PCF	Purple Coneflower	Echinacea purpurea	4.5" pot	0	0	0
	46	SCH	Little Bluestem Grass	Schizachyrium	1.5-Gal	0	0	0

Qty.	Common Name	Plant Value/Plant	Total Value
2	Honeylocust	75	150
1	Ash	75	75
1	Maple	75	75
2	Aspen	50	100
1	Crotchapple	15	15
4	Amur Maple	15	60
22	Spruce	40	880
6	Arborvitae	20	120
9	Red Dogwood	5	45
1	Yellow Dogwood	5	5
9	Viburnum	5	45
4	Forsythia	3	12
10	Lilacs	5	50

Planting Area	Area (sq. ft.)	Planting Rate	Total Plants
Building Foundation	20x2 ft.	20 per 100 sq. ft.	400
General Floor Area	425x40 ft.	5 per 100 sq. ft.	213
Street Frontage	940 ft.	20 per 100 ft.	188
Paved Area	1095x3 ft.	40 per 1000 sq. ft.	493
TOTAL PLANTS REQUIRED			1212

Planting Area	Area (sq. ft.)	Planting Rate	Total Plants
Building Foundation	20x2 ft.	20 per 100 sq. ft.	400
General Floor Area	425x40 ft.	5 per 100 sq. ft.	213
Street Frontage	940 ft.	20 per 100 ft.	188
Paved Area	1095x3 ft.	40 per 1000 sq. ft.	493
TOTAL PLANTS SUPPLIED			1294

NOTES:
 1. All planting beds shall be edged with Dimplex Black Vinyl Edging.
 2. All planting beds shall be mulched with Harkwood Double Shredded Bark Mulch to 3" depth, with Green applied.
 3. All plants shall be installed with 3" diameter burlap root balls.
 4. Lawn areas of front foundation to be sodded with premium nursery-grown sod. Grasses to be seeded with Premier Sunny.
 5. All plants shall be installed with 3" diameter burlap root balls.
 6. Dogwood, Eastern Butler along Hwy 21 to be seeded with 100% Dogwood seed. Seed to be installed with 100% Dogwood seed. Seed to be installed with 100% Dogwood seed.
 7. All plants shall be installed with 3" diameter burlap root balls.
 8. All plants shall be installed with 3" diameter burlap root balls.
 9. All plants shall be installed with 3" diameter burlap root balls.
 10. All plants shall be installed with 3" diameter burlap root balls.

Revision: 4/20/16 Dimension IV Madison

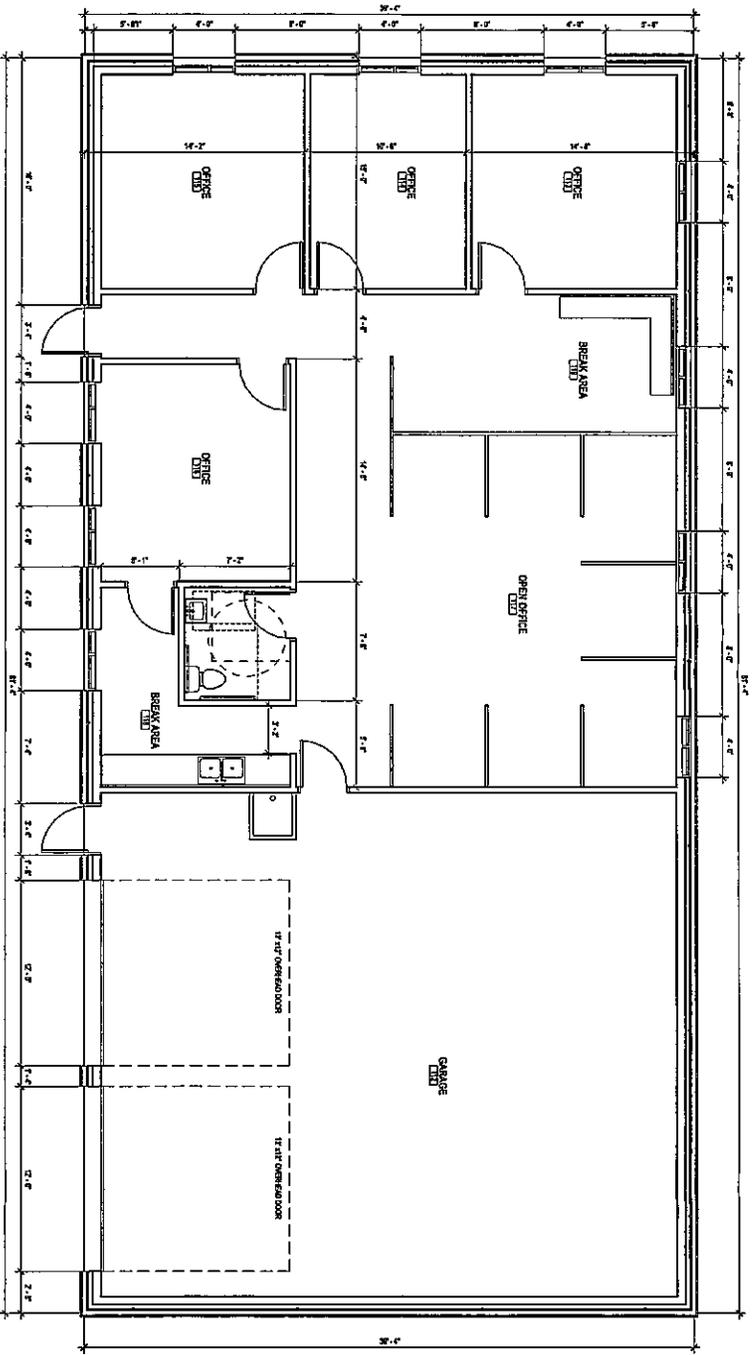
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 DATE: 03/19/07
 REVISION: 3/30/07
 REVISION: 4/12/07
 REVISION: 10/22/07

Badger Business Park
 McFarland Court
 McFarland, WI 53558

6433 NESBITT RD.
 MADISON, WI 53719
 PH. 608.845.3230
 FX. 608.845.6339

Sheet: L-1.0



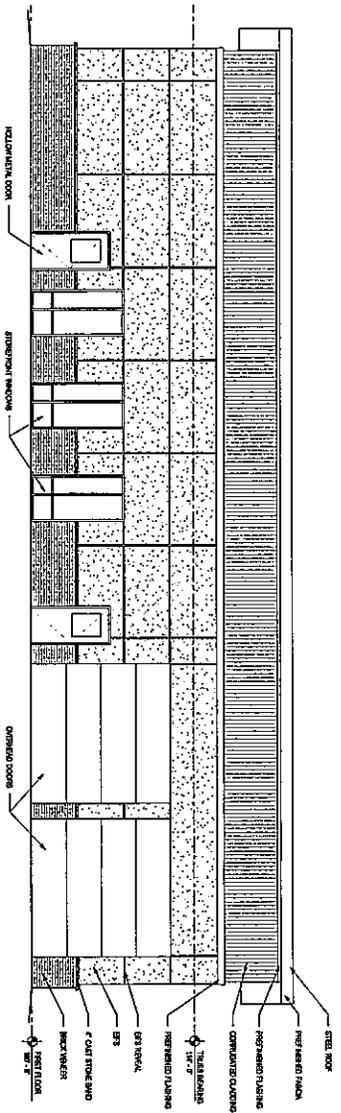


1 FLOOR PLAN
 1/8" = 1'-0" (1/8" = 1'-0")

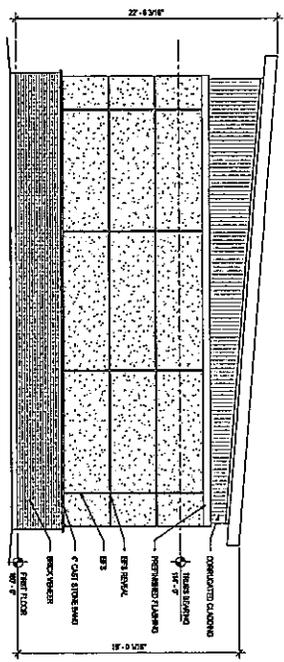
SITE PLAN REVIEW

Badger Terminal Sunset Ridge Extentors Office Warehouse

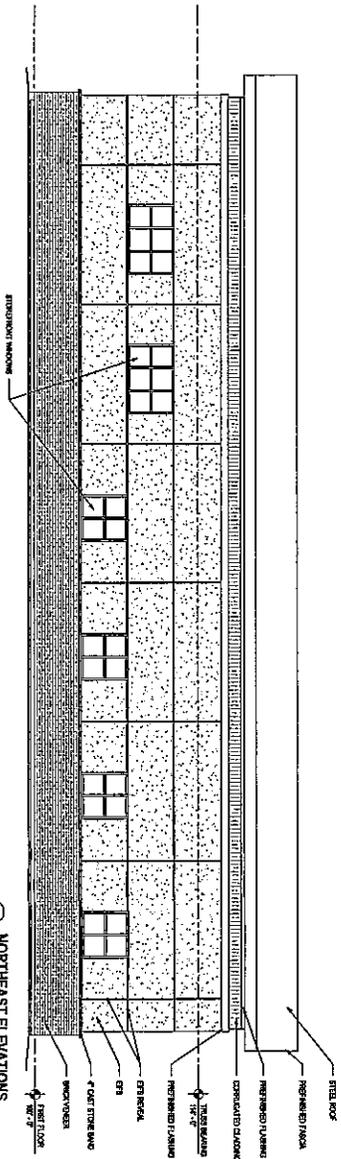
4761 McFarland Court, McFarland, WI, Lot 2, Building 3
 10/20/11
 A-1.0



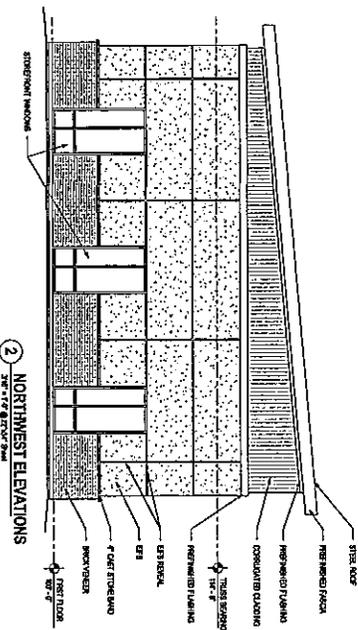
1 SOUTHWEST ELEVATIONS



3 SOUTHWEST ELEVATIONS



1 NORTHEAST ELEVATIONS



2 NORTHWEST ELEVATIONS

DIMENSIONING

Madison Design Group
 Architecture - Interior Design - Planning
 515 Greenway Plaza, Suite 1000
 Houston, TX 77046
 281.232.4444
 madison@mdg.com

SITE PLAN REVIEW

Badger Terminal Sunset Ridge Extérieurs Office Warehouse

4781 McFarland Court, McFarland, WI Lot 2, Building 3
 ELEVATION
 4/20/24
 A-2.0



DIMENSION | W

DIMENSION | W

Madison Design Group

4761 McFarland Court, McFarland, WI 53558
608.828.4444 | 608.828.4445 | www.dimensionw.com

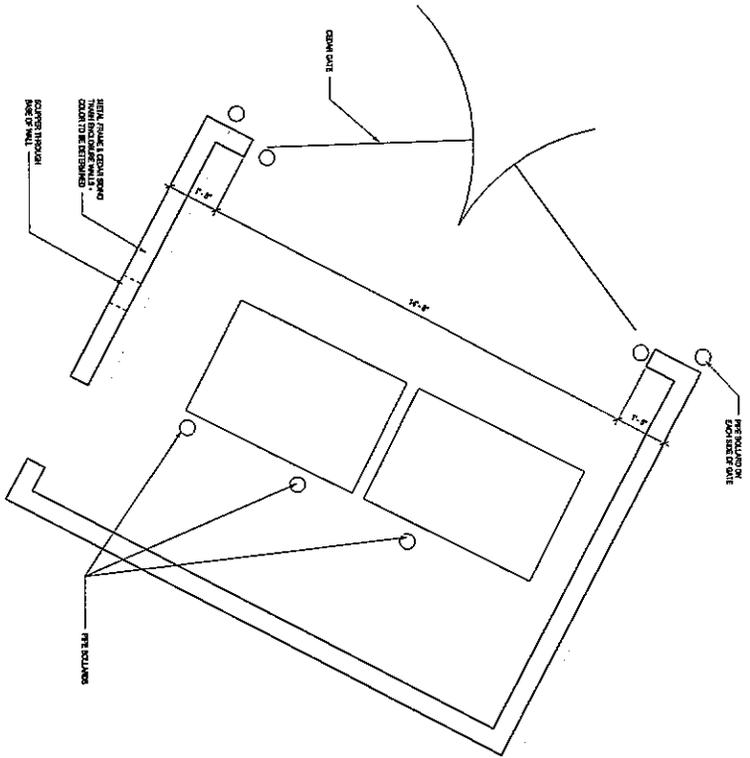
SITE PLAN REVIEW

Badger Terminal Sunset Ridge Exteriors Office Warehouse

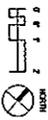
4761 McFarland Court, McFarland, WI 53558
PROJECT NO. 4200008
DATE 10/14/14
A-3.0

DIMENSIONING

Madison Design Group
Architecture / Interior Design / Planning
615 Grandview Road, Suite 102, Madison, Wisconsin 53718
608.272.4444 madison@mdg.com



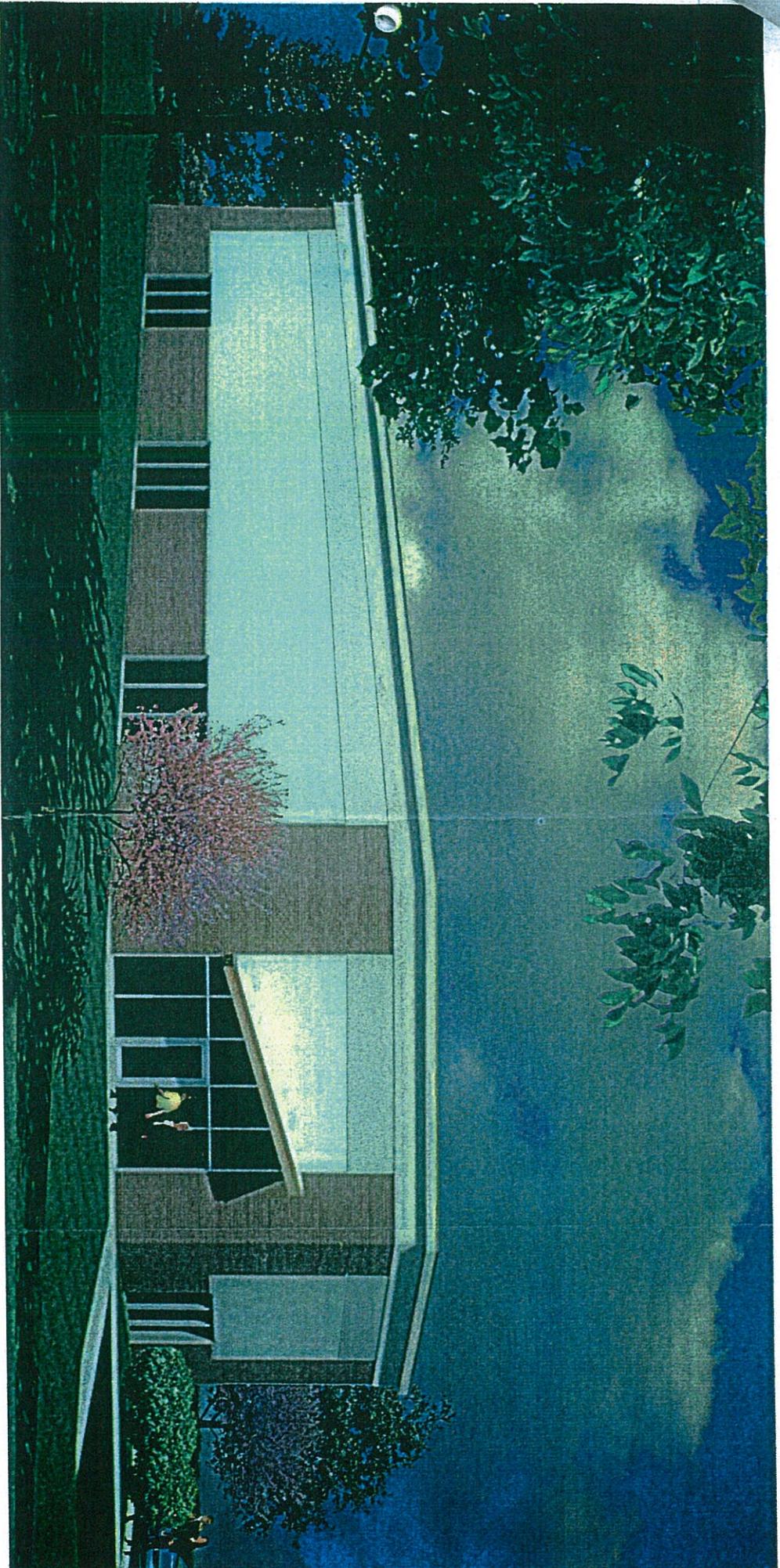
1 TRASH ENCLOSURE PLAN
1/2" = 1'-0" (AS SHOWN)



SITE PLAN REVIEW

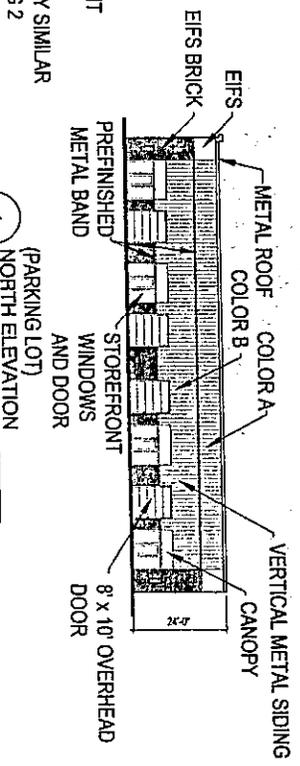
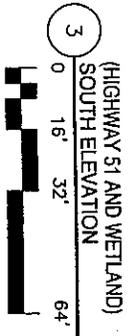
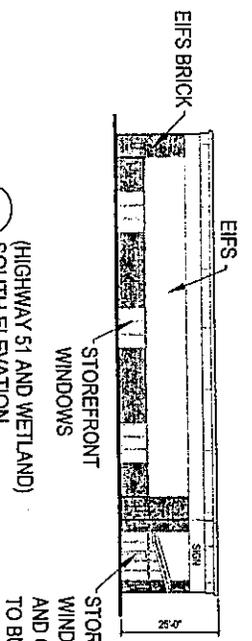
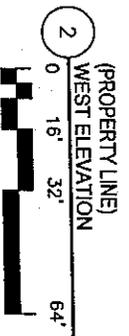
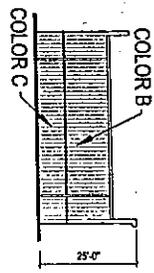
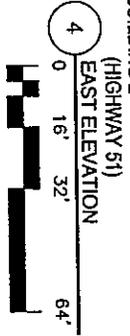
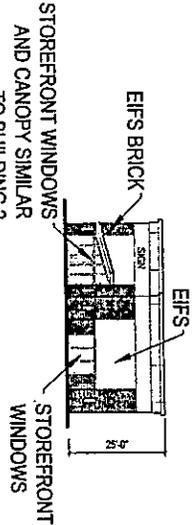
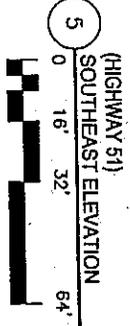
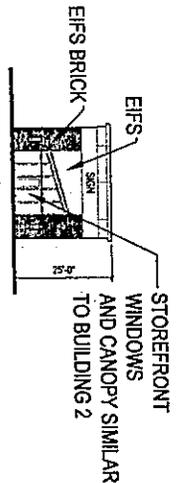
Badger Terminal Sunset Ridge Exterior Office Warehouse

4791 McFarland Court, McFarland, WI Lot 2, Building 3
TRASH ENCLOSURE PLAN
A-5.0
08/20/11



2009

2009



DIMENSION
Madison Design Group
architects - engineering - interior design
401 South Main Street
Duluth, Wisconsin 54001
PHONE 715.735.1000
WWW.DIMENSIONDESIGN.COM

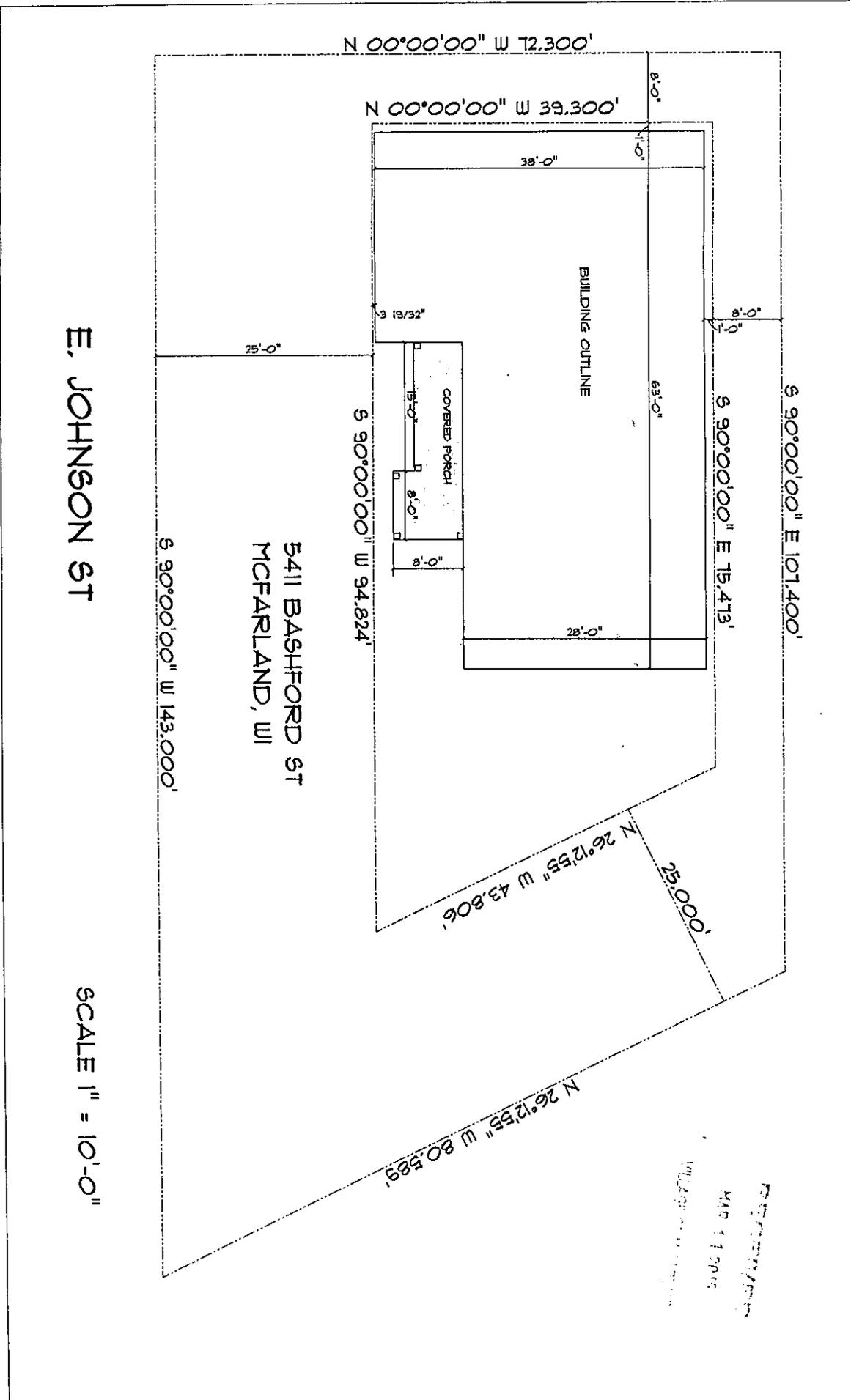
Badger Terminal
Multi-Tenant
Building 3

Badger Business Park
Madison, WI
McFarland, WI

DATE OF ISSUE: 12/1/08
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT #: 0810
EXTERIOR ELEVATIONS

A2.0



APPROVED
 MAR 11 2015
 W. J. ...

APPROVED
 MAR 16 2015
 Plan Commission

Expanded

w/ conditions

Pauline Boness

From: Ackerman, Jeffrey A - DNR <Jeffrey.Ackerman@wisconsin.gov>
Sent: Monday, May 09, 2016 10:55 AM
To: Pauline Boness
Subject: RE: 5411 Bashford McFarland,wi

Hi Pauline,

I don't see anything in our database. Also, nothing at that address on the DATCP tank database

http://dvmwapps.wi.gov/ER_Tanks/ER-EN-TankSearch.htm

They might consider some test probes in advance, to make sure they are building in a non-contaminated area. When they dig for a foundation they could run into the old tank and maybe contaminated soil. That would cause a lot of delay, headache, expense, and additional work. Contamination would have to be

reported <http://dnr.wi.gov/files/pdf/forms/4400/4400-225.pdf> and the material might need to be sent to the landfill.

An environmental consultant may offer some additional advice. There are some in your area.

<http://dnr.wi.gov/files/pdf/pubs/rr/rr024.pdf>

Good luck, Jeff

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Jeff Ackerman

608-275-3323

jeff.ackerman@wisconsin.gov

From: Pauline Boness [<mailto:Pauline.Boness@mcfarland.wi.us>]

Sent: Monday, May 09, 2016 10:15 AM

To: Ackerman, Jeffrey A - DNR

Subject: 5411 Bashford McFarland,wi

Morning Jeff, We have a property owner of 5411 Bashford St. wanting to build single family home on this property. This was a former hardware store many years ago. Also on the site was an underground storage tank which was supposedly filled with gravel. Any records of this with DNR? Couldn't find anything on your website. Assuming there are no records, any suggestions as to how to proceed with this?

Pauline Boness

Community Dev. Dir.

Village of McFarland

608-838-3154

pauline.boness@mcfarland.wi.us

Total Control Panel

[Login](#)

To: pauline.boness@mcfarland.wi.us

Message Score: 1

High (60): Pass

From:

My Spam Blocking Level: Medium

Medium (75): Pass

prvs=9302790f5=jeffrey.ackerman@wisconsin.gov

Low (90): Pass

Historical Society purchase of the Larson House

Boness stated that the Historical Society continued to seek pledges for the purchase and eventual renovation of the Larson House, adding she was not sure the thermometer/sign posted on the property, tracking pledges, was accurate. The next court date for Rev. Hoenecke was scheduled for mid-July. Harried inquired about a closing deadline. Boness replied that no document regarding a closing had yet been signed. Doll asked if the Historical Society was eligible for TIF funds. Flaherty responded there would be no return on the revenue. Boness stated the society was concentrating first on raising funds toward the purchase. After acquisition, the society would apply for grants towards the renovation.

X Grell property

Doll stated he had thought the transaction would have been done last November, 2009. Boness stated it boiled down to who would do an environmental Phase I and II. The Village Board wanted Grell to do Phases I and II, and Grell wanted the Village to be responsible. After the attorneys last met, the "ball was in Grell's court." Payne stated the problem was the underground gas tank. Boness felt the cost associated with the investigation/report was the hang-up; but eventually any prospective owner would require those reports/investigation to be done prior to acquisition.

Flint Hills upgrade of vapor recovery system

Boness reported Flint Hills Resources LLP – across from 84 Lumber – was on the Agenda for the June Plan Commission meeting for a CUP and site/design. Typically, these came before the CDA first; however, basically it was an environmental improvement. Boness explained that the vapor was recovered and condensed back down to its original form – just as US Oil accomplished with its vapor recovery system. Payne asked if this was a DNR requirement. Boness replied that Mr. Edwards, of FHR, did not mention that in his email. Flaherty asked why a CUP was necessary. Boness responded that the recovery system would be next to the road and if the Plan Commission thought there might be a better location, it would be suggested. Boness added that the Plan Commission would be asking for additional landscaping and that the planned gravel road be asphalt.

Other Updates

Boness addressed the upgrade projects on Voges Road, stating Neitzel had yet to take down the mini-warehouses, and some junked vehicles had yet to be removed; however, all the fencing had been torn down and dumpsters were in place.

Boness reported that Bruce Gjermo and Richard Grams, owners of AMBR Storage, across from Stetson on Terminal Drive, were putting approximately 17 acres on the market.

Boness reported receiving a couple of telephone calls regarding the Dairy Queen building on USH 51, which was not in a TIF and had been on the market for some time.

Boness stated there were no items for a July Agenda. Hanson felt it should be assumed, at this time, there would be a July CDA meeting, but if there was still nothing on the agenda the members could be notified there would not be a July meeting.

5. **Adjournment.** Motion by Barresi, second by Payne, to adjourn the meeting. The motion carried unanimously, and the meeting adjourned at 7:40 p.m.

Respectfully submitted,
Carla Opsahl, Clerk
Community Development Authority

Community Development Highlights

April 2016

- April construction contributes to an already busy year with forty permits issued. Remodeling permits dominated with one permit issued for a new single family home on Overlook Drive.
- Worked with Kelsy Boyd on a letter of credit from Landmark Services which serves as a loan guarantee to the Village for a \$408,000 loan to 84 Lumber back in 2006. This letter of credit has been reduced over the years to \$52,000. The loan should be retired in 2017.
- Met with property owner Wayne Utterback to discuss future utility connections needed in order to develop his property east of the Village.
- Spoke with Kris Krentz of Skaalen Village regarding their purchase of the Babcock property. According to Mr. Krentz it may be 5 – 10 years before Skaalen decides to develop the 34 acre site.
- Work continues on the Comprehensive Plan update. The consultant has met with Plan Commission and Landmarks Committee and it will meet in May with CDA, Park, Recreation and Natural Resources, Public Works, Public Utilities and Public Safety.
- Tom Gannon has submitted his preliminary plat of Prairie Place Subdivision. He will be working with staff over the summer to secure approvals.
- Have met with Attorney regarding creation of a Utility District necessary to re-coup costs associated from the lift station.
- Met with McFarland School District representative regarding a CARPC application for future sewer service to the former Lecy property now under school district ownership. The CARPC application must be sponsored by

the Village, therefore this issue will be coming before Plan Commission and Village Board sometime in July.

- Tim Neitzel has submitted a site plan for a 3,000 square foot building on McFarland Court.
- 84 Lumber is looking into reopening their facility on Terminal Drive which is great news.
- Ryan Quam's (Waubesa Village) made his second draw on his \$552,000 loan. The draw amount was \$165,775.
- During the months of April attended the following municipal meetings.
 - Village Board
 - Plan Commission
 - Community Development Authority
 - Public Works
 - Park, Recreation and Natural Resources

Submitted by:
Pauline Boness
Community Development Director