

8/26

Village of McFarland
Community Development Department

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SEP 08 2020

VILLAGE OF MCFARLAND

Plan Commission Application – 2020

~Application must be completed in full~

Applicant - Owner	<i>Rick + Susan Hebanks</i>	Applicant's Agent	
	<i>Angelo's McFarland</i>	Name	
Address	<i>4706 Farwell st</i>	Address	
Email	<i>AngelosMcFarland@yahoo.com</i>	Email	
Phone #	<i>(608) 577-0453</i>	Phone #	
Fax #		Fax #	

Parcel No(s). LOT 2 C.S.M. # 2949 Type of Proposal – Please check boxes below that apply

Requires Public Hearing (Class One)	FEES	Requires Public Hearing (Class Two)	FEES	Public Hearing Not required	FEES
<input type="checkbox"/> Preliminary Plat	\$500+AF	<input type="checkbox"/> Conditional Use	\$370+F	<input type="checkbox"/> Annexation	At cost
<input type="checkbox"/> Preliminary Plat (reapplication)	\$500+BF	<input type="checkbox"/> Rezoning (map)	\$405+	<input type="checkbox"/> Dev. Agreement Including Addendums	\$400 F
<input type="checkbox"/> Certified Survey Map	\$300+FG	<input type="checkbox"/> Zoning Amendment (text)	\$405 +F	<input type="checkbox"/> Final Plat	\$500 +CF
<input type="checkbox"/> Condominium	\$300+EF	<input type="checkbox"/> Variance-Board of Zoning Appeals	\$380+F	<input type="checkbox"/> Final Plat (reapplication)	\$400 +DF
<input type="checkbox"/> Comprehensive Plan Amendment	\$500+F			<input checked="" type="checkbox"/> Site/Design Review	\$400 + F

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

B = Any preliminary plat which has previously been reviewed/ revised within the last 36 months

C = Plus \$50.00 for each lot within the final plat

D = Any final plat which has been previously reviewed or/ revised within the last 36 months

E = Plus \$40.00 for each unit shown

F = Plus actual legal, engineering and financial consulting costs incurred by the Village

G = Plus \$25.00 per lot for two or more lots.

Escrow Deposits (covers costs for outside consultants; e.g., engineers, attorneys, etc.)	
<input type="checkbox"/> R-E, R-3 & PD (up to 50 acres)	\$5,000
<input type="checkbox"/> R-E, R-3 & PD (greater than 50 acres)	\$10,000
<input type="checkbox"/> Commercial Site/Design Review (5,000 sq. ft. or more)	\$2,000
<input type="checkbox"/> All Plats including condominiums	\$5,000

Nature of the development proposal: Must provide address of proposed development, legal description, current zoning and description of proposal. (Attach additional paper if needed)

*Addition to Angelo's McFarland 4706 Farwell St.
see Attached Pse Legal description*

What action is the applicant requesting of the Plan Commission?

Appeal of proposed addition to Angelo's McFarland

Has this specific proposal been previously discussed or acted upon by the Plan Commission?

YES NO (If "yes" state the nature and the date(s) of the previous application.)

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

Schedule: The Village of McFarland Plan Commission conducts meetings on the third Monday of each month at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices; all potential agenda item materials -are required to be submitted per the schedule listed below. **Six (6) Copies** of all materials, **one (1) copy must be 8 ½ x 11, five (5) copies to be 11 x 17 and one (1) electronic copy** (only one copy of application, completed in full, is necessary) shall be submitted to the Community Development Department (608-838-3154), with fees paid by ***NOON of the deadline day**, according to the following schedule:

Village of McFarland Plan Commission 2020 Schedule

*Submittal Deadline Noon on:	For Scheduled 2020 Meeting date of:
December 12 (2019) -----	January Tuesday Jan. 21
January 7-----	February 17
February 11-----	March 16
March 10-----	April 20
April 7-----	May 18
May 12-----	June 15
June 9-----	July 20
July 7-----	August 17
August 11-----	September 21
September 8-----	October 19
October 6-----	November 16
November 3-----	December 21 (Pending)
December 8-----	(Pending) Tuesday, Jan. 19, 2021

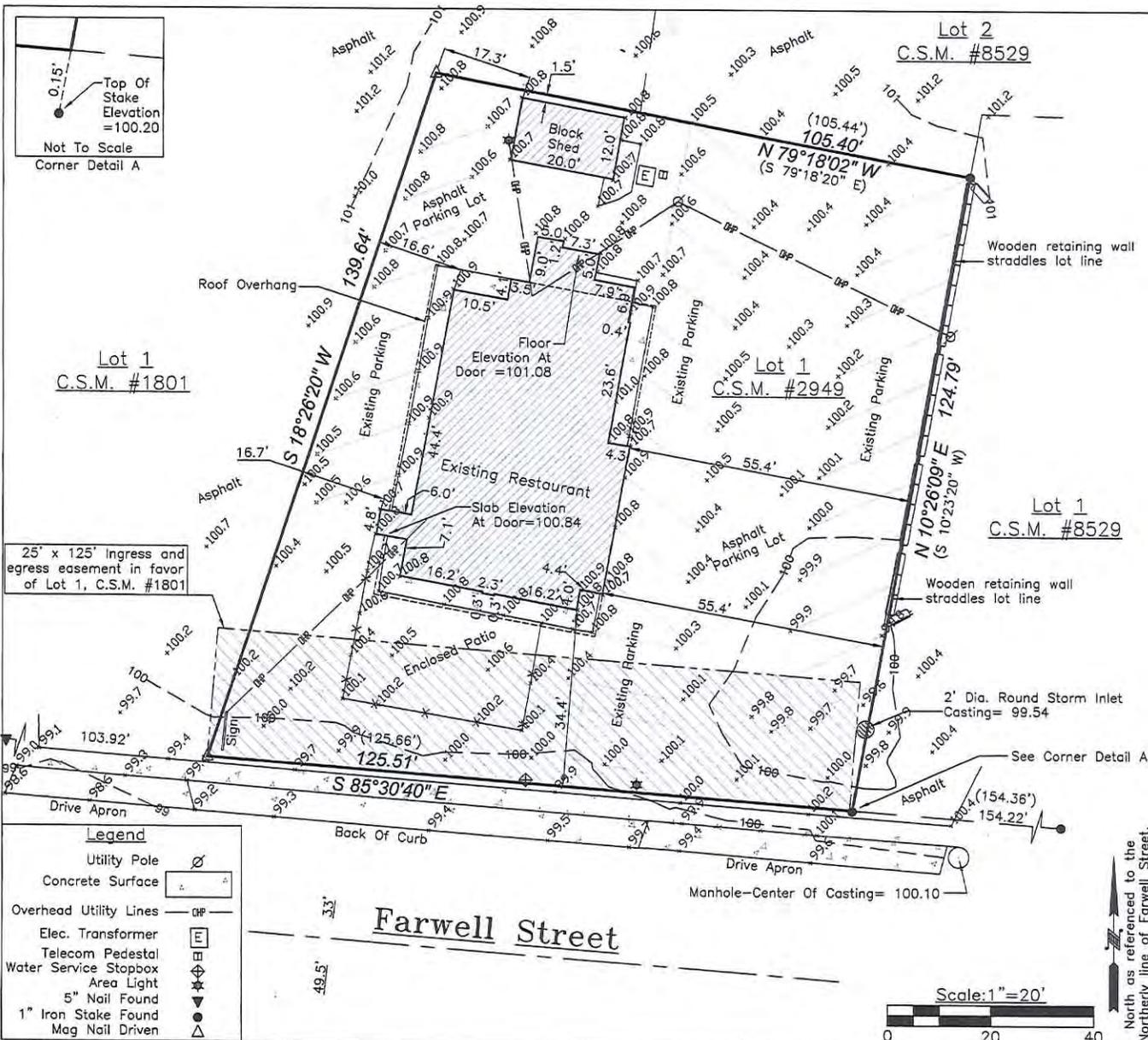
* **Submittal deadline: No exceptions are given for above deadlines**

- **I understand failure to provide required materials/information/fees by the submittal deadline can result in this application being withdrawn for consideration by the Plan Commission. Materials submitted for review after the submittal deadline date, or incomplete submittals, will be held over until the next scheduled meeting.**
- **I understand any fees not paid for (i.e. legal notices, mailings, etc.) will require any permits to be withheld until all payments are made in full. In addition, all application fees are non-refundable.**

X _____
Signature of Applicant/Agent

9-3-20

Date



TOPOGRAPHIC SURVEY AND PLAT OF SURVEY

Lot 1 of Certified Survey Map # 2949, being a part of the SW 1/4 of the NW 1/4 of Section 3, T 6 N, R 10 E, Village of McFarland, Dane County, Wisconsin.

Surveyor's Certificate
 I, Timothy G. Radl, Professional Land Surveyor S-2959, hereby certify I have surveyed, mapped, and monumented the lands described herein; that such map correctly represents all exterior boundaries of the land surveyed; and that this survey is correct to the best of my knowledge and belief. Dated this 24th day of August, 2020.

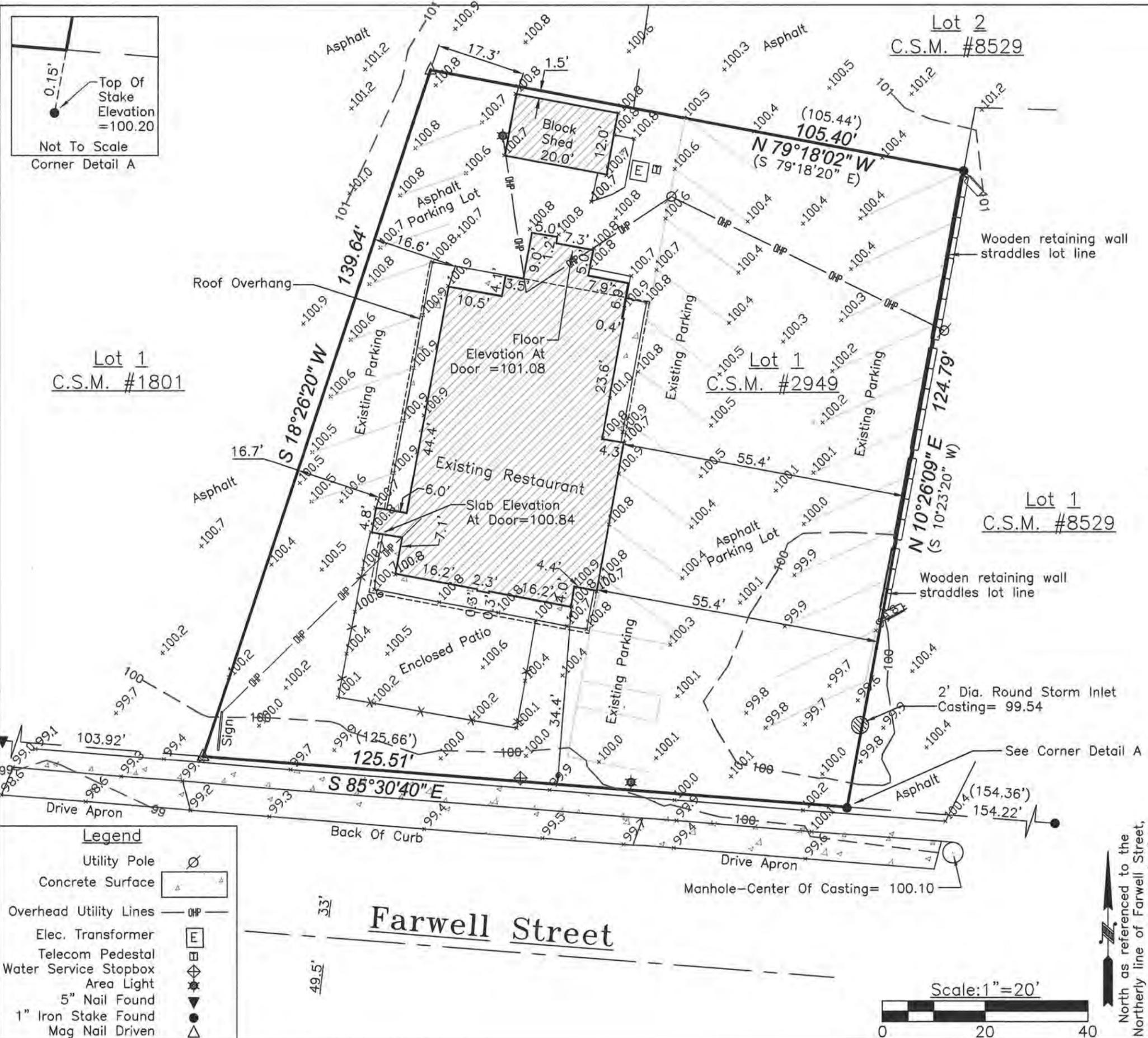
(Signature)
 8/24/2020

Timothy G. Radl S-2959 Professional Land Surveyor

Notes: Lot Area= 15,081 Sq.Ft.
 Vertical Datum Assumed.
 Contour Interval: 1 Foot.
 Fieldwork performed August 21st, 2020.
 Building offsets are to siding or concrete block.
 No title report was furnished for this survey.
 Only above-ground features have been located.
 Previously recorded dimensions enclosed in parenthesis.
 Wetlands or flood zones, if present, have not been delineated.
 This survey subject to all agreements and easements recorded and unrecorded.

Red Oak Land Surveying LLC
 313 Waverly Pl. Madison, WI 53705 (608)233-3142 redokls.com

DRAWN	DATE	Prepared for:
TGR	8/21/2020	Rick Hubanks
APPROVED	DATE	4706 Farwell St.
TGR	8/23/2020	McFarland, WI 53558
SCALE	SHEET	PROJECT NO.
1"=20'	1 of 1	2020077



TOPOGRAPHIC SURVEY AND PLAT OF SURVEY

Lot 1 of Certified Survey Map # 2949, being a part of the SW 1/4 of the NW 1/4 of Section 3, T 6 N, R 10 E, Village of McFarland, Dane County, Wisconsin.

Surveyor's Certificate
 I, Timothy G. Radl, Professional Land Surveyor S-2959, hereby certify I have surveyed, mapped, and monumented the lands described herein; that such map correctly represents all exterior boundaries of the land surveyed; and that this survey is correct to the best of my knowledge and belief.
 Dated this 28th day of September, 2020.

Timothy G. Radl
 9-28-2020
 WISCONSIN
 TIMOTHY G. RADL
 S-2959
 MADISON
 WIS.
 LAND SURVEYOR

Timothy G. Radl S-2959 Professional Land Surveyor
 Revised 9/28/2020 to remove access easement in favor of Lot 1 Certified Survey Map #1801, the following having now been removed via Document #5639243.
 Notes: Lot Area= 15,081 Sq.Ft.
 Vertical Datum Assumed.
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Red Oak Land Surveying LLC

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DRAWN TGR	DATE 8/21/2020	Prepared for: Rick Hubanks 4706 Farwell St. McFarland, WI 53558
APPROVED TGR	DATE 8/23/2020	
SCALE 1"=20'	SHEET 1 of 1	PROJECT NO. 2020077

FARWELL STREET

BIKES

BENCH

21

10'
SETBACK

18

4

24

12

DINING

DINING

M

W

MECH

4

15

ADDITION

EXISTING

26

BAR

KITCHEN

PATIO
14 x 30

ENTRY

FLOOR PLAN
1/8" = 1'-0"
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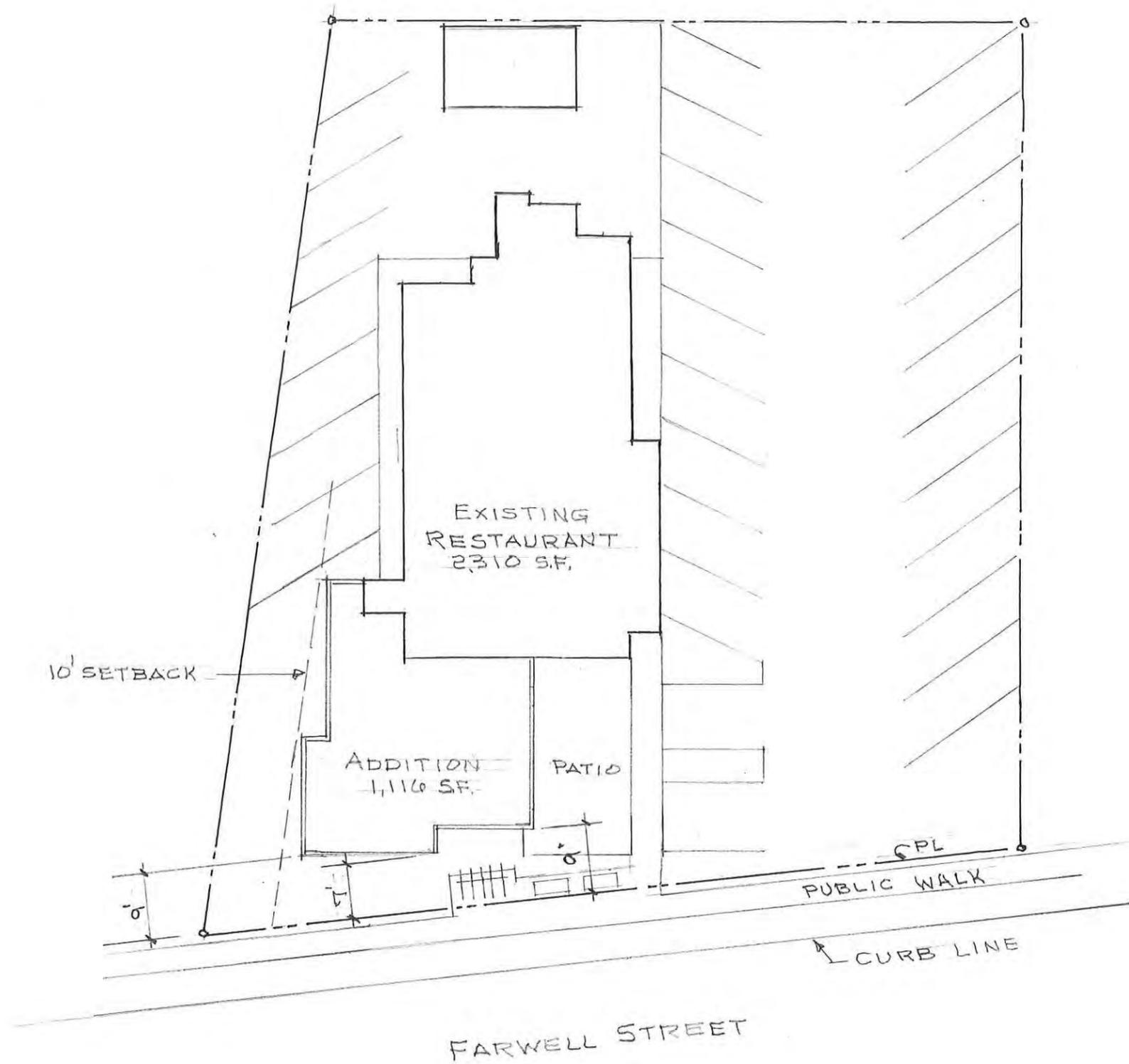
VILLAGE OF MCFARLAND

Project: Angelo's McFarland
Susan & Rick Hubanks
4706 Farwell Street
McFarland, WI 53558

Designer: Chuck Geurink
2354 Hwy AB
McFarland, WI 53558
(608)345-4333
cggeurink@charter.net

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Sheet: 2 of 3



SITE PLAN
1" = 20'

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Angelo's McFarland
Seating Capacities

	Existing		Proposed	
	Pre/ COVID	COVID	COVID	Post/ COVID
Bar	28	18	30	34
Dining	55	24	42	48
Patio	35	48		24
Totals	118	90	72	106

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VILLAGE OF McFARLAND

Landscaping

All shaded area to be edged with Raffinato edging and filled with black/gray river rock. Holmstrup Arborvitae to be planted along the west and south corner walls. Fill in the rest of the area with bushes and grasses as needed to fill.
see attached for specs

Lighting

Variable lumen output low voltage 35 degree flood beam lighting to be placed behind arborvitae for up lighting on the west and south stone feature wall. Vertical LED light bars to be installed On the upper stone corners on the south east corner and next to the patio door.
see attached for specs

Signage

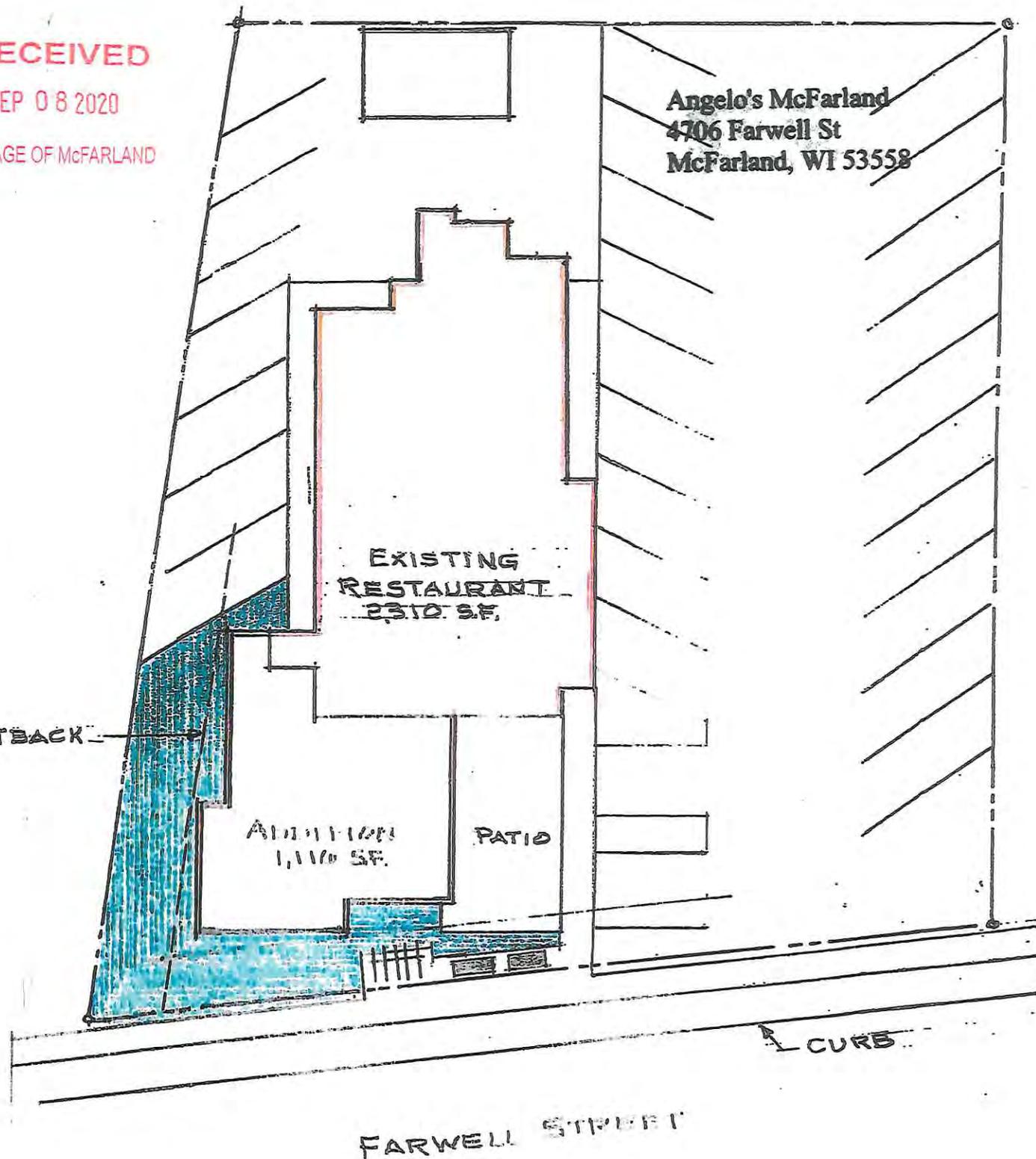
Eliminate current pedestal sign. Proposed 2 LED backlit dimensional letter signs on the south and west corner of the stone feature wall.

Exterior finishes

South and west feature corner walls and lower patio area walls to be dark stone veneer (similar to as spec) Upper patio area walls to be light larger format veneer stone. Remainder of proposed addition and existing structure to be E.F.I.S. Stucco finish (still working on final color) Windows and exterior doors to be dark extruded aluminum cladding.

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Angelo's McFarland
4706 Farwell St
McFarland, WI 53558



EXISTING RESTAURANT
2310 SF.

ADDITION
1,110 SF.

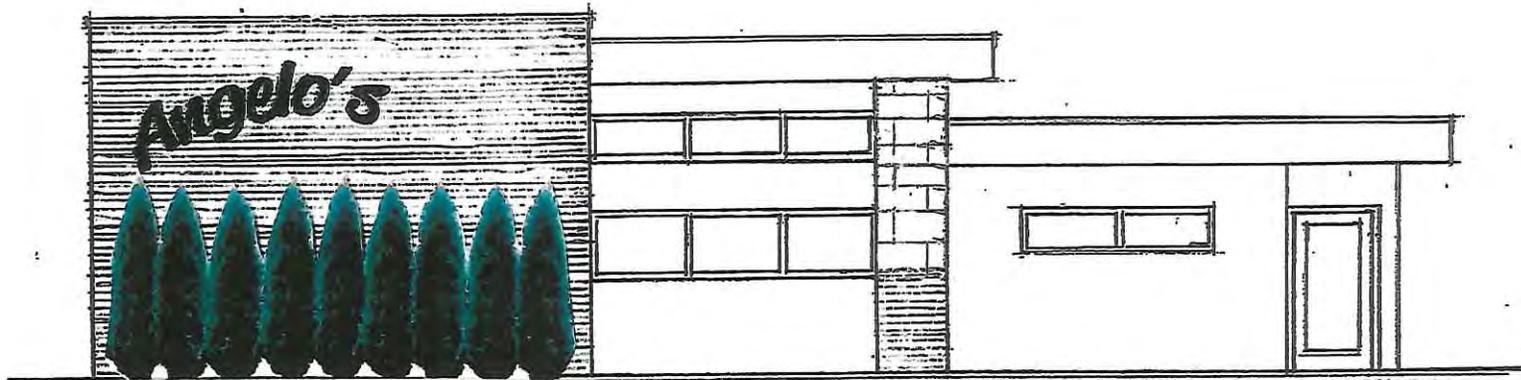
PATIO

10' SETBACK

CURB

FARWELL STREET

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SOUTH ELEVATION
1/2" = 1'-0"

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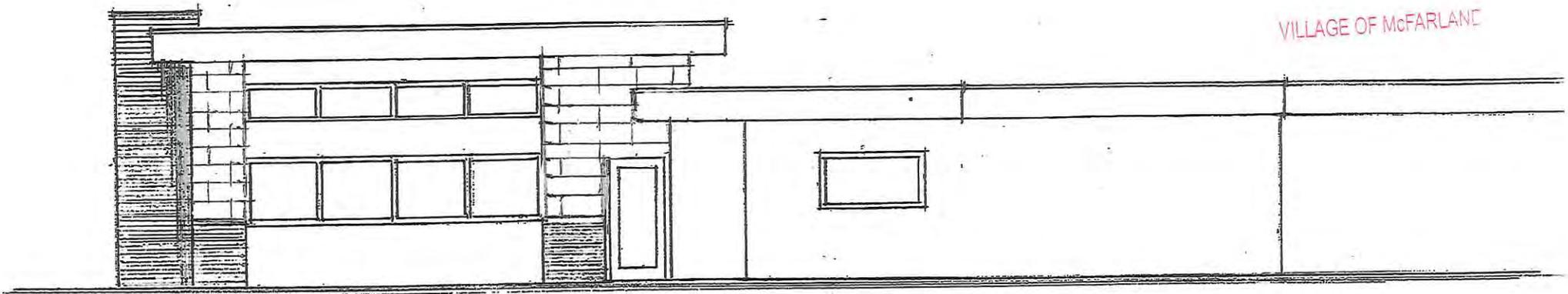


WEST ELEVATION
1/8" = 1'-0"

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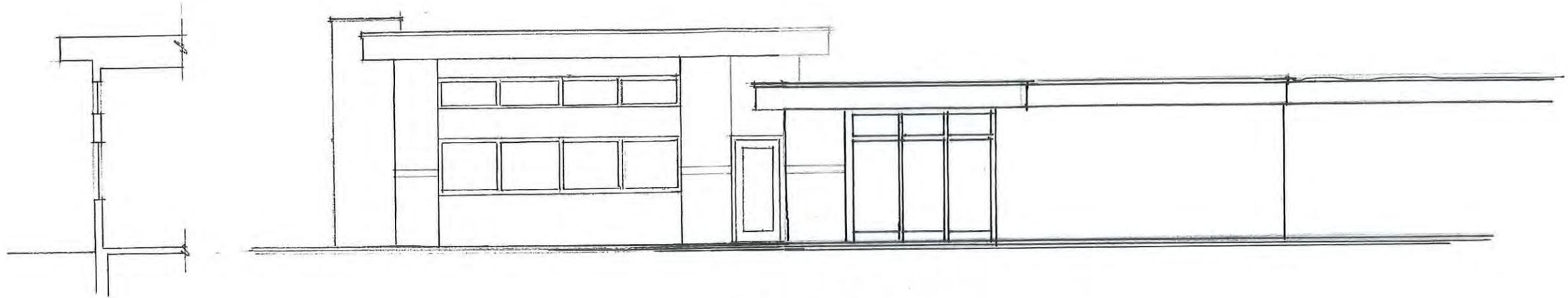
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VILLAGE OF McFARLANE

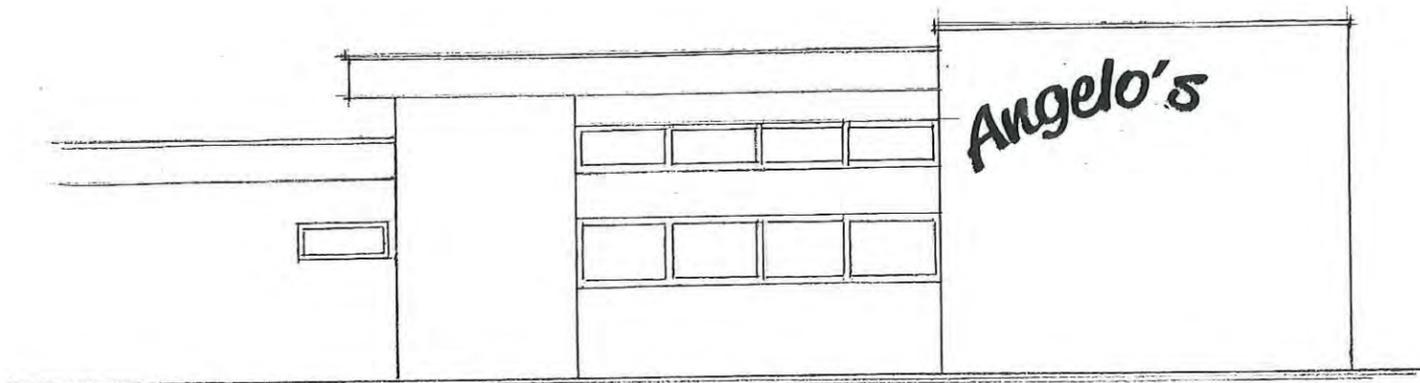


EAST ELEVATION

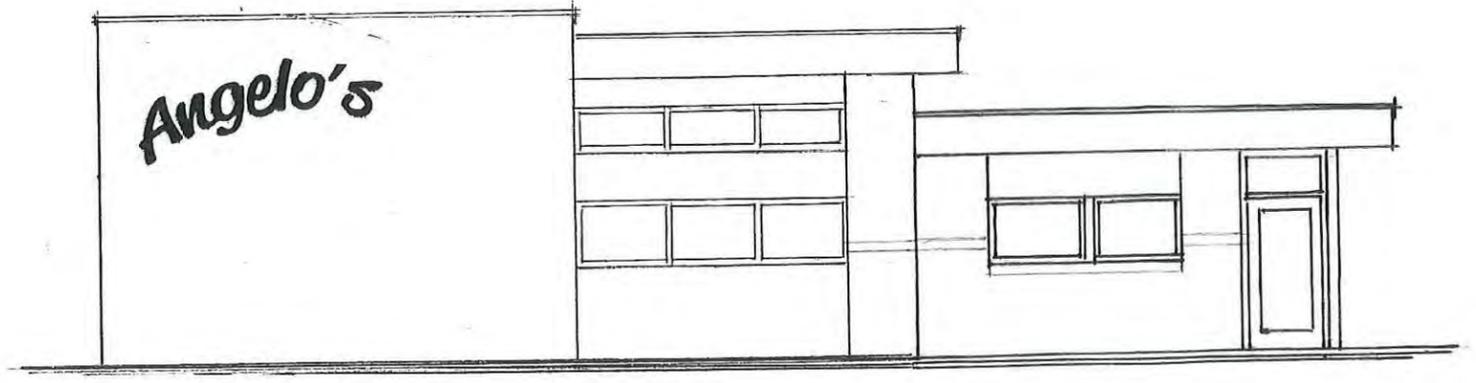
$1/8" = 1'-0"$



EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

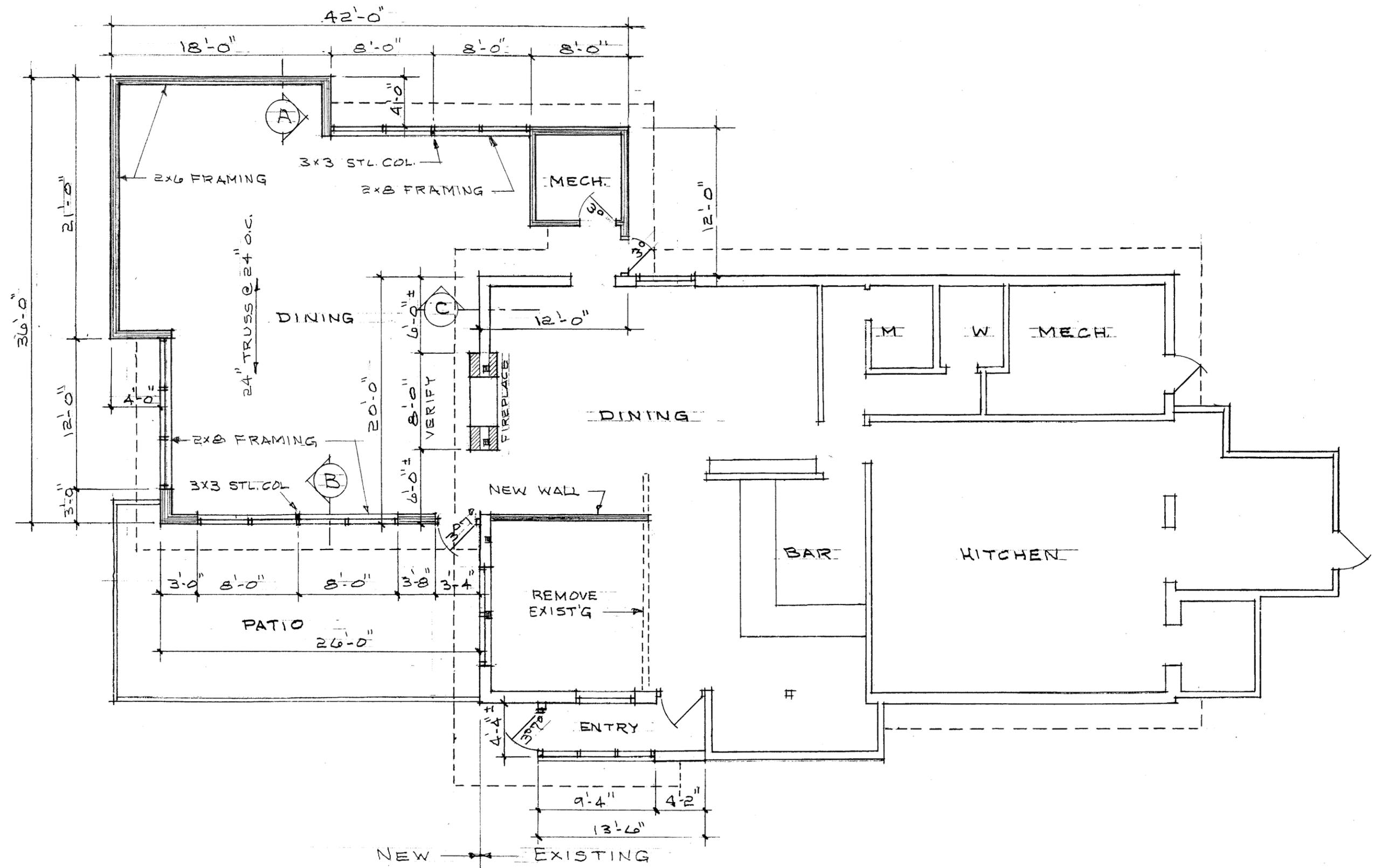
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FLOOR PLAN
 1/8" = 1'-0"

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Note: Architectural layout plans only. Mechanical and structural engineering components to be verified by others.

REV. - 9/18/20
 Issued: 9/17/20



Holmstrup Arborvitae



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Photo credit: [Gammon Landscape Nursery](#)

The Holmstrup Arborvitae is an introduction from Denmark. It's a very compact, slow growing, pyramid with rich-green foliage. This evergreen does well in light shade and poor drainage. It's an excellent plant for smaller landscapes. Great year round color. Mature size is around 6-8' tall x 3-4' wide.

Holmstrup Arborvitae Quick Facts:

Color:	<i>Green</i>
Plant Size:	<i>Around 6-8' tall x 3-4' wide</i>
Sunlight:	<i>Full Sun to Partial Shade</i>
Soil Conditions:	<i>Normal, Sandy, Clay, Acidic, Wet</i>



Plant Addicts

Winecraft Black® Smokebush



Hirt's Gardens

Black Dragon Mondo Grass Plants - Ophiopogon nigrescens...



Bountiful Gardens

Carex (Japanese Sedge Grass) 'Ice Dance' | bountifulgarden

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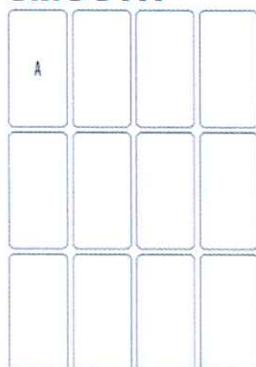
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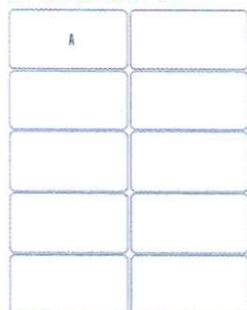
RAFFINATO 180 mm

DESCRIPTION: Edges **TEXTURE:** Smooth or Polished

PALLET OVERVIEW - 180 mm SMOOTH



PALLET OVERVIEW - 180 mm POLISHED



Specifications per pallet		Imperial	Metric
180 mm SMOOTH	Cubing	24 units	24 units
	Approx. Weight	1 529 lbs	694 kg
	Number of rows	2	



Unit dimensions	in	mm	Units/pallet
Height	7 1/16	180	24 units
Depth	9 13/16	249	
Length	14 1/8	359	

Specifications per pallet		Imperial	Metric
180 mm POLISHED	Cubing	20 units	20 units
	Approx. Weight	1 557 lbs	706 kg
	Number of rows	2	



Unit dimensions	in	mm	Units/pallet
Height	7 1/16	180	20 units
Depth	9 3/4	248	
Length	14 1/16	357	

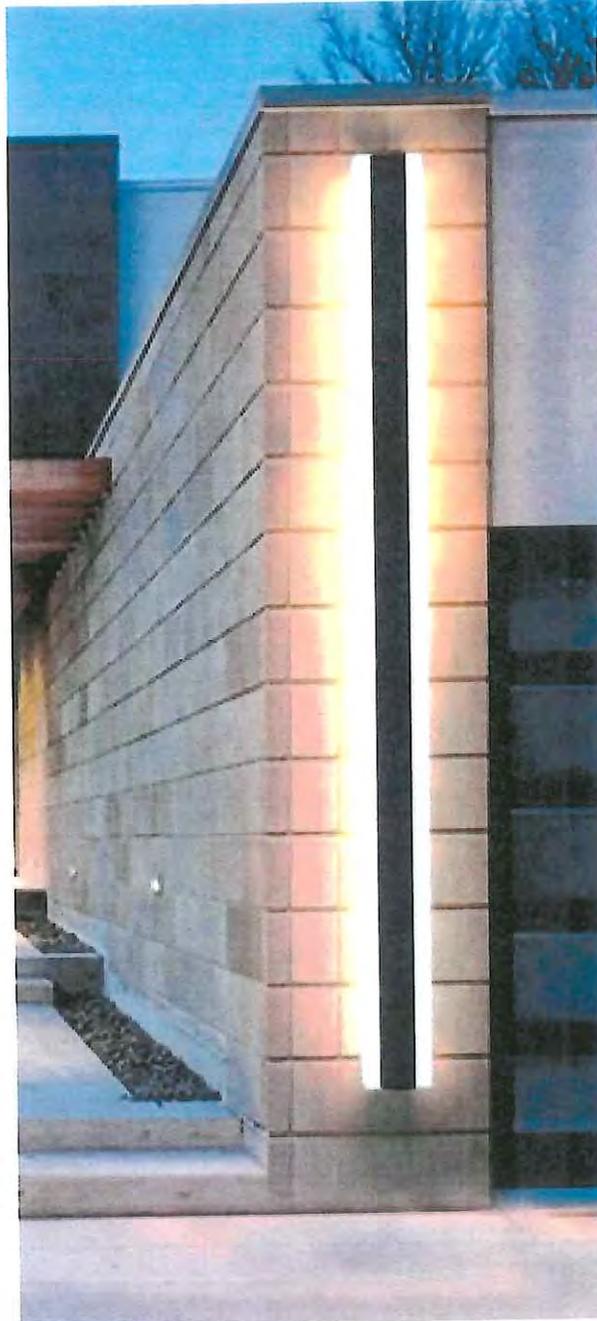




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Is Bulbs Included: Yes
Finish: Polished Chrome
Certification: CCC
Certification: ce
Protection Level: IP65
Voltage: 85-265V
Item Type: Wall Lamps
Warranty: 3 years
Body Material: Aluminum
Power Source: AC
Style: Contemporary
Light Source: LED Bulbs
Usage: Industrial
Base Type: Wedge
Is Dimmable: Yes
Diffuser: Aluminum Alloy

30cm: 8W

60cm: 16W

80cm: 32W

120cm: 48W

150cm: 60W

170cm: 70W

200cm: 80W

240cm: 90W

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- 3 3/4" high x 2" wide x 4 1/2" deep. Weighs 1 lbs.
- Built-in non-dimmable 8 watt LED module. 3000K color temperature. 80 CRI.
- Variable Lumen Output (VLO) allows to easily switch between 100, 200 or 300 lumen without mechanically adjusting the settings on the fixture.
- VLO adjustable lumen energy-efficient LED landscape accent flood light from Kichler.
- Textured black finish over aluminum construction. Tempered glass lens.
- LED averages 50,000 hours at 3 hours per day.
- 35-degree flood beam angle.
- Advanced optics provide superb center to edge uniformity.
- Complete sealed system for improved reliability.
- Advanced ESD surge protection (6 kV).
- Low voltage - 12V.

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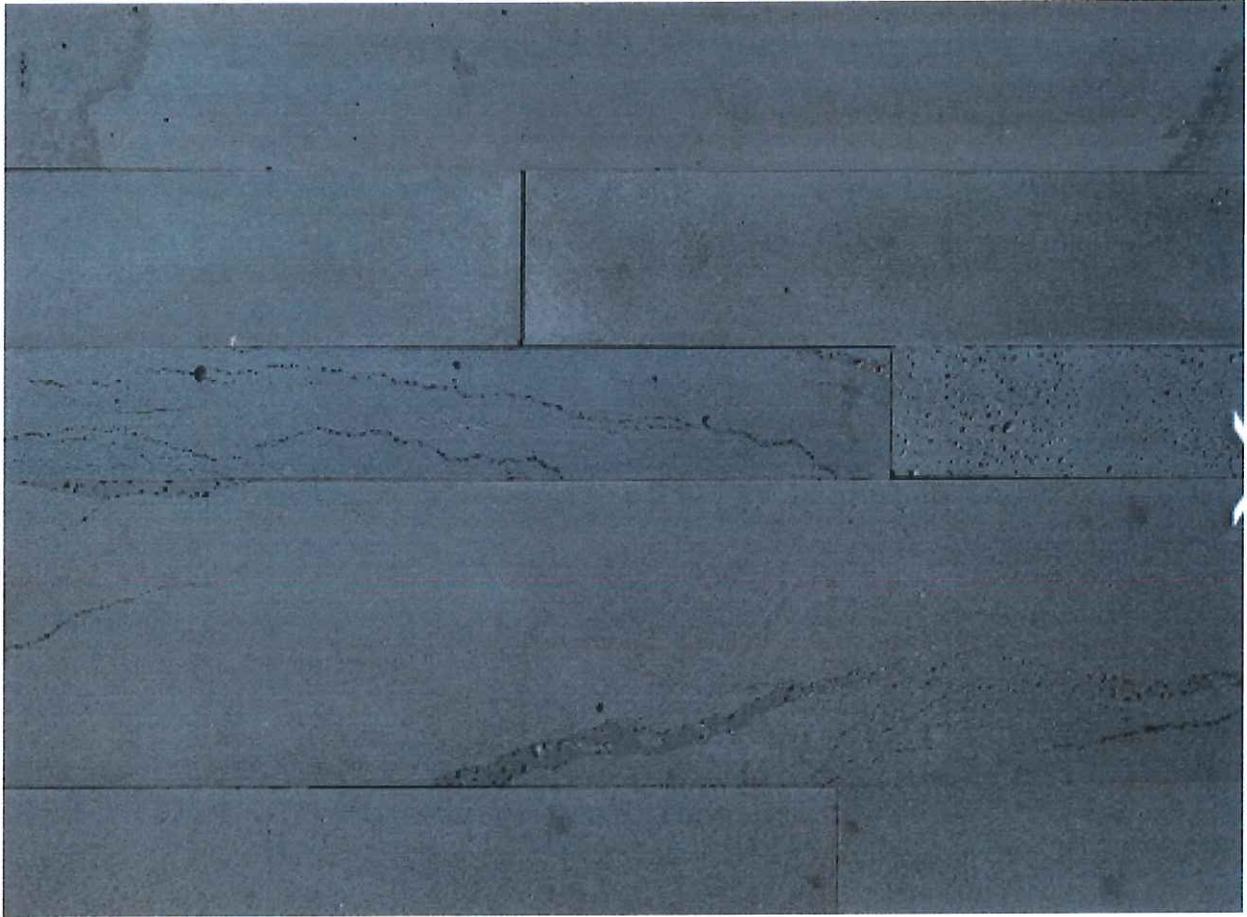
Norstone Graphite PLANC™



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