

May 20, 2020

Village of McFarland
Plan Commission
5915 Milwaukee St.
McFarland, WI 53558



Re: Narrative – Planned Development District
The Waterford
Holscher Rd & Broadhead Street
McFarland, WI

Plan Commission Recommendation Date: June 15, 2020
Village Board Approval Date: June 22, 2020

The following is submitted together with the site plan and application for Plan Commission consideration.

Organizational Structure:

Developer: Northpointe Development Corp
230 Ohio Street
Oshkosh, WI 54902
Phone: 608-334-5665
Contact: Sean O'Brien
sean@northpointedev.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste. 201
Middleton, WI 53562
Phone: 608-836-3690
Contact: Kevin Burow
kburow@knothebruce.com

Project Description:

The property legal description is: Prairie Place Lot 56, Parcel number: 061002126061

The property is currently zoned R-3 General Residence District and the Future Land Use Map identifies the site as Multiple Family Residential.

Village owned land abuts the site on the east and across Broadhead to the south. Existing single-family housing is located to the west, across Holscher Rd and to the south-west, across Broadhead Street.

The project is a residential development consisting of five buildings and will be completed in a single phase. Building 1 is a three story, 62-unit apartment building with an underground parking garage. This building will be age restricted (55+) which would remain in perpetuity. Buildings 2-5 are two story townhouse buildings with a total of 18 units, each unit comprised of 1,584 finished square feet and an attached two-car garage. The townhome buildings will not have an age restriction and have been placed on the site to work with the existing topography and create a community feel, while providing safe access and circulation.

Standards

The Village Comprehensive Plan has designated this site as Multiple Family Residential. This project is in compliance with the goals of the plan.

This project will not substantially impair or diminish the use, value and enjoyment of other properties within this neighborhood. Quite the opposite. This project will enhance the character of the neighborhood and bring additional opportunities for housing.

The site has been designed to facilitate safe pedestrian and vehicular traffic flow. Accessible routes will be provided to all buildings.

The project will comply with the Village Erosion Control and Stormwater Management requirements. Infiltration areas will be provided in multiple locations.

Each unit has a private patio or deck. Other amenities include a community room and an exercise room.

The anticipated development schedule is to start construction in the Fall of 2021 with occupancy of the buildings in the Fall of 2022. All the units will be rent restricted for a minimum of 30 years and available to households earning 30-80% of the county median. Most of the units will be set aside for households earning 50-80% of the county median. The units will give preference to McFarland residents and Veterans. The developer plans to apply for grant funds from the Federal Home Loan Bank in June of 2020 followed applying to WHEDA for State and Federal 4% tax credits in December 2020. The developer will seek Detailed Plan approval in the Spring of 2021 or sooner if able to line up all of the required financing.

Site Development Data:

Densities:

Lot Area	143,929 S.F. 3.30 acres
Dwelling Units	80 DU
Lot Area / D.U.	1,799 S.F./D.U.
Density	24.2 units/acre

Usable Open Space	858 S.F. per dwelling unit
Floor Area Ratio	30%

Residential Area: See attached site plan for building areas

Building Height: 2 stories at Townhouses and 3 Stories at Apartment

Dwelling Unit Mix:

One Bedroom	31
Two Bedroom	31
Townhouses	<u>18</u>
Total	80 units

Vehicle Parking:

Underground	62
Surface Garage	36
<u>Surface</u>	<u>30</u>
Total	128 vehicle stalls

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP
Managing Member