

**Village of McFarland
Community Development Department**

RECEIVED
JUN 09 2020
VILLAGE OF MCFARLAND

Plan Commission Application – 2020
~Application must be completed in full~

Applicant - Owner	Sheva O'Hearn	Applicant's Agent	
	O'Hearn Ventures LLC	Name	
Address	5205 Linden Pkwy	Address	
Email	mcfarland@cejournal.com	Email	
Phone #	608 217 6356	Phone #	
Fax #		Fax #	

Parcel No(s). _____ **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 checked="" 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+BF	<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 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)

Add (2) Apartments to 3rd Floor of McFarland House

What action is the applicant requesting of the Plan Commission?

CUP

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

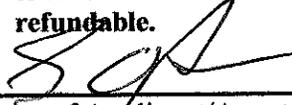
Schedule: The Village of McFarland Plan Commission conducts meetings on the third Monday of each month at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices; all potential agenda item materials -are required to 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

6/9/20

 Date

MCFARLAND HOUSE - VILLAGE OF MCFARLAND
 PROPOSED SITE PLAN
 SHEET: C-2
 DATED: JUNE 11, 2019
 REVISED: MAY 1, 2020

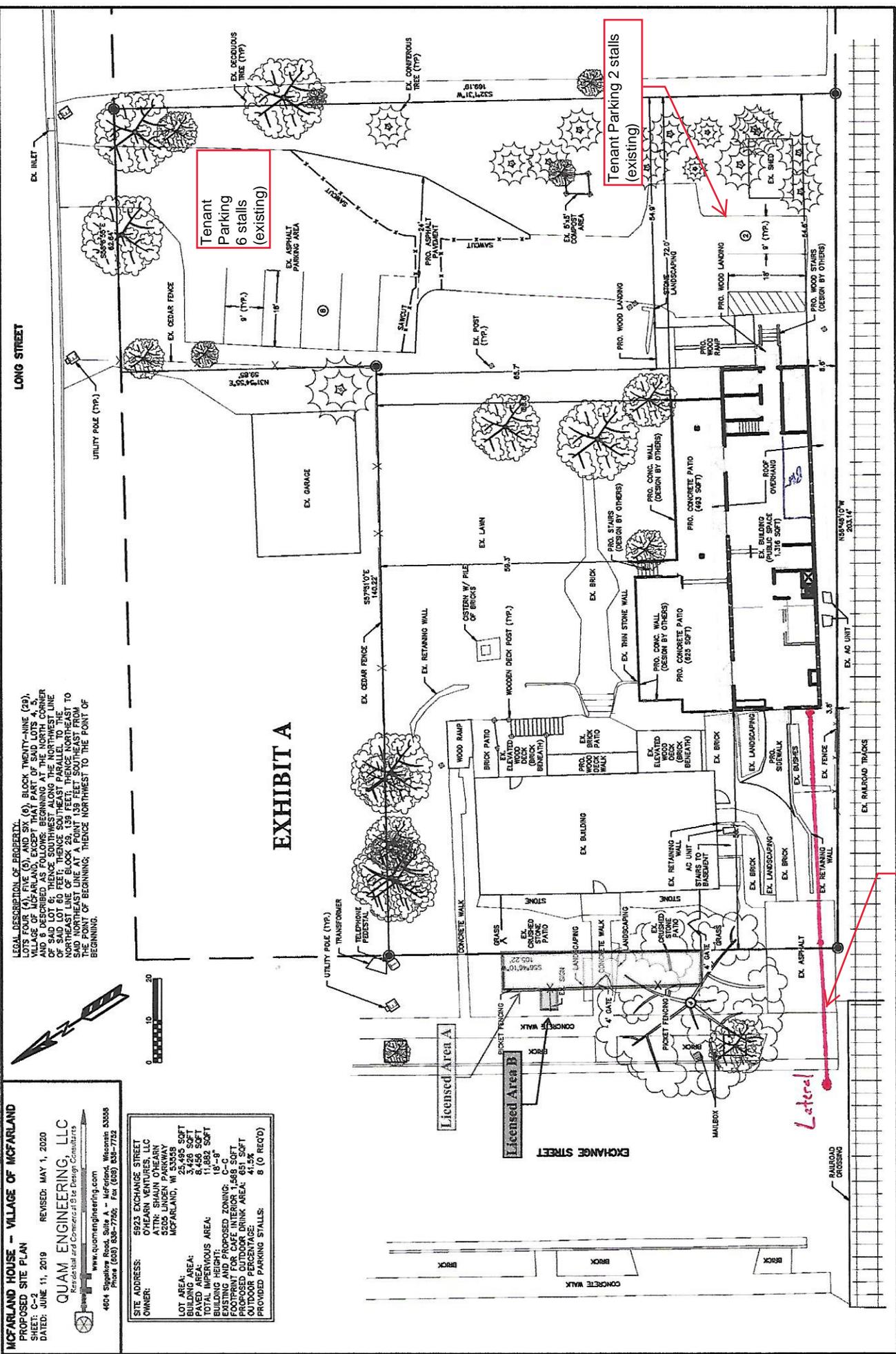
QUAM ENGINEERING, LLC
 Registered Professional Engineer
 www.quamengineering.com
 4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7760; Fax (608) 838-7752

SITE ADDRESS: 5923 EXCHANGE STREET
OWNER: O'HEARN VENTURES, LLC
 ATTN: SHAWN O'HEARN
 5205 LINCOLN AVENUE
 MCFARLAND, WI 53558

LOT AREA: 25,495 SQFT
BUILDING AREA: 3,426 SQFT
PAVED AREA: 8,456 SQFT
EXISTING TREES: 181'-8"
BUILDING HEIGHT: 18'-0"
EXISTING AND PROPOSED ZONING: C-C
FOOTPRINT FOR CAFE INTERIOR: 1,588 SQFT
PROPOSED OUTDOOR DRINK AREA: 651 SQFT
PARKING STALLS: 8 (0 RECD)
PROVIDED PARKING STALLS: 8 (0 RECD)

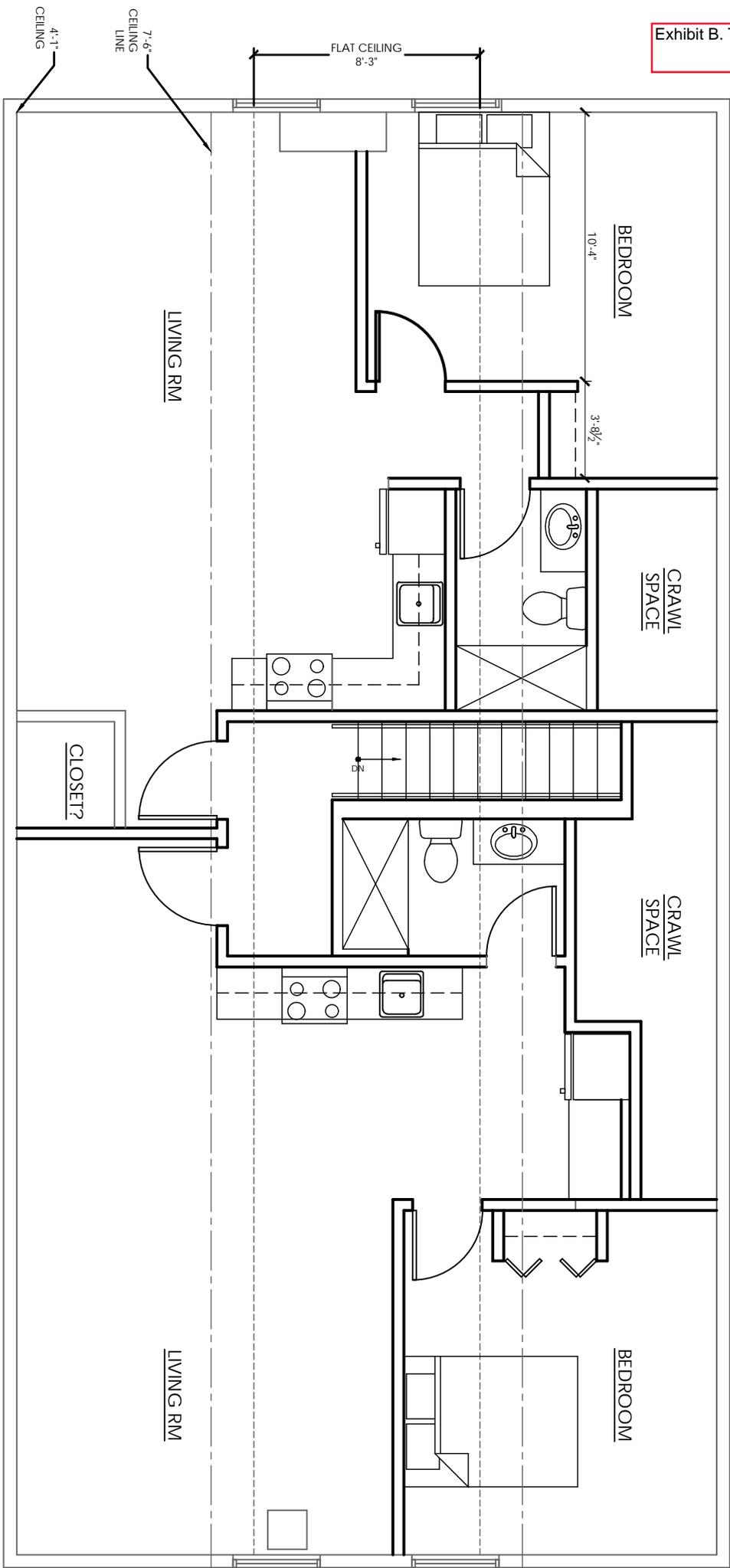
LEGAL DESCRIPTION OF PROPERTY:
 LOTS FOUR (4), FIVE (5), AND SIX (6), BLOCK TWENTY-NINE (29), VILLAGE OF MCFARLAND, EXCEPT THAT PART OF SAID LOTS 4, 5, 6, WHICH ARE SHOWN AS BEING PART OF SAID LOTS 4, 5, 6 OF SAID LOT 6; THENCE SOUTHWEST ALONG THE NORTHWEST LINE OF SAID LOT 6; THENCE SOUTHEAST PARALLEL TO THE NORTHEAST LINE OF BLOCK 29, 139 FEET; THENCE NORTHEAST TO SAID POINT OF BEGINNING; THENCE SOUTHWEST TO THE POINT OF BEGINNING; THENCE NORTHWEST TO THE POINT OF BEGINNING.

EXHIBIT A



New water lateral for sprinkler system to serve cafe house and garden house

Exhibit B. Third Floor, Floor Plan



July 2, 2020

Applicant:

O'Hearn Ventures LLC
5205 Linden Parkway
McFarland WI 53558

Project Location & Legal Description:

McFarland Café House, 5923 Exchange Street. Parcels 061003169269 (Original Plat Block 29 Lot 6 EXC N 60 FT), 061003169152 (Original Plat Block 29 Lot 5 EXC N 60 FT), 061003168840 (Original Plat Block 29 Lot 4 EXC COM NW COR TH E 7FT SWLY to PT on W LN 60 FT S of NW COR N to POB)

Project Description:

Seeking a Conditional Use Permit to add two one-bedroom apartments to the third floor of the McFarland Café House. Project also includes the installation of a new water lateral from Exchange Street to the Garden House. The water lateral is for the purposes of providing a sprinkler system to both the Garden House and Café House and not for domestic use. Service connection to the Café House will be through the existing tunnel from the Garden House to avoid disturbing the foundation of the Café. There are two existing one-bedroom apartments on the second floor of the Café House. There are eight (8) existing off-street parking spaces available for tenant use on parcel 061003168840. The additional two one-bedroom units may be leased year-round or available for short-term rental as a Tourist Rooming House (TBD). No other site improvements, or improvements to the Garden House, are proposed at this time. The sprinkler system will enable use of the third floor for dwelling units and will also facilitate the eventual use and improvement of the Garden House for future commercial uses.

Sec. 62-111. CUP Standards Response:

- a. 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.
 - Creating additional usable space inside the McFarland House will have little to no impact on public health, safety, morals or comfort. In fact, the addition of a sprinkler system and updated HVAC will serve to benefit public health and safety/general welfare.
- b. 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.
 - The downtown neighborhood would only benefit from additional dwelling units. Having more people living in the area provides increased revenues for other downtown businesses. Almost all the uses adjacent are either completely commercial or mixed use. These units will be of similar size and quality to other units in the downtown.

- c. 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.
- The establishment of the conditional use will actually bring the site back to more of a historic use. Once a bustling hotel and boarding house, the McFarland House once occupied some twenty-one rooms. Because of the historic nature of the neighborhood, little development in the future is expected on the site.
- d. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
- The site has great access from Long Street as opposed to trying to navigate Exchange Street. The only utility upgrade required is a larger water lateral that will be installed through the project. The CDA unanimously recommended TIF assistance for the lateral. This project will eventually lead to the improvement of the Garden House expansion.
- e. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- The original CUP for McFarland House identified at 15' drive instead of the proposed 12' drive to access the parking in the rear of the property.
- f. The conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.
- All regulations have been taken into account through the design process of the project. We continue to make improvement to the property each and every year. The conditional use will allow for more updates in the future.
- g. The proposed use does not violate floodplain regulations governing the site.
- The use will have no impact on the floodplain regulations governing this site.
- h. That the proposed use will not violate any applicable regulation in the McFarland Municipal Code or any other applicable law or regulation.
- The additional dwelling units will not violate any regulations in the municipal code or any other laws/regulations.

1. The project will increase the health and safety conditions by providing an additional life safety system through sprinkling the entire building. Upgraded HVAC will also provide better air quality.
2. Only a small percentage of the project will disturb any soil. Trenching will be required for a new water lateral between the existing driveway and the rail spur. A section of SiltSock will be used to control sediment. All other work will occur inside an existing structure.
3. All disturbed soil will be replaced and landscaping repaired to its original condition. No drainage, topography or cover will be changed.
4. This project will have no impact with regards to floodplains or waterways.
5. There is no erosion potential.
6. This project has no impact on the existing or future roadways.
7. There is no need for shoreland use.
8. The addition of two apartments to this site fits well with the adjacent uses. To the south is a rail road, the north a mixed use building with a tavern and apartments upstairs, the east is a lumberyard, the west is a mixed use building with three commercial suites and five apartments, and the northwest is another mixed use building with two commercial suites and three apartments.
9. The waste water for the McFarland House site is able to handle the volume from the commercial space and two apartments already. The addition of two single bedroom units will have very limited impact on its capacity.