

**Village of McFarland  
Community Development Department**

**RECEIVED**

AUG 10 2020

VILLAGE OF MCFARLAND

**Plan Commission Application – 2020**

~Application must be completed in full~

Applicant - Owner	Maple Tree Rest -	Applicant's Agent	Gary Seiler
		Name	Same
Address	6010 Hwy 51 McFarland, WI P.O. Box 485 53558	Address	5313 Falling Leaves Ln - McFarland WI: 53558
Email	mtsupperclub@gmail.com	Email	mtsupperclub@gmail.com
Phone #	608-838-5888	Phone #	608-279-6090 Cell
Fax #		Fax #	

Parcel No(s) 1 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 checked="" 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
				<b>Escrow Deposits</b> (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

+ = 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.

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

Attached!

**What action is the applicant requesting of the Plan Commission?**

To Ok. Increasing the size of current Outdoor Patio on North side of Building from 10'x30' to 20'x30' with pouring a cement Patio Pad and Installing 4'6" Metal Fence

**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**



Maple Tree Rest. @ 6010 Hwy 51 McFarland, WI  
Currently Zoned Commercial. Would like to Increase  
the Size of our Outdoor Patio on Northside of Building  
from 10'x30' to 20'x30'. Along with the expanded  
Area to remove blacktop in Area & pour a cement Pad for  
Better Safety ~~to~~ for Customers (Flat Level Area)  
Also to Replace the 6' tall Cedar Fence we have now  
with a 4' 6" Metal Rail Fence w/ gate for emergency Exit.  
~~3~~



**Application for an Outdoor Consumption Area**  
Pursuant to Village Ordinance Chapter 11

**\*Any physical change to a licensed premise requires Village board approval.**

No Fee

**1. Applicant Information**

Name of Individual, Partnership, LLC, or Corporation that holds the current Alcohol Beverage License:

*SWN, Inc*

DBA:

*Maple Tree Rest*

Address of establishment:

*6010 Hwy 51*

City, State and Zip Code:

*McFarland, WI 53558*

Contact Name:

*Gary Seiler*

Contact Telephone Number:

*608-838-5888 Gary cell 608-279-6090*

**2. Premise information**

Gross floor area of the indoor licensed premise within a permanent building:

*6040 Sq. Ft.*

Proposed Square Footage of Outdoor Area:\*

*Existing Area Patio 300 Sq. Proposed 20 x 30 = 600 Sq. Ft.*

*\*Outdoor area may not be larger than 50% of the gross floor area of the licensed premise within a permanent building without a variance granted by the Village Board. To request a variance, please see section 8 of the application.*

**3. Outdoor Consumption Section**

Is the proposed outdoor consumption area within 50 feet of the lot line of a parcel zoned, or used for residential purposes?\*

- No  - Yes, see section 8 of application to request a variance

*\*This prohibition shall not apply to an outdoor area where an accessory apartment exists on the same parcel as the licensed premise.*

Will the outdoor area have amplified sound including but not limited to live music, loud speakers, call systems, etc.?

- No  - Yes.

Hours of operation for an outdoor consumption area shall be limited to Sunday through Thursday 11:00 a.m. to 10:00 p.m., and Friday and Saturday 11:00 a.m. to 11:00 p.m. Will the proposed outdoor consumption area meet this standard?

- Yes  - No, see section 8 of application to request a variance

Is the proposed outdoor area directly connected to the indoor licensed premise?

- Yes  - No

*If no, please attach a security plan that explains how alcohol will be served, and how alcohol consumption will be monitored. Provide specific details on how you intend to prevent consumption outside of the licensed premise and how you will prevent underage alcohol consumption.*

**4. Outdoor Sporting Activity Section**

Will the proposed expansion involve an outdoor sporting activity area:?

- Yes  - No

If yes, you will need an outdoor sporting activity application in addition to this application.

j. The outdoor area shall not have an undue adverse impact upon nearby property, the character of the neighborhood, traffic conditions, parking or other matter affecting the public health, safety, welfare, or convenience.

**8. Variance – ONLY COMPLETE SECTION IF YOU ARE REQUESTING A VARIANCE FROM THE MINIMUM STANDARDS IN SECTION 7.**

- The above noted standards in section 7 shall be the minimum conditions of all outdoor licensed areas unless the Village Board makes a specific finding that the condition is not necessary to protect the public health, safety or welfare.

Please identify any variances requested from the minimum standards that you would like considered by the Village Board. I am requesting a variance from the following standard(s):

1. Outdoor areas are prohibited within 50 feet of the lot line of a parcel zoned, or lawfully used for residential purposes.

Proposed distance from residential lot line: \_\_\_\_\_

Explanation as to why the variance is needed/requested and why it will not cause a nuisance or concern for public health, safety and welfare:

N/A

2. The hours during which consumption may be permitted are 11:00 a.m. to 10:00 p.m. Sunday through Thursday, and Saturday and Sunday from 11:00 a.m. to 11:00 p.m.

Proposed Hours of Outdoor consumption area: Same



requested and why it will not cause a nuisance or concern for public

N/A.

**Asbury 3-Rail**  
• 4-1/2H x 6W  
171-6720

**Aluminum Post**  
• 2" x 2" x 84"  
• Includes mounting hardware 171-6715

**Arch Gate**  
• 4-1/2H x 4W  
• Includes hinges and latch 171-6727



**Post Bracket Set**  
171-6714



**2" Post Deck Mount**  
171-6723

Panel size is installed height and on center post spacing. Posts and accessories sold separately. Gate size is installed height and rough opening width.

ensed premise shall be enclosed by a permanent, secure fence not less constructed of wood, plastic, or metal and erected and maintained in

Attached. 4'6" Height. - Metal.

requested and why it will not cause a nuisance or concern for public

4. Amplified music, speakers, microphones, televisions, and other audio/video devices shall be subject to Chapter 20 regarding noise, which shall limit noise on all commercial properties to 70db, and no noise allowed between the hours of 10 p.m. and 7:00 a.m.

Variance requested: \_\_\_\_\_

Explanation as to why the variance is needed/requested and why it will not cause a nuisance or concern for public health, safety and welfare:

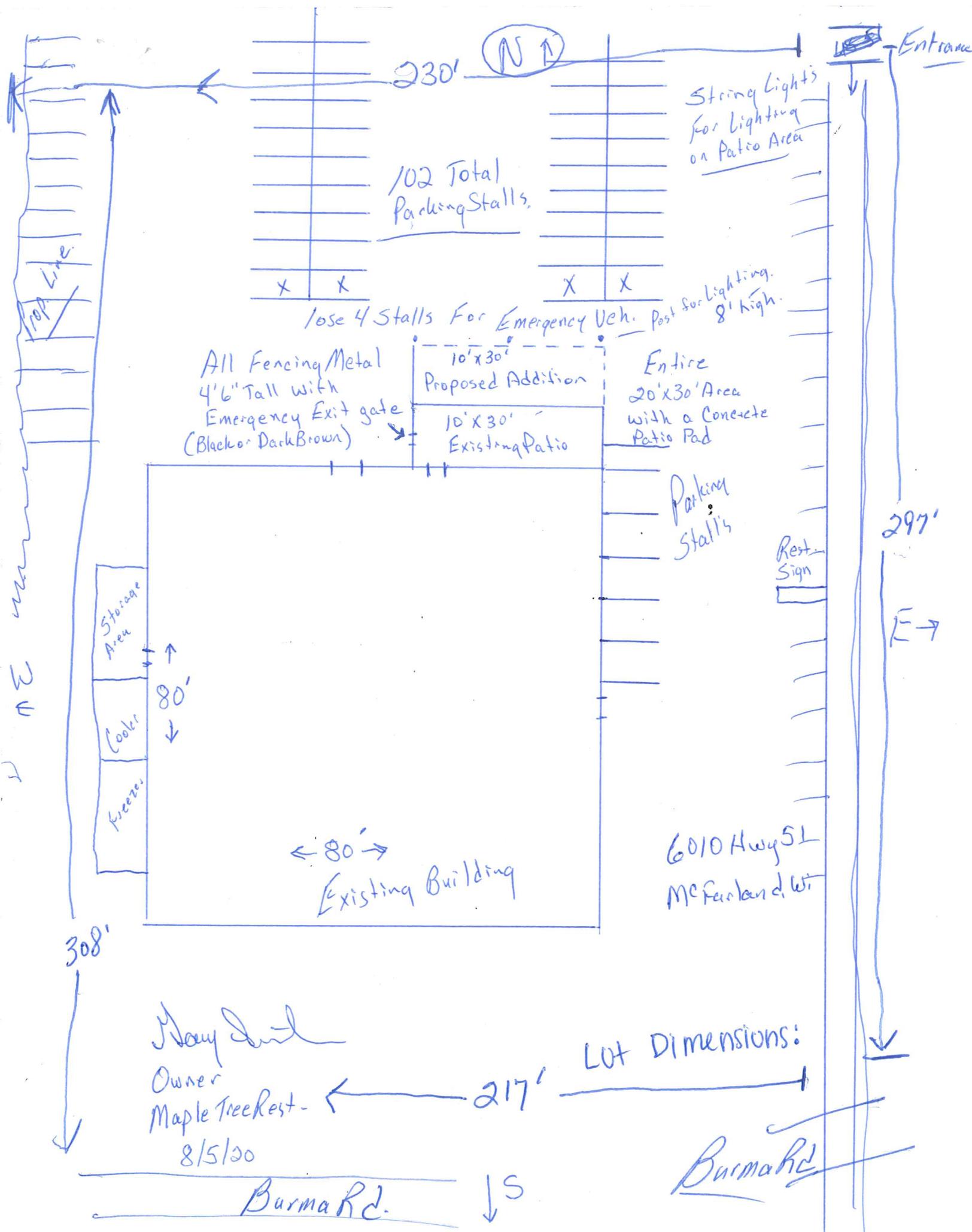
\_\_\_\_\_  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

5. The size of the outdoor area shall be not larger than 50 percent of the gross floor area of the licensed premise within a permanent building.

Proposed size of outdoor area: \_\_\_\_\_ Percentage of gross floor area: \_\_\_\_\_

Explanation as to why the variance is needed/requested and why it will not cause a nuisance or concern for public health, safety and welfare:

\_\_\_\_\_  
N/A  
\_\_\_\_\_  
\_\_\_\_\_



230' (N ↑)

102 Total Parking Stalls

String Lights for Lighting on Patio Area

Use 4 Stalls For Emergency Veh. Post for Lighting. 8' High.

All Fencing Metal 4'6" Tall with Emergency Exit gate (Black or Dark Brown)

10'x30' Proposed Addition

10'x30' Existing Patio

Entire 20'x30' Area with a Concrete Patio Pad

Parking Stalls

Rest Sign

297'

E →

Storage Area  
Cooler  
Freezer  
80'  
80'

← 80' → Existing Building

6010 Hwy 51 McFarland, WI

308'

Mary Durl  
Owner  
Maple Tree Rest -  
8/5/20

LOT Dimensions:

217'

Burma Rd.

↓ S

Burma Rd.

Entrance

Top Line