

**Village of McFarland  
Community Development Department**

**Plan Commission Application – 2020**

~Application must be completed in full~

Applicant - Owner	GANNON CONSTRUCTION INC	Applicant's Agent	Northpointe Development Corp
	Thomas Gannon	Name	Sean O'Brien
Address	PO Box 75, Mcfarland WI 53558	Address	230 Ohio Street STE 200, Oshkosh WI 54902
Email	gannonco@hotmail.com	Email	Sean@northpointedev.com
Phone #	608-695-2053	Phone #	608-334-5665
Fax #		Fax #	920-230-6484

**Parcel No(s).** 061002126061 **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 checked="" 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 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)**

Proposing affordable senior and workforce housing at 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. Please see cover page.

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

Rezone the parcel to Planned Development District

**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:

<b>Village of McFarland Plan Commission 2020 Schedule</b>
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<b>*Submittal Deadline Noon on:</b>	<b>For Scheduled 2020 Meeting date of:</b>
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** Sean OB  
Signature of Applicant/Agent

5/12/2020  
Date

**Village of McFarland, WI**  
**Planned Development District – General Plan**  
**For**  
**The Waterford**



**Document Date: August 11, 2020**  
**Plan Commission Recommendation Date: September 21, 2020**  
**Village Board Approval Date: September 28, 2020**

**Document Contents, per Section 62-67(h)(1):**

- a. A legal description of the entire tract of land included in the proposed development.
- b. A statement indicating the nature of the applicant's interest in the land included in the proposed development.
- c. A statement describing the proposed development, including the character, method and operation of the development and a development schedule or timetable for construction.
- d. A statement as to the following data or graphic information referenced to a map or plan of the proposed development:
  1. The location and size of the site including dimensioned exterior boundaries, topography and other salient features, and existing buildings and structures, and also adjacent properties and streets, including all public utilities and public easements.
  2. The use and approximate location and bulk of buildings and structures including number of stories and dimensions of buildings.
  3. The approximate location of vehicular and pedestrian facilities, such as streets, sidewalks and off-street parking areas, including approximate number of parking spaces.
  4. The approximate location of areas for public or common open spaces and for other public or semipublic uses.
  5. A tabulation of land areas for the different types of uses in relation to the total area.
  6. A tabulation of the gross floor areas of buildings by types of uses.
  7. A tabulation of the number of types of dwelling units.

August 11, 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: September 21, 2020  
Village Board Approval Date: September 28, 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](mailto: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](mailto: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 three buildings and will be completed in a single phase. Building 1 is a three story, 44-unit apartment building with an underground parking garage. This building will be age restricted (55+) which would remain in perpetuity. Buildings 2-3 are two story townhouse buildings with a total of 16 units with a single underground parking garage, each unit.

comprised of 1,500 finished square feet. The townhome buildings will not have an age restriction and have been placed on the site to 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 meets several goals and objectives of the plan. The #1 housing goal of the plan is to “Expand the range of quality and affordable housing choices for empty nesters, seniors, and the McFarland workforce, while remaining a family-oriented community.” The project also follows the Village’s proposed policy to “Support housing and services for seniors... Provide workforce housing on the premise that households that work in McFarland should be able to live in McFarland... integrate two and multiple family developments into the fabric of neighborhoods and the community, rather than isolating and concentrating them... Allow higher-end multiple family housing for McFarland’s workforce and elderly, including owner-occupied options at lower price points than possible for single family housing... Promote affordable housing through allowing modest lot sizes and higher suburban densities, revisiting certain public improvement requirements (e.g., street widths), appropriately planned and located multiple family housing, incentives where practical, and continued participation in County and State housing programs... Direct eligible persons to Village, County, State, federal, and non-profit housing programs to promote and preserve decent, affordable housing for persons of different incomes, the elderly, and people with special housing needs.” To assist with directing eligible persons to services and programs, Northpointe has signed a memorandum of understanding with Lutheran Social Services to provide a Service Coordinator at the property. Their role will be to connect the tenants of the property directly to services available and have significant experience in this space.

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 has applied for grant funds from the Federal Home Loan Bank and Dane County and intends to apply 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 the required financing.

Northpointe has made some significant changes to the proposed plan from the original version based on feedback from various parties. Also included with this submission is more detailed elevations showing the high quality of exterior building materials planned. Major changes include: Reducing the total number of units from 80 to 60. Switching the style of townhome to remove garages and provide underground parking while increasing the amount of parking overall. Increasing total greenspace on the

site and including a play area for the townhomes and gazebo/ patio area for the senior building. The size of the apartment building was reduced from 48' to 35' to meet R3 zoning allowances and the building was moved significantly away from single family neighbors along Holscher Road. Finally, the Village and Northpoint commissioned a traffic study which showed that the previous 80-unit proposal would not increase traffic or require the Village to alter the intersection at Holscher and Broadhead.

Given the reduction of total units with a majority being Senior Housing, Northpoint requests support and approval for a zoning change as the proposed unit mix would have a significantly less impact on the neighborhood verses the number of family townhomes that could be built on the site under a conditional use. Northpointe has submitted data to the Village to substantiate the anticipated lower neighborhood impact.

**Site Development Data:**

Densities:

Lot Area	143,929 S.F. 3.30 acres
Dwelling Units	60 DU
Lot Area / D.U.	2,399 S.F./D.U.
Density	18.2 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 (30') and 3 Stories at Apartment (35')

Dwelling Unit Mix:

One Bedroom	22
Two Bedroom	22
Townhouses	<u>16</u>
Total	60 units

Vehicle Parking:

Underground	72
<u>Surface</u>	<u>54</u>
Total	126 vehicle stalls

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA



Broadhead St

Holscher Rd

Holscher Rd

Holscher Rd

Holsche

MN

MN

MN

MN

MN

MN



Site Plan  
Holscher Rd.  
McFarland, WI  
Aug 11, 2020





Phone: 7601 University Ave, Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED  
Village Submittal - August 11, 2020

PROJECT TITLE  
**Northpointe  
Development**

Broadhead Street  
McFarland, Wisconsin  
SHEET TITLE  
**Site Plan**

SHEET NUMBER

**C-1.1**

PROJECT NO. **2024**  
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**Site Development Data:** UPDATED 7-12-2020

Legal Description: Prairie Place Lot 56

Densities:  
 Lot Area 143,929 S.F./3.30 acres  
 Dwelling Units 60 units  
 Lot Area / D.U. 2,399 S.F./unit  
 Density 18.2 units/Acre

Usable Open Space (Previous)

Lot Coverage- Impervious Surfaces  
 Lot Coverage- Building Floor Areas  
 Total Lot Coverage

Maximum Building Height  
 Townhomes = +/- 30'  
 Apartments = +/- 35'

Bldg Footprint Areas:	Bldg #1	#2	#3	Total
Dwelling Unit Mix:				
One Bedroom	22	-	-	22
Two bedroom	22	-	-	22
Townhouse Units	-	8	8	16
Total Dwelling Units	44	8	8	60

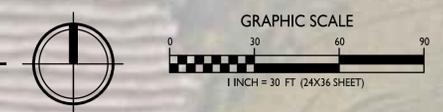
Vehicle Parking Stalls:				
Underground Garage	44	14	14	72
Surface				54
Total				126

Parking Ratio 2.1 stalls/unit



Broadhead St

**SITE PLAN**  
C-1.1  
1" = 30'-0"





**knothe • bruce**  
ARCHITECTS

Phone: 7601 University Ave., Ste 201  
608.836.3690 Middleton, WI 53562



ISSUED  
Village Submittal - August 11, 2020

**1** ELEVATION ALONG BROADHEAD STREET  
A-2.1 1/16" = 1'-0"



**2** ELEVATION ALONG HOLSCHER RD  
A-2.1 1/16" = 1'-0"

PROJECT TITLE  
**Northpointe  
Development**

Broadhead Street  
McFarland, Wisconsin  
SHEET TITLE  
**Exterior  
Elevations**

SHEET NUMBER

**A-2.1**

PROJECT NO. **2024**  
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Elevation Along Broadhead St.



Elevation Along Holscher Rd.

Concept Elevations  
Holscher Rd.  
McFarland, WI  
August 11, 2020

