

**Village of McFarland  
Community Development Department**

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

Applicant - Owner	CF Investments, LLC/Craig Frank	Applicant's Agent	Same
		Name	
Address	3636 Skytop Rd, McFarland, WI 53558	Address	
Email	cfbuild@yahoo.com	Email	
Phone #	608 576-4309	Phone #	
Fax #		Fax #	

**Parcel No(s). 061002126171 & 061002126281\_\_\_ 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 checked="" 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 checked="" 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 checked="" 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)**  
See attached

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

R3 Conditional Use, Condo Plat and Site/Design approval for 30 unit residential project described in application.

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

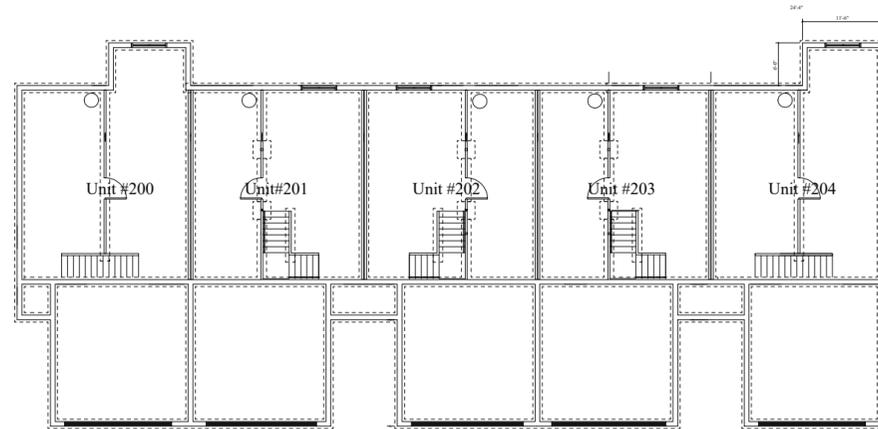
YES NO (If "yes" state the nature and the date(s) of the previous application.)

Proposal has been discussed at the May 18th and June 15th meetings

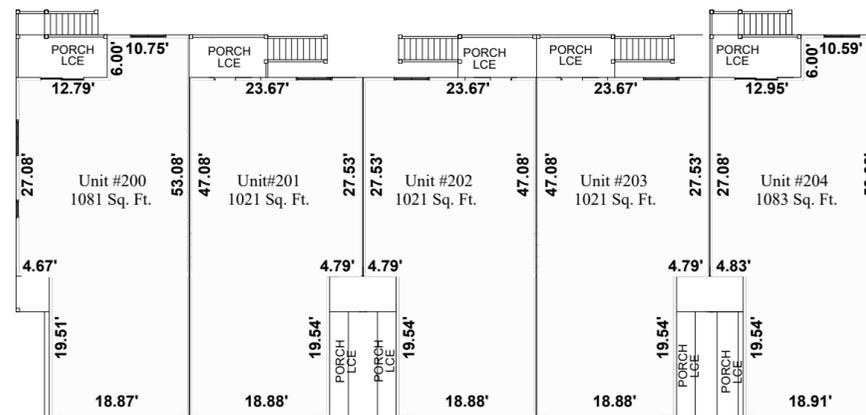
**PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE**



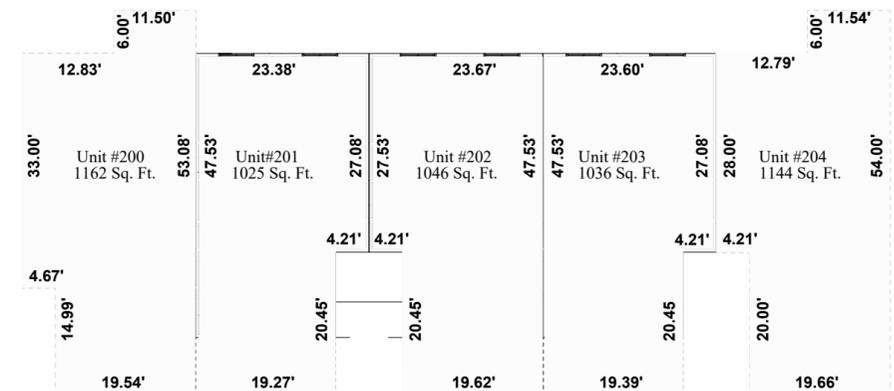




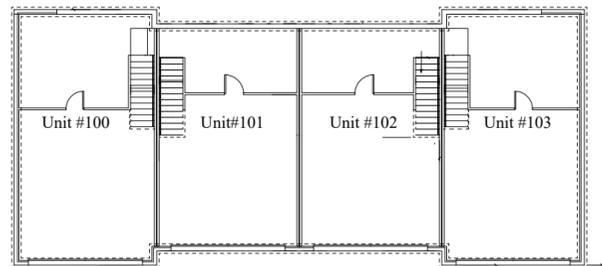
BASEMENT LEVEL DIAGRAM



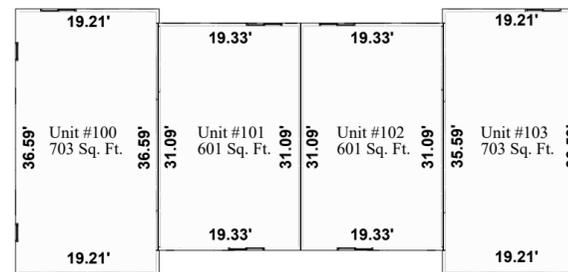
FIRST FLOOR DIAGRAM



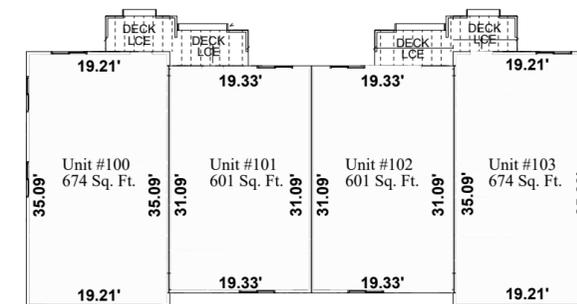
SECOND FLOOR DIAGRAM



BASEMENT LEVEL DIAGRAM



FIRST FLOOR DIAGRAM



SECOND FLOOR DIAGRAM

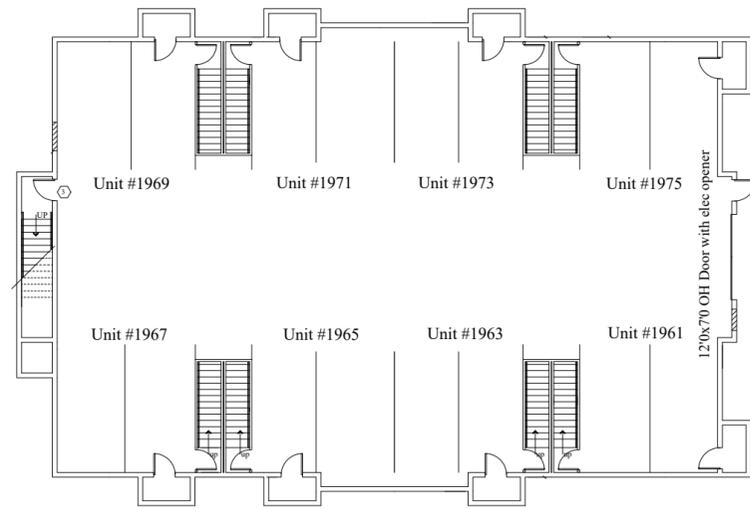


SURVEYED FOR:  
CF 401k Trust  
3636 Skytop Road  
McFarland, WI 53558

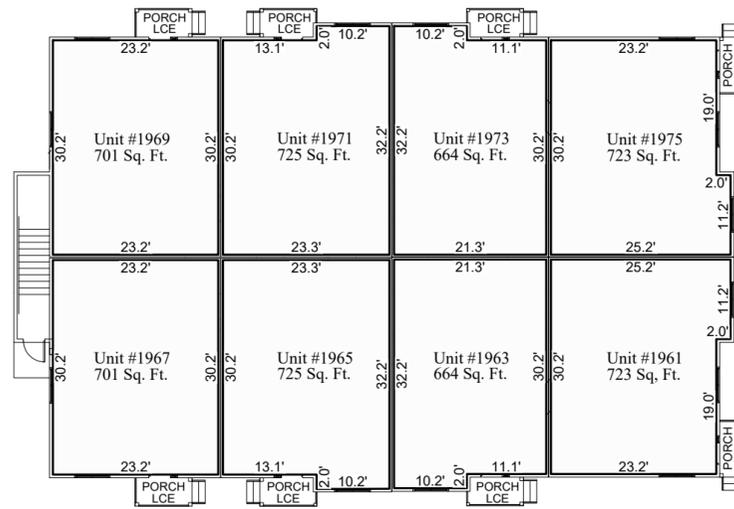
SURVEYED BY:  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444  
www.snyder-associates.com

**THE CONDOS AT PRAIRIE PLACE, A CONDOMINIUM**  
LOTS 57 AND 58, PRAIRIE PLACE, AS RECORDED IN VOLUME 60-0768 OF PLATS, ON PAGES 411-412, AS DOCUMENT NUMBER 5340450, DANE COUNTY REGISTRY AND LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 10 EAST, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN.

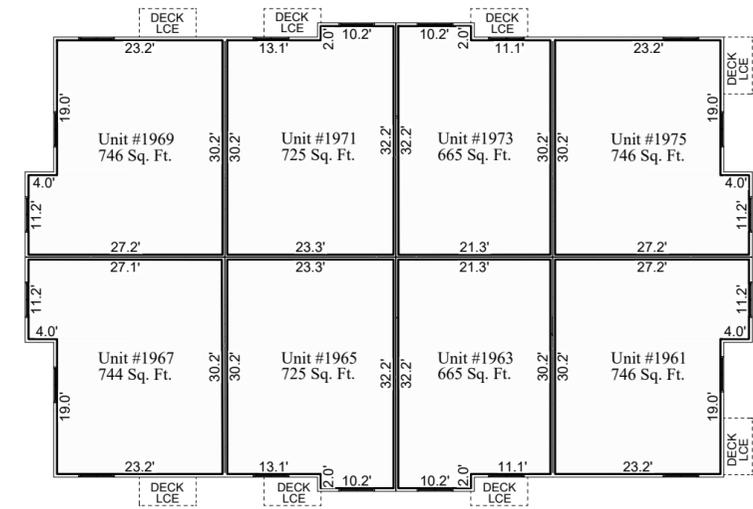
FN: 120.0462.30  
DATE: 08-10-2020  
REVISIONS:



**BASEMENT LEVEL DIAGRAM**



**FIRST FLOOR DIAGRAM**



**SECOND FLOOR DIAGRAM**



**SURVEYOR'S CERTIFICATE**

I, Eric E. Lindaas, Professional Land Surveyor, No.2919, hereby certify that in full compliance with the provisions of Chapter 703 of the Wisconsin Statutes, I have surveyed the following described lands and that this survey is an accurate representation of the exterior boundary lines and the location of the buildings and improvements to be constructed upon the property.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Signed: Eric E. Lindaas, P.L.S. No. 2919  
 Snyder & Associates, Inc.  
 5010 Voges Road  
 Madison, WI 53718  
 608-838-0444  
 elindaas@snyder-associates.com

**NOTES:**

- 1) The building plans provided by the Client and do not represent as built conditions.
- 2) Parking stalls & walks are limited common elements to the appurtenant unit.
- 3) All the areas within the condominium and outside the units and expansion lands, except those areas designated as limited common areas, are common elements.
- 4) The developer / owner reserves the right to vary the number and orientation of buildings and units in the expansion lands.
- 5) Property is subject to any and all easements and agreements, both recorded and unrecorded.

**LEGAL DESCRIPTION**

Being Part of Lot 57 and Lot 58, Prairie Place, as recorded in Volume 60-0768 of Plats, as Document Number 5340450, Dane County Registry and located in part of the Northwest 1/4 of the Northeast 1/4 of Section 2, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin

**FUTURE EXPANSION LEGAL DESCRIPTION**

Being Part of Lot 57, Prairie Place, as recorded in Volume 60-0768 of Plats, as Document Number 5340450, Dane County Registry and located in part of the Northwest 1/4 of the Northeast 1/4 of Section 2, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin:

Commencing at the Northwest corner of said Lot 3;  
 Thence S00°15'42"E, 100.19 feet to the Point of Beginning;  
 Thence continuing S00°15'42"E, 290.49 feet to a Southwest Corner of said Lot 2;  
 Thence N90°00'00"E, 158.45 feet to the Southeast corner of said Lot 2;  
 Thence N00°16'03"W, 291.23 feet to a point on the East line of said Lot 3;  
 Thence N89°44'04"E, 158.42 feet to the Point of Beginning.

	<b>SURVEYED FOR:</b> CF 401k Trust 3636 Skytop Road McFarland, WI 53558	<b>SURVEYED BY:</b> Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com
	<b>THE CONDOS AT PRAIRIE PLACE, A CONDOMINIUM</b> LOTS 57 AND 58, PRAIRIE PLACE, AS RECORDED IN VOLUME 60-0768 OF PLATS, ON PAGES 411-412, AS DOCUMENT NUMBER 5340450, DANE COUNTY REGISTRY AND LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 10 EAST, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN.	

FN: 120.0462.30 DATE: 08-10-2020 REVISIONS:
<b>SHEET 3 OF 3</b>