

April 9, 1996

Thomas Favour, Executive Director
Dane County Regional Planning Commission
217 S. Hamilton Street
Suite 403
Madison, WI 53703-3238

RE: Central Urban Service Area Amendment

Dear Mr. Favour:

The Village of McFarland requests that the RPC schedule a public hearing in order to amend the Central Urban Service Area within and adjacent to the current Village boundaries. At the Village Plan Commission meeting of February 26, 1996, a public hearing was held on the issue of adding four parcels comprising 124 acres located on the eastern edge of the Village to the Urban Service Area. At the public hearing there were general concerns voiced by the public concerning the pace of Village growth, and specific concerns raised about certain proposed land uses, but there were no specific objections made to the proposed amendment. Following the public hearing, the Plan Commission voted to defer action on this matter pending minor revisions to the development concept plan. At the Village Plan Commission meeting of March 25, 1996, this item was again on the agenda for consideration. After further discussion and citizen input, the Plan Commission voted unanimously in favor of recommending that the Village Board petition RPC to hold a public hearing to amend the Urban Service Area to add the 124 acres.

At the Village Board meeting of April 8, 1996, the Village Board unanimously approved the recommendation from the Plan Commission and the submission of this petition requesting that the Urban Service Area be amended.

These recommendations were approved after both bodies reviewed a report prepared by RPC staff evaluating the impacts of adding the 124 acres, with the land uses identified in the concept plan, to the Urban Service Area. Copies of the report and a map of the proposed amendment area are available from Bill Preboski.

Sincerely,

VILLAGE OF MCFARLAND

Dennis Dancker, WCPM
Director of Public Works



5915 Milwaukee St. • P.O. Box 110 • McFarland, WI 53558-0110 • FAX: (608) 838-3619

Administration
838-3153

EMS
838-3152

Fire
838-3152

Outreach
838-7117

Police
838-3151

Public Works
838-3154



Village of McFarland Plan Commission

Planning Review

2/19/96

Proposal:

Amend 124 acres of land to the Central Urban Service Area.

Existing Use:

| | |
|--------------------------------|---|
| Village of McFarland portion | 80 acres open farmland zoned A-1 |
| Town of Blooming Grove portion | 40.6 acres open farmland zoned A-1 EX |
| Town of Blooming Grove portion | 3.4 acres; two existing single-family homes |

Surrounding Uses:

| | |
|-------------------------------|---------------------------------|
| North: Town of Blooming Grove | April Hills Subdivision |
| East: Town of Blooming Grove | Open farmland |
| South: Town of Dunn | Open farmland and seasonal pond |
| South: Village of McFarland | Ridge View Subdivision |
| West: City of Madison | Open farmland |
| West: Village of McFarland | Ridge View Subdivision |

Plan Recommendation:

The 1994 Master Plan indicates land uses very similar to those proposed.

Applicable Plan Policies:

1. Encourage a broad range of housing types and densities so that a choice of affordable housing is available.
2. Require residential development to be built at urban densities (Master Plan recommends an overall density of 4.2 housing units per lotted area for the Village).
3. Locate housing in areas that are served by full urban services, including sewer and water.
4. Provide park areas and recreation facilities accessible to all residents of the Village.
5. Incorporate in the design of urban development utilization of natural drainage patterns and stormwater detention measures.
6. Increase the potential effectiveness of the transportation system by creating land use support in the form of clusters and corridors of moderate to high density development.
7. Utilize street and roadway access control measures where appropriate to aid in preserving travel capacity along major streets and roadways.

Detailed Proposal and Impacts:

| | Land Use Classification | | | | | |
|-------------------------|-------------------------|------------|-------------|-------------|---------|------|
| | Single-Family | Two-Family | Multifamily | Residential | Streets | Park |
| Area (acres) | 70.3 | 4.7 | 5.9 | 80.91 | 28.9 | 14.2 |
| Percent of Total | 87% | 6% | 7% | 100% | | |
| Dwelling Units | 228 | 33 | 89 | 350 | | |
| % of Total | 65.0% | 9.5% | 25.5% | 100% | | |
| K-12 Students | 160 | 16 | 35 | 211 | | |
| % of Total | 75.8% | 7.6% | 16.6% | 100% | | |
| Traffic | 2,280 | 264 | 534 | 3,078 | | |
| % Total | 74% | 9% | 17% | 100% | | |

Overall density 4.3 dwelling units per acre.

Staff Recommendation:

1. The proposal is consistent with the 1994 Master Plan policies and map. The average housing density is at or slightly above the planned average. The proposed street system is also similar to the Master Plan.
2. The changes made to the alternative urban service area amendment eliminates the commercial zoning and reduces the amount of multifamily housing development in response to neighborhood comments at the January 29 meeting.
3. I recommend the alternate proposal, which is consistent with the 1994 Master Plan, meets some of the neighborhood concerns and is acceptable to the landowner/developers.
4. The alternate proposal was also reviewed using the Dane County Regional Planning Commission format (see the attached draft RPC staff analysis). DCRPC staff recommends that the Village follow the land uses and density standards outlined in its 1994 Master Plan and pursue preparation of a villagewide stormwater management plan.

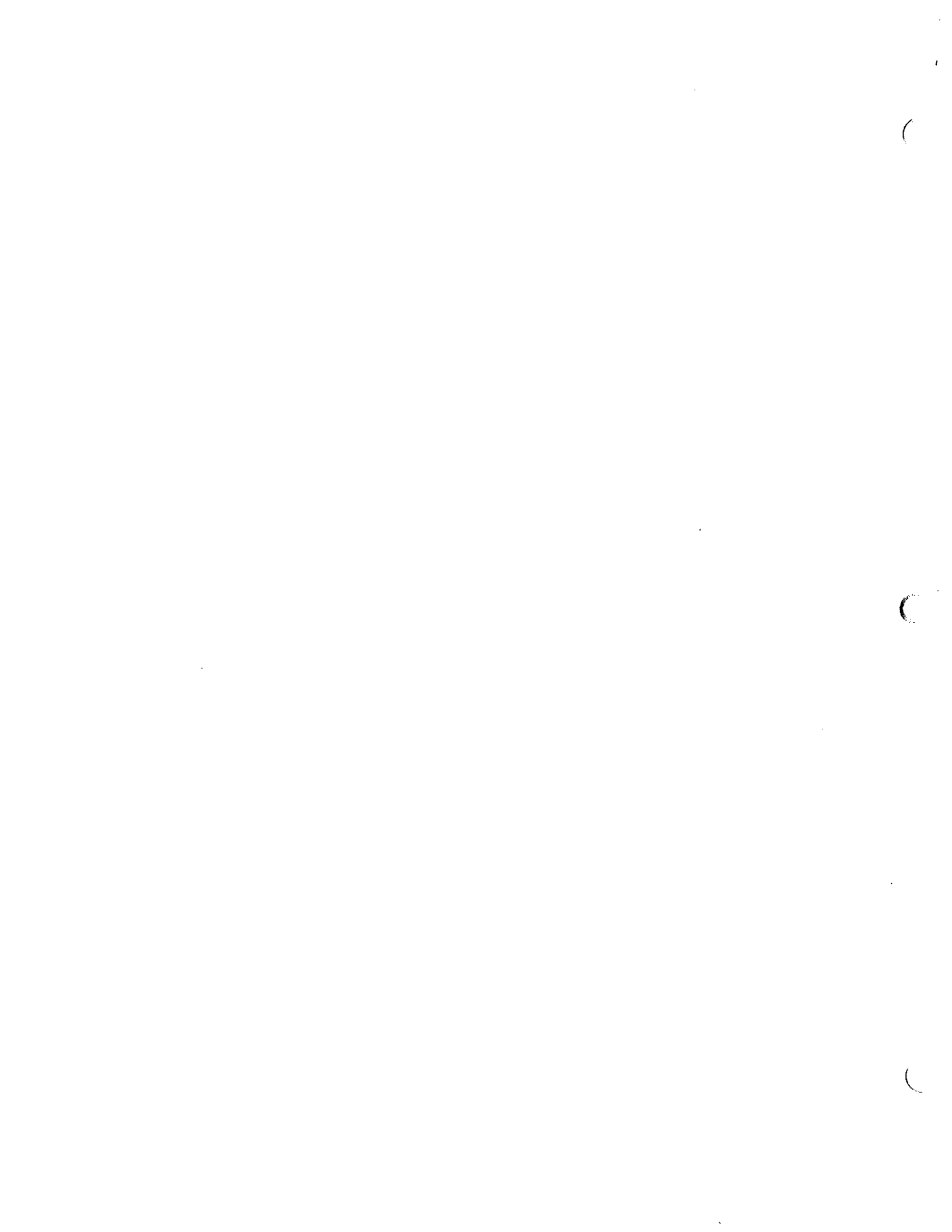
MINUTES OF PLAN COMMISSION MEETING
JANUARY 29, 1996

from Village
of McFarland
Dennis Dancker

Members Present: Weiss, Kirby, Bradburn, Freese, Obst, Schwedrsky
Members Absent: Newton-Tainter
Staff Present: Peterson, Dancker, Preboski
Others: see list in Clerk's file

1. Minutes of the November 27 and December 20, 1995 and January 8, 1996 meetings were unanimously approved.
2. After a public hearing a CSM dividing the property at 5109 Terminal Drive was unanimously approved.
3. After a public hearing a request for a conditional use permit for property at 4123 Terminal Drive was unanimously approved. The requested use is for a company that cleans and paints ceiling tiles. No operations would be on premises; no outdoor storage; no hazardous materials stored.
4. The request of Tammy and Brian Olson for a home occupation permit to operate a computerized embroidery business at 5605 Eighth Rd was unanimously approved.
5. Approximately fifty residents living on the northeast side of the Village, in The City of Madison along Marsh Road and the April Hills neighborhood of the Town of Blooming Grove, attended the presentation of the conceptual land use plan for the Kamm properties. Questions and objections centered upon:
 - a. Why should McFarland authorize more development?
 - b. Multi-family development is undesirable and puts undue stress on the school systems.
 - c. The concept of a commercial area along Siggelkow Road is objectionable.
 - d. The proximity of the gun club east of the property makes it unsuitable for residential development.
 - e. A concern for the impact upon the historic school house property of commercial use of adjacent land.
 - f. A concern that a proposed new intersection of Holscher and Siggelkow Roads would be dangerous due to limited sight distance, high speeds, and large growth of traffic volumes on both roads in later years.





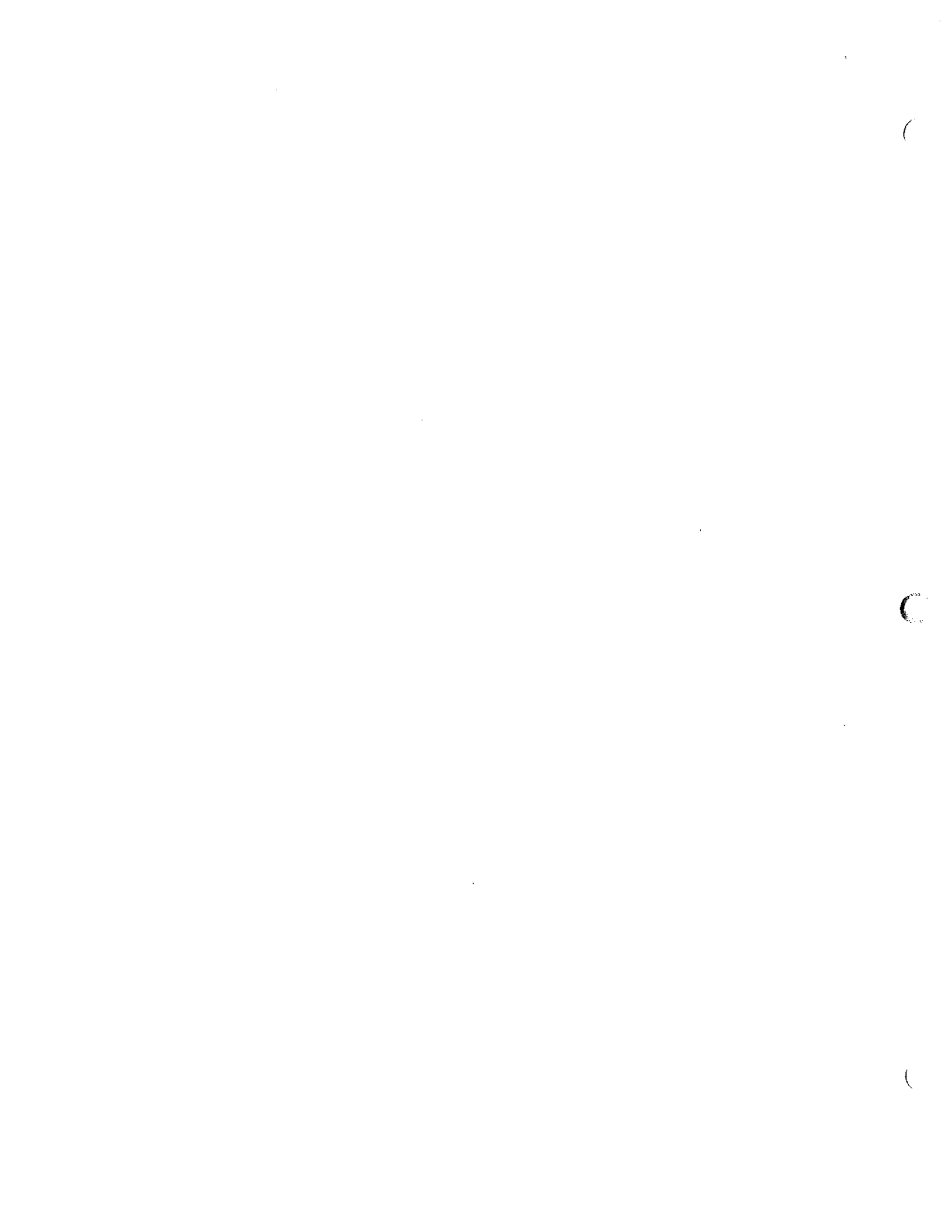
Commissioners and staff defended the policy of carefully managed and staged growth and the validity of a balanced blend of residential uses; agreed that the proposed Siggelkow/Holscher intersection be studied; that the projected residential density be reviewed; and that the proposed commercial area should be re-examined. Without further action, the commission proceeded to agenda item #6, an amendment to the Urban Service Area to include the 124 acres addressed under item #5.

6. After further discussion of the aforesaid concerns, the Commission voted that a recommendation on this amendment to the Urban Service Area should be deferred to the next regular meeting on February 26 at which time a modified proposal would be considered based upon: a) a review of proposed residential density; b) replacement of commercial usage with residential usage; and c) substitution of duplex usage for 1/2 of the currently proposed multi-family usage.

A public hearing upon the Urban Service Area amendment is to be scheduled for February 26, followed, if possible, by recommended action to the Village Board.

7. Tom Gannon's presentation of a conceptual plan for developing the remainder of the Osborn farm property included these points:

- An adequate storm water detention facility will be designed to assure a well controlled discharge to the land southward.
- The first phase of development would be in the southwest section; this area of mixed residential usage could have a component of housing designed for elderly and address the need of affordable housing by incorporating some zero lot line duplexes.
- An extensive effort will be made to preserve the present character of the wooded area by designing large lots for up-scale single family homes, street configuration sensitive to existing trees, utility lines at lot frontages, close supervision of earth moving, restrictive covenants on tree removal and preservation, etc.
- The design for the neighborhood park might be revised in response to comments from Commissioners.
- A sizeable portion of the R-3 segment in the northeast corner of the plat might be designed for Planned Unit Development (P.U.D.). This might be devoted to elderly housing if the Village would guarantee that its financial viability would not be undercut by the Village granting development of TELE (Tax Exempt Life Estates) elsewhere in the Village.
- Inquiry will be made of the D.O.T to determine if long range plans for extending Holscher Road southward across the railroad tracks will be permitted.
- Driveways from the row of single homes along the projected Holscher Road probably would not constitute a traffic problem.



8. The Commission reviewed plans for the ground sign for the new Pick N Save store. The Commission expressed a preference for the design that utilized concrete block piers, but also found the other design to be acceptable if the owner objected to the cost of the piers.
9. The staff was encouraged to prepare an amendment to the zoning code to forestall any new gun shops following the closing of the present shop.
10. The meeting was adjourned at 10:24 p.m.

Respectfully submitted,
Gordon Freese



MINUTES OF PLAN COMMISSION MEETING FEBRUARY 26, 1996

Members Present: Weiss, Bradburn, Freese, Obst, Schwedrsky
Members Absent: Newton-Tainter, Kirby
Staff Present: Peterson, Dancker, Preboski
Others: see list in Clerk's file

1. The minutes of the January 29 and February 19 meeting were approved.
2. The Commission again considered the addition to the Urban Service Area of 124 acres in the northwest region of Village. Preboski presented the staff revision of the projected zoning plan, eliminating commercial usage and reduced multi-family usage, to open the public hearing. Extensive public comment followed, centered again upon the remaining issues raised at the January 29 meeting, particularly R-3 development. In addition, residents of the Ridgeview Subdivision voiced concerns about the traffic impact to their neighborhood which would result from connecting it via Black Walnut Drive through the Midland Builders development to Siggelkow Road. While commercial usage of property adjacent to the historic schoolhouse was eliminated in the revision, objections were still voiced to having multi-family housing (R-3) around it.

Finding no substantial agreement, the Commission voted to defer action on the matter pending further study.

3. Plans for a final phase of the Hillside Addition to Ridgeview Subdivision were presented to the Commission. Tom Gannon, the developer, reviewed plans for this land, noting that specific plans for storm water detention, the park area and the issue of a continued "dead end" vs. connection northwards for Black Walnut Drive were matters yet to be resolved. Commissioners agreed that he should proceed with Village staff to prepare the final steps for consideration by the Commission.
4. The Commission reviewed a conceptual preliminary plat for Highland Oaks. Tom Gannon presented a detailed "preview" of the plans for developing the parcel formerly known as the "Osborn Farm" followed by discussion. The key issues raised were as follows:
 - a. R1-A sites, of which there is a shortage, could be in the first phase.
 - b. Sidewalks on both sides of most streets would be planned; for the wooded area, one side only could be helpful in saving trees.
 - c. Extensive effort, with professional forester consultation, will be made to preserve trees.
 - d. More attention should be addressed to the design of the nature trail on the south border of the property.
 - e. The development of the area for "elderly housing" was of major interest to the Commission. The location cannot easily be developed in the early stages of Highland Oaks because of utility extension considerations. Consideration should be given to Village participation in the elderly housing development. Question: Should the Village Ordinance be revised to lower the eligibility age for R-E zoning and is it legal to do so?

- f. Detailed study will be made of the storm water detention requirements with Village staff and consultants.
 - g. Commissioners encouraged Gannon to seek a variance to eliminate a platted but unbuilt street, one block in length between Leanne Lane and Glenway to be replaced by a walkway.
5. The Commission voted approval for a home occupation by Cathy VanSomeren at 5213 Church Street to market via mail and to possibly emboss botanical tags.
 6. The Commission voted to schedule a public hearing on March 25 on the conditional use request of Joe Lynde, Auto Finders LLC, to operate at 4123 Terminal Drive, for a business of finding used vehicles for buyers. No major servicing of vehicles would occur on the site. Curbside storage would be limited to three (3) vehicles.
 7. The Commission approved the design for two 4-unit townhouses on Paulson Court subject to three conditions:
 - a. A more central location for the dumpster is needed. At the present locations, the residents of Building B are a considerable distance away.
 - b. Park development fees would be due on this project. The amount due is \$4,872.00 (\$609 x 8 units).
 - c. The developer must present a more comprehensive landscaping plan, especially for the Paulson Road side and the Highway 51 side.

MINUTES OF PLAN COMMISSION MEETING
March 25, 1996

Members Present: Weiss, Kirby, Bradburn, Freese, Newton-Tainter, Schwedrsky
Members Absent: Obst
Staff Present: Peterson, Dancker, Preboski
Others: see list in Clerk's file

1. The minutes of the February 26, 1996 meeting were unanimously approved.
2. After a public hearing the Commission granted a Conditional Use Permit to operate "Auto Finders LLC" at 4123 Terminal Drive subject to conditions:
 1. A limit of two (2) vehicles for sale at any time.
 2. No repair, body work or painting of vehicles on site.
 3. Outside storage (in designated parking areas) of no more than two vehicles, plus parking for the proprietors' vehicles.
3. After a public hearing, the Commission, with ~~Schwedrsky~~^{Schwedrsky} abstaining, granted a Conditional Use Permit to allow zero lot line duplexes on Lots 91-96, 98 and 100 in the Second Addition to Country Wood Subdivision.
4. Commissioners unanimously voted to recommend to the Village Board, subject to final review by the Village Attorney, the addendum (attached) to the Land Developer's Agreement for the Final Plat of Hillside Addition to Ridge View.
5. Commissioners unanimously approved the request by Paul H. Hacker of 5316 Marsh Road to operate a marketing/selling long distance service as a home occupation. No traffic, deliveries or bulk storage would be involved.
6. Commissioners, in their design review of the Pick and Save project at 5709 U.S. Highway 51, gave approval subject to the placement of additional tree and shrubbery plantings in the area on the south side of the building, as directed by the Zoning Administrator.
7. Commissioners approved the design for the revised plan for building of apartments, rather than town houses as proposed earlier, at the site on Paulson Court north of the Community Based Residential Facility. Approval was subject to providing an appropriate location for and screening of dumpsters and recycling bins, and review and approval of landscaping plans by the Zoning Administrator.
8. After an architectural presentation for the expansion of Christ the King Church, 5306 Main Street, and redesign of the grounds, Commissioners voted approval of the design, subject to refinement of landscape plans, parking area configurations, location and screening of dumpsters and recycling bins to be approved by the Zoning Administrator.

09
Revised
and a
motion

Commissioners and staff again accepted citizens' comments upon the plan to add 124 acres adjacent to Holscher Rd and south of Siggelkow Road to the Central Urban Service Area. An effort was made to give citizens a fuller understanding of the multiple steps involved in the review and approval process to follow, the several public agencies involved, and the phasing over a number of years of a development such as this.

Commissioner Bradburn expressed his view that more open space should be planned on the hilltop adjacent to the school house and that after the relocation of Holscher Rd. the original right-of-way be transformed into a green space and pathway.

10. Staff Reports

Peterson and Dancker recommended that the Village Ordinance be amended to provide for public hearings on rezonings to be held before the Plan Commission rather than before the Village Board. Commissioners encouraged staff to pursue this ordinance change.

The staff also spoke briefly about the questions and conflicts they foresee between the Village ordinance and State law regarding the sprinkler requirements for fire safety in new construction and in additions to or remodeling of existing buildings. They will be studying appropriate with the aid of legal counsel.

Respectfully submitted,

Gordon Freese

**MINUTES OF THE PLAN COMMISSION MEETING
APRIL 29, 1996**

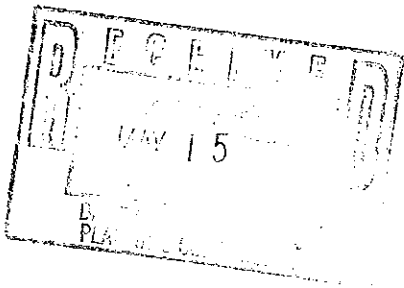
Present: Bradburn, Freese, Kirby, Newton-Tainter, Obst, Schwedrsky, Weiss
Staff present: Dancker, Peterson, Preboski
Others present: see list on file in Clerk's office

- * ①. The minutes of the March 25, 1996 meeting were approved with the correction of adding the final sentence to item 9: The Commission voted unanimously to recommend to the Village Board that the 124 acre area adjacent to Holscher Road and south of Siggelkow Road be added to the Central Urban Service Area.
2. A public hearing was conducted on the preliminary plat for the proposed development of Highland Oaks Subdivision (formerly known as the Osborn farm) with a presentation by Tom Gannon and George Weir. In summary:
- a. Ed Halloran of 5811 Glenway voiced objection to the proposed R-1A lots backing up to the R-1 lots of Glenway. Commissioners in general expressed the view that R-1A lots were suitable and not detrimental to adjacent property.
 - b. Commission action on the preliminary plat must await the completion and review of storm water management plans. Staff anticipates that action can be scheduled for the May 20 meeting of the Commission.
 - c. Plans are in preparation for improvements to the Village sanitary sewer system into which the Highlands Oaks sewers would connect.
 - d. Plans for street widths and the extent of sidewalks and bike paths were discussed. These will be determined in the course of work toward the final plat.
 - e. In response to questions about the timing of development of the proposed housing for elderly in the northwest portion of Highland Oaks, Gannon explained the need for development of the entire subdivision to proceed from the southwest to the northeast because utilities connections will originate in the southwest part. Financial feasibility requires that utilities construction be in phase with land development. For these reasons, Gannon estimated that it would be close to 3 years before it would be timely to build the housing for the elderly.
3. Tom Gannon explained his proposal to create by certified survey mapping 4 lots for multi-family housing by subdividing a part of Outlot 146 between Leanne Lane and Glenway Street. A public hearing will be scheduled for the May 20 meeting.
4. The Commission voted unanimously to grant a home occupation permit to Mr. Skye at 5716 Sauk Lane for an office for telephone sales of distressed merchandise with the conditions that there be no outside storage and that it be subject to review if truck traffic becomes a neighborhood problem.

5. Commissioners discussed several of the concepts of neighborhood design described in an article entitled "Neighborhoods Reborn" in the May, 1996 issue of Consumer Reports, supplied by Mike Bradburn. Commissioners and staff agreed that a number of these concepts warranted future study.
6. Commissioners reviewed a proposed ordinance to rezone three parcels of land as conservancy and agreed that a public hearing be held at the June meeting of the Commission. The parcels are Lot 3, Plat of Grandview, Lot 85, First Addition to Panorama and Outlot 1, CSM 8055.
7. After discussion Commissioners voted unanimously to recommend to the Village Board that it take steps to adopt the charter ordinance transmitted by Attorney Bechler under date of February 27, 1996 to modify the terms of office of the citizen members of the Plan Commission. The purpose of the proposed ordinance change is to stagger the expiration of terms to ensure greater continuity.
8. Staff spoke of the need to follow through with steps to review and revise zoning in the Highway 51 corridor. Preparatory to this, staff will be meeting with land owners and business operators of the corridor. Commission meetings will then be scheduled to consider proposals developed by staff.

Respectfully submitted,


Gordon Freese



MEMORANDUM

May 30, 1996

TO: Regional Plan Commission Members

FROM: Gordon Freese 
Member of McFarland Plan Commission and Dane County Regional Plan Commission

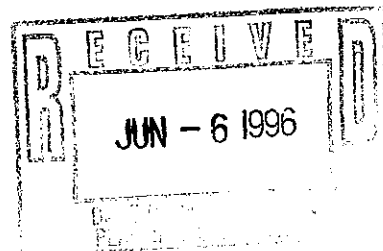
RE: Request by Village of McFarland to Add 124 Acres to the Central Urban Services Area

Since I cannot be present at the June 13 meeting of the Commission, I have taken this opportunity to summarize my views on the subject.

In its review of this request to amend the Central Urban Service Area (CUSA), the McFarland Plan Commission held three well-attended public meetings (see attached minutes). During these meetings we heard expressed a wide range of concerns, took these issues under advisement, worked with the developer and staff to modify the conceptual plans, and again sought reaction from the public. We also took particular care to explain the various procedural phases through which the planning and review of a proposed development must proceed and to separate out those issues that were pertinent to the CUSA amendment from those that are more appropriately dealt with at later stages of the local review process. We in McFarland are particularly indebted to the Regional Planning Commission staff, and to Bill Preboski in particular, for the assistance and advice they rendered in this undertaking.

By the time we concluded the third meeting, the Plan Commissioners felt confident that the concerns of the great preponderance of the public present at these meetings had been reasonably met. Certainly this was the atmosphere in which most citizens departed from the third meeting. Rather than repeating the details of those discussions in this memorandum, I would encourage you instead to read the attached minutes of the McFarland Plan Commission meetings. Additional notes on specific issues that have been raised are also attached for your reference. I believe that your review of these materials will give insight into the Plan Commission's concern for being responsive to the neighboring public while still acting in the larger public interest of sound municipal and regional planning.

The statutory role of the Regional Planning Commission in reviewing CUSA amendments is to address water quality issues. I am concerned that some of the questions raised at our May 9 meeting extended beyond this purview. The analysis of the amendment request by the RPC staff identified no problems with the concept plan. The village has recently adopted new state-of-the-art storm water management and erosion control ordinances that will become models for other communities. The proposed CUSA amendment is consistent with the adopted Master Plan of the Village of McFarland and will allow an orderly phasing of development in the area. As there seems to be no objective basis for denying the amendment request, I hope that you will support it at the June 13 meeting.



RELATED ISSUES

1. The most common objection to the CUSA amendment heard by the McFarland Plan Commission was that neighboring residents didn't want to see this area develop at all because they preferred living next to the open space, because it would increase traffic, and because it would lower their property values. While these may be very natural reactions to a development proposal, they are also highly unrealistic. The irony was not lost on the Plan Commission that many of these objectors live in a neighboring subdivision about which the same complaints were received from its neighbors when that subdivision was first proposed five years ago.

2. Some observers have questioned why McFarland should seek to encourage the extent of growth which this 124 acres represents. We believe that this approach, which follows the phasing recommended in the Master Plan, will permit better advance planning and coordination of land use decisions and municipal services in this part of the Village. Plan Commissioners and Village Trustees see the development of this area occurring in multiple phases over the next 12-15 years. The Village certainly does not desire or encourage rampant growth as evidenced by our modest number of new housing starts and the fact that the McFarland School District is only the 14th fastest growing district in Dane County. The Village does recognize, however, our responsibility to accommodate a reasonable share of Dane Country's growing population and the advantages of doing so in the CUSA rather than promoting urban sprawl in rural areas.

3. Lucia Rhodehamel, who spoke at the RPC meeting on May 9, owns and resides in the former school house. She has been one of the most active opponents of the CUSA amendment, feeling that it compromises too greatly the environment of her home. In response to the concerns she expressed at our meetings, Plan Commissioners eliminated from the original concept plan a proposed small commercial area along Siggelkow Road and decreased the density of the proposed residential development around the school house.

The nearly one acre lot on which the school house is located has generous side yard setbacks of over 100' on both the east and west sides. The future relocation of Holscher Road east of the school house will add another 30' of vacated roadway to the lot. In addition, the McFarland Recreation, Parks and Health Committee, at its May 15 meeting, identified approximately 2 acres of the abutting ridgetop area directly east of the school house for future acquisition for passive park and open space purposes. Plan Commissioners have also discussed requiring additional setbacks and landscape buffers around the three affected sides of the school house to further mitigate the impact of surrounding development. I would hope that you agree that these measures are rather extraordinary considerations for a personal residence that is not open to the general public and that has not even been annexed to McFarland.

As one RPC Commissioner observed at the May 9 meeting, this issue should not be injected into the decision about the CUSA amendment; rather, it should be resolved later in the due course of Village consideration of the preliminary plat and zoning amendments. The Village of McFarland respects Mrs. Rhodehamel's personal concern and I am confident that the Village will deal with her interests in a sensitive and reasonable manner.

PETITION

We, the undersigned oppose the inclusion of multi family housing in proximity to existing single family homes in the Holscheur / Siggelkow development.

| Name | Address | Signature / Date | |
|---------------------|-----------------------|--|-----------------------|
| 1. Ed Donagan | 5908 Smith Ridge Rd | Ed Donagan 5-4-96 | |
| 2. JULIE SCHAFER | 5910 SMITH RIDGE RD. | Julie Schaffer 5-4-96 | |
| 3. LAURIE HEYERDAHL | 5910 Smith Ridge Rd. | Laurie Heyerdahl 5-4-96 | |
| 4. Mary Donagan | 5908 Smith Ridge Rd | Mary M Donagan 5-4-96 | |
| 5. Connie Fedor | 5904 Smith Ridge | Mary Donagan 5-4-96 | |
| 6. Andy Fedor | 5904 SMITH RIDGE | Andy Fedor 5-4-96 | |
| 7. Lisa Long | 5906 Smith Ridge | Lisa Long 5-4-96 | |
| 8. Jeanne Luick | 5808 Smith Ridge | Jeanne Luick 5-4-96 | |
| 9. Raymond J. Luick | 5308 Smith Ridge Rd. | Petition #1 4-96 | |
| 10. Beth Hanzel | 5308 Black Walnut Dr. | <div style="border: 1px solid black; padding: 5px;"> 205 signatures received 6/7/96 </div> | |
| 11. Mike Hanzel | 5308 Black Walnut Dr. | | |
| 12. STEVE WIKEL | 5312 BLACK WALNUT DR | | |
| 13. Brock Chalmers | 5903 Smith Ridge Rd. | | |
| 14. SANDY CHALMERS | 5903 SMITH RIDGE RD. | | |
| 15. Lorraine Loose | 5907 Smith Ridge | | |
| 16. THOMAS PRINDLE | 5907 Smith Ridge | | |
| 17. Louise Lessman | 5901 Smith Ridge Rd. | | Louise Lessman 5/5/96 |
| 18. Clark Lessman | 5901 Smith Ridge | | Clark Lessman 5/5/96 |
| 19. Kelly Rownds | 5807 Smith Ridge | | Kelly Rownds |
| 20. Tim Rownds | 5807 Smith Ridge | Tim Rownds | |

PETITION

174

McFarland's 1994 Master Plan states,

"Use open space preservation as a vehicle for protecting the historic, aesthetic and cultural heritage of McFarland and as a tool for shaping the form of urban growth."

Consistent with this philosophy, we urge the inclusion of open space around the Waubesa School, which is both a historic land mark as well as a single family home.

| <u>Name</u> | <u>Address</u> | <u>Signature / Date</u> |
|----------------------|----------------------|----------------------------|
| 1. JULIE SCHAFER | 5910 SMITH RIDGE RD. | Julie M. Schaf 5-4-96 |
| 2. LAURIE HEYERDAHL | 5910 Smith Ridge Rd. | Laurie F. Heyerdahl 5-4-96 |
| 3. Mary Donagan | 5908 Smith Ridge Rd. | Mary M. Donagan 5-4-96 |
| 4. Connie Fedor | 5904 Smith Ridge Rd. | Connie Fedor 5-4-96 |
| 5. Andy Fedor | 5904 SMITH RIDGE RD | Andy Fedor 5-4-96 |
| 6. Lisa Long | 5906 Smith Ridge | Lisa Long 5-4-96 |
| 7. Raymond J. Luick | 5808 Smith Ridge Rd | Raymond J. Luick 5-4-96 |
| 8. JEANNE LUICK | 5808 Smith Ridge | Jeanne Luick 5-4-96 |
| 9. Beth Hanzel | 5308 Black Walnut | Beth Hanzel 4-96 |
| 10. FRED WIKEL | 5312 BLACK WALNUT | Fred Wikel 4/96 |
| 11. ANTON CHALMERS | 5903 SMITH RIDGE RD | Anton Chalmers 5/4/96 |
| 12. Brock Chalmers | 5903 Smith Ridge rd | Brock Chalmers 4/96 |
| 13. Longaine Looze | 5907 Smith Ridge | Longaine Looze 4/96 |
| 14. Tamara [unclear] | 5907 Smith Ridge | Tamara [unclear] 4/96 |
| 15. Clark Luesman | 5901 Smith Ridge | Clark Luesman 4/96 |
| 16. Louise Grossman | 5901 Smith Ridge R | Louise Grossman 5/5/96 |
| 17. Yim Kalamara | 5809 Smith Ridge Rd | Yim Kalamara 5/5/96 |
| 18. Kelf Rounds | 5807 Smith Ridge Rd | Kelf Rounds 5-5-96 |

Petition #2
174 signatures received 6/7/96

PETITION TO THE DANE COUNTY REGIONAL PLAN COMMISSION

We, the undersigned, oppose the development of the Holscheur / Siggelkow Road area. To that end, we oppose the extension of urban services to this area.

| Name | Address | Signature / Date | |
|------------------------|------------------------|--|-----------------------|
| 1. Ken Hagen | 5313 Black Walnut | Ken Hagen 1/13 | |
| 2. Sandra Boernich | 5315 Black Walnut | Sandra Boernich 1/16 | |
| 3. Dale Poczornich | " " " | Dale Poczornich 1/16 | |
| 4. Bonnie Duerst | 5317 Black Walnut Dr. | Bonnie J. Duerst | |
| 5. Tom Murwin | 5319 Black Walnut Dr | Tom Murwin 1/15 | |
| 6. Ron Sweeney | 5809 Black Walnut | Ron Sweeney 1/15 | |
| 7. Mandy Sweeney | 5805 Black Walnut Dr | Mandy Sweeney | |
| 8. Michelle Rayon | 5807 Black Walnut Dr | Michelle Rayon | |
| 9. Tim Johnson | 5815 Black Walnut Dr. | Tim Johnson | |
| 10. Lisa Schmalz | 5803 Black Walnut Dr | Lisa Schmalz | |
| 11. Kathleen M. Kubick | 5108 N. Autumn Ln | Petition #3 130 signatures received 6/17/96 | |
| 12. Joseph W. Kubick | 5108 North Autumn Lane | | |
| 13. Rodd Koehl | 5810 Black Walnut | | |
| 14. PAUL KRISTOVICH | 5710 BLACK WALNUT DR | | |
| 15. JACK NUTTER | 5707 BLACK WALNUT | | |
| 16. Bonnie Nutter | 5707 Black Walnut | | |
| 17. John M Mark | 3560 SCHUTTE DR | | |
| 18. Deborah E. Mark | 3560 Schutte Dr. | | |
| 19. TODD DEMARS | 5317 MARSH RD | | Todd Demars 5-13-96 |
| 20. CHERYL DEMARS | 5317 MARSH RD | | Cheryl DeMars 5-13-96 |

