

**VILLAGE OF MCFARLAND
ORDINANCE 2024-19**

**AMENDMENT OF SECTION 62-72 OF THE VILLAGE'S ZONING CODE TO
INCREASE THE MAXIMUM PERCENT OF LOT COVERAGE IN THE
COMMERCIAL LIMITED DISTRICT**

PURPOSE, To amend Section 62-72 Bulk Standards – Commercial Districts to increase the maximum lot coverage to 70% within the Village's C-L Commercial Limited District.

SPONSOR, Andrew Bremer, AICP, Community & Economic Development Director

REFFERAL, Plan Commission (required)

PUBLIC HEARING, Class 2, held by Plan Commission

WHEREAS, Section 62-72 Bulk Standards – Commercial Districts establishes a maximum lot coverage of 50% within the Village's C-L Commercial Limited District; and,

WHEREAS, the McFarland Hockey Inc. proposes additions to their property located at 4812 Marsh Road, parcel 071034199300 zoned C-L Commercial Limited, including a new practice ice rink, additional off-street parking with lighting, and additional equipment and locker room storage spaces, which will exceed the maximum lot coverage of 50%; and,

WHEREAS, the McFarland Hockey Inc. has requested the Village increase the maximum percent of lot coverage allowed in the Commercial Limited District; and,

WHEREAS, the Village has five properties zoned C-L Limited Commercial: parts of 4802 Marsh Road (parcel 071034183102), 4812 Marsh Road (parcel 071034199300), 4800 Terminal Drive (parcel 071034242404), 5801 US HWY 51 (parcel 061003264003), and 4712 Farwell Street (parcel 071034242922); and,

WHEREAS, of the five properties zoned C-L Limited Commercial, two properties are nonconforming and exceed the 50% maximum lot coverage: 5801 US HWY 51 (parcel 061003264003) at ~61.0%, and 4712 Farwell Street (parcel 071034242922) 94.9%; and,

WHEREAS, Section 62-68(o) Statement of purpose of the Village Code for C-L Limited Commercial District provides the following description, “The C-L Limited Commercial District is established to accommodate business and neighborhood consumer needs for services and storage space located in proximity to residential areas without creating a nuisance to the neighborhood”; and,

WHEREAS, the Village of McFarland zoning code of ordinance is established to promote and maintain the comfort, health, safety, morals, prosperity, aesthetics and general welfare of the people of the Village; and,

WHEREAS, the proposed amendment to will increase the maximum lot coverage allowed in the C-L Commercial Limited District to 70%, which is the same required within the Village's C-H Commercial Highway and C-P Commercial Park districts; and,

WHEREAS, the McFarland Plan Commission held a public hearing on the proposed amendments to Section 62-72 at their August 28, 2024 meeting; and

WHEREAS, prior to holding the public hearing the Village provided a Class 2 notice as required under Section 62-343 of the Zoning Code; and

WHEREAS, the Village Board finds that the proposed ordinance amendment is consistent with the Village's Comprehensive Plan and William McFarland Master Plan.

WHEREAS, the Village Board is willing to grant approval of the zoning text amendment to Section 62-72 and the Village Board finds approval thereof is in the public interest.

NOW THEREFORE, be it ordained by the Village Board of the Village of McFarland, in the State of Wisconsin, as follows:

SECTION 1: AMENDMENT “62-72 Bulk Standard--Commercial Districts” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

62-72 Bulk Standard--Commercial Districts

No structure or lot shall be developed, used or occupied unless it meets the minimum lot frontage, lot area, yard requirements, height limits and other dimensional standards set forth in the following table:

COMMERCIAL DISTRICT BULK STANDARDS

Bulk Standards	C-O	C-C	C-G ⁽¹⁾	C-L	C-H	C-P	M-IC
Minimum lot area (sq. ft.)	None	None	6,000	10,000	12,000	34,000	20,000
Minimum lot width (ft.)	None	None	50	80	80	100	100
Building height (ft.)	None	None	40	35	35	35	35
With conditional use permit	None	None	None	None	None	None	None
Yards ⁽²⁾							

Front yard (ft.)	None	None	25	25	35	25	35
Side yard (ft.)	None	None	10	8	10	15	20
Both sides comb.	None	None	20	15	20	30	40
Rear yard (ft.)	None	None	20	20	30	30	30
Percentage of lot coverage	None	None	90%	50 70 %	70%	70%	90%
Minimum lot area per dwelling unit (sq. ft.)			2,900	NA	NA	NA	NA
Minimum landscaping points ⁽³⁾							
Points per 100 ft. of bldg. foundation	None	None	40	0	20	40	20
Points per 1,000 sq. ft. gross floor area	None	None	10	0	5	10	5
Points per 100 ft./street frontage	None	None	40	0	20	40	20
Points per 10,000 sq. ft. of paved area	None	None	80	20	40	80	40

(1) The front yard setback can be reduced to zero, if parking is provided in the rear of the building.

(2) All yards abutting upon navigable waterways set back at least 40 feet unless superseded by Wisconsin Department of Natural Resources or Dane County regulations.

(3) See Appendix B, Village of McFarland Landscaping Standards.

(Code 1998, § 13-1-51; Ord. No. 2003-03, § 1(13-1-51), 3-24-2003; Ord. No. 2011-06, § 4, 5-23-2011

PASSED AND ADOPTED BY THE VILLAGE OF MCFARLAND VILLAGE BOARD
 SEPTEMBER 10, 2024.


	AYE	NAY	ABSENT	ABSTAIN
Brandt	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Brassington	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Clow	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Fessler	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Leamy	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Peña	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Prill	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer



 Carolyn Clow, Village President,
 Village of McFarland

Attest



 Cassandra Suettinger, Deputy
 Administrator/Clerk, Village of
 McFarland