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To: Dane County Zoning & Land Regulation Committee
c/o Majid Allen, Senior Planner, Dane County Planning & Development

Town of Dunn, Town Board
c/o Ben Kollenbroich, Planning & Land Conservation Director

From: Andrew Bremer, AICP, Community & Economic Development Director

Date: February 21, 2023

Re: CUP Petition #2583, Proposed 174' Monopole Communication Tower at 3486 CTH MN

The following letter was reviewed by the McFarland Plan Commission at their February 20, 2023 meeting and contains comments and justification in support of denial of Conditional Use Permit (CUP) Petition #2583, for a proposed 174' monopole communication tower located at 3486 CTH MN. Thank you in advance for your consideration of the impacts of this proposed tower to current and future residents of McFarland, Town of Dunn, and Dane County.

1. Failure to meet the Purpose of the Dane County Zoning Ordinance, Sec. 10.001(2)(b), *encourage planned and orderly land use development*. Failure to meet the Town of Dunn Zoning Ordinance, Sec. 12-5(8)(a)(iii), *the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district*.

Parcel 028/0610-021-8245-0 (3486 CTH MN) is bordered on three sides by the Village of McFarland. As such, any proposed telecommunication tower on this property should not impede the planned and orderly land use development of the Village, a municipality within Dane County. The applicant has stated that the proposed tower *will not impede the normal and orderly development and improvement of the surrounding agriculturally-zoned properties to the north, east, and south (page 8)*. The applicant has failed to consider the planned and orderly development of the Village. Specifically noting the following:

- a. Prairie Place subdivision, immediately adjacent to the west, was platted in 2017. The existing plat and roadway configuration clearly contemplates extension of Meadowsweet Trail east as part of continued residential development within the Village. Attached to this memo is an example concept of the continuation of the existing development pattern to those lands immediately adjacent and including the subject parcel. The proposed tower would be placed in the middle of a future residential neighborhood, including potential setback distances to future homes of less than 50 feet. The tower would also be 36 feet from a future public sidewalk with an estimated fall height of 35 feet (applicant Exhibit G).
- b. Development of the surrounding agricultural lands should not be viewed as unlikely, or decades from construction. These lands were annexed to the Village in 2017 and added to the Village's Urban Service Area (USA) Boundary in 2020, along with the subject

parcel. The agricultural lands are currently zoned A1 Agricultural-Transition District, and single family residences are a permitted use in this district. Sec. 62-65(a) of the Village Zoning District describes the purpose of the A1 District, including *“...those lands generally located in proximity to developed areas within the Village where urban expansion is inevitable and broadly in keeping with long time plans for development.”* These lands are owned by Skaalen Retirement Services. Skaalen is actively planning for the development of these properties for a variety of senior housing units. Recent activities include meetings between Skaalen’s design staff and the Village’s Community & Economic Development Director and Village Engineer regarding land use, utility, and roadway designs. In addition, Skaalen recently completed a survey of perspective homeowners/tenants regarding the amenities they might like included in a new senior oriented development. These activities demonstrate a clear intention to develop their property. In 2022, the Village hired a consultant to complete a housing needs assessment for McFarland. A copy of this report is available at www.mcfarland.wi.us/eastsideplan and is anticipated to be accepted by the Village Board at their April 25, 2023 meeting. The report identifies a significant need to construct more senior housing within the Village to support this growing demographic. Locating a 174’ communication tower in this location is not consistent with encouraging planned and orderly land use development with the neighboring property. Noting, that there could be opportunities for the applicant, Skaalen, and the Village to work together to plan for a more suitable location for a communication tower as part of their 50-acre development project, if desired by Skaalen.

- c. Given that the subject parcel is surrounded on three sides by the Village of McFarland, and within McFarland’s USA, there is a high likelihood that this parcel may be requested for annexation into the Village during the term of the tower lease, either through direct unanimous petition or by one-half approval petition. The current zoning of the property is RR-2 under the Dane County Zoning Code. Given the existing single family residential use of the property, and residential (“Neighborhood”) designation in the Village Comprehensive Plan, upon approval of any annexation petition involving the subject property, the Village would likely zone the property to a residential zoning district under the Village’s Zoning Code. Upon annexation, the tower would come under the jurisdiction of the Village’s Zoning Code, Chapter 62, Division 2, [Subdivision V – Signal Receiving Antennas, Wind Energy Systems](#). Sec. 62-206(h)(5) states *in all residential districts, the minimum setback from any property line, public right-of-way, building or structure, except for accessory equipment building for a wireless telecommunication tower, shall be equal to 100 percent of the height of the tower plus ten feet from any lot line.* In addition, Sec. 62-206(h)(9) states *towers designed to accommodate five or less users shall not exceed 150 feet in height.* The proposed tower would not meet these standards and therefore would become a non-conforming use/structure. Encouraging planned and orderly land use development should consider the likelihood that this parcel may be part of a future annexation petition to the Village given the context of the location and therefore, how the proposal relates to Village zoning requirements. The proposed tower would also fail to meet the proposed setback requirements of Dane

County's proposed ordinance 2022 OA-57, which if adopted, would require "a communication tower on or adjacent to a parcel of land upon which single-family residential use is permitted shall be setback a distance equal to or greater than the proposed height of the tower." The Village notes 2022 OA -57 is scheduled for action by the ZLR at the same February 28, 2023 meeting. Approval of the CUP application, followed by approval of 2022 OA-75 would make the proposed cellular tower a nonconforming structure upon immediate construction.

- d. Refer also to comments under #5 regarding planned land uses under the Village's Comprehensive Plan, a component of the Dane County Comprehensive Plan, as it relates to encouraging planned and orderly land use development and improvement of surrounding property.
2. Failure to meet the Purpose of the Dane County Zoning Ordinance, Sec. 10.001(2)(c), *protect property values and the property tax base*. Failure to meet the Town of Dunn Zoning Ordinance, Sec. 12-5(8)(a)(ii), *whether the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use*.

The applicant has failed to provide substantial evidence that the proposed tower will not have a detrimental impact on the market value of existing, and future, adjacent residential properties, particularly given the proximity to existing and future residential homes. Included below are references to a few studies linking a decrease in residential property values to proximity to communication towers. However, the connection between a non-concealed 174' monopole communication tower, and the likely decrease in market value of existing homes in such density and at such close proximity to the proposed site, does not require detailed analysis or empirical study for a reasonable person to conclude the tower as proposed will be a determinant to surrounding property market values.

- a. Joseph Hale and Jason Beck, Aug. 2019, The Disamenity Value of Cellular Phone Towers on Home Prices in Savannah, Georgia.
 - Excerpt: *Results suggest proximity to cell phone towers can reduce selling price up to 7.6%. This result peaks at 7.6% with homes closest to a tower (within 500 feet) but is still negative and statistically noticeable up to 1500 feet. These results suggest the negative effect disappears beyond 1500 feet. Our results are quite similar to those of Locke and Blomquist (2016) through the first three 500 foot bands. A notable difference between our results and those of Locke and Blomquist is that we see the effect disappear by 1500 feet, while they observe it fading, but still present, through 4500 feet.*
- b. Burgoyne Appraisal Company, March 2017, The Impact of Communication Towers and Equipment on Nearby Property Values.
 - Excerpt: *As a general matter, visible utility structures do adversely affect property values. This is reflected in the fact that, as a general matter property values are*

higher in areas where there are no aboveground utility facilities (other than lighting) than in areas where utilities are aboveground.

- c. Ermanno Affuso, J. Reid Cummings, Huubinh Le, Feb. 2017, Wireless Towers and Home Values: An Alternative Valuation Approach Using Spatial Econometric Analysis.
 - Excerpt: *For properties located within 0.72 kilometers (2,362 feet) of the closest tower, results reveal significant social welfare costs with values declining 2.46% on average, and up to 9.78% for homes within tower visibility range compared to homes outside tower visibility range; in aggregate, properties within the 0.72-kilometer band lose over \$24 million dollars.*
- d. Stephen L. Locke and Glenn C. Blomquist, Feb. 2016, The Cost of Convenience: Estimating the Impact of Communication Antennas on Residential Property Value.
 - Excerpt: *The best estimate of the impact is that a property with a visible antenna located 1,000 feet away sells for 1.82% (\$3,342) less than a similar property located 4,500 feet away. The aggregate impact is \$10.0 million for properties located within 1,000 feet.*

For context, there are 63 existing dwelling units within 1,000 feet of the tower site and 153 within 1,500 feet. Single family residential homes within 1,000 feet typically sell for \$500-\$600K.

3. Failure to meet the Purpose of the Dane County Zoning Ordinance, Sec. 10.001(2)(l), *protect the beauty and amenities of landscape and man-made developments.* Failure to meet Dane County Zoning Ordinance, Sec. 10.103(9)(a)7, *ensures that all telecommunication facilities, including towers, antennas, and ancillary facilities are located and designed to minimize the visual and environmental impact on the immediate surroundings and throughout the county.* Failure to meet the Town of Dunn Zoning Ordinance, Sec. 12-5(8)(a)(i)(d), *new communication towers in residential areas only if such towers are uniquely designed to blend into the uses on the site and to be compatible with the surrounding area.*

The Village concurs with the statement provided by the County's consultant CityScape...*the subject property abuts a single-family residential area to the west, and the Applicant has not addressed the visual impact caused by the tower to nearby residences and how the impact will be mitigated (page 4 of report dated February 6, 2023).* The Village would further expand this comment to include failure to address the visual impact caused by the tower to nearby future residences given the likely urban expansion. Refer also to comments under #7. The Village further notes that Exhibit D of the application fails to provide a before and after photo from the nearest dead-end street closest to the proposed site, Meadowsweet Trail, and instead the applicant chose to provide a photo from Pine Ridge Way, 1,000 feet from the proposed site.

4. Failure to meet the Purpose of the Dane County Zoning Ordinance, Sec. 10.001(2)(m), *provide healthy surroundings for family life.*

Refer to other comments regarding tower height and concealment, proximity of the tower to current and future residential development, proximity to future public roadways and sidewalks, deficiencies in proposed landscaping, fencing, and ground equipment designs.

5. Failure to meet the purpose of the Dane County Zoning Ordinance, Sec. 10.103(9)(a)1., *protect and promote public health, safety, community welfare and the quality of life in Dane County as set forth within the goals, objectives and policies of the Dane County Comprehensive Plan and this ordinance.*

The applicant has failed to provide a review of how the proposed project is consistent with the Village's Comprehensive Plan, which is adopted as a component of the Dane County Comprehensive Plan. The subject and adjacent properties are identified within the Village's Comprehensive Plan, Future Land Use Map (Map 6), for future "Neighborhood" development. Volume II, page 33, of the Comprehensive Plan states *"in areas on Map 6 that are planned for "Neighborhood" development, a range of housing choices compatible with the Village's current and desired character are permitted, along with parks and smaller-scale institutional uses like senior housing and churches. The "Neighborhood" category is mapped over much of the Village's east side growth area...see the Village's separate East Side Neighborhood Growth Area Plan for further conceptual guidance for future land uses in this area."* The East Side Neighborhood Growth Area Plan was adopted by the Village in 2008. The Concept Development Plan identifies the subject and adjacent properties for future "Traditional Residential" development. Traditional Residential developments are *"new urban neighborhoods designed to resemble the character of neighborhoods developed in cities a century ago. This is accomplished through a combination of public infrastructure design, building design, and land use. Above all, these are walkable neighborhoods where aesthetics are given a high priority. The traditional neighborhoods are predominantly owner-occupied and intended to contain a combination of single family, two-family, and 3-4 unit structures at a minimum density of four units per acre."* The Village is currently in the process of updating the 2008 East Side Plan. The [draft plan](#) identifies the subject and adjacent properties for Medium Density Residential (MDR) development. MDR includes detached single-unit homes and attached housing units such as duplexes, triplexes, townhouses, and smaller multi-unit buildings at net densities of 5-15 dwelling units per acre. The new plan is anticipated to be considered for approval by the Village Board at their April 25, 2023 meeting. One of the policies of the Village's Comprehensive Plan, Volume II page 71, is to *"coordinate utility and community facility planning with land use, transportation, natural resource, and recreation planning."* The applicant has made no attempt to coordinate planning on this site with the Village and the proposed communication tower is not consistent with this policy, and the future land use map, for the reasons stated throughout this memorandum and is therefore, inconsistent with the County and Village comprehensive plans. In a letter addressed to the Town of Dunn Plan Commission and Town Board, the applicant agent (Derek McGrew) asserts that *"The Applicant's agent has reached out many times over the last 10 years to the Village to lease more than one property, and on each occasion the response (when there was a response) was that there was no*

interest. The undersigned felt that a much better location was the three properties on Elvehjem Road, one of which was 2860 Hidden Farm Road. Most recently, the undersigned reached out to the Village three times to lease space at the Fire Station on County Road MN just West of the current proposed location. No response was received.” Village Staff can confirm receiving one email in August of 2021 from Craig and Derek McGrew regarding our interest in leasing park space near Elvehjem Road. Staff respectfully declined. In 2022, the Village completed a project to build a new disc golf course at the Village’s Orchard Hill Park (2860 Hidden Farm Road). Since that initial email, the Village has no record of receiving any other emails from Craig or Derek McGrew, whether concerning leasing property at our soon to open new Public Safety Center (6001 Broadhead Street), or to discuss their current CUP application.

6. Failure to meet the purpose of the Dane County Zoning Ordinance, Sec. 10.103(9)(a)2., *respects the rights and interests of towns, neighboring property owners, and existing land uses on adjoining properties in the decision-making process.*

The applicant’s cover letter states *“we have approached this project thoughtfully, with an emphasis on blending the needs of the local citizenry with the goals of the Applicants.”* No representative of CelluSite LLC, TowerKing, or DISH has requested to appear before the McFarland Plan Commission, or to meet with Village staff, to discuss the proposed cellular tower at this location, the impacts to the Village of McFarland, alternative designs, or alternative locations to the proposed site. Given the applicant’s stated need for the tower to support McFarland residents, and the requirements of Sec. 10103(9)(a)2, it is concerning that the applicant agents chose not to discuss their potential tower with the Village prior to, and after, submittal of this application to encourage planned and orderly land use development. Similarly, the Village is not aware of any effort by representatives of CelluSite LLC, TowerKing, or Dish to meet with surrounding property owners to discuss their project prior to submitting an application to the County. In addition, on page 5 of the application the applicant states *“the leased premises has been positioned upon the Property in a location to best fit with the current uses of the property, as well as the surrounding properties.”* Village Staff directly reached out to Kris Krentz, President/CEO of Skaalen Retirement Services and he confirmed that the applicant agents did not contact him to discuss the proposed cell tower and the impacts to Skaalen’s future development plans. The applicant has failed to consider planned growth of the Village and surrounding property owners, noting the purpose of the Dane County Zoning Ordinance, Sec. 10.001(2)(b), is to *encourage planned and orderly land use development* and, Sec. 10.103(9)(a)2., *respects the rights and interests of towns, neighboring property owners, and existing land uses on adjoining properties in the decision-making process.*

7. Failure to meet the purpose of the Dane County Zoning Ordinance, Sec. 10.103(9)(a)7., *ensures that all telecommunication facilities, including towers, antennas, and ancillary facilities are located and designed to minimize the visual and environmental impact on the immediate surroundings and throughout the county.* Failure to meet the Town of Dunn Zoning Ordinance, Sec. 12-5(8)(a)(i)(d), *new communication towers in residential areas only if such towers are uniquely designed to blend into the uses on the site and to be compatible with the surrounding area.*

The Village concurs with the statements provided by the County's consultant CityScape...*the structure could be a concealed monopole rather than a non-concealed monopole...and...we (CityScape) cannot validate that the requested height is justified for this site (page 2 and 3 of report dated February 6, 2023).* In addition, the Village further notes the following deficiencies in the proposed application which speak to minimizing the visual and environmental impact on the immediate surroundings. Sec. 10.103(9)(d)3, *the committee may require, unless it is shown to be unreasonable, modifications to the tower design, including but not limited to visual screening or landscaping, that it deems necessary to minimize the aesthetic impact of the tower.*

- a. Proposed Fencing. Page 9 of the CUP application (response to Standards for CUP #6) describes the proposed ground fencing as a wooden 8-foot high fence. However, sheet C-1 describes the fence as 6-foot chain link and sheet C-4 also describes the fence as 6-foot in height. Sheet C-4 describes the wooden fence as "typical" and a note further describes *"fencing elevations are only examples, follow construction contract."* The applicant has failed to provide a clear plan for the height and design of the fence, and has further reserved the right to deviate from any of the design information they have provided as part of their final private contract. Sheet C-2 describes the proposed equipment buildings as 10-foot tall, 2-4 feet higher than the fence. An 8-10 foot tall fence could be more appropriate to screening the ground equipment. However, it is unclear if even that would be sufficient. The note on the page says *"shelter and platform shown are typical of communication equipment installations and are shown for illustrative purposes only. Individual equipment provided by carriers may vary from these drawings. Design of such equipment installations and their foundations are by others."* In other words, the applicant reserves the right to build shelters of whatever design they choose. Failure to provide correct details regarding the proposed fencing could be grounds for ZLR determining that the application is incomplete and should be denied per Sec. 10.103(9)(b)l.6 of the County Zoning Code. Considering the proposed location of the tower/fencing, neither a chain link fence or a wooden fence provides high quality and durable screening considering the context of the location adjacent to existing and future residential development and a future public sidewalk less than 10 feet from the fence. A more appropriate material could be a decorative solid vinyl fence.
- b. Proposed Landscaping. Sheet S-2 identifies 23 proposed arborvitae around the perimeter of the fencing. Proposed spacing is approximately one per 7 feet. There are many varieties of arborvitae that vary in mature size and height. The applicant has not provided details regarding the specific species of arborvitae they propose. In addition, the use of a monoculture of species is not advised due to the possible loss of all trees to a single future insect, disease or severe weather condition. The applicant should be required to provide a landscaping plan by a registered landscape architect that includes a diversity of landscaping species, suitable for year-round screening, and designed in a more natural pattern. In addition, given the location of the fence, the proposed landscaping would be less than 10 feet from the future sidewalk. As such the location of the tower, ground equipment, fencing, and landscaping should be further setback from the rear property line to provide sufficient room for medium to tall evergreen trees to reach mature width

without overhanging the future sidewalk. The use of medium to tall evergreen trees would provide increased screening of the monopole from surrounding residences without interference to antennas.

- c. Equipment Buildings. The application is ambiguous as to the architectural details of the proposed ground equipment buildings, including final building dimensions, height, location, materials and colors. The note on the sheet C-2 says *“shelter and platform shown are typical of communication equipment installations and are shown for illustrative purposes only. Individual equipment provided by carriers may vary from these drawings. Design of such equipment installations and their foundations are by others.”* In other words, the applicant reserves the right to build shelters of whatever design they choose. Failure to provide correct details regarding the proposed equipment buildings could be grounds for ZLR determining that the application is incomplete and should be denied per Sec. 10.103(9)(b)6, *“Failure to provide information or materials required under this section shall be grounds for disapproval of a Conditional Use Permit application.”*
8. Failure to meet the purpose of the Dane County Zoning Ordinance, Sec. 10.103(9)(a)8., *avoids potential damage to adjacent properties from tower failure or ice falls through sound engineering and careful siting of structures.* Failure to meet the Town of Dunn Zoning Ordinance, Sec. 12-5(8)(a)(ii)(1), *whether the proposed structure would endanger the health and safety of people and animals, including, but not limited to, the likelihood of the failure or collapse of such structure, or the potential of falling ice.*

The proposed tower would be placed in the middle of a future residential neighborhood, including potential setback distances to future homes of less than 50 feet. The tower would also be approximately 36 feet from a future public sidewalk and 40 feet from a future public road likely to include on-street parking. The applicant has indicated an estimated fall height of 35 feet (Exhibit G). The Village does not believe that a tower at this location, of this design, will avoid potential damage to adjacent private and public properties from tower failure or ice falls, the setback distance is insufficient.

9. Failure to meet the standards for a complete application under Dane County Zoning Ordinance, Sec. 10.103(9)(b)1.c, *the map (search ring map) must show and include road names, municipal boundaries, all existing telecommunication facilities within 1.5 miles of the search ring, and any tall structure over 100' in height within the search ring.*

Exhibit F of the application does not include a map showing municipal boundaries. In fact, there are no maps depicting the location of the proposed tower in relation to municipal boundaries within the entire application. This could be grounds for ZLR determining that the application is incomplete and should be denied per Sec. 10.103(9)(b)6, *“Failure to provide information or materials required under this section shall be grounds for disapproval of a Conditional Use Permit application.”*

10. Failure to meet the general standards for conditional use permits, Sec. 10.103(9)(c)1.b., *no existing communication tower within the area in which the applicants' equipment must be located is of sufficient height to meet applicant's requirements and the deficiency in height cannot be remedied at a reasonable cost.*

The application does not provide evidence that the existing US Cellular Tower near CTH AB & Interstate 90/39 can't be remedied at a reasonable cost to enable mounting of the Dish antennas at an acceptable height. In addition, while the top of the Village's water tower on Holscher Road can't support additional antennas, it may be possible to affix antennas under the bowl approximately 60 feet above ground at an elevation of 994 feet, which would provide the equivalent of a mounting height of 105 feet at the subject property. The applicant has provided a statement within Exhibit B that a mounting at this height (water tower) would provide very little coverage at all and that mounting antennas at 110' on the existing US Cellular Tower is too short. However, the applicant has not provided evidence that they could not provide sufficient coverage by utilizing both the water tower and the US Cellular Tower in lieu of building a new 174' tower. Per Sec. 10.103(9)(c)2 of the County Zoning Code, *the cost of eliminating physical or technical impediments to collocation referenced in subsection (c)1.b., c., and d. above, shall be deemed reasonable if it does not exceed by 25 percent the cost of constructing a new tower on which to mount applicant's equipment. Applicants must provide substantial evidence in the form of detailed cost estimates for structural or technical improvements from firms qualified and authorized to perform such services.* To the Village's knowledge, the Applicant has not provided this evidence. This could be grounds for ZLR determining that the application is incomplete and should be denied per Sec. 10.103(9)(c)4, *"Failure or refusal to evaluate the feasibility of collocation shall be grounds for disapproval of a conditional use permit application."*

11. Failure to meet the general standards for conditional use permits, Sec. 10.103(9)(c)2, *the cost of eliminating physical or technical impediments to collocation referenced in subsection (c)1.b., c., and d. above, shall be deemed reasonable if it does not exceed by 25 percent the cost of constructing a new tower on which to mount applicant's equipment. Applicants must provide substantial evidence in the form of detailed cost estimates for structural or technical improvements from firms qualified and authorized to perform such services.*

The application does not provide evidence meeting the standards for this section. This could be grounds for ZLR determining that the application is incomplete and should be denied per Sec. 10.103(9)(c)4, *"Failure or refusal to evaluate the feasibility of collocation shall be grounds for disapproval of a conditional use permit application."*

12. Failure to meet the requirements for conditional use permits, Sec. 10.103(9)(c)6., *setbacks to property boundaries and public rights of way. All structures must meet all front, side and rear setbacks provided by this ordinance and Chapter 11, Dane County Code.*

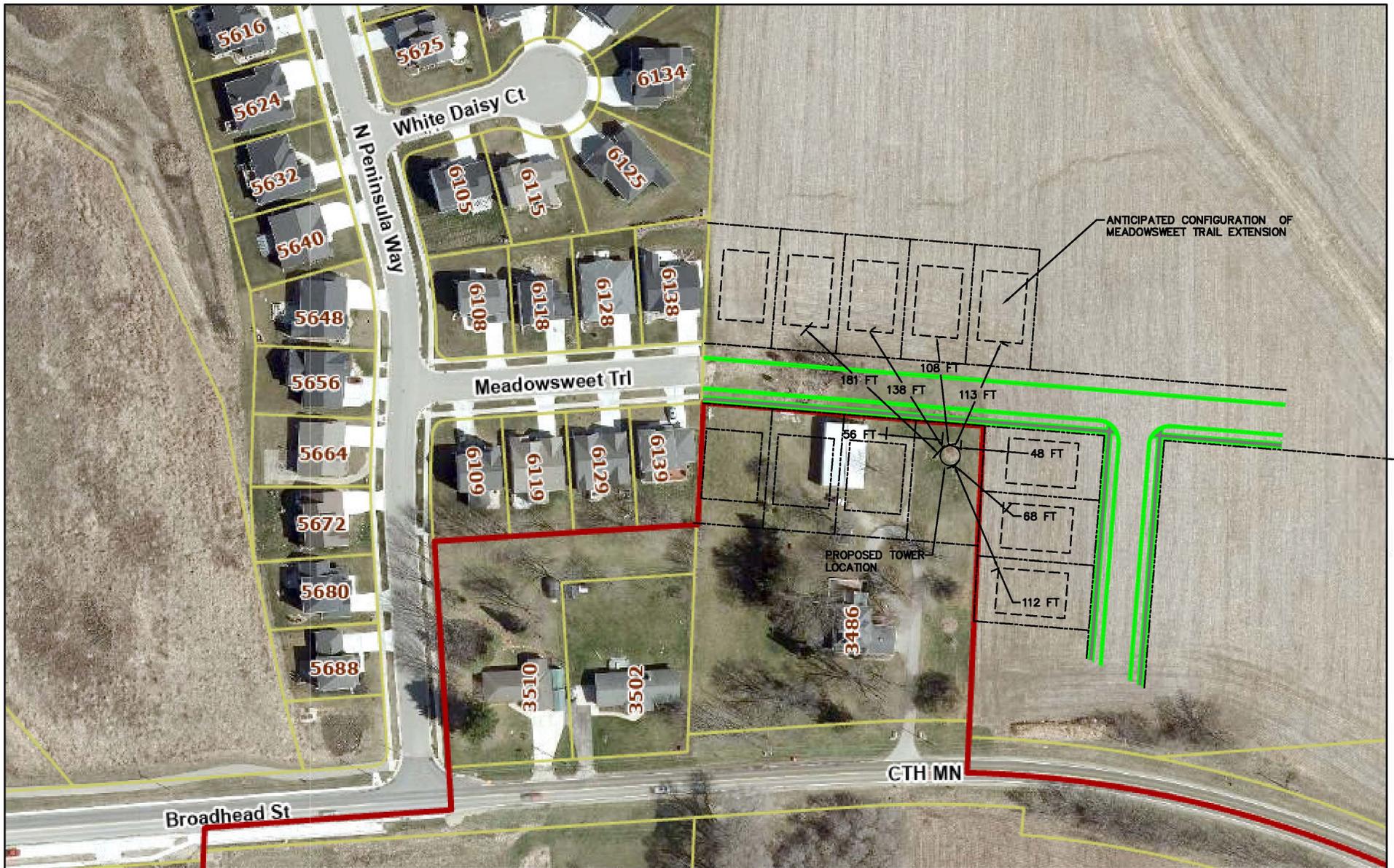
Given the high likelihood of the future extension of Meadowsweet Trail, parcel 028/0610-021-8245-0 (3486 CTH MN) will become a through lot. Therefore, consideration should be given to whether front yard setback requirements apply to the existing rear lot line given the purpose of

the Dane County Zoning Ordinance, Sec. 10.001(2)(b), is to *encourage planned and orderly land use development*. The proposed tower would also fail to meet the proposed setback requirements of Dane County's proposed ordinance 2022 OA-57, which if adopted, would require *"a communication tower on or adjacent to a parcel of land upon which single-family residential use is permitted shall be setback a distance equal to or greater than the proposed height of the tower."* The Village notes 2022 OA -57 is scheduled for action by the ZLR at the same February 28, 2023 meeting. Approval of the CUP application, followed by approval of 2022 OA-75 would make the proposed cellular tower a nonconforming structure upon immediate construction.

The Village recognizes the public necessity for telecommunication facilities and the benefits they provide. However, these benefits should not come at the expense of endangering the public health, safety, comfort or general welfare; diminishing the use, values, and enjoyment of neighboring property, or impede the normal and orderly development of surrounding properties. Given the context of this particular location/application, and all of the concerns raised in this memo, this application should be deemed incomplete and denied. The facts and information contained in this letter directly pertain to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept that this application is incomplete and should be denied.

The Village is willing to work with the applicant agents in the future to consider alternative locations and alternative designs to bring forward a better application, whether within the Village or in areas adjacent to the Village.

Village of McFarland, Conceptual Extension of Meadowsweet Trail



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Address Municipalities Town
 Village Parcels

Road Names

