

The purpose of today's meeting is to gain approval on a new CSM that combines existing CSM's that our family dairy farm owns. We are planning to build a barn for cows this year that would cross a CSM line, thus the need to combine CSMs. You can see this in Document 1, labeled Freestall Barn 2024.

However, we have concerns over the proposed right of way change that is accompanied with this CSM revision. Our understanding is that the current right of way on County Road K is 33 feet. The county requires a 67 foot setback from the right of way, so the total setback is currently 100 feet from the centerline.

If our understanding of the planning commission's proposal is correct, the right of way would be expanded to 60 feet, and adding in the county setback requirement would move our total setback to 127 feet from the centerline.

We are concerned about this for two reasons:

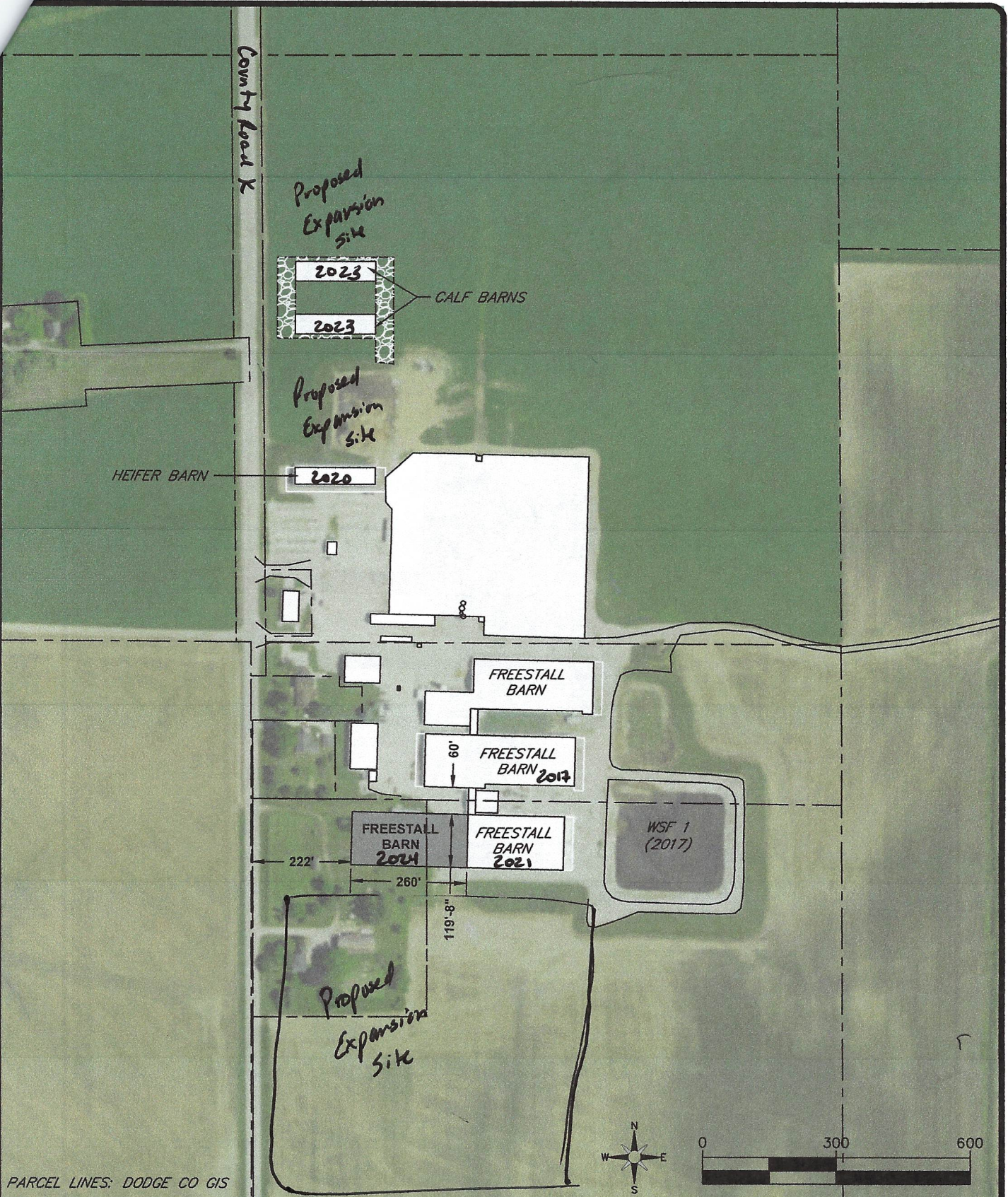
- 1) Document 1 shows our facility map as it exists today. We have built 3 calf and heifer barns over the past few years (labeled 2020 and 2023) on the North side of our farm. All three of these buildings have abided by the 100 foot setback rule, and are lined up appropriately along County Road K. Our future plans include to build several more of these buildings both between the existing ones and on either side (north and south), as shown in Document 2. Since the existing setback is 100 feet, the proposed revisions would require that these new buildings be moved farther east by an additional 27 feet. Not only would this be visually unappealing, but it would also cause us to need to reduce the size of the buildings since we cannot move them farther east due to our feed pad and drainage that exists in that area.
- 2) See Document 3. Our intention is for the dairy to continue to grow in the future. On the south edge of the property, we have plans to construct a new milking parlor and cow housing facility that would abide by the 100 foot setback requirement, but would not fit between the existing manure pit if the setback was increased to 127 foot setback.

To be clear, our concerns with the new right of way proposal do not disrupt our building plans for 2024. Our freestall barn addition for this year will be greater than 200 feet back from the county road, so this is not a concern. Our concern is for our future building plans that are in place, given the current layout that we have.

I am proud to be a 6th generation dairy farmer. Our family has dairy farmed on this site since 1852 - before Watertown was even chartered as a city. We are proud to keep supporting and investing in our local community, and wish to keep growing in this area.

2 Octo

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PARCEL LINES: DODGE CO GIS

REA RESOURCE ENGINEERING ASSOCIATES, INC.
 3510 Parmenter Street, Suite 100
 Middleton, WI 53562
 Phone: 608-831-5522
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SITE MAP
McFARLANDALE FARM
N302 COUNTY ROAD K
WATERTOWN, WI 53098

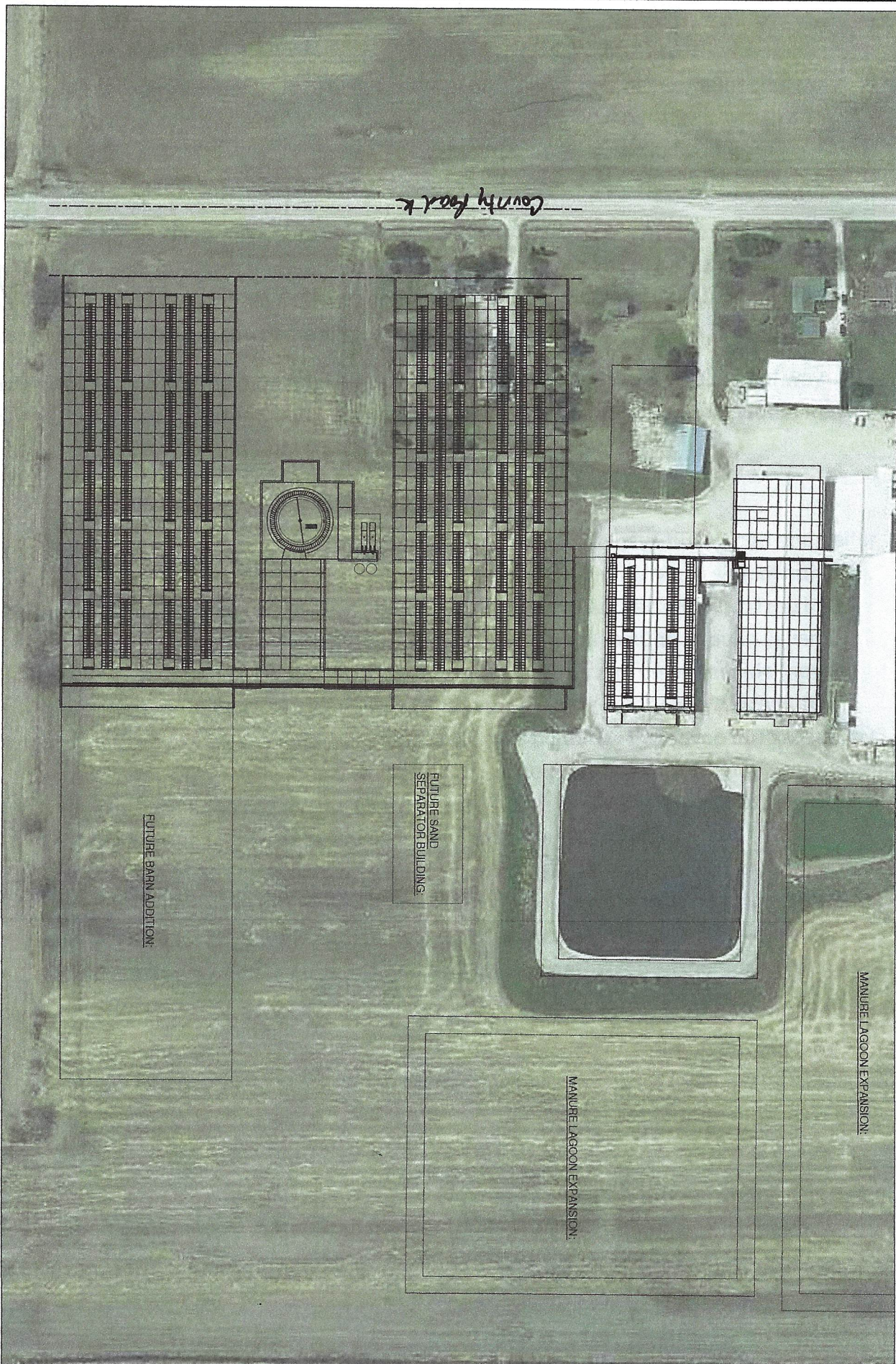
DATE: 10/02/2023
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 CHECKED: DRW
 PROJECT: 220025.1
 2225 CoSiting.dwg
FIGURE 1



REPA

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| REVISIONS: |
| DATE |
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County Road

FUTURE BARN ADDITION

FUTURE SAND
SEPARATOR BUILDING

MANURE LAGOON EXPANSION

MANURE LAGOON EXPANSION

OVERALL DAIRY SITE MAP
SCALE: 1"=40'



T1.1

PROPOSED ROTARY PARLOR FOR:
24-026 MCFARLANDALE DAIRY
LOCATION:
SALES REP: JASON HABECK (920) 595-1292
DATE: 2/19/24 DRAWN BY: NJE

REVISIONS:
A

PLAN SET STAGE:
☒ PRELIMINARY PLAN SET
☐ NOT FOR CONSTRUCTION
☐ PLAN BID COPY
☐ FINAL PLAN SET
☐ APPROVED FOR CONSTRUCTION

FOX CITIES BUILDERS, LLC.
N7315 CTY RD. Y - SUITE B
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