



BUREAU OF WEIGHTS AND MEASURES  
Storage Tank Regulation  
P. O. Box 7837  
Madison, Wisconsin 53707-7837  
Phone: (608) 224-4949  
<http://www.datcp.wi.us>  
<http://www.wisconsin.gov>  
Scott Walker, Governor  
Ben Brancel, Secretary

January 26, 2016

CUST ID No. 1340669

PARMINDER SEKHON  
FREEDOM RING INC  
2644 GRANITE RD  
FITCHBURG WI 53711

CUST ID No. 240928

BRUCE UITENBROEK  
PETROLEUM EQUIPMENT (US OIL), INC  
558 CARTER CT  
KIMBERLY WI 54136-2200

RE: **CONDITIONAL APPROVAL**

PLAN APPROVAL EXPIRES: 01/26/2018

**SITE:**

Freedom Ring Inc  
4814 Freedom Ring Rd  
City of Madison, 53718  
Dane County; Fire Dept ID: 1301  
Facility: - Freedom Ring Inc 4814 Freedom Ring Rd, Madison 53718

Identification Numbers
Transaction ID No. 2659681
Site ID No. 820629
Please refer to both identification numbers, above, in all correspondence with the agency.

**FOR:**

No Objects for this Transaction

The submittal described above has been reviewed for conformance with applicable Wisconsin Administrative Codes and Wisconsin Statutes. The submittal has been **CONDITIONALLY APPROVED**. The owner, as defined in Wisconsin Administrative Code, ATCP 93.050(80), is responsible for compliance with all code requirements.

The **CONDITIONAL APPROVAL** for the above referenced site allows the installation of:

- One (1) 15,000 gallon UL 1316 double-wall fiberglass reinforced plastic (FRP) underground storage tank (UST) for retail sale of unleaded gasoline.
- One (1) 11,000 gallon dual compartment UST as follows:
  - One (1) 6,000 gallon UL 1316 double-wall fiberglass reinforced plastic underground storage tank for retail sale of premium unleaded gasoline.
  - One (1) 10,000 gallon UL 1316 double-wall fiberglass reinforced plastic underground storage tank for retail sale of on-road diesel fuel.
- Blender dispensers will be used to retail three grades of unleaded gasoline.
- Primary product piping will be Franklin Fueling Systems (FFS) APT, XP Series, double-wall flexible underground product piping.
- Vent piping will be 2" single-wall FRP underground and transitioned to 2" Sch. 40 steel aboveground.
- Tanks will have product compatible Red Jacket submersible turbine pumps (STPs) for product delivery to dispensers.
- New FFS Defender Series EVR Phase I drop tubes with overfill protection valve and FFS 5 gallon spill containment manholes will be installed.

- **Tank Leak Detection:** Veeder Root TLS450 with VR 794390 interstitial sensor will monitor the brine filled annular space of the UST for the required continuous electronic interstitial leak detection monitoring, and a VR Magnetorestrictive Tank Inventory Probes will be installed.
- **Pipeline Leak Detection:** Red Jacket STPs will have a Veeder Root DPLLDs that will provide for 3.0 gph catastrophic monitoring and shut-down. Product compatible Veeder Root #794380 non-discriminating sump sensors for the tank sumps and dispenser sumps will provide the 0.2/0.1 gph monthly/annual continuous electronic interstitial line leak detection monitoring.
- This submittal has been reviewed for the installation of an attended card reader dispensing system in accordance with ATCP 93 and NFPA 30A.

The following conditions shall be met during construction or installation and prior to occupancy or use:

- All tank systems and tank system components shall be installed per the current ATCP 93, NFPA, and PEI requirements as adopted.
- All work and construction will be in accordance and meet the conditions and materials as shown in the attached approved Plan(s), Scope of Work, Materials Listed, and other correspondence or documents.
- A copy of the approved plans, specifications and this letter shall be on-site during construction and open to inspection by authorized representatives of the Department, which may include local inspectors. All permits required by the state or the local municipality shall be obtained prior to commencement of construction, installation, or operation.


Inquiries concerning this correspondence may be made to me at the telephone number, or at the address listed below.

Any change in the initial installation, which deviates, from the original conditionally approved plans shall be submitted for review as a revision. *The Inspector shall be notified prior to, and shall review any proposed changes, prior to such changes, to ensure compliance with applicable standards.*

Conditionally approved plans may be subject to revocation if it is determined that the information originally submitted for approval does not accurately reflect the proposed site.

This correspondence serves as your receipt for fees received as of the date of this letter. Please reference the Transaction ID No. when contacting this office or the local program operator (LPO).

Sincerely,



Edward J. Sindelar, RS, REM, CESCO  
 Environmental Engineering Specialist, Plan Review  
 Bureau of Weights & Measures  
 Storage Tank Regulation  
[ed.sindelar@wisconsin.gov](mailto:ed.sindelar@wisconsin.gov)  
 (608)224-5158 Phone

Fee Required \$	475.00
Fee Received \$	475.00
Balance Due \$	0.00

cc: Bill Shane, Storage Tank Coordinator, (608) 225-0438  
 Fire Prevention Division, Madison Fire Department, (608) 261-9657  
 Randy Rivers, Petroleum Inspector, (608) 235-0573  
 Bureau of Weights and Measures-Storage Tank Regulation, (608) 224-4942



Wisconsin Department of Agriculture, Trade and Consumer Protection  
Bureau of Weights and Measures, Storage Tank Regulation  
P.O. Box 7837  
Madison, WI 53707-7837  
(608) 224-4942

FOR OFFICE USE ONLY:  
TRANSACTION #:  
**2659681**  
Wis. Admin. Code §ATCP 93.100

**WISCONSIN FLAMMABLE/ COMBUSTIBLE/ HAZARDOUS LIQUIDS TANK INSTALLATION APPLICATION**

INSTRUCTIONS: Fill in ALL applicable data. Failure to complete the form entirely may cause additional delay. Submit this form with five sets of plans which include details and data as required by ATCP 93.100, along with the required fees made payable to: Department of Agriculture, Trade and Consumer Protection (DATCP) at the address above. Personal information you provide may be used for purposes other than that for which it was originally collected ( s. 15.04(1)(m) Wis. Stats.).

<b>OWNER INFORMATION</b>		<b>PROJECT INFORMATION</b>		<b>SUBMITTER INFORMATION</b>	
Customer ID#: <b>1346669</b>		Site ID#: <b>820629</b> Facility ID#: <b>757461</b>		Customer ID#: <b>240928</b>	
Name: <b>PARMINDER SEKHON</b>		Facility Name: <b>FREEDOM RING, INC.</b>		Submitting Party: <b>U.S. PETROLEUM EQUIPMENT</b>	
Company Name: <b>FREEDOM RING, INC</b>		Site Address: <b>4814 FREEDOM RING ROAD</b>		Number and Street: <b>558 CARTER COURT</b>	
Number and Street: <b>2644 GRANITE ROAD</b>		City: <input checked="" type="checkbox"/> <b>MADISON</b> Village: <input type="checkbox"/> Town: <input type="checkbox"/> <b>53718</b>		City, State, Zip Code: <b>KIMBERLY, WI 54136</b>	
City, State, Zip Code: <b>FITCHBURG, WI 53711</b>		County: <b>DANE</b>		Contact Person <b>BRUCE UITENBROEK</b> Email Address <b>buitenbroek@usoil.com</b>	
Telephone Number <b>(608) 219-4966</b>	Email Address	Fire Dept. Providing Fire Coverage: <b>CITY of MADISON</b>	FDID#: <b>1301</b>	Telephone Number <b>(920) 730-7199</b>	Cell Number <b>(920) 858-9201</b>

Install tank(s)       Install automated fueling device:       System upgrade:       Corrosion system upgrade:  
 Install piping       Key control system       Transfer Containment       Line tanks  
 New install self-service       Card control system       Other \_\_\_\_\_       Impressed current  
 Revise a plan       Code control system       Galvanic

**TANK SYSTEM OCCUPANCY:**  If Vehicle Fueling:  Attended  Unattended

Retail Fuel Sales     Bulk Plant Storage     Residential     Utility     Terminal Storage     School     Tribal Nation     Other: \_\_\_\_\_  
 Mercantile/Commercial     Industrial     Agricultural     Government     Emergency/Required Standby Gen     Optional Standby Gen     Fire Pump

**TANK CONSTRUCTION:** Tank Type:  single wall  double wall  Aboveground  Underground Burial depth: **3'**

Bare Steel       Cathodically Protected & Coated Steel (Check one: A.  Galvanic or B.  Impressed Current)  
 Coated Steel       Fiberglass       Steel - Fiberglass Reinforced Plastic Composite  
 Lined - Date:       Other (specify): \_\_\_\_\_

TANK SPECIFICATIONS: (each tank)						WI Regulated Object No. (if applicable):	
Manufacturer:	Tank Listing:	Dimensions:	Capacity:	Contents:			
XERXES	UL-1316	10'DIAx29'-5"L	15,000	NO-LEAD			
XERXES	UL-1316	8'DIA x 20'-6"L	6,000	PREMIUM NO-LEAD			
XERXES	UL-1316	8'DIA x 13'-11"L	5,000	DIESEL			

Overfill Protection:  Yes  No Make/Model: **EBW #708-591-901 95% VALVE** Spill Containment:  Yes  No Make/Model: **EBW #705-555 DEL WALL 5 GALLON FILL/SPILL**

Tank leak detection method:  Automatic tank gauging     Statistical Inventory Reconciliation (SIR)     Inventory control and tightness testing (Primary method)  
 Interstitial monitoring  $\Rightarrow$  Electronic:  Yes  No **BRINE**  
 Manual tank gauging (only for tanks of 1,000 gallons or less)     Aboveground / visual monitoring

PIPING CONSTRUCTION:  Underground  Aboveground    Pipe Type:  Single wall  Double wall Manufacturer: **APT**

Bare Steel       Cathodically Protected & Coated Steel  $\Rightarrow$  Check one: A.  Galvanic or B.  Impressed Current  
 Coated Steel       Fiberglass       Flexible       Other (Specify) \_\_\_\_\_

Piping System Type:  Pressurized piping with  $\Rightarrow$  A.  Pump auto shutoff - ELLD B.  Flow restrictor - MLLD; Make/Model: **VR-859080**

Suction piping with check valve at tank     Suction piping with check valve at pump and inspectable     AST Gravity/Head pressure **DPLLD**

Piping leak detection method (select only one method): used if pressurized or check valve at tank:  
 Electronic line monitor - ELLD     Electronic Interstitial monitoring - sump sensor or leak sensing cable     Tightness testing     Not required

Vapor Recovery:  Stage I CARB#: **G-70-97-A** Vent Pipe Construction:  Fiberglass  Flexible  Other (specify): \_\_\_\_\_  
 Vent Pipe Type:  Single wall  Double wall

Distance from NR 811 regulated well is 1200 ft. or greater:  Yes  No      Distance from NR 811 regulated well is 600 ft. or greater:  Yes  No  
 Distance from NR 812 regulated well is 100 ft. or greater:  Yes  No      Distance from NR 812 regulated well is 50 ft. or greater:  Yes  No

Aggregate Tank Capacity: **26,000** gallons      Number of tanks: **3**

	Plan Examination	Install Inspection	Subtotal
a) Tank/Pipe System Installation	\$ <b>125.00</b> (7636)	\$ <b>250.00</b> (8253)	\$ <b>375.00</b>
b) Addition OR Upgrade for corrosion protection	\$ _____ (7636)	\$ _____ (8253)	\$ _____
c) Conversion to Key - Card - Code - POS	For conversion of existing only: Submit TR-WM-130 POS form to LPO. Submittal fees listed on form.		
d) Addition OR Upgrade for leak detection	For add/upgrade of existing only: Submit TR-WM-133 POS form to DATCP. Submittal fees listed on form.		
e) Interior Lining of Tanks	\$ _____ (7636)	\$ _____ (8253)	\$ _____
f) REVISION Previous Approved Plan # _____	\$ _____ (7636)		\$ <b>100.00</b>
g) GROUNDWATER SURCHARGE \$100 (WI Stat. 168.23(5)) (Required for items: a, b, e and f)			\$ <b>100.00</b>
<b>TOTAL FEE:</b>			\$ <b>475.00</b>

I certify by signature that we will comply with all required provisions of the current Flammable and Combustible Liquids Code, 40 CFR Part 280, and all required well setbacks (DNR), listed or not listed on this document.

*[Signature]*  
Signature      Title      Date

CK # 5202



W D A T C P

STORAGE TANK  
LEAK DETECTION INSTALLATION  
OR UPGRADE APPLICATION / NOTIFICATION

Bureau of Weights & Measures  
Permit & Licensing Section  
P.O. Box 7837  
Madison, WI 53718-7837  
262-523-3044

**INSTRUCTIONS:** This form is to be submitted to the Department of Agriculture, Trade & Consumer Protection (DATCP) along with the plan submittal for new installations, or submitted independently for conversions of existing systems from one leak detection methodology to another or upgrade of existing methods, equipment or software along with the respective startup tests (ATG) or precision test (SIR). For existing equipment, submit this form within five days of installation to DATCP at the address in the upper right corner of this page.

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)].

<b>OWNER INFORMATION</b> Customer ID# Name <b>PARMINDER SEKHON</b>		<b>PROJECT INFORMATION</b> Site ID# Facility Name <b>FREEDON RING, INC</b>		<b>CONTRACTOR INFORMATION</b> Customer ID# <b>240928</b> Contractor Name <b>U.S. PETROLEUM EQUIPMENT</b>	
Company Name <b>FREEDON RING, INC</b>		Site Address <b>4814 FREEDON RING ROAD</b>		Number and Street <b>55B CARTER COURT</b>	
Number and Street <b>2644 GRANITE ROAD</b>		<input checked="" type="checkbox"/> City <input type="checkbox"/> Village <input type="checkbox"/> Town of: <b>MADISON</b>		City, State, Zip Code <b>KIMBERLY, WI 54138</b>	
City, State, Zip Code <b>FITCHBURG, WI 53711</b>		County <b>DANE</b>		Contact Person <b>BRUCE UTENBROEK</b>	
Telephone Number <b>608 219-4968</b>		Fire Dept. Providing Fire Coverage <b>CITY of MADISON</b>		Telephone Number: <b>928-795-8299</b> E-mail: <b>buitenbroek@usoil.com</b>	

**THIS FORM IS SUBMITTED:**  Pre-Installation: Date projected to be installed: \_\_\_\_\_  Post Installation: Date Installed: \_\_\_\_\_

**TANK SPECIFICATIONS:**  Underground  Aboveground Manufacturer: **XERXES**  
Leak Detection Equipment Manufacturer: **VEEDER-ROOT-#794380-208 SUMP SENSORS** WI Material Approval No.: **20090004**  
Software Version, if applicable: **VEEDER-ROOT-#794380-301 TANK LEAD DETECTION SENSOR**

**TANK INFORMATION**  Tank Leak Detection Upgrade Only

Reg. Obj #:					
Tank size:	15,000	6,000	5,000		
Product:	NL	PNL	DSL		
Interstitial Monitoring (Y) Yes (NA) Not Applicable	Y	Y	Y		
Probe Type: (U) ultrasonic, (M) magnetostrictive, (C) capacitance	M	M	M		
Probe Model Numbers:	846390	846390	846390		
Minimum product level for test - Indicate % . inches or gallons:	5%	5%	5%		
Console Name Designation/ Model Number:	TLS450	TLS450	TLS450		
Monthly estimated throughput for Continuous ATG or SIR systems:					
Is tank manifolded to another tank? Indicate reg obj number of the other tank.	N/A	N/A	N/A		
Does the manifold line include an isolation valve to isolate the line? Indicate Y/N	N/A	N/A	N/A		

**PIPE INFORMATION**

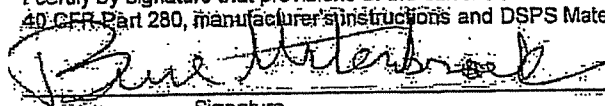
Configuration:  Single wall  Double wall Type:  Steel  Fiberglass  Flexible  Other (Specify):  
System Type:  Pressurized piping with ( A.  auto shutoff; B.  alarm or C.  flow restrictor  
 Suction piping with check valve at tank  Suction piping with check valve at pump and inspectable:

Leak detection method:  Electronic line monitoring Model: \_\_\_\_\_  Tightness testing  
(Pick one method only)  Interstitial monitoring Model & Probe: **VR-794380-208**

Is line manifolded to another line? Indicate reg obj number of the other tank.	N/A	N/A	N/A		
Does the manifold line include a check valve to isolate the line? Indicate by (N) No, (UD) Under Dispenser, (TT) Tank Top, or (O) Other	N/A	N/A	N/A		
Are sump sensors installed?	YES	YES	YES		
Line size (diameter):	1.75"	1.75"	1.75"		
Total length of pipe:	145'	135'	55'		

Comments:

<b>FEES:</b> (See table on reverse side)	Plan Review	Inspection	Total
Addition OR Upgrade for leak detection	\$ (7636)	\$ (8253)	\$

I certify by signature that provisions of the current SPS 310 Flammable and Combustible Liquids Code 40 CFR Part 280, manufacturer's instructions and DSPS Material Approval are complied with.  
  
Signature \_\_\_\_\_ Date **1-15-10**

**For Office Use Only**  
Transaction # \_\_\_\_\_  
 Plan Review  
 Copy to Inspector  
 Copy to Permit



### POINT-OF-SALE FUELING INSTALLATION NOTIFICATION

The information you provide may be used for secondary purposes [Privacy Law, s.15.04(1)(m)].

Return Completed Checklist To:  
Bureau of Weights & Measures  
Permit & Licensing Section  
P.O. Box 7837  
Madison, WI 53707-7837  
(262) 523-3044

**Dispenser conversion only** - The Checklist for Point-Of-Sale (POS) Fueling Installation is to be completed by the contractor performing the conversion or initial installation and submitted to the inspector prior to the installation inspection.

**New/upgraded systems** - The Checklist for Point-Of-Sale (POS) Fueling Installation shall be completed and submitted along with the tank/pipe plan review application for newly installed or upgraded storage tank systems providing POS dispensing.

This checklist covers installation of:  Key Control System  Card Control System  Code Control System  
Automated Fueling is:  ATTENDED  UNATTENDED |  PUBLIC FUELING  FLEET FUELING

Reg. Obj. #'s: \_\_\_\_\_

#### A. IDENTIFICATION: (Please Print)

1. Installation Name <b>FREEDOM RING, INC</b>			2. Owner Name <b>FREEDOM RING, INC</b>		
Installation Street Address (not P.O. Box) <b>4814 FREEDOM RING ROAD</b>			Owner Street Address <b>2644 GRANITE ROAD</b>		
<input checked="" type="checkbox"/> City <b>MADISON</b>	<input type="checkbox"/> Village	<input type="checkbox"/> Town of:	<input checked="" type="checkbox"/> City <b>FITCHBURG</b>	<input type="checkbox"/> Village	<input type="checkbox"/> Town of:
State <b>WI</b>	Zip Code <b>53718</b>	County <b>DANE</b>	County <b>DANE</b>	Telephone No. (include area code) <b>(608 ) 219-4966</b>	

#### B. PLAN APPROVAL

- |   | Installer Verified       | Inspector Verified       | NA                       |
|---|--------------------------|--------------------------|--------------------------|
| 1. Plans have been submitted and approved. .... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Commerce / LPO plan number: _____            |                          |                          |                          |

#### C. EMERGENCY CONTROL INSTALLATION

- |  |                          |                          |                          |
|--|--------------------------|--------------------------|--------------------------|
| 1. Dispensing devices are listed. ....   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Listed, automatic-closing-type nozzles with latch-open devices installed. ....  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Emergency controls are installed more than 20 ft. but less than 100 ft. from each group of dispensers                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Emergency controls are functional and of the manual reset type. ....  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Instructions posted for emergency conditions (Use emergency stop button and report emergency).. ....                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. A telephone or other approved clearly identified means to notify the fire department provided. ....                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Fleet Fueling communication is via: <input type="checkbox"/> Cell phone <input type="checkbox"/> Personal or vehicle 2-way radio |                          |                          |                          |
| 7. Operating instructions are conspicuously posted in the dispensing area. ....  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Marina applications will have attendant on duty at all times when POS dispensing is offered. ....                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

#### D. INSTALLER CERTIFICATION

Installation Company Name (print) <b>U.S. PETROLEUM EQUIPMENT</b>	Installation Company Mailing Address <b>558 CARTER COURT</b>	City/State/Zip Code <b>KIMBERLY, WI 54136</b>
Company Telephone No. (include area code) <b>( 920 ) 735-8287</b>	Certified Installer Name (print)	Installer Certification No.

I certify that the automated fueling system and related components have been installed according to the manufacturer's instructions, conditionally approved plans, and comply with Comm 10.

Installer Signature: \_\_\_\_\_ Date Signed: \_\_\_\_\_

#### E. INSPECTOR INFORMATION

Inspection Dates: \_\_\_\_\_

Inspection Company Name: \_\_\_\_\_ Company number: \_\_\_\_\_

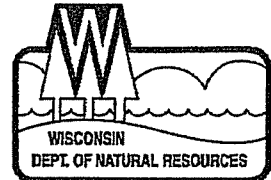
Inspector Signature: \_\_\_\_\_ Inspector #: \_\_\_\_\_ Local Operator #: \_\_\_\_\_

Date Signed: \_\_\_\_\_ Fire department providing coverage: **CITY of MADISON** FDID #: **1301**

8

State of Wisconsin  
DEPARTMENT OF NATURAL RESOURCES  
3911 Fish Hatchery Road  
Fitchburg WI 53711-5397

Scott Walker, Governor  
Cathy Stepp, Secretary  
Telephone 608-266-2621  
Toll Free 1-888-936-7463  
TTY Access via relay - 711



June 10, 2016

PWS ID# 11302412

Allan Coville  
Director of Public Works/Utilities  
5915 Milwaukee Street  
PO Box 110  
McFarland, WI 53558-0110

Subject: Additional Information Regarding the Proposed Gas Station near Well 3

Dear Allan:

The Department of Natural Resources has the responsibility of protecting environmental impacts due to groundwater contamination. One of the tasks of the department is to assist communities that wish to protect municipal wells from new contamination sources. There is a new gas station proposed to be built in the City of Madison that is near a municipal well owned by the Village of McFarland. The proposed gas station location is at Siggelkow Road and Freedom Ring Road. This property location is approximately 1,200 feet from McFarland's well 3.

The 2016 Groundwater Flow Model for Dane County by the Wisconsin Geological & Natural History Survey shows that the flow of groundwater is generally to the west. The model can also be used to predict the time of travel of contaminants to municipal wells. The model shows that the time of travel of any contaminants from the proposed property to the municipal well is greater than 5 years but less than 50 years.

Ideally, the proposed gas station should be located as far away from the municipal well as possible. The risk of groundwater contamination is likely to be minimized from a newly constructed gas station through proper gas tank and piping construction, use of current leak detection methodology, and modern inventory controls.

We would like to encourage the Village of McFarland to continue in its plans to establish a wellhead protection plan for all existing municipal wells. Intergovernmental cooperation is also important to having a plan that will be effective.

If you have any questions, you can reach me by phone at (608) 275-3300, by fax at (608) 275-3338, by e-mail at [dave.barkhahn@wisconsin.gov](mailto:dave.barkhahn@wisconsin.gov), or by postal mail at the address on this letterhead.

Sincerely,

A handwritten signature in black ink that reads 'David Barkhahn'.

David Barkhahn  
Public Water Supply Engineer

Cc: Jessica Vaughn, Development Project Planner  
Natalie Erdman, City of Madison Community Development Office  
Pammi Sekhon  
Todd Waller, Lee & Associates of Madison

State of Wisconsin  
DEPARTMENT OF NATURAL RESOURCES  
3911 Fish Hatchery Road  
Fitchburg WI 53711-5397

Scott Walker, Governor  
Cathy Stepp, Secretary  
Telephone 608-266-2621  
Toll Free 1-888-936-7463  
TTY Access via relay - 711



May 6, 2016

PWS ID# 11302412

Allan Coville  
Director of Public Works/Utilities  
5915 Milwaukee Street  
PO Box 110  
McFarland, WI 53558-0110

Subject: Proposed Gas Station Near Well 3

Dear Allan:

I understand that there is a new gas station proposed to be built in the City Madison that is near a municipal well owned by the Village of McFarland. The proposed gas station location is at Siggelkow Road and Freedom Ring Road. This property location is within 1,200 feet of McFarland's well 3.

Well 3 was originally constructed in 1974 and reconstructed in 1995. If the Village wanted to construct a new municipal well within 1,200 feet of an existing gas station, the Department would require substantial modifications to existing well construction standards in order to allow the well to be constructed. Modifications would include an extended length of grouted casing in an attempt to obtain water from a deeper portion of the aquifer. The length of casing required would be more than the 260 feet of casing in the existing well 3.

As you are aware, s. NR 811, Wis. Adm. Code, sets the minimum construction standards for new municipal wells and includes minimum separation distances from contamination sources. Under ideal conditions, we think the minimum separation distances and proper well construction will provide some degree of protection for the municipal wells. McFarland has experienced groundwater contamination in the past that has lead to the replacement of a municipal well. In McFarland, we know that contaminants can move quickly and ideal conditions don't exist. This means that longer separation distances may be needed to protect the municipal well from contaminants. We also know that construction of well 3 does not meet today's standards for being near contamination sources.

Considering the age of the municipal well, construction of the well using 1995 standards, and known aquifer conditions, I recommend that the gas station **not** be placed at the proposed location.

If you have any questions, you can reach me by phone at (608) 275-3300, by fax at (608) 275-3338, by e-mail at [dave.barkhahn@wisconsin.gov](mailto:dave.barkhahn@wisconsin.gov), or by postal mail at the address on this letterhead.

Sincerely,

David Barkhahn  
Public Water Supply Engineer

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: June 1, 2016

TITLE: 4814 Freedom Ring Road – New  
Development for Gas Station/Convenience  
Store. 16<sup>th</sup> Ald. Dist. (41246)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: June 1, 2016

ID NUMBER:

Members present were: Richard Wagner, Chair; Richard Slayton, Dawn O’Kroley, John Harrington, Cliff Goodhart, Michael Rosenblum, Lois Braun-Oddo and Sheri Carter.

**SUMMARY:**

At its meeting of June 1, 2016, the Urban Design Commission **MADE AN ADVISORY RECOMMENDATION** to the Plan Commission for the development of a new gas station/convenience store located at 4814 Freedom Ring Road. Appearing on behalf of the project was Steve Shulfer, representing Dilbar Tuhe, LLC. Registered neither in support nor opposition and wishing to speak was Justin Hanson, representing Liberty Place Neighborhood Association. Changes to the project include a building appearance more in keeping with the residential neighborhood. The building has shifted slightly off center and created a patio to encourage use of the “coffee shop” and make the site more pedestrian-friendly. The landscape plan has been refined.

Justin Hanson spoke, noting that the developer listened to the concerns of the neighborhood. A fence has been added on the north and west sides. Trees, bushes and berms have been added to increase privacy for the area residents.

The Planning staff report details issues to be addressed including reducing the overall site paving, especially as it relates to the future expansion areas. Large canopy trees should be provided along the western property line adjacent to residential. The canopy lighting is still pretty high underneath the canopy, as well as some of the pole locations. There should be a limitation on the light levels that face residences, as well as signage that contains any lighting elements.

Ald. DeMarb spoke to the Commission, noting that she had met with the developer who answered many of her questions. Having the building be less commercial to blend with the residences is really appreciated. She would appreciate any input the Commission can give on how to make this building appear as pleasing as possible to the neighborhood residents. She questioned why there are so many parking spaces and pavement on the west side of the development, and how to contain the site lighting. She requested that the site be made safer for pedestrians and children, and that the developer deal with not only the lighting of the building, but the lights from cars entering and exiting.



Comments and questions from the Commission were as follows:

- How tall are the light posts and can they be lowered?
  - 17-feet. We can look at that.They can be down at 6-feet and still provide light; you're using your car lights too.
- You have to look at safety. You don't want anything to happen to anybody because there isn't enough light.
- The light levels are still pretty high along the canopy too.
- You need to get larger trees to swap out for "Cleveland Pear" and "Pink Spire Crab."
- Extend the drive towards Siggelkow Road, put your parking to the north and eliminate the westerly stalls, and then people aren't walking through pumps to get into the store; it will be a nicer sequence. That would require moving the pumps down.
- This is not a highway gas station. I wonder why you really need four islands; 3 would fit more with the convenience store and a neighborhood gas station. It seems like it's overdone for what works with this site.
- I'm picturing kids on bikes, and having this sidewalk dump into the traffic lane. You should keep it out of the traffic lane and get it to the sidewalk and give kids a place to park bikes where they're not in with the vehicles.
- Why aren't you keeping the traffic on Siggelkow?
  - It's really because of the method of right turn in and out.
- The driveway off of Freedom Ring Road and proposed fencing conflicts with the drive and homes to the north. The proposed fence is all the way up at the sidewalk and should be pulled back more in aligning with the typical neighborhood setback, give that landscape to the neighborhood and the street and then you also don't have a blind spot with people walking and coming out of that.
- Then there would be landscaping on both sides of the fence.
- Give consideration to parking in the street. It uses the asphalt that's already there, and it slows traffic down.

**ACTION:**

On a motion by Harrington, seconded by Rosenblum, the Urban Design Commission **MADE AN ADVISORY RECOMMENDATION TO THE PLAN COMMISSION.** The motion was passed on a vote of (7-0).

- Look at a reduction in asphalt.
- Consider a reduction in the number of pump islands.
- Consider shifting the islands further to the south.
- Lower lighting levels overall; no high fixtures.
- Adjust all elements to fit the scale and character of the residential neighborhood.
- This is not a highway commercial use, but a neighborhood convenience store and therefore, the changes we are suggesting are appropriate to fit the scale.
- Address of comments made by Jessica Vaughn of the Planning Division.

# PLANNING DIVISION ADVISORY RECOMMENDATION

June 1, 2016



PREPARED FOR THE URBAN DESIGN COMMISSION

---

**Project Address:** 4814 Freedom Ring Rd. (District 16- Ald. DeMarb)  
**Application Type:** Advisory Recommendation  
**Legistar File ID #** 41246 and 42744  
**Prepared By:** Jessica Vaughn, AICP, Planning Division  
**Reviewed By:** Jay Wendt, Principal Planner

---

This proposal is being presented for an ADVISORY RECOMMENDATION from the Urban Design Commission (UDC) to the Plan Commission. The development proposal includes the construction of a multi-tenant commercial building, including a gas station with convenience store, and restaurant and office uses on an approximately 1.1-acre site zoned Neighborhood Mixed-Use (NMX).

The UDC reviewed this item at its January 27, 2016 meeting as an informational item offering the following comments (refer to Attachment A, January 27, 2016 Staff Memorandum):

- Decrease the overall site paving, especially as it relates to future expansion areas;
- Large canopy trees should be incorporated along the western property edge;
- Consider reconfiguring the floor plan to incorporate additional glazing at the pedestrian level along street frontages; and
- Consider pedestrian movements through the site and limiting potential vehicle conflicts.

The following design related key issues have been identified for the consideration of the UDC as part of their review and recommendation.

### Key Issues:

- While the overall amount of site paving has been decreased since the Commission's initial review the overall amount of impervious area is still excessive as a result of wide drive aisles and excess parking located along the west property line.
- Screening and landscaping, especially as it relates to providing an adequate buffer and screening between the adjacent residential development and the proposed use, specifically:
  - Fencing, including materials, opacity, location, height, etc., and
  - Landscaping, including quantity, size and plant selection.
- Site lighting, especially as is relates to limiting light trespass and reducing the light levels along property lines.
- Initially, the proposed building resembled a more modern motif with a steeply pitched roof element. Based on neighborhood comments, the building design has been modified to reflect a more traditional, residential form. Given the high visibility of the project site, and the UDC initial review comments, consideration should be given to reconfiguring the floor plan to create additional opportunities for glazing to be incorporated at the pedestrian level, especially along the east and north facades.



June 22, 2016

RE: Freedom Ring gas station CUP

Dear Madison Plan Commissioners,

I apologize for not being able to attend the public hearing, but I will be presiding over a McFarland Village Board meeting at that time. On behalf of the Village and its residents, I am registering our concerns with the Madison Plan Commission regarding the proposed gas station on the corner of Siggelkow and Freedom Ring Road, which sits on our immediate border.

During the past several months, I have heard from numerous McFarland residents regarding their opposition to a gas station moving into what is a primarily residential neighborhood. Their concerns include safety and congestion at the intersection of Siggelkow and Freedom Ring, noise and light pollution, the impact on neighborhood property values, as well as health concerns living in such close proximity to a business handling toxic chemicals. These concerns have been reiterated by McFarland's Public Works Committee as well as its Public Safety Committee as evidenced by letters from the chairpersons that have been included in your packets today.

I have received very strong opposition to this proposal from the members of the Public Utilities Committee because of the proximity of the proposed gas station to McFarland's Well #3. As you're aware, the siting of the gas tanks will be approximately 1200 feet from McFarland's Well #3, a well that provides water to all our of 8,000 residents and our schools.

One of the most important assets to any community is its water, a vital resource that needs to be protected. Contamination of groundwater is hard to detect in the early stages. By the time the problem is obvious, there is little that can be done to remove the contaminant from the system.

You will hear points and counter points regarding what is considered a safe distance for placing gas tanks from a well site. There are important lessons to be learned from recent water contamination events that have been in the news. The choices made in the past based on the best technological information available at the time, have proven to be mistaken and flawed as time passes and technology changes. Unfortunately, McFarland knows firsthand this to be true. In years past, McFarland had to abandon a well due to contamination from a source 1800 feet from the well. This happened very quickly, as a water test three years prior to the contamination was deemed satisfactory. Eventually, Well #2 was abandoned, a lawsuit ensued, and a settlement was reached.

5915 Milwaukee St. • P.O. Box 110 • McFarland, WI 53558-0110 • FAX: (608) 838-3619 • [www.mcfarland.wi.us](http://www.mcfarland.wi.us)


Administration	Community Development	EMS	Fire	Outreach	Police
838-3153	838-3154	838-3152	838-3278	838-7117	838-3151

8

A gas station requires a conditional use permit precisely so the Plan Commission can determine whether the use outlined will be detrimental to or endanger the public health, safety or general welfare of the public at large. While the Village of McFarland does not oppose the commercial development of the property in question, I am suggesting that the CUP standards have not been met in regards to allowing a gas station at this location.

Therefore, I am urging the Plan Commission to deny the conditional use permit for a gas station at the corner of Siggelkow and Freedom Ring Road for the long-term well-being of our residents and the generations to follow.

Sincerely,



Brad Czebotar  
McFarland Village President



February 9, 2016

Council President Denise DeMarb  
City of Madison Common Council  
210 Martin Luther King, Jr. Blvd., Room 417  
Madison, WI 53703-3345

Re: Concerns Regarding Development at 4814 Freedom Ring Road

Dear President DeMarb:

On behalf of the Public Works Committee of the Village of McFarland, I am writing this letter regarding the proposed development at 4814 Freedom Ring Road in the City of Madison of a gas station/convenience store. The Committee shares the concern of the underground storage tank located 1,100 feet from the Village's Well #3 and the risk of future contamination. In addition, we are most concerned about the infrastructure improvements for the intersection of Sigglekow Road and Valley Drive/Freedom Ring Road which will be necessary due to the proposed development.

It is our opinion that the gas station/convenience store will increase the amount of vehicle traffic entering and exiting from Sigglekow Drive to unsafe levels for the current design of the intersection. The posted speed limit is 35 miles per hour on Sigglekow, and the intersection of Valley Drive/Freedom Ring Road is located just below a rise which limits visibility on traffic heading eastbound. There are no left-turn lanes or acceleration lanes for traffic exiting from or re-entering Sigglekow Road.

The Public Works Committee is opposed to the proposed development of the gas station/convenience store, unless the developer and the City of Madison agree to fund and construct the necessary infrastructure improvements to Sigglekow Road and Valley Drive/Freedom Ring Road.

Sincerely,

Clair Utter  
Chair, Public Works Committee  
Village of McFarland

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

Administration 838-3153	Community Development 838-3154	EMS 838-3152	Fire 838-3278	Outreach 838-7117	Police 838-3151
----------------------------	-----------------------------------	-----------------	------------------	----------------------	--------------------



February 9, 2016

Council President Denise DeMarb  
City of Madison Common Council  
210 Martin Luther King, Jr. Blvd., Room 417  
Madison, WI 53703-3345

Re: Concerns Regarding Development at 4814 Freedom Ring Road

Dear President DeMarb:

On behalf of the Public Utilities Committee of the Village of McFarland, I am writing this letter regarding the proposed development at 4814 Freedom Ring Road in the City of Madison of a gas station/convenience store.

The Village recently became aware that a gasoline station is being preliminarily proposed for the intersection of Siggelkow Road and Valley Drive (Freedom Ring Road in the City of Madison). This site would be less than 1,100 feet from the existing drinking water Well No. 3. While the Village does not currently have a Wellhead Protection ordinance, DNR requires all new wells to provide a well head protection area (WHPA). The WHPA must include at least that portion of well recharge contributing water within a 5-year travel time, with a minimum of 1,200 feet. Modelling groundwater flows with the local geology could increase that distance.

The Public Utilities Committee is opposed to the proposed development of the gas station/convenience store at this location, unless the developer and the City of Madison agree to accept all future liability for any contamination of Well No. 3 in the Village of McFarland, and to pay for any future remediation of the site, including but not limited to the drilling of a replacement well.

Sincerely,

Mary Pat Lyttle  
Chair, Public Utilities Committee  
Village of McFarland

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

Administration 838-3153	Community Development 838-3154	EMS 838-3152	Fire 838-3278	Outreach 838-7117	Police 838-3151
----------------------------	-----------------------------------	-----------------	------------------	----------------------	--------------------



February 9, 2016

Council President Denise DeMarb  
City of Madison Common Council  
210 Martin Luther King, Jr. Blvd., Room 417  
Madison, WI 53703-3345

Re: Concerns Regarding Development at 4814 Freedom Ring Road

Dear President DeMarb:

On behalf of the Public Safety Committee of the Village of McFarland, I am writing this letter regarding the proposed development at 4814 Freedom Ring Road in the City of Madison of a gas station/convenience store. The Committee shares the concern of the underground storage tank located 1,100 feet from the Village's Well #3 and the risk of future contamination. In addition, we are most concerned about potential safety hazards to pedestrian and vehicular traffic on Sigglekow Road and Valley Drive/Freedom Ring Road.

It is our opinion that the gas station/convenience store will increase the amount of vehicle traffic entering and exiting from Sigglekow Drive to unsafe levels for the current design of the intersection. The posted speed limit is 35 miles per hour on Sigglekow, and the intersection of Valley Drive/Freedom Ring Road is located just below a rise which limits visibility on traffic heading eastbound. There are no left-turn lanes or acceleration lanes for traffic exiting from or re-entering Sigglekow Road.

The Public Safety Committee is opposed to the proposed development of the gas station/convenience store, unless the developer and the City of Madison agree to fund and construct the necessary infrastructure improvements to Sigglekow Road and Valley Drive/Freedom Ring Road.

Sincerely,

Jerry Adrian  
Chair, Public Safety Committee  
Village of McFarland

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

Administration 838-3153	Community Development 838-3154	EMS 838-3152	Fire 838-3278	Outreach 838-7117	Police 838-3151
----------------------------	-----------------------------------	-----------------	------------------	----------------------	--------------------

Dear Kiley,

Thank you for allowing us to share some thoughts regarding the building of a gas station at the corner of Suggskow and Valley Drive in McFarland.

We just live off of Valley Drive on North Cook St. So are not too far from the station being considered. We built our home 2 1/2 years ago and have lived in McFarland since 1967. We absolutely love it here!

From the grass there has always been and will continue to have many issues that have needed to be discussed in our what used to be a "little town", at village board meetings. Madison has been a good neighbor and we hope it can continue to be as we all have to work together at this time we are very concerned about the location of a gas station. When all the apartments, homes and condos were built in this area along Suggskow Road across from



Valley Drive all the way toward  
the new housing development going  
East we were so grateful and  
thankful that Spedon built the  
beautiful homes and apartments.

There are no commercial buildings  
along the Siggithow Road. We all  
thought that the open area would  
be at sometime have similar  
Residential homes or apartments. It  
added to the ones on each side  
we couldn't believe it when a sign  
went up and had the word Commercial  
on it. Never did anyone expect of  
all things a gas station would probably  
be there. We already have 3 big  
filling stations in a very small  
area

There is great concern about the  
safety of our great clean water in  
the yards to come surrounded by  
Residential families

There is great concern of the  
Traffic volume at this intersection  
Red & Green Lights would be required

It is congested now.

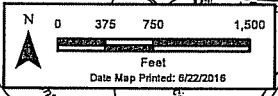
The traffic with big trucks coming in could be disturbing to residents on each end. The bright lights and safety of children next door could be a concern.

It seems there are many robberies at gas stations at night. Sometimes kids group together at night there.

Our village officials have tried so hard in the past to help Madison grow in many good ways and make good decisions. We just hope that Madison as a good neighbor can seriously work with us along to make good decisions that will affect both. That area of land is just calling to be developed for homes + residential like it is now on both sides.

Again we hope that Madison will seriously consider to put homes or just apartments like Madison has on all 3 sides now.  
Thank you Phil & Joyce Wildt

# Current and Former Well Sites Village of McFarland, WI



## LEGEND

- Gas Stations (Current)
- 1200' Buffer (DNR Minimum)
- 1820' Buffer (Monona Tube to Well #2)
- Former Monona Tube Site
- Proposed Gas Station Site
- McFarland Wells
- Village Tax Parcels

**PROPOSED GAS STATION SITE**

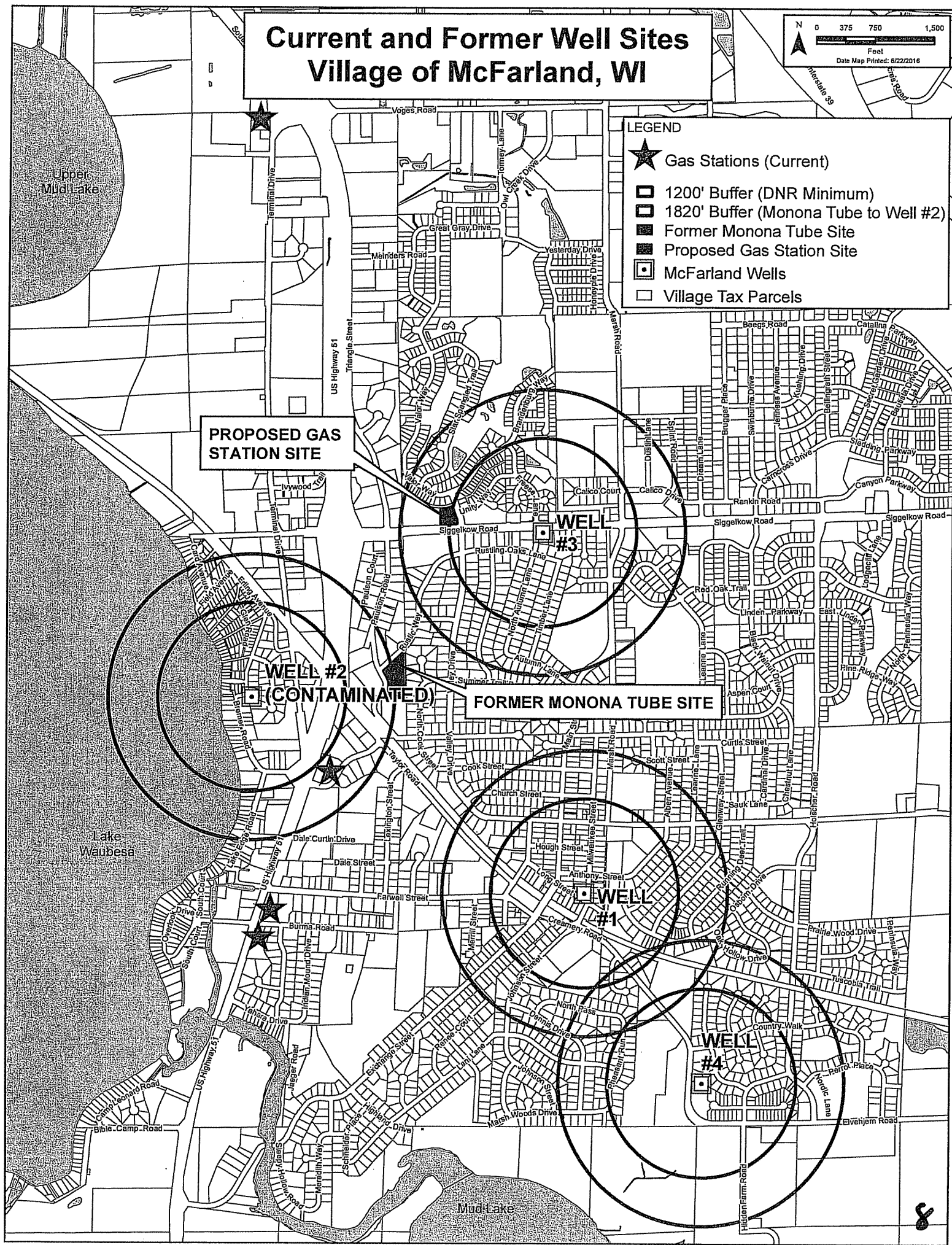
**WELL #2  
(CONTAMINATED)**

**FORMER MONONA TUBE SITE**

**WELL #3**

**WELL #1**

**WELL #4**



**Vaughn, Jessica**

---

**From:** Demarb, Denise  
**Sent:** Saturday, May 14, 2016 2:32 PM  
**To:** Vaughn, Jessica  
**Subject:** Fwd: Gas Station

For the packet

Denise DeMarb  
Alder District 16  
608-358-3195

To subscribe to District 16 updates go to: <http://www.cityofmadison.com/council/district16>

Begin forwarded message:

**From:** sharihuffaker <[REDACTED]>  
**Date:** May 13, 2016 at 3:44:26 PM EDT  
**To:** [district16@cityofmadison.com](mailto:district16@cityofmadison.com)  
**Cc:** "[REDACTED]" <[REDACTED]>, Meg & Aaron Holland  
<[REDACTED]>, Jere Foley <[REDACTED]>  
**Subject:** Gas Station

We also DO NOT support the building of a gas station at Siggelkow & Valley! There are plenty of gas stations in & around Madison/McFarland.

Gas stations bring in more traffic, noise, loads of litter, & encourage more destruction of the land around them.

What is needed is a park, an organic farm, a green space, or wildlife sanctuary.

Conn & Shari Huffaker  
6131 Arrowpoint Way  
McFarland, WI

Sent from my Verizon, Samsung Galaxy smartphone

Neighborhood E/A/16  
Meeting  
Attending Committee  
Comments

**Survey Response:**

- Overwhelmingly against the convenience Store Location – 89% of Liberty Place Residents oppose, and when other local neighborhoods were included in the survey, 78% were opposed to it.

**We would like to ensure that the following issues are researched as part of the application process:**

- Traffic Flow (90%)
- Property Value Impact (81%)
- Noise Pollution (53%)
- Aesthetics/Landscaping (39%)

**Significant Concerns that we need the City to step up to the plate and address:**

- Some sort of traffic mechanism at the entrance to our neighborhood and with Sigglekow Rd
- Speed bumps/stop signs in and throughout the Liberty Place neighborhood to address safety concerns with speeders and with the significant amount of small children that live in the neighborhood
- Continue to address issues associated with fire and police response in the neighborhood, which have improved but still need to be improved further

**Primary Concerns for Conditions we would like placed on the proposed C-Store:**

- 9pm Closing for the store location and Pumps turned off at 10pm
  - o Reduce issues with lighting that would shine directly in to the neighborhood
  - o Reduce late night foot traffic through the neighborhood
  - o Reduce Late night vehicle traffic in to and through the neighborhood
- Full entrance off of Sigglekow Rd that Allows both directions of traffic to enter
  - o Significantly reduce traffic flow in to and through the neighborhood
  - o Safety concerns with small children
- No entry to the location on Freedom Ring Rd
  - o Reduce traffic flow in to and through the neighborhood
  - o Safety concerns with small children
- Fences/Landscaping that delineate/separate the location from the Neighborhood and prevent litter overflow as well as a long term contractual obligation to maintain the property
  - o Reduce impact to property values of neighboring homes
  - o Reduce noise pollution in to the neighborhood
  - o Reduce light pollution in to the neighborhood
  - o Reduce foot traffic of individuals through backyards/alleyways en route to C-Store
- Significant Input to the Exterior Appearance of the Building itself to match neighborhood and ensure it matches with neighborhood
  - o Reduce Impact to property values of neighboring homes

**MEMO**

TO: Planning Commission

FROM: Residents at 5207 Bliss St.

RE: Reasons that we are AGAINST the convenient store/gas station at the corner of Siggelkow Rd and Freedom Ring Dr

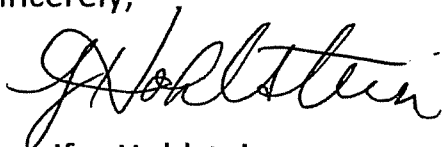
To Whom it May Concern,

My family and I are AGAINST having a convenient store/gas station built on the corner of Siggelkow Rd. and Freedom Ring Dr. for the following reasons.....

- 1) Possible water contamination from gas storage
- 2) Property values will decrease
- 3) The increase in traffic causing safety concerns not only for our children but for our personal property as well
- 4) The noise this will bring to the VERY nearby homeowners
- 5) Pollution to the neighborhood
- 6) Speeding through the neighborhood putting our children's safety at risk

If you have any questions, please feel free to contact me @ (608)345-7154.

Sincerely,



Jennifer Hohlstein

CITY OF MADISON

MAY 3 2016

Planning & Community  
& Economic Development



## Vaughn, Jessica

---

**From:** Tao, Yang  
**Sent:** Thursday, June 23, 2016 11:22 AM  
**To:** Demarb, Denise  
**Cc:** Vaughn, Jessica; Halvorson, Eric; Aviles Pineiro, Gretchen; Dryer, David  
**Subject:** RE: Dilbar Gas Station Traffic Impact Study  
**Attachments:** Dilbar Gas Station TIA Key Points.pdf

Alder Demarb,

We have looked into the details of the study, and the attached is a summary of the key points for you info. Based on the study, a minimum increase in traffic volume is to be expected with the proposed development, and the existing geometry with the proposed right-in/right-out driveway off Siggelkow and full-access driveway off Freedom Ring will provide acceptable level of service during peak traffic hours at the intersection.

The consultants who performed the study suggest the City to widen the raided median with vehicle storage space to allow two-stage left-turn from Freedom Ring Rd/Valley Dr to improve the level of service for southbound and northbound left-turn movement. The proposed development only contributes to part of the problem, and it will be very costly and requires a lot of coordination with the Village of McFarland to widen the median. So it is not reasonable or feasible to ask the developer to incorporate this improvement with the project. Instead, the City is requesting some right-of-way from the development along Siggelkow and along Freedom Ring for a potential future project to widen the median and/or to add additional lanes at the intersection.

In addition to the direct pedestrian connection between the development and the existing sidewalk along the east side of the property, we will also require a direct pedestrian connection between the development and exiting sidewalk along the south side of the property.

Please let me know if you have any questions.

Yang

*Yang Tao, Ph.D., P.E.*  
Asst City Traffic Engineer  
**City of Madison - Traffic Engineering Division**  
Madison Municipal Bldg., Suite 100  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2986  
Madison, WI 53701-2986  
ph: 608.266.4815  
fax: 608.267.1158  
[ytao@cityofmadison.com](mailto:ytao@cityofmadison.com)

---

**From:** Demarb, Denise  
**Sent:** Wednesday, June 15, 2016 7:59 AM  
**To:** Tao, Yang  
**Cc:** Halvorson, Eric; Aviles Pineiro, Gretchen; Dryer, David  
**Subject:** Re: Dilbar Gas Station Traffic Impact Study

Thank you Yang. I look forward to your report

Denise DeMarb

Nick

---

**From:** Bruggeman, John [<mailto:John.Bruggeman@rasmithnational.com>]

**Sent:** Tuesday, June 14, 2016 6:15 AM

**To:** Nick Badura

**Cc:** [psekhn4966@charter.net](mailto:psekhn4966@charter.net); [twaller@lee-associates.com](mailto:twaller@lee-associates.com)

**Subject:** Dilbar Gas Station Traffic Impact Study

Nick,

Here is the final version of the Dilbar Gas Station Traffic Impact Study for submittal to the City. The Appendix may be submitted separately (electronically) as supplemental information. If you have any questions or concerns, please let me know.

Thanks,

John P. Bruggeman, P.E., PTOE

Project Manager

262-317-3353

262 786-0826 fax

R.A. Smith National, Inc.

16745 West Bluemound Road, Suite 200, Brookfield, WI 53005-5938

Design with vision | Deliver excellence | Provide the most responsive service to our clients

<160614 Dilbar Gas Station TIA.pdf>

<Appendix All.pdf>

<160607\_Letter of Intent\_PC.pdf>

<160614\_Dilbar\_PC Submittal Set.pdf>



## Dilbar Gas Station Traffic Impact Study Key Points

### Site Access:

- Proposed full-access driveway on Freedom Ring Rd aligned with Unity Way.
- Proposed right-in/right-out driveway on Siggelkow Rd to be located 175' west of Freedom Ring Rd + Siggelkow Rd.

### Traffic conditions:

#### *-Background 2016*

ICU Level of Service: A for all studied intersections.

LOS worst movements: E

v/c ratio  $\leq$  0.37

Siggelkow Rd + Freedom Ring Rd PM peak:

-LOS for NB approach: D, LOS for SB approach: C

-Control delay for NB: 28.2, Control delay for SB: 17.4s

#### *-Total 2016*

ICU Level of Service: B or better for all studied intersections.

Reasonable traffic generated.

LOS worst movements: F

v/c ratio  $\leq$  0.45

Increase in queuing < 25'

Siggelkow Rd + Freedom Ring Rd PM peak:

-LOS for NB approach: E, LOS for SB approach: D

-Control delay for NB: 35.9s, Control delay for SB: 29.1s

Suggested improvement by consultant: widened raised median with vehicle storage to allow two-stage LT from Freedom Ring Road to improve LOS for NB/SB LT movements.

### Multi-Modal:

#### *Peds*

- Existing sidewalk
- Proposed sidewalk connections to development

#### *Bikes*

- Maintained marked bike lanes @ Siggelkow Rd
- Proposed bike parking

#### *Metro*

- Existing bus stop within walking distance
- Transit information kiosk

### Parking:

- Proposed 25 vehicle, which is above the projected demand
- Proposed 6 bike parking
- No minimum parking required by the City.

**Conclusion:**

Based on traffic generation, v/c ratio and modeling results, a minimum increase in traffic is to be expected with new development and the existing geometry with the proposed right-in/right-out driveway off Siggelkow and full-access driveway off Freedom Ring will provide acceptable LOS during peak hours.

**TE Staff Comments:**

Based on the study, a minimum increase in traffic volume is to be expected with the proposed development, and the existing geometry with the proposed right-in/right-out driveway off Siggelkow and full-access driveway off Freedom Ring will provide acceptable level of service during peak traffic hours at the intersection.

The consultant who performed the study suggests the City to widen the raided median with vehicle storage space to allow two-stage left-turn from Freedom Ring Rd/Valley Dr to improve the level of service for southbound and northbound left-turn movement. The proposed development only contributes to part of the problem, and it will be very costly and requires a lot of coordination with the Village of McFarland to widen the median. So it is not reasonable or feasible to ask the developer to incorporate this improvement with the project. Instead, the City is requesting some right-of-way from the development along Siggelkow and along Freedom Ring for a potential future project to widen the median and/or to add additional lanes at the intersection.

In addition to the direct pedestrian connection between the development and the existing sidewalk along the east side of the property, we will also require a direct pedestrian connection between the development and exiting sidewalk along the south side of the property.