

Tuesday, March 24, 2026

6:00 PM

McFarland Municipal Center  
5915 Milwaukee St, McFarland  
Community Room

## AGENDA

The public may attend in-person or remotely through the Zoom webinar or telephone options listed below. *Please Note: Virtual attendance is offered as a convenience, but technical difficulties beyond the Village's control may prevent or limit its availability at any meeting. The public is encouraged to attend the meeting in person to assure full access to the proceedings.*

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR: <https://us02web.zoom.us/j/83521304605>

Or by Telephone: +1 (312) 626-6799

Webinar ID: 835 2130 4605

Press \*9 to raise/lower hand. Press \*6 to mute/unmute.

1. CALL TO ORDER - 6:00 PM START TIME
2. ROLL CALL.
3. CLOSED SESSION.
  - a. Discussion and action on entering into closed session in accordance with Wis. Stats. 19.85(1)(c) to consider employment, promotion, compensation, or other performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, specifically to consider 2025 performance evaluation data for the Village Administrator position.
4. RECONVENE INTO OPEN SESSION.
5. COMMENCE THE REGULAR BUSINESS PORTION OF THE MEETING - 7:00 PM
6. PUBLIC ANNOUNCEMENTS, COMMUNICATIONS, AND PROCLAMATIONS.
  - a. Autism Acceptance Week Proclamation - March 30 through April 6, 2026
  - b. Volunteer Appreciation Month April
  - c. Spring Election Information - April 7, 2026
7. CONSENT AGENDA.
  - a. All items listed under the Consent Agenda will be approved in one motion unless a Board member requests that the item be removed for individual discussion and action. Any item(s) removed for individual consideration shall be considered in the same order in which they were originally listed on the agenda under Business.
    - 1) Motion to approve checks in the amount of \$277,274.65.
    - 2) Motion to approve Resolution 2026-05, a resolution approving adjustments to water and sewer utility easements for the Humble Oaks development, 4703 Terminal Drive as recommended by the Plan Commission.
8. PUBLIC APPEARANCES.

- a. This is an opportunity for attendees to provide public comment on matters that are not on the agenda. Attendees desiring to provide public comment on specific items on the agenda may do so at the time that agenda item is brought up. Zoom attendees wishing to speak should type their name, address, and the relevant agenda item in the Q&A feature within the online meeting platform. Zoom attendees may also register in support or opposition of an item through the Q&A feature. In person attendees should fill out a public comment form and turn into the meeting chairperson. When you are called upon to speak, state your name, address, and provide your public comment. Please adhere to the 3-minute time limit. Written comments will not be read into the record during the meeting but may be sent to [village.clerk@mcfarland.wi.us](mailto:village.clerk@mcfarland.wi.us) to be included with the agenda materials.

## 9. BUSINESS.

- a. Presentation from Accurate Appraisal on 2026 assessments.
- b. Discussion and action to make application to the Staffing for Adequate Fire and Emergency Response (SAFER) Grant and Assistance to Firefighters Grant programs.
- c. Community Development Authority (Trustees Annen & Fessler)
  - 1) Discussion regarding a Tax Increment Financing Incentive Application from Ezra Properties, LLC for a commercial indoor children's playground (Well Played) located on portions of parcels 0710-273-8620-1, 0710-273-8640-1 and 0710-273-8665-1 in the vicinity of 4012-4020 Terminal Drive, Tax Increment District #6.
  - 2) Discussion regarding an amendment to the existing Tax Increment Finance Development Agreement between the Village of McFarland and Ezra Properties, LLC for Phase 1 development at 4703 Terminal Drive, Tax Increment Finance District #3.
- d. Discussion regarding progress with the 2025-2026 McFarland Strategic Implementation Plan as the Village Board goals and objectives for the coming year.

## 10. CLOSED SESSION.

- a. Discussion and action to convene into Closed Session in accordance with Wis. Stats. 19.85(1)(e) to deliberate or negotiate the investment of public funds or other specified public business whenever competitive or bargaining reasons require a closed session, specifically related to:
  - 1) Tax Increment Financing Development Incentives Application from Ezra Properties, LLC for Well Played, TID #6.
  - 2) Tax Increment Financing Development Agreement Amendment #1 between the Village of McFarland and Ezra Properties LLC for Phase 1, 4703 Terminal Drive, TID #3.

## 11. RECONVENE INTO OPEN SESSION.

## 12. ACTION ON ITEMS DISCUSSED IN CLOSED SESSION.

- a. Discussion and action regarding a Tax Increment Financing Incentive Application from Ezra Properties, LLC for a commercial indoor children's playground (Well Played) located on portions of parcels 0710-273-8620-1, 0710-273-8640-1 and 0710-273-8665-1 in the vicinity of 4012-4020 Terminal Drive, Tax Increment District #6.

- b. Discussion and action regarding an amendment to the existing Tax Increment Finance Development Agreement between the Village of McFarland and Ezra Properties, LLC for Phase 1 development at 4703 Terminal Drive, Tax Increment Finance District #3.
- c. Discussion and action regarding 2025 performance evaluation data for the Village Administrator position.

13. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, April 14, 2026 at 5:30 pm - Committee of the Whole
- b. Tuesday, April 14, 2026 at 7:00 pm - Regular Village Board
- c. Tuesday, April 21, 2026 at 7:00 pm - Annual Village Board Organizational Meeting
- d. Tuesday, April 28, 2026 at 7:00 pm - Regular Village Board

14. ADJOURNMENT.

Any person who has a qualifying disability as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format should contact the McFarland Municipal Center at (608)838-3153, 5915 Milwaukee Street, McFarland, Wisconsin, or [village.clerk@mcfarland.wi.us](mailto:village.clerk@mcfarland.wi.us) by 2:00 p.m. at least 5 business days prior to the meeting so that any necessary arrangements can be made to accommodate each request. If the meeting or request is less than 5 business days from the meeting, requests for accommodations may still be made and reasonable efforts will be made to accommodate each request.