VILLAGE OF MCFARLAND

Village Board

NOTICE OF PUBLIC MEETING

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 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.

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 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.

PROCLAMATION

Designating March 30 through April 6, 2026 as Autism Acceptance Week and April 2, 2026 as Autism Acceptance Day

WHEREAS, autism spectrum disorder is a complex neurological disability that affects social interaction, communication skills, and behavior regardless of an individuals race, ethnicity, gender, or socioeconomic background;

WHEREAS, autism spectrum disorder affects a person throughout their entire life, including an individual's ability to learn, develop healthy interactive behaviors, and understand verbal as well as nonverbal communication;

WHEREAS, early diagnosis, appropriate education, and support services are vital to ensuring that every child and adult with autism spectrum disorder has the opportunity to achieve their fullest potential and live independently and comfortably within their communities;

WHEREAS, it is imperative to move beyond awareness to acceptance, fostering a community that embraces neurodiversity and ensures autistic individuals are treated with dignity and respect; and

WHEREAS, the Village of McFarland joins advocates, family members, caregivers, educators, and dedicated professionals in celebrating the countless ways individuals with autism enhance our community.

NOW, THEREFORE, BE IT PROCLAIMED by the Village Board of the Village of McFarland that March 30 through April 6, 2026 be observed in the Village as Autism Acceptance Week, and join advocates, family members, caregivers, educators, and dedicated professionals in celebrating the countless ways individuals with autism enhance the McFarland Community.

BE IT FURTHER PROCLAIMED by the Village Board of the Village of McFarland that April 2, 2026 as World Autism Acceptance Day and encourage residents to participate residents to participate in programs and outreach efforts aimed at educating and supporting autistic individuals and their families.

Proclaimed at a regular meeting of the McFarland Village Board this 24th Day of March, 2026.

Approved:	Attest
______________________________	______________________________
Stephanie Brassington	Cassandra Suettinger
Village President	Deputy Administrator/Clerk

17th Annual

McFarland Community Service Day

Saturday, April 25

8 a.m. to Noon

Family-friendly volunteer opportunities for all ages!
Electronics recycling with Pelliterri Waste Management.
Win one of four $25 gift cards to West Star Organics.

Sign up today at

mcfarland.wi.us/CommunityServiceDay

VILLAGE OF McFarland

Special thanks to our sponsors:

Kwik Trip
West Star Organics

VILLAGE OF McFarland

www.mcfarland.wi.us | 5915 Milwaukee St, McFarland, WI 53558 | 608.838.7117

PROCLAMATION

Designating April as Volunteer Appreciation Month

WHEREAS, the month of April has been designated nationally as Volunteer Appreciation Month to recognize the hard work, dedication and passion of volunteers throughout our nation; and

WHEREAS; Wisconsin is home to more than one million volunteers who utilize their time and talents to make a difference in the lives of people of all ages in communities across the state; and

WHEREAS; volunteers in the Village of McFarland are vital to the infrastructure of many programs and services, supporting our schools, village government, elections, senior services, parks, natural areas, library, youth programs, faith institutions and nonprofit organizations; and

WHEREAS; the Village of McFarland benefits greatly from services performed by volunteers, and volunteers themselves also reap the rewards of improved skills, better health, and the overall happiness that can come from contributing to their community; and

WHEREAS, the Village of McFarland is committed to encouraging volunteerism among its employees, citizens, partners, businesses and organizations and thanks all volunteers for their dedicated service; and

WHEREAS; this month, the Village of McFarland recognizes and honors all community members who selflessly invest in the lives of others as volunteers;

NOW, THEREFORE, I, Stephanie Brassington, hereby do proclaim the month of April as "Volunteer Appreciation Month."

ATTEST:	APPROVED:
______________________________	--
Cassandra Suettinger	Stephanie Brassington
Deputy Administrator/Clerk Village	Village President

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, March 24, 2026**

SECTION: **Public Announcements & Communications**

DEPARTMENT: **Administration**

CONTACT: **Cassandra Suettinger, Deputy Administrator/Clerk**

AGENDA ITEM: **Spring Election Information - April 7, 2026**

PREVIOUS ACTION:

ISSUE SUMMARY:
The Spring Election Cycle has begun and the Village encourages all residents to make a plan to vote for the upcoming April 7, 2026 Election!

Make a Plan – Start thinking now about how you would like to complete your ballot (via mailed absentee, in-person absentee, or on Election Day) and if voting via absentee ballot, plan to take the necessary steps in a timely manner.

<u>Absentee Voting</u>
By mail – Ballots can be requested by mail up through Thursday April 2nd at 5 p.m. To request a ballot by mail visit: https://myvote.wi.gov/en-us/VoteAbsente.

Reminder: Ballots by mail can be returned via mail, in-person to the Clerk's Office or in the drop box in the parking lot of the Municipal Center located at 5915 Milwaukee Street. Reminder, only the voter is allowed to return their own ballot; certain exceptions apply for voters with disabilities. If you intend to vote by mail, make your request early to ensure you have enough time to receive and return your ballot.

In-Person Absentee – Will be held Tuesday March 24th through Friday April 3rd, with special Saturday absentee voting hours on Saturday April 4th from 9 a.m. to 12 p.m. All In-Person Absentee Voting will be held at the Clerk's Office at the McFarland Municipal Center. State law prohibits In-Person Absentee Voting on the day before Election Day.

Make it Count –
If voting via absentee ballot, be sure to comply with all instructions to complete and return your ballot in a manner that will allow it to be counted. Also, all ballots must be received by Election Day April 7, 2026 at 8 p.m.

<u>Election Day</u>
Polls will be open from 7 a.m. to 8 p.m.
The Village will continue to have two polling locations. To verify your polling place, please visit: https://myvote.wi.gov/en-us/Find-My-Polling-Place

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Photo ID will be required for the election. For more information on Photo ID, including how to obtain a free ID for the purpose of voting, please visit: https://bringit.wi.gov/

For any and all voting-related questions, please contact the Administration office at 608-838-3153 or email village.clerk@mcfarland.wi.us

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

ATTACHMENTS:
None

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: Tuesday, March 24, 2026

SECTION: Consent Agenda

The Consent Agenda is for routine, procedural, and self-explanatory non-controversial items. Items will be approved by one motion unless a Board member requests that the item be removed. Board members who have a question on an item on the consent agenda or would like to have additional discussion, should request an item be removed from the consent agenda and discussed separately. Items requested to be dealt with separately, will be dealt with in the same order in which they were originally listed on the Consent Agenda under Business.

Report Criteria:
Detail report type printed

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
30	ALLIANT ENERGY/WP&L	031126	3234 CTY RD AB	1	03/11/2026	35.57	.00	35.57	03/19/2026
		031126	DOG PARK 6300 ELVEHJ	2	03/11/2026	877.90	.00	877.90	03/19/2026
		031126	FLOOD LIGHT 2860 HIDD	3	03/11/2026	36.51	.00	36.51	03/19/2026
		031126	SOCCER BLDG 4820 MA	4	03/11/2026	152.74	.00	152.74	03/19/2026
		031126	4806 MCDANIEL LN	5	03/11/2026	102.87	.00	102.87	03/19/2026
		031126	WELL 4 ELECTRIC	6	03/11/2026	2,069.50	.00	2,069.50	03/19/2026
		031126	MUNICIPAL CENTER 591	7	03/11/2026	2,820.88	.00	2,820.88	03/19/2026
		031126	LIBRARY 5920	8	03/11/2026	2,790.03	.00	2,790.03	03/19/2026
		031126	5307 HOUGH ST	9	03/11/2026	22.52	.00	22.52	03/19/2026
		031126	5802 MAIN ST	10	03/11/2026	435.64	.00	435.64	03/19/2026
		031126	PSC 6001 BROADHEAD	11	03/11/2026	4,405.91	.00	4,405.91	03/19/2026
		031126	CEDAR GLADE BATHRO	12	03/11/2026	29.10	.00	29.10	03/19/2026
		031126	5115 TERMINAL DPW	13	03/11/2026	1,491.31	.00	1,491.31	03/19/2026
		031126	LIFT#2 6407 PHEASANT	14	03/11/2026	447.29	.00	447.29	03/19/2026
Total 30:						15,717.77	.00	15,717.77	
104	BOBCAT/DOOSAN	01-130689	TOOLCAT MAINTENANCE	1	02/16/2026	6.15	.00	6.15	03/19/2026
		01-130689	TOOLCAT MAINTENANCE	2	02/16/2026	1.68	.00	1.68	03/19/2026
		01-130689	TOOLCAT MAINTENANCE	3	02/16/2026	1.68	.00	1.68	03/19/2026
		01-130689	TOOLCAT MAINTENANCE	4	02/16/2026	1.68	.00	1.68	03/19/2026
Total 104:						11.19	.00	11.19	
439	HJ PERTZBORN	130489	LEWIS PARK RP VALVE	1	03/13/2026	175.00	.00	175.00	03/19/2026
Total 439:						175.00	.00	175.00	
476	JEFFERSON FIRE & SAF	IN336584	REPLACEMENT CAPS	1	02/10/2026	894.45	.00	894.45	03/19/2026
		IN337815	5" ADAPTERS	1	03/12/2026	767.00-	.00	767.00-	03/19/2026
Total 476:						127.45	.00	127.45	
634	MENARDS - MONONA	97979	PSC FACILITY MAINTENA	1	03/05/2026	19.80	.00	19.80	03/19/2026
		98023	WELL STORAGE SUPPLI	1	03/06/2026	22.44	.00	22.44	03/19/2026
		98025	VEHICLE MAINTENANCE	1	03/06/2026	27.43	.00	27.43	03/19/2026
		98025	VEHICLE MAINTENANCE	2	03/06/2026	7.49	.00	7.49	03/19/2026
		98025	VEHICLE MAINTENANCE	3	03/06/2026	7.49	.00	7.49	03/19/2026
		98025	VEHICLE MAINTENANCE	4	03/06/2026	7.49	.00	7.49	03/19/2026
		98026	WELL 4 MAINTENANCE	1	03/06/2026	70.12	.00	70.12	03/19/2026
		98042	LIFT STATION 2 MAINTEN	1	03/06/2026	31.59	.00	31.59	03/19/2026
		98061	PARKS SUPPLIES	1	03/06/2026	56.10	.00	56.10	03/19/2026
		98159	WELL 4 FACILITY MAINTE	1	03/09/2026	6.99	.00	6.99	03/19/2026
		98160	PW SHOP SUPPLIES	1	03/09/2026	12.48	.00	12.48	03/19/2026
		98160	WATER SUPPLIES	2	03/09/2026	12.48	.00	12.48	03/19/2026
		98213	PSC FACILITY MAINTENA	1	03/10/2026	35.17	.00	35.17	03/19/2026
		98217	MC FACILITY MAINTENA	1	03/10/2026	179.96	.00	179.96	03/19/2026
		98277	REPLACE LIGHTS IN KIT	1	03/11/2026	134.95	.00	134.95	03/19/2026
		98278	WELL FACILITY MAINTEN	1	03/11/2026	9.92	.00	9.92	03/19/2026
		98331	PW FACILITY MAINTENA	1	03/12/2026	31.25	.00	31.25	03/19/2026
		98364	TL13 TRAILER BUILD	1	03/12/2026	158.61	.00	158.61	03/19/2026
		98400	PW FACILITY MAINTENA	1	03/13/2026	38.95	.00	38.95	03/19/2026
		98638	MC FACILITY MAINTENA	1	03/18/2026	40.98	.00	40.98	03/19/2026
		98653	MC FACILITY MAINTENA	1	03/18/2026	22.99-	.00	22.99-	03/19/2026

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
		98654	MC FACILITY MAINTENA	1	03/18/2026	29.99	.00	29.99	03/19/2026
Total 634:						918.69	.00	918.69	
640	MGE	6300112994-	STREET LIGHT	1	03/02/2026	698.15	.00	698.15	03/12/2026
Total 640:						698.15	.00	698.15	
667	MINNESOTA LIFE INS CO	002832L- AP	LIFE INSURANCE	1	03/09/2026	1,761.70	.00	1,761.70	03/12/2026
Total 667:						1,761.70	.00	1,761.70	
765	LEGAL SHIELD	108629-0315	LEGAL SHIELD	1	03/15/2026	131.60	.00	131.60	03/19/2026
Total 765:						131.60	.00	131.60	
775	PUBLIC SERVICE COMM	2602-I-03490	PSC FEE FOR RATE CAS	1	03/16/2026	428.03	.00	428.03	03/19/2026
Total 775:						428.03	.00	428.03	
800	RELIANT FIRE APPARAT	INV-WI-6743	AMBULANCE E4770 - MO	1	03/09/2026	1,813.64	.00	1,813.64	03/19/2026
		INV-WI-6819	TK8 - PTO PRESSURE S	1	03/12/2026	1,187.74	.00	1,187.74	03/19/2026
Total 800:						3,001.38	.00	3,001.38	
926	AXON ENTERPRISE INC	INUS428619	TASER CARTRIDGES	1	03/05/2026	3,546.00	.00	3,546.00	03/19/2026
Total 926:						3,546.00	.00	3,546.00	
958	TOWN & COUNTRY ENGI	29384	MC240 WELL 5 FINAL DE	1	02/14/2026	15,796.45	.00	15,796.45	03/19/2026
		29400	MC242 2026 STREET & U	1	02/14/2026	29,766.17	.00	29,766.17	03/19/2026
		29419	MC224 LIFT STATON 2 C	1	02/14/2026	2,567.50	.00	2,567.50	03/19/2026
		29420	MC230 2025 STREET & U	1	02/14/2026	5,377.50	.00	5,377.50	03/19/2026
		29421	MC234 SIGGELKOW RD	1	02/14/2026	10,835.00	.00	10,835.00	03/19/2026
		29422	MC238 2025 STORMWAT	1	02/14/2026	180.00	.00	180.00	03/19/2026
		29423	MC243 2026 STORMWAT	1	02/14/2026	1,780.00	.00	1,780.00	03/19/2026
Total 958:						66,302.62	.00	66,302.62	
992	US CELLULAR	0791244084	CABLE/COMTECH PHON	1	02/22/2026	42.50	.00	42.50	03/12/2026
		0791244084	COMDEV PHONE	2	02/22/2026	26.61	.00	26.61	03/12/2026
		0791244084	FD/EMS PHONE	3	02/22/2026	107.73	.00	107.73	03/12/2026
		0791244084	OUTREACH PHONE	4	02/22/2026	178.74	.00	178.74	03/12/2026
		0791244084	PARKS TABLETS	5	02/22/2026	51.00	.00	51.00	03/12/2026
		0791244084	PD PHONE	6	02/22/2026	488.68	.00	488.68	03/12/2026
		0791244084	PW PHONE	7	02/22/2026	68.40	.00	68.40	03/12/2026
		0791244084	PW TABLETS	8	02/22/2026	776.15	.00	776.15	03/12/2026
		0791244084	SEWER PHONE	9	02/22/2026	68.40	.00	68.40	03/12/2026
		0791244084	WATER PHONE	10	02/22/2026	68.40	.00	68.40	03/12/2026
		0791244084	WATER TABLETS	11	02/22/2026	776.15	.00	776.15	03/12/2026
		0791244084	SEWER TABLETS	12	02/22/2026	776.15	.00	776.15	03/12/2026
		0792780763	LIBRARY CELL PHONE	1	02/28/2026	43.75	.00	43.75	03/19/2026
Total 992:						3,472.66	.00	3,472.66	
1019	BAKER TILLY VIRCHOW	BT3530505	PARK IMPACT FEE STUD	1	03/16/2026	2,662.00	.00	2,662.00	03/19/2026

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 1019:						2,662.00	.00	2,662.00	
1081	WI MUNICIPAL JUDGES A	031326	2026 WMJA DUES	1	03/13/2026	150.00	.00	150.00	03/19/2026
Total 1081:						150.00	.00	150.00	
1094	WI SUPREME COURT	680-0000001	2026/2027 CONTINUING J	1	03/01/2026	800.00	.00	800.00	03/19/2026
Total 1094:						800.00	.00	800.00	
1210	PERSONNEL EVALUATIO	57154	PEI TESTING	1	02/15/2026	750.00	.00	750.00	03/19/2026
Total 1210:						750.00	.00	750.00	
1245	PROFESSIONAL PEST C	900983	MC PEST CONTROL	1	03/12/2026	48.00	.00	48.00	03/19/2026
		901039	PW PEST CONTROL	1	03/12/2026	41.00	.00	41.00	03/19/2026
Total 1245:						89.00	.00	89.00	
1256	BOUND TREE MEDICAL L	86115052	EMS - SUPPLIES	1	02/26/2026	87.94	.00	87.94	03/19/2026
		86125587	EMS - SUPPLIES	1	03/06/2026	481.20	.00	481.20	03/19/2026
Total 1256:						569.14	.00	569.14	
1264	BARNES INC	206008	BIN MAINTENANCE HOLI	1	02/28/2026	2,414.00	.00	2,414.00	03/19/2026
		206008	BIN MAINTENANCE HOLI	2	02/28/2026	2,414.00	.00	2,414.00	03/19/2026
Total 1264:						4,828.00	.00	4,828.00	
1694	HEARTLAND LITHO	66902	WATERCRAFT & SAILBO	1	03/05/2026	347.47	.00	347.47	03/19/2026
		66916	VILLAGE ENVELOPES	1	03/05/2026	275.49	.00	275.49	03/19/2026
		66916	VILLAGE ENVELOPES	2	03/05/2026	36.73	.00	36.73	03/19/2026
		66916	VILLAGE ENVELOPES	3	03/05/2026	68.87	.00	68.87	03/19/2026
		66916	VILLAGE ENVELOPES	4	03/05/2026	68.87	.00	68.87	03/19/2026
		66916	VILLAGE ENVELOPES	5	03/05/2026	64.28	.00	64.28	03/19/2026
		66916	VILLAGE ENVELOPES	6	03/05/2026	137.75	.00	137.75	03/19/2026
		66916	VILLAGE ENVELOPES	7	03/05/2026	137.75	.00	137.75	03/19/2026
		66916	VILLAGE ENVELOPES	8	03/05/2026	91.83	.00	91.83	03/19/2026
		66916	VILLAGE ENVELOPES	9	03/05/2026	36.73	.00	36.73	03/19/2026
		66920	BILLS FOR FEBRUARY	1	03/06/2026	203.47	.00	203.47	03/19/2026
		66920	BILLS FOR FEBRUARY	2	03/06/2026	203.47	.00	203.47	03/19/2026
		66920	BILLS FOR FEBRUARY	3	03/06/2026	203.46	.00	203.46	03/19/2026
Total 1694:						1,876.17	.00	1,876.17	
1989	CORPORATE BUSINESS	41359434	COPIER LEASE	1	02/24/2026	114.00	.00	114.00	03/12/2026
		41432636	ADMIN COPIERS	1	03/05/2026	142.50	.00	142.50	03/19/2026
		41432636	ADMIN COPIERS - SOS	2	03/05/2026	47.50	.00	47.50	03/19/2026
		41432637	EGOLDFAX INVOICE	1	03/05/2026	43.00	.00	43.00	03/19/2026
		41432637	EGOLDFAX INVOICE	2	03/05/2026	21.50	.00	21.50	03/19/2026
		41432637	EGOLDFAX INVOICE	3	03/05/2026	21.50	.00	21.50	03/19/2026
Total 1989:						390.00	.00	390.00	
2058	MICROMARKETING LLC	1002254	ADULT AUDIO BOOKS	1	03/04/2026	39.99	.00	39.99	03/19/2026

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 2058:						39.99	.00	39.99	
2089	MIDWEST METER INC	0186807-IN	METERS	1	03/16/2026	831.48	.00	831.48	03/19/2026
Total 2089:						831.48	.00	831.48	
2100	WAUKESHA COUNTY TE	S0887440	ALCOHOL TRAINING - GR	1	02/26/2026	179.00	.00	179.00	03/19/2026
Total 2100:						179.00	.00	179.00	
2121	LAKESIDE INTERNATION	8329938P	VEHICLE MAINTENANCE	1	03/12/2026	25.48	.00	25.48	03/19/2026
		8329938P	VEHICLE MAINTENANCE	2	03/12/2026	6.95	.00	6.95	03/19/2026
		8329938P	VEHICLE MAINTENANCE	3	03/12/2026	6.95	.00	6.95	03/19/2026
		8329938P	VEHICLE MAINTENANCE	4	03/12/2026	6.95	.00	6.95	03/19/2026
Total 2121:						46.33	.00	46.33	
16247	CITY TREASURER	3199635	STORM WATER CHARGE	1	03/06/2026	35.16	.00	35.16	03/19/2026
Total 16247:						35.16	.00	35.16	
16257	CORPORATE BUSINESS	395755	PW COLOR COPY OVER	1	03/09/2026	60.21	.00	60.21	03/12/2026
		395755	PW COLOR COPY OVER	2	03/09/2026	16.42	.00	16.42	03/12/2026
		395755	PW COLOR COPY OVER	3	03/09/2026	16.42	.00	16.42	03/12/2026
		395755	PW COLOR COPY OVER	4	03/09/2026	16.42	.00	16.42	03/12/2026
Total 16257:						109.47	.00	109.47	
16296	DANE CO DEPT OF HUM	MARCH 202	MEALSITE DONATION - C	1	03/10/2026	905.00	.00	905.00	03/19/2026
		MARCH 202	MEALSITE DONATION - M	2	03/10/2026	3,105.00	.00	3,105.00	03/19/2026
Total 16296:						4,010.00	.00	4,010.00	
16346	WOLF PAVING & EXCAVA	54427	PATCH MATERIAL	1	03/10/2026	555.00	.00	555.00	03/19/2026
Total 16346:						555.00	.00	555.00	
16448	TRUCKSTAR COLLISION	21286	E4470-AMBULANCE - FE	1	02/27/2026	1,000.00	.00	1,000.00	03/19/2026
Total 16448:						1,000.00	.00	1,000.00	
16640	TOP PACK DEFENSE LLC	18339	9MM MAGAZINES	1	02/20/2026	151.20	.00	151.20	03/19/2026
		18420	UNIFORM - TOWNS	1	03/02/2026	421.00	.00	421.00	03/19/2026
Total 16640:						572.20	.00	572.20	
17084	AMAZON CAPITAL SERVI	1137-99JP-T	OFFICE SUPPLIES	1	03/06/2026	381.03	.00	381.03	03/19/2026
		13KK-3WCK-	PSC FACILITY MAINTENA	1	03/03/2026	752.74	.00	752.74	03/19/2026
		13YX-7YFR-	PSC FACILITY MAINTENA	1	03/04/2026	35.48	.00	35.48	03/19/2026
		14TF-DMDD-	WELL 4 CHEMICAL PUMP	1	03/18/2026	229.99	.00	229.99	03/19/2026
		163T-963H-	PSC FACILITY MAINTENA	1	03/08/2026	109.39	.00	109.39	03/19/2026
		16C3-N6NT-	BOOKS	1	03/11/2026	64.23	.00	64.23	03/19/2026
		16C3-N6NT-	LIBRARY CDS & DVDS	1	03/11/2026	230.18	.00	230.18	03/19/2026
		16HP-LHTG-	LIBRARY PROGRAM SUP	1	03/10/2026	163.56	.00	163.56	03/19/2026
		17M7-96KQ-	GENERATOR MAINTENA	1	03/11/2026	20.85	.00	20.85	03/19/2026
		17M7-96KQ-	GENERATOR MAINTENA	2	03/11/2026	5.69	.00	5.69	03/19/2026

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
		17M7-96KQ-	GENERATOR MAINTENA	3	03/11/2026	5.69	.00	5.69	03/19/2026
		17M7-96KQ-	GENERATOR MAINTENA	4	03/11/2026	5.69	.00	5.69	03/19/2026
		1936-DXYF-	WATER SAMPLING SUPP	1	03/17/2026	13.66	.00	13.66	03/19/2026
		1F6R-RXQJ-	BOOKS	1	03/08/2026	30.00	.00	30.00	03/19/2026
		1F94-QC4V-	PARKS SUPPLIES	1	03/11/2026	12.65	.00	12.65	03/19/2026
		1GKT-3D33-	LIBRARY PROGRAM SUP	1	03/09/2026	66.10	.00	66.10	03/19/2026
		1GL1-DQG9-	LOCATING SUPPLIES	1	03/11/2026	43.33	.00	43.33	03/19/2026
		1GL1-DQG9-	LOCATING SUPPLIES	2	03/11/2026	43.33	.00	43.33	03/19/2026
		1GL1-DQG9-	LOCATING SUPPLIES	3	03/11/2026	43.33	.00	43.33	03/19/2026
		1GQM-HRW	LIBRARY CDS & DVDS	1	03/11/2026	29.99-	.00	29.99-	03/19/2026
		1GXJ-KNCY-	OFFICE SUPPLIES	1	03/09/2026	108.78	.00	108.78	03/19/2026
		1HD6-DPPQ-	DVD	1	03/17/2026	28.99	.00	28.99	03/19/2026
		1L9Y-41L4-W	LEWIS PARK MAINTENAN	1	03/06/2026	22.18	.00	22.18	03/19/2026
		1LQ7-QDTN-	LIBRARY TRAINING INCE	1	03/09/2026	65.81	.00	65.81	03/19/2026
		1LTP-DQRR-	BOOKS	1	03/16/2026	35.99	.00	35.99	03/19/2026
		1MML-63KJ-	DVDS	1	03/16/2026	48.79	.00	48.79	03/19/2026
		1MNR-YTWN	PSC FACILITY MAINTENA	1	03/11/2026	96.08	.00	96.08	03/19/2026
		1NQF-RWRD	BOOKS	1	03/15/2026	31.00	.00	31.00	03/19/2026
		1PLX-DXLT-	BOOKS	1	03/11/2026	71.58	.00	71.58	03/19/2026
		1PV7-HXYG-	LIBRARY CDS & DVDS	1	03/10/2026	17.39	.00	17.39	03/19/2026
		1Q7C-VJYP-	PSC FACILITY	1	03/13/2026	69.99	.00	69.99	03/19/2026
		1QPK-FCDJ-	VEHICLE MAINTENANCE	1	03/06/2026	49.44	.00	49.44	03/19/2026
		1QPK-FCDJ-	VEHICLE MAINTENANCE	2	03/06/2026	13.49	.00	13.49	03/19/2026
		1QPK-FCDJ-	VEHICLE MAINTENANCE	3	03/06/2026	13.49	.00	13.49	03/19/2026
		1QPK-FCDJ-	VEHICLE MAINTENANCE	4	03/06/2026	13.49	.00	13.49	03/19/2026
		1QXL-GYC3-	LIBRARY CDS & DVDS	1	03/07/2026	36.95	.00	36.95	03/19/2026
		1R76-4Q4F-	OFFICE SUPPLIES	1	03/10/2026	23.99	.00	23.99	03/19/2026
		1R9P-DG9D-	PARKS SUPPLIES	1	03/12/2026	33.89	.00	33.89	03/19/2026
		1V4G-CCLF-	BOOKS	1	03/09/2026	76.74	.00	76.74	03/19/2026
		1WJN-TGW6	PW SUPPLIES	1	03/13/2026	89.96	.00	89.96	03/19/2026
		1WWR-R16Q	BOWLS, PLACEMATS, CO	1	03/10/2026	78.97	.00	78.97	03/19/2026
		1YX6-CDJQ-	DVDS	1	03/05/2026	17.39	.00	17.39	03/19/2026
		1YX6-CDJQ-	DVD	1	03/05/2026	29.96	.00	29.96	03/19/2026
Total 17084:						3,301.27	.00	3,301.27	
17092	GENERAL ENGINEERING	0000000000	BUILDING INSPECTION S	1	03/11/2026	6,253.89	.00	6,253.89	03/19/2026
Total 17092:						6,253.89	.00	6,253.89	
17117	LARSON, RON	404	PROGRAM FEE	1	03/03/2026	75.00	.00	75.00	03/19/2026
Total 17117:						75.00	.00	75.00	
17134	CORE & MAIN	INV0027419	LIFT STATION MAINTENA	1	03/06/2026	424.08	.00	424.08	03/19/2026
		Y669149	WATER VALVE BOX SUP	1	03/11/2026	1,268.00	.00	1,268.00	03/19/2026
Total 17134:						1,692.08	.00	1,692.08	
17140	US BANK VOYAGER FLE	8694160992	PD FUEL	1	03/01/2026	1,677.05	.00	1,677.05	03/12/2026
		8694160992	PW FUEL	2	03/01/2026	76.36	.00	76.36	03/12/2026
		8694160992	PW FUEL	3	03/01/2026	152.73	.00	152.73	03/12/2026
		8694160992	PW FUEL	4	03/01/2026	152.73	.00	152.73	03/12/2026
		8694160992	PW FUEL	5	03/01/2026	76.36	.00	76.36	03/12/2026
		8694160992	PW FUEL	6	03/01/2026	229.09	.00	229.09	03/12/2026
		8694160992	PW FUEL	7	03/01/2026	839.98	.00	839.98	03/12/2026
		8694160992	PARKS FUEL	8	03/01/2026	156.38	.00	156.38	03/12/2026

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
		8694160992	FIRE/EMS FUEL	9	03/01/2026	1,453.62	.00	1,453.62	03/12/2026
		8694160992	MC FUEL	10	03/01/2026	44.24	.00	44.24	03/12/2026
Total 17140:						4,858.54	.00	4,858.54	
17228	HEALTHYMINDS LLC	HM000906	ANNUAL WELLNESS CHE	1	03/04/2026	1,500.00	.00	1,500.00	03/19/2026
		HM000909	PEER SUPPORT TRAININ	1	03/05/2026	700.00	.00	700.00	03/19/2026
Total 17228:						2,200.00	.00	2,200.00	
17232	APG OF SOUTHERN WIS	24777-0226	OUTLOOK	1	02/28/2026	1,696.75	.00	1,696.75	03/19/2026
		24777-0226	OUTLOOK	2	02/28/2026	169.67	.00	169.67	03/19/2026
		24777-0226	OUTLOOK	3	02/28/2026	169.67	.00	169.67	03/19/2026
		24777-0226	OUTLOOK	4	02/28/2026	678.71	.00	678.71	03/19/2026
		24777-0226	OUTLOOK	5	02/28/2026	678.70	.00	678.70	03/19/2026
		28886-0226	ELECTION NOTICES	1	02/28/2026	43.84	.00	43.84	03/19/2026
		28886-0226	VB PUBLICATIONS	2	02/28/2026	198.17	.00	198.17	03/19/2026
		28886-0226	2026 STREETS UTILITY P	3	02/28/2026	254.74	.00	254.74	03/19/2026
		28886-0226	2026 UTILITY PROJECT	4	02/28/2026	213.39	.00	213.39	03/19/2026
Total 17232:						4,103.64	.00	4,103.64	
17320	PARKITECTURE & PLANN	24.029A-3	COMMUNITY PARK PHAS	1	03/05/2026	3,640.96	.00	3,640.96	03/19/2026
Total 17320:						3,640.96	.00	3,640.96	
17429	GREEN BAY PIPE & TV	3766	LIFT STATION MAINTENA	1	03/11/2026	3,287.50	.00	3,287.50	03/19/2026
Total 17429:						3,287.50	.00	3,287.50	
17528	HGA	270923	2026 SPACE NEEDS STU	1	03/04/2026	2,950.00	.00	2,950.00	03/19/2026
Total 17528:						2,950.00	.00	2,950.00	
17556	VOIANCE LANGUAGE SE	SUMINV 085	INTERPRETATION SERVI	1	02/28/2026	11.73	.00	11.73	03/19/2026
Total 17556:						11.73	.00	11.73	
17569	MCFARLAND ACE HARD	015243/T	PARKS SUPPLIES	1	03/03/2026	91.16	.00	91.16	03/19/2026
		015253/T	PARKS SUPPLIES	1	03/04/2026	7.19	.00	7.19	03/19/2026
		015262/T	WELL MAINTENANCE	1	03/06/2026	6.46	.00	6.46	03/19/2026
		015263/T	WELL 3 & 4 MAINTENANC	1	03/06/2026	7.19	.00	7.19	03/19/2026
		015268/T	SANDPAPER	1	03/09/2026	3.59	.00	3.59	03/19/2026
		015286/T	PW FACILITY MAINTENA	1	03/11/2026	11.94	.00	11.94	03/19/2026
		015287/T	MC FACILITY MAINTENA	1	03/11/2026	7.57	.00	7.57	03/19/2026
		015288/T	VALVE REPAIR	1	03/11/2026	35.97	.00	35.97	03/19/2026
		015289/T	PARKS SUPPLIES	1	03/11/2026	145.55	.00	145.55	03/19/2026
		015295/T	PW FACILITY MAINTENA	1	03/12/2026	14.01	.00	14.01	03/19/2026
		015317/T	PARKS SUPPLIES	1	03/18/2026	83.24	.00	83.24	03/19/2026
		C96720/T	PARKS SUPPLIES RETUR	1	03/11/2026	48.79-	.00	48.79-	03/19/2026
Total 17569:						365.08	.00	365.08	
17685	INGRAM LIBRARY SERVI	94933755	BOOKS	1	03/04/2026	30.74	.00	30.74	03/19/2026
		94965107	BOOKS	1	03/05/2026	609.90	.00	609.90	03/19/2026
		95032607	BOOKS	1	03/09/2026	344.91	.00	344.91	03/19/2026
		95071796	BOOKS	1	03/10/2026	20.44	.00	20.44	03/19/2026

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
		95089699	BOOKS	1	03/10/2026	356.28	.00	356.28	03/19/2026
		95169424	BOOKS	1	03/13/2026	223.01	.00	223.01	03/19/2026
		95169425	BOOKS	1	03/13/2026	155.33	.00	155.33	03/19/2026
		95200396	BOOKS	1	03/16/2026	625.13	.00	625.13	03/19/2026
		95236469	BOOKS	1	03/17/2026	39.55	.00	39.55	03/19/2026
Total 17685:						2,405.29	.00	2,405.29	
17770	SJE	CD99606265	LIFT STATION 2	1	02/06/2026	5,415.00	.00	5,415.00	03/19/2026
Total 17770:						5,415.00	.00	5,415.00	
17881	MACQUEEN EMERGENC	P63781	GAS METER MOUNTS	1	03/09/2026	424.51	.00	424.51	03/19/2026
Total 17881:						424.51	.00	424.51	
17986	SPARTAN ANIMAL HOSPI	193123	RUDY VET	1	02/02/2026	191.20	.00	191.20	03/19/2026
Total 17986:						191.20	.00	191.20	
18116	FORWARD PHARMACY O	022826	MEDICATIONS	1	02/28/2026	70.00	.00	70.00	03/19/2026
Total 18116:						70.00	.00	70.00	
18122	HORIZON TREE SERVICE	022726	HAZARD TREE REMOVAL	1	02/27/2026	2,525.00	.00	2,525.00	03/19/2026
		030226	TREE REMOVAL HIDDEN	1	03/02/2026	3,800.00	.00	3,800.00	03/19/2026
Total 18122:						6,325.00	.00	6,325.00	
18175	BUCKY'S RESTROOMS	WB107732	PORTABLE RESTROOMS	1	03/07/2026	150.00	.00	150.00	03/19/2026
		WB107733	PORTABLE RESTROOMS	1	03/07/2026	150.00	.00	150.00	03/19/2026
		WB107734	PORTABLE RESTROOMS	1	03/07/2026	150.00	.00	150.00	03/19/2026
		WB107735	PORTABLE RESTROOMS	1	03/07/2026	150.00	.00	150.00	03/19/2026
		WB107736	PORTABLE RESTROOMS	1	03/07/2026	200.00	.00	200.00	03/19/2026
Total 18175:						800.00	.00	800.00	
18243	MADISON COLLEGE	031426	FIRE PRACTICAL TESTIN	1	03/14/2026	400.00	.00	400.00	03/18/2026
		031726	FIRE PRACTICAL TESTIN	1	03/17/2026	80.00	.00	80.00	03/18/2026
Total 18243:						480.00	.00	480.00	
18245	FULL COLOR COPY LLC	1928	CUSTOM ENVELOPES	1	03/06/2026	239.60	.00	239.60	03/19/2026
Total 18245:						239.60	.00	239.60	
18284	CHARTER COMMUNICATI	1708848010	CHARTER CABLE	1	03/01/2026	131.21	.00	131.21	03/12/2026
Total 18284:						131.21	.00	131.21	
18289	E.H. WOLF & SONS INC	480951	DYED DIESEL FUEL	1	03/13/2026	874.67	.00	874.67	03/19/2026
Total 18289:						874.67	.00	874.67	
18312	AUTOMATION ARTS LLC	24007 .	LIBRARY MEETING ROO	1	02/24/2026	3,200.84	.00	3,200.84	03/19/2026
		24079	LIBRARY MEETING ROO	1	02/25/2026	155.61-	.00	155.61-	03/19/2026

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 18312:						3,045.23	.00	3,045.23	
18377	VESTIS LLC	6140771887	MAT RENTAL	1	03/06/2026	63.35	.00	63.35	03/19/2026
Total 18377:						63.35	.00	63.35	
18405	EMS MANAGEMENT & C	EMS-024252	EMS MC	1	02/28/2026	2,024.79	.00	2,024.79	03/19/2026
Total 18405:						2,024.79	.00	2,024.79	
18497	CALLS ON CALL	14436	TID # 6	1	03/01/2026	59.57	.00	59.57	03/19/2026
		14436	TID # 4	2	03/01/2026	79.43	.00	79.43	03/19/2026
Total 18497:						139.00	.00	139.00	
18514	COMMUNITY INSURANC	20918	LIABILITY INSURANCE	1	01/01/2026	30,022.20	.00	30,022.20	03/19/2026
		20918	LIABILITY INSURANCE	2	01/01/2026	4,002.96	.00	4,002.96	03/19/2026
		20918	LIABILITY INSURANCE	3	01/01/2026	4,002.96	.00	4,002.96	03/19/2026
		20918	LIABILITY INSURANCE	4	01/01/2026	7,505.55	.00	7,505.55	03/19/2026
		20918	LIABILITY INSURANCE	5	01/01/2026	7,505.55	.00	7,505.55	03/19/2026
		20918	LIABILITY INSURANCE	6	01/01/2026	7,005.18	.00	7,005.18	03/19/2026
		20918	LIABILITY INSURANCE	7	01/01/2026	15,011.10	.00	15,011.10	03/19/2026
		20918	LIABILITY INSURANCE	8	01/01/2026	15,011.10	.00	15,011.10	03/19/2026
		20918	LIABILITY INSURANCE	9	01/01/2026	10,007.40	.00	10,007.40	03/19/2026
		21042	PSC BATTERY INTERCO	1	03/06/2026	25.00	.00	25.00	03/12/2026
Total 18514:						100,099.00	.00	100,099.00	
18529	ASSOCIATED TECH SER	249993	LIBRARY CAMERA REPAI	1	02/28/2026	685.94	.00	685.94	03/19/2026
Total 18529:						685.94	.00	685.94	
18556	GOVERNMENT FORMS A	0360403	ELECTION SUPPLIES	1	02/27/2026	134.62	.00	134.62	03/19/2026
Total 18556:						134.62	.00	134.62	
18559	PRYOR LEARNING LLC	50035447	TRAINING - IRWIN & JAC	1	03/17/2026	298.80	.00	298.80	03/19/2026
		50035447	TRAINING - IRWIN & JAC	2	03/17/2026	66.40	.00	66.40	03/19/2026
		50035447	TRAINING - IRWIN & JAC	3	03/17/2026	66.40	.00	66.40	03/19/2026
		50035447	TRAINING - IRWIN & JAC	4	03/17/2026	66.40	.00	66.40	03/19/2026
		50035448	TRAINING - IGL	1	03/17/2026	149.40	.00	149.40	03/19/2026
		50035448	TRAINING - IGL	2	03/17/2026	33.20	.00	33.20	03/19/2026
		50035448	TRAINING - IGL	3	03/17/2026	33.20	.00	33.20	03/19/2026
		50035448	TRAINING - IGL	4	03/17/2026	33.20	.00	33.20	03/19/2026
Total 18559:						747.00	.00	747.00	
18564	NAPA AUTO PARTS	026905	VEHICLE MAINTENANCE	1	03/05/2026	19.43	.00	19.43	03/19/2026
		026905	VEHICLE MAINTENANCE	2	03/05/2026	19.43	.00	19.43	03/19/2026
		026905	VEHICLE MAINTENANCE	3	03/05/2026	19.43	.00	19.43	03/19/2026
		026905	VEHICLE MAINTENANCE	4	03/05/2026	71.25	.00	71.25	03/19/2026
Total 18564:						129.54	.00	129.54	
18581	VERATHON INC	81340810	VIDEO SCOPE BLADES	1	02/26/2026	912.00	.00	912.00	03/19/2026

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 18581:						912.00	.00	912.00	
18593	OREILLY AUTO PARTS	3841-305508	PURGE VALVE	1	03/13/2026	28.51	.00	28.51	03/19/2026
Total 18593:						28.51	.00	28.51	
18659	AQUAFIX INC	IN023044	LIFT STATION MAINTENA	1	03/17/2026	1,270.00	.00	1,270.00	03/19/2026
Total 18659:						1,270.00	.00	1,270.00	
18674	METLIFE	268973-0165	MONTHLY VISION INSUR	1	03/09/2026	318.34	.00	318.34	03/19/2026
Total 18674:						318.34	.00	318.34	
18696	BLOCK, ROBERT	405	PROGRAM FEE	1	03/03/2026	100.00	.00	100.00	03/19/2026
Total 18696:						100.00	.00	100.00	
18698	KRUGER, CARROLYN M.	CK030526	RESTITUTION FOR PROP	1	03/05/2026	360.00	.00	360.00	03/19/2026
Total 18698:						360.00	.00	360.00	
18699	SWEENEY, GAVIN	1.03680.03-	REFUND OVERPAYMENT	1	03/09/2026	115.47	.00	115.47	03/19/2026
Total 18699:						115.47	.00	115.47	
Grand Totals:						276,054.14	.00	276,054.14	

Report Criteria:
Detail report type printed

Pay Period Date	Journal Code	Check Issue Date	Payee	Payee ID	Amount
03/07/2026	CDPT	03/13/2026	FIRE FIGHTERS LOCAL 31	8	211.09
03/07/2026	CDPT	03/13/2026	WPPA TREASURER	6	715.60
03/13/2026	CDPT	03/18/2026	WI SCTF	5	293.82

Total $1220.51

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, March 24, 2026**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director**

AGENDA ITEM: **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.**

PREVIOUS ACTION:
January 27, 2026. Village Board unanimously approved Ordinance 2025-15, an ordinance amending the Planned Development General Plan for Lots 1-4 and Approving the Planned Development Detailed Plan for Lots 1-2, CSM 15176, 4703 Terminal Drive.
March 18. 2026. Plan Commission unanimously recommended approval of Resolution 2026-05.

ISSUE SUMMARY:
In 2019, the Village approved the Planned Development General Plan and Phase 1 Detailed Plan for the Humble Oaks development at 4703 Terminal Drive. This included approval of Certified Survey Map 15176 which divided the property into four lots. In order to provide future water and sanitary sewer service to Lots 1 and 2 the Village required utility easements across Lots 3 and 4. On January 27, 2026 the Village Board approved an amendment to the Planned Development General Plan and Detailed Plans for Phases 2 and 3 of Humble Oaks, Lots 3 and 4. The Detailed Plans for Phases 2 and 3 required a slight relocation in the planned route for the water and sanitary sewer mains to serve the future apartment buildings that was outside the existing easement areas. Resolution 2026-05 serves to release the prior water and sanitary sewer utility easements and grant new easements along the planned utility routes for Phases 2 and 3.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Recommended motion:

Motion, second, to approve Resolution 2026-05 a resolution approving adjustments to water and sewer utility easements for the Humble Oaks development, 4703 Terminal Drive.

ATTACHMENTS:
1. 2026-05 Approving Ezra Properties Easement Adjustments

VILLAGE OF
McFarland

RESOLUTION 2026-05

A RESOLUTION AUTHORIZING THE VILLAGE PRESIDENT AND CLERK-TREASURER TO EXECUTE AN EASEMENT RELEASE AND GRANT OF ALTERNATIVE EASEMENTS TO ADJUST UTILITY EASEMENT LOCATIONS WITHIN THE HUMBLE OAKS DEVELOPMENT.

WHEREAS, the Village Board previously approved Certified Survey Map No. 15176 by which the Village accepted certain watermain and sanitary sewer easements on land then proposed for the Humble Oaks development; and

WHEREAS, the utility improvements installed by the developer of Humble Oaks are located partially outside the dedicated easements; and

WHEREAS, in order to assure the Village's right to continue to maintain those improvements, it is necessary to revise the easement to align with the utility facilities as constructed; and

WHEREAS, the Village staff have proposed the release of the existing easements and replacement thereof with new easements reflecting the current location of the utilities in the form of the easement document attached as Exhibit A; and

WHEREAS, the Village Board has determined that approving the easement releases and grants as reflected in Exhibit A will protect the interests of the Village's utilities and promote the public interest;

NOW, THEREFORE, BE IT RESOLVED, that the Easement Release and Grant of Alternative Easements attached hereto as Exhibit A is approved, and the Village President and Clerk-Treasurer are authorized to execute that document on behalf of the Village.

Adopted at a regular meeting of the Village Board this _____ day of March, 2026.

APPROVED:

____
Stephanie Brassington
Village President

ATTEST:

____
Cassandra Suettinger
Deputy Administrator/Clerk

RESOLUTION 2026 - 05	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Annen –	Boyd –
Brassington –	Fessler –
Leamy –	Peña –
Prill –	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

EASEMENT RELEASE AND GRANT OF ALTERNATIVE EASEMENTS

WHEREAS, Ezra Properties, LLC, a Wisconsin limited liability company ("Grantor") is the owner of the following described property:

Lots 1,2, 3 and 4, Certified Survey Map No. 15176, recorded in the office of the Register of Deeds for Dane County in Vol. 107 of Certified Survey Maps on Pages 314 through 318 as Document No. 5501928, in the Village of McFarland, Dane County, Wisconsin.

WHEREAS, Certified Survey Map No. 15176 dedicated a certain watermain easement, as legally described in Exhibit A and depicted in Exhibit B and a certain sanitary sewer easement, as legally described in Exhibit E and depicted in Exhibit F to the Village of McFarland, a Wisconsin municipal corporation ("Grantee");

WHEREAS, the location of the watermain and sanitary sewer facilities as installed by Grantor and owned by Grantee varies in certain locations from the respective easements as granted;

WHEREAS, Grantor and Grantee agree to revise said easements to correspond to the as-built location of the water and sanitary sewer facilities;

Return to:
Andrew Bremer
Community & Economic Development Director
Village of McFarland
5915 Milwaukee St.
P.O. Box 110
McFarland, WI 53558

Tax Parcel Nos.: 154/0710-342-8215-1
154/0710-342-8245-1
154/0710-342-8275-1
154/0710-342-8305-1

Now, therefore, for good and valuable consideration, the receipt and sufficiency are hereby acknowledged, Grantor and Grantee agree as follows:

1. Release of Sanitary Sewer Easement. Grantee hereby releases all right, title and interest it has in and to the sanitary sewer easement granted by CSM 15176 and described in Exhibit A and depicted in Exhibit B;

2. Grant of Sanitary Sewer Easement. Grantor hereby grants to Grantee, and Grantee accepts, a perpetual easement on, over, under and upon the property described in Exhibit C and depicted in Exhibit D, with the right (i) to survey, construct, erect, install, maintain, inspect, operate, repair, move, remove, replace and reconstruct sanitary sewer mains and associated facilities, accessories and appurtenances, and (ii) for ingress and egress over and upon Grantor's adjacent lands as reasonably necessary, for the purpose of exercising the rights granted herein.

3. Release of Watermain Easement. Grantee hereby releases all right, title and interest it has in and to the sanitary sewer easement granted by CSM 15176 and described in Exhibit E and depicted in Exhibit F.

4. Grant of Water Main Easement. Grantor hereby grants, and Grantee accepts, a perpetual easement on, over, under and upon the property described in Exhibit G and depicted in Exhibit H with the right (i) to survey, construct, erect, install, maintain, inspect, operate, repair, move, remove, replace and reconstruct water mains, hydrants, valves and related services and associated facilities, accessories and appurtenances, and (ii) for ingress and egress over and upon Grantor's adjacent lands as reasonably necessary, for the purpose of exercising the rights granted herein.

5. Binding Effect. The Easements and covenants granted by this Agreement shall run with the land and be binding upon the heirs, successors and assigns of the Grantor and shall benefit Grantee, and its successors and assigns. Grantee shall have the right to assign the easements granted hereunder, without the consent of the Grantor, but only to its successor or assigns and only in connection with the specific easement rights granted hereunder.

6. Restrictions on Grantor. Grantor agrees that it will not construct or install within the easements any building, fence or structure of any kind which would interfere with the operation or maintenance of the utility facilities therein, or other associated facilities and appurtenances, or which will in any other manner materially interfere with the rights granted hereby.

This is a release and grant of easements and is not a conveyance, and is therefore exempt from transfer fees and returns per Wis. Stats. §77.21(1).

IN WITNESS WHEREOF, the parties have executed this instrument the days and year indicated below.

GRANTOR: EZRA PROPERTIES, LLC

By: ______________________________
Ryan Quam, Member

GRANTEE: VILLAGE OF MCFARLAND

By: ______________________________
Stephanie Brassington, Village President

By: ______________________________
Cassandra Suettinger, Clerk-Treasurer

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this _____day of March, 2026, the above-named Ryan Quam, to me known to be a Member of Ezra Properties, LLC and the person who executed the foregoing instrument and acknowledged the same.

____
*
Notary Public, Wisconsin
My Commission: ____________________

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this _____day of March, 2026, the above-named Stephanie Brassington and Cassandra Suettinger, to me known to be the President and Clerk-Treasurer of the Village of McFarland and the persons who executed the foregoing instrument and acknowledged the same.

____
*
Notary Public, Wisconsin
My Commission: ____________________

THIS INSTRUMENT WAS DRAFTED BY

Attorney Allen D. Reuter
Madison, Wisconsin

*Names must be printed or typed below all signatures.

CONSENT OF MORTGAGEES

The undersigned, as Grantor's mortgagees, hereby consents to the granting of the within easements and agrees that its lien is subject and subordinate to the within easements.

MORTAGEE: STATE BANK OF CROSS PLAINS

By:____________________________________
*

By:____________________________________
*

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this ____ day of March, 2026 the above-named __________________________________, the ________________________________ of State Bank of Cross Plains, to me known to be such officers of the above-named corporation who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation.

____
*
NOTARY PUBLIC, STATE OF WISCONSIN
My Commission expires: ____________________

ADDITIONAL MORTGAGEE: PACIFIC COAST BANKERS' BANK
d/b/a Borrower's Loan Protection

By: ____
*

By: ____
*

STATE OF _________________)
) ss.
COUNTY OF _______________)

Personally came before me this ____ day of March, 2026 the above-named ____________________________________, the ________________________________ of Pacific Coast Bankers' Bank d/b/a Borrower's Loan Protection, to me known to be such officers of the above-named corporation who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation.

____
*
NOTARY PUBLIC, STATE OF WISCONSIN
My Commission expires: ____________________

***Names must be printed or typed below signatures.**

Exhibit A

Legal Description
for
Release of Easement for Sanitary Sewer Purposes

A part of Lots 1, 3 and 4 of Certified Survey Map (CSM) No. 15176, recorded in Volume 107 of CSMs on Pages 314 through 318 as Document No. 5501928, being located in part of: the Northeast one-quarter of the Northwest one-quarter; the Northwest one-quarter of the Northwest one-quarter; the Southeast one-quarter of the Northwest one-quarter; the Southwest one-quarter of the Northwest one-quarter; Section 34, Township 7 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, being the “20-foot wide, non-exclusive Private Easement for sanitary sewer purposes benefitting Lots 1, 2, and 3 hereof” as shown on Sheet 2 of said CSM, being more particularly described as follows:

COMMENCING at a found 3/4” iron rebar at the most Southerly corner of said Lot 4, lying on the Easterly right-of-way line of Terminal Drive;

thence, along said Easterly right-of-way line, North 02°24’08” West, 147.93 feet to the **POINT OF BEGINNING** of the centerline of said Easement to be Released;

thence, along said centerline, South 69°17’08” East, 110.64 feet;

thence, continuing along said centerline, South 61°56’57” East, 291.94 feet;

thence, continuing along said centerline, North 76°15’47” East, 171.78 feet;

thence, continuing along said centerline, North 00°25’11” West, 9.53 feet to the Terminus of said Easement centerline, lying on the South line of aforesaid Lot 2, being North 89°34’49” East, 77.93 feet from the Southwest corner of said Lot 2.

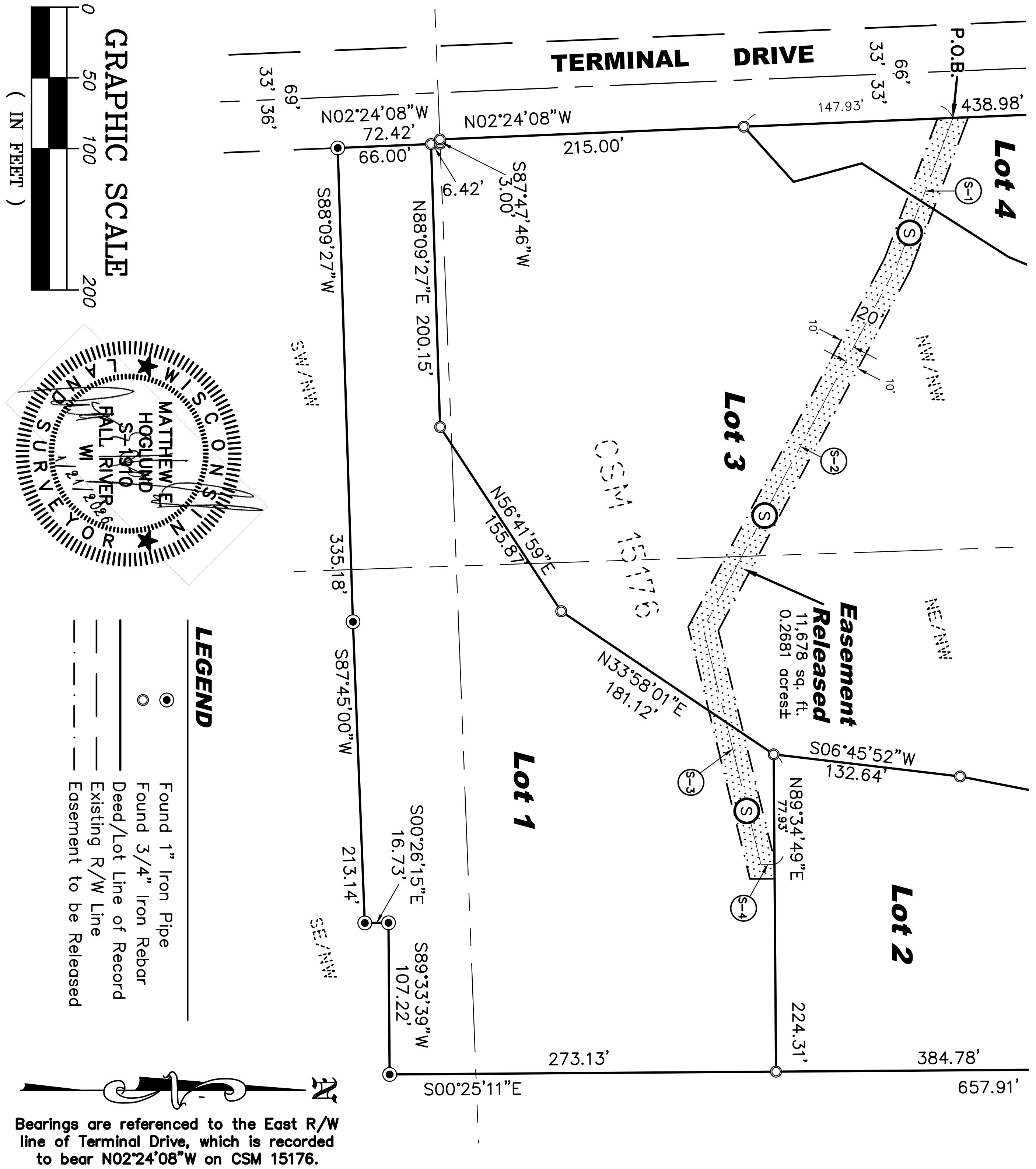
The sidelines of said Easement lie 10.00 feet each side, as measured at right angles and parallel to, said centerline and are to be extended and/or shortened so as to meet at angle points and to terminate on aforesaid Easterly right-of-way line of Terminal Drive and said South line of Lot 2.

The above-described Easement to be Released contains 11,678 square feet or 0.2681 acres, more or less, and is **SUBJECT TO** all easements and agreements, if any, of record and/or fact.

The above-described Easement is shown on the map, Exhibit B, prepared by Quam Engineering, LLC for Project No. RQ-05-17 dated January 21, 2026 attached hereto, and by this reference made a part hereof.

Exhibit B

A part of Lots 1, 3 and 4 of CSM 15176, being located in part of: the NE 1/4 of the NW 1/4; the NW 1/4 of the NW 1/4; the SE 1/4 of the NW 1/4; the SW 1/4 of the NW 1/4; Section 34, Township 7 North, Range 10 East, in the Village of McFarland, Dane County, Wisconsin.



20' SANITARY EASEMENT CENTERLINE DIMENSIONS		
ID	BEARING	LENGTH
S-1	S 69°17'08" E	110.64'
S-2	S 61°56'57" E	291.94'
S-3	N 76°15'47" E	171.78'
S-4	N 00°25'11" W	9.53'

NOTES

1. A legal description has been provided on a separate sheet as Exhibit A.

2. This easement is being released as the as-built location of the sanitary facilities vary from the location originally planned. New Easements for the as-built and redesigned planned locations of the sanitary facilities are described in Exhibit C and shown on Exhibt D.

(S) 20' WIDE NON-EXCLUSIVE PRIVATE EASEMENT FOR SANITARY SEWER PURPOSES BENEFITING LOTS 1, 2, AND 3 OF CSM 15176 RELEASED HEREIN.

EXHIBIT B

SANITARY SEWER EASEMENT RELEASE

PROJECT NO. RQ-05-17 SHEET 1 OF 1

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558

Phone (608) 838-7750; Fax (608) 838-7752

Exhibit C

Legal Description
for
Grant of Easement for Sanitary Sewer Purposes

A part of Lots 1, 2, 3 and 4 of Certified Survey Map (CSM) No. 15176, recorded in Volume 107 of CSMs on Pages 314 through 318 as Document No. 5501928, being located in part of: the Northeast one-quarter of the Northwest one-quarter; the Northwest one-quarter of the Northwest one-quarter; the Southeast one-quarter of the Northwest one-quarter; the Southwest one-quarter of the Northwest one-quarter; Section 34, Township 7 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, being a “20-foot wide, non-exclusive Private Easement for sanitary sewer purposes benefitting Lots 1, 2, and 3 of said CSM, the centerline of which is more particularly described as follows:

COMMENCING at a found 3/4” iron rebar at the most Southerly corner of said Lot 4, lying on the Easterly right-of-way line of Terminal Drive;

thence, along said Easterly right-of-way line, North 02°24’08” West, 146.54 feet to the **POINT OF BEGINNING** of the centerline of said Easement;

thence, along said centerline, South 61°12’11” East, 109.77 feet;

thence, continuing along said centerline, South 66°13’19” East, 139.83 feet;

thence, continuing along said centerline, South 63°57’56” East, 148.66 feet;

thence, continuing along said centerline, North 74°21’49” East, 182.49 feet to the terminus of said Easement centerline.

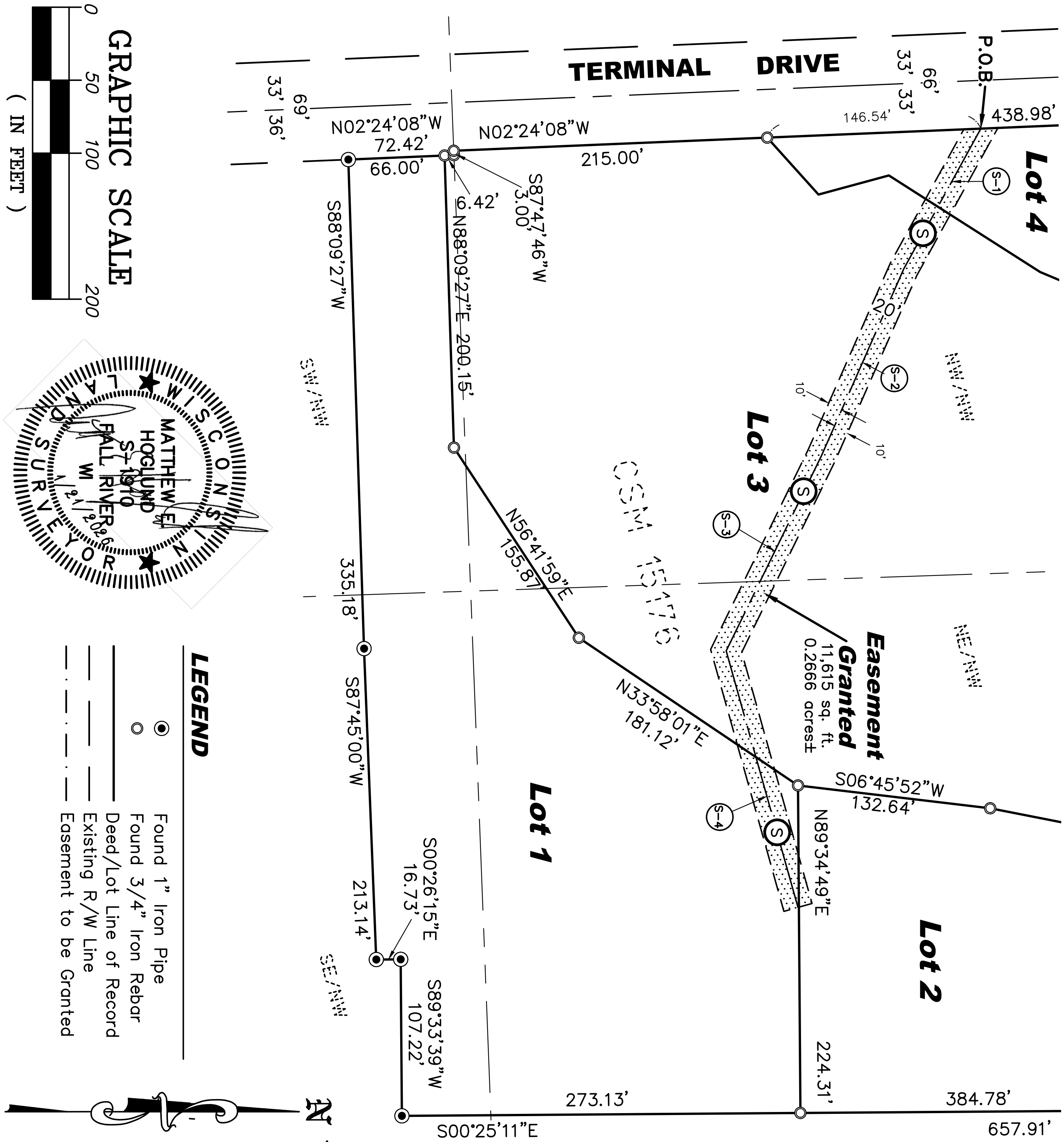
The sidelines of said Easement lie 10.00 feet each side, as measured at right angles and parallel to, said centerline and are to be extended and/or shortened so as to meet at angle points and to terminate on aforesaid Easterly right-of-way line of Terminal Drive.

The above-described Easement contains 11,615 square feet or 0.2666 acres, more or less, and is **SUBJECT TO** all easements and agreements, if any, of record and/or fact.

The above-described Easement is shown on the map, Exhibit D, prepared by Quam Engineering, LLC for Project No. RQ-05-17 dated January 21, 2026 attached hereto, and by this reference made a part hereof.

Exhibit D

A part of Lots 1, 2, 3 and 4 of CSM 15176, being located in part of: the NE 1/4 of the NW 1/4; the NW 1/4 of the NW 1/4; the SE 1/4 of the NW 1/4; the SW 1/4 of the NW 1/4; Section 34, Township 7 North, Range 10 East, in the Village of McFarland, Dane County, Wisconsin.



Bearings are referenced to the East R/W line of Terminal Drive, which is recorded to bear N02°24'08"W on CSM 15176.

20' SANITARY EASEMENT

CENTERLINE DIMENSIONS

ID	BEARING	LENGTH
S-1	S 61°12'11" E	109.77'
S-2	S 66°13'19" E	139.83'
S-3	S 63°57'56" E	148.66'
S-4	N 74°21'49" E	182.49'

NOTES

1. A legal description has been provided on a separate sheet as Exhibit C.
2. This easement is being granted as the as-built location of the sanitary facilities varied from the location originally planned.

(S) 20' WIDE NON-EXCLUSIVE PRIVATE EASEMENT FOR SANITARY SEWER PURPOSES BENEFITTING LOTS 1, 2, AND 3 OF CSM 15176 GRANTED HEREIN.

EXHIBIT D

SANITARY SEWER EASEMENT GRANT

PROJECT NO. RQ-05-17 SHEET 1 OF 1

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558

Phone (608) 838-7750; Fax (608) 838-7752

Exhibit E

Legal Description

for

Release of Easement for Watermain Purposes

A part of Lots 1, 2 and 3 of Certified Survey Map (CSM) No. 15176, recorded in Volume 107 of CSMs on Pages 314 through 318 as Document No. 5501928, being located in part of: the Northeast one-quarter of the Northwest one-quarter; the Northwest one-quarter of the Northwest one-quarter; the Southeast one-quarter of the Northwest one-quarter; the Southwest one-quarter of the Northwest one-quarter; Section 34, Township 7 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, being a part of the "20-foot wide Public Easement for Watermain purposes benefitting Lots 1, 2, 3 and 4 hereof" as shown on Sheet 2 of said CSM, being more particularly described as follows:

COMMENCING at a found 1" iron pipe at the most Southwest corner of said Lot 1, lying on the Easterly right-of-way line of Terminal Drive;

thence, along said Easterly right-of-way line, North 02°24'08" West, 57.42 feet to the centerline of said Easement to Remain;

thence, along said centerline, the following courses:

1. North 88°06'08" East, 51.88 feet;
2. South 68°03'17" East, 94.82 feet;
3. North 66°56'43" East, 89.43 feet;
4. North 23°03'17" West, 36.76 feet;
5. North 21°56'43" East, 18.21 feet;
6. North 30°51'56" East, 161.37 feet;
7. South 59°07'16" East, 13.49 feet to the **POINT OF BEGINNING** of the centerline of said Easement to be Released;

thence, along last said centerline, the following courses:

1. North 76°15'47" East, 250.64 feet;
2. North 13°44'13" West, 23.00 feet;
3. North 02°29'13" West, 13.38 feet;
4. South 87°30'47" West, 11.01 feet to the terminus of said centerline.

The sidelines of said easement lie 10.00 feet each side, as measured at right angles and parallel to, said centerline and are to be extended and/or shortened so as to meet at angle points.

TOGETHER WITH that portion of said Easement to be Released that begins at the above-described **POINT OF BEGINNING;**

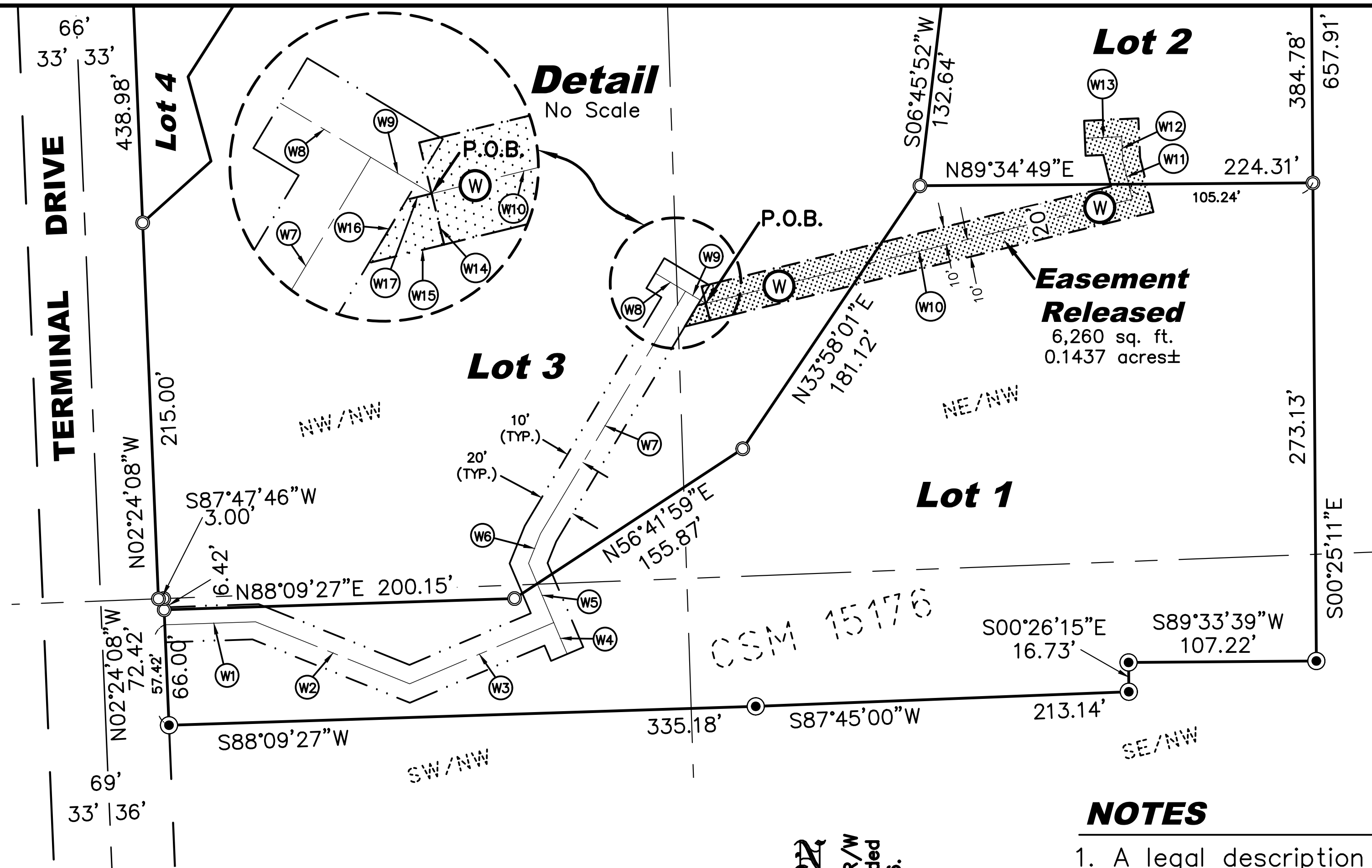
thence South 13°44'13" East, 10.00 feet;
thence South 76°15'47" West, 14.76 feet;
thence North 30°51'56" East, 14.04 feet;
thence North 76°15'47" East, 4.90 feet to the **POINT OF BEGINNING**;

The above-described Easement to be Released contains 6,260 square feet or 0.1437 acres, more or less, and is **SUBJECT TO** all easements and agreements, if any, of record and/or fact.

The above-described Easement to be Released is shown on the map, Exhibit F, prepared by Quam Engineering, LLC for Project No. RQ-05-17 dated January 21, 2026 attached hereto, and by this reference made a part hereof.

Exhibit F

A part of Lots 1, 2 and 3 of CSM 15176, being located in part of: the NE 1/4 of the NW 1/4; the NW 1/4 of the NW 1/4; the SE 1/4 of the NW 1/4; the SW 1/4 of the NW 1/4; Section 34, Township 7 North, Range 10 East, in the Village of McFarland, Dane County, Wisconsin.



W 20' WIDE NON-EXCLUSIVE PRIVATE EASEMENT FOR WATERMAIN PURPOSES BENEFITING LOTS 1, 2, AND 3 OF CSM 15176 RELEASED HEREIN.

GRAPHIC SCALE

0 50 100 200

(IN FEET)

WISCONSIN MATTHEW E. HOGLUND S-1910 FALL RIVER WI LAND SURVEYOR 1/21/2026

Bearings are referenced to the East R/W line of Terminal Drive, which is recorded to bear N02°24'08"W on CSM 15176.

20' WATERMAIN EASEMENT		
CENTERLINE DIMENSIONS		
ID	BEARING	LENGTH
W1	N 88°06'08" E	51.88'
W2	S 68°03'17" E	94.82'
W3	N 66°56'43" E	89.43'
W4	S 23°03'17" E	19.56'
W5	N 23°03'17" W	36.76'
W6	N 21°56'43" E	18.21'
W7	N 30°51'56" E	161.37'
W8	N 59°07'41" W	20.06'
W9	S 59°07'16" E	13.49'
W10	N 76°15'47" E	250.64'
W11	N 13°44'13" W	23.00'
W12	N 02°29'13" W	13.38'
W13	S 87°30'47" W	11.01'
W14	S 13°44'13" E	10.00'
W15	S 76°15'47" W	14.76'
W16	N 30°51'56" E	14.04'
W17	N 76°15'47" E	4.90'

NOTES

1. A legal description has been provided on a separate sheet as Exhibit E.

2. This easement is being released as the as-built location of the water facilities vary from the location originally planned. New Easements for the as-built and redesigned planned locations of the water facilities are described in Exhibit G and shown on Exhbit H.

LEGEND

- Found 1" Iron Pipe
- Found 3/4" Iron Rebar
- Deed/Lot Line of Record
- Existing R/W Line
- Easement to Remain
- Easement to be Released

EXHIBIT F

WATERMAIN EASEMENT RELEASE

PROJECT NO. RQ-05-17 SHEET 1 OF 1

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

www.quamengineering.com

4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558

Phone (608) 838-7750; Fax (608) 838-7752

Exhibit G

Legal Description

for

Grant of Easement for Watermain Purposes

A part of Lots 1, 2 and 3 of Certified Survey Map (CSM) No. 15176, recorded in Volume 107 of CSMs on Pages 314 through 318 as Document No. 5501928, being located in part of: the Northeast one-quarter of the Northwest one-quarter; the Northwest one-quarter of the Northwest one-quarter; the Southeast one-quarter of the Northwest one-quarter; the Southwest one-quarter of the Northwest one-quarter; Section 34, Township 7 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, being a 20-foot wide Public Easements for Watermain purposes benefitting Lots 1, 2, 3 and 4 of said CSM, the centerline of which is more particularly described as follows:

PARCEL A:

COMMENCING at a found 1” iron pipe at the most Southwest corner of said Lot 1, lying on the Easterly right-of-way line of Terminal Drive;

thence, along said Easterly right-of-way line, North 02°24’08” West, 57.42 feet to the centerline of the “20-foot wide Public Easement for Watermain purposes benefitting Lots 1, 2, 3 and 4 hereof” as shown on Sheet 2 of said CSM

thence, along said centerline, the following courses:

1. North 88°06’08” East, 51.88 feet;
2. South 68°03’17” East, 94.82 feet;
3. North 66°56’43” East, 89.43 feet to a point hereinafter referred to as **Point “B”;**
4. North 23°03’17” West, 36.76 feet;
5. North 21°56’43” East, 18.21 feet;
6. North 30°51’56” East, 161.37 feet to a point hereinafter referred to as **Point “A”**;
7. South 59°07’16” East, 9.64 feet to the **POINT OF BEGINNING** of the centerline of said Easement Granted herein;

thence, along last said centerline, the following courses:

1. North 77°34’05” East, 90.67 feet;
2. North 73°38’50” East, 215.00 feet to the terminus of said centerline.

The sidelines of said easement lie 10.00 feet each side, as measured at right angles and parallel to, said centerline and are to be extended and/or shortened so as to meet at angle points.

TOGETHER WITH that portion of said Easement that begins South 12°25’55” East, 0.52 feet from the above-described **POINT OF BEGINNING;**

thence South 12°25’55” East, 9.48 feet;
thence South 77°34’05” West, 8.93 feet;
thence North 30°51’56” East, 13.03 feet;

The above-described **Parcel A** contains 6,155 square feet or 0.1413 acres, more or less, and is **SUBJECT TO** all easements and agreements, if any, of record and/or fact.

Parcel B:

COMMENCING at the above-described **Point “A”**; thence North 59°07’41” West, 20.06 feet to the **POINT OF BEGINNING** of the centerline of a 20-foot wide Public Easement for Watermain purposes benefiting Lots 1, 2, 3 and 4 of said CSM;

thence North 59°07’41” West, 10.00 feet to the terminus of said Easement centerline.

The sidelines of said easement lie 10.00 feet each side, as measured at right angles and parallel to, said centerline.

The above-described **Parcel B** contains 200 square feet or 0.0046 acres, more or less, and is **SUBJECT TO** all easements and agreements, if any, of record and/or fact.

Parcel C:

COMMENCING at the above-described **Point “B”**; thence South 23°03’17” East, 19.56 feet to the **POINT OF BEGINNING** of the centerline of a 20-foot wide Public Easement for Watermain purposes benefiting Lots 1, 2, 3 and 4 of said CSM;

thence South 23°03’17” East, 10.00 feet to the terminus of said Easement centerline.

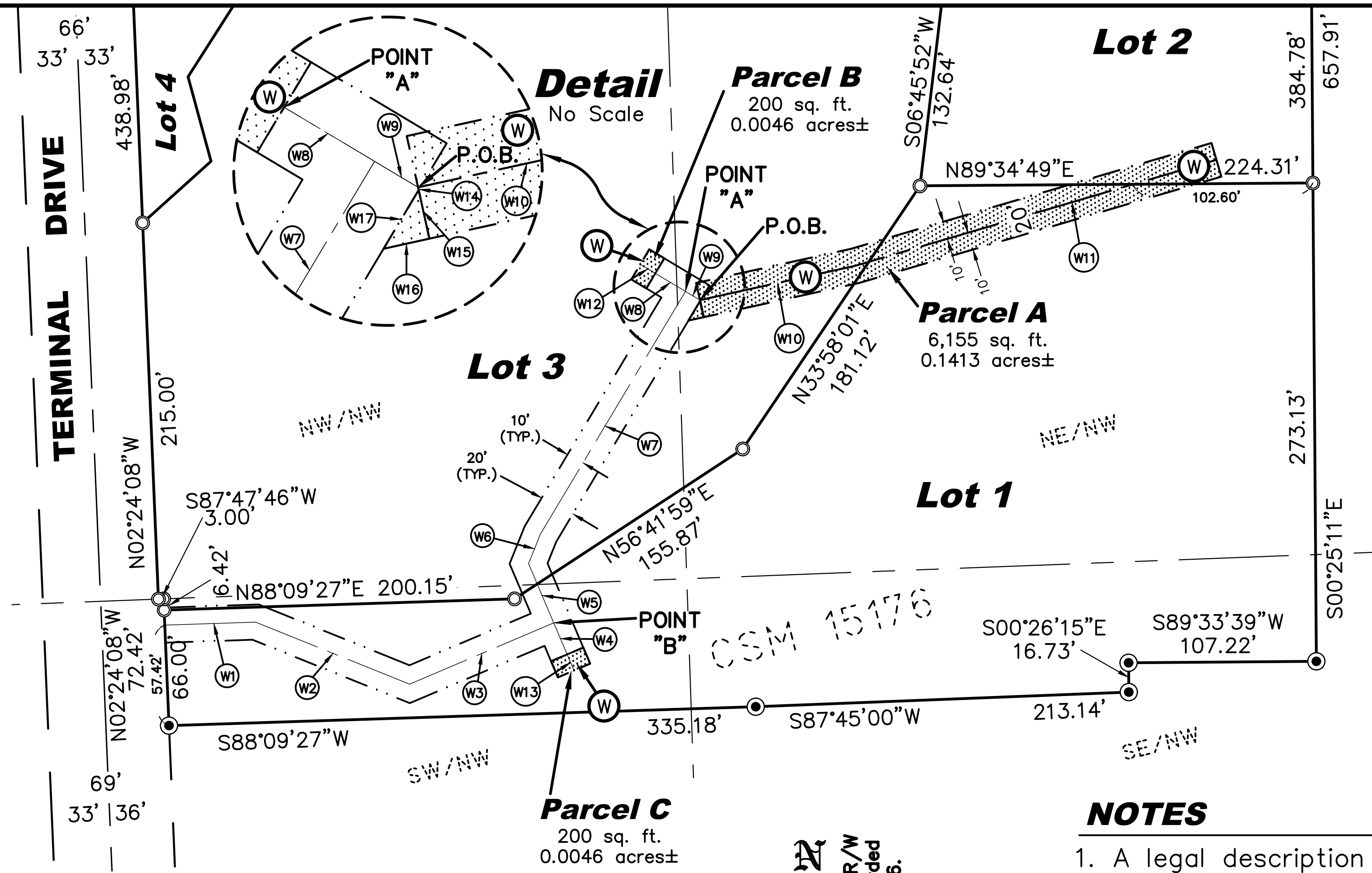
The sidelines of said easement lie 10.00 feet each side, as measured at right angles and parallel to, said centerline.

The above-described **Parcel B** contains 200 square feet or 0.0046 acres, more or less, and is **SUBJECT TO** all easements and agreements, if any, of record and/or fact.

The above-described **Parcels A, B and C** are shown on the map, Exhibit H, prepared by Quam Engineering, LLC for Project No. RQ-05-17 dated January 21, 2026 attached hereto, and by this reference made a part hereof.

Exhibit H

A part of Lots 1, 2 and 3 of CSM 15176, being located in part of: the NE 1/4 of the NW 1/4; the NW 1/4 of the NW 1/4; the SE 1/4 of the NW 1/4; the SW 1/4 of the NW 1/4; Section 34, Township 7 North, Range 10 East, in the Village of McFarland, Dane County, Wisconsin.



Ⓦ 20' WIDE NON-EXCLUSIVE PRIVATE EASEMENT FOR WATERMAIN PURPOSES BENEFITING LOTS 1, 2, AND 3 OF CSM 15176 GRANTED HEREIN.

WISCONSIN MATTHEW E. HOGLUND S-1910 FALL RIVER WI 1/21/2026 LAND SURVEYOR

N

Bearings are referenced to the East R/W line of Terminal Drive, which is recorded to bear N02°24'08"W on CSM 15176.

20' WATERMAIN EASEMENT		
CENTERLINE DIMENSIONS		
ID	BEARING	LENGTH
W1	N 88°06'08" E	51.88'
W2	S 68°03'17" E	94.82'
W3	N 66°56'43" E	89.43'
W4	S 23°03'17" E	19.56'
W5	N 23°03'17" W	36.76'
W6	N 21°56'43" E	18.21'
W7	N 30°51'56" E	161.37'
W8	N 59°07'41" W	20.06'
W9	S 59°07'16" E	9.64'
W10	N 77°34'05" E	90.67'
W11	N 73°38'50" E	215.00'
W12	N 59°07'41" W	10.00'
W13	S 23°03'17" E	10.00'
W14	S 12°25'55" E	0.52'
W15	S 12°25'55" E	9.48'
W16	S 77°34'05" W	8.93'
W17	N 30°51'56" E	13.03'

NOTES

1. A legal description has been provided on a separate sheet as Exhibit G.

2. This easement is being granted as the as-built location of the water facilities vary from the location originally planned.

LEGEND

- ◉ Found 1" Iron Pipe
- ○ Found 3/4" Iron Rebar
- Deed/Lot Line of Record
- Existing R/W Line
- Easement to Remain
- Easement to be Granted

EXHIBIT H

WATERMAIN EASEMENT GRANT

PROJECT NO. RQ-05-17 SHEET 1 OF 1

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

www.quamengineering.com

4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558

Phone (608) 838-7750; Fax (608) 838-7752

VILLAGE OF

McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, March 24, 2026**

SECTION: **Business**

DEPARTMENT: **Administration**

CONTACT: **Cassandra Suettinger, Deputy Administrator/Clerk**

AGENDA ITEM: **Presentation from Accurate Appraisal on 2026 assessments.**

PREVIOUS ACTION:

ISSUE SUMMARY:
Accurate Appraisal has finished their 2026 assessment work and change of valuation notices were sent on March 18, 2026. Attached is a copy of the valuation notices that were sent out. Overall, the increase in assessments for residential properties went up 3.94% and commercial assessments went up 4.85% making for an average increase of 4.11% from 2025 to 2026.

Accurate Appraisal will be on hand to provide a presentation on 2026 assessments and the data that supports updates to assessed value. Accurate Appraisal additional created an educational video for the public to view to receive additional information about their 2026 assessments. The video can be viewed by visiting: https://youtu.be/PeL2BDK9qj0.

FINANCIAL/BUDGET IMPACT:
Not applicable.

VILLAGE PLAN REFERENCE:
Not applicable.

ORDINANCE REFERENCE:
Not applicable.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Recommended for discussion and an opportunity for Board members to ask questions 2026 valuations.

ATTACHMENTS:
1. McFarland 2026 Timeline
2. 2026 UYA McFarland Front (1)
3. McFarland UYA Back
4. McFarland info sheet

VILLAGE OF McFarland
Naturally Connected

2026 Assessment Timeline

New Build Checks

Complete

Assessors were in the area checking on the progress of new buildings. Adding a completion percentage.

01

Fieldwork

Complete

Assessors are in the area walking around all properties and adjusting parcel records.

02

Notices Sent in Mail

End of March

New assessment values are completed
You will receive your new value in the mail.

03

Open Book Sign Up

When Notice is Received

Upon receiving your notice, you may schedule an Open Book appointment.

04

Open Book in Person

April 15th
April 16th

The best chance for residents to talk to an assessor about their assessments in person

05

Board of Review

May 21nd

A court like session where residents state their case for an assessment change to the Board

06

SET YOUR APPOINTMENT ONLINE

VISIT: accurateassessor.com

CLICK: Open Book Assistant

SELECT: Village of McFarland

EDUCATION: Review education & fill out discussion form

SET: Select an available time or select email response

Interim Market Update Explained

All Property in McFarland has been re-assessed to market value.

This means all properties were reviewed and assessed to market value.

Our team of assessors review all property data, sales, and market conditions to determine your assessment.

About Your New Value

Assessed values may increase or decrease each year.

Your new value is based on valid sales, from the prior year or years, that occur in your area.

Your assessed value doesn't directly correlate to a change in your property taxes.

Your assessment is based on the value of all buildings and land on your parcel as of January 1st of this year.

As assessors we must follow state statutes to set fair and equitable values.

Key Terms

FAIR MARKET VALUE

The Fair Market Value is **the price a property would sell for on the open market.** It is determined by reviewing valid sales between a willing buyer and a willing seller.

OPEN BOOK

This is your opportunity to ask questions and **discuss the value of your property with an assessor.** You may set an appointment online or request email response. Before signing up for Board of Review please talk with an assessor.

BOARD OF REVIEW

Board of Review **functions like court** and is required to **evaluate evidence based on facts.** You or your representative must provide factual evidence that your property is inequitably assessed. The burden of proof is solely on the taxpayer.

The assessor's value is presumed correct by state law until proven otherwise.

MARKET UPDATE

A process in the Wisconsin Property Assessment Manual to **assess all property within the municipality according to its fair market value.**

IMPROVEMENT

Improvement does not mean you improved your property. **It's simply the value of the buildings on your land.**

(920) 749-8098 | info@accurateassessor.com | www.accurateassessor.com

How To Read Your Notice

You have received an assessment notice in the mail because your value has changed.
For help understanding your notice, please review below:

Year — Time between each market update.

Land — Value of your land.

Imp/Bldgs — Value of the Building/s on your land.

Total — The total assessed value of your property.

PFC/MFL/PP4B — Only for managed forest land and buildings on leased land.

Assessment change

	General Property			PFC / MFL/PP4B
Year	Land	Imp/Bldgs	Total	
Previous Year	$53,200	$114,600	$167,800	
Current Year	$75,000	$163,200	$238,200	
Total assessment change			$70,400	

Reason for change(s)
Note: If an Agricultural Land Conversion Charge Form PR-298 is enclosed, you must pay a conversion charge under state law (sec. 74.485, Wis. Stats.).

Land Change - 05 - Increase due to Revaluation

Improvement Change - 05 - Increase due to Revaluation

Preliminary General Level of Assessment: 100.00%

EXAMPLE

Reason for change(s)

There are many reasons your property's value may have changed, below are main reasons:

A) Increase/Decrease due to Revaluation:
Your value increased/decreased because of market conditions.

B) New Construction/Land use/Permit
If you recently added value to your property. as of January 1. If your land use or size changes.

C) Property Destroyed/Removed
Any removal of value such as a deck or destruction of property.

General Level of Assessment

100% means the assessed value of your property is equal to current market value, according to the WI Dept of Revenue.

"How will the change in my assessed value affect my property taxes?"

There are two factors that we can use to calculate property tax bills:

1. The sum of the amounts each taxing jurisdiction (Dane County, Madison Area Technical College, the McFarland School District, and the Village) levies each year, which tell us how much total property tax must be collected.
2. The assessed value of each property, which tells us how to distribute the total tax liability.

The four taxing jurisdictions do not set their tax levies until November/December, at this point in the year, we do not yet know how much each Jurisdiction will levy or exactly how it will affect your property taxes for 2026. However, how your assessed value compared with those of other properties in the Village is an important piece of the puzzle.

If the taxing jurisdictions were to collectively levy the same amount in taxes as they did in 2025, then an average or below-average increase to your assessed property value would result in your property taxes being about the same or slightly lower than last year.

Frequently Asked Questions

Why does my assessment change every year?

To mimic market value. This ensures fair and equitable assessments throughout all of the properties in your community.

Will my value ever go down?

Yes, it can. As the market changes from year to year your value will change to follow the market. Values reflect the market as of January 1.

I don't own this property anymore, what should I do?

Please call or email us, that way we can get in touch with the new owners. We appreciate your help with this!

(920) 749-8098 | info@accurateassessor.com

www.accurateassessor.com

ACCURATE

Find more FAQ's on our website: accurateassessor.com/frequently-asked-questions

Assessments

		TOTALS
Residential	2025	$1,478,762,900
	2026	$1,537,077,100
	% Change	3.94%
Commercial	2025	$326,837,500
	2026	$342,703,400
	% Change	4.85%
Totals	2025	1807215500
	2026	1881551700
Overall Community Change	% Change	4.11%

Equalized Value

Residential	2025	$1,485,662,100
Est. Residential Equalized Value	2026	$1,537,077,100
Est. Change	% Change	3.46%
Commercial	2025	$342,059,400
Est. Commercial Equalized Value	2026	$342,703,400
Est. Change	% Change	0.19%

Residential Assessment Ratio 2025	99.54%
Residential Assessment Ratio 2026 est.	100.00%
Commercial Assessment Ratio 2025	95.55%
Commercial Assessment Ratio 2026 est.	100.00%
Residential New Construction	$14,723,800
Commercial New Construction	$6,018,000

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: **Tuesday, March 24, 2026**

SECTION: **Business**

DEPARTMENT: **Fire/EMS**

CONTACT: **Chris Dennis, Fire/Rescue Chief, Matt Schuenke, Village Administrator**

AGENDA ITEM: **Discussion and action to make application to the Staffing for Adequate Fire and Emergency Response (SAFER) Grant and Assistance to Firefighters Grant programs.**

PREVIOUS ACTION:
None.

ISSUE SUMMARY:
The Fire & Rescue Department has been and will continue to research ways to meet the resource demands of providing services to the Community. We have seen call volume continue to outpace community growth the last several years. In 2024, we experienced a 10% increase in service requests, and in 2025, that rose by an additional 11%. Leading the increasing demand are the calls for emergency medical services provided by our Paramedic/Firefighters. In the last 10 years, we have nearly doubled the number of ambulance calls for service.

While we continue to rely on Paid-On-Call staff in addition to our Career staff (FTE) to support our operations, the demands on their time for maintaining skills, training, and home life are increasing. Additionally, Fire & Rescue is unique in its staffing: each 24/7 staffed position requires 3.5 FTE to cover prior to any time off. The most impactful way to bring staff on is by staffing a position with the required FTE. With current restrictions on tax levies and broader impacts on local taxes, it is difficult to hire in this manner to staff to an appropriate level in line with service demands. One possibility that would allow hiring multiple positions at once and limit the impact on the tax levy is the Staffing for Adequate Fire and Emergency Response (SAFER) Program from the Department of Homeland Security and the Federal Emergency Management Agency (FEMA).

The SAFER program was funded with $405 million in FY 2025. The program provides funding to hire staff for the first three years of employment, with grant funding not exceeding 75% in the first two years and 35% in the third year. Which would mean that, if the Village were successful in applying and being awarded, at a minimum, the Village would be responsible for 25% of the new-hire costs for the first and second years, 65% for the third, and 100% for the fourth year. However, grant funding is often less than requested, and if awarded, the Village's funding would be higher. The more likely funding model would be 25% steps each year. Several years ago, we applied for the SAFER grant, but we were not successful. We believe we were unsuccessful due to our limitations in writing the grant for such an award. Recently, the DeForest Windsor Fire and EMS secured funding for four positions through the SAFER grant. In discussions with the Chief, they believe their success was due to using a third-party grant writer. The Village would work with the grant writer to submit the application with Staff providing the information. Just gathering the information is a significant process based on what is requested from FEMA, and the addition of the Consultant helps take some of that administrative burden off to give us a higher chance for success.

Reviewing the three scenarios of submitting for three, four, or five positions, it is recommended that a grant be written for four positions. It would allow covering the 3.5 FTE requirement for one staff position, which would be used to staff the backup ambulance and fire apparatus, enabling staffing of two ambulances Monday through Friday, 6:00 am to 6:00 pm, as the second ambulance staff member would be an Administrative Captain. The funding would provide a financial impact to the Village similar to hiring one position per year during the four-year grant period. It should be noted that the full expense would be offset by some revenue from patient care transport fees, which are increasing due to regular increases in call volume, and we would collect more with the reduction in the use of mutual aid ambulances. Utilizing both the grant funds and increased anticipated collections in ambulance revenue, we would work to limit the tax levy impact effect of the position additions while recognizing the need to maintain existing operational costs at their current and future levels.

If we follow this format, there are two other grant opportunities related to capital improvements in future years that we could pursue with this program. We are scheduled to replace the Self-Contained Breathing Apparatus (SCBAs) for $460,000 in 2028 and radios for $510,000 in 2030. We could apply for an Assistance to Firefighters Grant Program to offset the future capital investment in this necessary equipment. The Consultant can assist us with applying for these programs as well while also submitting for the SAFER Grant.

The request is to authorize the Fire & Rescue Chief to contract a third-party grant writer to assist with the submission of a FEMA SAFER grant and two Assistance to Firefighters grants. The authorization wouldn't commit the Village to accepting the grants. The Village Board would still need to approve accepting the grants and determine the full financial impacts upon acceptance, as grants are often partially funded.

FINANCIAL/BUDGET IMPACT:
The cost per grant is $2,000 with a total expected cost of $6,000 for submitting these applications. We would utilize existing operating dollars and excess ambulance revenue to cover the cost of the grant.

VILLAGE PLAN REFERENCE:
None.

ORDINANCE REFERENCE:
None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Recommended Action:

VILLAGE OF
McFarland

Motion, second to approve the Fire and Rescue Chief to make application to the Staffing for Adequate Fire and Emergency Response (SAFER) Grant (Staffing Support) and Assistance to Firefighters Grant (SCBA and Radio) programs with application assistance through a Consultant and subject to the authorization to submit application by the Village Administrator.

ATTACHMENTS:
None

VILLAGE OF

McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, March 24, 2026**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director**

AGENDA ITEM: **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.**

PREVIOUS ACTION:
October 21, 2025 - Joint CDA and Plan Commission preapplication meeting for a mixed-use commercial development at 4008-4012 Terminal Drive and parcel 0710-273-8620-1.
December 16, 2025 - Plan Commission held a public hearing on Ordinance 2025-14, an ordinance rezoning parcel #0710-273-8620-1, Lot 2 of CSM 13560, in the vicinity of 4020 Terminal Drive from M-IC to C-H Highway Commercial.
December 16, 2025 - Plan Commission held a public hearing on a CSM for properties located at 4008, 4012, and 4016 Terminal Drive including parcel #0710-273-8620-1.
January 14, 2026 - CDA held a preapplication meeting on the proposed concept plan for the property, including Well Played.
January 20, 2026 - Plan Commission held a preapplication meeting on the proposed concept plan for the property, including Well Played, recommended approval of Ordinance 2025-14 and approved the associated CSM.
January 27, 2026 - Village Board approved Ordinance 2025-14.
March 11, 2026 - CDA unanimously recommended approval of the TIF Incentive Application.

ISSUE SUMMARY:
Ryan Quam (Ezra Properties, LLC) is requesting approval of a Tax Increment Financing Development Incentive Application for Well Played Play Gym located at parcels 0710-273-8260-1, 0710-273-8640-1, and 0710-273-8665-1, in the vicinity of 4012-4020 Terminal Drive. The packet includes his application. The requested amount of incentives is $270,000, payable at building occupancy, which is anticipated to be completed in December of 2026. Quam is proposing a $1,180,000 assessment guarantee upon completion of the Well Played site and building improvements, effective January 1, 2027.

Quam has also submitted an application to rezone the property to the Planned Development (PD) District and obtain approval from the Plan Commission and Village Board of a PD General Plan for the entire development site and a Phase 1 Detailed Plan for Well Played. The packet includes a copy of Quam's site plans for the entire development, along with detailed plans for the Well Played development. Well Played would be owned by another entity (Nicole Bice) that would lease the facility from Quam. The business desires to start construction later this Spring and obtain occupancy by the end of 2026. The development of Well Played would constitute Phase 1 of development of the property. There is no timeline for the development of future phases of the property shown in the concept plan.

Proposed Phase 1 Development Characteristics

The proposed indoor playground building is approximately 10,000 square feet. The tenant will operate a supervised, family-focused indoor playground offering active, age-appropriate recreational play for children approximately ages 0–14. Activities will include open play within a custom-designed indoor play structure (e.g., climbing elements, netted play, slides, balance features), as well as structured and semi-structured programming such as birthday parties, group visits, and scheduled enrichment or movement-based activities. The space is designed for physical activity, imaginative play, and social interaction rather than arcade-style entertainment or high-impact sports. During peak hours, the tenant expects approximately 100–150 children onsite at one time, with capacity controlled through timed entry, staffing ratios, and pre-booked activities. Hours of operations are expected to be 9AM-8PM seven days a week with occasional special events between 8PM-10PM. The number of employees is expected to be 2-5. The tenant will offer a limited selection of ancillary retail items related to safe participation, guest convenience, and brand engagement. These may include no-slip grip socks, basic children's hygiene or comfort items (e.g., wipes), small branded apparel (such as t-shirts or sweatshirts), and modest branded gift items. Retail sales will be incidental to the primary recreational use and will occupy a minimal footprint within the facility. Prepackeaged snacks will be available but the tenant is not planning on a commercial kitchen or food preparation area.

The concept shows 26 off-street parking stalls plus 6 stalls located in the right-of-way along the south lot line. Traditionally, private improvements are not permitted in the right-of-way unless the property owner has approval by the Village Board. Typically, such approval is contingent on entering into a development agreement, encroachment easement, or limited liability agreement in which the property owner agrees to assume the responsibility for the cost to construct and maintain the improvements at no cost to the Village. Quam has indicated he is willing to enter into an agreement to assume those responsibilities if the Village is willing to allow the private improvements in the right-of-way.

Review of TIF Development Incentive Policy Manual Qualifications & Procedures

The packet includes a staff review of the TIF request as compared to the Village's TIF Development Incentives Policy Manual Qualifications. Staff also utilized economic development professionals from Baker Tilly to preform a review of the TIF application. Baker Tilly concluded that *but for* the Village providing the requested TIF incentive, the project would not likely be pursued in the current marketplace. Staff has identified one area for further commentary:

1. Payback Period. Quam has provided an initial construction estimate for Phase 1 of $3,945,000, of which, he estimated $401,641 in potential TID eligible expenditures (10.2%). Included in the ~$4M cost estimate is Quam's land purchase expenses for the entire development site of $1,900,000. Quam is estimating a $1,180,000 assessment guarantee (Assessed Improvement Value only) for Phase 1, or approximately 75% of the

site and building cost estimates, which is within an acceptable albeit conservative range. Quam's TIF development incentives request is $270,000, or 6.8% of the estimated construction costs including the total land acquisition costs. Quam is estimating a $1,180,000 assessment guarantee for Phase 1 as of January 1, 2027. The packet includes a proforma for the TIF request assuming a $1.18M assessment guarantee and $270,000 TIF incentive. The proforma uses a conservative/neutral estimate of future tax increment revenues by not assuming any inflation or deflation of property values after project completion or changes in the property tax rate. Based on the assumptions in the proforma, the payback period on the TIF incentive would be 16 years (2041), or five years longer than the Village's payback period guidelines in the TIF Development Incentives Policy Manual. Based on the assumptions in the proforma, the Phase 1 development would generate an estimated $484,954 in tax increment revenue over the life of TID #6, and a net return of $214,954. This net revenue can be utilized by the Village to complete other public and private construction projects in the TID in accordance with the approved Project Plan. The report from Baker Tilly does note that using a traditional income approach to establish the estimated assessment value (EAV) would yield an EAV of $2,233,522 based on the project net revenues provided in Quam's application. If the actual EAV was $2.2M the project would cash flow by year end 2035 (10 years from loan disbursement). Baker Tilly noted that even thought this project's income-based valuation is higher than its guaranteed assessment, the project's cash-on-cash return is more modest based on how it's modeled. If the assessment guarantee increases, it would place further constraints on annual cash flow which could negatively impact debt service, causing potential issues with underwriting for the debt lender.

Section 2 of the TIF Development Incentives Policy Manual provides that the Village Board has the authority to grant variations from the policy manual where it deems it is in the best interest of the Village. While some qualifications can't be deviated from, e.g. the property has to be within an active TID to receive TIF incentives, others can be viewed as guidelines to achieve the best outcomes for the Village and developer. Since 2012, the Village Board has approved other requests for development incentives with payback periods ranging from 4-24 years, with the average payback of 11 years.

Public Comments
The Department did not receive any public comments prior to the publication of the packet.

Permit Requirements & Next Steps
Assuming the project continues to progress, the following is the tentative permit review schedule, subject to change.

1. March 17, 2026. The Plan Commission will hold a public hearing on the proposed PD General Plan and Phase 1 Detailed Plan for Well Played.
2. March 24, 2026. The Village Board will consider the recommendation from the CDA regarding the TIF Incentive Application.
3. April 21, 2026. The Plan Commission will provide a recommendation to the Village Board on the PD General Plan and Phase 1 Detailed Plan for Well Played, including a

Limited Liability Agreement for proposed improvements within the Village right-of-way.

4. April 28, 2026. The Village Board will consider action on PD General Plan and Phase 1 Detailed Plan for Well Played.
5. May 13, 2026. The CDA will make a recommendation to the Village Board regarding the draft TIF Development Agreement for Well Played.
6. May 26, 2026. The Village Board will consider action on the TIF Development Agrement for Well Played.

FINANCIAL/BUDGET IMPACT:

TID 6 was created in 2024 and therefore, the first year it is eligible to receive tax increment revenue is in 2027. TID 6 is eligible to receive donations of excess increment from TID #3. The approved 2026 Budget for TID 3 includes a donation of surplus funds to TID 6 in the amount of $900,000. These funds are not allocated to any specific public or private construction project and could be utilized for Ezra Phase 2 ($347,000) and Well Played ($270,000). The approved 2026 Budget for TID 6 includes a line item for $450,000 in Redevelopment Incentives, $55,000 in Rehabilitation Incentives and $335,000 in Property Acquisition. These funds are also not allocated to any specific project. The packet includes an additional proforma for TID #6 that includes the assessment guarantees and requested development incentives for Ezra Phase 2 & 3 and Well Played. The proforma does not assume additional expenditures or development projects beyond 2027 to focus on the impacts of both requests. Utilizing surplus tax increment revenue from TID 3 to support TID #6 removes the need for the Village to borrow money to pay the incentive, thus saving the expense of loan interest and borrowing expenses. A proforma for TID 3 is provided in the packet that illustrates the potential impact on TID #3 considering the requested development incentives and 2026 Budget estimated expenses and revenues. Both of these proforma illustrate a positive financial return to the TIDs/Village given the stated assumptions.

VILLAGE PLAN REFERENCE:

Comprehensive Plan, Future Land Use Map & Figure 4.1 (page 35)
The Village Comprehensive Plan Future Land Use Map identifies the proposed development site for future "Highway and General Commercial". Page 35 of Volume 2, gives the following general description of land uses allowed: "A range of retail, commercial service, office, restaurant, lodging, health care, outdoor sales, and institutional uses, with limited outdoor display and storage. Mapped mainly along Highway 51. All uses served by public sanitary sewer and water services." Figure 4.1 lists the Typical Implementation Zoning Districts in Highway and General Commercial area to include appropriate traditional zoning districts (e.g. C-H Highway Commercial, C-G General Commercial or PD or PD-I Planned Development Zoning. The proposed concept includes a commercial indoor recreational facility consistent with the future land use category.

Terminal and Triangle Street District, 2005

In Map 2: Planned Land Use of the Terminal and Triangle Street District Plan, the properties are identified within the Beltline-Oriented Commercial Subdistrict. This area is described to include the following uses: Hotel, Retreat/conference center, Sit-down restaurant, Highway & job-oriented retail, Clinics and daycare, Office, Limited fuel/convenience. The plan further includes

Contractor shops/services, and other retail uses that do not compete with downtown businesses, such as those oriented to home products. The concepts include uses that include office, sit-down restaurant, retail, and recreational facilities. The current area already has gas stations and convenience stores. Staff notes a full review of Appendix B-Beltline Oriented Commercial Subdistrict -Building and Site Design Checklist will be reviewed as part of the PUD submittal to the Plan Commission and Village Board.

Tax Increment Financing Districts
The property is included in Tax Increment District #3 and #6. TIF District #3 was established as an Industrial District type in August 2004 with an expenditure period of 18 years (2022) and termination by 2027. Within the final 5 years of a TID, a municipality may not incur any additional debts or allocate new capital expenditures, such as development incentives from that TID. This is intended to begin a process which closes out financial obligations. As the applicant's project exceeds this timeline, additional direct incentives from TID #3 are no longer eligible. However, this property was added to Tax Increment Financing District #6, which was created in July 2024 as a Blight District with an expenditure period of 22 years ending in 2046 and termination in 2051. TID #3 also serves as a donor to TID #6 allowing the sharing of excess increment from TID #3 to TID #6.

ORDINANCE REFERENCE:
Sec. 62-67 PD Planned Development District

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
This agenda item is presented for discussion only. The Applicant will provide an overview of their development proposal and development incentive request and answer any questions from Village Board members. The agenda includes a closed session item under Wis. Stat. 19.85(1)(e) to discuss the TIF Development Agreement prior to reconvening into open session to take action.

ATTACHMENTS:
1. 4018 Terminal Drive TIF Application for Play Gym Signed_02.02.26(rev. 03.11.26)
2. 4008-4018 Terminal Drive PUD Site Plans_02.02.26
3. Well Played - Presentation_01.14.2026
4. 4018 Terminal Drive Well Played_TIF Incentives Policy Manual Evaluation_03.04.2026
5. Baker Tilly McFarland _Terminal Drive Phase 1 Well Played _But For _20260305
6. Well Played TID 6 Proforma_03.04.2026
7. TID 6 Proforma (Ezra and Well Played)_03.04.2026
8. McFarland TID 3 Proforma_03.04.2026

Application ID: 2026 (Year) - 03 (#) to be completed by Village Staff upon submittal

Please complete and submit the following information to the Village Community & Economic Development Director for a more detailed review of the feasibility of your request for Tax Incremental Financing (TIF) Development Incentives. The application is comprised of five sections: (A) Applicant Information, (B) Property Information, (C) Project/Business Information, (D) TIF Request, (E) Budget/Financing Strategy, and (F) Applicant Certification and Acknowledgement. Where there is not enough room for responses provided, please use an attachment. Where questions do not apply, mark NA (not applicable). Applicants are encouraged and may be required to submit additional information such as site plans, environmental studies, market studies, business plans, business or personal financial statements, or financial commitment letters to be included for review and consideration.

A. APPLICANT INFORMATION

Project Name: Well Played Play Gym at North Terminal Drive

Applicant: Ezra Properties, LLC

Mailing Address: 4604 Siggelkow Road, Suite A McFarland, WI 53558

Primary Contact: Ryan Quam Telephone: (608)838-7750

Email: rquam@quamengineering.com Fax:

Legal Entity: ☐ Individual(s) ☐ Joint Tenants ☐ Tenants in Common

☐ Corporation ☒ LLC ☐ Partnership ☐ Other: ____________________

If not a Wisconsin corporation/partnership/LLC, state where organized: ____________________

Will new entity be created for ownership? ☒ No ☐ Yes

Is any owner, member, stockholder, partner, officer or director of any previously identified entities, or any member of the immediate family of any such person, an employee or elected official of the Village of McFarland?

☒ No ☐ Yes, If yes, give the name and relationship of the employee: ____________________

Provide the names of consultants (e.g., attorneys, engineers, planners, architects, contractors, etc.) authorized to act on behalf of the applicant.

Name	Title/Company	Email	Phone #

B. PROPERTY INFORMATION

Parcel(s) Address: Lot 1 of Draft CSM in the vicinity of 4020 Terminal Drive

Parcel(s) Tax Number: Portion of 071027386201 and 071027386651

As the Applicant, are you the current owner of this parcel(s)? ☐ No ☒ Yes

If no, current owner is: ______

If no, do you have an agreed upon option to purchase the property? ☐ No ☐ Yes (provide documentation and note the expiration date here): ______

Total Lot Size: 274,067 square feet

Parcel Contains Existing Buildings? ☐ No ☒ Yes

If yes, indicate Total Building Size 6,723 sq.ft.

Most recent property assessment (PA):

$ 110,200 Land $ 0 Improvements $ 110,200 Total

Existing Uses: Open land and mini-warehouse

Existing Zoning: M-IC Manufactured - Intensive Commercial

Existing Uses, Adjacent Parcels: Lands N Right-of-way S Commercial E Lands W

Existing Zoning, Adjacent Parcels: M-IC N Right-of-way S Commercial E M-IC W

Will a zoning change be requested? ☐ No ☒ Yes

If yes, indicate new zoning C-H Highway Commercial

Identify other approvals, permits, or licenses your project may need (e.g., County, State or Federal permits).

Site Design, Erosion Control and Stormwater Management, WDNR WRAPP

Existing Mortgage Holder: Ezra Properties

Contact Person & Phone Number: Ryan Quam (608)838-7750

Does the property have any existing tax delinquencies, zoning or building violations? ☒ No ☐ Yes

If yes, explain: ______

C. PROJECT/BUSINESS INFORMATION

Proposed Use (check all that apply): ☐ Industrial ☒ Commercial ☐ Mixed-Use
☐ Market Rate Multi-Family Development ☐ Affordable Housing

Project Description. Provide a description of the project. Where applicable, a concept site plan and architectural building elevations shall be submitted with the application. Applicants may supplement these materials by including a portfolio of similar/past projects.

A 9,965 square foot building with parking lot to serve a Play Gym. (See Site Plan)

Will the project incorporate any affordable housing units? Describe.

No.

Will the project incorporate any renewable energy systems, "sustainability" or "green design" concepts? Describe.

No.

Will the project incorporate any exterior art or placemaking amenities? Describe.

No.

Current annual revenue: $ N/A Estimated annual revenue: $ N/A

Current annual expenses: $ N/A Estimated annual expenses: $ N/A

Cap rate: N/A

Business Plan and/or Marketing Plan attached? ☒ No ☐ Yes

Balance Sheets and Profit and Loss Statements for the past three years attached? ☒ No ☐ Yes

Describe the project schedule.

Final Plan/Specification Preparation Date: February 15, 2026

Preliminary Construction Start Date: April 16, 2026

Preliminary Construction Completion Date: November 15, 2026

Date Occupied or Opened: December 1, 2026

Number of principal buildings: 1   Estimated total building square footage: 9,965

Estimated equalized assessed valuation after project completion (EAV)

$ 200,000 Land $ 980,000 Improvements $ 1,180,000 Total

Estimate the incremental property taxes to be generated by the project (attach any independent appraisals).

Pre-improvements: $ 0 PA x .01643913 Mill Rate = $ 0 Total (A)

Post-improvements: $ 1,180,000 PA x .01643913 Mill Rate = $ 19,398.17 Total (B)

Additional increment (B-A) = $ 19,398.17

Will the proposed project result in the relocation of economic activity/businesses from another location within the Village? ☒ No ☐ Yes

If yes, discuss the nature of any anticipated relocations and the impact the relocation would have on the existing property or neighborhood where such activity is currently located.

Identify any proposed tenants of the project. Have leases been negotiated or signed? ☒ No ☐ Yes

Well Played, operated by Nicole Bice

Who will own and operate the developed property? Ezra Properties will Own

Do similar businesses/uses already exist in McFarland?

☒ No ☐ Yes, If yes, indicate

Describe any differences in your proposed business/uses to existing businesses/uses

Current and Created Jobs by Annual Wage Range (Full Time ≥ 30 hrs/week). Applicant may also provide a list of employment positions and wages.

$19,000 or less

______Full Time (current) ______Part Time (current) ______FT (created) __2__PT (created)

$20,000-$39,000

______Full Time (current) ______Part Time (current) ______FT (created) __4__PT (created)

$40,000-$59,000

______Full Time (current) ______Part Time (current) ______FT (created) ______PT (created)

$60,000-$79,000

______Full Time (current) ______Part Time (current) __1__FT (created) ______PT (created)

$80,000 or more

______Full Time (current) ______Part Time (current) ______FT (created) ______PT (created)

Average per hour wage rate of all employees (not including benefits) $ 50.85

Minimum hourly wage rate (not including benefits) $ 15

Approximately what percentage of employees do you expect will be hired from the McFarland area (i.e. 53558 zip code) 85%.

Will the proposed business offer its employees a benefit package including health care and retirement benefits?
☒ No ☐ Yes

Discuss neighborhood impact/support for the project. Has the applicant discussed the project with neighboring property owners? ☒ No ☐ Yes

Discuss any history of community involvement by the applicant or business within the Village.

Has any portion of the project already been started or completed? ☒ No ☐ Yes

If yes, describe the portions of the project completed, the work remaining, and why public financing is necessary to complete the project.

D. TIF REQUEST

State the total amount of TIF assistance being requested: $ 270,000

State the form of incentives requested:

☐ Developer Loan (pay-as-you-go) ☐ Traditional Loan ☒ Tax Increment Loan at Occupancy

☐ Tax Increment Loan at Project Start ☐ Other ________________________________

State the need and justification for TIF assistance. Explain how the applicant intends to demonstrate compliance with the "but for" test. Provide a 10-year projected cash flow pro forma for the project showing revenues, expenses, net operating income, and the anticipated rate of return with and without TIF assistance. Substantiate that other alternative methods of financing have been thoroughly explored. The burden is on the requesting party to prove that the proposed project would not be feasible without TIF assistance. Every other financial alternative should be explored prior to the use of TIF, including equity participation, other federal and state funds, tax credits, loans, etc.

There are many unique but-for costs required as outlined in the "But-For TIF" attachment.

Identify any Merit Based Adjustments to Maximum Assistance and how the project qualifies:

☐ Affordable Housing ☐ Renewable Energy Systems

Check which box(s) best describe the use of TIF funds:

☒ Land Acquisition ☐ Environmental Audits ☐ Surveying/Site Grading

☒ Demolition/Remediation ☒ New Construction ☐ Rehabilitation/Expansion

☒ Utility Improvements ☐ Streets/Parking/Access ☐ Landscaping/Recreation/Conservation

☐ Renewable Energy Systems ☐ Exterior Art/Place Making Amenities ☐ Financing Costs

☒ Professional Fees ☐ Other ________________________________

E. PROJECT BUDGET AND FINANCIAL STRATEGY

Budget source: ☒ Developer ☐ Arch/Eng ☐ Contractor ☐ Other ______________________________

Project Costs	Amount ($)	Source(s) of Financing
Property Acquisition*		
Environmental Audits	See	
Site Grading/Soil Remediation	attached	
Demolition/Remediation	cost	
Construction of New Building(s)	schedule	
Renovation of Existing Structures		
Utility Improvements (water, sewer, storm, etc.)		
Streets/Parking/Access		
Landscaping/Recreation/Conservation		
Renewable Energy Systems		
Exterior Art/Placemaking Amenities		
Architectural/Engineering/Surveying fees		
Legal & other professional fees		
Permit fees		
Financing fees		
Developer fees		
Other (please specify)		
Total Project Costs		

*If land will be purchased for the project, please describe the purchase price, and supply any appraisal or other documentation available that provides information relating to the fair market value of the property.

Sources of Financing	Amount ($)	Percent of Total Costs
TIF		%
Developer Equity	See	%
Investor Equity	attached	%
Loans	contributions	%
Grants	schedule	%
Other (please specify)		%
Total Project Costs		**100.0 %**

Lender for Project if in addition to the Village: Lake Ridge Bank

Officer Jeff Schleis Phone (608)826-3502 Email JSchleis@lakeridge.bank

Preapproved: ☒ No ☐ Yes, attach a Letter of Commitment from the Lender indicating that the applicant has sufficient financial resources to obtain the private financing for the project.

Grant Sources: ______________________________ Grant Amount: ______________________________

Grant Officer: ______________________________ Phone ______________ Email ______________________________

Application Status: ____

Date of Grant Announcement: ______________________________

F. APPLICANT CERTIFICATION AND ACKNOWLEDGEMENT

I acknowledge being informed that the Village of McFarland (Village) will, upon request by a member of the public or in the course of reporting its activities to the public, disclose the names of individuals requesting Tax Incremental Financing (TIF), the amount of TIF requested, state/federal programs used, if any, and the development impact of the TIF requested (e.g. jobs created, tax base impact and total project investment), as may be required under applicable state statutes regarding open records or open meetings. I have been assured by the Village, and I understand, that other financial information provided by me in connection with this application or with assistance from the Village, if any is given (including, but not necessarily limited to business and personal financial statements, business operating statements, data on historical and projected future sales or other aspects of business performance, and business plans) will, to the extent permissible by law, and except for use in collection proceedings, if any, be treated as confidential. This will confirm that I have relied upon such assurance by the Village in providing financial information to the Village, and that, but for such assurances, such information would not be provided.

I certify that the information contained in this application is, to the best of my knowledge, true and correct. I agree to notify the Village, in writing, of any changes that materially affect the accuracy of this statement. I authorize the Village or its agents to verify the information provided in this application and to obtain additional information concerning the applicant(s) financial condition.

I certify through signing the TIF application that the final form and amount of financing the Village offers may differ from that requested. The form and amount of financing shall be finalized through the execution of a development agreement.

I certify that financial, insurance, and project assurances will be required as part of the final development agreement to be negotiated with the Village upon preliminary approval of this application. These may include, but are not limited to, assessment guarantees, letters of credit, personal or corporate guarantees, minimum payment agreements, lien waivers for contractors, consent of mortgagee or other loan security instrument. All terms and obligations of the Village and the applicant shall be finalized through the execution of a development agreement.

I certify, by signing and submitting this application, that additional costs, above the amount of the application fee, incurred by the Village for outside professional review or expertise of this application, and any development agreement resulting from this application, will be the responsibility of the applicant. I further certify that denial of the application or failure to reach agreement with the Village on a development agreement shall not entitle the applicant to a refund of the application fee or any amounts of the escrow used in the review of the application.

Applicant Ryan Quinn Title Managing Member

Signature [signature] Date Feb. 2, 2027

Return To:

Village of McFarland
Attn: Village Community & Economic Development Director
5915 Milwaukee Street
McFarland, WI 53558
P: 608-838-3153

WELL PLAYED - PLAY GYM BUILDING

Costs Estimate

Description	Quantity	Unit	Unit Price	Total
Land Purchase				
Initial Land Purchase	1	LS	$1,900,000.00	$1,900,000.00
Miniwarehouse Land Purchase	1	LS	$125,000.00	$125,000.00
Permitting Item				
Building Permit	1	LS	$4,000.00	$4,000.00
Erosion Control and Stormwater Permits	1	LS	$3,000.00	$3,000.00
Plumbing Fee	1	LS	$2,500.00	$2,500.00
HVAC Fee	1	LS	$600.00	$600.00
Fire Alarm and Suppression System Fee	1	LS	$1,500.00	$1,500.00
Staff and Engineering Review Fees	1	LS	$10,000.00	$10,000.00
Attorney Review Fees	1	LS	$15,000.00	$15,000.00
Site Design Fee	1	LS	$1,500.00	$1,500.00
Public Water	1	4 in	$8,750.00	$8,750.00
MMSD Connection Fee	147546	SF	$0.23478	$34,640.85
Transaction Fees				
Bank Fee	1	LS	$5,000.00	$5,000.00
Appraisal Fee	1	LS	$3,000.00	$3,000.00
Title Fee	1	LS	$3,000.00	$3,000.00
Miscellaneous Closing Fees	1	LS	$3,000.00	$3,000.00
Construction Interest Carrying Costs Through 11/2025	1	LS	$15,000.00	$15,000.00
Professional Items				
Architect	1	LS	$20,000.00	$20,000.00
Structural Design	1	LS	$10,000.00	$10,000.00
Ryan Quam Building Plans Drafting	1	LS	$25,000.00	$25,000.00
Quam Engineering, LLC Site Design / Approvals	1	LS	$15,000.00	$15,000.00
Quam Engineering, LLC Construction Staking	1	LS	$20,000.00	$20,000.00
Quam Engineering, LLC Site General Administration	1	LS	$25,000.00	$25,000.00
Ryan Quam Planning and Consulation Fee	1	LS	$30,000.00	$30,000.00
Brokers Fee	1	LS	$50,000.00	$50,000.00
Site Items				
Rice Grading	1	LS	$120,000.00	$120,000.00
Plumbing (Sanitary, Water, and Storm)	1	LS	$135,000.00	$135,000.00
Yeske Concrete Curb, Sidewalk, and Pad	1	LS	$50,000.00	$50,000.00
3" - 4" Asphalt Binder and Surface Course	1	LS	$60,000.00	$60,000.00
Restoration (Seed & Mulch)	4000	SY	$3.00	$12,000.00
Lighting	1	LS	$10,000.00	$10,000.00
Landscaping Trees & Shrubs	1	LS	$35,000.00	$35,000.00
Building Items (Interior, Exterior, and Lighting)				
Riegert Builders Contract	1	LS	$1,153,017.00	$1,153,017.00
Subtotal Costs:				$3,905,507.85
Contingency (Approx. 2% Building and Site):				$39,492.15
Total:				$3,945,000.00

PROFORMA

Loan Amount	
Total Costs (See Cost Schedule)	$3,945,000
Initial Land Purchase Equity	-$1,900,000
T.I.F. "Gap Loan"	-$270,000
Ryan Quam Building Plans Drafting	-$25,000
Quam Engineering, LLC Site Design / Approvals	-$15,000
Quam Engineering, LLC Construction Staking	-$20,000
Quam Engineering, LLC Site General Administration	-$25,000
Ryan Quam Planning and Consulation Fee	-$30,000
Loan Amount	$1,660,000

Sales/year		
Well Played	$199,300	{9965 @ $20}
Total	$199,300	

Costs/year		
Interest	6.50%	
Management & Insurance	8.00%	of sales amount
Maintenance	6.00%	of sales amount
Property Tax	$19,398	{16.43913 Mill rate applied to $1,180,000 TIF Application EAV Amount)}

Principal Projection	2027	2028	2029	2030	2031	2032	2033
Beginning Principal	$1,660,000	$1,615,900	$1,564,948	$1,506,618	$1,440,350	$1,365,544	$1,281,561
Interest	$107,900	$105,034	$101,722	$97,930	$93,623	$88,760	$83,301
Sales	-$199,300	-$203,286	-$207,352	-$211,499	-$215,729	-$220,043	-$224,444
Management (6% sales) & Insurance (2% of sales)	$15,944	$15,944	$15,944	$15,944	$15,944	$15,944	$15,944
Maintenance (6% of sales)	$11,958	$11,958	$11,958	$11,958	$11,958	$11,958	$11,958
Property Tax	$19,398	$19,398	$19,398	$19,398	$19,398	$19,398	$19,398
Ending Principal	$1,615,900	$1,564,948	$1,506,618	$1,440,350	$1,365,544	$1,281,561	$1,187,718
Principal Reduction	$44,100	$50,952	$58,330	$66,268	$74,806	$83,983	$93,843

Loan Amount & Contributions Percentage

Loan Amount Calculation

Total Costs (See Cost Schedule)	$3,945,000
Initial Land Purchase Equity	-$1,900,000
T.I.F. "Gap Loan" (See T.I.F. "Gap Loan" Amount Calculation)	-$270,000
Ryan Quam Building Plans Drafting	-$25,000
Quam Engineering, LLC Site Design / Approvals	-$15,000
Quam Engineering, LLC Construction Staking	-$20,000
Quam Engineering, LLC Site General Administration	-$25,000
Ryan Quam Planning and Consultation Fee	-$30,000
Loan Amount Total:	**$1,660,000**

Ryan Quam Contributions Percentage Calculation

Initial Land Purchase Equity	$1,900,000
Ryan Quam Building Plans Drafting	$25,000
Quam Engineering, LLC Site Design / Approvals	$15,000
Quam Engineering, LLC Construction Staking	$20,000
Quam Engineering, LLC Site General Administration	$25,000
Ryan Quam Planning and Consulation Fee	$30,000
Total Contributions:	$2,015,000
Ryan Quam Contributions Percentage = Total Contributions / Total Costs	**51.08%**

Village Contributions Percentage Calculation

T.I.F. "Gap Loan" (See T.I.F. "Gap Loan" Amount Calculation)	$270,000
Total Contributions:	$270,000
Village Contributions Percentage = Total Contributions / Total Costs	**6.84%**

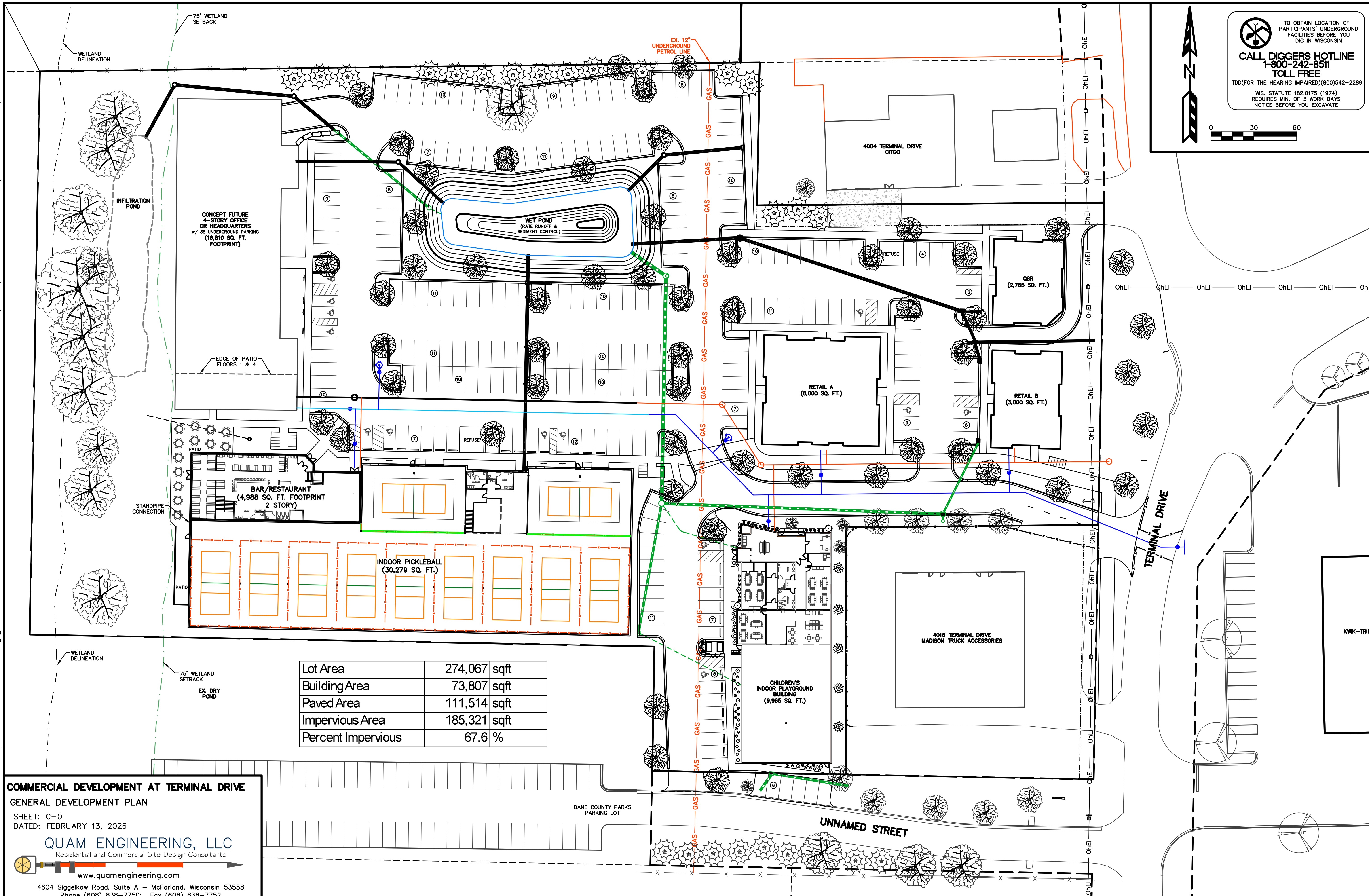
WELL PLAYED, PLAY GYM BUILDING

TIF Eligible Costs Estimate

Updated 3-11-2026

Description	Total
Land Purchase (Mini-warehouse area 0.39 acres)	$125,000
Mini-warehuse Building Demolition	$30,000
Regional Ponds (Storm Sewer Outfall Structures and Restoration)	$20,000
Sanitary Sewer Connection and Extension	$55,000
Water Main Connection and Extension	$78,000
High Pressure Gas Relocation Administration	$5,000
Shared Driveway	$75,000
Exterior Materials Upgrade (E.I.F.S, Multiple Metal Materials, Commercial Entrance)	$70,000
Unnamed Road Landscaping	$4,000
MMSD Connection Fee	$63,200
Total:	$525,200

Attachment A



Lot Area	274,067	sqft
Building Area	73,807	sqft
Paved Area	111,514	sqft
Impervious Area	185,321	sqft
Percent Impervious	67.6	%

COMMERCIAL DEVELOPMENT AT TERMINAL DRIVE

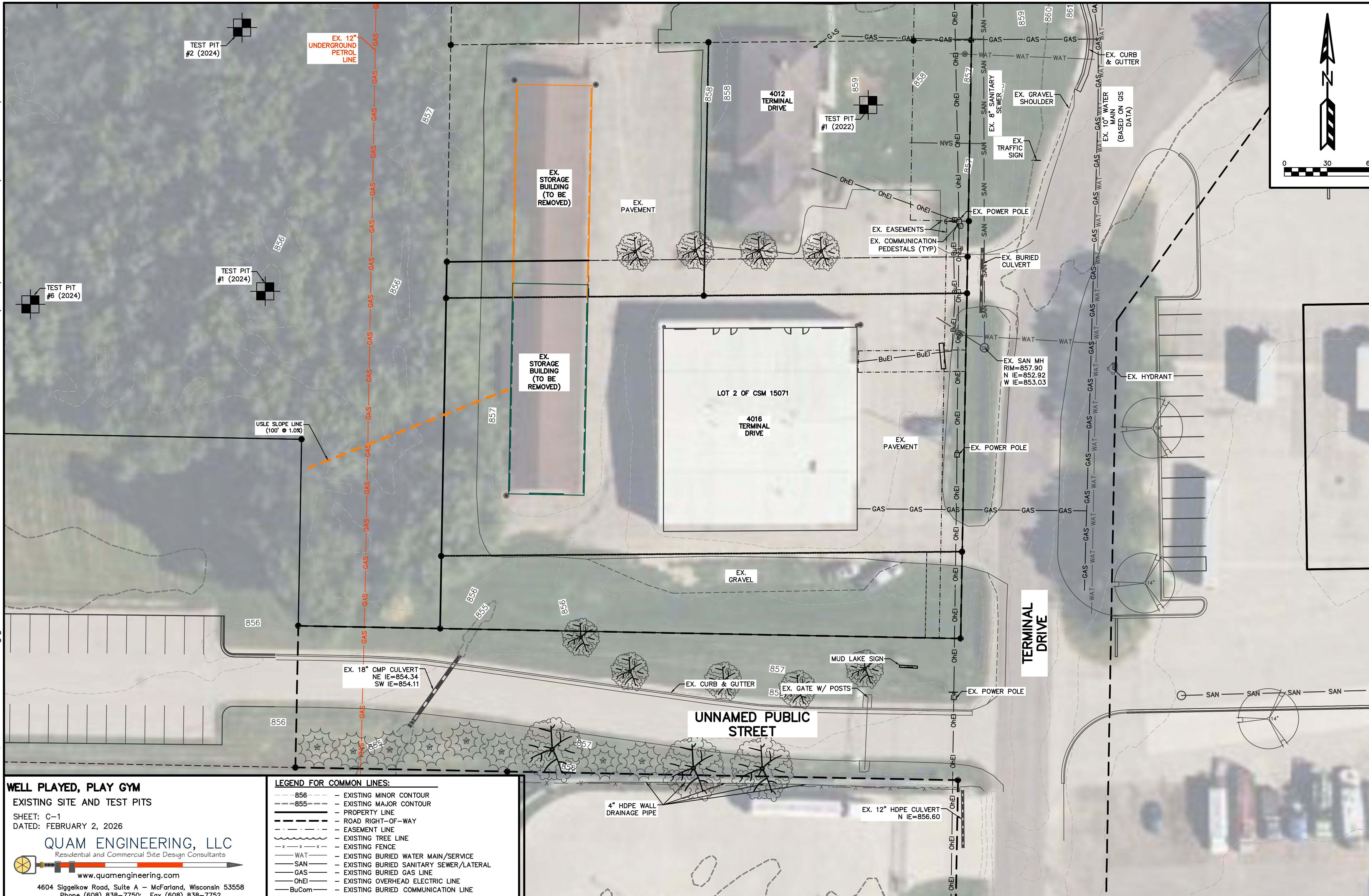
GENERAL DEVELOPMENT PLAN

SHEET: C-0
DATED: FEBRUARY 13, 2026

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \DB-21-24\DB21BASE.DWG

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \DB-21-24\DB21BASE.DWG



WELL PLAYED, PLAY GYM

EXISTING SITE AND TEST PITS

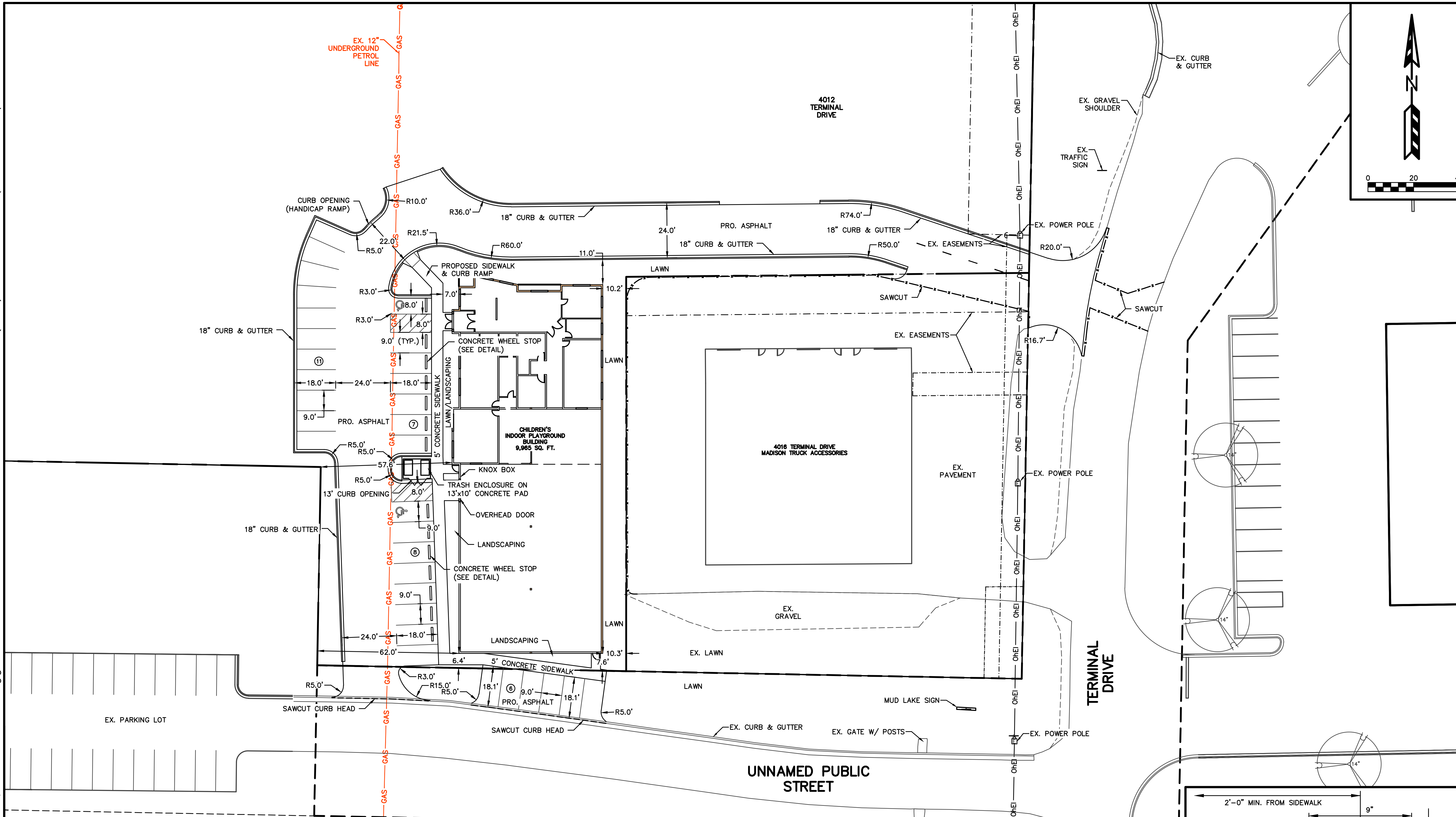
SHEET: C-1
DATED: FEBRUARY 2, 2026

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

LEGEND FOR COMMON LINES:

- 856 – EXISTING MINOR CONTOUR
- 855 – EXISTING MAJOR CONTOUR
- – PROPERTY LINE
- – ROAD RIGHT-OF-WAY
- – EASEMENT LINE
- – EXISTING TREE LINE
- x x x – EXISTING FENCE
- WAT – EXISTING BURIED WATER MAIN/SERVICE
- SAN – EXISTING BURIED SANITARY SEWER/LATERAL
- GAS – EXISTING BURIED GAS LINE
- OhEl – EXISTING OVERHEAD ELECTRIC LINE
- BuCom – EXISTING BURIED COMMUNICATION LINE

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750 \DB-21-24\DB21BASE.DWG



WELL PLAYED, PLAY GYM

SITE PLAN

SHEET: C-2
DATED: FEBRUARY 2, 2026

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

LEGEND FOR COMMON LINES:

- 856 – EXISTING MINOR CONTOUR
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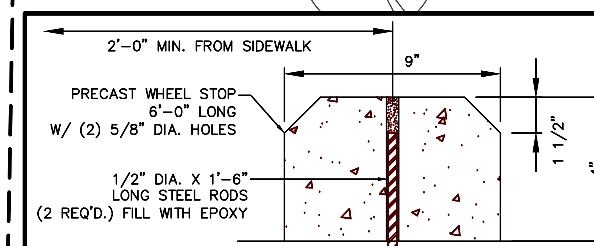


NOTES:
SEE PLAN FOR LOCATION AND QUANTITY OF WHEELSTOPS.

WHEELSTOPS TO BE PAINTED SAFETY YELLOW.

DETAIL 1.5: CONCRETE WHEEL STOP DETAIL

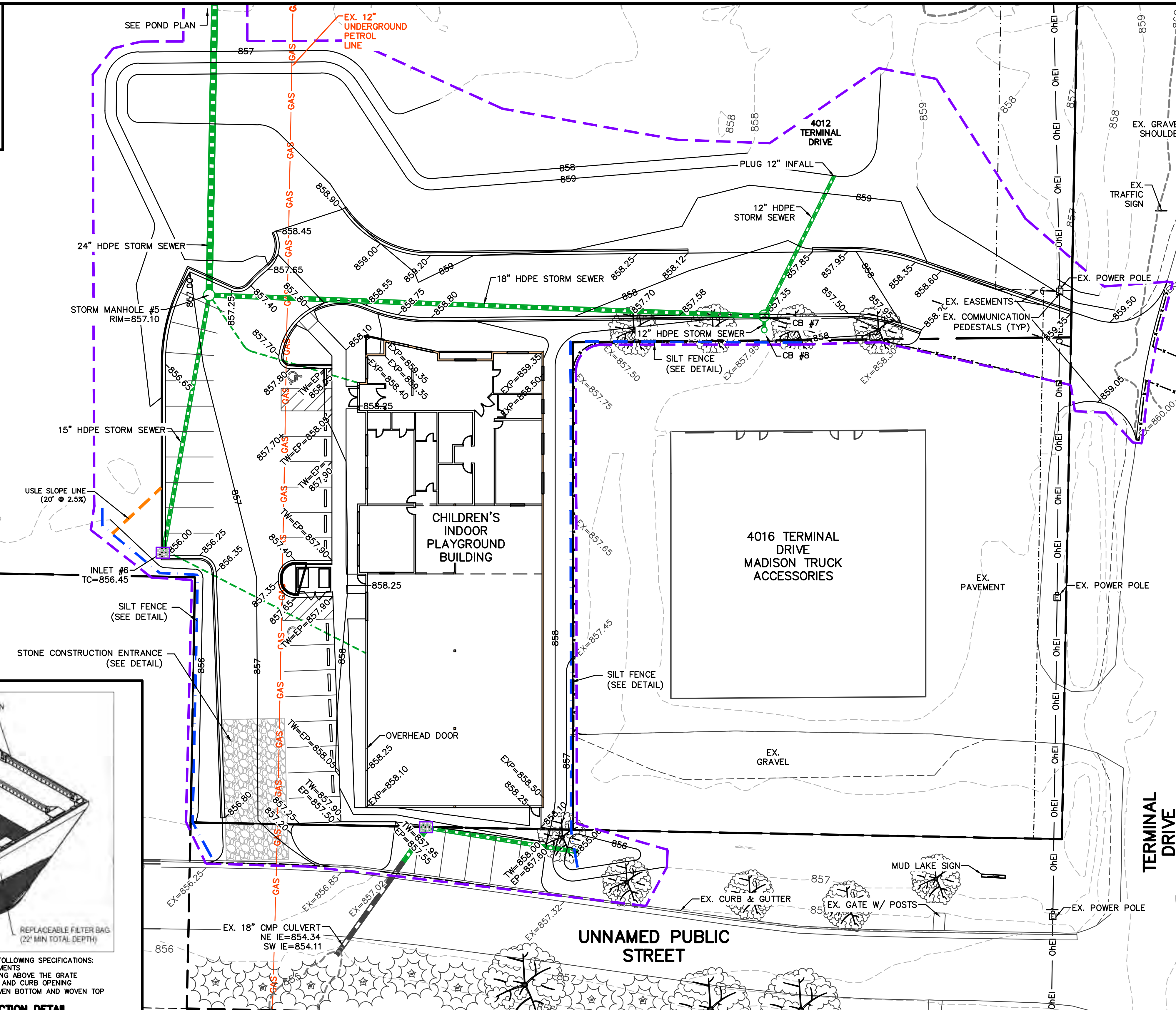
QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \DB-21-24\DB21BASE.DWG

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

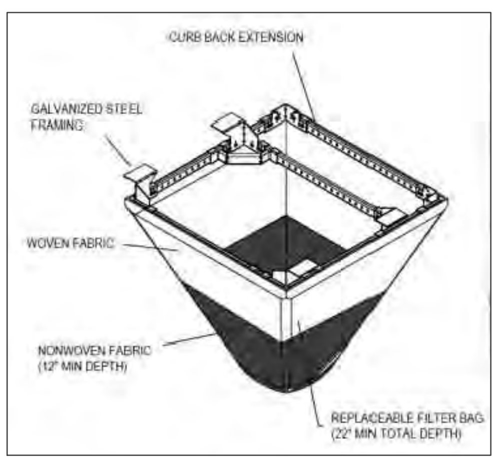
TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



INSTALL FLEXSTORM CATCH-IT BAG DURING CONSTRUCTION (SEE DETAIL), REPLACE WITH FLEXSTORM PURE INLET FILTER WITH PCP BAG DURING FINAL RESTORATION FOR OIL AND GREASE CONTROL

0 30 60



FRAMED INLET PROTECTION MUST MEET THE FOLLOWING SPECIFICATIONS:

- ALL ASTM STANDARD D8057-17 REQUIREMENTS
- NO PART OF INLET PROTECTION PROJECTING ABOVE THE GRATE
- CAPTURE RUNOFF ENTERING BOTH GRATE AND CURB OPENING
- "DUAL FABRIC" FILTER BAG, WITH NONWOVEN BOTTOM AND WOVEN TOP

FLEXSTORM INLET PROTECTION DETAIL

EROSION NOTES:

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. SEDIMENT REACHING PUBLIC STREET SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED WITHIN 14 DAYS OF LAST ACTIVITY. ALL DISTURBED AREAS SHOULD BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.

PERIMETER CONTROL SHALL BE INSTALLED AROUND STOCKPILES, AND STOCKPILES SHALL BE STABILIZED THAT WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:

APRIL 15, 2026	INSTALL EROSION CONTROL MEASURES.
APRIL 15 – MAY 15, 2026	CONSTRUCT DETENTION POND AND RESTORE DISTRUBED AREAS.
MAY 1 – OCTOBER 31, 2026	ROUGH GRADE SITE, EXCAVATE AND CONSTRUCT FOUNDATION, INSTALL SITE UTILITIES, INSTALL PAVEMENT BASE, CONCRETE SIDEWALKS, AND ASPHALT.
SEPTEMBER 1 – 15, 2026	RESTORE ALL REMAINING DISTURBED AREAS (EXCEPT LANDSCAPE BEDS) WITH SEED AND MULCH OR EROSION MAT.
OCTOBER 1 – 31, 2026	INSTALL LANDSCAPE TREES, SHRUBS, EDGING, AND WOOD CHIPS.
SEPTEMBER 15 – NOVEMBER 15, 2026	PERMANENT VEGETATION ESTABLISHMENT PERIOD.
NOVEMBER 15, 2026	REMOVE EROSION CONTROL MEASURES.

RESTORATION NOTES:

RESTORATION SHALL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL.

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH OR EROSION MAT. EROSION MAT LIMITS ARE SHOWN ON THE GRADING & EROSION CONTROL PLAN. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. WET DETENTION NATIVE SEED MIX SUPPLIED BY AGRECOL OR EQUIVALENT SHALL BE USED FOR THE SIDES OF THE WET POND. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. ALL SEED MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

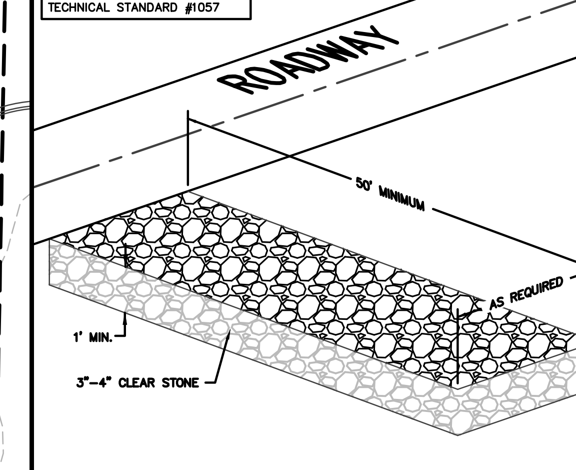
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER. FERTILIZER SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SEED MIXTURE 40 SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF TWO (2) TONS PER ACRE. WET DETENTION SEED MIX SHALL BE APPLIED AT THE RATE OF EIGHT (8) POUNDS PER ACRE. WHEN SEEDING THE WET DETENTION SEED MIX WITH A CONVENTIONAL SPREADER, AN INERT CARRIER SUCH AS VERMICUTITE, FINE GRADE PINE SHAVINGS, OR MILORGANITE MAY BE INCORPORATED TO BULK UP THE SEED.

SEEDING FROM SEPTEMBER 16 THROUGH NOVEMBER 15 IS TO BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. DORMANT SEEDING, IF NECESSARY, SHALL BE COMPLETED AFTER NOVEMBER 15. DORMANT SEEDING SHALL NOT BE APPLIED ON TOP OF SNOW. DISTURBED AREAS SHALL HAVE EROSION MAT APPLIED OVER DORMANT SEEDING. IF DORMANT SEEDING DOES NOT RESULT IN AT LEAST 70% COVER BY MAY 15, ADDITIONAL SEEDING SHALL BE REQUIRED.

OWNER:
EZRA PROPERTIES, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558

ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558

CONSTRUCTION ENTRANCE SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1057



STONE CONSTRUCTION ENTRANCE

WELL PLAYED, PLAY GYM

GRADING PLAN

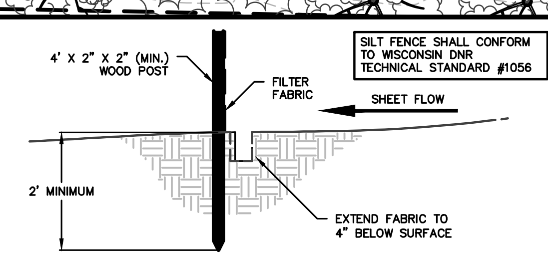
SHEET: C-3
DATED: FEBRUARY 2, 2026

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

LEGEND FOR COMMON LINES:

856	– EXISTING MINOR CONTOUR
855	– EXISTING MAJOR CONTOUR
	– PROPERTY LINE
	– ROAD RIGHT-OF-WAY
	– EASEMENT LINE
	– EXISTING TREE LINE
–x–x–	– EXISTING FENCE
WAT	– EXISTING BURIED WATER MAIN/SERVICE
SAN	– EXISTING BURIED SANITARY SEWER/LATERAL
GAS	– EXISTING BURIED GAS LINE
OhEl	– EXISTING OVERHEAD ELECTRIC LINE
BuCom	– EXISTING BURIED COMMUNICATION LINE

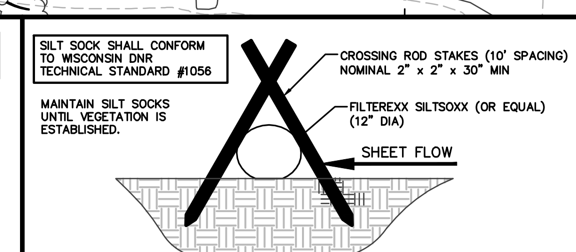
SILT FENCE SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1056



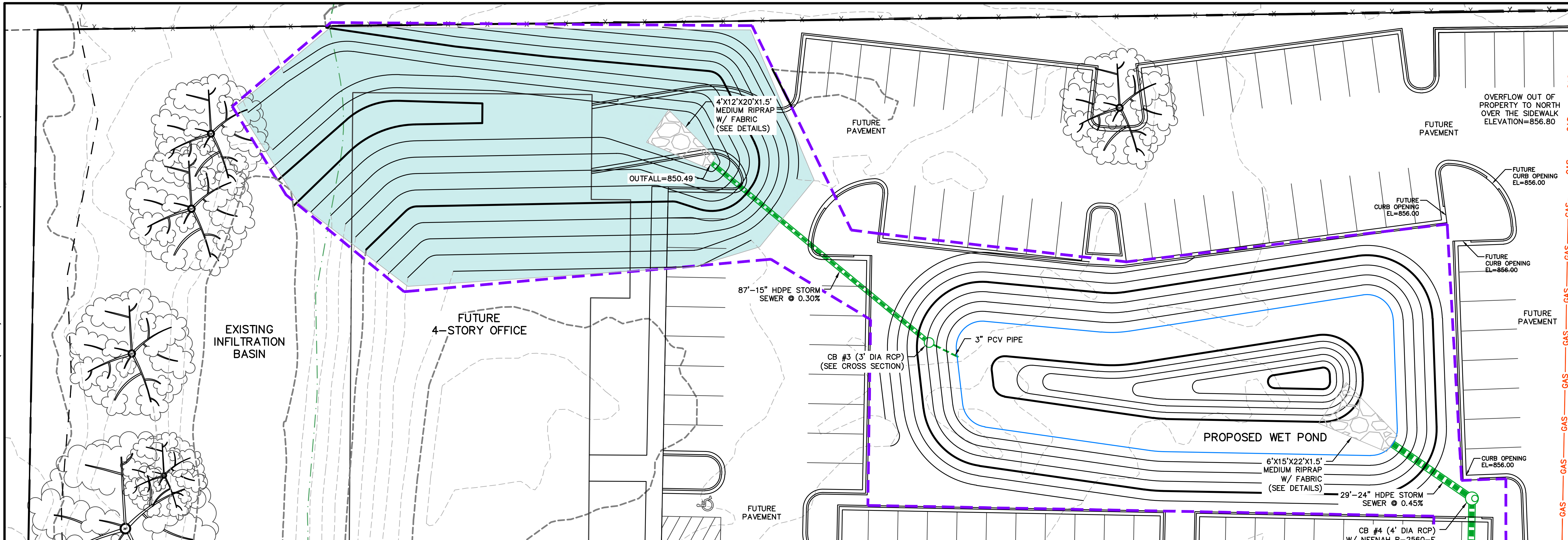
SILT FENCE CONSTRUCTION (SHEET FLOW)

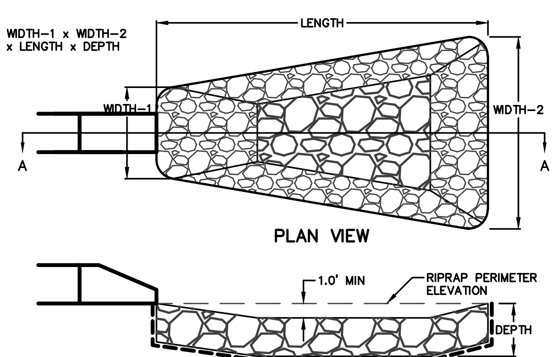
SILT SOCK SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1056

MAINTAIN SILT SOCKS UNTIL VEGETATION IS ESTABLISHED.



SILT SOCK DETAIL





% PASSING BY WEIGHT	SIZE (INCHES)
100	20
50–85	15
20–50	10
5–20	5
0–5	2

SIZES CALCULATED IN BEST D.5.2

RIPRAP SHALL BE PLACED AS DEFINED IN SECTION 606 OF WISCONSIN D.O.T. SPECIFICATIONS. STONE PIECES SHALL BE WELL GRADED, RANGING IN DIAMETER AS DESCRIBED IN THE ADJACENT CHART.

RIPRAP DETAIL

WELL PLAYED, PLAY GYM

WET POND PLAN

SHEET: C-4.1
DATED: FEBRUARY 2, 2026

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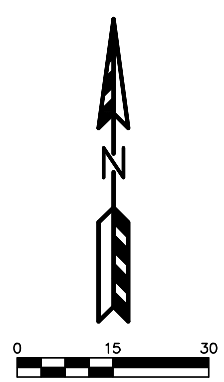
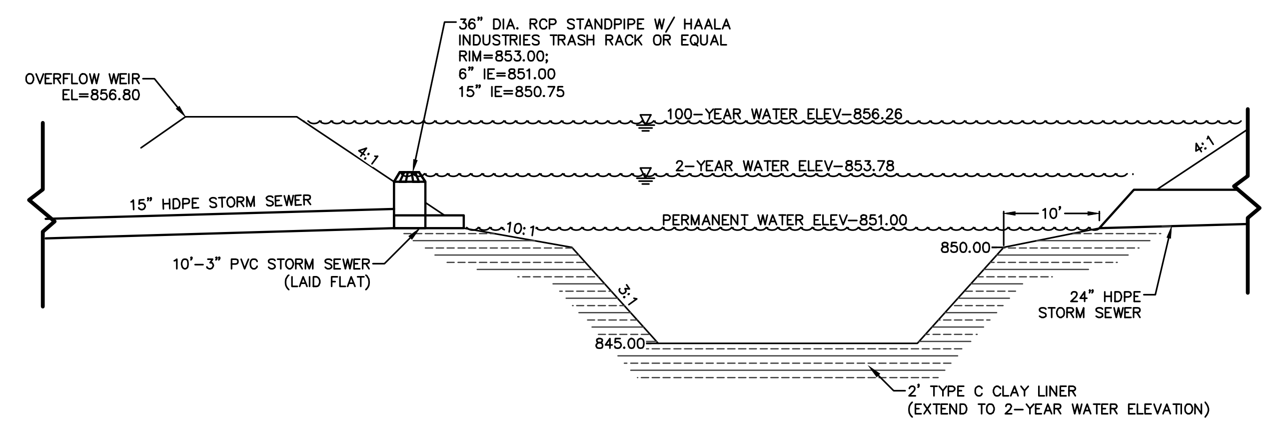
EROSION CONTROL LEGEND

INSTALL WISDOT CLASS I TYPE B EROSION MAT



WET DETENTION POND CONSTRUCTION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1001

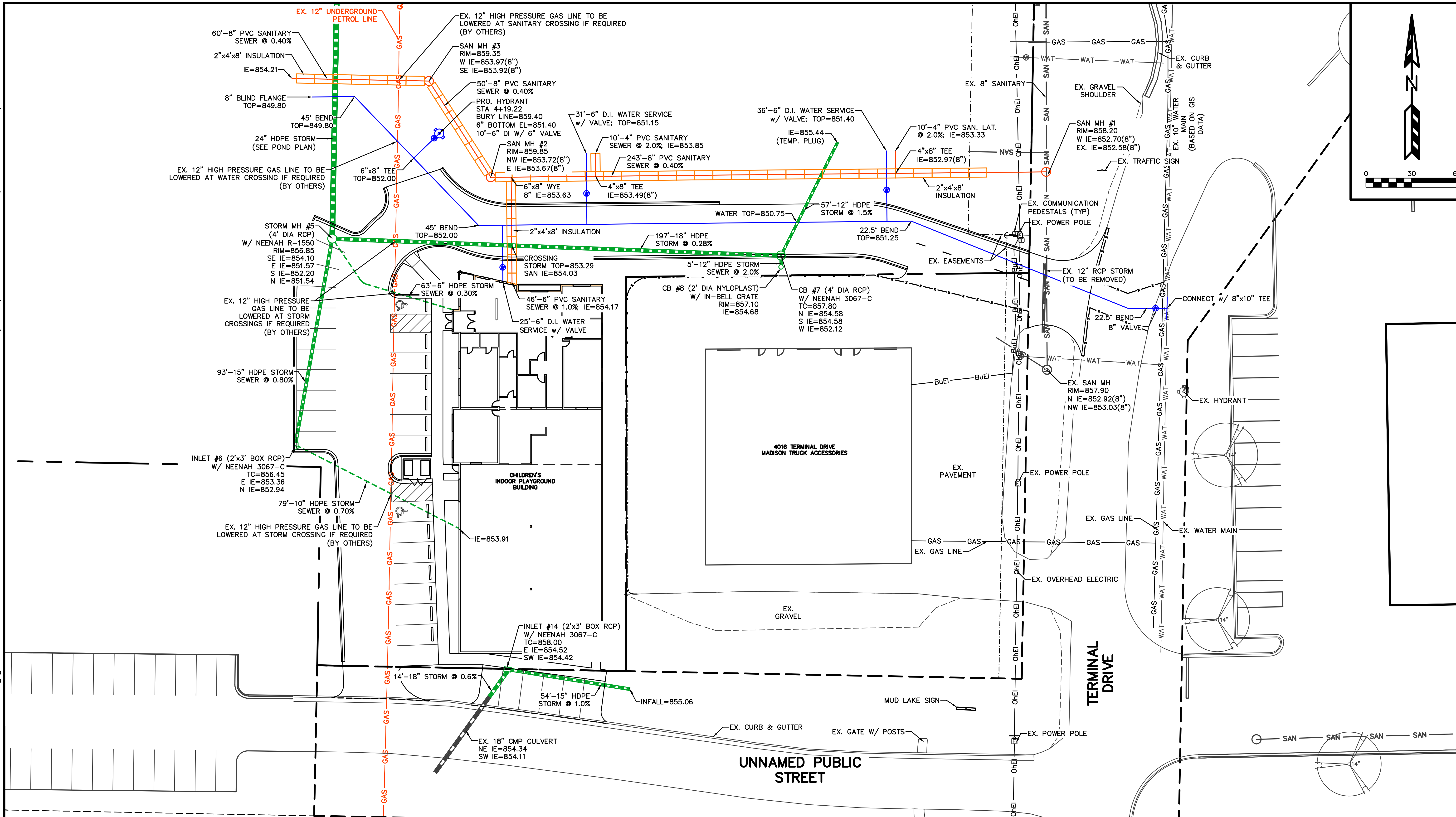


WET DETENTION POND CROSS SECTION

WET POND PEAK ELEVATIONS

STORM	ELEV
1-YR	853.53
2-YR	853.78
10-YR	854.62
100-YR	856.26

CONTRACTOR SHALL NOTIFY ENGINEER WHEN POND IS GRADED TO FINISH ELEVATIONS FOR AS-BUILT TOPOGRAPHIC COLLECTION. IF PUMPING IS REQUIRED TO ALLOW THE BOTTOM TO BE COLLECTED, CONTRACTOR SHALL ARRANGE FOR PUMPING.



WELL PLAYED, PLAY GYM

UTILITY PLAN

SHEET: C-4
DATED: FEBRUARY 2, 2026

LEGEND FOR COMMON LINES:

856	EXISTING MINOR CONTOUR
855	EXISTING MAJOR CONTOUR
	PROPERTY LINE
	ROAD RIGHT-OF-WAY
	EASEMENT LINE
	EXISTING TREE LINE
x	EXISTING FENCE
WAT	EXISTING BURIED WATER MAIN/SERVICE
SAN	EXISTING BURIED SANITARY SEWER/LATERAL
GAS	EXISTING BURIED GAS LINE
OhEl	EXISTING OVERHEAD ELECTRIC LINE
BuCom	EXISTING BURIED COMMUNICATION LINE

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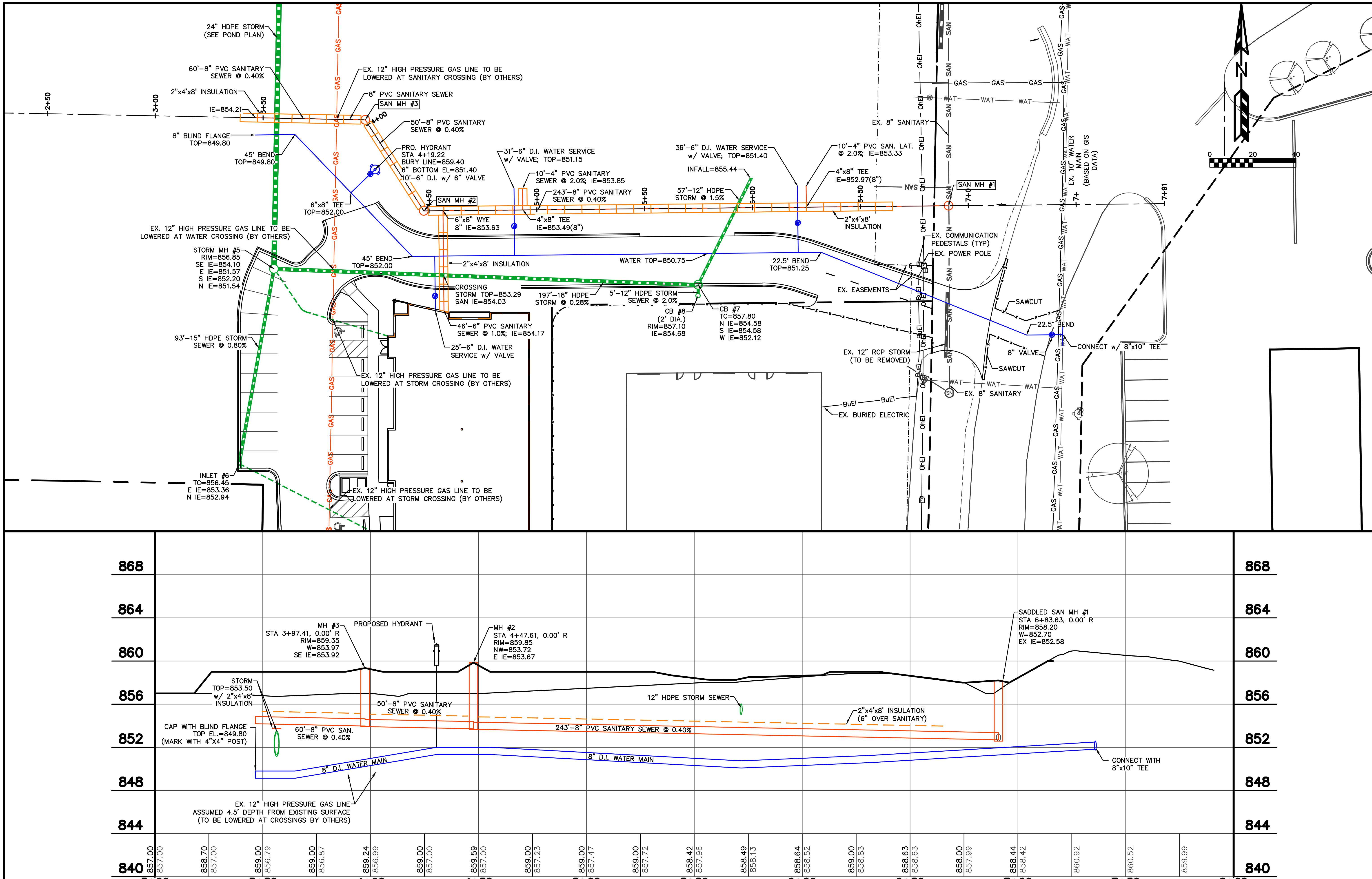

\DB-21-24\DB21BASE.DWG

WELL PLAYED, PLAY GYM – SANITARY SEWER PLAN AND PROFILE DB-21-24 02/02/2026

SHEET C5

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838–7750 \DB–21–24\DB21BASE.DWG

EROSION NOTES:

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING PUBLIC STREETS SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 4:1.

ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED WITHIN 14 DAYS OF LAST ACTIVITY. ALL DISTURBED AREAS SHOULD BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.

PERIMETER CONTROL SHOULD BE INSTALLED AROUND STOCKPILES, AND STOCKPILES SHOULD BE STABILIZED THAT WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

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EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE.

TIME SCHEDULE:

APRIL 15, 2026	INSTALL EROSION CONTROL MEASURES.
APRIL 15 – MAY 15, 2026	CONSTRUCT DETENTION POND AND RESTORE DISTRUBED AREAS.
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OCTOBER 1 – 31, 2026	INSTALL LANDSCAPE TREES, SHRUBS, EDGING, AND WOOD CHIPS.
SEPTEMBER 15 – NOVEMBER 15, 2026	PERMANENT VEGETATION ESTABLISHMENT PERIOD.
NOVEMBER 15, 2026	REMOVE EROSION CONTROL MEASURES.

RESTORATION NOTES:

RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SLOPES GREATER THAN 20% SHALL BE RESTORED WITHIN 30 DAYS.

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

FERTILIZER SHALL ME THE FOLLOWING MINIMUM REQUIREMENTS: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF TWO (2) TONS PER ACRE.

SEEDING FROM SEPTEMBER 16 THROUGH NOVEMBER 15 SHOULD BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. ADD WINTER WHEAT SEED AT ONE POUND PER 1,000 SQUARE FEET FOR SEEDING AFTER NOVEMBER 15.

OWNER:
EZRA PROPERTIES, LLC
ATTN: RYAN QUAM
4604 SIGGLEKOW ROAD, SUITE A
MCFARLAND, WI, 53558

ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558

UTILITY NOTES:

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

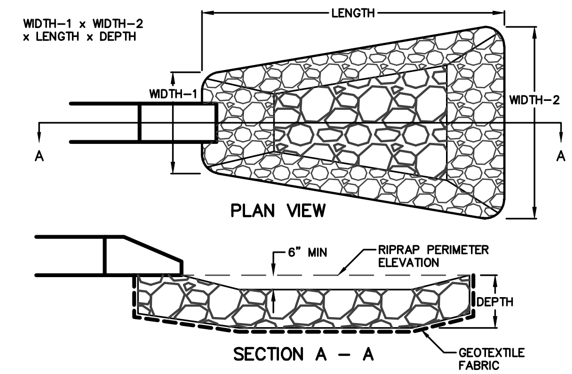
PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

ALL WATER SERVICES, PRIVATE WATER MAIN, FIRE HYDRANTS AND VALVES WITHIN THE DEVELOPMENT SHALL BE INSTALLED IN ACCORDANCE WITH VILLAGE OF WINDSOR STANDARD MATERIALS AND INSTALLATION REQUIREMENTS.

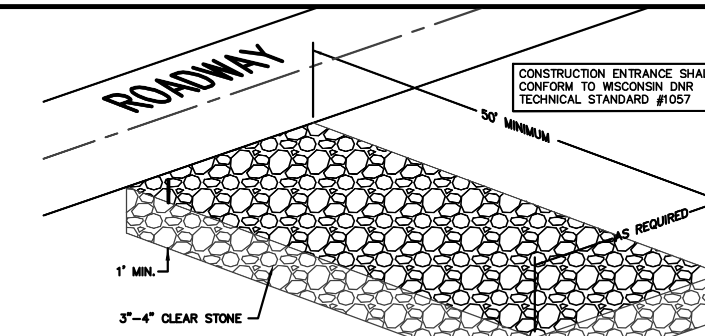


% PASSING BY WEIGHT	SIZE (INCHES)
100	20
50–85	15
20–50	10
5–20	5
0–5	2

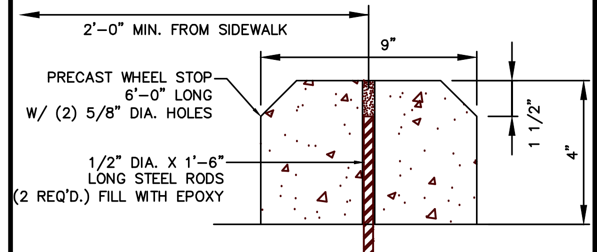
SIZES CALCULATED IN BEST D.5.2

RIPRAP SHALL BE PLACED AS DEFINED IN SECTION 606 OF WISCONSIN D.O.T. SPECIFICATIONS. STONE PIECES SHALL BE WELL GRADED, RANGING IN DIAMETER AS DESCRIBED IN THE ADJACENT CHART.

DETAIL 1.4: RIPRAP DETAIL

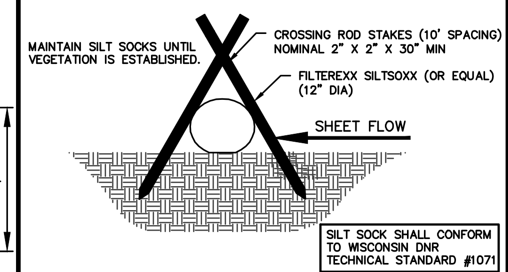


DETAIL 1.9: STONE CONSTRUCTION ENTRANCE

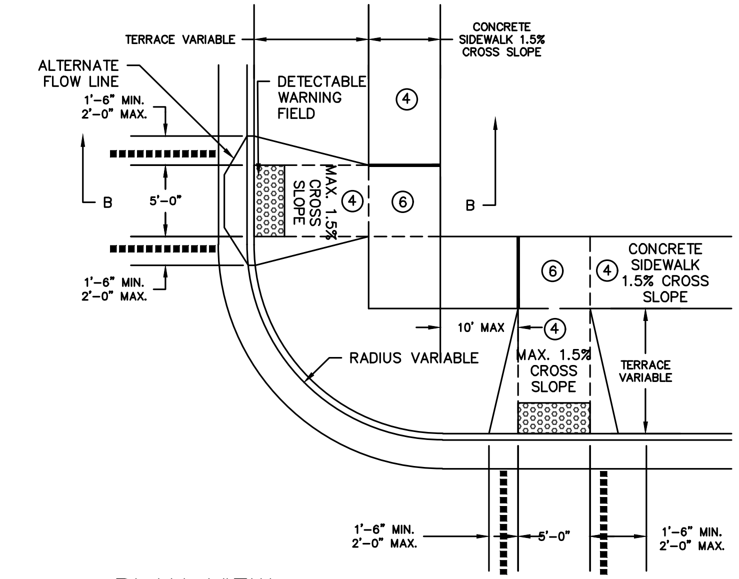


NOTES:
SEE PLAN FOR LOCATION AND QUANTITY OF WHEELSTOPS.
WHEELSTOPS TO BE PAINTED SAFETY YELLOW.

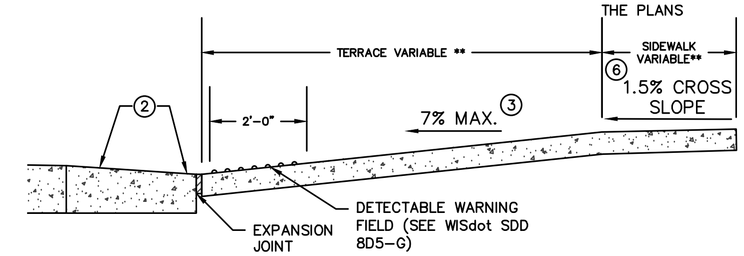
DETAIL 1.5: CONCRETE WHEEL STOP DETAIL



DETAIL 1.6: SILT SOCK DETAIL



PLAN VIEW
TYPE 3 RAMP
(OUTSIDE OF CROSSWALK AREA)



AVOID PLACING DRAINAGE STRUCTURES, JUNCTION BOXES OR OTHER OBSTRUCTION IN FRONT OF RAMP ACCESS AREAS.

DETECTABLE WARNING FIELDS THAT ARE INSTALLED AS A GROUP OR SIDE BY SIDE, SHALL BE FROM THE SAME MANUFACTURER.

2. GRADE CHANGE BETWEEN GUTTER FLAG SLOPE AND THE CURB RAMP SLOPE SHALL NOT EXCEED 11%. MAXIMUM GUTTER FLAG SLOPE IS 4%. PROVIDE LONGITUDINAL DRAINAGE AROUND CURB AND AWAY FROM CURB RAMP. NO VERTICAL LIPS OR DISCONTINUITIES GRATER THAN 1/4–INCH ARE ALLOWED. SLOPE OF CURB HEAD OPENING SHALL MATCH THE RAMP SLOPE, MINIMALLY 1.5% AND NOT TO EXCEED 7%. WHEN ADJACENT TO 1.5% LANDING, CONSTRUCT CURB HEAD OPENING AT 1.5% IN THE DIRECTION OF PEDESTRIAN TRAVEL.

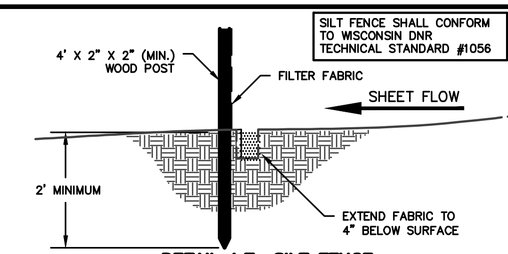
3. ABSOLUTE MAXIMUM 12H:1V (8.33%) CURB RAMP SLOPE IS ALLOWABLE WITH FLATTENED GUTTER FLAG SLOPE AND NOT TO EXCEED 11% GRADE CHANGE.

4. ±0.5% CONSTRUCTION TOLERANCE IN SIDEWALK CROSS SLOPE. THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% WITHOUT PRIOR APPROVAL FROM THE ENGINEER.

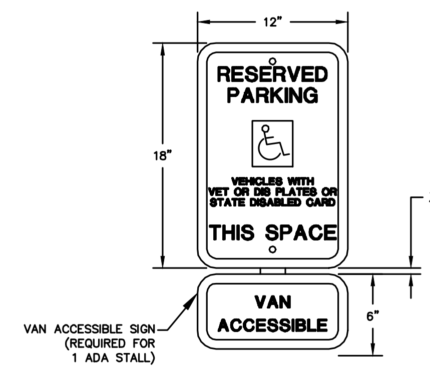
5. PROVIDE A LEVEL LANDING (MAXIMUM 2% SLOPE) IN ANY DIRECTION OF PEDESTRIAN TRAVEL. STANDARD LANDING SIZE IS 5 FEET X 5 FEET.

1/2" EXPANSION JOINT–SIDEWALK
CONTRACTION JOINT FIELD LOCATED
PAVEMENT MARKING CROSSWALK (WHITE)

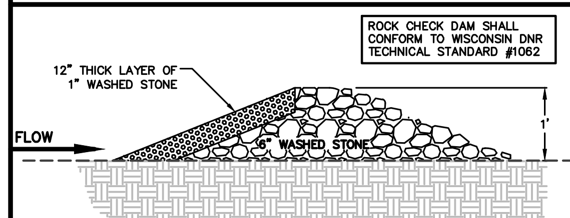
DETAIL 1.10: CURB RAMP



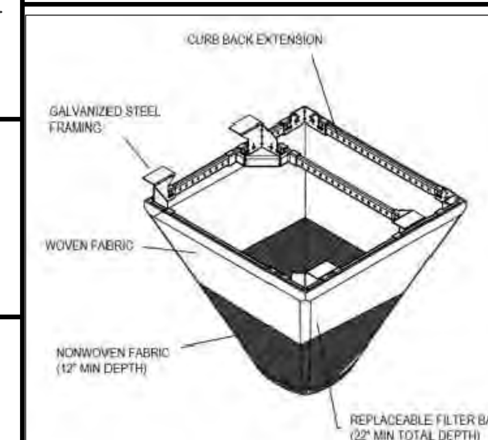
DETAIL 1.7: SILT FENCE CONSTRUCTION (SHEET FLOW)



DETAIL 1.8: HANDICAP ACCESSIBLE SIGN

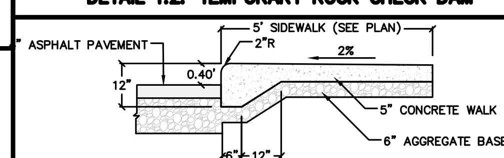


DETAIL 1.2: TEMPORARY ROCK CHECK DAM

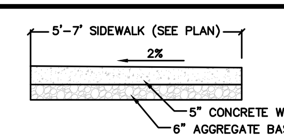


FRAMED INLET PROTECTION MUST MEET THE FOLLOWING SPECIFICATIONS:
- ALL ASTM STANDARD D8057–17 REQUIREMENTS
- NO PART OF INLET PROTECTION PROJECTING ABOVE THE GRATE
- CAPTURE RUNOFF ENTERING BOTH GRATE AND CURB OPENING
- "DUAL FABRIC" FILTER BAG, WITH NONWOVEN BOTTOM AND WOVEN TOP

DETAIL 2.8: FLEXSTORM INLET PROTECTION DETAIL



DETAIL 2.9: RAISED SIDEWALK DETAIL



DETAIL 2.10: SIDEWALK CROSS SECTION DETAIL

WELL PLAYED, PLAY GYM
DETAILS
SHEET: C–6
DATED: FEBRUARY 2, 2026

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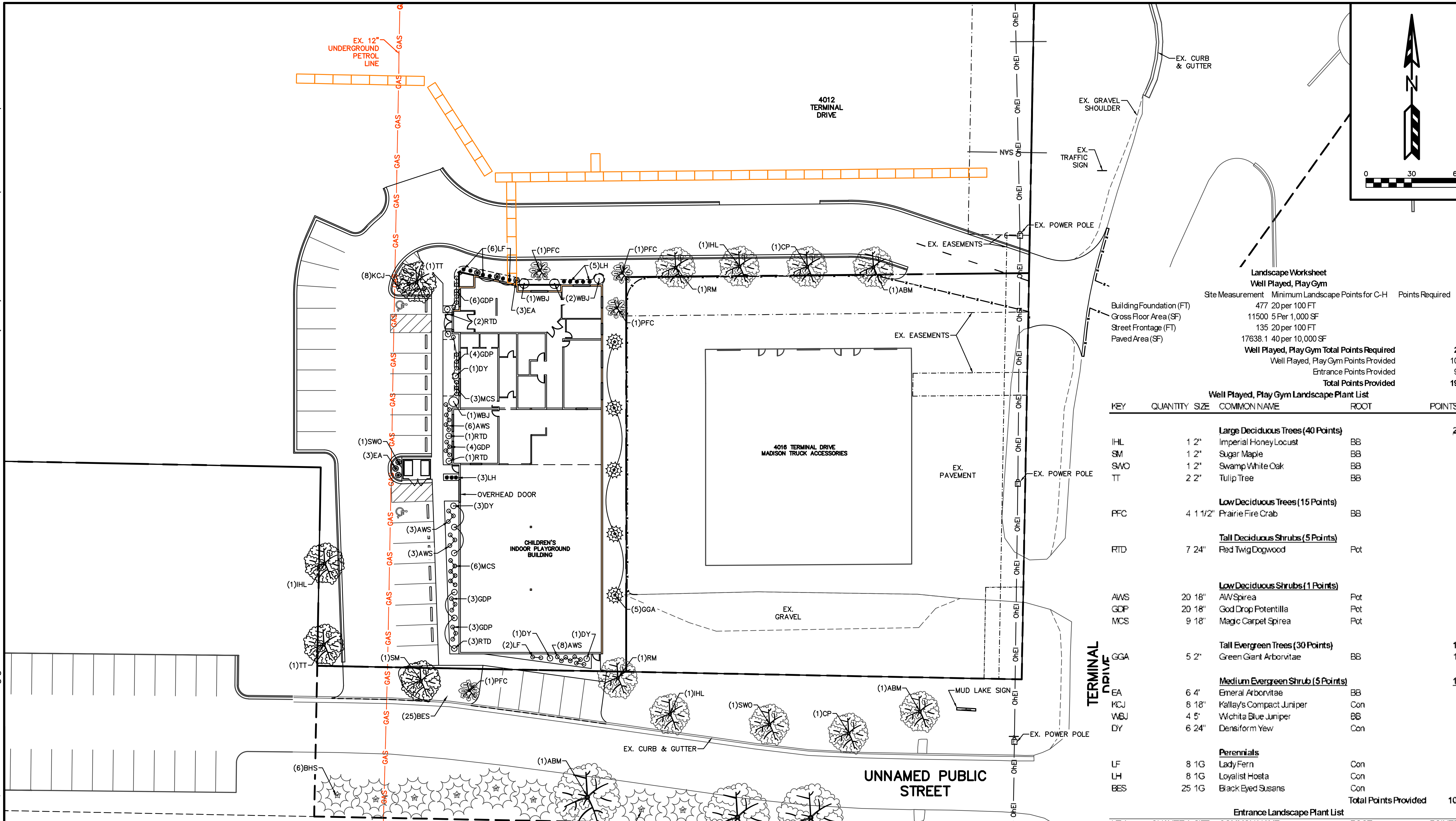
QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750 \DB-21-24\DB21BASE.DWG



WELL PLAYED, PLAY GYM

LANDSCAPE PLAN

SHEET: L-1

DATED: FEBRUARY 2, 2026

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
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LEGEND FOR COMMON LINES:

- 856 – EXISTING MINOR CONTOUR
- 855 – EXISTING MAJOR CONTOUR
- PROPERTY LINE
- ROAD RIGHT-OF-WAY
- EASEMENT LINE
- EXISTING TREE LINE
- X – EXISTING FENCE
- WAT – EXISTING BURIED WATER MAIN/SERVICE
- SAN – EXISTING BURIED SANITARY SEWER/LATERAL
- GAS – EXISTING BURIED GAS LINE
- OhEl – EXISTING OVERHEAD ELECTRIC LINE
- BuCom – EXISTING BURIED COMMUNICATION LINE

Landscape Worksheet
Well Played, Play Gym

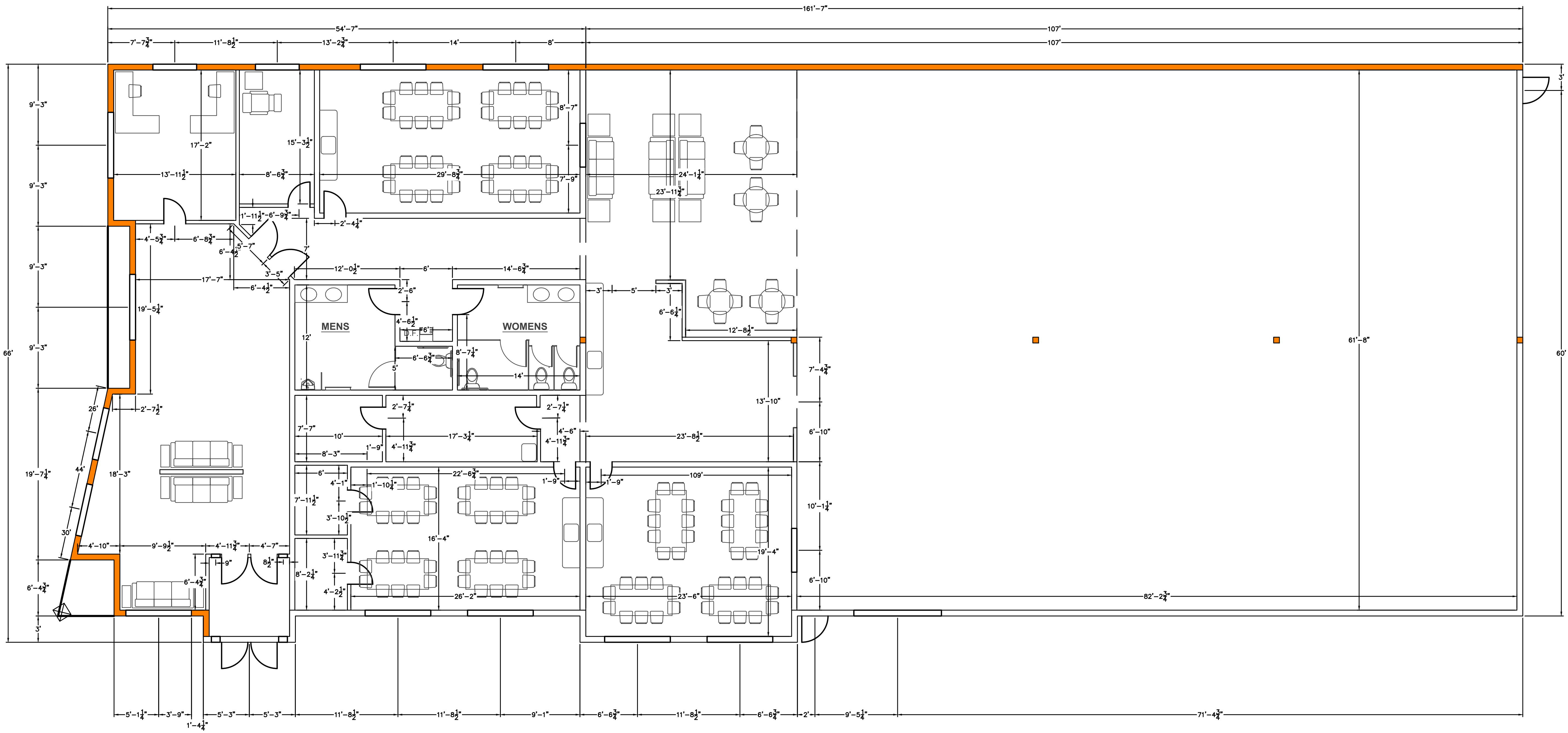
	Site Measurement	Minimum Landscape Points for C-H	Points Required
Building Foundation (FT)	477	20 per 100 FT	96
Gross Floor Area (SF)	11500	5 Per 1,000 SF	58
Street Frontage (FT)	135	20 per 100 FT	27
Paved Area (SF)	17638.1	40 per 10,000 SF	71
		Well Played, Play Gym Total Points Required	**252**
		Well Played, Play Gym Points Provided	1028
		Entrance Points Provided	960
		Total Points Provided	**1988**

Well Played, Play Gym Landscape Plant List

KEY	QUANTITY	SIZE	COMMON NAME	ROOT	POINTS
			Large Deciduous Trees (40 Points)		**200**
IHL	1	2"	Imperial Honey Locust	BB	40
SM	1	2"	Sugar Maple	BB	40
SWO	1	2"	Swamp White Oak	BB	40
TT	2	2"	Tulip Tree	BB	80
			Low Deciduous Trees (15 Points)		**60**
PFC	4	1 1/2"	Prairie Fire Crab	BB	60
			Tall Deciduous Shrubs (5 Points)		**35**
RTD	7	24"	Red Twig Dogwood	Pot	35
			Low Deciduous Shrubs (1 Points)		**49**
AWS	20	18"	AW Spirea	Pot	20
GDP	20	18"	God Drop Potentilla	Pot	20
MCS	9	18"	Magic Carpet Spirea	Pot	9
			Tall Evergreen Trees (30 Points)		**150**
GGA	5	2"	Green Giant Arborvitae	BB	150
			Medium Evergreen Shrub (5 Points)		**120**
EA	6	4'	Emeral Arborvitae	BB	30
KCJ	8	18"	Kallay's Compact Juniper	Con	40
WBJ	4	5'	Wichita Blue Juniper	BB	20
DY	6	24"	Densiform Yew	Con	30
			Perennials		
LF	8	1G	Lady Fern	Con	
LH	8	1G	Loyalist Hosta	Con	
BES	25	1G	Black Eyed Susans	Con	
				Total Points Provided	**1028**

Entrance Landscape Plant List

KEY	QUANTITY	SIZE	COMMON NAME	ROOT	POINTS
			Large Deciduous Trees (40 Points)		**480**
ABM	3	2"	Autumn Blaze Maple	BB	120
CP	3	2"	Common Planetree	BB	120
IHL	2	2"	Imperial Honey Locust	BB	80
RM	3	2"	Red Maple	BB	120
SWO	1	2"	Swamp White Oak	BB	40
			Tall Evergreen Trees (30 Points)		**240**
BHS	8	2"	Black Hills Spruce	BB	240
				Total Points Provided	**960**



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\DB-21-24\PLAY GYM BUILDING\A1.0 FLOOR PLANS.DWG

WELL PLAYED - PLAY GYM

FIRST FLOOR PLAN

SHEET: A1.0
DATED: JANUARY 30, 2026

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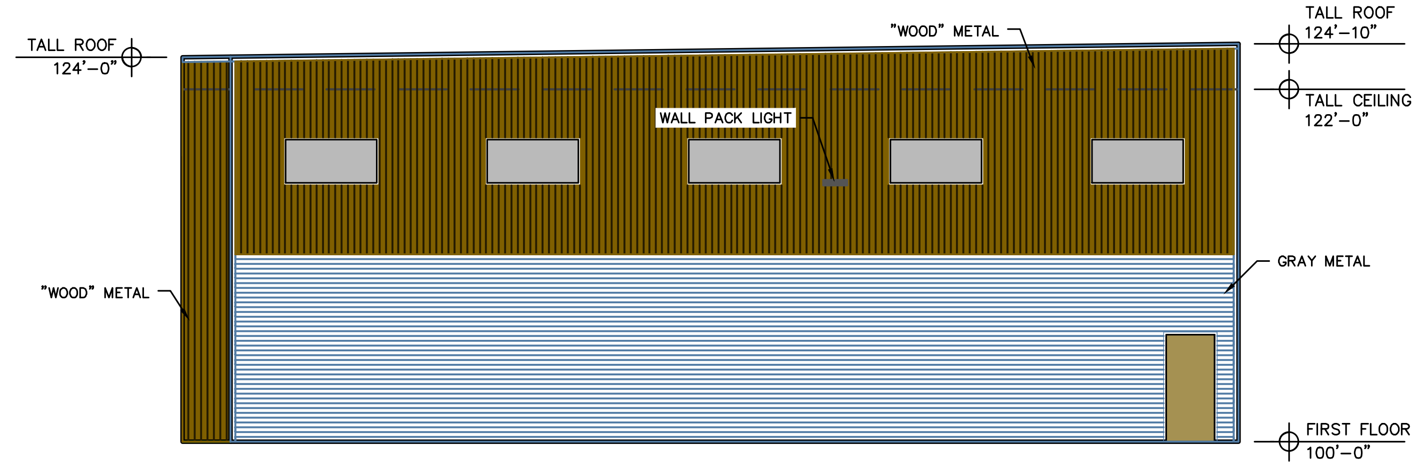
WEST ELEVATION



SOUTH ELEVATION

WELL PLAYED – PLAY GYM

ELEVATION DRAWINGS

SHEET: A2.0
DATED: JANUARY 30, 2026

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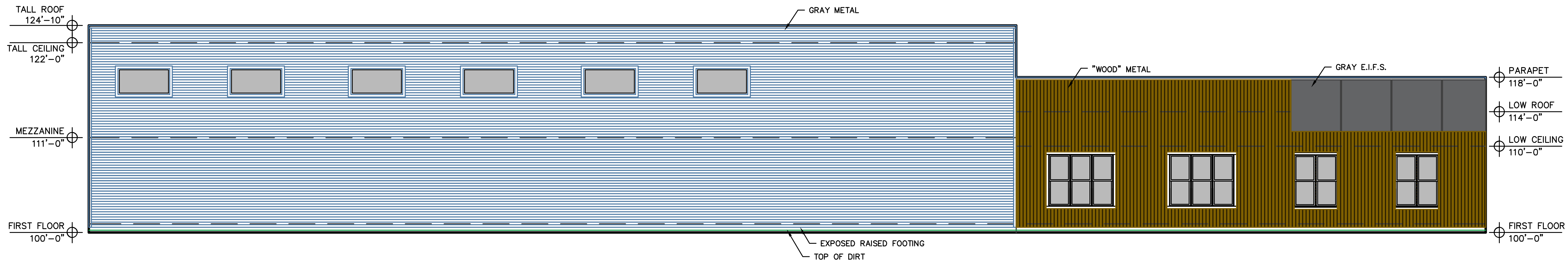
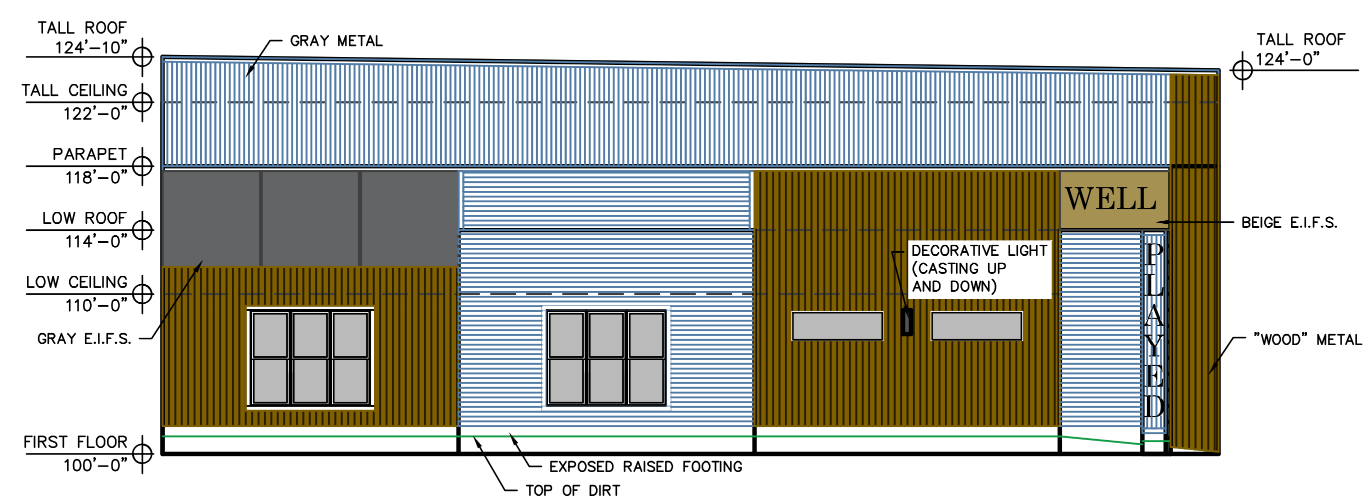
QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750

\DB-21-24\PLAY GYM BUILDING\A2.0 EXTERIOR ELEVATIONS.DWG



EAST ELEVATION



NORTH ELEVATION

WELL PLAYED – PLAY GYM

ELEVATION DRAWINGS

SHEET: A2.1
DATED: JANUARY 30, 2026

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
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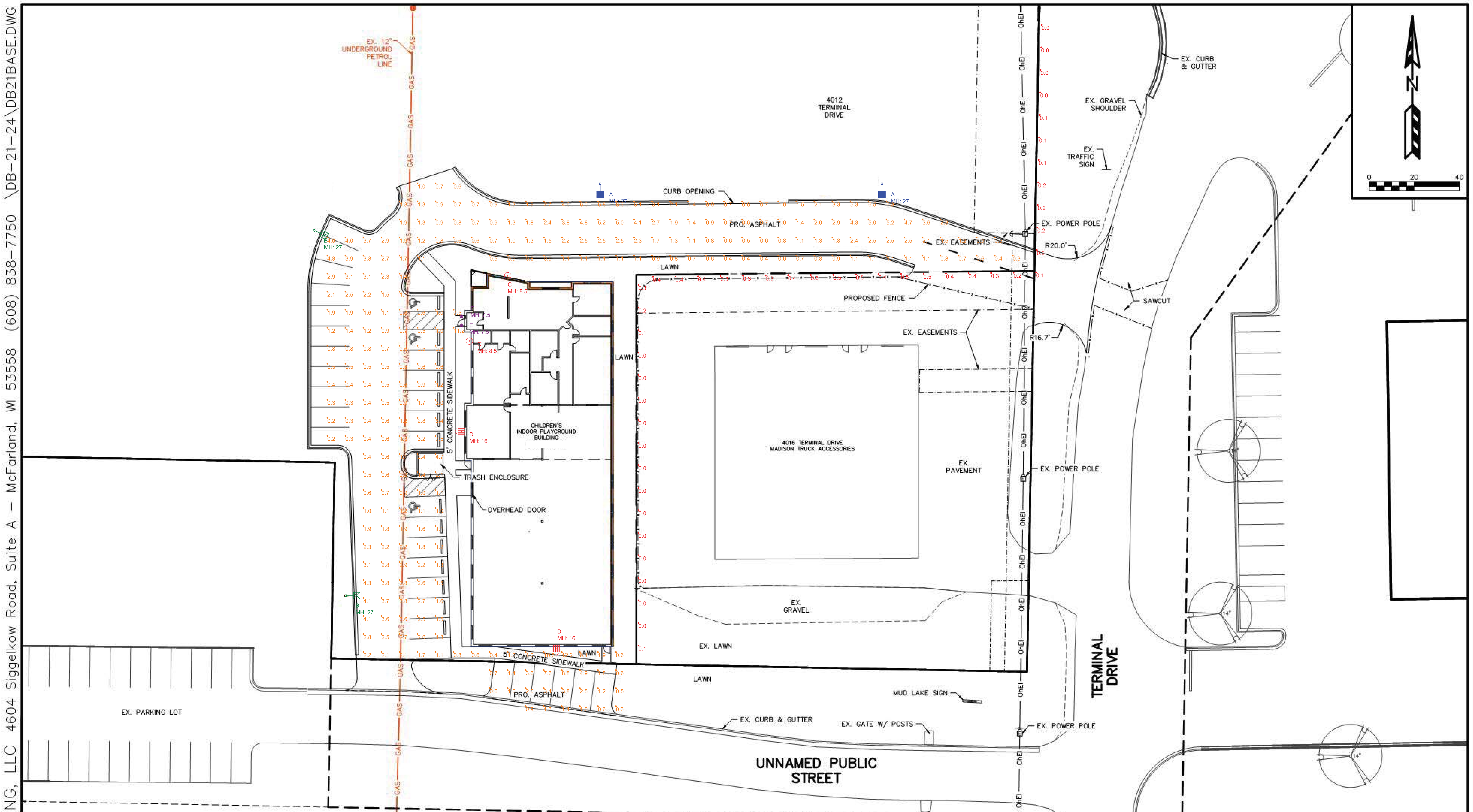
Phone (608) 838-7750; Fax (608) 838-7752



WELL PLAYED, PLAY GYM

LIGHTING PLAN

SHEET: L-2
DATED: JANUARY 21, 2026

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Residential and Commercial Site Design Consultants
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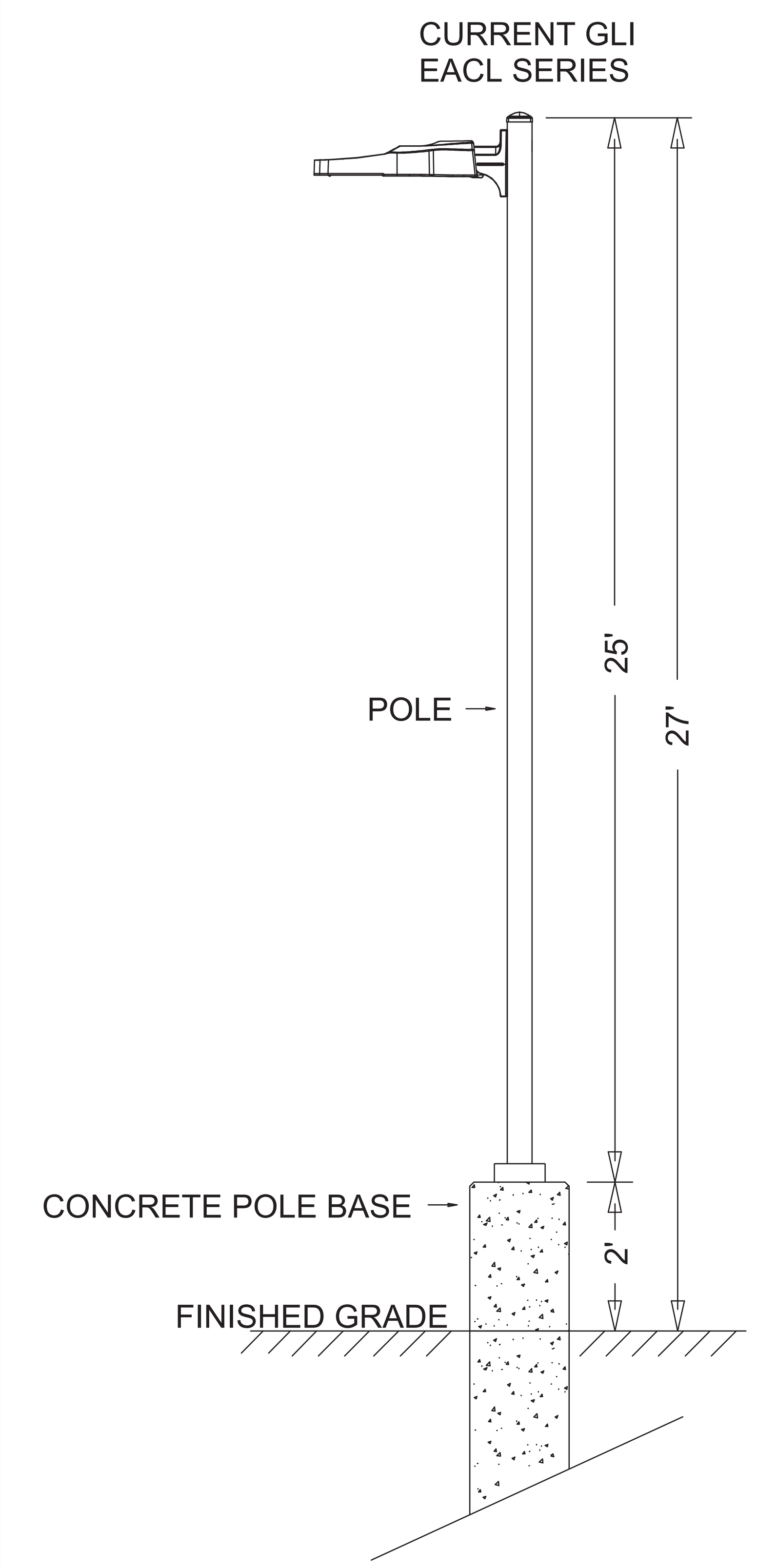
Phone (608) 838-7750; Fax (608) 838-7752

LEGEND FOR COMMON LINES:

- ---856--- – EXISTING MINOR CONTOUR
- ---855--- – EXISTING MAJOR CONTOUR
- PROPERTY LINE
- ROAD RIGHT–OF–WAY
- EASEMENT LINE
- EXISTING TREE LINE
- EXISTING FENCE
- —WAT— – EXISTING BURIED WATER MAIN/SERVICE
- —SAN— – EXISTING BURIED SANITARY SEWER/LATERAL
- —GAS— – EXISTING BURIED GAS LINE
- —OhEl— – EXISTING OVERHEAD ELECTRIC LINE
- —BuCom— – EXISTING BURIED COMMUNICATION LINE



FIXTURE MOUNTING HEIGHT: SHOWN AS "MH" IN FEET ABOVE GRADE

Luminaire Schedule

Symbol	Label	Qty	Arrangement	Manufacturer	Description	Luminaire Watts	Luminaire Dimming	Luminaire Lumens	LLF
	A	2	Single	CURRENT GLI	EACL010F2AN740DDD1DKBZ + SSSE2540A1E2DKBZ	122	0-10V	15100	0.890
	B	2	Single	CURRENT GLI	EACL010F3AW740DDD1DKBZ + SSSE2540A1E2DKBZ	122	0-10V	15300	0.890
	C	2	Single	NORA	NYUD-3L1345BZ 4000K	35	0-10V	1446	0.890
	D	2	Single	VERSALED.	WP28-C-1L-QT-40K 4000K	72		8568	0.890
	E	2	Single	VERSALED	RCAN11-EN-4-1L-QT-5CT + ARC-EN-NCP	19	0-10V	1500	0.890

MAINTAINED FOOTCANDLES SHOWN AT GRADE

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Paved Areas	Fc	1.94	12.2	0.2	9.70	61.00
Property Lines	Fc	0.19	0.5	0.0	N.A.	N.A.

ERi ENGINEERED REPRESENTATION INC.

www.engineeredrepinc.com
262.542.6285 Wauwatosa
920.751.3922 Neenah
apps@eriwi.com

Date:1/27/2026 | Scale: 1"=20' (0 10 20) | Layout By: Andy

Project: WELL PLAYED - McFARLAND, WI

Filename: 260121QU1AKCR2.AGI

LIGHT LEVELS SHOWN ARE STRICTLY FOR PURPOSES OF ESTIMATING BILL OF MATERIALS AND THE RESULTS ARE BASED ON PROJECT DETAILS GIVEN TO ENGINEERED REPRESENTATION INC. / WALLOCK DAVIES & COMPANY LLC. BEFORE OCCUPANCY OF SPACE, ALL PROJECT DETAILS AND LIGHT LEVELS SHOULD BE VERIFIED TO COMPLY WITH SAFETY AND MUNICIPAL CODES.

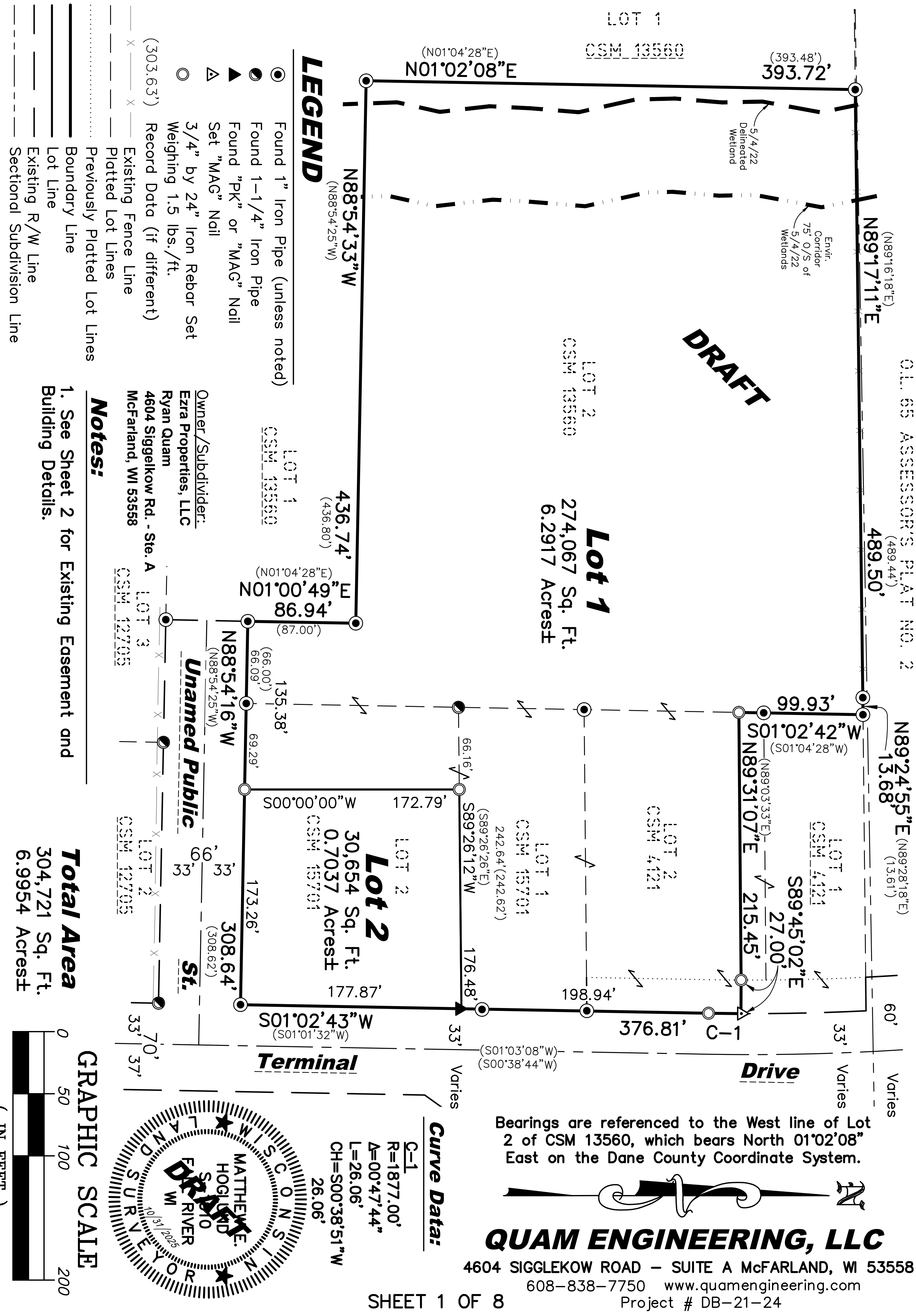
DANE COUNTY
CERTIFIED SURVEY MAP #____________

C.S.M. No. __________

Doc. No. ___________

Vol. _____ Page _____

Lot 2 of CSM 4121, except the North 20' thereof, a part of vacated Terminal Drive, Lots 1 & 2 of CSM 15071 and Lot 2 of CSM 13560, all being located in the NW 1/4 of the SW 1/4 of Section 27, T7N., R10E., Village of McFarland, Dane County, Wisconsin.



Bearings are referenced to the West line of Lot 2 of CSM 13560, which bears North 01°02'08" East on the Dane County Coordinate System.

QUAM ENGINEERING, LLC

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Project # DB–21–24

SHEET 1 OF 8

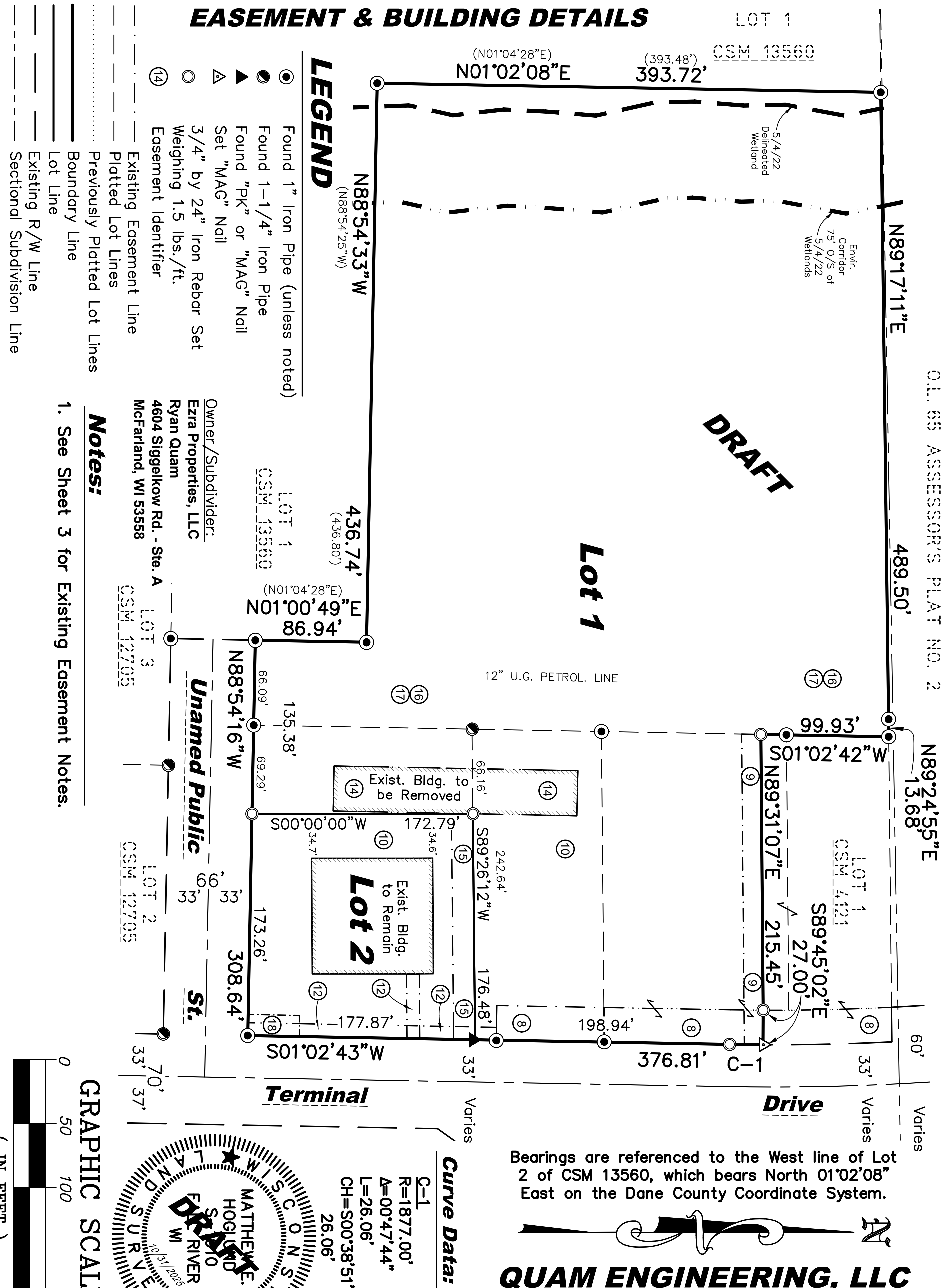
DANE COUNTY
CERTIFIED SURVEY MAP #___________

C.S.M. No. _________

Doc. No. ___________

Vol. _____ Page _____

Lot 2 of CSM 4121, except the North 20' thereof, a part of vacated Terminal Drive, Lots 1 & 2 of CSM 15071 and Lot 2 of CSM 13560, all being located in the NW 1/4 of the SW 1/4 of Section 27, T7N., R10E., Village of McFarland, Dane County, Wisconsin.



QUAM ENGINEERING, LLC

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SHEET 2 OF 8

Project # DB–21–24

DANE COUNTY
CERTIFIED SURVEY MAP # ____________

Lot 2 of CSM 4121, except the North 20' thereof, a part of vacated Terminal Drive, Lots 1 & 2 of CSM 15071 and Lot 2 of CSM 13560, all being located in the NW 1/4 of the SW 1/4 of Section 27, T7N., R10E., Village of McFarland, Dane County, Wisconsin.

C.S.M. No. ________

Doc. No. __________

Vol. _____ Page _____

EASEMENT NOTES:

Circled items are plotted on Sheet 2 hereof - notes in (*italics)* are clarifications added by the surveyor:

8. Easements, if any, of the public or any school district, utility, municipality or person, as provided in Section 66.1005(2) of the Wisconsin Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements or service in that portion of the insured premises which were formerly a part of Terminal Drive Street, partially vacated.
9. Joint Driveway Easement Agreement, by and between Mangat Enterprises, L.L.C. and Wealthbuilders Mortgage Corporation, recorded on December 8, 2005 as Document No. 4141163.
10. Agreement, by and between Roger Segebrecht and George Medchill, recorded on June 7, 1983 as Document No. 1783651. *{as the agreement was based on prior lot configurations & ownership the client is advised to seek counsel of an attorney on this item to determine the impact, if any, on the current property}*
11. Easement for right of ingress and egress as set forth on Warranty Deed, recorded as Document No. 1869863. *{the easement was over the existing driveway on Lot 3 of CSM 4121 as it existed in February of 1985 - as this location is unknown, it could not be plotted hereon.}*
12. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Madison Gas and Electric Company, for utility purposes, recorded on May 30, 1985, as Document No. 1881713.
14. Encroachment Easement Agreement, by and between AMBR II LLC and Richard L. Grams and TNTB Properties, LLC, recorded on November 15, 2019 as Document No. 5540619. *{for the existing building shown - see recorded document for details}*
15. Driveway Easement Agreement, by and between AMBR II LLC and Richard L. Grams and TNTB Properties, LLC, recorded on December 9, 2019 as Document No. 5547351.
16. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Shell Oil Company, a Delaware corporation, for pipeline purposes, recorded on October 31, 1960, as Document No. 1012837. *{No easement width is defined of record - note that the document gives the Grantor (landowner) the right to fully use and enjoy the property and requires the Grantee to relocate or encase the pipeline within 60-days after notification by the Grantor (landowner) - see recorded document for full particulars}*
17. Agreement, by and between Conoco Inc., Sunmark Refining and Marketing Company, Getty Refining and Marketing Company, and Terminal Oil Group, recorded on August 16, 1982 as Document No. 1748980. *{assignment of easement per Doc. No. 1012837 to Terminal Oil Group}*
18. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to General Telephone Company of Wisconsin, a Wisconsin corporation, for utility purposes, recorded on May 14, 1985, as Document No. 1879487.

The following appear to be the notes from CSM 13560 that are critical to development constraints for the property in question shown hereon. Users of this map are to refer to CSM 13560 in its entirety and all notes listed thereon for full disclosure and additional information, restrictions and requirements.}

CSM 13560 - Sheet 1 Notes:

10. Per the Capitol Area Regional Planning Commission "There is a 75 foot wide Environmental Corridor from the edge of the wetland. The corridor shall serve as a vegetative buffer and no pavement is allowed." {The wetland delineated by Merjent, Inc. on 5/4/2022 was offset 75 feet and shown hereon for the limits of the Environmental Corridor."}

CSM 13560 - Sheet 2 Notes:

3. Lots 3 and 4 of this CSM are subject to apparent cross-access easements for vehicular and pedestrian traffic serving Lots 3 and 4 of this CSM as well as Lot 2, CSM 4121. Lot 3 is also subject to and benefits from an apparent easement for drainage purposes. {blanket in nature and therefore not shown hereon}

4. Lots 3 & 4 of this CSM are subject to Restrictive Covenants as prescribed in document recorded in Volume 4568 of Records, Page 88, as Document No. 1783994. {as Doc. No. 1783994 was not listed as an exception in the Title Policy, so the effect, if any, of these restrictive covenants on the current property is unknown}

Notes:

1. See Sheet 3 for Existing Easement Notes.

QUAM ENGINEERING, LLC
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SHEET 3 OF 8

Project # DB–21–24

Drawn By: MEH
Project # DB-21-24

DANE COUNTY
CERTIFIED SURVEY MAP #________

Lot 2 of CSM 4121, except the North 20' thereof, a part of vacated Terminal Drive, Lots 1 & 2 of CSM 15071 and Lot 2 of CSM 13560, all being located in the NW 1/4 of the SW 1/4 of Section 27, T7N., R10E., Village of McFarland, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Matthew E. Hoglund, Professional Land Surveyor, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided, and mapped the following Certified Survey, being Lot 2 of Certified Survey Map (CSM) No. 4121, recorded on June 3, 1983 in Volume 17 of Certified Survey Maps, on Page 181, as Document No. 1782805, excepting therefrom the North 20 feet thereof, and that part of Vacated Terminal Drive per Document No. 1810427 lying Easterly of and adjacent thereto, together with Lots 1 and 2 of Certified Survey Map (CSM) No. 15071, recorded on March 12, 2019, in Volume 106 of Certified Survey Maps, on Pages 269-271, as Document No. 5474534, and Lot 2 of Certified Survey Map (CSM) No. 13560, recorded on August 9, 2013, in Volume 88 of Certified Survey Maps, on Pages 278-281, as Document No. 5015365, all being a part of the Northwest one-quarter of the Southwest one-quarter of Section 27, Town 7 North, Range 10 East, in the Village of McFarland, Dane County, Wisconsin, being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 2 of CSM No. 13560; thence, along the North line of said Lot 2, North 89°17'11" East, 489.50 feet;

thence, continuing along said North line, North 89°24'55" East, 13.68 feet to the Northeast corner of said Lot 2;

thence, along the East line of said Lot 2, South 01°02'42" West, 99.93 feet to its intersection with a line lying 20.00 feet Southerly, as measured at right angles and parallel to, the North line of said Lot 2 of CSM 4121;

thence, along said parallel line, North 89°31'07" East, 215.45 feet to its intersection with the former Westerly right-of-way line of Terminal Drive,

thence South 89°45'02" East, 27.00 feet to the current Westerly right-of-way line of Terminal Drive per said Document No. 1810427, said point being the beginning of a non-tangent curve, being concave Westerly, having a radius of 1877.00 feet and a chord which bears South 00°38'51" West, 26.06 feet;

thence, along said Westerly right-of-way line, Southerly, 26.06 feet along the arc of said curve through a central angle of 00°47'44" to the Point of Tangency thereof;

thence, continuing along said Westerly right-of-way line, South 01°02'43" West, 376.81 feet to the Southeast corner of aforesaid Lot 2 of CSM 15071;

thence, along the South line of last said Lot 2, North 88°54'16" West, 242.55 feet to the Southwest corner of last said Lot 2, said corner also being the Southeast corner of aforesaid Lot 2 of CSM 13560;

thence, along the South line of last said Lot 2, North 88°54'16" West, 66.09 feet to a corner of last said Lot 2;

thence, along the boundary of last said Lot 2, North 01°00'49" East, 86.94 feet to a corner of last said Lot 2;

thence, continuing along the boundary of last said Lot 2, North 88°54'33" West, 436.74 feet to a corner of last said Lot 2;

thence, continuing along the boundary of last said Lot 2, North 01°02'08" East, 393.72 feet to the **POINT OF BEGINNING,** containing 304,721 square feet or 6.9954 acres, more or less, and **BEING SUBJECT TO** all easements and agreements, if any, of record and/or fact.

I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Ryan Quam of Ezra Properties, LLC, the owner of said land; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Village of McFarland Subdivision Regulations in surveying, dividing, and mapping the same.

Dated this 31st day of October, 2025.

WISCONSIN
MATTHEW E.
HOGLUND
S-1910
FALL RIVER
WI
LAND SURVEYOR
DRAFT

____
Quam Engineering, LLC
By: Matthew E. Hoglund
P.L.S. S-1910

VILLAGE OF McFARLAND PLAN COMMISSION CERTIFICATE:

This land division is hereby approved by the Plan Commission of the

Village of McFarland on this ____ day of ___________________, 20___.

____
Cassandra Suettinger, Clerk, Village of McFarland

C.S.M. No. __________

Doc. No. ____________

Vol. _____ Page _____

Drawn By: MEH
Project # DB-21-24

DANE COUNTY
CERTIFIED SURVEY MAP #_______

Lot 2 of CSM 4121, except the North 20' thereof, a part of vacated Terminal Drive, Lots 1 & 2 of CSM 15071 and Lot 2 of CSM 13560, all being located in the NW 1/4 of the SW 1/4 of Section 27, T7N., R10E., Village of McFarland, Dane County, Wisconsin.

OWNER'S CERTIFICATE:

We, Ezra Properties, LLC, as owner, do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this map. We further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Village of McFarland

IN WITNESS WHEREOF, said Ezra Properties, LLC, have caused these presents to be

signed at ____________________, Wisconsin, and our signature to be hereunto affixed on this

________, day of ________________, 20__.

In the presence of: __________________________
Ryan Quam, Managing Member

STATE OF WISCONSIN)
COUNTY DANE) SS

Personally came before me this ___ day of ________________, 20___, Ryan Quam, to me known to be the person who executed the foregoing instrument and acknowledged the same.

(Notary Seal) ________________________ Notary Public, __________________, Wisconsin

My commission expires _________________.

VILLAGE OF McFARLAND BOARD CERTIFICATE:

Resolved, that this Certified Survey Map is hereby approved and dedications accepted by the Village Board of the Village of McFarland.

Dated this ___ day of ___________________, 20___.

____
Cassandra Suettinger, Clerk, Village of McFarland

REGISTER OF DEEDS CERTIFICATE:

Received for recording this ___ day of _____________, 20___, at ___________ o'clock __M. and

recorded in Volume _____of Certified Survey Maps on Pages _____________

as Document No. _______________.

____
Kristi Chlebowski, Dane County Register of Deeds

SHEET 5 OF 8

Drawn By: MEH
Project # DB-21-24

DANE COUNTY
CERTIFIED SURVEY MAP #________

Lot 2 of CSM 4121, except the North 20' thereof, a part of vacated Terminal Drive, Lots 1 & 2 of CSM 15071 and Lot 2 of CSM 13560, all being located in the NW 1/4 of the SW 1/4 of Section 27, T7N., R10E., Village of McFarland, Dane County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE:

________________________________, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this map, and does hereby consent to the above certificate of Ezra Properties, LLC, owner.

IN WITNESS WHEREOF, the said One Community Bank has caused these presents to be signed by _____________________, its

__________________ and countersigned by _____________________, its __________________, at ____________________,

Wisconsin, and its corporate seal to be hereunto affixed on this _____, day of _________________, 20__.

In the presence of:

____ (Corporate Seal)

_______________________ ____________________ , Date: ____________
By: Title:
(Print Name)

_______________________ ____________________ , Date: ____________
By: Title:
(Print Name)

STATE OF WISCONSIN)
____________COUNTY) SS

Personally came before me this ___ day of ________________, 20___, ____________________, its ___________________, and

countersigned by _____________________, its ____________________of the above named corporation, to me known to be the

persons who executed the foregoing instrument, and to me known to be such _________________ and __________________ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) ________________________ Notary Public, __________________, Wisconsin

My commission expires _________________.

C.S.M. No. __________

Doc. No. ____________

Vol. _____ Page _____

SHEET 6 OF 8

Drawn By: MEH
Project # DB-21-24

DANE COUNTY CERTIFIED SURVEY MAP #_______

Lot 2 of CSM 4121, except the North 20' thereof, a part of vacated Terminal Drive, Lots 1 & 2 of CSM 15071 and Lot 2 of CSM 13560, all being located in the NW 1/4 of the SW 1/4 of Section 27, T7N., R10E., Village of McFarland, Dane County, Wisconsin.

OWNER'S CERTIFICATE:

We, TNTB PROPERTIES LLC, as owner, do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this map. We further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Village of McFarland

IN WITNESS WHEREOF, ____________________________ have caused these presents to be

signed at ____________________, Wisconsin, and our signatures to be hereunto affixed on this

________, day of ________________, 20__.

In the presence of: ______________________ _____________________

STATE OF WISCONSIN)
COUNTY DANE) SS

Personally came before me this ___ day of ________________, 20___, ________________ and ________________, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

(Notary Seal) ________________________ Notary Public, __________________, Wisconsin

My commission expires _________________.

SHEET 7 OF 8

Drawn By: MEH
Project # DB-21-24

DANE COUNTY
CERTIFIED SURVEY MAP #________

Lot 2 of CSM 4121, except the North 20' thereof, a part of vacated Terminal Drive, Lots 1 & 2 of CSM 15071 and Lot 2 of CSM 13560, all being located in the NW 1/4 of the SW 1/4 of Section 27, T7N., R10E., Village of McFarland, Dane County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE:

____________________________, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this map, and does hereby consent to the above certificate of TNTB PROPERTIES LLC, owner.

IN WITNESS WHEREOF, the said __________________has caused these presents to be signed by ____________________, its

_________________ and countersigned by ____________________, its _________________, at ___________________,

Wisconsin, and its corporate seal to be hereunto affixed on this _____, day of ________________, 20__.

In the presence of:

____ (Corporate Seal)

______________________ ___________________ , Date: ___________
By: Title:
(Print Name)

______________________ ___________________ , Date: ___________
By: Title:
(Print Name)

STATE OF WISCONSIN)
___________COUNTY) SS

Personally came before me this ___ day of _______________, 20___, ___________________, its __________________, and

countersigned by ____________________, its ___________________of the above named corporation, to me known to be the

persons who executed the foregoing instrument, and to me known to be such ________________ and _________________ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _______________________ Notary Public, _________________, Wisconsin

My commission expires ________________.

WISCONSIN
MATTHEW E.
HOGLUND
RIVER
WI
DRAFT
10/31/2025
LAND SURVEYOR

C.S.M. No. _________

Doc. No. ___________

Vol. _____ Page _____

SHEET 8 OF 8

LEGAL DESCRIPTION

Parcel A:

A part of Lot 2 of Certified Survey Map (CSM) No. 15071, recorded on March 12, 2019 in Volume 106 of Certified Survey Maps, on Pages 269 through 271 as Document No. 5474534, being a part of the Northwest one-quarter of the Southwest one-quarter of Section 27, Town 7 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, being more particularly described as follows:

BEGINNING at a found 1” iron pipe at the Southwest corner of said Lot 2;

thence, along the West line of said Lot 2, North 01°02’42” East, 170.84 feet to a found 1-1/4” iron pipe at the Northwest corner of said Lot 2;

thence, along the North line of said Lot 2, North 89°26’12” East, 66.16 feet;

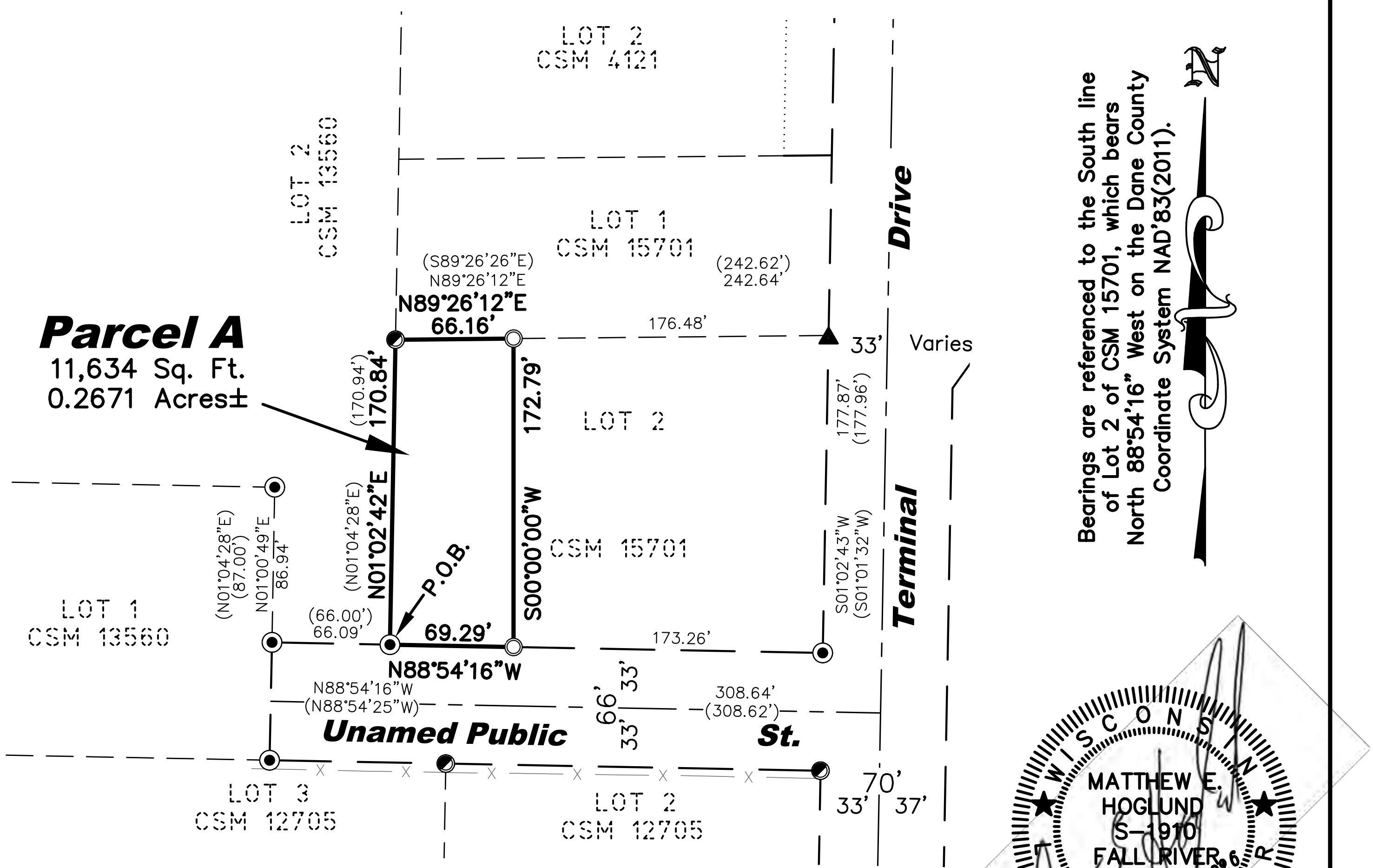
thence South 00°00’00” West, 172.79 feet to a point on the South line of said Lot 2;

thence, along said South line, North 89°54’16” West, 69.29 feet to the **POINT OF BEGINNING.**

Said Parcel A contains 11,634 square feet or 0.2671 acres, more or less, and is **SUBJECT TO** all easements and agreements, if any, of record and/or fact and is shown on the map, Exhibit B, prepared by Quam Engineering, LLC for Project No. DB-21-24, dated February 4, 2026 attached hereto, and by this reference made a part hereof.

Exhibit B

A part of Lot 2 of CSM 15071, being located in the NW 1/4 of the SW 1/4 of Section 27, T7N., R10E., Village of McFarland, Dane County, Wisconsin.



Note:

A legal description hase been provided on a separate sheet as Exhibit A.

GRAPHIC SCALE

0 50 100 200

(IN FEET)

LEGEND

- Found 1" Iron Pipe (unless noted)
- Found 1-1/4" Iron Pipe
- Found "PK" or "MAG" Nail
- 3/4" by 24" Iron Rebar to be set on CSM – Weighing 1.5 lbs./ft.
- (303.63') Record Data (if different)
- Existing Fence Line
- Platted Lot Lines
- Boundary Line
- Existing R/W Line
- Centerline

Exhibit B

Purchase Parcel A

PROJECT NO. DB-21-24 SHEET 1 OF 1

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

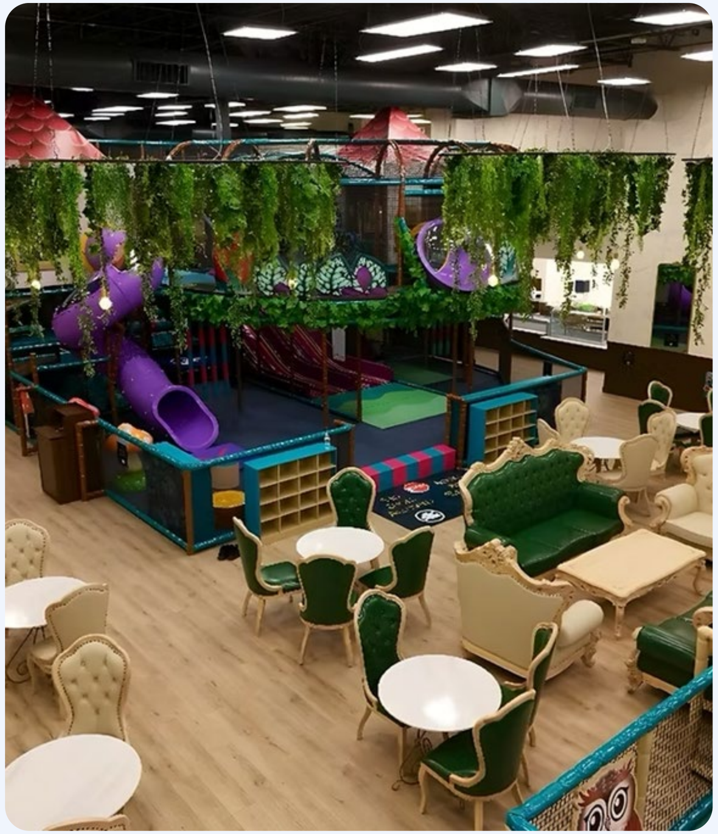
WELL PLAYED

Mood Board

Similar Businesses

Utopia Play and Cafe

Edmonton, Canada



Kidcadia

Franklin, WI

Wonderplay and Cafe

Chicago, IL

big fun, zero hassle.

TAX INCREMENT FINANCING DEVELOPMENT INCENTIVES POLICY MANUAL

1. PURPOSE

The attached policies, and associated application, have been adopted by the Village of McFarland for the purpose of guiding decisions related to requests for development incentives within Tax Increment Financing (TIF) Districts.

2. DISCLAIMER

Requests for TIF incentives are referred to the Village's Community Development Authority (CDA) for a recommendation to the Village Board. The Village Board has the sole authority to make final decisions regarding development incentive applications, which may or may not align with recommendations provided by the CDA. This policy manual and associated application have been prepared by the Village to provide both Village Officials and applicants a consistent process for reviewing requests for TIF incentives. The amount and form of payment of TIF incentives provided to a project will be determined at the discretion of the Village Board on the basis of applicant's demonstrated project need and "but for" requirements, existing and projected TID revenues, level of investment risk to the Village, quality of the proposed development, applicant qualifications, and the degree to which the project meets the public objectives of the Village described in Section 3 General Objectives and Section 6 Qualifications.

Variations from this policy manual may be considered for projects that provide extraordinary benefits to the community in terms of blight elimination and infill development, increases in property tax base, job creation or retention, improvements to public infrastructure, providing mixed-use development, providing affordable housing, providing sustainable development, providing businesses and services in high demand by McFarland residents, or other advantages to the McFarland economy/community. The Village Board also may reject any and all applications, even those which satisfy all of the attached qualifications for the use of TIF for any reason whatsoever, without regard for the viability of the project. The Village will provide the applicant with reasons for rejecting the application. Examples why a project may be rejected include but are not limited to: the Village/TID's own financial capacity to fund the project, the scale of the project is too small, the project results in minimal public benefits or services to McFarland residents, extent by which evaluation qualifications are met, other existing Village, County or State funding programs are available for the proposed project, the project results in a tax exempt property, etc.

3. GENERAL OBJECTIVES FOR THE USE OF TAX INCREMENT FINANCING – DEVELOPMENT INCENTIVES

The general objective of TIF incentives is to stimulate (re)development of vacant, underutilized or blighted properties within the boundaries of Village TIF districts. While TIF is an important and useful economic development tool, it is essential that it be used appropriately to accomplish the Village's economic development goals and objectives. A fundamental principle of TIF is that it is designed to encourage development that would not otherwise occur or would occur to a lesser extent, timeline, or quality under minimum zoning and building codes, "but for" the assistance provided through TIF incentives. It is the policy of the Village Board to consider the judicious use of TIF incentives for those projects that demonstrate a significant public benefit by achieving one or more objectives:

- ✓ Eliminating blight, unhealthy, or unsafe conditions
- ✓ Fostering the creation and retention of quality jobs (generally defined as jobs with an annual income or hourly rate at or exceeding the Per Capita Income of the Village as described in the most recent American Community Survey or other source).
- ✓ Increasing property values and tax revenues
- ✓ Fostering rehabilitation and conservation activities
- ✓ Improving Village infrastructure, including utilities, streetscaping and multi-modal transportation options (generally defined as road, rail, transit, bicycle, and pedestrian infrastructure)
- ✓ Implementing plans and development strategies adopted by the Village
- ✓ Providing high-quality affordable housing that can close the housing affordability gap (generally defined as housing units that are restricted to households with annual income at or below 60% of the Dane County Median Income. Visit www.wheda.com for more information on income limits for the current year.)

- ✓ Providing high-quality site & building designs and materials exceeding minimum zoning or building requirements, including placemaking amenities (generally defined as the inclusion of site or building amenities, exceeding minimum zoning or building requirements, that enhance the developments uniqueness, sense of place, and amenities for occupants, employees, or the public)
- ✓ Providing sustainable or green building and site development features (generally defined as the inclusion of solar, wind or geothermal energy systems, EV charging stations, LEED certified buildings, structured parking that maximizes the density on a site, green roofs that include gardens that can capture and retain stormwater, blue roofs that capture and store stormwater to mitigate runoff effects, under-parking water retention systems that capture and store stormwater to mitigate runoff effects, impervious pavement, or other stormwater management best practices that are above minimum zoning and building requirements)
- ✓ Providing infill development or serving as a catalyst for the (re)development of other adjacent properties

4. ELIGIBLE COSTS, PROJECT TYPES & PHASES

Eligible Costs. Allowable uses of TIF development incentives may include, but are not limited to:

- ✓ Land acquisition
- ✓ Environmental audits or remediation
- ✓ Rehabilitation of existing structures and utilities (interior or exterior)
- ✓ Demolition of buildings, remediation of soils, and site grading to bring sites to shovel ready status
- ✓ Construction costs of new building and utility improvements (interior or exterior)
- ✓ Installation of solar and geothermal energy systems, EV charging stations, or similar renewable energy improvements, sustainable building designs and green infrastructure site amenities
- ✓ Site improvements (parking, landscaping, lighting, stormwater, signage, placemaking amenities, etc.)
- ✓ Planning, surveying, legal, engineering, architectural, financing, permit costs and reasonable developer fees

Eligible Development Projects. Eligible development projects include those consisting of industrial, commercial, mixed-use, market rate multi-family residential (3+ units), or affordable housing developments within the boundaries of Village TIF districts.

Multi-Phased Development Projects. When a project involves multiple phases of new building construction, applicants may apply for TIF development incentives for each phase of development. The maximum amount of assistance, any merit-based adjustments, and payback qualifications under Section 6, will be evaluated individually for each phase at the time of submittal of the development incentives application. Where a development project is anticipated to be built in multiple phases, applicants shall provide general development plans at the time the first phase is under review in accordance with zoning requirements. Applicants are further encouraged to discuss with the Village the intent to apply for additional development incentives for future development phases. In cases where projects are buildout, but later expanded to add additional phases not original conceived, any requests for development incentives will be evaluated individually for the additional phases.

5. METHODS OF FINANCING & PROJECT COMPLETION ASSURANCES

Applications for TIF assistance require the applicant to indicate the type of financing method they are requesting from the Village from the list of options below. The list is ordered sequentially based on the Village's preferred methods of providing TIF assistance. Applicants seeking more advantageous financing terms (e.g. Tax Increment Loan at Project Start) should be aware that the Village reserves the right to both specify which form of financing the Village will offer based on the merits of the project AND to lower the amount of TIF assistance (i.e. as the Village incurs more risk the Village reserves the right to reduce the amount of assistance below the amount requested). The Village may also consider the use of a combination of financing methods.

- Pay-As-You-Go (Developer Financed Loan): Under a pay-as-you-go incentive the applicant finances the upfront costs related to the construction project and the Village agrees to make an annual payment back to the applicant starting with the first year the Village receives taxes from the improved property (i.e., two years after project completion). The terms of the annual payment are subject to the development agreement negotiated and signed by both parties. The terms are typically represented as a percentage of the annual tax increment collected over a set period of years (e.g., 90% of the actual tax increment collect over 10 years or until the total requested financing amount has been reached, whichever comes first, provided the TID hasn't closed).

- Tax Increment Loan at Occupancy. The Village may provide financing in the form of a tax increment loan at occupancy. Under this form of financing the Village provides a cash payment at the time the applicant completes the project (e.g., within 60 days of receiving a building occupancy permit from the Village). The Village reserves the right to withhold a percentage of the TIF assistance until all landscaping or other site features have been installed on the property in accordance with approved site plans, even if the Village has issued the building occupancy permit. The loan is paid back through future tax increments generated from the project based on the terms of the development agreement with the applicant. The Village reserves the right to include interest on the loan as part of the Payback Period qualifications.

- Tax Increment Loan at Project Start. The Village may provide financing in the form of a loan at the start of a project. Under this form of financing the Village provides a cash payment at the time the project starts (e.g., after completion of the development agreement and within 60 days of approving all necessary building permits). The Village reserves the right to stagger payments to the applicant from the time of obtaining building permits to the time of receiving a building occupancy permit based on meeting predetermined construction milestones. The Village reserves the right to withhold a percentage of the TIF assistance until all landscaping has been installed on the property in accordance with approved site plans. The loan is paid back through future tax increments generated from the project. The Village reserves the right to include interest on the loan as part of the Payback Period qualifications.

Other forms of incentives:

- Traditional Loan. The Village may provide financing in the form of a loan at project start (e.g., after completion of the development agreement and within 60 days of receiving all necessary building permits). The terms of the loan (i.e., interest rate, amortization schedule, collateral) will be negotiated as part of the development agreement. The Village may also consider the use of no-interest loans or loans with forgivable payments (e.g., waiving a final payment) to provide an additional incentive to the applicant based on the merits of the proposed project. The use of future tax increments generated from the project to pay back the loan from the Village is not applicable. This type of financing is generally best suited for improvement projects that may generate minimal, or no tax increment value, yet provides other community benefits (e.g., installation of solar panels to an existing business, roof, sign or façade maintenance, etc.).

- Land Donations or Write-Down. Where the project involves the sale of Village property, the Village may provide a development incentive through the sale of property at less than market value. The Village reserves the right to include the value of any donated lands, or write downs, as part of the maximum assistance qualification.

Applicants are advised that the Village will require certain financial and project completion guarantees. These may include, but are not limited to, assessment guarantees, letters of credit, personal or corporate guarantees, minimum payment agreements, lien waivers for contractors, consent of mortgagee or other loan security instruments. In addition, the Village reserves the right to require an applicant to provide copies of paid invoices demonstrating actual costs incurred and to adjust accordingly any assistance provided by the Village in proportion to the ratio of estimated to actual project costs. **All terms and obligations of the Village and the applicant shall be finalized through the execution of a development agreement**.

6. QUALIFICATIONS

The following qualifications will be used by the Village to evaluate requests for development incentives. All terms and obligations of the Village and the applicant shall be finalized through the execution of a development agreement.

☑ Location: The proposed project must be within the boundaries of a Village TIF district at the time of approval of a development agreement. Property is located in TID #6

☑ Eligible Applicants: The applicant must be the owner of the property or have a written agreed option to purchase the property from the current owner at the time of approval of a development agreement. Proof of property ownership will be required prior to receiving financial assistance from the Village. Eligible applicants may also include lessee holders of property provided proof of the lease agreement; however, the property owner shall be the entity to file the TIF application and sign the development agreement.

Applicant owns most of the property with an option to purchase 0.39 acres from 4016 Terminal

☑ "But For": The applicant must demonstrate to the Village's satisfaction that "but for" the TIF assistance, the project is not financially feasible on the proposed site, or would occur to a lesser extent or timeframe, and that the public benefits described in Section 3 General Objectives would not be achieved but for the development incentive. The burden is on the requesting party to prove that the proposed project would not be feasible without TIF assistance. Every other financial alternative should be explored prior to the use of TIF, including equity participation, other federal and state funds, tax credits, loans, etc.

☑ Financial Capability: Each TIF application must include evidence that the applicant possesses the financial ability to complete and operate the project and will be liable for or contribute equity of at least 15% of the total cost of the project, which may include investor equity and non-Village grant funding sources. Proof of equity and private commercial lending commitment will be required prior to receiving financial assistance from the Village.

Phase 1 = 51.1%

☑ Maximum Assistance: The amount of TIF assistance is based on the demonstrated needs (financial gap) of the project. Where feasible, TIF assistance should be in the form of "pay-as-you-go". As further inducement to utilize TIF financing payment forms that reduce the overall risk to the TIF Districts, and achieve higher community and economic development goals, the Village has developed the following guidelines for the maximum amount of assistance based on funding format and project type. The amount of TIF assistance should still be limited to the amount necessary to make a project competitive with other similar projects in the McFarland market area, versus simply the maximums percentages provided below. For applicants requesting a combination of financing (e.g., pay-go and tax increment loan at occupancy) the maximum amount of assistance shall not exceed 30% of the estimated total project costs, unless further adjusted for merit considerations below, with the final percentage within each form of financing determined by the Village Board. The Village at its discretion may include in the total percentage of project costs other costs incurred by the Village in support of creating the TID and bringing the subject property to shovel ready status (e.g., prior land acquisition costs, environmental remediation costs, public works costs, etc.).

- ☐ For Pay-As-You-Go (Developer Financed) Agreements, the maximum amount of assistance is capped at 30% of the estimated total project costs, for industrial, commercial, mixed-use, and affordable housing developments and 25% for market rate multi-family housing (non-mixed-use buildings).
- ☑ For Tax Increment Loan at Occupancy Agreements, the maximum amount of assistance is capped at 20% of the estimated total project costs, for industrial, commercial, mixed-use, and affordable housing developments and 15% for market rate multi-family housing (non-mixed-use buildings).

  Phase 1 = 6.84%
- ☐ For Tax Increment Loan at Project Start Agreements, the maximum amount of assistance is capped at 10% of the estimated total project costs, for industrial, commercial, mixed-use, and affordable housing developments and 5% for market rate multi-family housing (non-mixed-use buildings).
- ☐ For Traditional Loan Agreements, the maximum amount of assistance is capped at 20% of the estimated total project costs.

Merit Based Adjustments to Maximum Assistance. In recognition of the Village's goals and priorities for the use of TIF development incentives, the following adjustments to the maximum amount of assistance may be considered provided the total amount of incentives can be recovered prior to closure of the TID:

NA ☐ Affordable Housing[1]. For projects involving the construction of affordable housing units, the maximum amount of assistance may be increased by 5% provided at least 20% of all units in a development must be reserved for households at or below 50% of the area median income, or at least 40% of all units must be reserved for households at or below 60% of the area median income, for a minimum of 30 years, or as determined through the development agreement. In lieu of providing any applicable partial or full waivers of impact fees under the Municipal Code for affordable housing projects, the Village may elect to increase the amount of TIF assistance in lieu of providing a partial or full impact fee waiver.

NA ☐ Renewable Energy Systems & EV Charging Stations. For projects involving the installation of renewable energy systems, the maximum amount of assistance may be increased by 5%, or 25% of the net cost of the renewable energy installation after applicable federal tax credits and grants, whichever is less. To be eligible, the renewable energy system must provide for at least 50% of the total electrical or natural gas consumed by the development, or a minimum of 20% of the parking spaces must be electric vehicle (EV) installed with a Level 2 or 3 charging station. Electric vehicle includes a battery electric vehicle or a plug in hybrid electric vehicle.

Note, the maximum amount of assistance, excluding any merit-based adjustments, are further subject to adjustments in order to meet the Payback Period qualification.

☐ Payback Period: All requests for TIF assistance will be required to demonstrate that the tax increment estimated to be generated by the project will be sufficient to payback any TIF assistance provided by the Village (including applicable interest expenses) in support of the project according to the following terms:

☐ For Pay-As-You-Go (Developer Financed) Agreements. Payments to the Developer shall commence with the first year in which the Village receives tax increment from the completed project and continue no longer than the year in which the applicable TID terminates, or until the maximum amount of assistance is reached, whichever comes first. In addition, the annual amount of tax increment applied toward retirement of the developer loan shall not exceed 90% of the actual annual amount of tax increment collected from the project, unless a higher percentage is granted by the Village Board.

Phase 1 = 16 Years from disbursement of TIF loan in 2026, assuming no changes appreciation or depreciation of property values or tax rate.

☐ For Tax Increment Loan at Occupancy Agreements. Within 12 years starting with the year the loan is dispersed (i.e., within 10 years of tax increment collection from the development). For example, development construction completed in 2022 will be first valued as of January 1, 2023, with first incremental taxes collected in 2024 through 2033, or 10 years of collection. In cases where the applicable TIF district has less than 12 years remaining, the Village may extrapolate whether the tax increment from the proposed development would be sufficient to retire the tax increment loan provided the TIF district would have 12 years remaining life and provided the TIF district has sufficient existing or projected fund revenues to offset any tax increment from the development project that can't be collected within 12 years due to closure of the TID.

☐ For Tax Increment Loan at Project Start Agreements. Within 7 years starting with the year the loan is dispersed (i.e.' within 5 years of tax increment collection from the development). For example, development construction completed in 2022 will be first valued as of January 1, 2023, with first incremental taxes collected in 2024 through 2028, or 5 years of collection. In cases where the applicable TIF district has less than 7 years remaining, the Village may extrapolate whether the tax increment from the proposed development would be sufficient to retire the tax increment loan provided the TIF district would have 7 years remaining life and provided the TIF district has sufficient existing or projected fund revenues to offset any tax increment from the development project that can't be collected within 7 years due to closure of the TID.

☐ For Traditional Loan Agreements. Within 12 years starting with the year the loan is dispersed and no longer than the year in which the applicable TID terminates. Interest shall be charged based on current general obligation loan interest rates from the Wisconsin Board of Commissioners of Public Lands, for the applicable loan term, at the time of Village disbursement of funds, plus 0.15%.

[1] The thresholds to receive the affordable housing merit adjustment are aligned with the WHEDA Low Income Housing Tax Credit (LIHTC) Program as of October 2022 and it is the intention of the Village to continue to align TIF merit increases with the WHEDA LIHTC eligibility thresholds.

☑ Financial/Project Assurances: The applicant must agree to provide financial and project completion guarantees to the Village. These may include, but are not limited to, assessment guarantees, letters of credit, personal or corporate guarantees, minimum payment agreements, lien waivers for contractors, consent of mortgagee or other loan security instrument.

Phase 1, Assessment Guarantee as of 1/1/2027 = $1,180,000 (~75% of site and building construction costs)

☑ Technical & Operational Capability: The applicant must provide evidence satisfactory to the Village that the applicant possesses the technical ability to complete the project or has obtained construction cost estimates from professional businesses capable of performing the work. Applicants must demonstrate that they have the ability to operate the proposed use. The Village may require applicants to submit copies of contracts with design professionals and construction contractors prior to receiving financial assistance from the Village.

Applicant has completed several infill redevelopment projects including Humble Oaks Phase I and Waubesa Village Phases 1-4

☑ Adherence to Local Land Use Plans: The project is consistent with the Village of McFarland Comprehensive Land Use Plan, Village Building or Zoning Ordinances, or any other applicable plans and ordinances adopted by the Village which includes the subject property.

☑ Insurance: Applicants shall furnish to the Village certificates of insurance for all insurance policies required under the development agreement prior to receiving financial assistance from the Village.

To be included in DA

☑ Adherence to TIF Project Plan: All requests for TIF assistance must clearly comply with the requirements of the Wisconsin TIF Statutes and the Village's adopted TID Project Plan applicable to the subject property.

☑ Creation of Tax Increment: The project will not result in a tax exempt property, aside from any remnant portions of a parcel which are specifically dedicated to the Village for public use. Applicants will be required to return any TIF assistance provided to the Village if during the terms of the development agreement the property becomes exempt from property taxes.

☑ Applicant in Good Standing: The applicant does not have a history of delinquent property tax payments or own any property within the Village with known zoning or building code violations.

☑ Absence of Conflict of Interest: Is the applicant, or an immediate family member, a member of the Village Board or a Village Committee, or any other official, employee or agent of the Village who is authorized to exercise policy-making functions or responsibilities in connection with the application? ☑ No ☐ Yes

If yes, no public official or public employee of the Village shall engage in any business or transaction or shall take any official action in regard to associational, financial or other personal interest, direct or indirect, which is incompatible with the proper discharge of their official duties in the public interest contrary to the Village Code of Ethics or which would tend to impair independence of judgment or action in the performance of official duties.

I understand that any public official, or public employee who has an associational, financial or personal interest in any matter pending before the Village Board or any authority, board, commission or committee upon which the public official or public employee has any influence or input or of which the public official or public employee is a member that is to make a recommendation or decision on the pending matter shall disclose on the record, orally or in writing, the nature and extent of such interest. Public officials and/or public employee shall not participate in debate or discussion or vote for adoption or defeat of such matter. If the public official or public employee wishes to comment as a private citizen, the public official or public employee shall remove to the audience.

☑ Application & Fee: A completed application, fee, and escrow have been filed with the Community & Economic Development Department.

7. APPLICATION PROCEDURE

Applications submitted for TIF assistance shall be reviewed through the following process:

- ☑ Initial Staff Consultation. Applicants are encouraged to meet with the Village Administrator and Community & Economic Development Director to discuss proposed TIF assistance requests and conceptual development plans prior to submitting an application.

- ☑ Preapplication Meetings (Non-mandatory). Applicants are encouraged to meet with the Community Development Authority (CDA), and/or the Village's Plan Commission, for a preapplication meeting to discuss the proposed project in order to gain better insight on how to design the project to meet the Village's TIF development incentives policies, planning objectives, and applicable zoning permit requirements. Note, it is not the intent of the Plan Commission to make recommendations regarding the financing requested, only design aspects of projects. Feedback provided by the CDA and Plan Commission is non-binding.

- ☑ TIF Application. Application materials, including the required fee and escrow shall be submitted to the Village Community & Economic Development Director who will notify the appropriate Village Staff, Village Attorney or any consultants who provide services to the Village whom are directed by the Village Community & Economic Development Director to review the application.

- ☑ Fees and Escrow Deposit. A nonrefundable processing fee in the amount of $500 per application must be submitted with the application. In addition, the applicant will be required to submit an initial escrow deposit in the amount of $5,000 per application to reimburse fees for professional services incurred by the Village related to the review of the application and development agreement. If additional expenses are incurred beyond the $5,000 the applicant shall be notified in writing and the applicant will be required to deposit additional funds upon notice. These application fees and escrow deposits are in addition to those fees and escrow deposits required for zoning permit approvals.

- ☑ Preliminary Determination of Completeness. The Village Community & Economic Development Director, and other designated staff, will review the application for completeness and applicability. If the application is incomplete or if additional information is needed the applicant will be notified that the application is not complete, and the reasons will be stated referring to the specific additional information required. The applicant may then resubmit the application with additional information/modifications or may withdraw the application.

- ☑ Staff Review. Village staff, and/or Village consultants, will review the application for eligibility and complete a pro forma analysis of the project. In order to better understand the needs of the project, the applicant or staff may request a meeting(s). Review time will be approximately 30 days from the date the completed application is submitted to the Village; however, more or less time may be required for particular applications. Upon completion of staff review, the application and a supplemental staff report will be submitted to the CDA for recommendation to the Village Board.

- ☐ CDA TIF Application Recommendation. Upon completion of staff review, the application and associated staff report, will be scheduled for the next available CDA meeting. The applicant will be notified of the date of the meeting(s)[2] in which the application is reviewed. Applicants, or their agents, will be required to be present at the CDA meeting to answer questions regarding the proposed project. The CDA will make a recommendation to the Village Board to approve, approve with conditions, deny the application, or postpone action on the application pending further discussion or information by the applicant.

In-progress

[2] The CDA and/or Village Board may meet in closed session, pursuant to Wisconsin statutes, to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, specifically to discuss the TIF application or Development Agreement.

In-progress ☐ Village Board Preliminary Approval of TIF Application. The application will be reviewed by the Village Board at its next scheduled meeting following action by the CDA. The applicant will be notified of the date of Village Board meeting(s)[2] in which the application is reviewed. Applicants, or their agents, will be required to be present at the Village Board meeting to answer questions regarding the proposed project. The Village Board may approve, approve with conditions, deny the application, or postpone the application pending further discussion or information by the applicant. The Village Board may also refer the matter back to the CDA, or another Village committee, for further consideration. *Note, at this stage in the process the Village Board may make a determination as to whether to provide TIF assistance, a maximum amount of assistance, the form of incentives, and required assurances. These decision points will provide parameters for Village Staff and the applicant to draft a Development Agreement for future consideration by the Village Board*.

TBD ☐ Draft Development Agreement. Upon preliminary approval of the TIF Application by the Village Board, Village Staff and the Village Attorney shall draft a Development Agreement based on the direction provided by Village Board. The draft Development Agreement will be reviewed with the applicant. The Development Agreement will describe the obligations of both the Village and the applicant, and the terms and conditions of TIF assistance.

☑ Financial Background Review. Village Staff, or the Village Attorney, may complete an additional financial background review of the applicant. The applicant shall work in good faith to provide financial background materials requested by the Village, including but not limited to, commercial loan commitments, credit reports, personal and business financial statements and tax returns for at least the last two years.

TBD ☐ CDA Recommendation on Development Agreement. The CDA will meet[2] to provide a recommendation to the Village Board regarding the Development Agreement.

TBD ☐ Village Board Final Approval of Development Agreement. The Development Agreement will be considered for approval by the Village Board[2].

TBD ☐ Expiration. Approved TIF applications shall become void if after six months (6) from the date of approval the applicant and Village have not executed the Development Agreement, unless both parties agree to an extension.

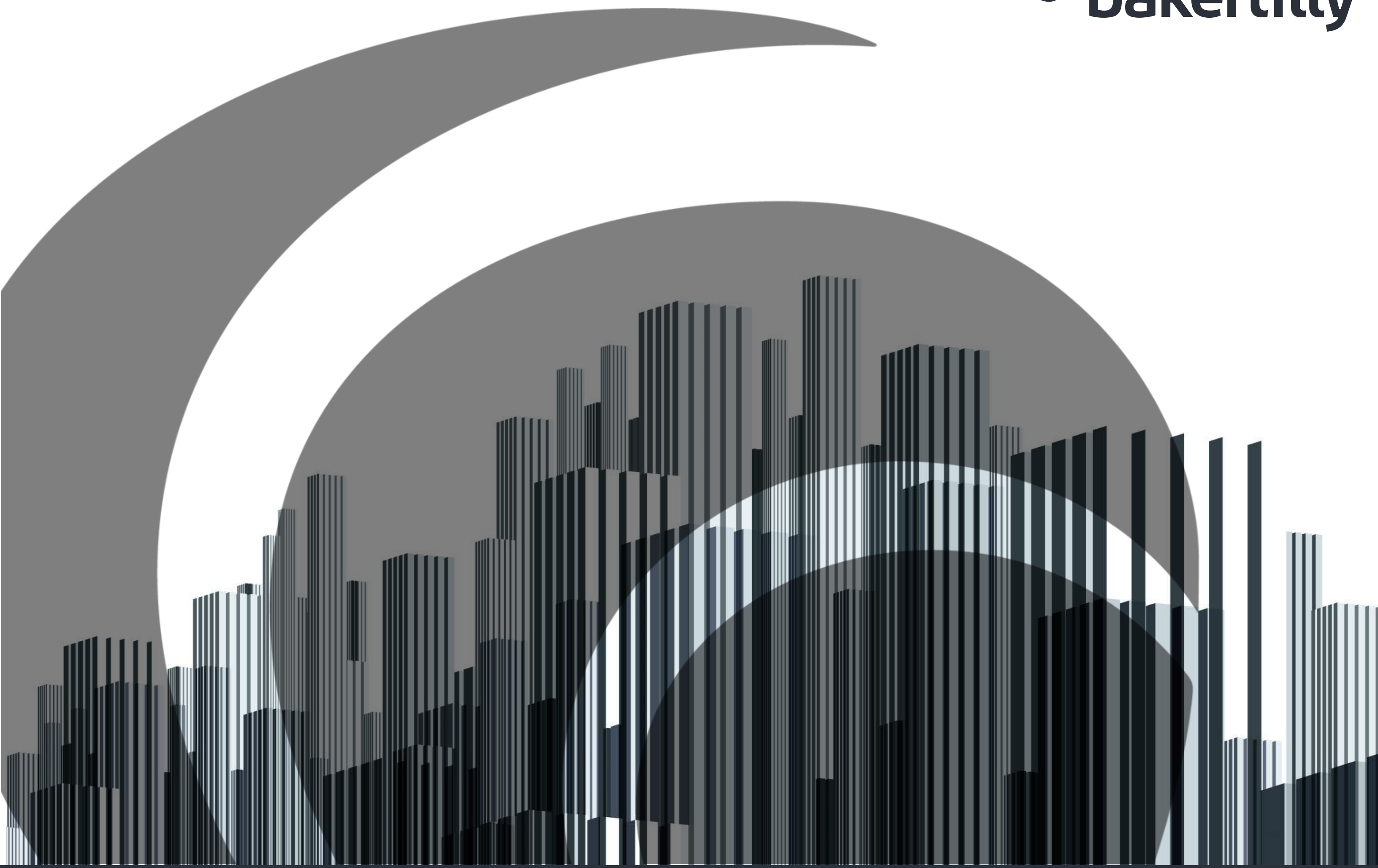
In-progress **Planning & Zoning Permits**

Development projects are also subject to separate planning and zoning permit reviews by the Plan Commission and Village Board as applicable. Typically, these reviews will occur concurrently with the review of the TIF application. Approval processes, required permits, and meeting schedules can be reviewed during the Initial Staff Consultation.

Applicant concurrently seeking approval of a PUD General Plan and Phase 1 Detailed Plan for Well Played

NA **Amendments to Existing TIF Development Agreements**

Where the developer has identified a need to make a minor amendment to an existing TIF development agreement (e.g. loan subordination requests, or adjustments to terms unrelated to additional proposed development), said requests shall be submitted in writing to the Community & Economic Development Director, including those terms proposed for minor amendment and the reason for the request. The minor amendment will be placed on a CDA agenda for discussion and recommendation to the Village Board for action. For amendment requests involving the construction of additional phases of development which include requests for additional TIF incentives (major amendments), the procedures in Section 7 shall be followed. The Community Development Authority shall decide whether a proposed amendment is minor, with appeal made to the Village Board.



But-For Analysis

Well Played Play Gym at North Terminal Drive

Prepared for the Village of McFarland, WI

March 5, 2026

Contents

Executive Summary

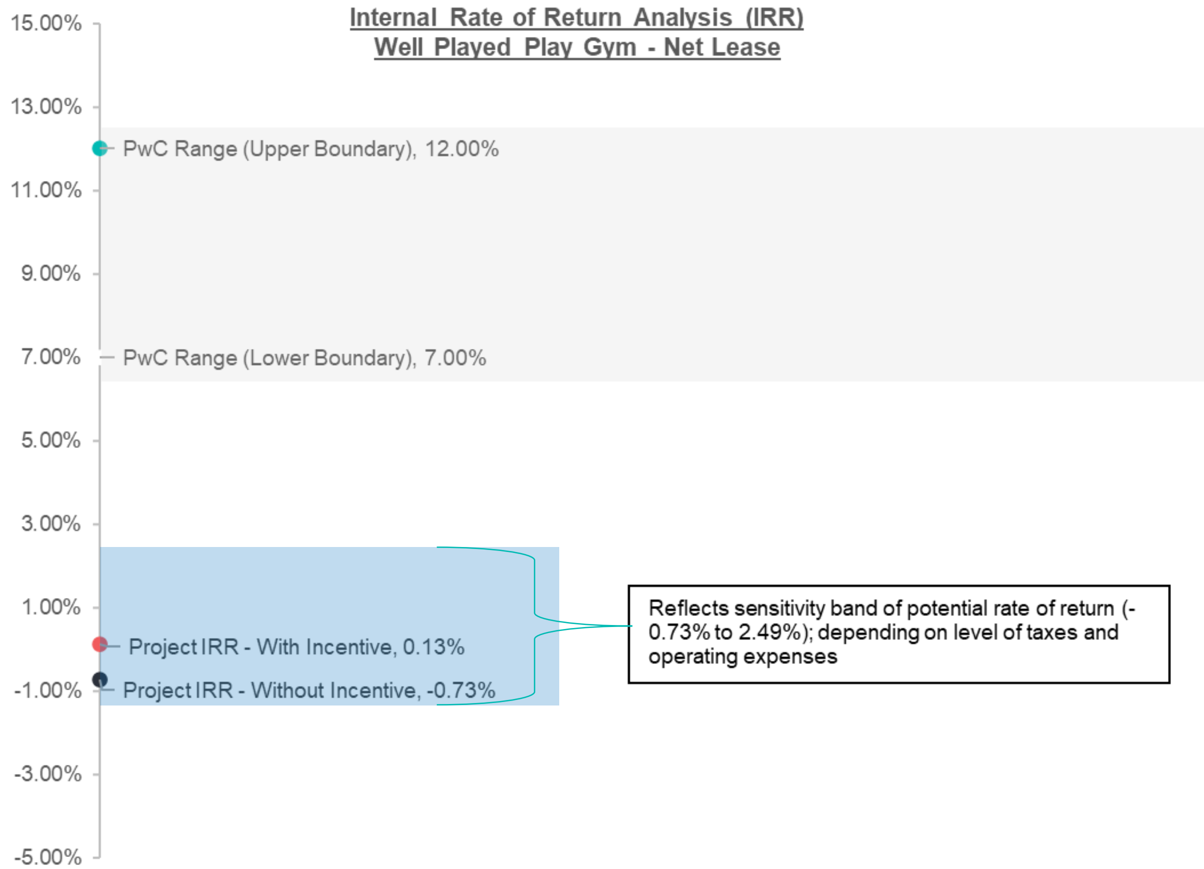
The Village of McFarland, WI (the “Village”) retained Baker Tilly Development and Community Advisory (“BT”) to review a request for public financial assistance from Ezra Properties, LLC (the “Applicant”). The Applicant proposes the construction of a 9,965 square foot warehouse style development which will function as an indoor children’s gym (the “Project”).

The Applicant has requested financial assistance in the amount of $270,000 for the Project through the use of available Tax Increment Financing (“TIF”) funds (the “Incentive”). The rationale for the Incentive is that the Applicant is expecting various expenses related to sitework, demolition, and utilities. Eligible uses of the TIF funds for this Project include utility improvements, land acquisition, demolition, roadwork expenses and construction. The Village seeks to understand whether the Project reasonably requires the requested financial assistance in the current marketplace.

The profitability measurement used to evaluate the need for assistance is the return on investment, termed the internal rate of return (“IRR” or “Return”). To determine the likelihood that the Project would be undertaken without the Incentive, the Applicant’s estimated IRR without Incentive is compared to the Return sought by investors for net lease developments in the current marketplace.

BT reviewed the Applicant’s pro forma and the underlying assumptions regarding Project financing, construction costs and operations. BT determined that the proposed Project, without the requested Incentive, falls below the national benchmark expected rate of return. The graphic below illustrates the forecasted IRR compared to the market benchmark returns from the *PWC Real Estate Investor Survey, Fourth Quarter 2025*. A summary of the Report’s key points is as follows.

Project Description	*Warehouse style development which will be leased to a third party. Anticipated tenant will be a children's indoor playground / gym*
Assistance Request	*$270,000 payment in available TIF funds*
Project Cost Analysis	*Estimated costs are a fair representation of the market and align with industry benchmarks*
Operating Revenues and Expenditures	*Expected lease rate is above the overall market. Operating expenses are considered reasonable*
Conclusion	*The Project would not likely be pursued in the current marketplace without the requested Incentive*


Internal Rate of Return Analysis (IRR)
Well Played Play Gym - Net Lease
15.00%
13.00%
11.00%
9.00%
7.00%
5.00%
3.00%
1.00%
-1.00%
-3.00%
-5.00%
PwC Range (Upper Boundary), 12.00%
PwC Range (Lower Boundary), 7.00%
Project IRR - With Incentive, 0.13%
Project IRR - Without Incentive, -0.73%
Reflects sensitivity band of potential rate of return (-0.73% to 2.49%); depending on level of taxes and operating expenses

Purpose and Approach

BT evaluated Project information provided by the Applicant - including Project financing, timing, revenues and operating costs - to measure the Applicant's expected profit relative to Project risks. If it is assumed that the Project is owned and operated as an investment, a measure of return can be calculated considering the time value of money and an assumed sale of the asset(s) at an appropriate market price. This analysis is termed the internal rate of return ("IRR" or "Return") and estimates the profitability of an investment. To determine the likelihood that the Project would be undertaken without public assistance, the Applicant's estimated levered IRR, without assistance, is compared to the Return sought by investors for like projects in the current marketplace.

Disclosure and Reliance

This analysis is not an opinion of the Project's feasibility, including the likelihood the relevant trade area will absorb the Project during the development period forecast by the Applicant. Rather, BT was engaged to independently review the Applicant's assumptions for the Project and determine whether the Project would likely realize an acceptable market rate of return in the current marketplace. BT has based this analysis upon projections provided by the Applicant. BT has completed due diligence to review the Applicant's projections using its institutional knowledge and, where applicable, third-party sources. BT utilized the Applicant's projections as provided unless otherwise noted.

Where BT suggests alternative projections or assumptions, the reason and source of the proposed alternatives are described. Projecting outcomes for projects of this nature involves subjective judgment which may or may not prove correct. BT makes no representations or warranties, expressed or implied, as to the predictive accuracy of this analysis, and nothing herein is, or shall be relied upon as, a representation or warranty with respect to future result.

BT has no financial interest in the Project. BT is compensated through a fee agreement with the Village of McFarland.

The Project

The Applicant is proposing the development of the Well Played Play Gym, a 9,000 square foot indoor children's playground / gym, located at 4012 Terminal Drive which is currently an adjacent, empty lot across from the Applicant's larger four-phased multi-family development. The development is anticipated to be a triple net lease with Well Played, LLC as the anticipated lessee / tenant.

Total sources and uses for both phases are outlined in the following table and reflect the Applicant's aggregated development budget.

Sources	Amount	% of Project Total
Debt	$1,660,000	42.08%
Developer Equity	2,015,000	51.08%
TIF Funds	270,000	6.84%
Total Sources	**$3,945,000**	
Uses	**Amount**	**% of Project Total**
Land Acquisition	$2,025,000	51.33%
Vertical Construction	1,153,017	29.23%
Sitework	422,000	10.70%
Permits & Fees	54,991	1.39%
Design/Engineering/Consulting:	205,000	5.20%
Contingency	40,992	1.04%
Financing Costs & Development Fees & Operating Income	29,000	0.74%
Legal Fees	15,000	0.38%
Total Uses	**$3,945,000**	

Description of Assistance Request

The Applicant is requesting public assistance for the Project, specifically the Applicant is seeking a payment of $270,000 in TIF funds which are available for eligible costs under Wisconsin statute 66.1105 (the "Incentive"). It is anticipated that the Incentive would be paid up-front from funds currently available from Tax Increment District ("TID") 6.

Review of Applicant's Financial Model

The Applicant provided a pro forma detailing timing, financing, operating revenues and expenditures and assumptions for the Project. Utilizing the baseline pro forma provided by the Applicant, BT calculated the internal rate of return with and without the requested Incentive. The Return realized by the Applicant is a result of the assumptions used in the creation of the operating pro forma. Therefore, several steps must be taken to analyze the reasonableness of the assumptions used.

Step One – Evaluate Project Costs

The first step in analyzing the Return to the Applicant is to determine if the assumed Project costs are reasonable. If the Applicant experiences cost savings, absent any other changes, the Applicant will realize a greater Return. Where applicable, BT compared estimated Project costs to third-party sources to gauge the reasonableness of the Applicant's pro forma assumptions and to consider whether alternative assumptions should be utilized.

Construction Costs

The Applicant's estimated hard construction cost equates to approximately $115.71 per square foot ("PSF"). BT requested the basis for the Applicant's construction cost to substantiate the assumed sitework and vertical costs. Construction estimates were prepared by the Applicant's general contractor - Riegert Builders Inc.

To provide a cost comparison, BT utilized the RSMeans Data from Gordian to estimate the cost of construction for a shell building of comparable size and quality within the Madison, WI submarket. RSMeans data provides accurate and regularly updated construction cost estimates, which can be used as a reference point to verify the reasonableness of the Applicant's estimated costs.

PSF estimates can vary widely depending on the building material and type of framing used. The Applicant's concept plan shows the expected finish to be metal siding with wood framing. The RSMeans PSF cost is estimated to be approximately $123.26 for a building with the parameters similar to the description of the Project. The Applicant's reported PSF cost of $115.71 is below the RSMeans comparison and is therefore considered reasonable.

Acquisition Costs

The Applicant's pro forma shows a total acquisition cost of $2,025,000. $1,900,000 for the initial land purchase and an additional $125,000 for the mini-warehouse land purchase. The Applicant provided an appraisal performed by United Real Estate Corp, dated November 19, 2025. The findings of that appraisal include an estimated per square foot valuation of approximately $13.75 PSF for the parcels at 4008-4012 Terminal Drive. As the Applicant was able to provide an independent third-party appraisal, the assumed acquisition costs are considered reasonable.

Sitework

The Applicant estimates a total sitework cost of $422,000. The Applicant's sitework costs represent approximately 10.70% of the total development budget. As a basis for the sitework estimate, the Applicant provided their contractor's preliminary cost estimate

Sitework is difficult to estimate, as there are numerous factors that can influence the final price PSF. Based on similar developments in scope and size, we would expect sitework costs to be between 5.00% - 10.00% of the total budget. BT considers the sitework cost estimates to be reasonable and suggests no modifications to the Applicant's sitework assumptions.

Soft Costs, Contingency, and Other Expenses

The Applicant's pro forma provides a detailed overview of various soft costs which have been aggregated by category. The Applicant estimates approximately $340,000 in total soft cost and contingency fees which is approximately 8.7% of the total Project budget. These costs include budgeting for permits and fees, architect and engineering costs, financing costs and contingency for construction. Expenses related to soft costs and contingency can vary, but the industry standard for budgeting typically ranges between 10.00% and 15.00% for market-rate developments. The Applicant's softs costs and contingency assumptions are considered reasonable at this time.

Step Two – Evaluate Operating Revenues and Expenditures

Operating Revenues

The development is expected to be a triple net lease with an indoor children's playground / gym as the anticipated tenant. The Applicant provided a copy of the draft lease agreement which shows an estimated lease price of $20 PSF with a 2.50% increase each year.

To evaluate the Applicant's rent assumptions, BT compared the Applicant's estimates to market data available from CoStar. CoStar groups cities, villages, and towns by markets and submarkets. Given the unique nature of the tenant, the proposed lease rate is compared to the general retail lease rates for the market. The Village of McFarland's retail market is located within the Southeast Madison submarket. CoStar reports the following historical and current key performance indicators for the market area.

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	0	-	-	-	0	0	0
Power Center	0	-	-	-	0	0	0
Neighborhood Center	639,889	3.4%	$15.59	3.7%	9,000	0	0
Strip Center	171,640	8.2%	$14.28	9.8%	0	0	0
General Retail	2,071,777	1.3%	$16.85	1.7%	(2,350)	0	0
Other	0	-	-	-	0	0	0
Submarket	**2,883,306**	**2.2%**	**$16.41**	**2.6%**	**6,650**	**0**	**0**

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	-0.4% (YOY)	3.2%	1.9%	5.3%	2019 Q2	0.8%	2019 Q1
Net Absorption SF	144K	28,195	10,303	225,453	2007 Q3	(112,329)	2019 Q2
Deliveries SF	137K	31,074	9,536	246,031	2007 Q4	0	2025 Q1
Market Asking Rent Growth	0.3%	1.0%	1.3%	3.4%	2024 Q1	-2.3%	2007 Q3
Sales Volume	$29.3M	$7.1M	N/A	$27.9M	2025 Q4	$725K	2020 Q2

As for the Applicant's assumed rents, the assumed $20.00 PSF is above the average lease rate but is considered reasonable given the unique tenant and project.

Operating Expenditures

The Applicant estimates management and insurance expenses to be 8.00% of effective gross revenue or approximately $15,000 per year. Among national retail development investors, the Q4 2025 PwC Investor Survey reports management fees ranging between 1.50-6.00% with an average of 3.40%. The Applicant's estimated management and insurance fees appear high relative to available market data; however, the Project has relatively thin operating revenues. If a lower management insurance fee of 5.00% of EGI is assumed, it does not have a material impact to the Applicant's overall internal rate of return.

The Applicant assumes an annual maintenance cost of 6.00% of EGI or approximately $12,000. This equates to a maintenance cost of approximately $1.20 PSF. The maintenance costs appear relatively high overall. If the development is a triple net lease, the tenant would have the primary responsibility for maintenance of the building. According to the PwC Survey, average replacement reserves for a retail development range between $0.10 and $1.00 PSF with an average of $0.36 PSF.

Given the uncertainty surrounding the Applicant's operating costs, we provide a sensitivity analysis of the Applicant's potential range of returns.

BT also reviewed the Applicant's assumed property tax expenses. The pro forma reflects an initial property tax estimate of $19,398. The Applicant expects an estimated equalized assessed value (EAV) of $1,180,000, which is an assumption sourced from a development agreement between the Applicant and the Village. The Applicant's pro forma assumes the correct mill rate of 16.43913.

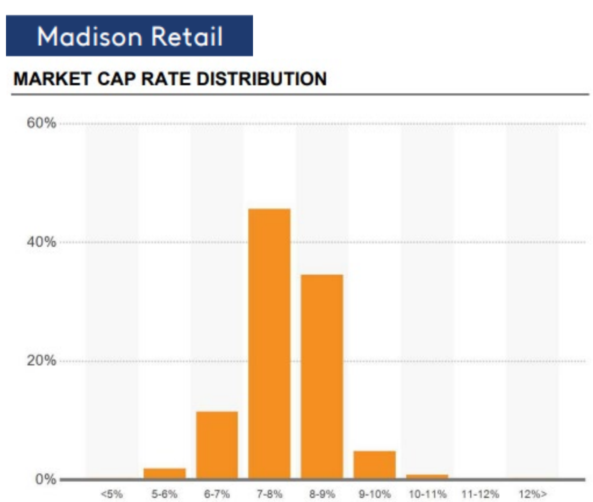
While BT recognizes that the EAVs shown in the Applicant's pro forma are sourced from an existing development agreement with the Village, the more conservative approach for property tax estimates is an industry-standard component in sensitivity analysis for real estate projects requesting TIF assistance.
BT assumed an income approach for evaluating the AV of the properties. The AV of the properties was estimated using the NOI divided by a cap rate of 9.16%. The income approach often results in a higher valuation but reflects a more conservative pro forma due to the increased property tax expenses. The estimated property taxes using the income approach is approximately $35,000 and an EAV of $2,233,522.

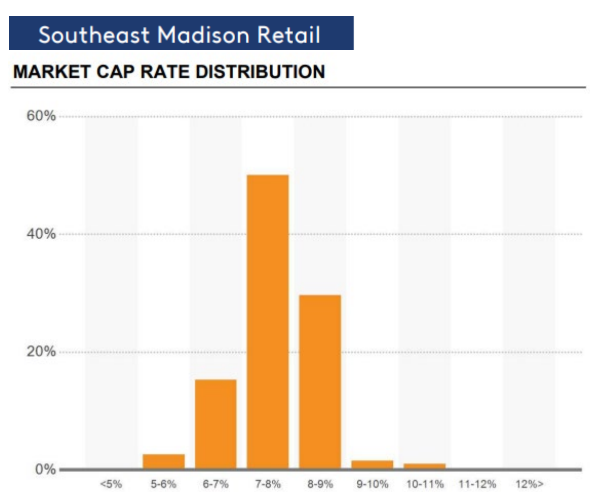
Step Three – Evaluate Hypothetical Sale Assumptions

The third step in analyzing the Return to the Applicant is to determine the value of a hypothetical sale of the asset in the final year of the operating pro forma. The determination of the potential market value of the Project, through a hypothetical sale, is necessary as it allows for the inclusion of the value of the asset in the rate of return calculation. The calculation of an IRR without the hypothetical sale would result in an understated Return. The assumption of a hypothetical sale should not be interpreted to convey that the Applicant intends to sell elements of the Project proposed for ownership and operation at the assumed or any other date.

The critical assumption when valuing the asset at the time of the hypothetical sale is the capitalization rate. The estimated net operating income is divided by the capitalization rate, which results in the assumed fair market value of the asset. The capitalization rate is intended to represent the yield of an investment over one year and is also a useful measure of risk. The Applicant has not provided an assumed capitalization rate in their pro forma.

BT compared the forecasted Project Returns and the proposed capitalization rates to a third-party reference, the PwC Real Estate Investor Survey, a national survey that publishes data on the commercial real estate marketplace sampled from active investors. BT also compared the Applicant's proposed cap rates to the Southeast Madison Retail market and the broader Madison, WI market using CoStar data. The estimates from both PwC and CoStar are provided below.



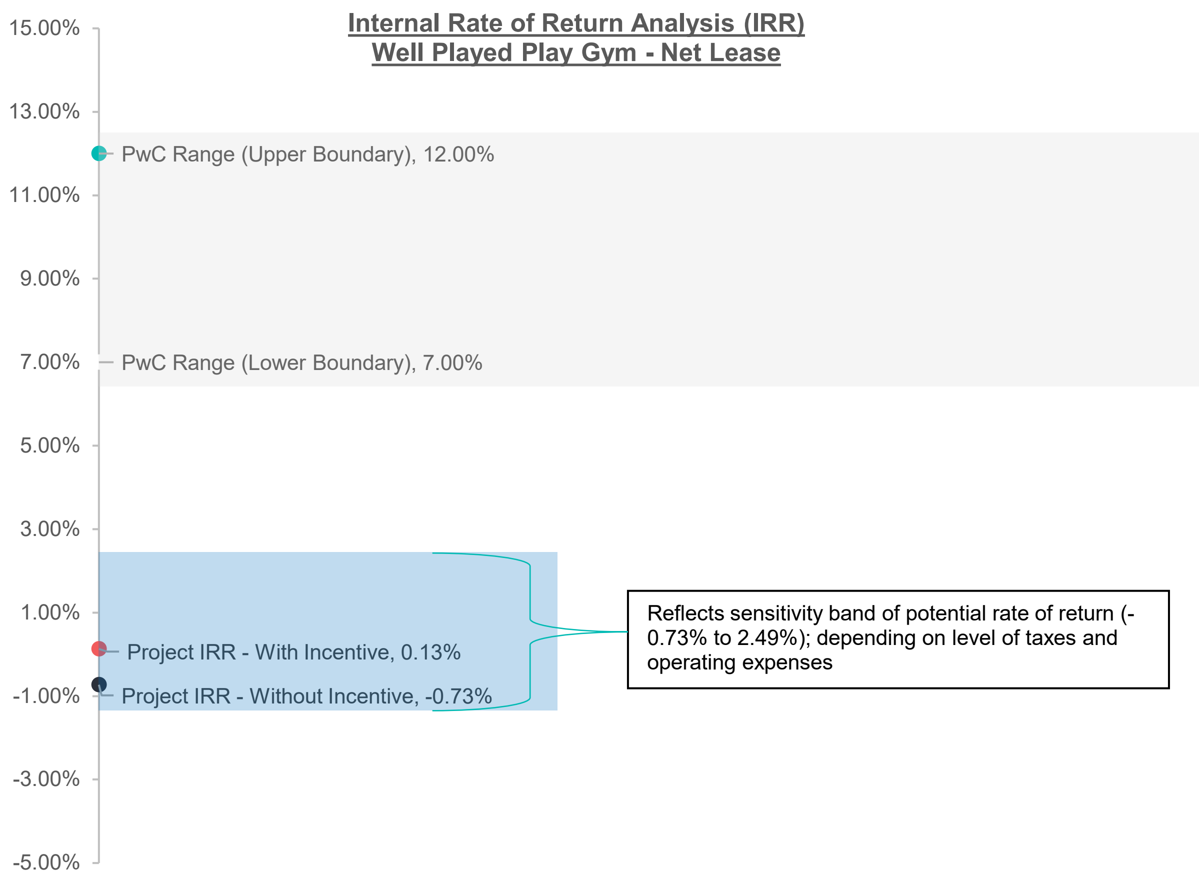


According to the PwC Survey, capitalization rates among institutional-grade investment properties for the national net lease market in Q4 of 2025 range between 6.25-10.00% with an average of 7.67% compared to the local market average of 7.80%. Based on the available data, BT assumed a capitalization rate of 8.00% for the hypothetical sale / exit value.

Internal Rate of Return

The profitability measurement used to evaluate the need for assistance is the return on investment, referred to as the internal rate of return ("IRR" or "Return"). To determine the likelihood that the Project would be undertaken without the Incentive, the Applicant's estimated IRR without Incentive is compared to the Return sought by investors in similar projects in the current marketplace, according to the *PWC Real Estate Investor Survey, Fourth Quarter 2025*.

The unlevered IRR calculation for both phases of the Project and the PwC benchmark range is presented in the graphic below.



Conclusion

BT determined that the proposed Project would be unlikely to proceed without the requested Incentive in the current market environment. National net lease investors for non-institutional grade properties seek a rate of return between 7.00% and 12.00%. The “best case” or most aggressive iteration – low taxes and low operating costs – of the pro forma is an estimated IRR of 1.59% without the requested Incentive and 2.49% with the requested Village Incentive.

Limiting factors to the Project’s rate of return are primarily high acquisition costs as well as sitework and utilities. The overall rate of return is lower than the risk-free Treasury rate which begs the question of why the Applicant would pursue this development. Developers may choose to construct a net lease project that effectively “breaks even” because the primary objective is not the standalone profitability of that specific building, but the value it creates for the surrounding development. The proposed Project would be developed adjacent to the Applicant’s other multi-family development which is expected to include four buildings with 26-37 units each. In mixed-use or master-planned projects, net lease tenants serve as amenities that make nearby multifamily units more attractive to prospective renters. By activating the site, increasing convenience, and creating a walkable environment, this complementary development can improve leasing velocity, support higher rents and reduce vacancy in the residential portion of the master development. Even if the net lease building only covers its costs, the indirect value it generates through enhanced residential absorption and pricing can significantly improve the overall return of the broader development.

Appendix

Appendix – Data Sources

CoStar Group	www.costar.com CoStar Group (NASDAQ: CSGP) is a leading global provider of commercial and residential real estate information, analytics, and online marketplaces. Included in the S&P 500 Index and the NASDAQ 100, CoStar has provided data and information services for over 37 years to the commercial real estate market. The platform allows access to a comprehensive inventory of over 7 million properties, twenty million lease and sale comparables, and 8.3 million commercial tenants.
PwC Investor Survey	www.pwc.com The PwC Investor Survey is a trusted source of research and investment criteria. For over 35 years, the PwC Investor Survey has provided data and insights for commercial real estate investors. The PwC Investor Survey includes regional and national data for investor expectations concerning commercial real estate and is published on a quarterly basis. Survey participants represent a cross-section of major institutional equity real estate investors who invest primarily in institutional-grade property. Survey results are intended to be interpreted as expectations and does not reflect actual property performance.
RSMeans	www.rsmeans.com Gordian is a leading provider of facility and construction cost data, software and services for all phases of the building lifecycle. A pioneer of Job Order Contracting (JOC), Gordian's offerings also include proprietary RSMeans Data and facility intelligence solutions. The RSMeans square foot estimator uses a predictive pricing model based on national, regional, and local data for a variety of commercial real estate developments.

Appendix – Glossary of Common Terms

Basis Point	1/100th of a percentage point (0.01%)
Capitalization Rate (Cap Rate)	The relationship between a single year's net operating income expectancy and the market price or value. Also a useful measure of risk.
Development Land / Pad Sites	Land that has been purchased, readied for development (i.e. entitlements and infrastructure), and subsequently sold to builders.
Developer's Fee / Profit	A market-derived figure that reflects the amount a developer expects to receive for their contribution to a project and risk.
Discount Rate	Assumed rate of return used to discount future cash flows back to their present value.
Equity	Cash provided by the Developer for the Project or share of ownership.
Levered Return	The use of borrowed funds to increase the yield (return) that would otherwise be realized on an equity investment when there is no debt financing (see "Unlevered Return").
Management Fee	An expense representing the sum paid for or the value of management services, including incentives, expressed as a percentage of total revenue.
Net Lease	A lease in which the landlord passes all expenses on to the tenant. As an investment, an income-producing property leased, often for 20 years or longer, to a creditworthy tenant.
Net Operating Income (NOI)	Income remaining after deduction of all the property's operating expenses.
Operating Expenses	The ongoing expenditures incurred during the ordinary course of business necessary to maintain and continue the production of gross revenues, not including reserves, debt service, and capital costs.
Replacement Reserve	Amount allocated for periodic replacement of building components during a property's economic life.
Tenant Improvement Allowance	A dollar amount (usually expressed as an amount per square foot) provided to the tenant by the landlord for the construction of tenant improvements, which may or may not equal the cost of remodeling.
Unlevered Return	Assumes that a Project is financed and completed entirely with cash from the Developer and no debt. BT's preferred approach when estimating the internal rate of return.

Appendix - Authors

Economic development is a team sport. Successful projects are driven by community collaboration. Baker Tilly's experience serving entities across the public sector, and our abilities to leverage the firm's private sector expertise, brings unique perspectives to understand community-wide goals in support of sustainable economic development. We take a holistic approach to managing project needs while bringing the community's vision to life.

The members of Baker Tilly's economic development team contributing to this report include the following.

Jolena Presti, AICP — Managing director

Engagement role: Practice Lead & Managing Director, Housing & Economic Development Advisory

Jolena has more than 25 years of experience in developing and advancing innovative strategies in housing, redevelopment and economic and community solutions for clients nationwide. As a development advisory team leader, Jolena provides strategic advisory services to a diverse range of clients, including municipalities, private developers, economic development organizations, impact investors and not-for-profit organizations. She has a proven track record of driving team strategy and providing leadership in cross-functional collaboration and client initiatives.

Kristian Vaughn, PhD, EDFP, ENV SP — Senior manager

Engagement role: Creditworthiness Review, Development & Community Advisory

Kristian is an experienced economic development strategist and project manager with over 10 years of experience in community economics, real estate finance, land use management and public policy in the governmental, private consulting and not-for-profit sectors. His specialties include financial structuring of impactful community-based real estate, economic impact modeling of investments, and supporting municipal staff and neighborhood organizations in the development and implementation of economic strategies to catalyze reinvestment in communities.

Joshua Davis, Consultant

Joshua is a consultant within Baker Tilly's public sector advisory practice. He provides analytic and quantitative support on economic development projects and the issuance of municipal debt. Joshua's professional background includes previous work in governmental affairs and was a recipient of the Energy Policy Institute's Bartlett Fellowship at The University of Chicago.

Joshua earned a Master of Public Policy from The University of Chicago – Harris School of Public Policy and a Bachelor of Arts from Oklahoma City University. He is a registered Municipal Advisor with the Securities and Exchange Commission.

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Village of McFarland TID #6 4018 Terminal Drive Phase 1 - Well Played

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
IMPROV. DURING YEAR	BEGINNING OF YEAR VALUE[1]	EST. GROWTH IN VALUE FROM NEW DEVELOP.[2]	CUMULATIVE VALUE	INFLATION INCREMENT[3]	END OF YEAR VALUE	TAX INCREMENT VALUE	TAX VALUE YEAR	TAX RATE[4] $1,000	TAX INCREMENT COLLECTED	COLLECTION YEAR	TID PAYMENTS[5]	ANNUAL CASH FLOW TO THE TID	CUMULATIVE PRJ FUND BALANCE	PAYMENT YEAR
2024	$532,933	$0	$532,933	$0	$532,933	$0	2025	$16.44	$0	2026	$270,000	($270,000)	($270,000)	2026
2025	$532,933	$0	$532,933	$0	$532,933	$0	2026	$16.44	$0	2027	$0	$0	($270,000)	2027
2026	$532,933	$1,180,000	$1,712,933	$0	$1,712,933	$1,180,000	2027	$16.44	$19,398	2028	$0	$19,398	($250,602)	2028
2027	$1,712,933	$0	$1,712,933	$0	$1,712,933	$1,180,000	2028	$16.44	$19,398	2029	$0	$19,398	($231,204)	2029
2028	$1,712,933	$0	$1,712,933	$0	$1,712,933	$1,180,000	2029	$16.44	$19,398	2030	$0	$19,398	($211,805)	2030
2029	$1,712,933	$0	$1,712,933	$0	$1,712,933	$1,180,000	2030	$16.44	$19,398	2031	$0	$19,398	($192,407)	2031
2030	$1,712,933	$0	$1,712,933	$0	$1,712,933	$1,180,000	2031	$16.44	$19,398	2032	$0	$19,398	($173,009)	2032
2031	$1,712,933	$0	$1,712,933	$0	$1,712,933	$1,180,000	2032	$16.44	$19,398	2033	$0	$19,398	($153,611)	2033
2032	$1,712,933	$0	$1,712,933	$0	$1,712,933	$1,180,000	2033	$16.44	$19,398	2034	$0	$19,398	($134,213)	2034
2033	$1,712,933	$0	$1,712,933	$0	$1,712,933	$1,180,000	2034	$16.44	$19,398	2035	$0	$19,398	($114,815)	2035
2034	$1,712,933	$0	$1,712,933	$0	$1,712,933	$1,180,000	2035	$16.44	$19,398	2036	$0	$19,398	($95,416)	2036
2035	$1,712,933	$0	$1,712,933	$0	$1,712,933	$1,180,000	2036	$16.44	$19,398	2037	$0	$19,398	($76,018)	2037
2036	$1,712,933	$0	$1,712,933	$0	$1,712,933	$1,180,000	2037	$16.44	$19,398	2038	$0	$19,398	($56,620)	2038
2037	$1,712,933	$0	$1,712,933	$0	$1,712,933	$1,180,000	2038	$16.44	$19,398	2039	$0	$19,398	($37,222)	2039
2038	$1,712,933	$0	$1,712,933	$0	$1,712,933	$1,180,000	2039	$16.44	$19,398	2040	$0	$19,398	($17,824)	2040
2039	$1,712,933	$0	$1,712,933	$0	$1,712,933	$1,180,000	2040	$16.44	$19,398	2041	$0	$19,398	$1,574	2041
2040	$1,712,933	$0	$1,712,933	$0	$1,712,933	$1,180,000	2041	$16.44	$19,398	2042	$0	$19,398	$20,973	2042
2041	$1,712,933	$0	$1,712,933	$0	$1,712,933	$1,180,000	2042	$16.44	$19,398	2043	$0	$19,398	$40,371	2043
2042	$1,712,933	$0	$1,712,933	$0	$1,712,933	$1,180,000	2043	$16.44	$19,398	2044	$0	$19,398	$59,769	2044
2043	$1,712,933	$0	$1,712,933	$0	$1,712,933	$1,180,000	2044	$16.44	$19,398	2045	$0	$19,398	$79,167	2045
2044	$1,712,933	$0	$1,712,933	$0	$1,712,933	$1,180,000	2045	$16.44	$19,398	2046	$0	$19,398	$98,565	2046
2045	$1,712,933	$0	$1,712,933	$0	$1,712,933	$1,180,000	2046	$16.44	$19,398	2047	$0	$19,398	$117,963	2047
2046	$1,712,933	$0	$1,712,933	$0	$1,712,933	$1,180,000	2047	$16.44	$19,398	2048	$0	$19,398	$137,362	2048
2047	$1,712,933	$0	$1,712,933	$0	$1,712,933	$1,180,000	2048	$16.44	$19,398	2049	$0	$19,398	$156,760	2049
2048	$1,712,933	$0	$1,712,933	$0	$1,712,933	$1,180,000	2049	$16.44	$19,398	2050	$0	$19,398	$176,158	2050
2049	$1,712,933	$0	$1,712,933	$0	$1,712,933	$1,180,000	2050	$16.44	$19,398	2051	$0	$19,398	$195,556	2051
2050	$1,712,933	$0	$1,712,933	$0	$1,712,933	$1,180,000	2051	$16.44	$19,398	2052	$0	$19,398	$214,954	2052
	Totals	**$1,180,000**		**$0**					**$484,954**		**$270,000**			

ASSUMPTIONS

1. Includes the land assessment values of parcels 071027385158, 071027386401, 071027386201, and that portion of 071027386651 acquired by Quam
2. Assumes $1,180,000 in new assessment value for Phase 1 (reflected in 1/1/2027 Assessed Value)
3. Assumes no inflation or deflation of assessment values over the life of the TID
4. Assumes no changes in tax rate over the life of the TID
5. Assumes Phase 1 TIF payment of $270,000 in December of 2026

TID DATES

Creation Date: 07/23/2024
Expenditure Period: 07/23/2046
Termination Date: 07/23/2051
Last Year to Collect Increment: 2052

$ **214,954** **Net Increment**

$ **1.80** **Return on Investment**

Village of McFarland TID #6 PROFORMA INCLUDING EZRA PHASE 2 & 3 AND WELL PLAYED

L PAYMENT YEAR	M CAPITAL EXPENDITURE COSTS[1]	N ANNUAL DEBT SERVICE[2]	O INTEREST ON ADVANCES[3]	P ADMIN & OTHER COSTS[4]	Q TOTAL USES TID FUNDS	R TAX INCREMENT COLLECTED	S DEBT ISSUED / PREMIUM[5]	T OTHER INCOME[6]	U SUBSIDY FROM TID #3[7]	V INVESTM INCOME[8]	W TOTAL SOURCES TID FUNDS	X ANNUAL CASH FLOW	Y TID FUND BALANCE
2024	*$250,288*	*$0*	*$0*	*$ 2,054.98*	*$252,343*	*$0*	*$0*	*$0*	*$247,480*	*$0*	*$247,480*	*($4,863)*	*($4,863)*
2025	$338,245	$0	$0	$59,977	$398,222	$0	$0	$7,794	$325,000	$0	$332,794	($65,429)	($70,292)
2026	$617,000	$0	$0	$180,750	$797,750	$77,377	$0	$45,500	$900,000	$0	$1,022,877	$225,127	$154,835
2027	$585,000	$0	$0	$180,750	$765,750	$77,377	$0	$0	$585,000	$774	$663,152	($102,598)	$52,237
2028	$0	$0	$0	$180,750	$180,750	$162,532	$0	$0	$0	$261	$162,793	($17,957)	$34,280
2029	$0	$0	$0	$180,750	$180,750	$237,741	$0	$0	$0	$171	$237,912	$57,162	$91,442
2030	$0	$0	$0	$180,750	$180,750	$237,741	$0	$0	$0	$457	$238,198	$57,448	$148,891
2031	$0	$0	$0	$180,750	$180,750	$237,741	$0	$0	$0	$744	$238,486	$57,736	$206,626
2032	$0	$0	$0	$180,750	$180,750	$237,741	$0	$0	$0	$1,033	$238,774	$58,024	$264,650
2033	$0	$0	$0	$180,750	$180,750	$237,741	$0	$0	$0	$1,323	$239,064	$58,314	$322,965
2034	$0	$0	$0	$180,750	$180,750	$237,741	$0	$0	$0	$1,615	$239,356	$58,606	$381,571
2035	$0	$0	$0	$180,750	$180,750	$237,741	$0	$0	$0	$1,908	$239,649	$58,899	$440,469
2036	$0	$0	$0	$180,750	$180,750	$237,741	$0	$0	$0	$2,202	$239,943	$59,193	$499,663
2037	$0	$0	$0	$180,750	$180,750	$237,741	$0	$0	$0	$2,498	$240,239	$59,489	$559,152
2038	$0	$0	$0	$180,750	$180,750	$237,741	$0	$0	$0	$2,796	$240,537	$59,787	$618,939
2039	$0	$0	$0	$180,750	$180,750	$237,741	$0	$0	$0	$3,095	$240,836	$60,086	$679,025
2040	$0	$0	$0	$180,750	$180,750	$237,741	$0	$0	$0	$3,395	$241,136	$60,386	$739,411
2041	$0	$0	$0	$180,750	$180,750	$237,741	$0	$0	$0	$3,697	$241,438	$60,688	$800,099
2042	$0	$0	$0	$180,750	$180,750	$237,741	$0	$0	$0	$4,000	$241,742	$60,992	$861,091
2043	$0	$0	$0	$180,750	$180,750	$237,741	$0	$0	$0	$4,305	$242,047	$61,297	$922,387
2044	$0	$0	$0	$180,750	$180,750	$237,741	$0	$0	$0	$4,612	$242,353	$61,603	$983,990
2045	$0	$0	$0	$180,750	$180,750	$237,741	$0	$0	$0	$4,920	$242,661	$61,911	$1,045,901
2046	$0	$0	$0	$180,750	$180,750	$237,741	$0	$0	$0	$5,230	$242,971	$62,221	$1,108,122
2047	$0	$0	$0	$180,750	$180,750	$237,741	$0	$0	$0	$5,541	$243,282	$62,532	$1,170,653
2048	$0	$0	$0	$180,750	$180,750	$237,741	$0	$0	$0	$5,853	$243,594	$62,844	$1,233,498
2049	$0	$0	$0	$180,750	$180,750	$237,741	$0	$0	$0	$6,167	$243,909	$63,159	$1,296,656
2050	$0	$0	$0	$180,750	$180,750	$237,741	$0	$0	$0	$6,483	$244,224	$63,474	$1,360,131
2051	$0	$0	$0	$180,750	$180,750	$237,741	$0	$0	$0	$6,801	$244,542	$63,792	$1,423,922
2052	$0	$0	$0	$180,750	$180,750	$237,741	$0	$0	$0	$7,120	$244,861	$64,111	$1,488,033
TOTAL	**$1,790,533**	**$0**	**$0**	**$4,942,282**	**$6,732,816**	**$6,023,072**	**$0**	**$53,294**	**$2,057,480**	**$87,003**	**$8,220,849**		

ASSUMPTION

1. 2025 Capital Expenditures = $325,000 for Property (4705 Ivywood); 2026 = $347,000 for Redevelopment (Ezra Phase 2), $270,000 (Well Played); 2027 = $585,000 (Ezra Phase 3)
2. Includes Principal & Interest on Capital Expenditures requiring debt service
3. Interest on General Fund Advances @ 0% of Annual TID Fund Deficit
4. Administration Costs (years 2027-2052 similar to 2026 Budget)
5. Debt Premium on Captial Expenditures requireing debt service
6. Other Income (Rent, Land Sales, Grants, Intergovernmental Revenue, etc.)
7. Donations of surplus revenue from TID 3

TID DATES

Creation Date: 07/23/2024
Expenditure Period: 07/23/2046
Termination Date: 07/23/2051
Last Year to Collect Increment: 2052

8. Interest on Investment Income = 0.5%

Actual Values as reported from Wisconsin Department of Revenue TIF Valuation Reports and Village Compiled Financial Statements

Village of McFarland TID #3 PROFORMA NO NEW DEVELOPMENT (draft 03.04.2026)

L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC
PAYMENT YEAR	CAPITAL EXPENDITURE COSTS[1]	ANNUAL DEBT SERVICE[2]	INTEREST ON ADVANCES	ADMIN & OPERATIONS COSTS[3]	SUBSIDY[4] TO TID #4	SUBSIDY[5] TO TID #5	SUBSIDY[6] TO TID #6	TOTAL USES TID FUNDS	TAX INCREMENT COLLECTED	DEBT ISSUED / PREMIUM	DEVELOP GAURAN[7]	TRANSFER FROM TID #4-6[8]	OTHER INCOME[9]	INVESTM INCOME[10]	TOTAL SOURCES TID FUNDS	ANNUAL CASH FLOW	TID FUND BALANCE
2004	*$1,964,250*	*$28,100*	*$5,749*	*$30,166*	*$0*	*$0*	*$0*	*$2,028,265*	*$0*	*$1,535,000*	*$0*	*$0*	*$0*	*$0*	*$1,535,000*	*($493,265)*	*($493,265)*
2005	*$627,599*	*$32,359*	*$4,089*	*$42,640*	*$0*	*$0*	*$0*	*$706,687*	*$0*	*$1,421,545*	*$0*	*$0*	*$0*	*$25,513*	*$1,447,058*	*$740,371*	*$247,106*
2006	*$510,890*	*$173,727*	*$7,531*	*$40,350*	*$0*	*$0*	*$0*	*$732,498*	*$164,170*	*$0*	*$0*	*$0*	*$15,896*	*$0*	*$180,066*	*($552,432)*	*($305,326)*
2007	*$162,146*	*$115,091*	*$14,149*	*$36,816*	*$0*	*$0*	*$0*	*$328,202*	*$331,293*	*$0*	*$0*	*$0*	*$19,525*	*$0*	*$350,818*	*$22,616*	*($282,710)*
2008	*$693,101*	*$212,218*	*$6,928*	*$40,363*	*$0*	*$0*	*$0*	*$952,610*	*$462,568*	*$4,442,234*	*$0*	*$0*	*$17,145*	*$420*	*$4,922,367*	*$3,969,757*	*$3,687,047*
2009	*$26,588*	*$3,520,964*	*$0*	*$33,342*	*$0*	*$0*	*$0*	*$3,580,894*	*$712,470*	*$0*	*$16,346*	*$0*	*$14,139*	*$3,534*	*$746,489*	*($2,834,405)*	*$852,642*
2010	*$134,363*	*$533,986*	*$0*	*$56,908*	*$0*	*$0*	*$0*	*$725,257*	*$829,770*	*$0*	*$28,278*	*$0*	*$18,806*	*$596*	*$877,450*	*$152,193*	*$1,004,835*
2011	*$11,095*	*$539,449*	*$0*	*$38,151*	*$0*	*$0*	*$0*	*$588,695*	*$802,316*	*$0*	*$33,804*	*$0*	*$26,373*	*$472*	*$862,965*	*$274,270*	*$1,279,105*
2012	*$143,530*	*$538,311*	*$0*	*$42,670*	*$0*	*$0*	*$0*	*$724,511*	*$753,774*	*$0*	*$0*	*$0*	*$25,098*	*$631*	*$779,503*	*$54,992*	*$1,334,097*
2013	*$239,332*	*$540,376*	*$0*	*$35,609*	*$0*	*$0*	*$0*	*$815,317*	*$710,116*	*$0*	*$80,104*	*$0*	*$26,274*	*$445*	*$816,939*	*$1,622*	*$1,335,719*
2014	*$6,139*	*$485,728*	*$0*	*$44,727*	*$0*	*$0*	*$0*	*$536,594*	*$704,314*	*$0*	*$94,120*	*$0*	*$11,789*	*$416*	*$810,639*	*$274,045*	*$1,609,764*
2015	*$0*	*$487,064*	*$0*	*$44,338*	*$0*	*$0*	*$0*	*$531,402*	*$778,000*	*$0*	*$90,966*	*$0*	*$4,784*	*$802*	*$874,552*	*$343,150*	*$1,952,914*
2016	*$545,584*	*$671,076*	*$0*	*$65,929*	*$843,658*	*$0*	*$0*	*$2,126,247*	*$767,184*	*$0*	*$119,151*	*$0*	*$3,988*	*$9,421*	*$899,744*	*($1,226,503)*	*$726,411*
2017	*$0*	*$66,406*	*$0*	*$52,536*		*$0*	*$0*	*$118,942*	*$796,300*	*$0*	*$41,432*	*$0*	*$5,466*	*$4,818*	*$848,016*	*$729,074*	*$1,455,485*
2018	*$708,800*	*$66,406*	*$0*	*$49,912*	*$245,470*	*$0*	*$0*	*$1,070,588*	*$821,442*	*$0*	*$0*	*$0*	*$5,547*	*$15,418*	*$842,407*	*($228,181)*	*$1,227,304*
2019	*$9,200*	*$326,406*	*$0*	*$41,457*	*$79,213*	*$0*	*$0*	*$456,276*	*$871,381*	*$0*	*$0*	*$0*	*$5,681*	*$32,992*	*$910,054*	*$453,778*	*$1,681,082*
2020	*$813,609*	*$324,056*	*$0*	*$53,611*	*$217,841*	*$0*	*$0*	*$1,409,117*	*$828,009*	*$0*	*$29,953*	*$0*	*$52,943*	*$10,154*	*$921,059*	*($488,058)*	*$1,193,024*
2021	*$973*	*$325,894*	*$0*	*$64,894*	*$440,957*	*$0*	*$0*	*$832,717*	*$930,641*	*$0*	*$81,891*	*$0*	*$96,437*	*$669*	*$1,109,637*	*$276,920*	*$1,469,944*
2022	*$1,818,491*	*$349,517*	*$0*	*$77,722*	*$702,750*	*$0*	*$0*	*$2,948,480*	*$965,291*	*$1,689,183*	*$19,484*	*$0*	*$52,721*	*$38,550*	*$2,765,228*	*($183,251)*	*$1,286,693*
2023	*$255,710*	*$686,286*	*$0*	*$138,772*	*$911,590*	*$0*	*$0*	*$1,992,358*	*$1,196,495*	*$0*	*$13,368*	*$0*	*$74,716*	*$80,627*	*$1,365,206*	*($627,151)*	*$659,541*
2024	*$0*	*$361,075*	*$0*	*$205,031*	*$604,175*	*$0*	*$247,480*	*$1,417,761*	*$1,339,260*	*$0*	*$0*	*$0*	*$76,451*	*$58,753*	*$1,474,463*	*$56,702*	*$716,243*
2025	$0	$361,175	$0	$148,457	$800,000	$400,000	$325,000	$2,034,632	$1,731,191	$0	$0	$0	$130,228	$60,526	$1,921,946	($112,687)	$603,556
2026	$0	$360,975	$0	$87,500	$900,000	$200,000	$900,000	$2,448,475	$1,731,191	$0	$0	$0	$105,250	$60,000	$1,896,441	($552,034)	$51,522
2027	$337,500	$365,400	$0	$87,500	$0	$0	$585,000	$1,375,400	$1,731,191	$0	$0	$0	$105,250	$60,000	$1,896,441	$521,041	$572,563
2028	$0	$0	$0	$0	$0	$0	$0	$0	$1,731,191	$0	$0	$0	$0	$0	$1,731,191	$1,731,191	$2,303,754
TOTAL	**$9,008,900**	**$11,472,045**	**$38,446**	**$1,559,400**	**$5,745,654**	**$600,000**	**$2,057,480**	**$30,481,925**	**$21,689,557**	**$9,087,962**	**$648,897**	**$0**	**$894,506**	**$464,758**	**$32,785,680**		
2026-2028	*$337,500*	*$726,375*	*$0*	*$175,000*	*$900,000*	*$200,000*	*$1,485,000*	*$3,823,875*	*$5,193,573*	*$0*	*$0*	*$0*	*$210,500*	*$120,000*	*$5,524,073*		

Includes $347,000 Ezra Phase 2 and $270,000 Well Played

Ezra Phase 3 incentive

ASSUMPTION

1. 2027 = Ezra Phase 1 remaining payment
2. Includes remaining payment schedule for $1.658M debt service for Terminal Drive Phase 1 Reconstruction
3. Administration & Operation Costs (remaining years based on 2026 Budget)
4. 2026 = Donation $900K unallocated property acquisition/redevelopment incentives. 2027 to be determined based on approved budget.
5. 2026 = Donation $200K unallocated property acquisition/redevelopment incentives. 2027 to be determined based on approved budget.
6. 2026 = $900K unallocated property acquisition/redevelopment incentives (possible Phase 2 Humble Oaks and Phase 1 Well Played); 2027 = Phase 3 Humble Oaks
7. No projected remaining developer payments
8. None planned with TID #3 serving as a Donor to TID's 4-6.
9. Other Income (Exempt Computer Aid, Licenses and Permits, Rent, Misc) remaining years based on 2026 Budget
10. Investment Income remaining years based on 2026 Budget

Actual Values as reported from Wisconsin Department of Revenue TIF Valuation Reports and Village Compiled Financial Statements

TID DATES

Creation Date: 08-09-2004

Expenditure Period: 08-09-2022

Termination Date: 08-09-2027

Potential TIF Affordable Housing Extension Payment

Ezra Phase 1 remaining incentive payment

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, March 24, 2026**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director**

AGENDA ITEM: **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.**

PREVIOUS ACTION:

May 12, 2019. Village Board approved Resolution 2019-11 Approving Development Agreement with Ezra Properties LLC for Phase 1 development at 4703 Terminal Drive.
May 11, 2020 - Village Board denied a request to amend the Phase 1 Development Agreement to allow extension of the outdoor storage provisions until November 30, 2024 and to withhold future development incentive payments until the developer has complied with all of the terms of the agreement for removal of the vehicles.
March 11, 2026. CDA unanimously recommended approval of the development agreement amendment.

ISSUE SUMMARY:

Included in the packet is an amendment to the 2019 development agreement for Phase 1 development of Ezra Properties, LLC Humble Oaks apartment building at 4703 Terminal Drive, Lot 3 of CSM 15176, as prepared by the Village Attorney. The need for this development agreement amendment was discussed by the CDA and Village Board at their respective January, 2026 meetings as part of the review of Quam's development incentives request for Phase 2 and 3 of Humble Oaks. The intent of the amendment to the Phase 1 agreement from 2019 is to memorize that the Village is obligated to make the remaining 50% Phase 1 development incentive payment ($337,500) to Quam if the life estate's vehicles are removed or properly stored, per the terms of the 2019 agreement, before the current TID 3 statutory termination date. If the property isn't in compliance on or before 8/8/2027, then there is no obligation on the Village to provide the remaining development incentive payment.

FINANCIAL/BUDGET IMPACT:

Payment of the remaining Phase 1 development incentives is anticipated to come from TID #3 fund balance reserves.

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

VILLAGE OF
McFarland

This agenda item is presented for discussion only. The agenda includes a closed session item under Wis. Stat. 19.85(1)(e) to discuss the TIF Development Agreement Amendment prior to reconvening into open session to take action.

ATTACHMENTS:

1. VOM EZRA Phase 1 TIF Agreement First Amendment

FIRST AMENDMENT
TO DEVELOPMENT AGREEMENT

This First Amendment to Development Agreement ("Amendment") is entered into this ____ day of March, 2026, by and between the Village of McFarland, a Wisconsin municipal corporation ("Village") and Ezra Properties, LLC, a Wisconsin limited liability company ("Developer").

WHEREAS, the Village and Developer entered into a certain Agreement to Undertake Development effective May 13, 2019 providing for the development of certain lands owned by the Developer in the Village (the "Agreement"); and

WHEREAS, Section III.A of the Agreement required the Developer to complete the Development in accordance with the Development Description attached to the Agreement as Exhibit B; and

WHEREAS, among the obligations listed in said Exhibit B, Developer agreed to assure that stored vehicles and equipment then located on the Development Site would be stored in a completely enclosed building upon completion of construction of a proposed building; and

WHEREAS, Developer has been unable to comply with that provision of the Agreement due to contractual relationships with the owner of the vehicles and equipment; and

WHEREAS, the parties have reached an agreement to allow for an extension of the time within which the Developer may comply with said requirement;

NOW, THEREFORE, in consideration of the foregoing recitals and for other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the parties agree as follows:

1. <u>Amendment to TIF Loan Disbursement</u>. Pursuant to the provisions of Section II.B.10 of the Agreement, the Village has withheld the amounts provided for in Sections II.C.3 and II.C.4 and has not paid those amounts to Developer. Developer acknowledges that it is not currently entitled to those amounts.

2. <u>Amendment to Storage Obligation</u>. The Developer's obligation to move vehicles and equipment to inside storage as provided in Exhibit B to the Agreement is amended such that the Developer shall have until August 8, 2027 to comply with that provision.

3. <u>Future Disbursement</u>. If the Developer is in compliance with all of the provisions of the Agreement as hereby amended prior to August 8, 2027, the Village will promptly disburse the balance of the TIF Loan. In all other cases, the balance of the TIF Loan shall be deemed forfeited.

4. <u>Tax Increment Credits</u>. Tax increment credits against the TIF Loan as provided in Section III.F of the Agreement shall be given only for such tax increments received with respect to TID No. 3 during its unextended term which the Village may lawfully use to pay project costs for TID No. 3 and shall not include any tax increments received during any extension that may be authorized for housing programs pursuant to §66.1105(6)(g), Wis. Stats.

5. Scope of Amendment. Except as expressly modified by this Amendment, the Agreement shall remain in effect according to its terms.

6. Capitalized Terms. Capitalized terms not otherwise defined in this Amendment shall have the meaning ascribed to them in the Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the date first set forth above.

VILLAGE OF MCFARLAND

By:______________________________
Stephanie Brassington
Village President

By:______________________________
Cassandra Suettinger
Village Clerk-Treasurer

EZRA PROPERTIES, LLC

By: ______________________________
Ryan Quam, Member

VILLAGE OF

McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, March 24, 2026**

SECTION: **Business**

DEPARTMENT: **Administration**

CONTACT: **Matt Schuenke, Village Administrator**

AGENDA ITEM: **Discussion regarding progress with the 2025-2026 McFarland Strategic Implementation Plan as the Village Board goals and objectives for the coming year.**

PREVIOUS ACTION:
The Village Board accepted the enclosed plan at its meeting on August 26, 2025.

ISSUE SUMMARY:
Please find enclosed the 2025-2026 Strategic Implementation Plan that was accepted late this last Summer. This plan sets the goals for the coming year along with objectives and action steps meant to reach achievement. New this year, two check ins were added to monitor our progress in certain areas. This is the first check in and was meant to reconcile our progress following completion of the annual budget. The second check in will take place late Winter next year prior to the end of the current board year to help setup the next process. Staff will provide a summary in the meeting on items with noted progress.

FINANCIAL/BUDGET IMPACT:
None.

VILLAGE PLAN REFERENCE:
None.

ORDINANCE REFERENCE:
None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
No action needed on this item. For discussion only.

ATTACHMENTS:
1. 2025-2026 McFarland Strategic Impl. Plan 08262025 FINAL

VILLAGE OF McFarland

2025-2026

McFarland Strategic Implementation Plan

August 26, 2025

Village Board Review and Acceptance

Introduction

Welcome to the Village of McFarland Strategic Implementation Plan for the coming year. In 2020, a strategic plan was created to help provide a long term road map for the Village to follow in order to bring to life a variety of different initiatives within the Community over a forecasted ten year time period. Annually the Village Board checks in on its progress to prepare this Strategic Implementation Plan to establish goals and objectives to implement these initiatives through an action plan. This plan from year to year addresses the long-term vision within capital improvement planning and also short-term vision incorporating elements from the action plan into the annual budget. Each of the goals presented in the plan are not presented in order of priority and each holds the same weight to address from year to year.

2020-2030 McFarland Strategic Plan (Click on this link to view)

Key Plan Elements

Goal – General aspiration, concept, or ambition we are looking to achieve.

Objective – More specific task, project, or effort needed to achieve the goals.

Action Plan – Detailed steps outlining the work, cost, timeline, and assignment to be completed in order to meet the objective.

Summary Data Points

Action Steps

A summary is provided within this plan out line the total number action steps included within the previous 5 years to develop an average. This can be compared against what is proposed for the coming year for perspective. Each of the total action steps are broken down by goal and then totaled across the same time period.

Assignments

Within each action step there are assignments noted in the plan document. The assignments are totaled by Department and Boards/Commissions/Committees (BCCs) within the same previous 5 year period to develop an average compared to what is proposed for the coming year. The objective with this summary is to understand the balance of the various assignments across the organization regarding the spread of workload. A percentage allocation is shown also from year to year regarding the Department assignments versus those of the BCCs.

Plan Development/Timeline

The Strategic Implementation Plan is ultimately accepted by the Village Board to provide the strategic direction for the Village into the coming year. It also sets various parameters for the annual budget process that follows acceptance of this work. The board works to confirm goals for the Village and aligns with the objectives for the Departments to propose action steps to accomplish the various initiatives. This plan was developed in accordance with the following timeline:

June 4, 2025 – Process Kick Off

- Discussion and review of 2024-2025 McFarland Strategic Implementation Plan.
- Roundtable Discussion between Village Board members and Department Heads.

June 18, 2025 – Begin Plan Development

- Discussion regarding 2025-2026 McFarland Strategic Implementation Plan as the Village Board goals and objectives for the coming year:
    - Goal A: McFarland Municipal Center Campus
    - Goal B: Public Infrastructure
    - Goal C: Housing and Economic Development
    - Goal D: Village Government
    - Goal E: Community

July 8, 2025 – Continued Plan Development

- Discussion regarding 2025-2026 McFarland Strategic Implementation Plan as the Village Board goals and objectives for the coming year:
    - Goal D: Village Government
    - Goal E: Community

July 22, 2025 – Continued Plan Development

- Discussion regarding 2025-2026 McFarland Strategic Implementation Plan as the Village Board goals and objectives for the coming year:
  - Goal F: Transportation
  - Goal G: Park/Conservancy System
  - Goal H: Diversity, Equity, and Inclusion

August 12,. 2025 – Draft Plan Review

- Discussion regarding 2025-2026 McFarland Strategic Implementation Plan as the Village Board goals and objectives for the coming year:
  - Includes Action Plan.
  - Review conducted with Department Heads.

August 26,. 2025 – Accept Plan

- Discussion and action to consider the proposed goals and objectives with action plan to be accepted as the 2025-2026 McFarland Strategic Implementation Plan.

November 25, 2025 – Plan Progress Review #1

- Update and discussion to check in on progress of the plan implementation.
- This represents an opportunity to reconcile the action plan against the proposed budget prior to adoption where applicable.

February 24, 2026 – Plan Progress Review #2

- Update and discussion to check in on progress of the plan implementation.
- This represents an opportunity to reconcile the action plan as the new calendar year has begun and the new board year is upcoming.

Strategic Implementation Plan
Summary Data Points

Action Steps

Goals	2020	2021	2022	2023	2024	2025	5 Year Avg.
A - Municipal Center Campus	11	8	5	8	4	7	7
B - Public Infrastructure	20	8	8	8	10	8	11
C - Housing & Economic Development	12	11	8	10	10	8	10
D - Village Government	21	16	10	11	11	14	14
E - Community	0	0	8	8	9	4	5
F - Transportation	11	9	8	10	11	5	10
G - Parks and Conservancy	25	18	15	18	9	13	17
H - Diversity, Equity, and Inclusion	0	0	8	10	12	12	6
Total Action Steps	100	70	70	83	76	71	80

Action Step Assignments

Departments	2020	2021	2022	2023	2024	2025	5 Year Avg.
Administration	1	1	3	11	7	12	5
Administrator	47	29	28	48	27	26	36
Communications and Technology	6	9	9	17	0	0	8
Community Development	15	17	23	22	19	22	19
DEI Strategist	0	0	0	0	15	10	3
Departments	5	4	2	9	8	4	6
Fire and Rescue	6	5	2	2	4	3	4
Library	5	5	2	2	6	4	4
Public Works	35	24	13	18	18	19	22
Senior Outreach	5	2	1	2	3	6	3
Police	10	10	7	4	6	1	7
Total Departments	135	106	90	135	113	107	116
Percentage Share of Total	*99%*	*94%*	*83%*	*86%*	*80%*	*78%*	*88%*

Boards, Commissions, Committees (BCCs)	2020	2021	2022	2023	2024	2025	5 Year Avg.
CDA	0	0	0	0	2	4	0
DEI Committee	0	0	0	1	0	3	0
Joint Review Board	0	0	0	0	3	1	1
Landmarks Commission	0	0	0	1	1	1	0
Parks and Recreation Committee	0	0	0	1	1	5	0
Plan Commission	0	0	0	1	4	3	1
Village Board	2	7	19	18	17	13	13
Total BCCs	2	7	19	22	28	30	16
Percentage Share of Total	*1%*	*6%*	*17%*	*14%*	*20%*	*22%*	*12%*
Total Assignments	137	113	109	157	141	137	131

MGS

08/21/2025

2025/2026 - McFarland Strategic Implementation Plan

Village Board Goals, Objectives, and Action Plan

Highlight notes items where new funding is required within the budget and not previously approved.

A. McFarland Municipal Center Campus

Continued consideration of recommendations from the Master Plan to include development of a multi-generational community spaces that create functional spaces for the expansion of the library, senior services, youth services, remaining Departments, and adjoining outdoor public spaces (i.e. - McFarland Municipal Campus) including programs to serve seniors, youth, and families.

Objectives:

(1) Determine future space needs and design features for the development of indoor and outdoor public spaces to support programming to be determined.

(2) Identify and engage a broad spectrum of residents, including seniors, youth, adults, and community partners in all aspects of the planning process and operations/utilization.

Action Steps:	Cost	Timeline	Assignment
i. Review with Department Heads and Public the Space Needs from the 2023 Master Plan that was accepted.	None	Sep-Oct 2025	Administration Administrator Comm Devel Senior Outreach Village Board
ii. Develop new scope of work to hire Architect as an update to the 2023 Master Plan based on space needs and consider new option(s) for a phased approach to implementation.	None	Nov 2025	Administration Administrator Comm Devel Senior Outreach Village Board

(3) Identify operational issues, challenges, and fiscal impacts associated with the design of recommendations from the McFarland Municipal Campus Master Plan and the construction of desired improvements thereof.

Action Steps:	Cost	Timeline	Assignment
i. Hire Architect based on new scope of work to update the 2023 Master Plan. Village Staff to prepare Communications and Engagement Plan for Project.	$100,000	Nov 2025	Administration Administrator Comm Devel Senior Outreach Village Board
ii. Library to hire Architect to update their 2022 Facilities Study.	**$25,000**	Nov 2025	Library
iii. Proposal for inclusion of the Youth Center within the Village's operations considered as part of 2026 Budget.	**TBD**	Nov 2025	Administrator Library Village Board

2025/2026 - McFarland Strategic Implementation Plan

Village Board Goals, Objectives, and Action Plan

Highlight notes items where new funding is required within the budget and not previously approved.

A. McFarland Municipal Center Campus (CONTINUED)
Continued consideration of recommendations from the Master Plan to include development of a multi-generational community spaces that create functional spaces for the expansion of the library, senior services, youth services, remaining Departments, and adjoining outdoor public spaces (i.e. - McFarland Municipal Campus) including programs to serve seniors, youth, and families.

Objectives:

(3) Identify operational issues, challenges, and fiscal impacts associated with the design of recommendations from the McFarland Municipal Campus Master Plan and the construction of desired improvements thereof (CONTINUED).

iv.	Complete all updates to master plans and facilities study outlined in Action Steps (i) and (ii) of this objective to provide recommendations for improvements aligned with new space needs.	N/A	June 2026	Administration Administrator Comm Devel Library Senior Outreach Village Board
v.	Include recommendations from plan updates within the 2027-2031 Capital Improvement Plan to forecast long term fiscal impacts.	N/A	July 2026	Administrator Village Board

(4) Implement recommended facility improvements in accordance with the updated McFarland Municipal Center Campus Master Plan.

Action Steps:	Cost	Timeline	Assignment

Objective on hold pending additional planning work and Village Board authorization to proceed.

2025/2026 - McFarland Strategic Implementation Plan

Village Board Goals, Objectives, and Action Plan

B.	***Public Infrastructure*** *Plan for and align physical facilities, open space, and general public infrastructure needs to support future service delivery to enhance quality of life.*			
Objectives				
(1)	Improve current Village facilities, including maintenance enhancements, and identify new systems to promote sustainability.			
Action Steps:		Cost	Timeline	Assignment
i.	Study the addition of solar power at new Community Park shelter facility pending contract award for the project.	**$5,000**	Mar 26	Community Development
ii.	Consider property acquisition to support vehicle and equipment storage needs for Public Works Department.	**$425,000**	Jun 26	Community Development Public Works
iii.	Add public electronic vehicle charging stations to the Public Safety Center and Bashford Street parking lot as funds allow through Dane County Grant.	**$40,000**	Sep 26	Community Development
(2)	Develop capital improvement plans to support infrastructure needs aligned with future growth to forecast cost implications and implementation schedule.			
Action Steps:		Cost	Timeline	Assignment
i.	Consider recommendations from rate case regarding charges for water service needed to fund Well #5.	$21,000	Nov 25	Administration Administrator Public Works
ii.	Complete traffic study and 30% design plans for Siggelkow Road to align with future planning for growth on the East Side.	$128,500	Dec 25	Administrator Community Development Public Works
iii.	Provide additional funding to support lighting improvements as well as interior and exterior digital signage.	**$105,000**	Jun 26	Library
iv.	Complete Well #5 design and award contract following bid process in order to begin construction.	**$4,200,000**	Jun 26	Public Works
v.	Repaint Holscher Road water tower to improve its useful life and include updated branding.	**$500,000**	Sep 26	Public Works

2025/2026 - McFarland Strategic Implementation Plan

Village Board Goals, Objectives, and Action Plan

C.	***Housing & Economic Development*** *Promote responsible growth, affordable housing, increase economic development, and grow/retain existing businesses.*			
Objectives				
(1)	Attract and enhance new and existing restaurants, retail, light industrial, office, mixed-use, and civic uses in the downtown area, USH 51/Farwell corridor, East Side Growth Area, and surrounding areas.			
(2)	Develop incentives for business growth such as incubator programs, tax increment financing districts, and recruitment/retention.			
Action Steps:		Cost	Timeline	Assignment
i.	Develop property acquisition check list to help guide consideration for property acquisitions as applicable.	None	Jan 26	Administrator CDA Community Development
ii.	Prepare a Business Retention and Expansion Survey/Outreach Program to guide efforts and market local economic development tools through Tax Increment Districts.	$12,500	Mar 26	CDA Community Development
iii.	Consider development opportunites created through Pre-Development Agreement with Bliffert Lumber and Elvejhem Acres.	TBD	Jun 26	CDA Comm Devel Joint Review Board Plan Commission Village Board
iv.	Conduct RFP process to identify planning consultant to begin process to update the Comprehensive Plan. Emphasis on address future land uses, long term plan guidance, and growth assumptions for the East Side.	**$60,000**	Jul 26	Community Development Plan Commission Village Board
v.	Continue cooperative relationship with neighboring municipalities to address planning matters of mutual concern as opportunities develop.	N/A	Duration	Administrator Community Development Village Board
vi.	Renew discussion on possible East Side/Siggelkow Road tax increment district to address public infrastructure needs and other economic development opportunities.	TBD	Duration	CDA Community Development Plan Commission Village Board

2025/2026 - McFarland Strategic Implementation Plan

Village Board Goals, Objectives, and Action Plan

C. Housing & Economic Development (CONTINUED) *Promote responsible growth, affordable housing, increase economic development, and grow/retain existing businesses.*			
Objectives			
(3) Improve mix of housing within the Village, including consideration for affordable housing units within new development.			
Action Steps:	Cost	Timeline	Assignment
i. Evaluate opportunities to build Affordable Housing Fund through Federal, State, County, and WHEDA programs as well as internal support through local funds where applicable.	TBD	Duration	Administrator Community Development
ii. Encourage affordable housing through recs. from Housing Needs Assessment, Comp Plan, and Dane County Regional Housing Strategy.	Case by Case	Duration	Community Development

2025/2026 - McFarland Strategic Implementation Plan

Village Board Goals, Objectives, and Action Plan

D.	***Village Government*** *Creation of a dynamic work place that is inclusive and diverse in our ability to demonstrate our commitment to employee growth and development for the betterment of the Community.*			
Objectives:				
(1)	Evaluate staffing models and organization structure to align resources with future service delivery needs.			
Action Steps:		Cost	Timeline	Assignment
i.	Review data to conduct maintenance of the 2021 Compensation and Classification Study.	N/A	Sep 25	Administration
ii.	Develop program to recognize Staff upon retirement, departure, and/or new hire as applicable.	**$2,500**	Jan 26	Administration
(2)	Prioritized community-based best practices in public safety service delivery including initiatives for diversity, outreach, education, and program development.			
Action Steps:		Cost	Timeline	Assignment
i.	Bring back assignment for Community Resource Officer to emphasis program development.	N/A	Jan 26	Police
ii.	Partner with Dane County to expand the Village's outdoor warning siren to improve emergency preparedness.	**$45,000**	Oct 26	Fire and Rescue
iii.	Development Standard Response Plans for each Department that are aligned with updates to the Emergency Management Plan.	TBD	Duration	Fire and Rescue
iv.	Continual evaluation of the EMS needs to support transition to providing full paramedic-level ambulance service.	TBD	Duration	Fire and Rescue

2025/2026 - McFarland Strategic Implementation Plan

Village Board Goals, Objectives, and Action Plan

D. Village Government (CONTINUED)

Creation of a dynamic work place that is inclusive and diverse in our ability to demonstrate our commitment to employee growth and development for the betterment of the Community.

Objectives:

(3) Enhance public engagement, presence, and transparency within the Community through the use of a broad range of media and/or through opportunities recommended in the Communications and Engagement Plan.

Action Steps:		Cost	Timeline	Assignment
i.	Update existing Public Comment Policy to align with recommendations from communications planning.	None	Oct 25	Administration
ii.	Review, adopt, and/or implement new ordinances/policies as applicable for public notices, distribution distance, and social media.	None	Jan 26	Administration Departments
iii.	Develop policy to provide guidance on the use of artificial intelligence.	None	Apr 26	Administration
iv.	Align proclamations with actions that promote their purpose within the Community.	TBD	Jun 26	DEI Committee Departments
v.	Create Communication Mediums Guide to outline direct touch points to connect with for information.	TBD	Dec 26	Administration
vi.	Develop plan for implementation the Web Content Accessibility Guideline 2.1 Level AA.	TBD	On Going	Administration

(4) Continue discussions with School District on partnerships with the Village to share and expand services for the benefit of the Community.

Action Steps:		Cost	Timeline	Assignment
i.	Explore use agreement at Comm Park to develop cross country course for High School team and additional opportunity to support recreation.	TBD	Oct 25	Administrator Public Works
ii.	Explore opportunities with the School District to connect with students to local Government through club engagement, student appointments, internship, and other forms of outreach as applicable.	Case by Case	Duration	Administrator Departments Village Board

2025/2026 - McFarland Strategic Implementation Plan

Village Board Goals, Objectives, and Action Plan

E.	***Community*** *Improve the Community experience for residents, businesses, and visitors through its services, safety, history, and overall desired quality of life.*			
Objectives				
(1)	Evaluate opportunities for the development of public art, promotion of Village history, and events/programming that enriches the community and enhances the local quality of life.			
Action Steps:		Cost	Timeline	Assignment
i.	Review and recommend proposal to promote Village history within Arnold Larson Park.	TBD	June 26	Comm Devel Landmarks Commission
ii.	Proceed with implementation of grant awarded by Wisconsin Historical Society for historic property survey.	N/A	Dec 26	Community Development
(2)	Promote the concept of a safe and healthy community in an integrated way including diversity, equity, and inclusion initiatives; from policy to planning and development.			
Action Steps:		Cost	Timeline	Assignment
i.	Evaluate opportunity to advance Village to dementia friendly classification and begin associated training for support.	TBD	Sep 25	Senior Outreach
ii.	Expand recognition for Volunteers that support the Community in line with Community Service Day and Volunteer Recognition Week.	$1,500	May 26	Administrator Senior Outreach

2025/2026 - McFarland Strategic Implementation Plan

Village Board Goals, Objectives, and Action Plan

F.	***Transportation*** *Improve Community connectivity along pedestrian and vehicular corridors.*			
Objectives				
(1)	Improve, maintain, and enhance bike/walking path connections throughout the Village and in cooperation with neighboring municipalities and government agencies.			
Action Steps:		Cost	Timeline	Assignment
i.	Plan construction of off street trail with reconstruction of Siggelkow Road from Juniper Ridge to Community Park on CTH AB.	TBD	Duration	Administrator Comm Devel Public Works
ii.	Complete construction of off street trail from Exchange Street to Babcock County Park on USH 51. Plan extension on Exchange Street to Sleepy Hollow Rd.	TBD	2027	Administrator Community Development
(2)	Enhance pedestrian safety for walkers and bicyclists throughout the community, including areas of Highway 51 that go through the Village.			
Action Steps:		Cost	Timeline	Assignment
i.	Complete Phase 7 of USH 51 with WisDOT from Larson Beach Road to Voges Road.	$25,000	Dec 25	Public Works
ii.	Continued partnership with WisDOT and Dane County on Segment 6 as applicable, emphasis on adding sidewalk, safe crossing, speed limit, round-a-bout, and bridge underpass.	TBD	Duration 2026/2027	Administrator Community Development Village Board
iii.	Continued partnership with WisDOT on future improvements to USH 51 at Voges Road to interchange with USH 12/18.	TBD	Duration	Administrator Community Development

2025/2026 - McFarland Strategic Implementation Plan

Village Board Goals, Objectives, and Action Plan

G. Park/Conservancy System

Support the development of active and passive park amenities that appeal to all.

Objectives

(1) Develop new and diverse park system amenities for indoor and outdoor use that are not currently offered in our Community.

Action Steps:		Cost	Timeline	Assignment
i.	Explore use agreement with McFarland Soccer Club for dedicated use of Community Park.	None.	Oct 25	Administrator Public Works
ii.	Consider award of contract for Phase 2 construction of Community Park adding parking lot, shelter, and other amenities.	$3,350,000	Oct 25	Administrator Parks and Rec Comm. Public Works Village Board
iii.	Complete construction of improvements for Phase 2 Community Park pending award of contract.	Above.	Dec 26	Public Works

(2) Dedicate resources to enhance and maintain existing parks and green spaces throughout the Village.

Action Steps:		Cost	Timeline	Assignment
i.	Finalize plan/design and consider award of contract for playground addition to Prairie Place Park.	$160,000	Sep 25	Parks and Recreation Committee Public Works
ii.	Construct playground improvement within Prairie Place Park pending contract award.	Above.	Mar 26	Public Works
iii.	Continue implementation of recommendations from 2023 Conservancy Management Plan.	***$20,000***	Duration	Public Works

2025/2026 - McFarland Strategic Implementation Plan

Village Board Goals, Objectives, and Action Plan

G. Park/Conservancy System (CONTINUED)

Support the development of active and passive park amenities that appeal to all.

Objectives

(3) Evaluate the costs and benefits of an outdoor aquatic facility, including construction and operation.

Action Steps:	Cost	Timeline	Assignment
i. Meet with Community Partners to discuss cross promotional efforts for the advancement of aquatics.	None	Sep 25	Administrator Parks and Recreation Committee
ii. Review operational structure and funding at the high school pool with the School District.	None	Mar 26	Administrator
iii. Develop strategy for fundraising following review with Community partners, operational structure at HS pool, and other feedback provided.	None	Jun 26	Administrator Parks and Recreation Committee Public Works

(4) Develop and implement park master plans that prioritize future developments.

Action Steps:	Cost	Timeline	Assignment
i. Plan/design playground replacement at Cedar Ridge Park.	***$200,000***	Jun 26	Parks and Recreation Committee
ii. Begin process to plan/design next phase of improvements within McFarland Park pending transition of soccer operations to Community Park.	**$100,000**	Dec 26	Parks and Recreation Committee Public Works

(5) Expand, enhance, and develop programs to increase access and promote greater use of the lakefront, wetland conservancy, and waterways.

Action Steps:	Cost	Timeline	Assignment
i. Construct canoe and kayak storage to be used for public rental at Lewis Park in association with new public access.	**$4,000**	Apr 26	Public Works
ii. Evaluate options to introduce watercraft rental adjacement lakefront and/or other waterways.	TBD	May 26	Public Works

2025/2026 - McFarland Strategic Implementation Plan

Village Board Goals, Objectives, and Action Plan

H.	***Diversity, Equity, and Inclusion*** *Create opportunities to advance initiatives that support the growth of diversity, equity, and inclusion within the Community and organization.*			
Objectives				
(1)	Provide support for the ongoing development and utilization of the Diversity, Equity, and Inclusion Committee.			
Action Steps:		Cost	Timeline	Assignment
i.	Begin regular meetings with Community groups to improve community buy-in. Identify opportunities to improve relations.	TBD	Jan 26	Administrator DEI Strategist
ii.	Develop a Language Access Plan, Policy and/or Program to support diverse needs and purposes by establishing clear standards, resources, and training through plain language.	TBD	Jun 26	Departments DEI Strategist
iii.	Develop and apply *Equity in Events: Decision Making Guide* to establish a consistent framework for event hosting and/or participation through the DEI Committee.	TBD	Duration	Administrator DEI Committee DEI Strategist
(2)	Continued draft and development of a Diversity, Equity, and Inclusion (DEI) Framework.			
Action Steps:		Cost	Timeline	Assignment
i.	Creating the VOM DEI Annual Report to transparently showcase progress to the community, departments, Board, committees, and staff.	None.	Sep 25	DEI Strategist
ii.	Establishing a comprehensive framework and definition for event planning and execution led by the Village in collaboration with community organizations.	N/A	Duration	DEI Committee DEI Strategist
iii.	Aide Departments and other Community partners as needed to advance DEI Framework for programs, events, services, displays, and book rec.	N/A	Duration	DEI Strategist

2025/2026 - McFarland Strategic Implementation Plan

Village Board Goals, Objectives, and Action Plan

H. Diversity, Equity, and Inclusion (CONTINUED)
Create opportunities to advance initiatives that support the growth of diversity, equity, and inclusion within the Community and organization.

Objectives

(3) Work with Community Partners on the creation of a lasting land acknowledgement.

Action Steps:	Cost	Timeline	Assignment
i. Complete installation of plaques associated with recognition for land acknowledgement.	None.	Sep 25	Public Works
ii. Consider flag raising in association with proclamation for recognition of Indigenous People's Day. Align with plaque recognition.	$250	Oct 25	DEI Strategist
iii. Coordinate meeting with representatives of the Ho-Chunk Nation and/or other local groups either at Committee or Staff level.	None.	Jun 26	DEI Strategist

(4) Continue discussions with School District on partnerships with the Village for the advancement of diversity, equity, and inclusion within the Community.

Action Steps:	Cost	Timeline	Assignment
i. Follow up with School District on their shift to addressing DEIB within school Community.	None.	Sep 25	DEI Strategist
ii. Meet with School Leadership to address the District's shift and identify areas of support.	None.	Duration	Administrator
iii. Continue discussion on areas of overlap and support amongst both entities that align with the charge for the Committee.	None.	Duration	DEI Strategist