

Wednesday, June 3, 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.
2. ROLL CALL.
3. 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.
4. BUSINESS.
 - a. Facility workshop to further review and discuss the proposed McFarland Municipal Center Facility Plan Scope of Services.
 - b. Introduction to and discussion of the proposed McFarland 2027-2031 Capital Improvement Plan.
 - c. Discussion and review of 2025-2026 McFarland Strategic Implementation Plan.
5. SCHEDULE NEXT MEETING DATE.
 - a. Tuesday June 9, 2026 - 7:00 p.m. - Village Board
 - b. Wednesday, June 17, 2026 - 5:30 p.m.- Strategic Implementation Plan (Goal Setting)
 - c. Tuesday June 23, 2026 - 7:00 p.m. - Village Board
6. ADJOURNMENT.

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.

McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, June 3, 2026

SECTION: Business

DEPARTMENT: Administration

CONTACT: Matt Schuenke, Village Administrator, Cassandra Suettinger, Deputy Administrator/Clerk, Andrew Bremer, Comm & Eco Dev Director, Katie Gletty-Syoen, Director, Lee Igl, Public Works Director

AGENDA ITEM: Facility workshop to further review and discuss the proposed McFarland Municipal Center Facility Plan Scope of Services.

PREVIOUS ACTION:

The Village Board hosted the first facility workshop at its meeting on February 3, 2026.

The Village Board hosted the second facility workshop at its meeting on March 19, 2026.

The Committee of the Whole reviewed the draft Scope of Services at its meeting on April 28, 2026.

ISSUE SUMMARY:

The Village Board had previously reviewed the enclosed Facility Plan Scope of Services for the Municipal Center following two previous workshops to identify space needs. The enclosed Scope of Services is prepared to develop a new facility plan that moves projects forward in a phased approach under the discretion of the Village Board. The Village would engage an Architect to assist the Village Board, Staff, and public with development of this plan. Since its last review, the Village Board has been provided the 2025 Audit and also within this same meeting we will introduce the 2027-2031 Capital Improvement Plan to provide additional information to assist the Village Board in reviewing this issue. This meeting will be to discuss the contents as needed, ask questions, and make final changes where needed to consider for action at a future meeting. The draft enclosed within the packet is the same draft that was presented at the last meeting.

The Scope of Services is presented as follows:

1. **Purpose** - General executive summary of the need for the facility plan.
2. **Plan Objectives** - These are the specific achievement the board looks to complete through the development of this plan. The work will need to align with the Community and include various options for engagement. The Village Board needs to understand the finances behind the recommendations and has discretion to set the budget for the projects. Improvements recommended would be broken into phases that fits within the budget set by the board while focusing on reusing or repurposing existing space as much as possible within a one-story project. Sharing space and creating options for multi-purpose space will be emphasized, and all long term maintenance needs will be



addressed where applicable.

3. **Scope of Work** - This section outlines what the Architect will need to do to achieve the objectives. The proposal they provide back to us will show the board how it plans to do that. They will need to research the project, lead engagement, apply necessary architectural skills to develop the plan, make sustainability recommendations, and provide alternatives for cost consideration.
4. **Deliverables** - This will be the final report when the scope of work has been completed to achieve the objectives. It should be inclusive of all the work done as part of the plan especially a site plan, general floor plan, detailed floor plan, renderings, timeline, and cost estimates will be key. This section also spells out how many meetings we are planning with the different groups listed.
5. **Miscellaneous** - The proposal submitted will include the information listed within this section.
6. **Terms and Conditions** - These are standard for all proposals we consider.
7. **Appendices** - The main appendix is the first one outlining our space needs. This is the list we reviewed at the last workshop to reduce the overall scope of the project and lower the impact to the building.

Remaining schedule for the Scope of Services:

- April 28 - Committee of the Whole Review
- June 3 - Village Goard Retreat (Workshop)
- June 9 - Village Board Final Review and Action
- July 14 - Village Board or Committee Review of Proposal
- July 28 - Village Board Final Review and Action on Proposal.
- Aug 1 - Begin Plan Development

These dates are provided as an estimate. The process will advance or not at the discretion of the Village Board.

FINANCIAL/BUDGET IMPACT:

The 2026 Budget was approved to utilize \$145,750 to develop the Facility Plan. This is using unspent proceeds from previously authorized borrowings. This does not use new borrowed money.

VILLAGE PLAN REFERENCE:

[McFarland Municipal Campus Plan](#) - May 2023

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Provided for discussion only. No action associated with this meeting.

ATTACHMENTS:



1. McFarland Municipal Center Facility Planning Scope of Services 04232026 mgs
2. Appendix A - Space Needs 2026
3. Appendix B - McFarland Standard Contract Template



*McFarland Municipal Center
Facility Plan
Scope of Services*

May 12, 2026

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SECTION 1

Purpose

The purpose for this Scope of Services is for the Village to engage an Architect to assist in the facility planning needs for the McFarland Municipal Center. The building presently is approximately two-thirds vacant and the Village desires to plan how it can be improved to better serve remaining departments as well as other community needs. The Municipal Center is home presently to the Administration, Community Development, and Senior Outreach departments along with providing general space needs for various Community functions. It formerly housed the Village's public safety departments which moved into a new facility in 2023 vacating their old spaces to be repurposed. This plan will guide how the Village goes about implementing its recommendations to update existing spaces, create new uses from vacant spaces, and find creative economical solutions aligned with the Village's budget and vision for the project.

SECTION 2

Plan Objectives

A. The Plan will meet the following objectives in order to serve as a guide for the recommendations desired within:

- i. Plan will align with the vision established by the Community serving the best interest of its residents.
- ii. Dynamic platforms for engagement will be created to gather feedback from the public, targeted stakeholders, Village Board, and Staff.
- iii. Recommendations for improvements will align within the financial benchmarks set by the Village Board.
- iv. Projects will be aligned into phases within that fit within the financial benchmarks set for the project.
- v. Emphasis will be provided within the plan to reuse and repurpose existing structural features while limiting full reconstruction of areas where possible.
- vi. Opportunities to share space between users should be evaluated to avoid singular use space where appropriate while maximizing multi-purpose options.
- vii. Building footprint as it currently is situated will be maintained to the extent possible avoiding the possibility for expansion either horizontally or vertically.
- viii. Appropriate structural and mechanical analysis will be conducted to later guide the design process as needed.
- ix. Plan phasing will take into account the need for temporary offices within the structure in a methodical manner.
- x. Conceptual floor plans will be created that will allow for the seamless transition into the design process within a phased approach at the discretion of the Village Board.

SECTION 3

Scope of Work

A. The Architect will be able to provide facility planning services specific to the future phased improvements within the Municipal Center. Additionally, the Architect will be able to provide architectural, civil engineering, structural, mechanical, and urban design services to the extent necessary to be able to fulfill this Scope of Work. The Village has already prepared the space needs for the project included within Appendix A. The Architect will work with the Village to develop a facility plan that properly integrates those needs within the existing facility to meet the stated objectives. The desired services to develop the plan include, but are not specifically limited to the following:

- i. Review the already completed 2017 Comprehensive Plan, 2017 Facilities Master Plan, 2021 Public Safety Center Design/Specifications, 2023 McFarland Municipal Center Campus Master Plan, and other related planning documents as needed for background on this project.
- ii. The Architect will be responsible for proposing various formats of public information sessions, workshops, and surveys to gather input that aligns with the recommendations. This will include engagement with the Public, Targeted Stakeholders, Elected Officials, and Staff. The Architect will consider the inclusion of specialized public relations assistance to support the need for communications about the plan.
- iii. Using industry standards, project experience, and input from the Village, the Architect will conduct appropriate conceptual space programming for the building interior including basic information such as sizes, space requirements, workflows, activities, and special uses. This will be applied to the space needs provided by the Village in Appendix A of this Scope of Services.
- iv. The Architect will facilitate meetings with the Village as needed to develop basic components and general planning of the building program including building systems, equipment, materials, and code compliance in order to support service needs.

- v. The Architect and Village will work jointly to schedule up to five tours of comparable facilities with similar spaces to help assist in the facility planning process.
- vi. The Architect will make preliminary recommendations regarding sustainable options to consider in the construction of the Facility as prescribed by Leadership in Energy and Environmental Design (LEED) standards or other sources.
- vii. The Architect will make recommendations regarding alternative materials, construction methods, or design features that offer potential cost savings while meeting desired quality standards.

B. These are the general requirements for the creation of a facility plan for the Municipal Center and are not intended to be an all-inclusive list of tasks and deliverables. It is expected that the Architect will provide the Village with more specific recommendations for approaches, tasks, and deliverables based on their experience and expertise from past work on similar projects. Innovative approaches that meet the intent of the Plan Objectives and Scope of Work are welcomed, these could be presented as additional services or additional approaches within their response.

SECTION 4

Deliverables

A. The Architect shall complete a Facility Plan that contains a summary of the planning process and those items described in the Section 3, Scope of Services. The final plan document(s) shall be user friendly, incorporating graphics and minimizing text to present a clear and concise planning document using plain language. At a minimum, the Plan will contain the following deliverables:

- i. Plan narrative that outlines and describes the work conducted to complete the planning project.
- ii. A Site Plan showing the Municipal Center and immediate surrounding areas.
- iii. Conceptual floor plan showing categorical layout by Department and other general areas to confirm fit and flow within the building.
- iv. Detailed floor plan to show specific room layout for offices, shared work areas, hallways, space for mechanicals, and all other areas defined within the space needs.
- v. Schematic detailed cost estimates that forecast the improvement costs proposed within the plan that are phased within a budget established by the Village Board.
- vi. Preparation of interior and exterior renderings/sketches depicting the recommended improvements proposed for the floor plans recommended.
- vii. Phased implementation plan noting the anticipated timeline for individual phased design and construction schedule.

B. The process to complete the Facility Plan will take into account the following meetings:

- i. Public – 3 Public Information Meeting estimated at 2 hours each.
- ii. Village Board – 12 Workshop/Meetings estimated at 2 hours each.
- iii. Village Staff – 12 Meetings estimated at 3 hours each.

- iv. Stakeholder Engagement – 6 targeted engagements for key stakeholders in the Community planned for a period of 1-2 hours each.
- v. Virtual, telephone, and email engagement with Staff to facility plan development as needed within the duration of the project.
- vi. Meetings not listed here or are otherwise in addition to what is listed here will be addressed between the Village and Architect on a case by case basis.

C. The final plan put forth for acceptance shall be completed in such a way that it can be fully integrated with other plans and initiatives adopted by the Village. The Architect shall provide the Village with an electronic copy of the final plan in its original and pdf format, including attachments, drawings, graphics, or tables used to create the plan.

SECTION 5

Miscellaneous

A. The Architect will provide a proposal to outline the approach they will take toward the completion of these tasks. An explanation of any variances to the proposed Scope of Work as outlined in this document, and any insights into the project gained as a result of developing the proposal or from past project experiences.

B. Proposal will further consist of:

- i. **Key Personnel** – A list of personnel directly assigned to the project, along with responsibilities on this project and resumes. Clearly illustrate the responsibilities and lines of communication and authority relative to your project management team. The firm's Project Manager, who will be responsible for planning, coordinating, and conducting the majority of the work, including meeting attendance with the Village, must be identified and committed to the project. The Village reserves the right to approve Architect's project manager, any requested personnel, and/or subcontractor changes during the course of the project.
- ii. **Quality Control** – Describe quality control measures and processes to ensure the project requirements are achieved within the project budget.
- iii. **Village Commitments** – Identification of those items within the Scope of Work for which the Architect anticipates assistance by the Village. Village Staff will serve as the point of contact for public inquires during the planning process, will attend all public meetings, will maintain a project website, and provide public outreach of planning activities through existing Village social media outlets, electronic and community newsletters.
- iv. **Project Schedule** – A proposed schedule that indicates project milestones by phases or tasks, delivery of draft and final project deliverables, and overall timeline for completion of the Plan. Identification of meetings with Village Staff, Village committees, and the public, including summary of targeted discusses and meeting outcomes.
- v. **Supplemental Information** – Any other information deemed necessary to address the requests within this document.

C. Cost and Labor Hours Proposal consisting of:

- i. **Cost** – Lump Sum price to complete the plan as proposed within this document.
- ii. **Estimated Labor Hours** – A summary of estimated labor hours by task, or phase, that clearly identifies the project team members, their hourly rate, and the number of hours performed by each participant organized by task or phase.
- iii. **Additional Scope/Fees** – Total fee, hours per employee, and hourly rates by employees, for any additional services not identified as included in the Architect's base Scope of Work.

D. **Property** – All information developed as part of this request, including graphics and data, shall become the property of the Village upon completion of the report. All text shall be submitted electronically as is most convenient. All original graphics generated as a part of the request shall be submitted to the Village in an easily reproducible hardcopy and electronic format as applicable.

SECTION 6 Terms and Conditions

The proposal will be reviewed to determine if it meets the submittal requirements contained within this request. Failure to meet the requirements within this request can be cause for rejection of the proposal. The Village may reject the proposal if it is conditional, incomplete, contains irregularities, or if in the sole discretion of the Village not considered in our best interest. The Village may waive an immaterial deviation in the proposal, but this shall in no way modify the proposal document or excuse the Architect from compliance with the contract requirements. The Village Board will take final action to approve the proposal as submitted by the Architect.

The Village uses a standard template contract (Appendix B) for such services and will require its utilization for this project. A copy of the standard template is provided as part of this request and will be updated to adapt to the proposal ultimately selected.

There is no expressed or implied obligation for the Village to reimburse the Architect for any expenses incurred in preparation of this proposal. Materials submitted by the Architect are subject to public inspection under Wisconsin law. Any language purporting to render the entire proposal confidential or proprietary will be ineffective and will be disregarded.

The Village will not discriminate against individuals due to sex, race, religion, creed, color, national origin, age, disability, sexual orientation, ancestry, marital status, arrest or conviction record, military service, or any other characteristics protected by law.

Submission of a proposal indicates acceptance by the Architect on these Terms and Conditions as contained within this request, unless clearly and specifically noted in the proposal submitted and confirmed in the contract between the Village and Architect.

All property rights, including publication rights of all reports produced by the selected firm in connection with services performed under this agreement shall be vested in the Village.

SECTION 7 Appendices

Appendix A Space Needs

Appendix B Standard Contract Template

Administration

Staffing Spaces

Title	Existing/New	Dedicated/Shared	Room Type	Notes
Administrator	Existing	Dedicated	Office	Retrofitting in 2026.
Deputy Administrator (DH)	Existing	Dedicated	Office	
Clerk	New	Dedicated	Office	
Finance (Manager)	Existing	Dedicated	Office	
Human Resources (Generalist)	Existing	Dedicated	Office	
DEI Strategist	Existing	Dedicated	Office	Considering changes to position.
Admin Staff (Deputy Clerk)	Existing	Shared	Co-Working Space	Combined btw. Admin, CD, & SO. TBD through Future Staffing Plan.
Admin Staff (Admin Asst)	Existing	Shared	Co-Working Space	
Admin Staff (Admin Asst)	New	Shared	Co-Working Space	
Admin Staff (TBD)	New	Shared	Co-Working Space	
Communication Manager	Existing	Dedicated	Office	Retrofitting in 2026.
Communications Specialist	Existing	Dedicated	Co-Working Space	TBD through Future Staffing Plan. Workspace with Server Room.
Media Producer	Existing	Dedicated	Co-Working Space	
Camera Operators	Existing	Dedicated	Co-Working Space	
Comms Staff	New	Dedicated	Co-Working Space	
Technology Staff	New	Dedicated	Office	

Support Spaces

Title	Existing/New	Dedicated/Shared	Room Type	Notes
Waiting	Existing	Shared	Lobby	Large Medium Supplies, Elections, etc. Records Retention Schedule For Staff For Staff For Staff For Staff
Conference Room	Existing	Shared	Multi-Purpose	
Conference Room	Existing	Shared	Multi-Purpose	
Storage (General)	Existing	Dedicated	Secure	
Storage (Files)	Existing	Dedicated	Secure	
Shared Work Room	Existing	Shared	Multi-Purpose	
Break Room	Existing	Shared	Multi-Purpose	
Mothers Room	New	Shared	Secure	
Restroom	New	Shared	Multi-Purpose	
Restroom	New	Shared	Multi-Purpose	
Control Room	Existing	Dedicated	Multi-Purpose	Shared work space for Comms.
Production Storage	Existing	Dedicated	Multi-Purpose	Tied to Control Room.
Server Room (Comms)	Existing	Dedicated	Secure	Aligned with Control Room.
Server Room (Village)	Existing	Dedicated	Secure	Aligned with Technology Staff.

Community and Economic Development

Staffing Spaces

Title	Existing/New	Dedicated/Shared	Office Type	Notes
Director	Existing	Dedicated	Office	TBD through Future Staffing Plan. Intern
Associate Planner	Existing	Dedicated	Office	
Building Inspector(s)	Existing	Dedicated	Office	
CD Staff (TBD)	New	Dedicated	Office	
Community Dev Specialist	Existing	Shared	Co-Working Space	
Commercial Elec Insp	New	Shared	Co-Working Space	
Open Work Station	New	Shared	Co-Working Space	

Support Spaces

Title	Existing/New	Dedicated/Shared	Office Type	Notes
Waiting/Reception	Existing	Shared	Lobby	Study combining with Administration
Files	Existing	Dedicated	Secure	Property files, other required plans.
Conference Room	Existing	Shared	Multi-Purpose	Medium

Senior Outreach

Staffing Spaces

Title	Existing/New	Dedicated/Shared	Room Type	Notes
Director	Existing	Dedicated	Office	Break off Meal Staging. Programs, Events, Volunteer Coord.
Case Manager	Existing	Dedicated	Office	
Case Manager/Outreach Spec.	Existing	Dedicated	Office	
Nutrition Manager	Existing	Dedicated	Office	
Outreach Staff (TBD)	New	Dedicated	Office	
Volunteer Office/Work Space	Existing	Dedicated	Office	

Support Spaces

Title	Existing/New	Dedicated/Shared	Room Type	Notes
Kitchen	Existing	Shared	Multi-Purpose	Dept/Vil Meal Program, Events, Prog
Dining	New	Shared	Multi-Purpose	Meal Program, Events, Programs
Dining Storage	New	Shared	Multi-Purpose	Meal Program, Events, Programs
Indoor Lounge Area	New	Shared	Multi-Purpose	Align with main Waiting area.
Meal Staging	Existing	Dedicated	Co-Working	Break off from Nutrition Mgr Office.
Conference Room	New	Shared	Multi-Purpose	Medium
Treatment Room	New	Dedicated	Private	Small
Multi-Purpose Room	New	Shared	Multi-Purpose	Combine Class, Craft Room uses.
Exercise Room	New	Dedicated		Dedicated for various exercise progs.
Exercise Storage	New	Dedicated		Dedicated to support exercise progs.
Storage/Work Room	Existing	Dedicated		General Storage, Copy, Shared Work
Restroom	New	Shared	Multi-Purpose	For Staff
Restroom	New	Shared	Multi-Purpose	For Staff
Loan Closet	Existing	Dedicated	Secure	Storage
Loan Closet Work Area	New	Dedicated	Secure	Cleaning, Sanitizing, Repairing.

Facilities (Public Works)

Staffing Spaces

Title	Existing/New	Dedicated/Shared	Room Type	Notes
Facility Manager	New	Dedicated	Shop/Office	For related facility work on site.

Support Spaces

Title	Existing/New	Dedicated/Shared	Room Type	Notes
Janitorial/Storage	Existing	Dedicated	Secure	

Equipment/Mechanicals

Title	Existing/New	Priority	Room Type	Notes
VAV Valves	Existing	Medium	Mechanical	Built into phased remodeling plan.
Valve Actuator	Existing	Medium	Mechanical	Built into phased remodeling plan.
A/C Air Handling	Existing	Low	Mechanical	
Chemical Pot	Existing	Low	Mechanical	
Water Heater	Existing	Low	Mechanical	
Water Softner	Existing	Low	Mechanical	
Electrical Panel	Existing	Low	Mechanical	Forecast longterm needs.
Generator	Existing	Low	Mechanical	Forecast longterm need.
Doors	Existing	Low	Structural	Empahsis on exterior, accessibility.
Windows	Existing	Low	Structural	Evaluate during planning.
Lighting	Existing	Yes	Structural	Built into phased remodeling plan.

Common/Community Areas

Staffing Spaces

Title	Existing/New	Dedicated/Shared	Room Type	Notes

Support Spaces

Title	Existing/New	Dedicated/Shared	Room Type	Notes
Community Room	Existing	Dedicated	Meeting	Shift use as a staged meeting room.
Garage Bay	Existing	Shared	Multi-Purpose	Large Event, Active Use
Kitchen (Warming)	Existing	Shared	Multi-Purpose	Attached to Garage Bay
Restroom (Men)	Existing	Shared	Public	Accessible, Universal Design
Restroom (Women)	Existing	Shared	Public	Accessible, Universal Design
Restroom (Gender Neutral)	Existing	Shared	Public	Accessible, Universal Design
Outdoor Area	Existing	Shared	External	Only Garage Bay Apron.
Parking Lot (North)	Existing	Shared	External	Repave, Restripe
Parking Lot (South)	Existing	Shared	External	Repave, Restripe
Overhang, Covered Drop Off	New	Shared	External	Entrance, Support Meal Program

VILLAGE OF MCFARLAND CONTRACT

Expiration Date: _____

Maximum Cost: _____

Registered Agent: _____

Address: _____

THIS CONTRACT, made and entered into, by and between the Village of McFarland (hereinafter referred to as "VILLAGE") and _____ (hereafter, "PROVIDER"),

WHEREAS VILLAGE, whose address is 5915 Milwaukee St., P.O. Box 110, McFarland, WI 53558, desires to purchase services from PROVIDER for the purpose of _____
_____; and

WHEREAS PROVIDER, whose address is _____,
is able and willing to provide such services;

NOW, THEREFORE, in consideration of the above premises and the mutual covenants of the parties hereinafter set forth, the receipt and sufficiency of which are acknowledged by each party, VILLAGE and PROVIDER agree as follows:

- I. TERM. The term of this Contract shall commence as of the date on which all parties have executed this Contract and shall end as of the EXPIRATION DATE set forth on page 1 hereof, unless sooner agreed to in writing by the parties or as provided in Section IV. PROVIDER shall complete its obligations under this Contract not later than the EXPIRATION DATE.
- II. SERVICES.
 - A. PROVIDER agrees to provide the services detailed in the attached Schedule A.
 - B. PROVIDER shall commence, carry on and complete its obligations under this Contract with all deliberate speed and in a sound, economical and efficient manner, in accordance with this Contract and all applicable laws. In providing services under this Contract, PROVIDER agrees to cooperate with the various departments, agencies, employees and officers of VILLAGE. Time is of the essence with regard to all dates for completion of any services under this Contract unless expressly provided otherwise.
 - C. PROVIDER agrees to secure at PROVIDER's own expense all personnel necessary to carry out PROVIDER's obligations under this Contract. Such personnel shall not be deemed to be employees of VILLAGE nor shall they or any of them have or be deemed to have any direct contractual relationship with VILLAGE.

- D. All services by PROVIDER shall be performed in a good and workmanlike manner and consistent with all standards of performance customary in the State of Wisconsin as well as any standards of quality advertised by PROVIDER.
- III. ASSIGNMENT/TRANSFER: PROVIDER shall neither assign nor transfer any interest or obligation in this Contract, without the prior written consent of VILLAGE unless otherwise provided herein, provided that claims for money due or to become due PROVIDER from VILLAGE under this Contract may be assigned to a bank, trust company or other financial institution without such approval if and only if the instrument of assignment contains a provision substantially to the effect that the right of the assignee in and to any moneys due or to become due to PROVIDER shall be subject to prior claims of all persons, firms and corporations for services rendered or materials supplied for the performance of the work called for in this Contract. PROVIDER shall promptly provide notice of any such assignment or transfer to VILLAGE.
- IV. TERMINATION.
- A. The Village may terminate this Contract for any reason upon thirty (30) day written notice to PROVIDER.
- B. The following shall constitute grounds for immediate termination:
1. violation by PROVIDER of any State, Federal or local law, or failure by PROVIDER to comply with any applicable States and Federal service standards, as expressed by applicable statutes, rules and regulations.
 2. failure by PROVIDER to carry applicable licenses or certifications as required by law in order to complete the services to be provided under this Contract.
 3. failure of PROVIDER to comply with reporting requirements contained herein.
 4. inability of PROVIDER to perform the work provided for herein.
- C. Failure of the Village Board or the State or Federal Governments to appropriate sufficient funds to carry out VILLAGE's obligations hereunder, shall result in automatic termination of this Contract as of the date funds are no longer available, without notice.
- D. Upon the expiration or any termination of this Contract, all finished and unfinished documents, services, papers, data, products, and the like prepared, produced or made by PROVIDER under this Contract shall at the option of VILLAGE become the property of VILLAGE, and PROVIDER shall be entitled to receive just and equitable compensation, for any satisfactory work completed on such documents, services, papers, data, products. Notwithstanding the above, PROVIDER shall not be relieved of liability to VILLAGE for damages sustained by VILLAGE by virtue of any breach of this Contract by PROVIDER, and VILLAGE may withhold any payments to PROVIDER for the purpose of offset.
- V. PAYMENT. VILLAGE agrees to make such payments for services rendered under this Contract as and in the manner specified herein and in the attached Schedule B, which is fully incorporated herein by reference. Notwithstanding any language to the contrary in this Contract or its attachments, VILLAGE shall never be required to pay more than the sum set forth on page 1 of this Contract under the heading MAXIMUM COST, for all services rendered by PROVIDER under this Contract.
- VI. REPORTS. PROVIDER agrees to make such reports as are required in the attached Schedule C, which is fully incorporated herein by reference. With respect to such reports it is expressly understood that time is of the essence.

VII. DELIVERY OF NOTICE. Notices, bills, invoices and reports required by this Contract shall be deemed delivered as of the date of postmark if deposited in a United States mailbox, first class postage attached, addressed to a party's address as set forth above. Either party may change the address to which notices should be sent by written notice to the other party.

VIII. INSURANCE.

A. PROVIDER shall indemnify, hold harmless and defend VILLAGE, its boards, committees, agencies, officers, employees and representatives against any and all liability, loss (including, but not limited to, property damage, bodily injury and loss of life), damages, costs or expenses which VILLAGE, its officers, employees, agencies, boards, commissions and representatives may sustain, incur or be required to pay by reason of PROVIDER's acts or omissions in the course of furnishing the services or goods required to be provided under this Contract, provided, however, that the provisions of this paragraph shall not apply to liabilities, losses, charges, costs, or expenses to the extent caused by or resulting from the acts or omissions of VILLAGE, its agencies, boards, commissions, officers, employees or representatives. The obligations of PROVIDER under this paragraph shall survive the expiration or termination of this Contract.

B. In order to protect itself and VILLAGE, its officers, boards, committees, agencies, agents, volunteers, employees and representatives under the indemnity provisions of the subparagraph above, PROVIDER shall, at PROVIDER's own expense, obtain and at all times during the term of this Contract keep in full force and effect the insurance coverages, limits, and endorsements listed below. When obtaining required insurance under this Contract and otherwise, PROVIDER agrees to preserve VILLAGE's subrogation rights in all such matters that may arise that are covered by PROVIDER's insurance. Neither these requirements nor the VILLAGE's review or acceptance of PROVIDER's certificates of insurance is intended to limit or qualify the liabilities or obligations assumed by the PROVIDER under this Contract.

Commercial General Liability.

PROVIDER agrees to maintain Commercial General Liability insurance at a limit of not less than \$1,000,000 per occurrence. Coverage shall include, but not be limited to, Bodily Injury and Property Damage to Third Parties, Contractual Liability, Personal Injury and Advertising Injury Liability, Premises-Operations, Independent PROVIDERs and Subcontractors, and Fire Legal Liability. The policy shall not exclude Explosion, Collapse, and Underground Property Damage Liability Coverage unless the VILLAGE waives such requirement in writing. The policy shall list the VILLAGE as an Additional Insured.

Commercial/Business Automobile Liability.

PROVIDER agrees to maintain Commercial/Business Automobile Liability insurance at a limit of not less than \$1,000,000 Each Occurrence. PROVIDER further agrees coverage shall include liability for Owned, Non-Owned & Hired automobiles. In the event PROVIDER does not own automobiles, PROVIDER agrees to maintain coverage for Hired & Non-Owned Auto Liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy.

Environmental Impairment (Pollution) Liability

PROVIDER agrees to maintain Environmental Impairment (Pollution) Liability insurance at a limit of not less than \$1,000,000 per occurrence for bodily injury, property damage, and environmental cleanup costs caused by pollution conditions, both sudden and non-sudden, unless the VILLAGE waives this requirement in writing. This requirement can be satisfied by either a separate environmental liability policy or through a modification to the Commercial General Liability policy. Evidence of either must be provided.

Workers' Compensation.

PROVIDER agrees to maintain Workers Compensation insurance to the extent required by law.

Umbrella or Excess Liability.

PROVIDER may satisfy the minimum liability limits required above for Commercial General Liability and Business Auto Liability through an Umbrella or Excess Liability policy provided that the Annual Aggregate limit shall not be less than the highest "Each Occurrence" limit for the Commercial General Liability and Business Auto Liability. PROVIDER agrees to list the VILLAGE as an "Additional Insured" on its Umbrella or Excess Liability policy.

- C. Upon execution of this Contract, PROVIDER shall furnish VILLAGE with a Certificate of Insurance listing VILLAGE as an additional insured and, upon request, certified copies of the required insurance policies. If PROVIDER's insurance is underwritten on a Claims-Made basis, the Retroactive Date shall be prior to or coincide with the date of this Contract. The Certificate of Insurance shall state that professional malpractice or errors and omissions coverage, if the services being provided are professional services is Claims-Made and indicate the Retroactive Date, and PROVIDER shall maintain coverage for the duration of this Contract and for six (6) years following the completion of this Contract. PROVIDER shall furnish VILLAGE, annually on the policy renewal date, a Certificate of Insurance as evidence of coverage. It is further agreed that PROVIDER shall furnish the VILLAGE with a 30-day notice of aggregate erosion, in advance of the Retroactive Date, cancellation, or renewal. It is also agreed that on Claims-Made policies, either PROVIDER or VILLAGE may invoke the tail option on behalf of the other party and that the Extended Reporting Period premium shall be paid by PROVIDER. In the event any action, suit or other proceeding is brought against VILLAGE upon any matter herein indemnified against, VILLAGE shall give reasonable notice thereof to PROVIDER and shall cooperate with PROVIDER's attorneys in the defense of the action, suit or other proceeding. PROVIDER shall furnish evidence of adequate Worker's Compensation Insurance, if required. In case of any sublet of work under this Contract, PROVIDER shall furnish evidence that each and every subcontractor has in force and effect insurance policies providing coverage identical to that required of PROVIDER.
- D. The VILLAGE, acting at its sole option and through its Village Board, may waive any and all requirements contained in this Contract, such waiver to be in writing only. Such waiver may include or be limited to a reduction in the amount of coverage required above. The extent of waiver shall be determined solely by Village Board taking into account the nature of the work and other factors relevant to VILLAGE's exposure, if any, under this Contract.
- IX. NO WAIVER BY PAYMENT OR ACCEPTANCE. In no event shall the making of any payment or acceptance of any service or product required by this Contract constitute or be construed as a waiver by VILLAGE of any breach of the covenants of this Contract or a waiver of any default of PROVIDER and the making of any such payment or acceptance of any such service or product by VILLAGE while any such default or breach shall exist shall in no way impair or prejudice the right of VILLAGE with respect to recovery of damages or other remedy as a result of such breach or default.
- X. NON-DISCRIMINATION. During the term of this Contract, PROVIDER agrees not to discriminate on the basis of age, race, ethnicity, religion, color, gender, disability, marital status, sexual orientation, national origin, cultural differences, ancestry, physical appearance, arrest record or conviction record, military participation or membership in the national guard, state defense force or any other reserve component of the military forces of the United States, or political beliefs against any person, whether a recipient of services (actual or potential) or an employee or applicant for employment, except to the extent that such factors are substantially related to the qualifications of such person to perform the work or receive the services. Such equal opportunity shall include but not be limited to the following: employment, upgrading, demotion, transfer, recruitment, advertising, layoff, termination, training, rates of pay, and any other form of compensation or level of service(s). PROVIDER agrees to post in conspicuous places, available to all employees, service recipients and applicants for employment and services, notices setting forth the provisions of this paragraph.

XI. MISCELLANEOUS.

- A. Registered Agent. PROVIDER warrants that it has complied with all necessary requirements to do business in the State of Wisconsin, that the persons executing this Contract on its behalf are authorized to do so, and, if a corporation, that the name and address of PROVIDER's registered agent is as set forth opposite the heading REGISTERED AGENT on page 1 of this Contract. PROVIDER shall notify VILLAGE immediately, in writing, of any change in its registered agent, his or her address, and PROVIDER's legal status. For a partnership, the term 'registered agent' shall mean a general partner. The person(s) executing this Contract on behalf of PROVIDER individually warrants and represents that he, she or they are duly authorized to enter into this Contract and bind the PROVIDER hereto, and that no signatures other than those shown in the signature blocks below are necessary to make this Contract binding on PROVIDER.
- B. Controlling Law and Venue. It is expressly agreed that in the event of any disagreement or controversy between the parties, Wisconsin law shall be controlling. Venue for any legal proceedings shall lie solely in the Dane County Circuit Court.
- C. Limitation of Contract. This Contract is intended to be an agreement solely between the parties hereto and for their benefit only. No part of this Contract shall be construed to add to, supplement, amend, abridge or repeal existing duties, rights, benefits or privileges of any third party or parties, including but not limited to employees of either of the parties.
- D. Entire Contract. The entire agreement of the parties is contained herein and this Contract supersedes any and all oral agreements and negotiations between the parties relating to the subject matter hereof. The parties expressly agree that this Contract shall not be amended in any fashion except in writing, executed by both parties.
- E. Counterparts. The parties may evidence their agreement to this contract upon one or several counterparts of this instrument, which together shall constitute a single instrument.
- F. Severability. In the event any provision, term or clause contained in this Contract shall be determined unlawful or unenforceable, such determination shall not affect the remaining provisions of this Contract which shall remain in full force and effect. In the event any such provision, term or clause shall be determined unlawful or unenforceable as to any particular person or circumstances, such determination shall not affect the applicability of such provision to any other person or under any other circumstances.

IN WITNESS WHEREOF, VILLAGE and PROVIDER, by their respective authorized agents, have caused this Contract and its Schedules to be executed, effective as of the date by which all parties hereto have affixed their respective signatures, as indicated below.

FOR PROVIDER:

Date Signed: _____

Date Signed: _____

* [print name and title, below signature line of any person signing this document]

* * *

FOR VILLAGE:

Date Signed: _____
Brad Czebotar, Village President

Date Signed: _____
Cassandra Suettinger, Clerk/Treasurer

Approved as to form:

Allen D. Reuter
Village Attorney

GENERAL INSTRUCTIONS FOR COMPLETING SCHEDULES “A”, “B”, “C”

Schedule A

1. Describe services to be performed **in detail**.
2. Add in any time limits on when the services are to begin, when to end, and any other definite or referable time limits.
3. Put in any cancellation provision you want or reference cancellation to a proposal or bid. If you don't do anything, there will be no cancellation provision.
4. Add in any assignment provisions, if necessary, or reference proposal or bid provision. Again, if you do nothing, there will be no assignment provisions allowable. That is the normal course of events.
5. Include any standards to be used by the Provider when doing the work; these can be referenced to a proposal or can be written out here and subject to your on-going approval.
6. Add in anything you are supposed to do to aid or facilitate the work of the Provider.

Schedule B

1. Indicate the maximum amount the Provider will be paid.
2. Include how Provider will be paid, that is, whether in one lump sum at the beginning or end, a percentage now and installments later on, how payments are referenced if installments (whether by percent and dates, by amount of work done, flat dollar amount by units of service billed to you, etc.). If you are using unit cost basis, make sure that a unit is identifiable and measurable and is described in Schedule “A”.
3. Describe how the Provider is to bill the VILLAGE. If a Provider is to bill you, indicate when they will be paid (30 days, 60 days, etc.) after receipt of the bill.

Schedule C

1. Describe the nature and dates of any reports required. Be specific.
2. If audits are to be performed or permitted at your option, indicate that here. Remember: audits after the term of the contract are useless unless you have withheld a part of the payments until the audit is complete and satisfactory to you.

Example

SCHEDULE “A”

- I. Pursuant paragraph #1 of the attached CONTRACT, the PROVIDER shall provide the following services:
 - a. Examine in detail the operations of the Sanitary department with a view toward recommending improvements in the manner in which in-coming work is assigned to the various field personnel. It is contemplated that this work shall be accomplished by the PROVIDER assigning one of its staff full-time to this phase until accomplished. Date of completion: not later than 7-15-16.
 - b. Make detailed written recommendations for the improvement of the in-take functions of the Sanitary department described in a. above. The goal of this phase is to increase the efficiency of the department and to expedite requests for inspections by members of the public. Date of completion: 7-15-16.
 - c. Evaluate the recommendations in b. above by auditing the intake functions of the department after the recommendations have been instituted and make any necessary adjustments. This is contemplated to be an on-going process over a period of 5 months, with a completion date of January 15, 2016.
- II. In accomplishing the objectives of I. above, the PROVIDER is to adhere to the concepts and provisions of its proposal dated July 1, 2015, and attached hereto and incorporated herein by reference.
- III. VILLAGE personnel shall cooperate with the PROVIDER and its agents in the performance of the PROVIDER'S obligations hereunder.

Example

SCHEDULE "B"

- I. PROVIDER shall be paid on the basis of work completed, when completed at the following rates:
 - a. For the completion of Schedule "A", para I.a., the sum of \$2,000.00 if completed timely, with a reduction of 1% of said amount for each calendar day uncompleted beyond the schedule completion date.
 - b. For the completion of Schedule "A", para I.b., the sum of \$5,000.00 if completed timely, a reduction of 2% for each day late.
 - c. For completion of Schedule "A", para I.c., the sum of \$25.00 for each hour of service actually spent evaluating and auditing the performance of the department under the recommendations of the PROVIDER, the PROVIDER to submit monthly, by the 10th of the succeeding month, a bill itemizing hours spend in performance of said duties.
- II. If PROVIDER is timely with respect to all its obligations under this CONTRACT, the VILLAGE shall make payments due within 30 days of the dates of completion of PROVIDER'S obligations or of billing, as appropriate. If PROVIDER fails to meet time limits, VILLAGE'S payments will be delayed an additional 30 days.
- III. In no event shall the PROVIDER be paid more than the sum of \$2,000.00 for its obligations under para. I.c. above.

SCHEDULE "C"

- I. In addition to other reports required herein, the PROVIDER shall provide a written summary of its audit results under Schedule "A", para. I.c., no later than March 15, 2001. The VILLAGE shall withhold the sum of \$500.00 due as payment hereunder until such written summary is received.

McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, June 3, 2026

SECTION: Business

DEPARTMENT: Administration

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Introduction to and discussion of the proposed McFarland 2027-2031 Capital Improvement Plan.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

Enclosed is the draft 2027-2031 Capital Improvement Plan helping to plan out a multitude of projects, plans, designs, equipment, and various capital needs. This is meant to serve as an introduction to the plan, its contents, and go over the process to prepare this for acceptance by the Village Board.

Please note the following key features of this document:

- Transmittal Memo - A memorandum is included as part of the transmittal that helps to concisely summarize major issues and initiatives contained within the plan. It will also outline the process to create the plan and provide some historical data on how this proposal compares to years past.
- Funding Summary - The funding summary is a way to look at the overall funding for projects over the next 5 years by Department and also by Fund. It further breaks down the amount to be borrowed as well as the impact on utilities.
- Program Years - This is where the most detail is contained looking at each project year by year, Department by Department. Please note some of the highlights from future years:
 - Funds remain for to be determined facility development. This includes \$4.5 million in 2027-2030. at the Municipal Center for 2027 and 2028 in the amount of \$23 million split equally between the two years. Specific projects have not been identified yet but plans are being developed to assist with that and will align with these funds once available.
 - Paving and Utility Plan is represented each of the next five years based on what is listed in Appendix C. A line item continues to exist for Siggelkow Road and also includes further improvement to Elvehjem Road.
 - Construction of Well #5 began in 2026 and will be completed in 2027. Remaining large scale well projects were deferred to 2032 and beyond to relieve rate pressure.
 - Funding for the Comprehensive Plan update is spread out between 2026 and



2027 with the Zoning Code rewrite following a similar pattern starting in 2027.

- Funding is provided to improve McFarland Park beginning in 2027.
- Appendix A Financial Analysis - This is not complete yet and will be provided at a later date by our Financial Advisor. This analysis looks at the impact of the proposed debt needs.
- Appendix B Project Summaries - Each of the projects listed within the program years has a brief narrative providing additional description of the work intended.
- Appendix C Paving and Utility Plan - This provides a 10 year outlook for projects to help understand the impact of our road and underground needs. The Public Works and Utilities Committee will review and provide a recommendation to the Village Board on this draft.
- Appendix D - Similar to the previous item, there is a 10 year plan for park improvements that will be included as well. The first five years are set and we are working to update the full draft to round out the 10 year plan. The Parks and Recreation Committee will review and provide a recommendation on this.

Please remember these are projections taking into account a lot of assumptions on what may or may not happen in the next 5 years regarding the presented variables. The true testament as to whether or not any implementation happens within this plan is through the annual budget process. As a plan, the use of assumptions is appropriate to be able to forecast certain impacts and attempt to avoid funding pitfalls. As we progress through the years, how elements are incorporated into the budget is the final say as to whether or not they may move forward.

FINANCIAL/BUDGET IMPACT:

The financial analysis is included in Appendix A and summarized as part of the transmittal memorandum. We will review as part of the introduction what is proposed here.

VILLAGE PLAN REFERENCE:

Chapter 3 - Debt Management Policy

This policy was updated in 2025 to set a limit on our debt utilization at 50%. By State law, our debt limit is 5% of our equalized value which as part of the 2025 Audit was \$91,816,760 with \$46,845,000 outstanding. Our policy limit would be not to exceed \$45,908,380 which as the policy changed in the year last year, we are very close to this threshold. The audit considers the full GO Debt of outstanding principal which includes borrowings for things like utilities and TIDs that are not paid back through the tax levy. The analysis within the plan focuses on the tax levy to provide a forecast of what that cost might be according to these projections. If it took into account the full number, that would not be accurate since at least 10% of this debt is funded through other sources.

The overall Debt Utilization where noted does exceed 50% but that's when all debt is taken into account and not just what is paid by through the tax levy. The board should discuss the policy implications regarding this key distinction to make adjustments in the interpretation where appropriate.

ORDINANCE REFERENCE:



None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Presented for introduction and discussion.

ATTACHMENTS:

1. 2027-2031 McFarland CIP - DRAFT - 05292026



5 Year
Capital Improvement Program

2027-2031

August 25, 2026
Village Board Review and Approval

Memorandum

To: Village Board of Trustees

From: Matthew G. Schuenke, Village Administrator 

Date: May 29, 2026

Re: **2027-2031 Capital Improvement Plan (CIP) Transmittal Memorandum**

Executive Summary

Please find enclosed the 2027-2031 Capital Improvement Plan as prepared by the Village Board with the Village Administrator and Department Heads. Annually we go through this process to plan out our capital needs so that we are able to better understand the fiscal impacts they will have in the future. As a plan, this effort is meant to help guide our decision making and provide direction over the years based on the priorities set for each of the projects included. Once the plan is accepted, the first program year is entered into the next budget process for final consideration of approval to be able to move forward. This memorandum is submitted as part of the transmittal of the plan to help outline the process, summarize the projects by Department, and forecast the fiscal impact.

Process and Schedule

Please note the following process and corresponding schedule that was previously set for the board's annual calendar:

TASK	OWNER	DEADLINE
Begin Staff Submittal	Dept Heads	March 25
Department Head Check In (Staff Meeting)	Dept Heads	April 8
Department Head Check In (Individual Meeting)	Dept Heads	April 27
End Staff Submittal	Dept Heads	May 1
Financial Advisor Report Complete	Administrator	May 29
Draft Plan Introduction	Administrator	Jun 3
Public Works and Utilities Committee – Review	Committee	June 22
Village Board – Review	Board	June 23
Parks and Recreation Committee – Review	Committee	July 7
Village Board – Review	Board	July 14
Public Works and Utilities Committee – Review/Rec	Committee	July 27
Village Board – Review	Board	July 28
Parks and Recreation Committee – Review/Rec	Committee	August 4
Village Board – Final Review	Board	August 13
Village Board – Plan Acceptance	Board	August 25

The Village Board ultimately decides final plan acceptance at its second meeting in August. They do this work by conducting their review in June and July along with assistance from applicable Committees. Each Committee noted conducts an initial review of the plan affecting their work, and at a second meeting finalizes their recommendation. All of this is reconciled in August and presented for a final review to consider acceptance. Plan acceptance is not project approval. Plan acceptance completes the process and project approval is not earned until the plan year as has been approved by the Village Board within the annual budget process.

Financial Summary

The total overall projection of the plan is estimated at \$71.30 million which is a slight increase from the previous year's accepted total of \$67.39 million. The increase is attributed to projects within the Tax Increment Districts. When those projects are removed, the overall plan this year is about \$5.5 million less than the previous year. This reduction is also demonstrated lower debt projections. The previous plan carried an average of \$3.10 million per year, and that was reduced to \$2.78 million this year. Four phased implementations are continued within this plan as they were in the last at \$4.5 million per year for four years beginning in 2027. Utility projects overall were also reduced from \$14.73 million last year to \$10.56 million this year.

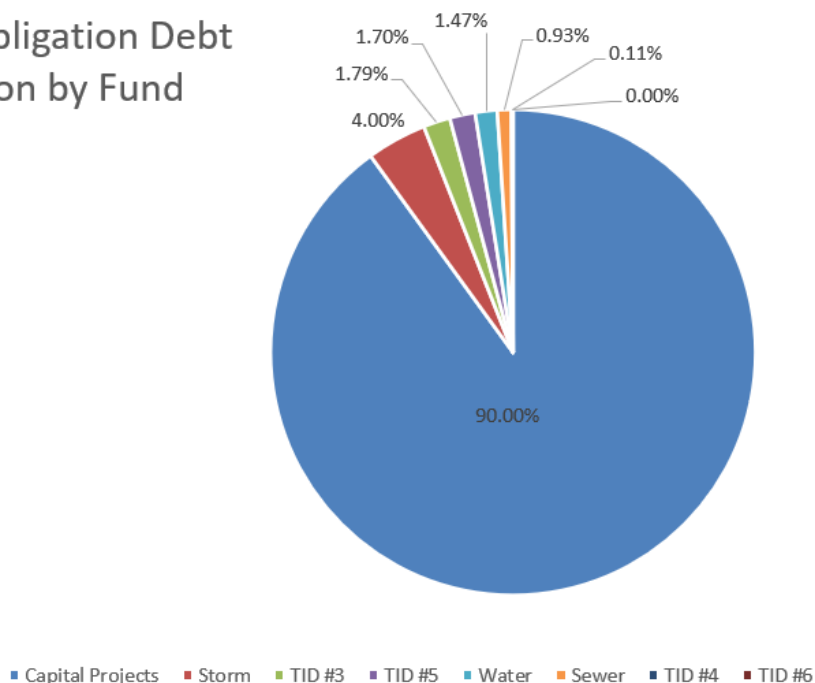
Appendix A is the financial analysis that lays out the projected debt issuances from year to year within a structure that attempts to balance the amount of tax levy support. On average over the 5-year life of this plan, the tax levy rate is projected to increase by \$0.05 per thousand dollars of value each of the next 5 years. A median home valued at \$444,000 as of January 1, 2025 would see an additional cost of around \$22.45 per year during that same five years for a cumulative total of \$323.79. This is slightly less than last year's plan while also accounting for reducing our assumption on value growth. Please note some historical information on the benchmarks noted within this summary.

	2022-2026	2023-2027	2024-2028	2025-2029	2026-2030	2027-2031
<i>Overall Total</i>	\$58.71 m.	\$71.02 m.	\$86.79 m.	\$72.58 m.	\$67.39 m.	\$71.30 m.
<i>Capital Projects Total</i>	\$43.28 m.	\$52.58 m.	\$60.66 m.	\$41.54 m.	\$37.08 m.	\$35.33 m.
<i>Utilities Total</i>	\$11.45 m.	\$13.50 m.	\$19.16 m.	\$15.55 m.	\$14.73 m.	\$10.56 m.
<i>Borrowing</i>	\$2.43 m.	\$4.97 m.	\$4.52 m.	\$2.67 m.	\$3.10 m.	\$2.78 m.
<i>Avg. Tax Rate</i>	\$0.27 per	\$0.48 per	\$0.35 per	\$0.21 per	\$0.06 per	\$0.05 per
<i>Avg. Tax Increase</i>	\$79.49	\$151.46	\$135.28	\$81.46	\$23.40	\$22.45
<i>Cumulative Tax Total</i>	\$1,377.40	\$2,542.67	\$2,239.74	\$1,135.99	\$372.79	\$323.79

Debt Utilization

All municipalities are allowed to borrow up to 5% of their equalized value under State law. This is referred to as General Obligation (“GO”) Debt. As of the end of 2025, that limit for McFarland was \$91.82 million and as of that time we had \$46.85 million outstanding yielding a debt utilization of 51%. By policy, we elect to limit our use of debt to 50% of the total allowance. The main use of GO Debt is to fund needs within the Capital Projects Fund (i.e. streets, vehicles, plans, etc.) that are paid back by the tax levy. GO Debt is also used on a limited basis to fund other purposes in the TID and Utilities. Please note the following allocation of GO Debt we currently have outstanding by Fund:

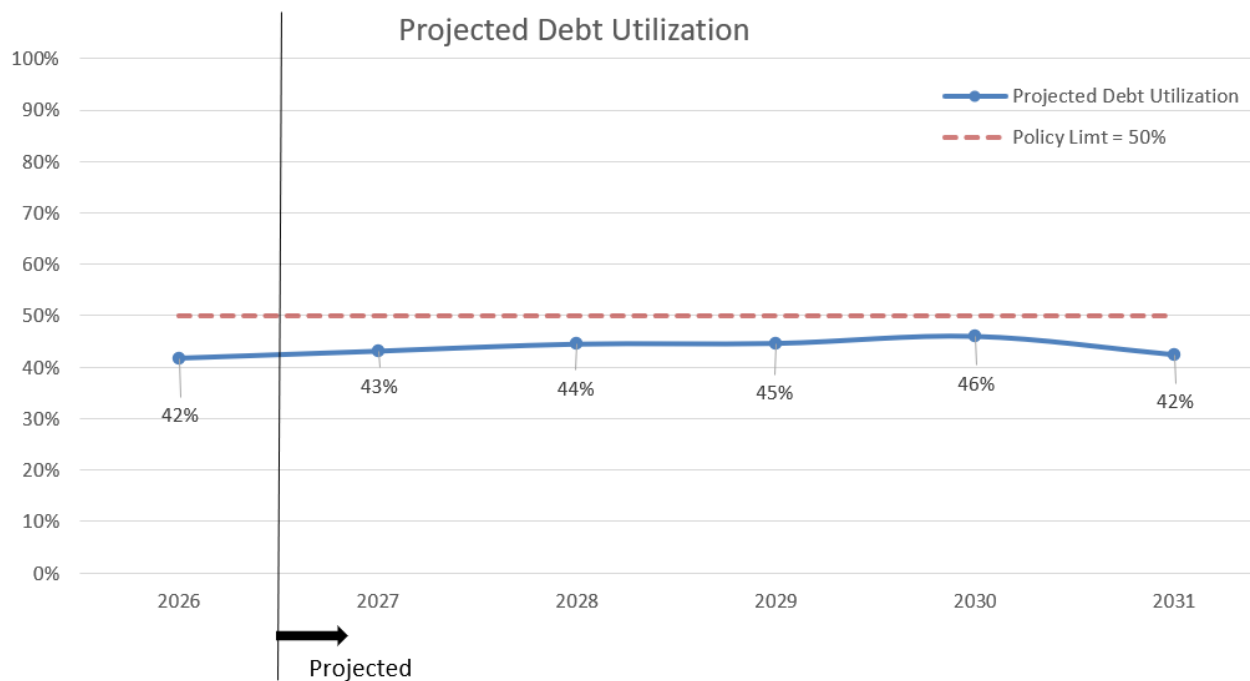
General Obligation Debt
Allocation by Fund



Approximately 90% of our outstanding GO Debt is paid back by the Tax Levy with Utilities picking up 6.4% of that expense through rates collected and TIDs covering the remaining 3.6% through increment. Each fund then contributes to the overall calculation on debt utilization even though not all of the repayments are coming from the tax levy. Please note the following overall debt utilization projected within this plan:

	Capital Projects	TIDs	Utilities	Total
2026	42%	1%	4%	47%
2027	43%	7%	4%	54%
2028	44%	12%	4%	60%
2029	44%	13%	4%	61%
2030	46%	19%	4%	69%
2031	42%	18%	4%	64%

The impacts of how you borrow for TIDs and Utilities has a fairly significant impact on overall debt utilization as it overlays with what is needed for general capital needs. Utilities is projected to remain relatively flat and mainly used for stormwater purposes as water and sewer are funded through revenue bonds. While the utilities charge rates for service within the Village, increment collected within the TIDs are specific to their boundaries only attributed to those properties. There is some speculation with TIDs also since some projects are on the horizon but associated with a project plan that has not been created as of yet. Debt utilization as its related to the portion funded by the tax levy is under the policy threshold of 50% and something for the board to discuss as part of its review of this plan. The following graph shows the projection of that debt utilization related to the Capital Projects Fund.



Debt utilization according to this plan remains relatively stable when considered the impact it has on tax payers. The average over the next five years is around 44% while still being able to fund our regular capital needs as well as allowing the board to plan for expenses related to facility projects. The funds allocated for facilities remain at the discretion of the board which once specific projects are identified and approved to move forward then we would update this plan to align with what has been authorized.

Department Review

Administration

The Department absorbed the Communications Division in 2024 and this plan reflects that transition to continue to support the cable channel and other mediums. The only other major inclusion within the plan is to keep up with replacement of voting equipment at the end of its useful life.

Facilities

The main project forecasted within this category is to fund facility projects that are to be determined. The Village Board wishes to further plan for and study the need for these projects in 2026 in order to make decisions on how to bring recommendations forward within a phased approach. This allows for debt utilization to remain flatter over the course of this plan while offering the Village flexibility to adjusting workload to align with financial resources. The remaining funding needs are consistent from year to year with a sinking fund to maintain facilities, sinking fund for property acquisition, use of funds to address maintenance needs, and other technology support. The sinking fund will be used to pay for several smaller maintenance needs within facilities including replacement of the roof at the Municipal Center in 2027.

Police

The Department has included replacement of two fleet vehicles every other year planned for 2028 and 2030. Typically new cars are entered into patrol and other cars with useful life are cycled to other less demanding uses. Additional funding is provided to support equipment needs from year to year within the Department and also to support traffic safety. Body camera system replacement and new tasers are proposed for 2027 with radios and tactical gear earmarked for 2029.

Fire and Rescue

A new fire pumper/engine was approved in 2024 which included a down payment to secure the order and schedule for delivery in 2027. Other vehicle needs identified include a staff vehicle in 2027, brush truck in 2028, and tender/tanker truck in 2030. Some of the smaller less specialized vehicles that are existing are able to be repurposed once replaced. Other equipment needs are consistent from year to year with exception for the replacement of the radio system in 2030. State funding will be used for EMS equipment in 2027 and 2028. We are also pursuing grants for the SCBA System in 2029 and radios in 2030.

Public Works (Utilities)

Most of the Village's capital outlay from year to year flows through this Department and specifically within the Paving and Utility Plan line. This information is further detailed in Appendix C in order to outline our road construction needs including the related underground utilities. There are a number of equipment needs that span all of the different services provided as well as different vehicles. Continued emphasis on stormwater maintenance is included in this plan with funds allocated in each year to continue following through on plan recommendations. Construction of the new Well #5 began in 2026 while further major renovation of Wells #3 and #4 have been deferred into 2032 and beyond to address rate pressure. Segment 6 of USH 51 reconstruction from Exchange Street to Larson Beach Road will begin at the end of 2026 for completion in 2027. Funding through the TIDs is also provided to construct Siggelkow and Elvehjem Roads near their respective districts under consideration.

Senior Outreach

Most of the capital needs for this Department are tied into the larger facility question at the Municipal Center. They have a small capital line item which allows for day to day needs to be met. Nothing else major is planned at this time.

Library

Two self-checkout machines are included in 2027 for replacement. The Department also has a larger facility question it is looking to address to further study their last space needs plan and provide updated recommendations.

Parks

Every other year the Village attempts to use park impact fees collected through new development to reconstruct a playground or add a public restroom. A playground would be considered in 2028 and 2030 while a public restroom would be in 2027, 2029, and 2031. McFarland Park continues to plan future phases for implementation in 2028/2029. This plan considers additional investments at Community Park in 2027 and 2030/2031. Each year the Village also invests funds into maintaining the trails, conservancy, and other equipment needs.

Community Development

Most of the capital funding needed within this Department is for long-term planning. We see this for the Comprehensive Plan update beginning in 2026 lasting into 2027 followed by Zoning Code rewrite overlaying in 2027 for completion in 2028. TID Planning as needed is also considered within 2027 and 2028. Funding to support planning work to develop a new vision for redevelopment of the Bliffert site is included for 2027 as we continue to work on their transition. We will also need to consider an update to our Comprehensive Outdoor Recreation Plan (CORP) in 2030 as well as updating our energy audit. The other biggest investment is in new Gateway Signs on USH 51 entering from the north and south. These will be funded through TID #5 and #6 in 2028 following completion of Phase 6 of the highway.

Closing

Thank you for the opportunity to submit this plan to the Village Board for consideration of our capital needs. Staff appreciates this opportunity to talk about the impacts of these large projects on the Community to understand how they support the good services provided within our operating budgets and to figure out the balance in quality of life we are looking to achieve. We recognize that this is a plan, and a projects ability remains at the discretion of the Village Board as adopted within the annual budget.

As always, if I can be of any assistance within this review please do not hesitate to reach out to me with questions.

Matt Schuenke, Village Administrator

(608) 838-3153

matt.schuenke@mcfarland.wi.us

2027-2031 McFarland Capital Improvement Plan

Funding Summary

<i>By Department...</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>Total</i>
Administration	38,000	2,500	7,000	30,000	12,500	90,000
Facilities	5,178,000	4,746,000	4,738,000	4,738,000	238,000	19,638,000
Police	144,500	187,500	257,500	187,500	37,500	814,500
Fire and Rescue	1,534,000	680,750	101,250	1,517,250	272,250	4,105,500
Public Works	10,941,500	10,624,500	5,067,500	11,517,500	3,035,750	41,186,750
Senior Outreach	1,500	1,500	1,500	1,500	1,500	7,500
Library	29,000	10,500	10,500	10,500	10,500	71,000
Parks	732,500	1,190,500	877,500	775,000	1,137,500	4,713,000
Community Development	216,250	356,250	6,250	91,250	6,250	676,250
Total	18,815,250	17,800,000	11,067,000	18,868,500	4,751,750	71,302,500

<i>By Fund...</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>Total</i>
General - Fund 100	15,500	16,000	16,000	16,000	16,000	79,500
Comm/Tech - Fund 200	-	-	-	-	-	-
TID #3 - Fund 305	50,000	-	-	-	-	50,000
TID #4 - Fund 310	750,000	125,000	-	-	-	875,000
TID #5 - Fund 315	-	125,000	1,869,000	3,328,000	-	5,322,000
TID #6 - Fund 320	6,093,000	-	-	-	-	6,093,000
TID ?? - Fund ??	155,000	6,120,000	115,000	5,259,000	-	11,649,000
Capital Projects - Fund 400	9,911,750	7,591,750	6,799,750	8,627,500	2,403,500	35,334,250
Parks - Fund 405	240,000	240,000	250,000	250,000	360,000	1,340,000
Utility - Fund 600	965,500	2,495,500	1,019,500	311,000	1,464,000	6,255,500
Stormwater - Fund 605	634,500	1,086,750	997,750	1,077,000	508,250	4,304,250
Total	18,815,250	17,800,000	11,067,000	18,868,500	4,751,750	71,302,500

<i>Within Fund 400...</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>Total</i>
General Revenue	300,000	325,000	350,000	375,000	400,000	1,750,000
Grants	600,750	-	-	-	-	600,750
Intergovernmental	-	-	-	-	-	-
Borrowing	8,248,000	7,208,750	6,394,750	8,076,750	1,953,500	31,881,750
Reserves	763,000	58,000	55,000	175,750	50,000	1,101,750
Total	9,911,750	7,591,750	6,799,750	8,627,500	2,403,500	35,334,250

<i>Within Borrowing...</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>Total</i>
Bonds	4,500,000	4,500,000	4,500,000	4,500,000	-	18,000,000
Notes	3,748,000	2,708,750	1,894,750	3,576,750	1,953,500	13,881,750
Total	8,248,000	7,208,750	6,394,750	8,076,750	1,953,500	31,881,750

<i>Within Fund 600 and 605...</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>Total</i>
Water	522,250	922,250	165,750	136,000	1,309,000	3,055,250
Sanitary Sewer	443,250	1,573,250	853,750	175,000	155,000	3,200,250
Storm Sewer	634,500	1,086,750	997,750	1,077,000	508,250	4,304,250
Total	1,600,000	3,582,250	2,017,250	1,388,000	1,972,250	10,559,750

Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2024 2025 2026 2027 2028 2029 2030 2031

Program Year: 2027

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #4 Fund 310	TID #5 Fund 315	TID #6 Fund 320	TID #7 Fund 325	TID ?? Fund ??	Capital Projects - Fund 400					Total	Parks Fund 405	Utility - 600		Stormwater Fund 605	Total
									General	Grants	Intergov	Borrow	Reserve			Water	Sewer		
Communications	Admin								7,500					7,500					7,500
Digital Records Mgmt	Admin								-					-					-
Small Capital	Admin	2,500																	2,500
Voting Machines	Admin											20,000	8,000	28,000					28,000
Facility Project TBD (Build)	Facilities											4,500,000		4,500,000					4,500,000
Facility Improvement	Facilities												50,000	50,000					50,000
Fencing (MC)	Facilities												4,000	4,000					4,000
Floor Scrubber (PSC)	Facilities											13,000		13,000					13,000
Garage Door Panel (PWC)	Facilities												4,500	4,500					4,500
General Tech Equipment	Facilities								25,000			-	5,000	30,000					30,000
Gutters (PWC)	Facilities												4,500	4,500		4,500	4,500		13,500
Land Acquisition	Facilities								40,000					40,000					40,000
Network Equip	Facilities								4,500					4,500		4,500	4,500	4,500	18,000
Roof Replace (MC)	Facilities												405,000	405,000					405,000
Sinking Fund	Facilities								100,000					100,000					100,000
Body Cameras	Police											40,000		40,000					40,000
Equipment	Police								15,000					15,000					15,000
Small Capital	Police	2,500												-					2,500
Tasers	Police											50,000		50,000					50,000
Traffic Safety	Police								2,750			17,250	17,000	37,000					37,000
Ballistic Equipment	Fire/EMS								8,250					8,250					8,250
Command Car Sinking Fund	Fire/EMS								10,000					10,000					10,000
CPR Compressors	Fire/EMS											55,500		55,500					55,500
Dorm Furniture	Fire/EMS								2,000					2,000					2,000
EMS Equipment	Fire/EMS								-					-					-
Fire Equipment	Fire/EMS								-	750		55,500	-	56,250					56,250
Pumper/Engine	Fire/EMS											1,281,750		1,281,750					1,281,750
Small Capital	Fire/EMS	2,500												-					2,500
Staff Vehicle	Fire/EMS											100,000		100,000					100,000
Technology	Fire/EMS								17,750					17,750					17,750
E. Interceptor II (Design)	DPW						6,093,000							-			129,000		129,000
Elvehjem Road (Design/Build)	DPW													-					6,093,000
Facility (Plan)	DPW											35,000		35,000					35,000
Hydrant Replacement	DPW													-		60,000			60,000
Leased Equipment	DPW								12,250					12,250		12,500	12,500	12,250	49,500
Maintenance (Generator)	DPW								3,000					3,000		3,000	3,000		9,000
Patrol Truck	DPW											82,500		82,500		82,500	82,500	82,500	330,000
Paving and Utility Plan	DPW											160,000		160,000		124,000		-	284,000
Pickup Truck x 3	DPW								-			31,500	45,000	76,500		31,500	31,500	31,500	171,000
Property Acquisition	DPW											205,000	220,000	425,000					425,000
Sidewalk Replace	DPW											100,000		100,000					100,000
Siggelkow Phase 1 (Design)	DPW							155,000						-					155,000
Sinking Fund	DPW								3,250					3,250		3,250	3,250	3,250	13,000
Small Capital	DPW													-				2,500	2,500
Stormwater Maintenance	DPW											146,000		146,000				377,000	523,000
Street Maintenance	DPW											150,000		150,000					150,000
Street Sweeper	DPW													-				30,000	30,000
Street Tree Planting	DPW											30,000		30,000					30,000
Tanks (Bulk Chemical)	DPW													-		25,000			25,000
Tanks (Bulk Oil)	DPW											16,000		16,000					16,000
Trailer	DPW													-					-
Trench Box	DPW													-					-
TV & Clean (Sanitary)	DPW													-		3,500	3,500	3,500	10,500
TV & Clean (Storm)	DPW													-		100,000			100,000
USH 51 Seg 6 (Build)	DPW				750,000					600,000		539,000		1,139,000		168,000	69,000	75,000	2,126,000
Small Capital	Outreach	1,500												-					-
Outreach	Outreach													-					-
Outreach	Outreach													-					-
Computer (Gaming)	Library								6,000					6,000					6,000
Computer (Workstations)	Library								8,000					8,000					8,000
Self Check Replacement	Library											12,500		12,500					12,500
Small Capital	Library	2,500												-					2,500
Bathroom (Design/Build)	Parks													-	225,000				225,000
CP Phase 2.2 (Storage)	Parks											100,000		100,000					100,000
Court Replacement x 6	Parks											130,000		130,000					130,000
Egner/Well #4 (Design)	Parks													-					-
Equipment	Parks								5,500					5,500					5,500
Maintenance (Conservancy)	Parks											12,500		12,500				12,500	25,000
McF Park Phase 3 (Plan/Design)	Parks											50,000		50,000					50,000
Mower	Parks											80,000		80,000					80,000
Park Equipment	Parks													-	15,000				15,000
Pedestrian Ways (Trails)	Parks											100,000		100,000					100,000
Property Acquisition	Parks													-					-
Small Capital	Parks	2,000												-					2,000
Comprehensive Plan	CD											60,000		60,000					60,000
Downtown/Bliffert Plan	CD			50,000										-					50,000
Property Acquisition	CD													-					-
Small Capital	CD	2,000												-					2,000
Sinking Fund	CD								4,250					4,250					4,250
TID Planning (TBD)	CD								25,000					25,000					25,000
Zoning Code	CD									???		75,000		75,000					75,000
Total Projects		15,500	-	50,000	750,000	-	6,093,000	155,000	300,000	600,750	-	8,248,000	763,000	9,911,750	240,000	522,250	443,250	634,500	18,815,250

Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2024 2025 2026 2027 2028 2029 2030 2031

Program Year: 2028

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #4 Fund 310	TID #5 Fund 315	TID #6 Fund 320	TID #7 Fund 325	TID ?? Fund ??	Capital Projects - Fund 400					Parks Fund 405	Utility - 600		Stormwater Fund 605	Total	
									General	Grants	Intergov	Borrow	Reserve	Total		Water	Sewer		
Communications	Admin											-		-					-
Digital Records Mgmt	Admin								-					-					-
Small Capital	Admin	2,500																	2,500
Voting Equipment	Admin								-			-	-	-					-
Facility Project TBD (Build)	Facilities											4,500,000		4,500,000					4,500,000
Facility Improvement	Facilities												50,000	50,000					50,000
General Tech Equipment	Facilities								30,000					30,000					30,000
Land Acquisition	Facilities								40,000					40,000					40,000
Network Equip	Facilities								4,500					4,500		4,500	4,500	4,500	18,000
Re-key (MC)	Facilities												8,000	8,000					8,000
Sinking Fund	Facilities								100,000					100,000					100,000
Equipment	Police								15,000					15,000					15,000
Patrol Vehicles	Police											150,000		150,000					150,000
Small Capital	Police	2,500												-					2,500
Traffic Safety	Police								20,000			-		20,000					20,000
AED Machines	Fire/EMS											43,000		43,000					43,000
Ballistic Equipment	Fire/EMS								8,750					8,750					8,750
Brush Truck	Fire/EMS											91,000		91,000					91,000
Command Car Sinking Fund	Fire/EMS								10,250					10,250					10,250
Dorm Furniture	Fire/EMS								2,000					2,000					2,000
EMS Equipment	Fire/EMS								-					-					-
Fire Equipment	Fire/EMS								-			44,250	-	44,250					44,250
SCBA Replacements	Fire/EMS									-		460,000		460,000					460,000
Small Capital	Fire/EMS	2,500												-					2,500
Technology	Fire/EMS								19,000					19,000					19,000
E. Interceptor II (Build)	DPW													-			1,425,000		1,425,000
Hydrant Replacement	DPW															60,000			60,000
Leased Equipment	DPW								12,500					12,500		12,500		12,500	50,000
Maintenance (Generator)	DPW								3,000			-		3,000		3,000			9,000
Paving and Utility Plan	DPW											712,000		712,000		724,000		365,000	1,801,000
Pickup Truck	DPW								15,000					15,000		15,000		15,000	60,000
Sidewalk Replace	DPW											100,000		100,000					100,000
Siggelkow Phase 1 (Build)	DPW							6,120,000						-					6,120,000
Sinking Fund	DPW								3,250					3,250		3,250	3,250	3,250	13,000
Small Capital	DPW													-				2,500	2,500
Stormwater Maintenance	DPW													-				489,000	489,000
Street Maintenance	DPW											150,000		150,000					150,000
Street Sweeper	DPW													-				30,000	30,000
Street Tree Planting	DPW								17,000			13,000		30,000					30,000
Tower Insp (Burma)	DPW													-		15,000			15,000
Trailer	DPW								-					-		-			-
TV & Clean (Sanitary)	DPW													-			110,000		110,000
TV & Clean (Storm)	DPW													-				75,000	75,000
Well #4 Values	DPW													-		85,000			85,000
Outreach	Outreach													-					-
Small Capital	Outreach	1,500												-					1,500
Outreach	Outreach													-					-
Library	Library													-					-
Comp - Workstation	Library								8,000					8,000					8,000
Small Capital	Library	2,500												-					2,500
Library	Library													-					-
Egner/Well #4 (Build)	Parks											-		-					-
Maintenance (Conservancy)	Parks								12,500			-		12,500				12,500	25,000
McF Park Phase 3 (Build)	Parks											500,000		500,000					500,000
Mower (Wing x 2)	Parks											77,500		77,500				77,500	155,000
Park Equipment	Parks													-	15,000				15,000
Pedestrian Ways (Exchange)	Parks											168,000		168,000					168,000
Pedestrian Ways (Trails)	Parks											100,000		100,000					100,000
Playground (???)	Parks													-	225,000				225,000
Property Acquisition	Parks													-					-
Small Capital	Parks	2,500												-					2,500
Gateway/Wayfinding Signage	CD				125,000	125,000								-					250,000
Property Acquisition	CD													-					-
Small Capital	CD	2,000												-					2,000
Sinking Fund	CD								4,250					4,250					4,250
TID Planning (Downtown)	CD											25,000		25,000					25,000
Zoning Code	CD									???		75,000		75,000					75,000
Total Projects		16,000	-	-	125,000	125,000	-	6,120,000	325,000	-	-	7,208,750	58,000	7,591,750	240,000	922,250	1,573,250	1,086,750	17,800,000

Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2024	2025	2026	2027	2028	2029	2030	2031
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Program Year: 2029

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #4 Fund 310	TID #5 Fund 315	TID #6 Fund 320	TID #7 Fund 325	TID ?? Fund ??	Capital Projects - Fund 400					Total	Parks Fund 405	Utility - 600		Stormwater Fund 605	Total
									General	Grants	Intergov	Borrow	Reserve			Water	Sewer		
Communications	Admin								4,500				-	4,500					4,500
Digital Records Mgmt	Admin								-					-					-
Small Capital	Admin	2,500												-					2,500
Facility Project TBD (Build)	Facilities										4,500,000			4,500,000					4,500,000
Facility Improvement	Facilities												50,000	50,000					50,000
General Tech Equipment	Facilities								30,000					30,000					30,000
Land Acquisition	Facilities								40,000					40,000					40,000
Network Equip	Facilities								4,500					4,500		4,500	4,500	4,500	18,000
Sinking Fund	Facilities								100,000					100,000					100,000
Equipment	Police								15,000					15,000					15,000
Radios	Police											160,000		160,000					160,000
Small Capital	Police	2,500												-					2,500
Tactical Gear	Police											60,000		60,000					60,000
Traffic Safety	Police								11,500			8,500		20,000					20,000
Ballistic Equipment	Fire/EMS								9,250					9,250					9,250
Command Car Sinking Fund	Fire/EMS								11,250					11,250					11,250
Dorm Furniture	Fire/EMS								2,000					2,000					2,000
EMS Equipment	Fire/EMS								5,750					5,750					5,750
Fire Equipment	Fire/EMS								-		51,000		-	51,000					51,000
Small Capital	Fire/EMS	2,500												-					2,500
Technology	Fire/EMS								19,500					19,500					19,500
Leased Equipment	DPW								12,500					12,500		12,500	12,500	12,500	50,000
Lift Station #2 Force Main	DPW													-			578,000	-	578,000
Maintenance (Generator)	DPW								3,000					3,000		3,000	3,000		9,000
Mower	DPW								25,000			-	5,000	30,000		30,000	30,000	30,000	120,000
Patrol Truck	DPW										84,250			84,250		84,250	84,250	84,250	337,000
Paving and Utility Plan	DPW					1,869,000					651,000			651,000		-		347,000	2,867,000
Pickup Truck x 2	DPW								28,250			-		28,250		28,250	28,250		113,000
Sidewalk Replace	DPW										100,000			100,000				28,250	100,000
Siggelkow Phase 2 (Design)	DPW							115,000						-					115,000
Sinking Fund	DPW								3,250					3,250		3,250	3,250	3,250	13,000
Small Capital	DPW													-			2,500		2,500
Stormwater Maintenance	DPW													-			368,000		368,000
Street Maintenance	DPW										150,000			150,000					150,000
Street Sweeper	DPW													-			30,000		30,000
Street Tree Planting	DPW								-		30,000			30,000					30,000
Trailer	DPW								-					-			-		-
TV & Clean (Sanitary)	DPW													-		110,000			110,000
TV & Clean (Storm)	DPW													-				75,000	75,000
Small Capital	Outreach	1,500												-					-
	Outreach													-					1,500
	Outreach													-					-
Comp - Workstation	Library													-					-
Small Capital	Library	2,500							8,000					8,000					8,000
	Library													-					2,500
	Library													-					-
Bathroom (???)	Parks													-	235,000				235,000
Maintenance (Conservancy)	Parks								12,500			-		12,500				12,500	25,000
McF Park Phase 3 (Build)	Parks										500,000			500,000					500,000
Mower	Parks											-		-					-
Park Equipment	Parks													-	15,000				15,000
Pedestrian Ways (Trails)	Parks										100,000			100,000					100,000
Property Acquisition	Parks													-					-
Small Capital	Parks	2,500												-					2,500
Property Acquisition	CD													-					-
Small Capital	CD	2,000												-					2,000
Sinking Fund	CD								4,250					4,250					4,250
Total Projects		16,000	-	-	-	1,869,000	-	115,000	350,000	-	-	6,394,750	55,000	6,799,750	250,000	165,750	853,750	997,750	11,067,000

Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2024

2025

2026

2027

2028

2029

2030

2031

Program Year: 2030

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #4 Fund 310	TID #5 Fund 315	TID #6 Fund 320	TID #7 Fund 325	TID ?? Fund ??	Capital Projects - Fund 400					Parks Fund 405	Utility - 600		Stormwater Fund 605	Total	
									General	Grants	Intergov	Borrow	Reserve	Total		Water	Sewer		
Communications	Admin								6,750			-	750	7,500					7,500
Digital Records Mgmt	Admin													-					-
Small Capital	Admin	2,500												-					2,500
Voting Equipment	Admin											20,000		20,000					20,000
Facility Project TBD (Build)	Facilities											4,500,000		4,500,000					4,500,000
Facility Improvement	Facilities												50,000	50,000					50,000
General Tech Equipment	Facilities								30,000					30,000					30,000
Land Acquisition	Facilities								40,000					40,000					40,000
Network Equip	Facilities								4,500					4,500		4,500	4,500		18,000
Sinking Fund	Facilities								100,000					100,000				4,500	100,000
Equipment	Police								15,000					15,000					15,000
Patrol Vehicles	Police											100,000	50,000	150,000					150,000
Small Capital	Police	2,500												-					2,500
Traffic Safety	Police								20,000					20,000					20,000
Ballistic Gear	Fire/EMS								9,500					9,500					9,500
Command Car Sinking Fund	Fire/EMS								11,500					11,500					11,500
Dorm Furniture	Fire/EMS								2,000					2,000					2,000
EMS Equipment	Fire/EMS								8,000					8,000					8,000
Fire Equipment	Fire/EMS								-			53,500	-	53,500					53,500
Patient Cots	Fire/EMS											30,250	50,000	80,250					80,250
Radios	Fire/EMS											512,000		512,000					512,000
Small Capital	Fire/EMS	2,500												-					2,500
Technology	Fire/EMS								-			20,500		20,500					20,500
Tender (Tanker) Truck	Fire/EMS											817,500		817,500					817,500
Leased Equipment	DPW								12,500					12,500		12,500	12,500	12,500	50,000
Maintenance (Generator)	DPW								3,000			-		3,000		3,000	3,000		9,000
Paving and Utility Plan	DPW					3,328,000		750,000				1,198,000		1,198,000		71,000		512,000	5,859,000
Pickup Truck x 2	DPW								41,750			-		41,750		41,750	41,750	41,750	167,000
Sidewalk Replace	DPW								27,000			73,000		100,000					100,000
Siggelkow Phase 2 (Build)	DPW							4,509,000						-					4,509,000
Sinking Fund	DPW								3,250					3,250		3,250	3,250	3,250	13,000
Small Capital	DPW													-				2,500	2,500
Stormwater Maintenance	DPW													-			368,000	368,000	
Street Maintenance	DPW											150,000		150,000				150,000	
Street Sweeper	DPW													-			30,000	30,000	
Street Tree Planting	DPW								28,000			2,000		30,000					30,000
Tractor	DPW											30,000		30,000				15,000	45,000
TV & Clean (Sanitary)	DPW															110,000		110,000	
TV & Clean (Storm)	DPW																75,000	75,000	
Small Capital	Outreach	1,500												-					-
	Outreach													-					1,500
	Outreach													-					-
Comp - Workstation	Library													-					-
Small Capital	Library	2,500							8,000					8,000					8,000
	Library													-					2,500
	Library													-					-
Brandt Park (Build)	Parks											285,000		285,000					285,000
CP Phase 3 (Design)	Parks											100,000		100,000					100,000
Maintenance (Conservancy)	Parks											-	12,500	12,500			12,500	25,000	
McFarland Park (Shelter)	Parks											-	12,500	12,500				12,500	
Park Equipment	Parks													-	15,000			15,000	
Pedestrian Ways (Trails)	Parks											100,000		100,000				100,000	
Playground (???)	Parks													-	235,000			235,000	
Property Acquisition	Parks													-				-	
Small Capital	Parks	2,500												-					2,500
CORP Update	CD											25,000		25,000					25,000
Property Acquisition	CD													-				-	
Small Capital	CD	2,000												-					2,000
Sinking Fund	CD								4,250					4,250					4,250
Sustainability Plan/Energy Audit	CD											60,000		60,000					60,000
Total Projects		16,000	-	-	-	3,328,000	-	5,259,000	375,000	-	-	8,076,750	175,750	8,627,500	250,000	136,000	175,000	1,077,000	18,868,500

Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2024

2025

2026

2027

2028

2029

2030

2031

Program Year: 2031

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #4 Fund 310	TID #5 Fund 315	TID #6 Fund 320	TID #7 Fund 325	TID ?? Fund ??	Capital Projects - Fund 400					Total	Parks Fund 405	Utility - 600		Stormwater Fund 605	Total
									General	Grants	Intergov	Borrow	Reserve			Water	Sewer		
Communications	Admin								10,000					10,000					10,000
Digital Records Mgmt	Admin													-					-
Small Capital	Admin	2,500												-					2,500
Facility Project TBD (Build)	Facilities													-					-
Facility Improvement	Facilities												50,000	50,000					50,000
General Tech Equipment	Facilities								30,000					30,000					30,000
Land Acquisition	Facilities								40,000					40,000					40,000
Network Equip	Facilities								4,500					4,500		4,500	4,500	4,500	18,000
Sinking Fund	Facilities								100,000					100,000					100,000
Equipment	Police								15,000					15,000					15,000
Small Capital	Police	2,500												-					2,500
Traffic Safety	Police								20,000					20,000					20,000
Ballistic Gear	Fire/EMS								10,000					10,000					10,000
Command Car Sinking Fund	Fire/EMS								12,000					12,000					12,000
Dorm Furniture	Fire/EMS								-					-					-
EMS Equipment	Fire/EMS								6,250					6,250					6,250
Extrication/Lift Equip	Fire/EMS										147,500			147,500					147,500
Fire Equipment	Fire/EMS								56,250				-	56,250					56,250
Handheld Pulse Ox	Fire/EMS										16,000			16,000					16,000
Small Capital	Fire/EMS	2,500												-					2,500
Technology	Fire/EMS								21,750				-	21,750					21,750
Leased Equipment	DPW								12,500					12,500		12,500	12,500	12,500	50,000
Maintenance (Generator)	DPW								3,000					3,000		3,000	3,000		9,000
Paving and Utility Plan	DPW										769,000			769,000		1,080,000			1,849,000
Pickup Truck	DPW								750		21,000			21,750		21,750	21,750		65,250
Sidewalk Replace	DPW								-		100,000			100,000					100,000
Sinking Fund	DPW								3,250					3,250		3,250	3,250	3,250	13,000
Small Capital	DPW													-				2,500	2,500
Stormwater Maintenance	DPW													-				368,000	368,000
Street Maintenance	DPW										150,000			150,000					150,000
Street Sweeper	DPW													-				30,000	30,000
Street Tree Planting	DPW								30,000		-			30,000					30,000
TV & Clean (Sanitary)	DPW															110,000			110,000
TV & Clean (Storm)	DPW																	75,000	75,000
Well #3 (Design)	DPW													-		184,000			184,000
Small Capital	Outreach	1,500												-					-
	Outreach													-					-
	Outreach													-					-
Comp - Workstation	Library								8,000					8,000					8,000
Small Capital	Library	2,500												-					2,500
	Library													-					-
Arnold Larson Park (Design)	Parks										-			-					-
Bathroom (???)	Parks													-	245,000				245,000
CP Phase 2.3 (Deferred Items)	Parks										650,000			650,000	100,000				750,000
Maintenance (Conservancy)	Parks								12,500					12,500				12,500	25,000
McFarland Park (Design)	Parks										-			-					-
Park Equipment	Parks													-	15,000				15,000
Pedestrian Ways (Trails)	Parks										100,000			100,000					100,000
Property Acquisition	Parks													-					-
Small Capital	Parks	2,500												-					2,500
Property Acquisition	CD													-					-
Small Capital	CD	2,000												-					-
Sinking Fund	CD								4,250					4,250					4,250
	CD													-					-
Total Projects		16,000	-	-	-	-	-	-	400,000	-	-	1,953,500	50,000	2,403,500	360,000	1,309,000	155,000	508,250	4,751,750

CAPITAL IMPROVEMENT PLAN (CIP)

Appendix A

Financial Analysis

Appendix B

Project Summaries

Appendix C

Paving and Utility Plan

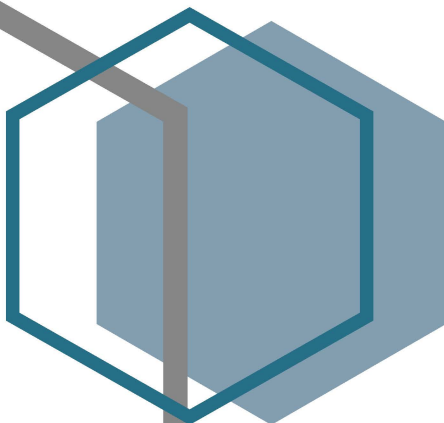
Appendix D

Park System Capital Improvements

CAPITAL IMPROVEMENT PLAN (CIP)

Appendix A

Financial Analysis



Village of McFarland
2027 - 2031 Capital Improvement Program
Village Capital Improvement Plan - Tax Levy Supported Purposes Only

5/28/2026

Year Due	Village Purp Existing Debt Service	2026 \$1,495,000 CIP Notes		2027 \$3,750,000 CIP Notes		2027 \$4,500,000 FAC Notes		2028 \$2,710,000 Notes		2028 \$4,500,000 FAC Notes		2029 \$1,895,000 CIP Notes		2029 \$4,500,000 FAC Notes		2030 \$3,550,000 CIP Notes		2030 \$4,500,000 FAC Notes		2031 \$1,955,000 CIP Notes	
		Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2026	5,102,907																				
2027	5,249,003	100,000	72,170																		
2028	4,601,872	165,000	59,625	325,000	179,031	150,000	241,875														
2029	4,363,147	165,000	51,375	225,000	140,781	100,000	193,500	200,000	130,121	150,000	241,875										
2030	4,023,194	165,000	43,125	250,000	130,688	125,000	188,438	225,000	101,894	100,000	193,500	175,000	90,242	150,000	241,875						
2031	3,828,269	150,000	35,250	325,000	118,469	125,000	182,813	200,000	92,862	125,000	188,438	100,000	70,975	100,000	193,500	100,000	173,896	150,000	241,875		
2032	3,883,128	150,000	27,750	350,000	104,125	125,000	177,188	240,000	83,513	125,000	182,813	125,000	66,194	125,000	188,438	175,000	142,906	100,000	193,500	130,000	94,173
2033	3,635,225	150,000	21,000	400,000	88,187	125,000	171,563	200,000	74,162	125,000	177,188	150,000	60,350	125,000	182,813	200,000	134,937	125,000	188,438	150,000	74,375
2034	2,950,309	150,000	15,000	435,000	70,444	150,000	165,375	250,000	64,600	125,000	171,563	175,000	53,444	125,000	177,188	300,000	124,312	125,000	182,813	150,000	68,000
2035	2,292,469	150,000	9,000	470,000	51,212	175,000	158,063	275,000	53,444	150,000	165,375	200,000	45,475	125,000	171,563	350,000	110,500	125,000	177,188	200,000	60,563
2036	1,695,894	150,000	3,000	485,000	30,919	200,000	149,625	360,000	39,950	175,000	158,063	225,000	36,444	150,000	165,375	375,000	95,094	125,000	171,563	200,000	52,063
2037	1,660,319			485,000	10,306	225,000	140,063	360,000	24,650	200,000	149,625	225,000	26,881	175,000	158,063	425,000	78,094	150,000	165,375	225,000	43,031
2038	1,624,209					250,000	129,375	400,000	8,500	225,000	140,063	245,000	16,894	200,000	149,625	475,000	58,969	175,000	158,063	225,000	33,469
2039	1,587,031					250,000	118,125			250,000	129,375	275,000	5,844	225,000	140,063	525,000	37,719	200,000	149,625	225,000	23,906
2040	1,549,318					275,000	106,313			250,000	118,125			250,000	129,375	625,000	13,281	225,000	140,063	225,000	14,344
2041	1,511,606					275,000	93,938			275,000	106,313			250,000	118,125			250,000	129,375	225,000	4,781
2042	431,375					300,000	81,000			275,000	93,938			275,000	106,313			250,000	118,125		
2043						300,000	67,500			300,000	81,000			275,000	93,938			275,000	106,313		
2044						325,000	53,438			300,000	67,500			300,000	81,000			275,000	93,938		
2045						325,000	38,813			325,000	53,438			300,000	67,500			300,000	81,000		
2046						350,000	23,625			325,000	38,813			325,000	53,438			300,000	67,500		
2047						350,000	7,875			350,000	23,625			325,000	38,813			325,000	53,438		
2048										350,000	7,875			350,000	23,625			325,000	38,813		
2049														350,000	7,875			350,000	23,625		
2050																		350,000	7,875		
\$49,989,275		\$1,495,000	\$337,295	\$3,750,000	\$924,162	\$4,500,000	\$2,488,500	\$2,710,000	\$673,696	\$4,500,000	\$2,488,500	\$1,895,000	\$472,742	\$4,500,000	\$2,488,500	\$3,550,000	\$969,708	\$4,500,000	\$2,488,500	\$1,955,000	\$468,704
Est. Int. Rate		3.86%		4.25%		4.50%		4.25%		4.50%		4.25%		4.50%		4.25%		4.50%		4.25%	

* Based on Villages 2025 Actual Assessed Value: \$1,814,211,600 Actual * 2025

** Assuming growth at 4.41%, 4.5%, 3.5%, and 2.5%.	\$1,894,218,332	Estimated**	2026
	\$1,979,458,156	Estimated**	2027
	\$2,048,739,192	Estimated**	2028
	\$2,099,957,672	Estimated**	2029
	\$2,152,456,614	Estimated**	2030
	\$2,206,268,029	Estimated**	2031

*** Calculation based on All General Obligations paid back through the Property Tax Levy, 5% of Equalized Value using same growth assumptions as above.

**** Median Home Value as of 1/1/2025 \$ 444,000

Village of McFarland
2027 - 2031 Capital Improvement Program
Financial Projection - Tax Levy Supported Purposes Only

5/28/2026

Combined Debt Service	Tax Rate	Est. Tax Rate Increase *	Est. Tax Inc. ****	*** Percent Debt Used	Year Due
5,102,907	\$2.69			42%	2026
5,421,173	\$2.74	\$0.04	\$19.88	43%	2027
5,722,403	\$2.79	\$0.05	\$24.16	44%	2028
5,960,799	\$2.84	\$0.05	\$20.16	45%	2029
6,202,955	\$2.88	\$0.04	\$19.21	46%	2030
6,501,346	\$2.95	\$0.06	\$28.84	42%	2031
6,788,726	\$3.00	\$0.06	\$24.51	37%	2032
6,558,236	\$2.83	(\$0.17)	(\$76.66)	32%	2033
6,028,046	\$2.54	(\$0.29)	(\$129.72)	27%	2034
5,514,850	\$2.26	(\$0.27)	(\$121.04)	23%	2035
5,042,988	\$2.02	(\$0.24)	(\$108.45)	20%	2036
4,926,407	\$1.66	(\$0.36)	(\$159.83)	16%	2037
4,514,166	\$1.48	(\$0.18)	(\$78.16)	13%	2038
4,141,688	\$1.33	(\$0.16)	(\$69.12)	11%	2039
3,920,818	\$1.23	(\$0.10)	(\$45.08)	8%	2040
3,239,137	\$0.99	(\$0.24)	(\$105.70)	6%	2041
1,930,750	\$0.58	(\$0.41)	(\$183.75)	5%	2042
1,498,750	\$0.44	(\$0.14)	(\$61.97)	4%	2043
1,495,875	\$0.42	(\$0.01)	(\$5.08)	3%	2044
1,490,750	\$0.41	(\$0.01)	(\$5.22)	3%	2045
1,483,375	\$0.40	(\$0.01)	(\$5.35)	2%	2046
1,473,750	\$0.39	(\$0.01)	(\$5.46)	1%	2047
1,095,313	\$0.28	(\$0.11)	(\$47.36)	1%	2048
731,500	\$0.18	(\$0.10)	(\$43.53)	0%	2049
357,875	\$0.09	(\$0.10)	(\$42.54)	0%	2050

\$97,144,582

\$0.05	\$22.45
<i>Annual Avg for 2027-2031 CIP</i>	

Cumulative for 2027-2031 CIP

	2027	2028	2029	2030	2031
2027	\$19.88	\$19.88	\$19.88	\$19.88	\$19.88
2028		\$24.16	\$24.16	\$24.16	\$24.16
2029			\$20.16	\$20.16	\$20.16
2030				\$19.21	\$19.21
2031					\$28.84
	\$19.88	\$44.04	\$64.20	\$83.41	\$112.25
					\$323.79

**2025-2029
CAPITAL
IMPROVEMENT
PLAN (CIP)**

Appendix B

**Project
Summaries**

McFarland Capital Improvement Program (CIP)

2027 – 2031

Administration

Planned Projects:

Communications

- *Description* – Annually the Communications Division looks to replace equipment used to record audio and video of meetings, events, and other activities happening within the Village. This is used for the cable channel, social media, and other mediums used to communicate with the public. This includes computers, cameras, digital storage, sound equipment, servers, and other A/V technologies that support their operations.
- *Years* – All.
- *Funding* – Combination of general revenue, borrowed money, and reserves within the Capital Projects Fund (400). Some years have identified funding and others remain placeholders for the time being.

Digital Records Management

- *Description* – In an effort to continue paperless initiatives and be more efficient the intent of this project would be to convert the current paper method of storing documents to digital record keeping. Funds are available for this project within fund balance as needed as we convert records to digital copies.
- *Years* – All
- *Funding* – Reserves as needed within Capital Projects Fund (400). Infrastructure for the project is established and included as a placeholder should additional funding be needed.

Small Capital

- *Description* – Small capital contribution from the General Fund to purchase various small office, furniture, and other related needs.
- *Years* – All.
- *Funding* – General revenue within General Fund (100).

Voting Equipment

- *Description* – The DS200 voting machines were certified in the early 2010's and have reached the end of their useful life. They are included in the CIP for replacement; however, their replacement will need to be tied to a County wide initiative to switch machines uniformly amongst all municipalities. Additionally we will be looking to replace Badger Books for Public Safety Center that were purchased in 2024.
- *Years* – 2027 and 2030.
- *Funding* – Borrowed money and reserves in the Capital Projects Fund (400).

McFarland Capital Improvement Program (CIP)

2027 – 2031

Facilities

Planned Projects:

Facility Project TBD

- *Description* – The Village completed a Master Plan in 2023 to help guide improvements for the Municipal Center Campus including the implementation of Community spaces, consideration for improvements to the Library, and surrounding public areas. The plan is being updated in 2026 specific to the Library and Municipal Center to develop recommendations that can be phased in over time versus done within a single project. The Village Board will have discretion to align the funding they believe is appropriate for the projects based on the recommendations provided within the updated plans.
- *Year(s)* – 2027-2030 (Phased Implementation).
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Facility Improvement

- *Description* – The Village has an assigned fund balance to address facility maintenance needs. This line item is used to address unforeseen items drawing from that fund balance to respond to needs when present.
- *Year(s)* – All.
- *Funding* – Assigned fund balance within the Capital Projects Fund (400).

Fencing (Municipal Center)

- *Description* – Replacement of the fencing around the dumpsters at the Municipal Center. The existing fence is rotting, and the gate does not function appropriately. The fence is approximately 25 years old original to the building.
- *Years* – 2027
- *Funding* – Assigned fund balance within the Capital Projects Fund (400).

Floor Scrubber (Public Safety Center)

- *Description* – Additional floor scrubber for use at the Public Safety Center. The current machine is transported between Municipal Center and the Public Safety Center.
- *Years* – 2027
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Garage Door Panel (Public Works Center)

- *Description* – Replacement of two panels on an overhead door at Public Works. The panels were bent and screws holding the rollers will no longer stay in the door.
- *Years* – 2027
- *Funding* – Assigned fund balance within the Capital Projects Fund (400).

Facilities (continued)

General Tech Equipment

- *Description* – The Village sets aside funds in order to replace computer workstations as they fail and on a rotating schedule to cycle out obsolete and aging machines on an annual basis.
- *Years* – All.
- *Funding* – Combination of borrowed money and general revenue within Capital Projects Fund (400).

Gutters (Public Works Center)

- *Description* – Addition of gutters and downspouts over the doorways on the Public Work's building. Gutters and downspouts were not replaced when the building was remodeled in 2020.
- *Years* – 2027
- *Funding* – Assigned fund balance within the Capital Projects Fund (400).

Land Acquisition

- *Description* – This reserve account sets aside funds to be used to fund land acquisitions as might be necessary and would be determined by the Village Board.
- *Years* – All.
- *Funding* – General revenue within Capital Projects Fund (400).

Network Equipment

- *Description* – Funds are set aside annually for the replacement and upgrading of network equipment to help maintain the Village's technology network.
- *Years* – All.
- *Funding* – General revenue within the Capital Projects Fund (400) with equal shares from the Utility Fund (600) and Stormwater Utility Fund (605).

Re-key (Municipal Center)

- *Description* – The doors in the Municipal Center were originally keyed with Primus locks, which have proprietary slugs for cutting keys. The company with the proprietary rights to our locks is in Illinois and it is very challenging and expensive to get new keys cut. Staff is recommending having the locks changed to simpler system that allows keys to be cut and locks to be changed by Village staff. We will align with the facility projects as recommended within that planning process.
- *Years* – 2028
- *Funding* – Assigned fund balance within the Capital Projects Fund (400).

Facilities (continued)

Roof Replacement (Municipal Center)

- *Description* – Replacement of the roof on the Municipal Center. The existing roof is nearly 25 years old and original to the building where we experience several leaks each year.
- *Years* – 2027
- *Funding* – Assigned fund balance within the Capital Projects Fund (400).

Sinking Fund

- *Description* – Savings set aside for the development, expansion, and/or maintenance of Village owned facilities.
- *Years* – All.
- *Funding* – General revenue within Capital Projects Fund (400).

McFarland Capital Improvement Program (CIP)

2027 – 2031

Police Department

Planned Projects:

Body Cameras

- *Description* –
- *Years* – 2027.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Equipment

- *Description* – Several small equipment items are included annually to replace handheld tools, small items, safety equipment, and various other needs to outfit officers.
- *Years* – All.
- *Funding* – General revenue within Capital Projects Fund (400).

Radio Replacements

- *Description* – The current radios will need to be replaced so they are compliance with new frequencies created within the system. The Department will pursue a grant for these funds, but currently planned for borrowing depending on when the turnover is scheduled for the radio frequency upgrades.
- *Years* – 2029.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Patrol Vehicles

- *Description* – The enclosed plan anticipates ordering 2 vehicles every other year. This allows for more flexibility on creating a rotation within regular patrol vehicles and other support vehicles not used on a regular basis.
- *Years* – 2028 and 2030.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Small Capital

- *Description* – Small capital contribution from the General Fund to purchase various small office, furniture, and other related needs.
- *Years* – All.
- *Funding* – General revenue within General Fund (100).

Police Department (Continued)

Tactical Gear

- *Description* – These are shields, helmets, and armored plates that are needed for higher risk situations. They will be in need of replacement by this time based on their condition.
- *Years* – 2029.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Tasers

- *Description* – Current tasers deployed are scheduled for replacement based on their useful life and product support to keep them functional.
- *Years* – 2027.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Traffic Safety

- *Description* – Annual allocation for the Department to implement various traffic safety measures including speed boards, RRFB's, flashing signs, and other related improvements. Funds in 2027 will be used to support pedestrian crossing improvements related to the USH 51 Reconstruction.
- *Years* – All.
- *Funding* – Borrowed money and general revenue within Capital Projects Fund (400).

McFarland Capital Improvement Program (CIP)

2027 - 2031

Fire and Rescue

Planned Projects:

AED Replacement

- *Description* – Each of the emergency response vehicles have an Automatic External Defibrillator (AED) and the larger facilities Municipal Center, Library, Public Safety Center, and Public Works Center. The machines will be 10 years old by this point necessitating replacement and the need for proper support.
- *Year(s)* – 2028.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Ballistic Equipment

- *Description* – In 2018 the Department purchased ballistic gear for the large fire apparatus and the two ambulances. Based on recent incident lessons, we have learned that incident Commanders are also at risk of potential threats that may be known or unknown (i.e. a “warm zone”). The project would provide protection for command vehicles. Additionally, the original gear will be due for replacement. It is planned to have newer lighter weight gear purchased and move to 20% replacement annually.
- *Year(s)* – All
- *Funding* – General revenues within Capital Projects Fund (400).

Brush Truck

- *Description* – Includes the replacement of truck and moving the pump skid unit into the new truck. The truck is used to respond to brush fires in the coverage area and perform prescribed burns to maintain the Village’s conservancy spaces. The Current truck was acquired in 2008 and spent its first 10 years of service as a pickup with the Fire & Rescue fleet. A similar rotation is planned where a 2018 F350 pickup will be utilized as the Brush Truck and the new pickup will be utilized as the pickup with the Fire & Rescue fleet. The pickup is used for tasks that the other vehicles are unable to perform such as hauling equipment and towing the variety of trailers we utilize.
- *Year(s)* – 2028.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Command Car Sinking Fund

- *Description* – Annual savings set aside for the replacement of Command Car which is the full-size SUV style used as the main incident command response vehicle. The sinking fund amount has been increased to compensate for current vehicle inflation rate.
- *Years* – All.
- *Funding* – General revenue within Capital Projects Fund (400).

Fire and Rescue (continued)

CPR Compressors

- *Description* – The Department’s automatic CPR Compressors will be ten years old and at the end of their serviceable life with more advanced devices are expected to be on the market. The CPR compressors are utilized during cardiac arrest and have provided life-saving CPR that is difficult to reproduce manually over long periods of time.
- *Years* – 2027.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Dorm Furniture

- *Description* – Provides annual funding for replacement and adding furniture within the dorm space of the Fire & Rescue Department. The Department has set up 8 out of 12 dorm bedrooms with furniture. The project is planned to add one bedroom per year and replace one bed per year. Once all bedrooms are setup, we will begin replacing two beds per year.
- *Years* – All
- *Funding* – Fund balance within Capital Projects Fund (400).

EMS Equipment

- *Description* – Provides annual funding for small equipment needs, turnout gear as is needed from year to year, and other general items needed to support this service. The shift to more career cross-trained staff has reduced the need for EMS-only turnout gear which is worn at car accidents and during inclement weather.
- *Years* – 2029, 2030, and 2031.
- *Funding* – General revenue within Capital Projects Fund (400). Funding for 2027 and 2028 has been removed due to increased funding for the same equipment provided through the State’s Funding Assistance Program.

Extrication/Lift Equipment

- *Description* – Provides funding for the replacement of the hydraulic rescue tools and low-pressure air lifting bags. The equipment is used to remove patients who are entrapped in vehicles, machinery, etc. The hydraulic rescue tools will be ten years old, and the lifting bags will be 15 years old. Both of which will be at the end of their recommended service life, and replacement should be done to avoid liability during life-threatening emergencies.
- *Years* – 2031.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Fire and Rescue (continued)

Fire Equipment Replacement

- *Description* – Provides annual funding for small equipment needs, turnout gear, and other general items needed. The equipment costs are expected to increase due to inflation, especially for fire equipment and PPE. 2027 will include the last order of replacement supply hose for the engines due to age and increased pressure requirements.
- *Years* – All.
- *Funding* – General revenue, grant funds, borrowed money within Capital Projects Fund (400).

Handheld Pulse Oximeters

- *Description* – Replacement of the two handheld pulse oximeters that are located on the ambulances. It allows the monitoring of oxygen and carbon monoxide in patients' blood that are critical monitoring points. The handheld units permit second patient and redundancy to our EKG monitors. The current units will be eight years old and beyond their service life.
- *Years* – 2031.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Patient Cots

- *Description* – Replacement of the stretchers for the ambulances due to the existing cots coming to the end of their service life. The cots are purchased separate from the ambulances because they are additional equipment that follows a different schedule.
- *Years* – 2030.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Pumper/Engine

- *Description* – The Department maintains two Engines (pumpers) with a service life of 20 years with 10 years primary and 10 years secondary. The Department utilizes a unique foam system referred to as Compressed Air Foam (CAFS) which increases the capabilities of water to extinguish fires. The CAFS allowed the Department to reduce the fleet by reducing to one Tender (water tanker) from two. Additionally, included in the project is providing idle reduction technology for the truck. The Village Board approved purchase of the truck in 2024 with a down payment to save on overall costs that are expected in the year it will be delivered.
- *Years* – 2027.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Fire and Rescue (continued)

Radios (Mobile/Portable)

- *Description* – Majority of the department mobile (vehicle mounted) and portable radios will be 10 years old in 2030. Additionally, the State of Wisconsin is in the process of replacing the statewide radio system which is used during large incidents and the current radios will not operate on the new system. The new radios will be dual band capable and will be able to communicate with Madison Fire on their channels. Previously this wasn't permitted by Madison Fire; however, we have been supporting their operations with mutual aide more often and they are now permitting others onto their radio system for improved coordination.
- *Years* – 2030
- *Funding* – Borrowed money within Capital Projects Fund (400).

SCBA Replacements

- *Description* – These are the Self-Contained Breathing Apparatus used by the Fire and Rescue Staff to enter a burning/smoking building where possible. These are a necessary component of providing this emergency service and scheduled for replacement within the Department due to their age and present use. The units will be 15 years old at that time and the tanks will no longer be serviceable or usable. During 2025 and 2026, we have seen increased failure and repairs required. We are also currently below NFPA minimum quantities.
- *Years* – 2028.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Small Capital

- *Description* – Small capital contribution from the General Fund to purchase various small office, furniture, and other related needs.
- *Years* – All.
- *Funding* – General revenue within General Fund (100).

Staff Car

- *Description* – The Department's 2016 Ford SUV Inceptor (and former Chief's Vehicle) will be 11 years old and due for replacement. The project includes funding for a Plug-in Hybrid pickup (expected to be available in the coming years) to allow for more equipment while still providing space for four passengers. The full EV will continue to be monitored but current models have struggle with fire emergency response and electronic utilization needs. We are planning to keep the existing 2016 Ford SUV Inceptor in service to permit the Chief to have a take home vehicle and maintain staff vehicle beyond the command car. The future planning will be replacing a staff car or command car every 5 years with three in rotation placing the planned life expectancy to 15 years per vehicle.
- *Years* – 2027
- *Funding* – Borrowed money within Capital Projects Fund (400).

Fire and Rescue (continued)

Technology

- *Description* – Annual replacement for mobile computers located within fleet vehicles. The computers provide information from dispatch and department pre-plan data for facilities. The funding provides for one replacement per year. This line also assists with other Department specific technology needs as they arise. 2025 includes the replacement of the Department's thermal imaging cameras.
- *Years* – All.
- *Funding* – General revenue and borrowed money within Capital Projects Fund (400).

Tender Truck (Water Tanker)

- *Description* – The Department maintains a water tender (tanker) truck with a life expectancy of 15 years. The truck is utilized in locations where water is not available via hydrants or when operationally it is better to use the tender instead of a hydrant. With recent annexations there is now considerably more area of the Village that requires the tender to provide water for fire protection. The current tender will be 15 years old in 2030. When the current tender was purchased the water tank was reduced from 3,000 gallons to 2,000 gallons and the pump was reduced from 1,000 gallons per minute to 500 gallons per minute. The Department does request two tenders from other communities for structure fires in areas with hydrants currently as one is not sufficient to provide sustained water supply for structure fires. The lead time of a tender is expected to be 12-18 months (considerably shorter than custom chassis trucks).
- *Years* – 2030
- *Funding* – Borrowed money within Capital Projects Fund (400).

McFarland Capital Improvement Program (CIP)

2027 – 2031

Department of Public Works

Planned Projects:

Eastside Interceptor (Phase 2)

- *Description* – The second phase will carry the pipe from the northern end of the Rosewood Fields Subdivision through the north side of County Highway MN (Broadhead). The progression of this pipe will likely flow with the progression of development that it is meant to serve. Tentatively it is scheduled to establish an easement in 2026, finalize design in 2027, and then build in the winter of 2027/2028. This will also be paid back through the special assessment process through new development.
- *Year(s)* – 2027 (Design) and 2028 (Build).
- *Funding* – Charges for sanitary sewer services collected within the Utility Fund (600).

Elvehjem Road (Design/Build)

- *Description* – As the Sperle Corners is built out and a new business park considered, Elvehjem Road near CTH AB will need to be reconstructed as an urban cross section. Its current rural cross section would be rebuilt to include curb and gutter, bike paths and potential turn lanes with applicable utilities. The first phase is being planned for Devil's Lake Way to the railroad tracks, and then the second phase will go from Devil's Lake Way to Country Walk.
- *Year(s)* – 2027 (Phase 1) and 2030 (Phase 2).
- *Funding* – To be determined.

Facility (Plan)

- *Description* – The Public Works Facility was last remodeled in 2020/2021 addressing offices, mechanicals, paving, roof, solar, storage, and other deferred maintenance. Next phase of improvements would study expansion of the garage area and other ancillary buildings to continue facility support needs. This is not a commitment for facility expansion but a study to plan for what is needed for one when it is decided in the future that it could move forward.
- *Years* – 2027.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Hydrant Replacement

- *Description* – Coordinated two year effort to replacing aging fire hydrants to support fire protection needs.
- *Years* – 2027 and 2028..
- *Funding* – Charges for water services collected within the Utility Fund (600).

Department of Public Works (continued)

Leased Equipment

- *Description* – Includes annual charges for the use of the skid steer and front-end loader. In 2027 we will be making changes to the leased equipment. Adding a compact loader in 2027 and removing the skid steer in 2028.
- *Years* – All.
- *Funding* – General revenue within Capital Projects Fund (400) plus equal shares from Utility Fund (600) and Stormwater Utility (605).

Lift Station #2 Force Main

- *Description* – Lift Station #2 was reconstructed in 2025 and has a sanitary sewer pipe running from this location to USH 51 where it intercepts with the MMSD system. Funds are provided within this year to help maintain, improve, and fix aspects of this pipe to ensure its ongoing functionality.
- *Years* – 2029.
- *Funding* – Funds are provided through sanitary sewer charges for service within the Utility Fund (600).

Maintenance (Generator)

- *Description* – The generators at the Public Safety Building, Municipal Center, Public Works and all the well houses are recommended to have load testing completed every other year. This is to ensure that the generators start when needed and are able to perform with all the needs each building requires to operate in an emergency.
- *Years* – All.
- *Funding* – Combination of funds between Capital Projects Fund (400), Utility Fund (600), and Stormwater Utility Fund (605).

Mowers

- *Description* – This includes two smaller format mowers in 2030 to take care of basic lawn care needs around facilities and within stormwater areas that are not filled with water. The 2029 replacement is the main larger mower in a wide format that is used in various areas for larger scale mowing operations.
- *Years* – 2029.
- *Funding* – Combination of funds within Capital Projects Fund (400) and Stormwater Utility Fund (605).

Patrol Truck Replacement

- *Description* – Includes the full replacement with trade in of a Patrol Truck (Snowplow) with associated equipment.
- *Year(s)* – 2027 and 2029.
- *Funding* – Trade-in value deducted from gross cost of the vehicle. Remaining expense split equally between Capital Projects Fund (400), Utility Fund (600), and Stormwater Utility Fund (605).

Department of Public Works (continued)

Paving and Utility Plan

- *Description* – In 2021, the Village Board upon recommendation of the Public Works and Utilities Committee(s) accepted a 10 year Paving and Utility Plan. This plan (Appendix C) outlines paving needs in accordance with State pavement condition ratings and condition of underground utilities. Each of the next 5 years is included within this CIP and can be updated based upon shifting priorities where applicable.
- *Year(s)* – All.
- *Funding* – Borrowed Money within the Capital Projects Fund (400) with corresponding contribution from the Utility Fund (600).

Pickup Truck Replacement

- *Description* – Replacement of various levels of pickup trucks for general service responsibilities.
- *Year(s)* – All.
- *Funding* – Cost split equally between the Capital Projects Fund (400), Utilities Fund (600), and Stormwater Utility Fund (605).

Property Acquisition

- *Description* – At some point in the future, the neighboring property to the existing Public Works Center is likely to be available for purchase. This placeholder is included to pursue those options if that does happen or we desire to pursue such an opportunity.
- *Year(s)* – 2027.
- *Funding* – Borrowed money and assigned fund balance within the Capital Projects Fund (400).

Sidewalk Replacement

- *Description* – Annually, funds are set aside for the replacement of sidewalk slabs that are not able to be ground or ramped. These present a trip hazard and replacing the squares is a safety consideration.
- *Year(s)* – All.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Department of Public Works (continued)

Siggelkow Road Phased Reconstruction

- *Description* – Siggelkow Road from Catalina Parkway to County Highway AB is currently a rural cross section and at sometime in its life will need to be reconstructed as a urban street. A traffic study was completed in 2025 and design is to be completed to the 30% threshold in 2026. A decision is needed whether to advance the improvement as one project or in phases as well as when to begin. This project also incorporates the construction of an off-street bike trail picking up from Juniper Ridge and connecting to County Highway AB and the new Community Park.
- *Years* – 2027 (Phase 1 Design), 2028 (Phase 1 Build), 2029 (Phase 2 Design), and 2030 (Phase 2 Build).
- *Funding* – To be determined.

Sinking Fund

- *Description* – Annual savings set aside for the replacement of the Director's vehicle.
- *Year(s)* – All.
- *Funding* – General revenues within the Capital Projects Fund (400) plus Utility Fund (600).

Small Capital

- *Description* – The Stormwater Utility is provided funds for small capital items for its administration including equipment, materials, and other supplies as needed.
- *Year(s)* – All.
- *Funding* – Charges for Public Services collected within the Stormwater Utility Fund (605).

Stormwater Maintenance

- *Description* – Funding is expanded within the CIP to all years following the recommendations of the Stormwater Management Plan that was adopted by the Village in 2023. Each year the Village sets aside funds from the Stormwater Utility to pursue capital maintenance recommendations from the plan.
- *Year(s)* – All.
- *Funding* – Charges for Public Services collected within the Stormwater Utility Fund (605).

Street Maintenance

- *Description* – Includes street repairs needed on an annual basis that have a longer than one year useful life including chip sealing, crack filling, and various areas for patch work.
- *Year(s)* – All.
- *Funding* – Borrowed Money within the Capital Projects Fund (400).

Department of Public Works (continued)

Street Sweeper – Sinking Fund

- *Description* – Annual savings set aside for the future replacement of the street sweeper.
- *Year(s)* – All.
- *Funding* – Charges for Public Services collected within the Stormwater Utility Fund (605).

Street Tree Planting

- *Description* – Annual program for street/public tree installation and replacement.
- *Year(s)* – All.
- *Funding* – Borrowed Money within the Capital Projects Fund (400).

Tanks (Bulk Chemical)

- *Description* – In consideration of the large expenses within the Utility Fund the last few years, full rehabilitation of Well #3 and #4 are recommended to be delayed. By replacing the scales and setting up the chemical storage for bulk fill, along with the valve replacement (listed separate) we could the delay the multi-million-dollar rehab for a few years. The new larger scales and bulk chemical fill makes a safer environment for staff to work in and allows for chemicals to remain in one location and not have to be moved. The current scales need to be replaced as they have reached their useful life.
- *Year(s)* – 2027
- *Funding* – Funds are provided through water charges for service within the Utility Fund (600).

Tanks (Bulk Oil)

- *Description* – today's vehicles are requiring a greater variety of oils and fluids, and we need to add additional holding tanks to accommodate their storage. The addition covers, racking, containers and plumbing of the dispensers.
- *Year(s)* – 2027
- *Funding* – General revenues within the Capital Projects Fund (400)

Tower Inspection (Burma)

- *Description* – Every five years the DNR requires that water towers are inspected by an engineer to ensure the facility is in good condition and water quality is not being compromised by any defects or leaks. The last inspection at the Burma tower was completed with the tower painting in 2023.
- *Year(s)* – 2028
- *Funding* – Funds are provided through water charges for service within the Utility Fund (600).

Department of Public Works (continued)

TV & Clean (Sanitary)

- *Description* – Annually the Village cleans a portion of its sanitary sewers and then runs a camera through them to check for deficiencies. This process helps to identify weak spots or failures in the system that allow for inflow and infiltration.
- *Years* – All
- *Funding* – Charges for sanitary sewer services collected within the Utility Fund (600).

TV & Clean (Storm)

- *Description* – Annually the Village cleans a portion of its storm sewers and then runs a camera through them to check for deficiencies. This process helps to identify weak spots or failures in the system that allow for inflow and infiltration.
- *Years* – All
- *Funding* – Charges for sanitary sewer services collected within the Stormwater Utility Fund (605).

Tractor

- *Description* – Light duty vehicle utilized in different capacities for grounds maintenance and other support.
- *Year(s)* – 2030.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Trench Box

- *Description* – A trench box is used during excavation to fix underground utilities. As you dig deep into the group, it is placed in the hole that is created to hold the sides up from caving in. We presently only have one available for use and a second one would make response to underground issues more flexible.
- *Years* – 2027
- *Funding* – Combination of funds within Utility Fund (600) and Stormwater Utility Fund (605).

USH 51 Seg 6 (Build)

- *Description* – WisDOT has will have completed Segment 7 of the USH 51 reconstruction project in 2025. Segment 6 is planned to being in the Winter of 2026/2027 to be completed by the end of 2027. The Village's costs are tied to cost sharing agreements for lighting, pedestrian accommodations, and streetscaping.
- *Year(s)* – 2027.
- *Funding* – Borrowed money within the Capital Projects Fund (400) and tax increment districts.

Department of Public Works (continued)

Well #3 (Design)

- *Description* – Well #3 is in need of some structural repairs. This funding would study and design those repairs to the facility in order to improve its functionality. Implementation will happen in future years.
- *Year(s)* – 2031.
- *Funding* – Funds are provided through water charges for service within the Utility Fund (600).

Well #4 (Valves)

- *Description* – Replacing the current valves with variable frequency valves, along with the previously listed tanks for bulk chemical storage could delay the multi-million dollar rehab for a few years. The variable frequency valves adjust motor speed based on demand. They offer lower energy usage, improved operational control and more stabilized pressures on the water system.
- *Year(s)* – 2028.
- *Funding* – Funds are provided through water charges for service within the Utility Fund (600).

McFarland Capital Improvement Program (CIP)

2027 – 2031

Senior Outreach

Planned Projects:

Small Capital

- *Description* – The Department is provided funds for small capital items within the office including furniture, equipment, and other supplies as needed.
- *Years* – All.
- *Funding* – General revenues within the General Fund (100).

McFarland Capital Improvement Program (CIP)

2027 – 2031

Library

Planned Projects:

Computer – Gaming

- *Description* – This is a special computer referred to as the AWE (Afterschool Edge Computer). This computer is geared towards use by kids by providing a digital learning solution for out of classroom use. While it provides for gaming opportunities, it is also a resource that provides content that is educationally based helping to support literacy and other academics.
- *Year(s)* – 2027.
- *Funding* – General Revenue within the Capital Projects Fund (400).

Computer – Workstation(s)

- *Description* – Includes funds to replace both computers used by the public for either adults, teens, or children and those used by Staff on an annual basis.
- *Year(s)* – All.
- *Funding* – General Revenue within the Capital Projects Fund (400).

Self Check Replacement

- *Description* – The Library offers several areas for patrons to check out their materials on their own without Staffing assistance. The funding for this purpose would be used to replace existing devices that are currently being utilized.
- *Year(s)* – 2027.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Small Capital

- *Description* – The Department is provided funds for small capital items within the office including furniture, equipment, and other supplies as needed.
- *Years* – All.
- *Funding* – General revenues within the General Fund (100).

McFarland Capital Improvement Program (CIP)

2027 – 2031

Parks

Planned Projects:

Bathroom (Design/Build)

- *Description* – The Committee has desired to induce more public restroom opportunities within the system. These are standalone bathroom facilities meant to fill in gaps where portable restrooms are presently utilized.
- *Year(s)* – 2027, 2029, and 2031.
- *Funding* – Impact Fees collected within Parks Fund (405).

Brandt Park

- *Description* – The ball diamonds at Brandt Park would be re-contoured for drainage and safety reasons with the backstops replaced. A new off-street parking lot could also be considered for construction on adjoining property.
- *Year(s)* – 2030.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Community Park

- *Description* – Phase 1 for development of the park was completed in 2023 including mass grading of the site to develop soccer fields. Phase 2 was awarded contract in 2025 and planned for completion in 2026 to add a park shelter and parking lot. Future phases will include a maintenance shed, playground, remaining deferred improvements, and surrounding restoration.
- *Year(s)* – 2027, 2030, and 2031.
- *Funding* – Borrowed money and impact fees collected within Parks Fund (405).

Court Replacement x 6

- *Description* – Paving to support basketball courts and other hard surfaces within the system would be replaced due to age and condition.
- *Year(s)* – 2027.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Equipment

- *Description* – Small hand and power tools used in the parks system for maintenance. Examples include weed whippers, leaf blowers, saws, snow blowers, etc.
- *Year(s)* – 2027.
- *Funding* – General revenues within the Capital Projects Fund (400).

Parks (continued)

Maintenance (Conservancy)

- *Description* – The Village completed a new conservancy plan in early 2024 that provided recommendations to improve the maintenance within these natural areas as well as their functionality. The funding provided is to work through the plan each year. In 2026, we would focus on removing dead trees around property boundaries.
- *Year(s)* – All.
- *Funding* – Combination of revenues from the Capital Projects Fund (400) and contribution from Stormwater Utility Fund (605).

McFarland Park

- *Description* – A new master plan for McFarland Park was accepted in 2021 and in 2026 is going through an update with the pending relocation of soccer to the new Community Park. Future phases of this work envision additional amenities for basketball, baseball, playground, aquatics, trails, and more. The updated plan will be completed in 2026, and if we are to move forward then plan recommendations could be designed in 2027 for implementation in 2028 and 2029 as approved.
- *Year(s)* – 2027, 2028, 2029, and 2030.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Mower

- *Description* – The 2027 purchase is for an additional mower and the 2029 purchase is the replacement of existing equipment specific to parks and stormwater properties.
- *Year(s)* – 2027 and 2028.
- *Funding* – Borrowed Money within the Capital Projects Fund and (400) Stormwater Utility Fund (605).

Park Equipment

- *Description* – Money set aside annually to be used for general park improvements through the use of fees collected within new developments.
- *Year(s)* – All.
- *Funding* – Impact Fees collected within Parks Fund (405).

Pedestrian Ways (Trails)

- *Description* – Annual funds to repair and replace sidewalks, bike paths, and other pedestrian ways. Future year projects will include various opportunities for maintenance within and expansion of the trail network where applicable.
- *Year(s)* – All.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Parks (continued)

Playground (Construction)

- *Description* – Every other year, the Village looks to replace and/or repair certain park amenities and play structures as well as park signage as needed. The Parks and Recreation Committee will continue to review these locations and make recommendations to the Village Board regarding their implementation.
- *Year(s)* – 2028 and 2030.
- *Funding* – Impact Fees collected within Parks Fund (405).

Property Acquisition

- *Description* – Annually this is held as a placeholder depending on needs and opportunities that may arise. No acquisitions are presently targeted within this 5 year plan.
- *Year(s)* – All.
- *Funding* – Borrowed Money within the Capital Projects Fund (400).

Small Capital

- *Description* – The Department is provided funds for small capital items within the office including furniture, equipment, and other supplies as needed.
- *Years* – All.
- *Funding* – General revenues within the General Fund (100).

McFarland Capital Improvement Program (CIP)

2027 – 2031

Community Development

Planned Projects:

Comprehensive Outdoor Recreation Plan (CORP)

- *Description* – An update to the Village’s 2025-2029 Outdoor Recreation and Open Space Plan. This plan analyzes the Village’s current system of parks, trails, and open space and sets forth the Village’s vision, goals, and action steps for future improvement projects. The plan is updated every five years to remain eligible for WDNR recreational grant funding.
- *Years* – 2030.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Comprehensive Plan

- *Description* – The Village is required under Statutes to update its Comprehensive Plan every 10 years. The existing plan was adopted August 28, 2017. The existing plan includes those elements as described under Stat. 66.1001. The plan is used to guide future land use related decisions with the Village and its extraterritorial plan review jurisdiction. Half the funds were borrowed for the project in 2026 and final borrowing will be reconciled against the proposal awarded.
- *Years* – 2027
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Downtown Bliffert Plan

- *Description* – If the Village can secure an option to purchase the existing Downtown Bliffert Lumber properties, funding would be used to work with a consultant to develop a community vision for what redevelopment of the site might look like. This would include analyzing land use and economic feasibility of various development alternatives. The Village could then issue a request for proposals to attract developer interested in the property based on the Village’s vision for the site.
- *Years* – 2027
- *Funding* – General revenue within the Tax Increment District #4 Fund (310).

Community Development (continued)

Gateway/Wayfinding Signage

- *Description* – The site plan, design, and general layout has been completed while we wait for completion of the two segments of the US Highway 51 project. Working on a plan to update the layout, mapping, design, and finalize installation of new wayfinding signs throughout the Village. Finalize the bid documents and install two US 51 gateway sign replacements. Conceptual designs were completed and accepted by the Village Board in 2022 for replacing the two existing US 51 gateway signs. Final bid documents and installation were postponed to align with WisDOT reconstruction of US 51.
- *Years* – 2028.
- *Funding* – Costs allocated to TID #5 Fund (315) and TID #6 Fund (320).

Property Acquisition

- *Description* – From year to year there are likely opportunities that we will consider for property acquisition, outside of approved TIF Districts, in order to advance economic development objectives of the Village. These items will be on a case by case basis likely for properties on and off the market.
- *Years* – All.
- *Funding* – Likely borrowed money within the Capital Projects Fund (400).

Small Capital

- *Description* – The Department is provided funds for small capital items within the office including furniture, equipment, and other supplies as needed.
- *Years* – All.
- *Funding* – General revenues within the General Fund (100).

Sinking Fund

- *Description* – Annual contribution towards savings for the future replacement of the Department's vehicle.
- *Years* – All.
- *Funding* – General revenue within the Capital Projects Fund (400).

Sustainability Plan & Comprehensive Energy Plan

- *Description* – An update to the Village's 2021 Sustainability Plan and 2023 Comprehensive Energy Plan for municipal buildings, equipment and fleet vehicles. The Sustainability Plan provides indicators, goals and actions items grouped into topics including Energy, Transportation, Solid Waste, Water, Land Use & Development, and Community Health. The Comprehensive Energy Plan tracks the Village's existing and projected carbon emissions and provides recommendations to reduce the Village's carbon footprint.
- *Years* – 2030.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Community Development (continued)

TID Planning

- *Description* – Work consists of evaluating opportunities for creation of new Tax Increment Finance Districts or expansion of existing districts as opportunities present themselves. The objective is to increase economic development and grow/retain existing businesses within the spirit of the Community.
- *Years* – 2026, 2027, and 2028.
- *Funding* – Combination of general revenues and borrowed money within the Capital Projects Fund (400).

Zoning Code

- *Description* – A comprehensive update to the Village's Zoning Code resulting in the repeal of the existing Code and enactment of a replacement Code, including updates to the Official Zoning Map as necessary. Funding is anticipated in the first year as the Comprehensive Plan wraps up, and then completed in the second year.
- *Years* – 2027 and 2028.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

CAPITAL IMPROVEMENT PLAN (CIP)

Appendix C

Paving and Utility Plan

Village of McFarland
Pavement and Utility Infrastructure Improvement Plan
Revised: 05/29/26

- Notes:
- 1. Costs shown assume scope action described, and will need adjustment if scope is changed.
 - 2. Project costs assume that 35% of street replacement costs for projects that include water main replacement will be funded by the Water Utility.
 - 3. Project costs assume 25% curb replacement.
 - 4. Previous iterations of this document have been accepted by the Village Board. This is a living document and as such is continually updated as additional project details become known.
 - 5. All costs shown are in current date dollars. No inflation has been applied.
 - 6. All costs include a 15% project contingency

					PROJECT COSTS										General Comments		
Year	Street	From	To	Action	Street	TIF/TID Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TIF/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm		Total	
2027	Severson Rd	Lake Edge Rd	Farwell St	Pavement Replacement	\$107,000											\$107,000	This cost includes watermain extension from the northern end of the new Elvehjem Business Park to the southern edge of Rosewood Fields
2027	Lake Edge Dr	South Ct	loop	Pavement and Utility Rehabilitation	\$53,000			\$124,000								\$177,000	
2027	Elvehjem Road	CTH AB plus 200ft west	RR Track Crossing	Road Reconstructon and Utility Extensions		\$1,413,000				\$1,322,000						\$2,735,000	
2027	Off-Street			Elvehjem Business Park Development		\$376,000				\$982,000						\$1,358,000	
2027	Off-Street			Elvehjem Business Park RR Spur						\$2,000,000						\$2,000,000	
2027	Various	North Rosewood Fields Plat	Siggelkow Road	East Side Sewer Extension- Planning and Design			\$129,000									\$129,000	
2027	Siggelkow Road	Catalina Parkway	I-39	Rural Conversion- Planning and Design	\$65,000			\$58,000	\$13,000		\$19,000					\$155,000	
2027	Various			Path Resurfacing							\$100,000					\$100,000	
2027	Various			Sidewalk Replacements							\$100,000					\$100,000	
2027	Various			Hydrant Repairs and Replacements				\$60,000								\$60,000	
2027	Off-Street	Lake Waubesa	Babcock Channel	Northern Babcock Conneciton Dredging					\$146,000							\$146,000	
2027	Off-Street			Parkview Estates Pond 2 Maintenance										\$320,000		\$320,000	
2027	Off-Street			Meredith Heights Pond Maintenance										\$57,000		\$57,000	
2027	USH 51	Exchange Street	Larson Beach Road	Sanitary and Water Main Relocations			\$69,000	\$168,000								\$237,000	This work consists of sanitary and water relocations necessitated by the planned WisDOT reconstruction work. These relocaitions are paid for entirely by Village funds.
2027	USH 51	Exchange Street	Larson Beach Road	Pedestrian Underpass, Path, Sidewalk, Lighting, Landscaping, and Community Specific Design	\$1,889,000											\$1,889,000	A portion of these improvments will be funded by Federal/State Funds. The amount here represents the estimated Village expenditure.
2027 Year Total					\$2,114,000	\$1,789,000	\$198,000	\$410,000	\$159,000	\$4,304,000	\$219,000			\$377,000	\$9,570,000		

Village of McFarland
Pavement and Utility Infrastructure Improvement Plan
Revised: 05/29/26

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					PROJECT COSTS										General Comments	
Year	Street	From	To	Action	Street	TIF/TID Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TIF/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm		Total
2028	Siggelkow Road	Catalina Parkway	I-39	Rural Conversion	\$2,582,000			\$2,288,000	\$514,000		\$736,000				\$6,120,000	Reconstruction with Boulevard Section. Includes the addition of a new shared-use trail. Coordinate with USH 51 timing.
2028	Wisconsin Ave	Bremer Rd / Norma Rd	Termini	Pavement and Utility Rehabilitation	\$64,000			\$110,000							\$174,000	
2028	Field Ave	Erling Ave	Card Ave	Pavement and Utility Rehabilitation	\$129,000			\$195,000							\$324,000	
2028	South Ct	Burma Rd	Overlook Dr plus 600 ft	Pavement and Utility Rehabilitation	\$205,000			\$419,000							\$624,000	This budget includes the addition of curb and gutter from Overlook Drive to the end
2028	Wild Flower Ct	Country Walk / Forest Ridge Ct	Termini	pavement replacement	\$41,000										\$41,000	
2028	Beckler	Card Ave	Erling Ave	Pavement Replacement	\$35,000										\$35,000	
2028	Bird Song Ct	Morning Dove Dr	Termini	Pavement Replacement	\$25,000										\$25,000	
2028	Morning Dove Dr	Hidden Farm Rd plus 422 ft	Country Walk / Spring Pond Ct	Pavement Replacement	\$65,000										\$65,000	
2028	Morning Dove Dr	Hidden Farm Rd	Bird Song Ct	Pavement Replacement	\$50,000										\$50,000	
2028	Burma Rd	Overlook Dr / South Ct	USH51	Pavement Replacement	\$98,000										\$98,000	
2028	Exchange Street	Bridge	USH51	New Path Construction							\$168,000				\$168,000	
2028	Various	North Rosewood Fields Plat	Siggelkow Road	East Side Sewer Extension- Construction			\$1,425,000								\$1,425,000	
2028	Various			Path Resurfacing							\$100,000				\$100,000	
2028	Various			Sidewalk Replacements							\$100,000				\$100,000	
2028	Various			Hydrant Repairs and Replacements				\$60,000							\$60,000	
2028	Off-Street			Commerce Park Pond 4										\$121,000	\$121,000	
2028	Off-Street			Eco Park/Juniper Ridge Vegetation Management										\$368,000	\$368,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investiagion and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
2028 Year Total					\$3,294,000		\$1,425,000	\$3,072,000	\$514,000		\$1,104,000			\$489,000	\$9,898,000	

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Year	Street	From	To	Action	Street	TIF/TID Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TIF/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm		Total
2029	Triangle Street	Siggelkow Rd plus 2700 feet	Voges	Rural Conversion		\$1,379,000				\$490,000					\$1,869,000	This estimate amount includes the installation of a new path from Siggelkow to Voges.
2029	Marsh Rd	Red Oak Trl / Wellington Cir	Siggelkow Rd	Pavement Replacement	\$263,000										\$263,000	This estimate includes concrete pavement replacement at the intersection with Siggelkow. It also includes new sidewalk where it does not currently exist on the west side of the road.
2029	Marsh Rd	Eighmy Rd	Red Oak Trl / Wellington Cir	Pavement Replacement	\$388,000										\$388,000	
2029	Siggelkow Road	I-39	CTH AB	Rural Conversion- Planning and Design	\$41,000			\$51,000	\$11,000		\$12,000				\$115,000	
2029	Various			Path Resurfacing							\$100,000				\$100,000	
2029	Various			Sidewalk Replacements							\$100,000				\$100,000	
2029	Off-Street			Stormwater Treatment Device Maintenance										\$368,000	\$368,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investiagion and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
2029	Off-Street			Lift Station 2 Force Main and Highland Drive Interceptor								\$578,000			\$578,000	The Lift Station #2 Force Main is approaching 40 years of age and is a cast iron force main. Capacity improvments to this force main will need to be constructed in coordination with any reconstruction and capacity increases of lift station 2. This includes the replacement of the Highland Drive Interceptor between Exchange Street and Lewis Park.
2029 Year Total					\$692,000	\$1,379,000		\$51,000	\$11,000	\$490,000	\$212,000	\$578,000		\$368,000	\$3,781,000	

Village of McFarland
Pavement and Utility Infrastructure Improvement Plan
Revised: 05/29/26

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Year	Street	From	To	Action	Street	TIF/TID Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TIF/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm		Total
2030	Siggelkow Road	I-39	CTH AB	Rural Conversion	\$1,609,000			\$2,022,000	\$428,000		\$450,000				\$4,509,000	Reconstruction with Boulevard Section. Includes the addition of a new shared-use trail. Coordinate with USH 51 timing.
2030	N Terminal Drive	Lift Station 4	USH 51	Rural Conversion		\$2,637,000				\$691,000					\$3,328,000	This work will need to be coordinated with HWY 51 Construction Planning
2030	Elvehjem	Country Walk	200' W of CTH AB	Rural Conversion	\$1,143,000			\$71,000	\$762,000						\$1,976,000	
2030	Black Walnut Dr	Wild Cherry Ln	Smith Ridge Rd	Pavement Replacement	\$215,000										\$215,000	
2030	Black Walnut Dr	Smith Ridge Rd	Siggelkow Rd / Carncross Dr	Pavement Replacement	\$322,000										\$322,000	
2030	Black Walnut Dr	Black Walnut Ct / Leanne Ln plus 316 ft	Wild Cherry Ln	Pavement Replacement	\$18,000										\$18,000	
2030	Various			Path Resurfacing							\$100,000				\$100,000	
2030	Various			Sidewalk Replacements							\$100,000				\$100,000	
2030	Off-Street			Stormwater Treatment Device Maintenance										\$368,000	\$368,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investiagion and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
2030 Year Total					\$3,307,000	\$2,637,000		\$2,093,000	\$1,190,000	\$691,000	\$650,000			\$368,000	\$10,936,000	

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Year	Street	From	To	Action	Street	TIF/TID Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TIF/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm		Total
2031	N Bremer Road	Erling Ave	Bellevue Ct	Pavement and Utility Rehabilitation	\$194,000			\$405,000							\$599,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investiagion and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth. The wells were reviewed in 2019 with WNDR staff. Several items were identified during the inspection, including: the pumps need to be pulled and inspected, piping needs painting as a means of protection from sweating, entry point sample taps are needed, A/C as a means of climate and humidity control is preferred, separate checmical room needs to be constructed, the vent is undersized and needs to be replaced, and significant electrical upgrades are required. The scope of this project is to address these issues, replace all corroded electrical/controls, update the backup generator, and remove the right-angle backup engine.
2031	Ahren Ln	Meredith Way	Exchange St	Pavement Replacement	\$81,000										\$81,000	
2031	S Bremer Road	Larson Beach Rd plus 200 ft	Bellevue Ct	Pavement and Utility Rehabilitation	\$246,000			\$675,000							\$921,000	
2031	Brendan Ct	Termini	Meredith Way	Pavement Replacement	\$33,000										\$33,000	
2031	Cardinal Dr	Curtis St	Sauk Ln	Pavement Replacement	\$126,000										\$126,000	
2031	Calico Ct	Marsh Rd / Calico Dr	Termini	Pavement Replacement	\$89,000										\$89,000	
2031	Various			Path Resurfacing							\$100,000				\$100,000	
2031	Various			Sidewalk Replacements							\$100,000				\$100,000	
2031	Off-Street			Stormwater Treatment Device Maintenance										\$368,000	\$368,000	
2031	Off-Street			Well 3 Rehabilitation Preliminary Design									\$184,000		\$184,000	
2031 Year Total					\$769,000			\$1,080,000			\$200,000		\$184,000	\$368,000	\$2,601,000	

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Year	Street	From	To	Action	Street	TIF/TID Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TIF/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm		Total
2032	Broadhead Street/CTH MN Phase 4B	North Peninsula Way	CTH AB	Preliminary Design and Planning	\$35,000			\$93,000	\$43,000						\$171,000	Includes new sidewalk, both sides of the street. Costs for sidewalk and topsoil restoration are shown as a pedestrian cost.
2032	Valley Drive	Siggelkow Road	Ridge Road	Pavement Replacement	\$821,000						\$310,000				\$1,131,000	
2032	Various			Path Resurfacing							\$100,000				\$100,000	
2032	Various			Sidewalk Replacements							\$100,000				\$100,000	
2032	Off-Street			Stormwater Treatment Device Maintenance										\$368,000	\$368,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investiagion and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
2032	Off-Street			Well 3 Rehabilitation									\$1,623,000		\$1,623,000	The wells were reviewed in 2019 with WNDR staff. Several items were identified during the inspection, including: the pumps need to be pulled and inspected, piping needs painting as a means of protection from sweating, entry point sample taps are needed, A/C as a means of climate and humidity control is preferred, separate checmical room needs to be constructed, the vent is undersized and needs to be replaced, and significant electrical upgrades are required. The scope of this project is to address these issues, replace all corroded electrical/controls, update the backup generator, and remove the right-angle backup engine.
2032	Off-Street			Well 4 Rehabilitation- Preliminary Design									\$184,000		\$184,000	The wells were reviewed in 2019 with WNDR staff. Several items were identified during the inspection, including: the pumps need to be pulled and inspected, piping needs painting as a means of protection from sweating, entry point sample taps are needed, A/C as a means of climate and humidity control is perferred, separate checmical room needs to be constructed, the vent is undersized and needs to be replaced, and significant electrical upgrades are required. The scope of this project is to address all of these issues, replace most of the well house itself to provide room for a generator and working space, replace all corrodede electrical/controls, and remove the right-angle backup engine.
2032 Year Total					\$856,000			\$93,000	\$43,000		\$510,000		\$1,807,000	\$368,000	\$3,677,000	

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Year	Street	From	To	Action	Street	TIF/TID Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TIF/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm		Total
2033	Broadhead Street/CTH MN Phase 4B	North Peninsula Way	CTH AB	Rural Conversion	\$347,000			\$928,000	\$421,000						\$1,696,000	Partially paid for by Dane County. Amounts represent Village expenditures.
2033	Overlook Dr	Burma Rd / South Ct	South Ct	Pavement and Utility Rehabilitation	\$191,000			\$467,000							\$658,000	
2033	Erling Ave	Bremer Rd	Terminal Dr	Pavement and Utility Rehabilitation	\$94,000			\$210,000							\$304,000	
2033	Norma Rd	Termini	Bremer Rd / Wisconsin Ave	Pavement and Utility Rehabilitation	\$137,000			\$382,000							\$519,000	
2033	Renee Ct	Lewis Lane	Exchange St	Pavement and Utility Rehabilitation	\$251,000			\$518,000							\$769,000	
2033	Various			Path Resurfacing							\$100,000				\$100,000	
2033	Various			Sidewalk Replacements							\$100,000				\$100,000	
2033	Off-Street			Stormwater Treatment Device Maintenance										\$368,000	\$368,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investiagion and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
2033	Off-Street			Well 4 Rehabilitation										\$1,518,000	\$1,518,000	The wells were reviewed in 2019 with WNDR staff. Several items were identified during the inspection, including: the pumps need to be pulled and inspected, piping needs painting as a means of protection from sweating, entry point sample taps are needed, A/C as a means of climate and humidity control is perferred, separate checmical room needs to be constructed, the vent is undersized and needs to be replaced, and significant electrical upgrades are required. The scope of this project is to address all of these issues, replace most of the well house itself to provide room for a generator and working space, replace all corrodede electrical/controls, and remove the right-angle backup engine.
2033 Year Total					\$1,020,000			\$2,505,000	\$421,000		\$200,000		\$1,518,000	\$368,000	\$6,032,000	

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					Street	TIF/TID Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TIF/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm		Total
2034	Main St	Eighmy Rd	Broadhead St	Pavement and Utility Rehabilitation	\$241,000			\$514,000							\$755,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investiagion and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
2034	Sighting Road	Johnson St	Marsh Woods Drive	Pavement and Utility Rehabilitation	\$112,000			\$248,000							\$360,000	
2034	Everglade Ct	Termini	Marsh Woods Drive	Pavement Replacement	\$26,000										\$26,000	
2034	Forest Lawn Cir	Summer Trail Rd	Termini	Pavement and Utility Rehabilitation	\$112,000			\$248,000							\$360,000	
2034	Hough St	Main St	Milwaukee St	Pavement Replacement	\$61,000										\$61,000	
2034	Hillside Ct	Termini	Pheasant Run	Pavement and Utility Rehabilitation	\$43,000			\$105,000							\$148,000	
2034	Jager Rd	Termini	Exchange Street	Pavement and Utility Rehabilitation	\$58,000			\$109,000							\$167,000	
2034	Various			Path Resurfacing						\$100,000					\$100,000	
2034	Various			Sidewalk Replacements						\$100,000					\$100,000	
2034	Off-Street			Stormwater Treatment Device Maintenance									\$368,000	\$368,000		
2034 Year Total					\$653,000			\$1,224,000		\$200,000			\$368,000	\$2,445,000		

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2035	Broadhead Street/CTH M Wisconsin St		Main St	Pavement and Utility Rehabilitation	\$73,000			\$145,000								\$218,000	
2035	Leanne Ln	Scott St	Broadhead St	Pavement and Utility Rehabilitation	\$124,000			\$274,000								\$398,000	
2035	Rivercrest Dr	Burma Rd	Yahara Drive	Pavement Replacement	\$165,000											\$165,000	
2035	Various			Path Resurfacing							\$100,000					\$100,000	
2035	Various			Sidewalk Replacements							\$100,000					\$100,000	
2035 Year Total					\$362,000			\$419,000			\$200,000					\$981,000	

**2025-2029
CAPITAL
IMPROVEMENT
PLAN (CIP)**

Appendix D

**Park System
Capital
Improvements**

McFarland Parks Capital Improvement Plan

Project/Amenity	Location	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Notes
Bathrooms	General	225,000		235,000		245,000		255,000		265,000		New bathroom facilities within system. Locations to be determined in CIP.
Playground, Park Amenities	General		225,000		235,000		245,000		255,000		265,000	Update old playground equipment. Locations to be determined in CIP.
Conservancy Maintenance	General	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	Perform conservancy improvements and other maintenance according to rec.
Equipment	General	85,500	155,000		12,000							Annually Parks considers various equipment needs to support operations.
Pedestrian Path (Trails)	General	100,000	268,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	Annual trail maintenance. Exchange Street Trail Extension in 2028.
Property Acquisition	General	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Review available opportunities, could happen sooner or later.
Small Projects, Furniture, Equipment	General	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	General application on the replacement of items and new small amenities.
Improvements	General	130,000			285,000							System Court Replace (2027); Brandt Field Drainage, Backstop, and Parking (2030).
Band Shelter, Event Space	Arnold Larson Park						150,000	850,000				Plan 2026, Design 2032, and Construct 2033.
Maintenance Shed (Phase 2.2)	Community Park	100,000										Adding a Maintenance Shed in 2027 to support Village operations.
Parking Lot, Playground, Deferrals (Phase 2.3)	Community Park				100,000	750,000						Finishing deferred improvements from Phase 2.1 that established park.
Trails, Pump Track, Prairie Restoration (Phase 3)	Community Park						50,000	500,000				Design 2032 and Construct 2033. All remaining items but for new facility.
Indoor Athletic Complex (Phase 4)	Community Park								50,000	250,000	7,500,000	Plan (Operations) 2033, Design 2034, & Construct 2035. Year round complex.
Shelter/Bathroom Facility	Egner Park						175,000	1,895,000				Design 2032 and Construct 2033. Shared with water utility and pump house.
Baseball and Playground (Phase 3)	McFarland Park	50,000	500,000	500,000								Plan 2026, Design 2027, and Construct 2028/2029.
Fitness Court, Trails, Final Amenities (Phase 4)	McFarland Park							50,000	500,000			Design 2033 and Construct 2034. Fill in support elements, new amenities.
Aquatics (Phase 5)	McFarland Park						750,000	8,500,000				Pending funding availability...Plan/Design 2032 and Construct 2033.
Lower Yahara River Trail (Phase 1)	Urso/Schuetz Park									50,000	250,000	Design/Grant Application 2035 and Construct 2036. Southern entrance thru park.
Disc Golf Facility/Trailhead (Phase 2)	Urso/Schuetz Park									100,000	750,000	Design 2035 and Construct 2036. Second facility to support east park, trail.

730,500 1,188,000 875,000 772,000 1,135,000 1,510,000 12,190,000 945,000 805,000 8,905,000

Parks Fund	240,000	240,000	250,000	250,000	360,000	260,000	270,000	270,000	280,000	280,000	
General Capital Revenue	5,500	12,500	12,500	25,000	12,500	12,500	12,500	12,500	12,500	12,500	
Fundraising											
Grants											500,000
Intergovernmental											
Other Funds	12,500	90,000	12,500	12,500	12,500	137,500	1,557,500	12,500	12,500	12,500	
Private Funding						750,000	8,500,000	50,000	250,000	7,500,000	
Borrowing	472,500	845,500	600,000	484,500	750,000	350,000	1,850,000	600,000	250,000	600,000	

McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, June 3, 2026

SECTION: Business

DEPARTMENT: Administration

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and review of 2025-2026 McFarland Strategic Implementation Plan.

PREVIOUS ACTION:

The Village Board approved the 2024-2025 Strategic Implementation Plan at its meeting on August 27, 2024.

ISSUE SUMMARY:

Please find enclosed the 2024-2025 McFarland Strategic Implementation Plan as accepted last year which is now updated to show our progress within the action steps. We will go through each of the goals to discuss what has been completed (green), what is in process (yellow), and what has not started/not possible (red).

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Presented for discussion. No action needed on this item.

ATTACHMENTS:

1. 2025-2026 McFarland Strategic Impl. Plan 05292026 FINAL PROGRESS

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

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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.			
<u>Action Steps:</u>		<u>Cost</u>	<u>Timeline</u>	<u>Assignment</u>
Objective on hold pending additional planning work and Village Board authorization to proceed.				

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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.

<u>Action Steps:</u>	<u>Cost</u>	<u>Timeline</u>	<u>Assignment</u>
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.

<u>Action Steps:</u>	<u>Cost</u>	<u>Timeline</u>	<u>Assignment</u>
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

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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 opportunities 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

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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.

<u>Action Steps:</u>	<u>Cost</u>	<u>Timeline</u>	<u>Assignment</u>
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

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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

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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

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Village Board Goals, Objectives, and Action Plan

E. Community			
<i>Improve the Community experience for residents, businesses, and visitors through its services, safety, history, and overall desired quality of life.</i>			
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.			
<u>Action Steps:</u>	<u>Cost</u>	<u>Timeline</u>	<u>Assignment</u>
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.			
<u>Action Steps:</u>	<u>Cost</u>	<u>Timeline</u>	<u>Assignment</u>
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

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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

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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

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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

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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 <i>Equity in Events: Decision Making Guide</i> 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. Aid Departments and other Community partners as needed to advance DEI Framework for programs, events, services, displays, and book rec.	N/A	Duration	DEI Strategist

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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