

Tuesday, July 7, 2026

6:30 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/82126624898>

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

Webinar ID: 821 2662 4898

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

1. CALL TO ORDER, ROLL CALL.
2. 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 public.works@mcfarland.wi.us to be included with the agenda materials.
3. APPROVAL OF MINUTES.
 - a. Motion to approve the minutes of the June 2, 2026, Parks & Recreation Committee meeting.
4. BUSINESS.
 - a. Introduction of the new Parks Superintendent
 - b. Discussion and action regarding Capital Area Pickleball Association's request for signage at the McFarland pickleball courts
 - c. Discussion regarding the Cedar Ridge Park playground concept plan
 - d. Discussion regarding the Arnold Larson Park concept plan
 - e. Discussion regarding the Village's 2026 Park Impact Fee Study.
 - f. Introduction to and discussion of the proposed McFarland 2027-2031 Capital Improvement Plan
5. SCHEDULE NEXT MEETING DATE.
 - a. Tuesday, August 4, 2026, at 6:30 p.m.

6. ADJOURNMENT.

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

VILLAGE OF MCFARLAND

Parks and Recreation Committee Minutes

Tuesday, June 2, 2026 - 6:30 PM

1. CALL TO ORDER, ROLL CALL.

Trustee Fessler called the regular meeting of the Parks and Recreation Committee to order at 6:30 PM in the community room of the Municipal Center. The meeting was also held via Zoom webinar.

Members present: Trustee Fessler, Trustee Leamy (arrived at 6:35pm), Anita Iwanski, Tanya Lancaster, Lori Wisnicky, Anna Bartz

Members not present: n/a

Staff Present: Public Works Director Lee Igl, Assistant to the Public Works Director Aimee Irwin, Village Administrator Matt Schuenke

2. 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 public.works@mcfarland.wi.us to be included with the agenda materials.*

None.

3. APPROVAL OF MINUTES.

- a. *Motion to approve the minutes of the April 22, 2026 Parks & Recreation Committee meeting.*

Motion by Lancaster, seconded by Bartz, to approve the minutes of the April 22, 2026, Parks & Recreation Committee meeting. Motion carries 5 - 0 - 0.

4. BUSINESS.

- a. *Discussion regarding the William McFarland Park site plan update*

Tod Pritchard, McFarland Ice Hockey President, provided clarification on property that is owned by hockey but was not marked as such in the William McFarland Master Plan that was created in 2021.

Blake Theisen of Parkitecture presented the updated concept plan for William

McFarland Park including baseball's requests.

- Bartz asked if the proximity or noise would be a concern to the City of Madison residents on the west side of the property. Theisen explained he would anticipate much concern.
- Trustee Fessler asked if the drainage in the SW corner of the property would be a concern. Theisen responded that the plan would not trigger the need for a stormwater facility and drainage should not be a concern.
- Trustee Fessler asked if the presented south 290-foot field location would be far from the facilities. Theisen explained that additional connections could be looked at.
- Iwanski asked if there are full basketball courts at other parks in the village. Igl responded that most courts are not full courts.
- Lancaster asked how moveable the baseball fence would be. Theisen explained that the fence could be moved in and out, but it was not recommended that it would be done weekly.
- Trustee Fessler suggested that discussions occur with the Friends of McFarland Park group regarding the updated concept plan.

b. Update regarding the Community Park project.

Igl provided an overview of the progress made for the Community Park project, including delivery of the block for the shelter, permit for the new well, trail installation, irrigation, septic piping installation, expansion of the stormwater site, and landscaping of trees should occur soon.

c. Update regarding the Prairie Place park playground

Igl presented photos of the Prairie Place park playground that was recently installed.

- Iwanski asked if a picnic table would be installed. Igl responded that a picnic table will be installed at a future date.
- Committee members suggested posting information about the new playground via the village's website and or other social media platforms.

5. SCHEDULE NEXT MEETING DATE.

a. Tuesday, July 7, 2026, at 6:30 p.m.

6. ADJOURNMENT.

Motion by Village Trustee Leamy, seconded by Wisnicky, to adjourn at 7:17PM.

Pursuant to law, written notice of this meeting was given to the public and posted on the public bulletin board in accordance with Open Meetings Law.

Respectfully submitted,
Aimee Irwin
Assistant to the Public Works Director


VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, July 7, 2026

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Lee Igl, Public Works Director

AGENDA ITEM: Introduction of the new Parks Superintendent

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

On June 29, 2026, the new Parks Superintendent, Shamus O'Reilly started. Shamus comes to McFarland, from the Village of Poyenette, where he was the Parks and Recreation Director. We will introduce Shamus to the committee.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

None.

ATTACHMENTS:

None


VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, July 7, 2026

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Lee Igl, Public Works Director

AGENDA ITEM: Discussion and action regarding Capital Area Pickleball Association's request for signage at the McFarland pickleball courts

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

The Capital Area Pickleball Association (CAPA) was formed in 2016 as a non-profit organization dedicated to promoting the sport of pickleball in the Dane County area. As such, it exists to serve pickleball aficionados in many regards. CAPA currently has 1302 members. As explained by the enclosed poster, CAPA would like to zip-tie the signage to the fence of the pickleball courts at William McFarland park. CAPA and staff are seeking the committee's approval regarding signage at the pickleball courts in McFarland.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

[Village Ordinance Section 44-20\(d\) Bill posting](#). No person shall post, paste, fasten, paint or attach any placard, bill, notice, sign or advertising matter upon any structure, tree or other natural object in any park, except park regulations and other signs authorized by the Parks and Recreation Committee.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, second to approve a signage request from CAPA for posting at William McFarland Park pickleball courts for the 2026 season.

ATTACHMENTS:

1. CAPA sign example

**Join CAPA today!
Only \$15 per year!**



improve skills
meet new players
practice • play
learn • socialize
have fun

Benefits include:

- free skills & drills sessions
- discounts on leagues, clinics, classes, certification opportunities, and Franklin X-40 pickleballs
- ability to play in the Baird CAPA Cup tournament
- 5% discount at Pickleball Central
- member-exclusive events and socials
- newsletters and e-mail alerts
- influence on community parks and recreation departments



capareapb.com/join-CAPA

CAPA supports pickleball communities within Dane County.


VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, July 7, 2026

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Lee Igl, Public Works Director

AGENDA ITEM: Discussion regarding the Cedar Ridge Park playground concept plan

PREVIOUS ACTION:

On March 3, 2026, the Parks and Recreation committee recommended approval of the proposal from Parkitecture for design services for playground replacement at Cedar Ridge Park and the Village Board approved the proposal on March 10, 2026.

ISSUE SUMMARY:

The playground at Cedar Ridge Park was originally installed in 1999 and has now reached the end of its useful life. Due to age, wear, and evolving safety and accessibility standards, replacement of the existing equipment is recommended.

Parkitecture will bring forward ideas for a playground that bring a fresh concept to McFarland's inventory of playgrounds. This project provides an opportunity to modernize the playground, improve accessibility and safety, and incorporate innovative play features that enhance the Village's overall park system. The project design should be completed by mid-July with construction most likely in the fall. The committee last reviewed this item during their meeting on April 22, 2026. A Public Information Meeting was held on May 20, 2026. Parkitecture will present the updated concept design along with proposals received from vendors for the equipment options. Staff are seeking the committee's feedback and suggestions on the presented information.

FINANCIAL/BUDGET IMPACT:

The 2026 budget was approved with funds up to \$200,000 for the replacement of the playground at Cedar Ridge Park.

VILLAGE PLAN REFERENCE:

[2026 to 2030 Capital Improvement Plan](#) - page 8 of 49

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This item is for discussion only.

ATTACHMENTS:

1. 5200 Linden Pkwy CedarRidgeParkPlanComments



2. 5203 Linden Pkwy Cedar Glade Park Playground Comments
3. 5117 Linden Pkwy Cedar Ridge Playground Comments
4. 5609 Red Oak Trl Cedar Ridge Playground Comments
5. 5205 Linden Pkwy Cedar Ridge Playground Comments
6. 26_0702 Cedar Ridge Playground Options binder
7. Cedar Ridge Equipment Summary
8. 20260520_190924
9. 20260520_190929

MEMORANDUM

DATE: June 29, 2026

TO: McFarland Parks and Recreation Committee
McFarland Parks Department and Public Works Department,
Attn: Aimee Irwin

FROM: Gary Huth, 5200 Linden Parkway

SUBJECT: Proposed Cedar Ridge Park Playground Improvements

On May 20 of this year, the Village conducted a Public Meeting to discuss options for the replacement of playground equipment at Cedar Ridge Park. Principally, the presentation focused on two aspects: the type of equipment, and the location within the park. This memo is respectfully submitted to address the latter aspect, and will supplement comments I provided at the meeting, reflecting my support for maintaining the playset at the current location.

For easy identification, I will label the three alternative considered locations as follows (see attached map):

- Option A (existing location),
- Option B (northwest corner of the park), and
- Option C (northeast corner of the park).

The park consultant at the meeting introduced Option B for consideration by those present, primarily as a potential cost-saving measure. According to his numbers, the savings would be approximately 8% of the budget. In my view, this relatively paltry savings is no justification for choosing a bad location. The choices made now will remain in effect for 30 to 50 years. NOTE: Actual savings, if any, will be identified upon completion of the preliminary design alternatives.

If budget truly is a constraint, then alternative solutions include: postponing the project one year to secure additional funds; construct the playground improvements in phases over two years (not always the best solution for a small project); or scale back on the amount of play equipment proposed. This last option should have little detrimental impact on the project, given the expansive newly installed playground a mere half block away (Waubesa School).

Option B was quickly and overwhelmingly voted down by those present at the meeting. The reasons for total lack of support include the fact that it would be in close proximity to the yards of two of the residents present at the meeting; and it would occupy and displace a significant portion of the level area of the park, which is used for active recreation (soccer, football, baseball, etc.).

Option C was suggested as an alternative. I submit that the same objections to Option B apply equally to Option C: it will reduce the active level play area; and it will place the playground in close proximity to other backyards. At the meeting, some residents dismissed any concern as to the placement of the playground equipment near to the northeast abutting backyards based on the fact that those yards belonged to duplexes. No explanation was offered as to why residents in duplexes (none of whom were present) would be less affected, or deserve less consideration, than the single family homes abutting Option B.

Other residents in attendance contended that the partial loss of level playing field would be accommodated by the participants themselves – presumably by squeezing the active sports field into the remaining area, or shifting it closer to the west bike path and trees. This suggestion presupposes that soccer is the only use. It isn't.

Football is also a popular use. Based on my years of observation, football is most often played along an east-west orientation (as opposed to the usual N-S layout of the soccer field), and necessarily includes that portion of the park proposed as Option C. Two likely reasons for this come to mind. First, an east-west orientation only requires one of the moveable soccer goals to be dragged a relatively short distance out of the way, rather than both goals a longer distance. Second, the configuration of the east-west orientation more readily accommodates the greater distances needed for sequential long pass plays characteristic of football.

Another frequently observed use of the Option C area is for parents and other spectators to sit on blankets and chairs while watching soccer matches.

Below, are additional drawbacks to the selection of Option C as an alternative site for the playset:

SAFETY: Option C lies close to that segment of bicycle path used by youngsters and teens as a commuter route through the park. That easterly

stretch of path is on a significant slope which allows for bikes and scooters to reach much higher speeds than can be attained along the segments of path adjacent to the existing site (Option A). And the buffer separation at Option C is substantially less.

AESTHETICS: Among its many benefits, a park serves as a vital green buffer within an urban setting. A playset, while a fun and beneficial attraction for kids, is still essentially a metal and plastic contrast to (detraction from) the green, natural feel the park provides. As such, a playset blends much better with the surrounds when nestled well within the park - as the current location is - rather than installed near the edge of the park where it would dominate the viewscape from the street.

FENCING: There is significant risk the presence of toddlers at the Option C location will result in conflicts with: 1) bike traffic on the easterly path (as described above); and 2) with errant balls from the abutting active playing field. If protective fencing is not included in the original design, it is very likely that the described conflicts will in the future prompt concerned parents to demand a safety fence on one or both sides of the playground: another expense; another maintenance cost; another detraction from the green viewscape; another impairment to the park.

LAND USE EFFICIENCY: The current location is ideally suited for a playground, with natural buffers from the bike commuter route and active ball sports. Relocation to Option C will not only consume a significant portion of active sports field, but also will leave behind an area of park (Option A) with little alternative utility.

PROPERTY OWNER EXPECTATIONS: Some of the discussion at the May 20 meeting seemed to focus on an imagined need to rescue that property owner nearest the existing playset from his/her purchase decision to buy a house in close proximity to the playground. That property already has a tall, opaque screening fence in place. No other parcel abutting the park has such a fence between the dwelling and the park. The proposal to relocate the playground to someone else's backyard seems inherently unfair. Those other residents surrounding the park also bought into an existing situation, with no screening fence, and with every expectation that the park configuration would persist, a configuration that includes an uninterrupted green view. I consider myself one of those "other residents," though my

property is one lot away from the park boundary. From my perspective, Option C would introduce a significant visual blight on the beautiful viewscape the park offers, and into which I bought 18 years ago.

One last comment: I never received any mailed notice of the May 20 meeting, despite my property lying less than 75 feet from the park boundary. Other neighbors I talked to said the same. I recommend the Village staff do two things to ensure public awareness: double-check the address database output for future mailings on this topic to ensure all property owners within 300 feet of the park are properly informed; and include in the mailing list occupants of any rental properties. It is the residents who will be affected most immediately, regardless of whether they are the owners or renters of the abutting properties.

Although I did receive an email related to the upcoming meeting on July 7 (during which I will be out of town and unable to participate), I have received no mailing on the subject. I trust the Village will issue the proper notice of the meeting to the affected residents and property owners, well ahead of that date.

**CEDAR RIDGE PARK
MAP OF PROPOSED ALTERNATIVE PLAYGROUND LOCATIONS**



June 30, 2026

Village of McFarland
Parks, Recreation & Natural Resources Committee

Re: Cedar Glade Park Playground Location

Dear Committee Members,

I am a resident of 5203 Linden Parkway in McFarland and am writing regarding the proposed playground improvements at Cedar Glade Park.

I have lived in my home for 11 years and have children, ages 8, 6, and 3½. We have used Cedar Glade Park in many ways, both as adults and with children, and have observed how many others use the park. This has given me an appreciation for how the park's current layout allows its different spaces to serve distinct purposes while working well together.

After reviewing the proposal, I strongly believe the playground should remain in its current location.

The greatest strength of Cedar Glade Park is the balance its current layout provides. The playground, gazebo, open green space, and bike path each have their own place, allowing the park to accommodate a wide variety of users and activities. While parks naturally evolve over time, I believe improvements should build upon that successful balance rather than fundamentally changing it.

Many residents purchased their homes with the existing park layout in mind. The current arrangement has shaped how our neighborhood functions and how residents interact with the park. Relocating the playground would significantly alter those established dynamics.

The proposed relocation would move the playground closer to the front yards of different homes. The current playground is adjacent to backyards where privacy fences or landscaping help buffer activity and noise. That type of screening is generally not appropriate in front yards, meaning the proposed location would have a greater impact on the character and privacy of nearby homes.

Relocating the playground from its current location would require thoughtful consideration of how to make that portion of the park usable in the future. Currently, the hilled area of the park, including the gazebo, is underutilized. If the playground is moved, it will be important to ensure that the entire southern end of the park is redesigned in a way that encourages meaningful use, rather than leaving behind an area that is underused.

Relocating the playground adjacent to the park's flat open green space would diminish the value and flexibility of that space. One of the greatest assets of Cedar Glade Park is that the open field serves many purposes for many ages. That flexibility is reduced when the green space effectively becomes an extension of the playground. Older children and adults are less likely to use the area for sports or casual recreation when it is immediately adjacent to playground activity, and younger children trying to use the field for games can easily become distracted by the playground. Rather than complementing one another, the two uses begin to compete for the same space.

A similar outcome can be seen at Waubesa School, where the new playground changed how the remaining green space is used. While some open space remains, it is underutilized compared to prior years and no longer serves the same broad range of users as it once did.

Additionally, the proposed third location is near the steepest portion of the bike path. Currently, younger children can avoid this area because it is separated from the playground. Moving the playground closer to this section could introduce additional safety concerns by increasing interactions between young children and bicycle traffic.

I support the concerns raised by neighbors regarding drainage. Regardless of the final location, it is important that the design ensures surrounding homes are not negatively impacted.

I support making Cedar Glade Park fully ADA accessible and appreciate the Village's commitment to improving the playground. While relocating the playground may reduce site work and allow for additional equipment, I do not believe that benefit outweighs preserving a park layout that has served the neighborhood well for many years. If achieving ADA compliance in the current location requires additional site work and a smaller equipment package, I believe that is a reasonable tradeoff. The location of the playground is a long-term planning decision that will shape how the park functions for decades.

For these reasons, I respectfully ask the Committee to keep the playground in its current location while proceeding with the planned upgrades and accessibility improvements.

Thank you for your time and consideration.

Thank you,

Michaela Moore

Aimee Irwin

From: Rena Henderson <pinkjoy2020@gmail.com>
Sent: Wednesday, July 1, 2026 12:05 AM
To: Aimee Irwin
Subject: Cedar Ridge playground

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi Aimee. I go to this park all the time. My kids grew up playing there and they are now grown. I do have a baby who will be playing there eventually too. My vote is to keep it where it is currently and update it but keep it in the age 2-5 age range. As others said in the meeting we have that brand new park by Waubesa for the older kids. If it does get moved over by Linden Parkway they absolutely need something that protects from traffic from the bike lane.

Thank you for your consideration.
Rena.

Aimee Irwin

From: Kendra Atkinson <kendrastowe@gmail.com>
Sent: Wednesday, July 1, 2026 1:37 PM
To: Public Works
Subject: Cedar Ridge Park Playground Location

July 1, 2026

Village of McFarland
Parks, Recreation & Natural Resources Committee

Re: Cedar Glade Park Playground Location

Dear Committee Members,

I am a resident of 5609 Red Oak Trail in McFarland and am writing regarding the proposed playground improvements at Cedar Ridge Park.

My family has lived at this address for 13 years and have children, ages 11 and 8, who have played at the Cedar Ridge Park every year of their lives. We have truly loved this park for it's open walking trails, large expanse of green space, and playground suited for our youngest children.

After reviewing the recent email dated June 29, 2026 regarding recommendations, I strongly urge the committee to maintain the playground at its current location, in Location B. My reasons include:

- Maintaining the current layout is the most logical and reasonable response to neighbor concerns around relocating the playground equipment. Keeping the layout ensures those who previously purchased their homes continue with the circumstances they already have.
- Moving the playground to Location C will cut into the open green space that is a highlight of this beautiful park.
- Because there are two large playgrounds suitable for older-aged children a block away at Waubesa Intermediate School, Location B can continue to be a spot to serve our youngest children, nearer the gazebo and away from the large space that is more utilized for soccer, baseball, and other sports.

Lastly, I would like to highlight my concerns that any changes to Cedar Ridge Park do not impact the drainage flow, and I urge the committee to carefully consider how engineering of the park space can mitigate any issues.

Thank you for your time and consideration. I greatly appreciate the communication that you have provided and your openness to feedback from the neighborhood.

Warm regards,

Kendra Atkinson

Aimee Irwin

From: Jessica O'Hearn <jesse529@hotmail.com>
Sent: Wednesday, July 1, 2026 2:44 PM
To: Public Works; Aimee Irwin; lee.lgl@mcfarland.wi.gov; blake@parkitecture.org
Subject: Cedar Glade Park Playground

June 29, 2026

Village of McFarland
Parks, Recreations & Natural Resources Committee

Re: Cedar Glade Park Playground Location

Dear Committee Members,

I live at 5205 Linden Parkway in McFarland, and I am sharing my thoughts on the proposed playground project at Cedar Glade Park.

I have lived in my home for 16 years and I have four children. We have spent a lot of time at Cedar Glade Park-just like so many others in the community. Over the years we've come to value how the park offers something to everyone. I appreciate the park, pathway, green space and have seen it be used by adults, animals and children alike. Each area has its own purpose, yet they all come together to create a space that feels connected and welcoming.

After looking over the plans, I respectfully urge you to keep the playground where it is. Cedar Glade Park works so well because of its current layout.

Many of us have chosen to live here because of what this park already offers. It became part of the rhythm of our daily lives-where our kids play, where we walk or ride our bikes, where neighbors connect. Moving the playground would change the dynamic and would disrupt how the space is used and enjoyed.

I'm also concerned about the proposed new location. Placing the playground nearer to the front of homes could impact privacy and increase noise for those residents. The current spot is tucked along backyards with fencing and landscaping that naturally help contain sound and activity-something that wouldn't be possible in the front of homes.

One of the biggest concerns I have with relocating the playground is the effect it would have on the park's open green space. Right now, the field is a flexible area that accommodates a variety of activities for people of all ages-from children playing games to families gathering and neighbors enjoying recreational activities.

Moving the playground next to this space would reduce that versatility, as the field would naturally become an extension of the play area rather than remaining a shared space for everyone.

When playground equipment and open recreation space are combined, it becomes more difficult for each area to serve its intended purpose. Older children, teens and adults may be less likely to use the field for sports or other activities, while younger children may be more drawn away from games on the field by the playground. Instead of complementing one another, the two spaces could end up competing for use.

I've noticed a similar situation at Waubesa School. Since the playground was relocated, the surrounding green space doesn't seem to be used the way it once was. While the field still exists, it no longer feels like a central gathering space it previously provided for a range of activities.

Another consideration is the proposed location's proximity to one of the busiest and steepest sections of the bike path. The current playground is separated from this area, allowing families with younger children to avoid heavy bicycle traffic if they choose. Moving the playground closer to the path would increase the likelihood of conflicts between young children and cyclists, creating additional safety concerns.

I fully support updating Cedar Glade Park and making it accessible for everyone. ADA accessibility is an important investment, and I appreciate the Village's efforts to improve the playground. However, I don't believe relocating the playground is necessary to accomplish those goals. If preserving its current location means adjusting the scope of the project or selecting a small equipment package, I believe that is a worthwhile compromise. The placement of the playground will influence how this park has functioned for many years, so I hope that decision is made with long-term community use in mind.

For these reasons, I respectfully ask the Committee to maintain the playground in its current location while continuing with the planned accessibility improvements and equipment upgrades.

Thank you for taking the time to consider my comments and for your continued commitment to improving our community.

Sincerely,

Jessica O'Hearn



COLOR KEY

ORANGE	ORANGE
OCEAN	OCEAN
NAVY	NAVY
GRANITE	GRANITE
GRAY	GRAY
ORANGE/BLACK	ORANGE/BLACK
OCEAN/BLACK	OCEAN/BLACK
GRAY/BLACK	GRAY/BLACK





COLOR KEY

	OCEAN
	FUCHSIA
	YELLOW
	ORANGE
	SILVER
	GRAY/BLACK



CEDAR RIDGE PARK



OPTION 1

KOMPAN®

CEDAR RIDGE PARK



OPTION 2

KOMPAN[®]













Cedar Ridge Park
Option 1
 MW062526-1A

Sales Representative
MIDWEST PLAY SCAPES
 1.800.747.1452
 Info@MidwestPlayscapes.com

Equipment Manufacturer
PLAYWORLD
 The world needs play.

POST & COMPONENT	ROTOMOLD PLASTIC	2-COLOR PLASTIC	ECO-ARMOR
Light Gray	Teal	Cobalt-Sand	Gray
Lime	Lime		
	Cobalt		



**Cedar Ridge Park
Option 1**

MW062526-1A

Sales Representative
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**Cedar Ridge Park
Option 1**

MW062526-1A

Sales Representative
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Equipment Manufacturer
PLAYWORLD
The world needs play.

**Cedar Ridge Playground Options
Equipment Summary
26_0701**

Cost

Lee Recreation - Burke

Option 1	\$178,503.00
Option 2	\$161,892.99

Midwest Playscape - Playworld

Option 1	\$179,916.37
Option 2	na

Gerber Liesure - LSI

Option 1	\$178,497.00
Option 2	\$178,630.00

KOMPAN

Option 1	\$137,671.90
Option 2	\$147,819.35

BUDGET \$180,000.00

Equipment, installation, sitework, and surfacing



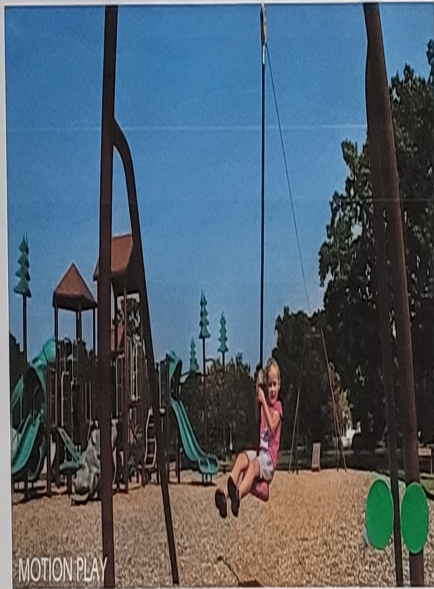
GROUND LEVEL PLAY



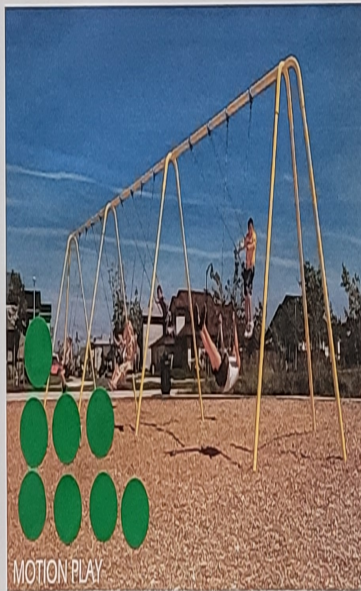
INTERACTIVE PLAY PANELS



ELECTRONIC PLAY



MOTION PLAY



MOTION PLAY



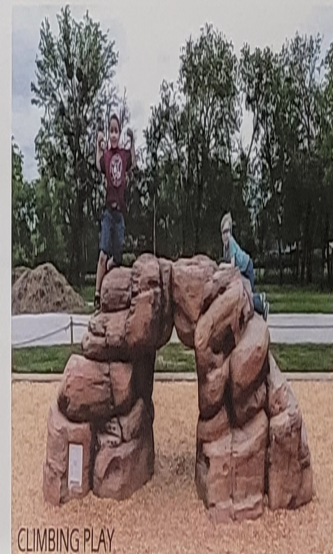
MOTION PLAY



GAME ZONE



CLIMBING PLAY



CLIMBING PLAY

**PARKITECTURE
+ PLANNING**
9011 Cleming Way, Suite 201
608/203-8203
PARKITECTURE

Project Name:
CEDAR RIDGE PARK
5302 Wild Cherry Lane
McFarland, WI
Site Title:
PLAYGROUND CHARACTER IMAGES

Revisions:

Project #: 26.017
Issued For: Review
Date: 5/18/2026

Sheet Number

C011



GEOMETRIC FORM (2-12)



ORGANIC FORM (2-12)



THEMED EQUIPMENT (2-12)



GEOMETRIC FORM AND NET PLAY (5-12)



CRAB TRAP NETTING (2-12)



TREE FORM (2-12)



TRADITIONAL POST & DECK (2-12)



ROPE BRIDGES & WEB RAMPS (2-12)



NET PLAY (5-12)

**PARK
ARCHITECTURE
&
PLANNING**
9011 Derrington Way, Suite 201
6081203, 6081203

Project Name: **CEDAR RIDGE PARK**
5302 Wild Cherry Lane
McFarland, WI
SHEET TITLE: **PLAYGROUND CHARACTER IMAGES**

Revisions:

Project #: 26-017
Issued For: Review
Date: 5/18/2026

Sheet Number
C010


VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, July 7, 2026

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Lee Igl, Public Works Director

AGENDA ITEM: Discussion regarding the Arnold Larson Park concept plan

PREVIOUS ACTION:

The Parks, Recreation and Natural Resources Committee recommended approval to the Village Board regarding a proposal from Vandewall and Associates for the creation of an enhancement plan for improvements within Larson Park during their January 23, 2020, meeting.

The Parks, Recreation, and Natural Resources Committee reviewed and discussed the presented hardscape improvement plan during their April, 16, 2020, meeting.

ISSUE SUMMARY:

In 2020, a conceptual park plan was developed for Arnold Larson Park. The plan did not move forward in 2020. Staff would like to revisit the plan and make any recommendations for changes to move the plan towards design and possible construction. The Committee last discussed this topic during their meeting on March 3, 2026. Parkitecture will present the updated concept plan for the park. Staff are seeking the committee's feedback and suggestions.

FINANCIAL/BUDGET IMPACT:

The 2026 budget was approved with funds up to \$15,000 for the development of a plan for future improvements at Arnold Larson Park.

VILLAGE PLAN REFERENCE:

[Larson Park Enhancement Plan - April 16, 2020](#) (*previous plan*)

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

No action is required.

ATTACHMENTS:

None



**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, July 7, 2026

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion regarding the Village's 2026 Park Impact Fee Study.

PREVIOUS ACTION:

9.16.25 Plan Commission unanimously recommended the Village Board approval of a contract with Baker Tilly to complete a Park Impact Fee Study.

9.25.25 Village Board unanimously approved a contract with Baker Tilly to complete a Park Impact Fee Study.

2.19.26 Plan Commission discussion on draft changes to the Park Impact Fees.

5.19.26 Plan Commission discussion on draft changes to the Park Impact Fees.

ISSUE SUMMARY:

In 2025, the Village Board approved a new 2025-2029 Comprehensive Outdoor Recreation Plan. One of the action items from that plan is to complete an update of the 2020 Park Impact Fee Study to ensure those fees remain consistent with the Village's needs and State Statute requirements for impact fees. Baker Tilly previously completed the Village's 2020 Park Impact Fee Study and was hired by the Village Board to complete the 2026 study.

Public Facility Needs Assessments (i.e. impact fee studies) are required under Wis. Stat. 66.0617 prior to enacting an ordinance that imposes impact fees, or amending an existing ordinance that imposes impact fees. Park impact fees are collected by the Village for new housing units to provide revenues for acquisition of future parkland or installation of park and trail improvements needed to serve the growth of the community. The Village collects two types of park impact fees, Parkland Impact Fees (i.e. fees in lieu of parkland dedication) and Park Improvement Impact Fees. Parkland Impact Fees are collected when a developer elects not to dedicate parkland as part new housing developments, or when they elect to provide a partial parkland dedication with the remaining dedication collected through parkland impact fees. The Village maintains the discretion over whether to accept parkland impact fees in lieu of dedication. Parkland Impact Fees are used by the Village to acquire future parkland and Park Improvement Impact Fees are used by the Village for the construction of new park facilities and trails.

The Plan Commission has met twice to review the draft park impact fees. Included in the packet is a copy of a presentation staff will provide the Park and Recreation Committee as part of a project update. A similar presentation was provided to the Plan Commission at their May 19th meeting. At that meeting, several of the Plan Commission members raised concern regarding whether the proposed impact fees are too high, with more specific attention given to the



Parkland Impact Fee, and whether that might deter future housing development in the Village. The Plan Commission requested staff meet with the Parks & Recreation Committee to obtain input on the proposed impact fees as summarized in the table below.

Park Improvement Impact Fee	Existing	Proposed	Net Change
Single Family Dwelling Unit	\$3,141.33	\$3,612.30	+\$470.97
Two-Family & Multi-Family Dwelling Unit	\$2,182.13	\$2,592.35	+\$410.22
Group Quarters Unit	\$1,198.98	\$1,416.59	+\$217.61
Parkland Impact Fee	Existing	Proposed	Net Change
Single Family Dwelling Unit	\$4,781.52	\$4,137.35	-\$644.17
Two-Family & Multi-Family Dwelling Unit	\$3,321.52	\$2,969.16	-\$352.36
Group Quarters Unit	\$1,825.01	\$1,622.49	-\$202.52

There are a number of inputs that are used to calculate the impact fees. One of those inputs is the Village's level of service. For example, as part of calculating the parkland impact fee, the Impact Fee Study uses the Village's level of service of 18.5 acres of parkland per 1,000 residents, as adopted in the 2025-2029 Comprehensive Outdoor Recreation Plan (refer to slide 15). This level of service was recommended by both the Plan Commission and Parks & Recreation Committee when the Village was drafting the 2025-2029 CORP. If there is concern that the proposed parkland impact fee is too high, then one way it could be lowered is to reduce the Village's level of service below 18.5 acres of parkland per 1,000 residents. This would require the Village to amend the 2025-2029 CORP. This change would also require the Village to amend the Subdivision Ordinance to lower the amount of required parkland dedication as the amount of parkland required to be dedicated by developers is also tied to the 18.5 acre level of service. The Plan Commission is interested in the Parks & Recreation Committee's thoughts on potentially revising the 18.5 acre/1,000 residents level of service. Noting that this is the Village's existing level of service that it provides current residents as well as our goal for servicing future residents.



If there is no interest in amending the CORP to lower the level of service, but still interest in lowering the parkland impact fee, then there are two other main ways the proposed impact fee could be lowered:

1. Accept the proposed parkland impact fee study with the fees as shown, but make a policy decision to adopt a lower impact fee. Under state law, the Village is prohibited from imposing an impact fee that is higher than recommended in the Impact Fee Study; however, a local municipality can impose a fee that is less than what is recommended in the Impact Fee Study as a local policy decision. The Village Board did something similar to this in 2020 when the last Impact Fee Study was adopted. Since the Village's park impact fees hadn't been significantly updated since the 2006 Impact Fee Study, the fee for park improvements was naturally very outdated. The Village Board opted to phase the increases in the recommended fee equally over a five-year period.
2. Adjust assumptions regarding the price per acre of land. In 2006, the Village updated the parkland impact fee based on comparable land sales using a value of \$60,000/acre. The 2020 Impact Fee Study adjusted the 2006 value per acre by Consumer Price Inflation. Further adjusting the 2006 \$60K/acre for CPI through 2025 would yield a value of \$98,000/acre (refer to slides 20-22), and \$100,762 through April 2026. There is consensus by the Plan Commission that the Village should not use the 2006 price per acre as adjusted for inflation and should evaluate the price per acre based on more recent land sales, while recognizing sale value is highly dependent on the location (e.g. proximity to urban sewer and water utilities) and condition of property (e.g. improved, vacant, agricultural, wetlands, etc.). The Plan Commission discussed developing alternatives to the 2006 inflation-adjusted parkland impact fee that use various methods of averaging the cost per acre of property based on whether the property is adjacent to existing urban roads and utilities ("suburban lot"), near existing urban road and utilities ("near suburban lot"), or further away from existing urban roads and utilities ("exurban lot"). The presentation slides in the packet include information on land sales in the McFarland area since the 2020 Impact Fee was adopted, categorized by suburban, near suburban, and exurban categories, excluding lots with significant improvements (i.e. excluding sales of existing homes on subdivided lots). As one might expect, the average price per acre is considerably higher for suburban (\$366K/acre), than near suburban (\$80K/acre), and exurban (\$48K/acre). Upon further analysis, using an average rate that includes recent sales data that overly relies on either suburban land sales or exurban land sales, particularly those that are further away from the Village doesn't reflect as accurately that a developer would most likely be purchasing property that is either already in the Village's urban service area or in close enough proximity to obtain approval to add the property to the Village's urban service area in the near term (~ less than 5 years) to allow the cost-efficient extension of public infrastructure to serve the development. While the Village's 2025-2029 Comprehensive Outdoor Recreation Plan identifies several future potential park and trail projects in "suburban", "near suburban" and "exurban" areas, the fees in lieu of should likely lean more toward the most recent sales in the near suburban category or those in the exurban that are in proximity to the Village. Staff identified four property sales from August 2025 through March 2026 that meet these criteria. The average price per acre was \$87,719, as adjusted for Consumer Price Index through April of 2026.



The intent of the meeting is to review the general purpose of park impact fees, the methodology regarding how they are established, the history of park impact fees in McFarland, and the preliminary proposed changes to the existing park impact fees. The purpose of the meeting is not to finalize the proposed impact fees. Staff will share the input provided by the Park and Recreation Committee with the Plan Commission as part of the next steps to draft the new Park Impact Fee Study to be brought back to the Plan Commission for further discussion, public hearing, and recommendation to the Village Board.

FINANCIAL/BUDGET IMPACT:

The 2025 Village Capital Improvement Plan Budget includes \$15,000 for completion of this project.

VILLAGE PLAN REFERENCE:

[2025-2029 Capital Improvement Plan](#). Updating the Parks Public Facilities Needs Assessment is identified as a project within the Village's 2025 Capital Improvement Plan.

[2025-2029 Comprehensive Outdoor Recreation Plan](#). Goal 2, Action 7 states: *"Update the Village's Park Impact Fee, Fee in Lieu of Land Dedication, and Public Facility Needs Assessment every five years following completion of updates to the CORP. Annually adjust park impact fees based on the Consumer Price Index-All Urban Consumers-Midwest Region prepared by the United States Department of Labor."*

[2020 Parks Public Facilities Needs Assessment Study](#).

ORDINANCE REFERENCE:

[8-464 Park Impact Fee](#)

[Division 23-II-5 Impact Fees](#)

[Article 56-VI Park and Public Land Dedications](#)

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is presented for discussion only.

ATTACHMENTS:

1. 2026 Park Impact Fee Study_07.01.26

2026 Park Impact Fee Study

Parks & Recreation Committee
Meeting July 7, 2026



Project Purpose and Need

The Village is updating the [2020 Park Impact Fee, Fee in Lieu of Land Dedication and Public Facility Needs Assessment](#) (*aka a Park Impact Fee Study*)

The reason for the study update is to evaluate the Village's two park impact fees (*Park Improvement & Parkland*), and parkland dedication requirement, for potential changes for adoption by the Village Board.

Completion and acceptance of the study does not change the Village's current park impact fees. That is done through a separate action by the Village Board.

A municipality may impose an impact fee that is less than the amount identified in their Impact Fee Study but can't impose an impact fee that is more than the amount identified in their Impact Fee Study.



Project Purpose and Need

Prior Park Impact Fee Studies were completed in 2004 and 2020. The last update was completed after the Village adopted the 2019 Comprehensive Outdoor Recreation Plan (CORP).

The CORP is a guide for future investment and expansion of the Village's park and recreational facilities to serve current and future residents.

In 2025, the Village updated the CORP, which will serve as a resource for the 2026 Park Impact Fee Study. Goal 2, Action 7 states: *"Update the Village's Park Impact Fee, Fee in Lieu of Land Dedication, and Public Facility Needs Assessment every five years following completion of updates to the CORP. Annually adjust park impact fees based on the Consumer Price Index-All Urban Consumers-Midwest Region prepared by the United States Department of Labor."*



What is an Impact Fee

An impact fee is a financial tool available to Wisconsin cities, villages and towns to pay for anticipated capital costs associated with serving new development.

Rather than distributing costs associated with new development among existing property owners (generally in the form of increased property taxes), impact fees are collected from the developer or property owner at the time of building permit for new dwellings.

Impact fees are held in a separate account and can only be used for the purpose for which they were collected (parkland acquisition or park improvement projects).



What is an Impact Fee

Under [State Statute 66.0617](#), prior to developing or imposing an impact fee, a municipality must conduct a detailed needs assessment (*aka, Impact Fee Study*) to determine the portion of capital costs necessitated by future development.

Capital costs in this case include acquisition of property for future Village parks or trails (*Parkland Impact Fee, aka Fee in Lieu of Parkland Dedication*) or capital costs for the construction of park improvements (e.g. shelters, playgrounds, trails, etc.). This is known as a *Park Improvement Impact Fee*.

Impact fees can't be used to cover park operational or maintenance costs and can not be used to pay for inadequacies (existing deficiencies) in the current park system.



Prior Uses Of Impact Fees

Some examples of how the Village has utilized park impact fees include:

- Dog Park Boardwalk (2017)
- Egner Park Playground (2018)
- McFarland Park Shelter (2018)
- Brandt Park Scoreboard (2019)
- Urso/Schuetz Park Dog Park and Disc Golf (2019)
- McDaniel Park Pier (2022)
- Community Park Phase 1 (2023)
- McFarland Park Skate Park (2023)
- Waubesa Intermediate School Inclusive Playground (2024)
- Highland Park Playground and Bathroom (2024)
- Prairie Place Playground (2025)
- Community Park Phase 2 (2026)
- Cedar Ridge Playground (2026)



How are Impact Fees determined

While many municipalities collect impact fees, the amount of the impact fees are unique to each municipality based on their identified needs, desired level of service, and characteristics unique to that community (e.g. the price of an acre of land in McFarland is not the same as the price of an acre of land in another community. The value one community places on the amount and quality of park and recreational facilities may differ from that of another community).

A municipality may impose an impact fee that is less than the amount identified in their Impact Fee Study but can't impose an impact fee that is more than the amount identified in their Impact Fee Study.



How are Impact Fees determined

A municipality may adjust the impact fee on an annual basis to account for inflation. [Sec. 8-464 of the McFarland Municipal Code of Ordinances](#) directs the Community & Economic Development Director to adjust annually the park impact fees utilizing the Consumer Price Index-All Urban Consumers-Midwest Region.

Sec. 8-464 provides exceptions for collection of impact fees, including the Village Board's authorization for waivers or partial waivers of a park impact fee where a developer is proposing to construct affordable housing.

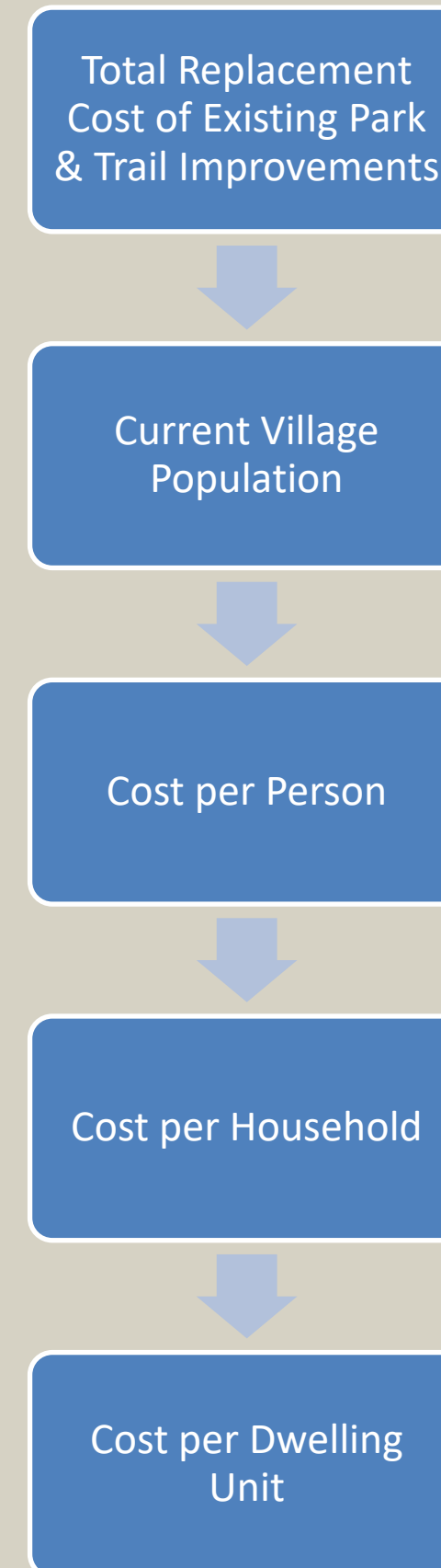


Park Improvement Impact Fee

The methodology used to calculate this fee includes an analysis of the value of all the improvements in the Village's park system. The value is the "total replacement cost" as provided by the Village's Insurance Provider.

This value is then divided by the current Village population estimate (9,737) to arrive at a value per person and then multiplied by the average number of people per household to arrive at a cost per dwelling unit, by the type of unit: single family, multifamily (includes duplex) or group quarters (e.g. dorm or assisted living facility).

The methodology aims to collect sufficient impact fees to provide future residents with the same level of service that current residents enjoy.



Park Improvement Impact Fee

Preliminary 2026 Park Improvement Impact Fee:

Total cost of improved parkland and trails:	\$ 13,598,716	From Insurance Provider & Village Engineer
Current Village population:	9,737	WI DOA 2025 estimate
Cost per person:	\$ 1,396.60	
Household Size:		
Single-family home	2.55	ACS 5-year estimate (2024)
Multi-family home	1.83	ACS 5-year estimate (2024)
Group quarters	1.00	ACS 5-year estimate (2024)
Preliminary Park Improvement Impact Fee:		
Single-family home	\$ 3,612.30	based on household size above
Multi-family home	\$ 2,592.35	based on household size above
Group quarters	\$ 1,416.59	based on household size above



Park Improvement Impact Fee

2004-2026 Park Improvement Impact Fee by Year

Unit Type	*2004	2005-2019	*2020	2021	2022	2023	2024	2025	**2026	***2026	2025-2026 Draft Study Adjustment	2026 Inflation - 2026 Draft Study Adjustment
Single Family	\$ 731.47	\$ 731.47	\$ 1,099.65	\$ 1,482.12	\$ 1,947.70	\$ 2,525.15	\$ 3,059.01	\$ 3,141.33	\$ 3,228.56	\$ 3,612.30	\$ 470.97	\$ 383.73
Multi Family	\$ 443.93	\$ 443.93	\$ 712.52	\$ 990.38	\$ 1,325.74	\$ 1,739.40	\$ 2,124.95	\$ 2,182.13	\$ 2,242.73	\$ 2,592.35	\$ 410.22	\$ 349.62
Group Quarters	\$ 443.93	\$ 443.93	\$ 551.51	\$ 666.25	\$ 813.30	\$ 1,001.54	\$ 1,167.56	\$ 1,198.98	\$ 1,232.27	\$ 1,416.59	\$ 217.61	\$ 184.31

*2004 and 2020 Park Impact Fee Studies Adopted

**2026 Inflation adjustment not adopted by Village Board due to pending update of Park Impact Fee Study

***2026 Draft Park Impact Fee Study preliminary impact fee

From 2004 through 2019 the Park Improvement Impact Fee remained unchanged with no inflation adjustments or adjustments because of an updated Impact Fee Study.



Park Improvement Impact Fee

The 2020 Impact Fee Study recommended the following rates:

Single Family =	\$2,572.35 (\$1,840.88 increase from 2004-2019 fee)
Multi Family =	\$1,786.89 (\$1,342.96 increase from 2004-2019 fee)
Group Quarters =	\$981.81 (\$1,342.96 increase from 2004-2019 fee)

Rather than instantly increasing the fees from the 2004-2019 rates to the recommended 2020 study fees, the Village Board authorized a five-year phasing which included 20% of the difference between the 2004-2019 and 2020 fees, plus annual inflation.

For a new single-family home that was an annual increase of \$368.18 + inflation, for years 2020-2024. Year 2025 was only adjusted for inflation.



Parkland Impact Fee

The methodology used to calculate this fee includes the Village's level of service (parkland per 1,000 residents), parkland dedication requirement, cost per acre of parkland, cost per acre per person and per household.



Parkland Impact Fee

Level of Service. The [Village's 2025 CORP](#) identifies an objective to maintain at least 18.5 acres of parkland (excluding wetland and floodplain areas) per 1,000 residents.

This is the existing level of service provided by the Village. There are no existing deficiencies that must be accounted for in the calculation of the impact fee.

This is the same level of service identified in the 2020 Impact Fee Study.



Parkland Impact Fee

Table 6. Recreation acres per 1,000 persons

Type of Park	NRPA Guidelines	Current Village Park Facilities			School and Dane Co. Active and Passive Facilities		Total
	Acres/1000 persons	Total Acres	Acres per 1,000 person	DEMAND	Total Acres	Acres per 1,000 persons	Acres per 1,000 persons
Mini-park	0.50	1.14	0.12	4.84	0	0	0.12
Neighborhood Park	2.00	20.28	2.10	19.35	0	0	2.10
Community Park	8.00	65.09	6.73	77.41	0	0	6.73
Village Active Parks	10.50	86.51	8.94	101.60	0.00	0.00	8.94
Passive	NA	63.18	6.53	NA	0	0	6.53
Special Purpose	NA	30.07	3.11	NA	0	0	3.11
Village Total	10.5	179.77	18.58	NA	0	0	18.58
Wetland or Floodplain Areas	NA	99.97	10.33	NA	0.00	0	10.33
School and Dane Co.	None	0	0	0	202.38	20.9	20.92
Total	None	279.73	28.81	NA	202.38	20.92	49.83

Used 2024 WDOA population estimate 9,676 to calculate acres per 1,000 persons

From the 2025 CORP, Table 6 shows the National Recreational and Park Association's (NRPA) guideline of 10.5 acres per 1,000 persons for active parks only. The NRPA guideline excludes passive and special purpose parks, which for the Village accounts for the 18.58 acres/1,000 existing level of service and established objective to maintain 18.5 acres/1,000.



Parkland Impact Fee

Land Dedication Requirement. To meet the Level of Service objective of 18.5 acres per 1,000 residents, [Sec. 56-173\(a\)](#) the Village's Subdivision Code was amended in 2020 to reduce the required parkland dedication to:

- 2,106 square feet of parkland dedication for each new Single-Family unit
- 1,463 square feet of parkland dedication for each new Multi-Family unit
- 804 square feet of parkland dedication for each new Group Quarter unit

Prior to 2020, the Village's Subdivision code required 1 acre of parkland per 15 dwelling units (didn't matter what type of dwelling unit)

This equated to a level of service of ~27 acres per 1,000 residents. Since this was in excess of the 2019 CORP Level of Service goal, the Village reduced the parkland dedication requirement.



Parkland Impact Fee

Land Dedication Requirement. The Land Dedication is calculated as follows:

Level of Service / 1,000 * People Per Household by Unit Type * 43,560 (square feet in 1 acre)

The average number of people per household has been declining in the Village since the 1970s. US Census and ACS data trends:

1970 = 3.26

1980 = 2.72

1990 = 2.83

2000 = 2.63

2010 = 2.54

2017 = 2.46 (ACS)

2020 = 2.50

2024 = 2.36 (ACS)



Parkland Impact Fee

Land Dedication Requirement. The Land Dedication is calculated as follows:

The 2020 Impact Fee Study utilized the 2017 ACS data for the average people per household. The 2026 Impact Fee Study will utilize the 2024 ACS data:

- 2017 People Per Household (Owner Occupied Units) = 2.62
- **2024 People Per Household (Owner Occupied Units) = 2.55**
- 2017 People Per Household (Renter Occupied Units) = 1.82
- **2024 People Per Household (Renter Occupied Units) = 1.83**

The Impact Fee Study utilizes the owner-occupied p/h for the single-family units and the renter occupied p/h for multi-family units. Group quarter dwelling units are assumed to have one person per unit.



Parkland Impact Fee

Land Dedication Requirement. The Land Dedication is calculated as follows:

Based on the 2024 ACS data, the preliminary recommended changes to the Village's Parkland Dedication requirement is:

- Single Family Dwelling Units = 2,055 square feet (current is 2,106)
- Multi Family Dwelling Units = 1,474 square feet (current is 1,463)
- Group Quarters = 806 square feet (current is 804)

These changes would require separate approval by the Village Board following acceptance of the 2026 Impact Fee Study.



Parkland Impact Fee

Cost per Acre for Parkland

In 2006 the Village Board updated the parkland impact fee based on a land value of \$60,000 per acre.

The average value per acre was based on a review of land sales in the greater McFarland area.

The 2020 Impact Fee Study utilized a land value of \$81,000 per acre or approximately the 2006 value adjusted for Consumer Price Inflation (CPI).

Further adjusting the 2006 \$60,000/acre for CPI through 2025 would yield a value of **\$98,000/acre**.



Parkland Impact Fee

Preliminary 2026 Parkland Impact Fee Using 2006 Cost per Acre Adjusted for Inflation:

Acres of Active, Accessible Passive, Special Purpose		180.10	from 2025 CORP park inventory + Sperle Corners Outlot 2
Acres per 1,000 residents		18.50	
Cost per acre of new parkland	\$	98,000	based on inflation adjusted 2006 value through 12/2025
Cost per person	\$	1,813	
Household Size			
Single-family home		2.55	ACS 5-year estimate (2024)
Multi-family home		1.83	ACS 5-year estimate (2024)
Group quarters		1.00	ACS 5-year estimate (2024)
Fee in lieu of park land dedication			
Single-family home	\$	4,622	based on household size above
Multi-family home	\$	3,317	based on household size above
Group quarters	\$	1,813	based on household size above



Parkland Impact Fee

Parkland Impact Fee by Year

Unit Type	*2004	2005	2006	2007-2019	*2020	2021	2022	2023	2024	2025	**2026	***2026	2025-2026 Draft Study Adjustment	2026 Inflation - 2026 Draft Study Adjustment
Single Family	\$1,034.00	\$2,670.00	\$4,000.00	\$4,150.00	\$3,915.46	\$3,966.36	\$4,153.67	\$4,485.64	\$4,716.75	\$4,781.52	\$4,914.30	\$4,622.26	-\$159.26	-\$292.04
Multi Family	\$1,034.00	\$2,670.00	\$4,000.00	\$4,150.00	\$2,719.90	\$2,755.26	\$2,885.38	\$3,115.98	\$3,276.52	\$3,321.52	\$3,413.75	\$3,317.15	-\$4.36	-\$96.60
Group Quarters	\$1,034.00	\$2,670.00	\$4,000.00	\$4,150.00	\$1,494.45	\$1,513.88	\$1,585.37	\$1,712.07	\$1,800.29	\$1,825.01	\$1,875.69	\$1,812.65	-\$12.36	-\$63.04

*2004 and 2020 Park Impact Fee Studies Adopted

**2026 Inflation adjustment not adopted by Village Board due to pending update of Park Impact Fee Study

***2026 Draft Park Impact Fee Study preliminary impact fee

From 2007 through 2019 the Parkland Impact Fee remained unchanged with no inflation adjustments or adjustments because of an updated Impact Fee Study. In 2020 the fee was lowered due to reducing the required parkland dedication requirement and then adjusted annually by CPI for years 2021-2025. In 2020 the Village also adjusted the fee based on the type of dwelling unit in recognition that on average, fewer people live in a multi-family unit as opposed to a single-family unit.



Parkland Impact Fee – Cost per Acre

The actual value per acre of property depends on many factors.

- Proximity to urban services (public water and sewer, improved roadways, etc.)
- Proximity to major roads, public sidewalks and trails
- Proximity to waterfront
- Are there preexisting buildings on the property and their condition
- Are there wetlands or floodplain restrictions on the property

Generally, the closer a lot is to urban services the more development ready the property is and therefore the cost per acre is going to be higher than a property further away from urban services.



Parkland Impact Fee – Cost per Acre

The following slides provide recent sales data for property in or near McFarland categorized by the following types of lots:

- “Suburban property”. The property already within the Village (e.g. vacant buildable lot) with access to urban services (e.g. public sewer and water, improved streets, etc.).
- “Near Suburban property”. The property is adjacent to urban services. Property may or may not be within the Village or its urban service area at time of purchase, but due to proximity incorporation into both is likely in the near term (approx. <5 years).
- “Exurban property”. The property is much farther from the Village’s current urban service area such that extension is unlikely in the near term. Property is usually outside of the Village at time of purchase.



Recent Sales Data – Suburban Property



Category ¹	Sale Date	Acres	Price	Price/Acre	Price/Acre Adj Inflation ²	Location
Suburban (vacant lot)	6/12/2023	0.15	\$ 79,900	\$ 535,865	\$ 584,885	6205 Exchange Street
Suburban (vacant lot)	12/1/2023	2.15	\$ 525,000	\$ 244,641	\$ 265,596	5513 Bremer Road
Suburban (improved lot)	6/17/2024	0.23	\$ 185,000	\$ 809,415	\$ 857,966	4607 Yahara Drive (Lot 1, waterfront lot)
Suburban (vacant lot)	6/12/2024	0.25	\$ 106,000	\$ 424,000	\$ 449,433	5508 Holscher Road
Suburban (improved lot)	9/20/2024	0.21	\$ 200,000	\$ 949,330	\$ 1,002,680	4609 Yahara Drive (Lot 2, waterfront lot)
Suburban (improved lot)	12/12/2024	1.60	\$ 415,000	\$ 259,375	\$ 273,687	4719 Burma Road
Suburban (vacant lot)	4/1/2025	0.59	\$ 229,800	\$ 392,522	\$ 407,480	6028 & 6040 Prairie Wood Drive (Well #5)
Suburban (vacant lot)	4/1/2025	0.37	\$ 83,210	\$ 225,869	\$ 234,477	6016 Prairie Wood Drive (Well #5)
Suburban (vacant lot)	5/19/2025	0.25	\$ 132,000	\$ 528,000	\$ 546,979	5514 Holscher Road
Suburban (improved lot)	1/9/2026	0.09	\$ 400,000	\$ 4,405,563	\$ 4,510,781	5410-5412 Bashford Street
Suburban (improved lot)	5/12/2026	0.12	\$ 8,750	\$ 73,129	\$ 73,129	5502 Creamry (Partial purchase for LYRT, land value only)
				\$ 424,000	\$ 449,433	Median per acre
				\$ 804,337	\$ 837,008	Average per acre
				\$ 391,816	\$ 365,997	Average per acre unimproved lots

1. "Suburban property". The property already within the Village (e.g. vacant buildable lot) with access to urban services (e.g. public sewer and water, improved streets, etc.).

2. Adjusted by Bureau of Labor Statistics Consumer Price Inflation Calculator through April 2026.



Recent Sales Data – Near Suburban Property

Category ¹	Sale Date	Acres	Price	Price/Acre	Price/Acre Adj Inflation ²	Location
Near Suburban (agricultural/vacant)	8/1/2025	18.00	\$ 1,175,000	\$ 65,278	\$ 67,100	NW corner of Elvehjem and CTH AB (Sperle Corners)
Near Suburban (agricultural/vacant)	3/10/2026	60.40	\$ 2,400,000	\$ 39,735	\$ 40,073	East side of 3443 Siggelkow Road (Hooper McFarland Farm LLC)
Near Suburban (agricultural/improved)	3/10/2026	9.48	\$ 1,250,000	\$ 131,884	\$ 133,005	3415 Siggelkow Road
				\$ 78,966	\$ 80,059	Average per acre

1. "Near Suburban property". The property is adjacent to urban services. Property may or may not be within the Village or its urban service area at time of purchase, but due to proximity incorporation into both is likely in the near term (approx. <5 years).
2. Adjusted by Bureau of Labor Statistics Consumer Price Inflation Calculator through April 2026.



Recent Sales Data – Exurban Property

Category ¹	Sale Date	Acres	Price	Price/Acre	Price/Acre Adj Inflation ²	Location
Exurban (agricultural/vacant)	4/17/2020	35.00	\$ 875,000	\$ 25,000	\$ 32,472	3234 CTH AB (Community Park)
Exurban (agricultural/vacant)	1/9/2023	8.00	\$ 300,000	\$ 37,500	\$ 41,743	3443 Siggelkow Road (Solar Farm)
Exurban (agricultural/improved)	8/1/2025	29.20	\$ 523,000	\$ 17,911	\$ 18,411	3032 Siggelkow Road
Exurban (commercial/residential/improv)	8/29/2025	13.00	\$ 1,400,000	\$ 107,692	\$ 110,698	2825 Exchange Street (Toddle-In)
				\$ 47,026	\$ 50,831	Average per acre

1. "Exurban property". The property is much farther from the Village's current urban service area such that extension is unlikely in the near term. Property is usually outside of the Village at time of purchase.

2. Adjusted by Bureau of Labor Statistics Consumer Price Inflation Calculator through April 2026.

Average Sales Data by Category

Category	Price/Acre	Price/Acre Adj Inflation
Suburban (median)	\$ 424,000	\$ 449,433
Near Urban	\$ 78,966	\$ 80,059
Exurban	\$ 47,026	\$ 50,831
2006 Rate	\$ 60,000	\$ 100,762



Parkland Impact Fee

Preliminary 2026 Parkland Impact Fee Using Select Recent Sales Data:

Category ¹	Sale Date	Acres	Price	Price/Acre	Price/Acre Adj Inflation ²	Location
Near Urban (agricultural/vacant)	8/1/2025	18.00	\$ 1,175,000	\$ 65,278	\$ 67,100	NW corner of Elvehjem and CTH AB (Sperle Corners)
Exurban (commercial/residential/improved)	8/29/2025	13.00	\$ 1,400,000	\$ 107,692	\$ 110,698	2825 Exchange Street (Toddle-In)
Near Urban (agricultural/vacant)	3/10/2026	60.40	\$ 2,400,000	\$ 39,735	\$ 40,073	East side of 3443 Siggelkow Road (Hooper McFarland Farm LLC)
Near Urban (agricultural/improved)	3/10/2026	9.48	\$ 1,250,000	\$ 131,884	\$ 133,005	3415 Siggelkow Road
				\$ 86,147	\$ 87,719	Average per acre

Developers are likely to purchase property that is either already in the Village's urban service area or in close enough proximity to obtain approval to add the property to the Village's urban service area in the near term (~ less than 5 years) to allow the cost-efficient extension of public infrastructure to serve the development. While the Village's 2025-2029 Comprehensive Outdoor Recreation Plan identifies several future potential park and trail projects in "suburban", "near suburban" and "exurban" areas, the fees in lieu of should likely lean more toward the most recent sales in the near suburban category or those in the exurban that are in proximity to the Village.



Parkland Impact Fee

Preliminary 2026 Parkland Impact Fee Using Select Recent Sales Data

Acres of Active, Accessible Passive, Special Purpose		180.10	from 2025 CORP park inventory + Sperle Corners Outlot 2
Acres per 1,000 residents		18.50	
Cost per acre of new parkland	\$	87,719	based on inflation adjusted select 2025-26 sales data
Cost per person	\$	1,655	
Household Size			
Single-family home		2.55	ACS 5-year estimate (2024)
Multi-family home		1.83	ACS 5-year estimate (2024)
Group quarters		1.00	ACS 5-year estimate (2024)
Fee in lieu of park land dedication			
Single-family home	\$	4,137	based on household size above
Multi-family home	\$	2,969	based on household size above
Group quarters	\$	1,623	based on household size above

Source: WI DOA, Wisconsin Department of Administration; ACS, US Census American Community Survey



Parkland Impact Fee

Parkland Impact Fee by Year

Unit Type	*2004	2005	2006	2007-2019	*2020	2021	2022	2023	2024	2025	**2026	***2026	2025-2026 Draft Study Adjustment	2026 Inflation - 2026 Draft Study Adjustment
Single Family	\$1,034.00	\$2,670.00	\$4,000.00	\$4,150.00	\$3,915.46	\$3,966.36	\$4,153.67	\$4,485.64	\$4,716.75	\$4,781.52	\$4,914.30	\$4,137.35	-\$644.17	-\$776.95
Multi Family	\$1,034.00	\$2,670.00	\$4,000.00	\$4,150.00	\$2,719.90	\$2,755.26	\$2,885.38	\$3,115.98	\$3,276.52	\$3,321.52	\$3,413.75	\$2,969.16	-\$352.36	-\$444.60
Group Quarters	\$1,034.00	\$2,670.00	\$4,000.00	\$4,150.00	\$1,494.45	\$1,513.88	\$1,585.37	\$1,712.07	\$1,800.29	\$1,825.01	\$1,875.69	\$1,622.49	-\$202.52	-\$253.20

*2004 and 2020 Park Impact Fee Studies Adopted

**2026 Inflation adjustment not adopted by Village Board due to pending update of Park Impact Fee Study

***2026 Draft Park Impact Fee Study preliminary impact fee

From 2007 through 2019 the Parkland Impact Fee remained unchanged with no inflation adjustments or adjustments because of an updated Impact Fee Study. In 2020 the fee was lowered due to reducing the required parkland dedication requirement and then adjusted annually by CPI for years 2021-2025. In 2020 the Village also adjusted the fee based on the type of dwelling unit in recognition that on average, fewer people live in a multi-family unit as opposed to a single-family unit.



Dane County Comparisons

The following slides compare park acreage, parkland dedication requirements, parkland impact fees, and park improvement impact fees for McFarland and similar peer communities in Dane County.

While many municipalities collect impact fees, the amount of the impact fees are unique to each municipality based on their identified needs, desired level of service, and characteristics unique to that community (e.g. the price of an acre of land in McFarland is not the same as the price of an acre of land in another community. The value one community places on the amount and quality of park and recreational facilities may differ from that of another community). In addition, communities may not update their impact fees on a regular basis.



Existing Park Acreage (CORP -Table 8)



Municipality	Yr of CORP	Standard (Acres/1,000)	Active Parkland Only Acreages		Total Parkland Acreages	
			(Acres/1,000)	Active Parks	Acres/1,000	Total Acreage
McFarland	2025	18.5	9.74	94.3	28.91	279.7
Cottage Grove	2023	13.0	9.53	84.4	14.84	131.4
Deforest	2024	11.0	9.85	115.0	33.41	390.0
Fitchburg	2024	12.0	10.99	386.0	23.20	815.0
Middleton	2020	15.0	14.77	309.0	14.77	309.0
Monona	2021	10.5	10.92	89.30	54.14	442.6
Oregon	2023	30.0	22.18	262.0	29.37	347.0
Stoughton	2023	10.5	9.93	130.8	21.77	286.7
Sun Prairie	2024	9.37	9.38	355.2	18.97	718.7
Verona	2022	17.0	8.91	125.0	13.90	195
Waunakee	2023	15.0	16.41	244.2	33.67	424.7
AVERAGE		14.77	12.06	199.56	26.09	394.53
AVERAGE for 20k or less		15.69	12.18	143.12	28.75	312.14



Active and Passive Parkland

The values within the Active Parkland Acreage only Mini, Neighborhood, and Community Parks, and excludes Special Purpose Parks or Passively Accessible Parks (conservancies). Total Parkland Acres includes all types of parks, including areas that are wetland or floodplain.

McFarland's Level of Service goal of 18.5 acres/1,000 includes Active, Special Purpose, and Passively Accessible Parks, but excludes portions of parks that are wetland or floodplain.

Of the Dane County communities reviewed, those highlighted in **red** set their Level of Service goal based only on Active Parkland (mini, neighborhood, and community) while the rest use Total Parkland.



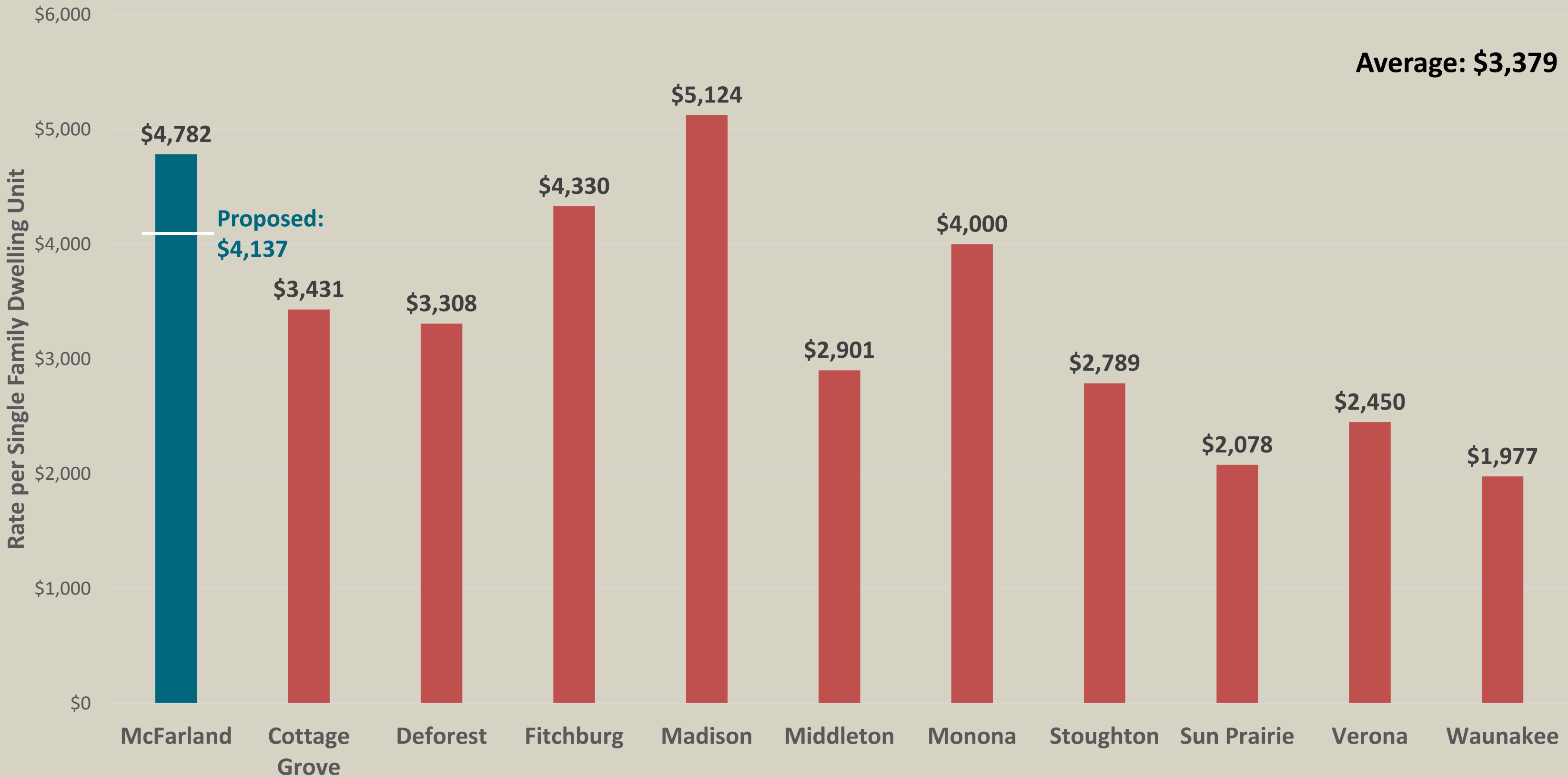
Parkland Dedication – Single Family



*Waunakee Requires 10% of the Total Development Site (e.g. 4,356 SF per acre, or 1,089 SF per ¼-acre lot)

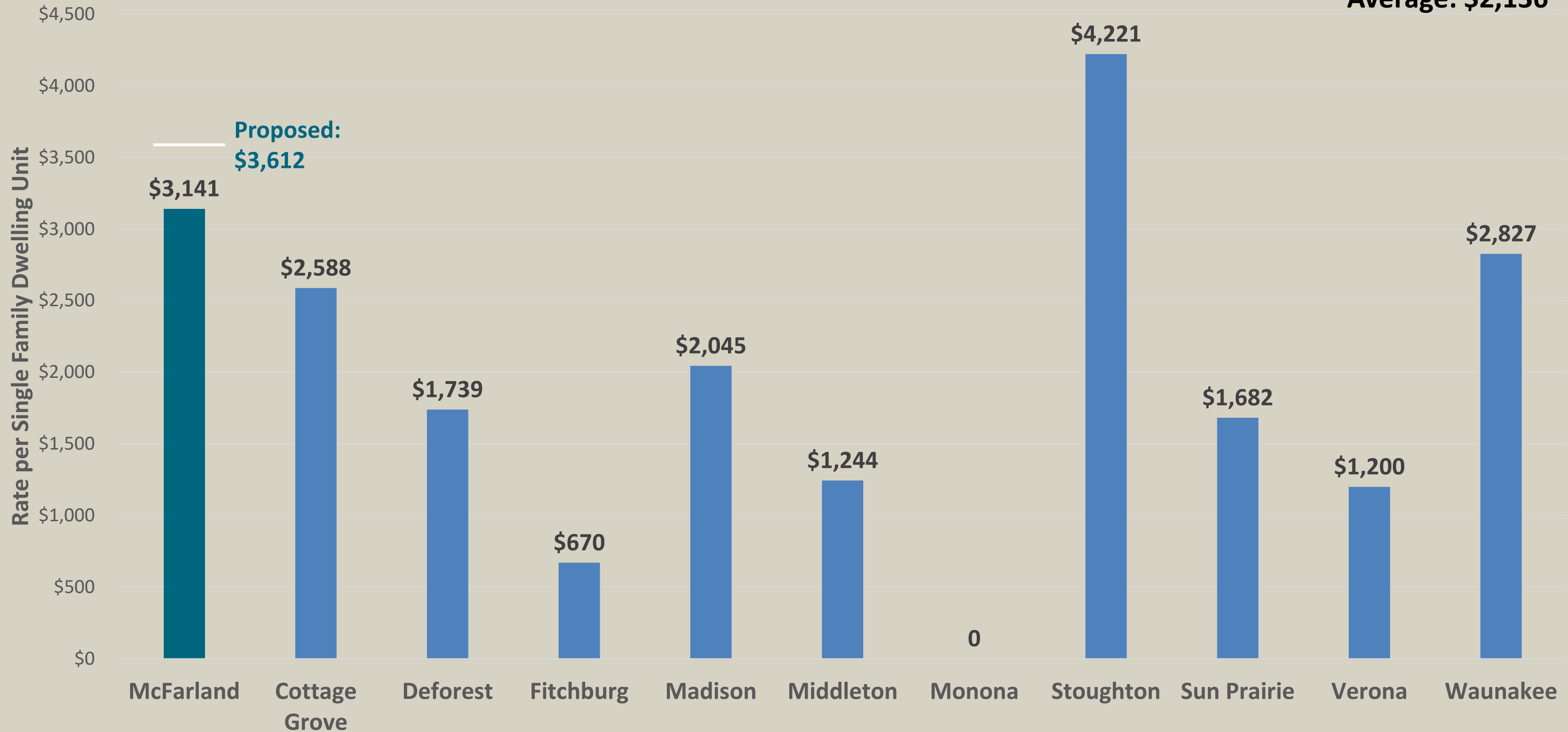


Parkland Impact Fee – Single Family

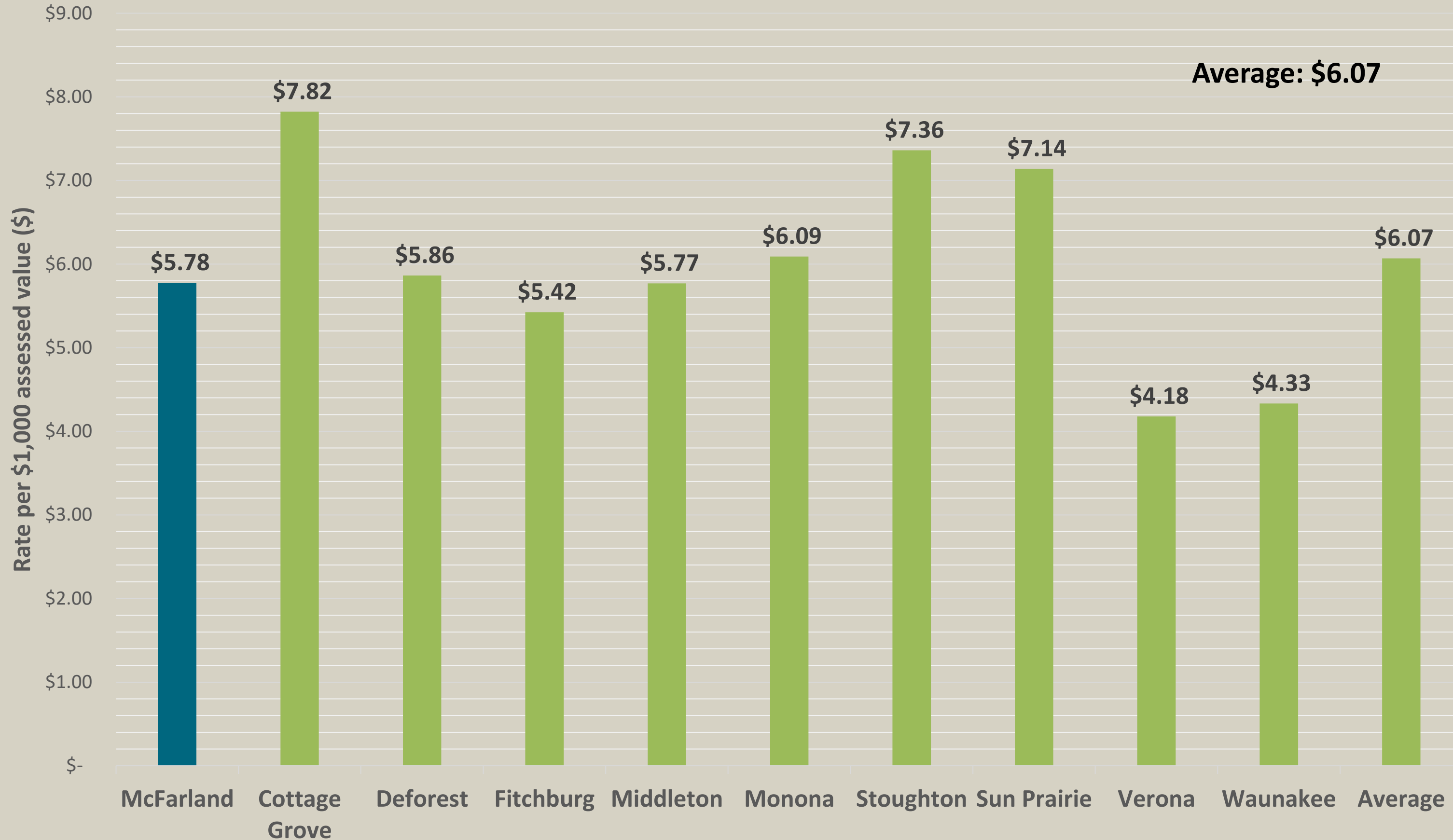


Park Improvement Fee – Single Family

Average: \$2,136



Mill Rate - Municipal Share Only



Next Steps

The proposed impact fees provided are preliminary subject to additional revisions as the 2026 Impact Fee Study is drafted.

7.7.26 Review proposed impact fees with the Parks & Recreation Committee and Plan Commission 7.21.26

The Plan Commission will hold a public hearing on the updated study prior to making a recommendation to the Village Board to accept the study.

Concurrent with a recommendation to accept the study, staff will prepare an ordinance to amend the parkland dedication requirement (Subdivision Code) and the Park Improvement and Parkland Impact Fees for recommendation to the Village Board.





VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, July 7, 2026

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Lee Igl, Public Works Director

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

PREVIOUS ACTION:

The full 2027-2031 CIP was introduced to the Village Board at its meeting on June 3, 2026. They will continue their review until acceptance near the end of August.

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.

Extracted from that Plan for this Committee's specific review is Appendix D which is the Park System Capital Improvement plan. This looks at the parks projects that are proposed from year to year. This is the main focus of the Committee's review and recommendation.

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.
 - Parks CIP represented each of the next five years based on what is listed in



- Appendix D, including additional phases of Community Park
 - Comprehensive design and improvements to Arnold Larson Park
 - Comprehensive design and improvements to William McFarland Park
 - Playground replacements
 - Bathroom additions.
- 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.

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.

Timeline:

- July 7 - Introduction and General Review
- August 4 - Final Review and Recommendation
- August 25 Final Village Board Acceptance

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. Draft CIP 2027-2031



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.

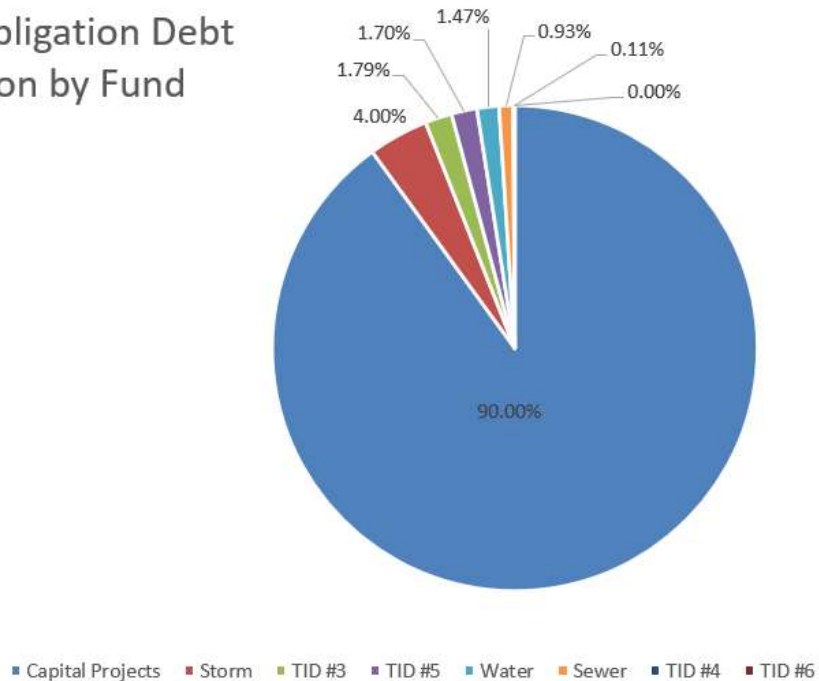
Appendix A is the financial analysis that lays out the projected debt issuances from year to year within a structure that attempts to balance the amount of tax levy support. On average over the 5-year life of this plan, the tax levy rate is projected to increase by \$0.05 per thousand dollars of value 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:

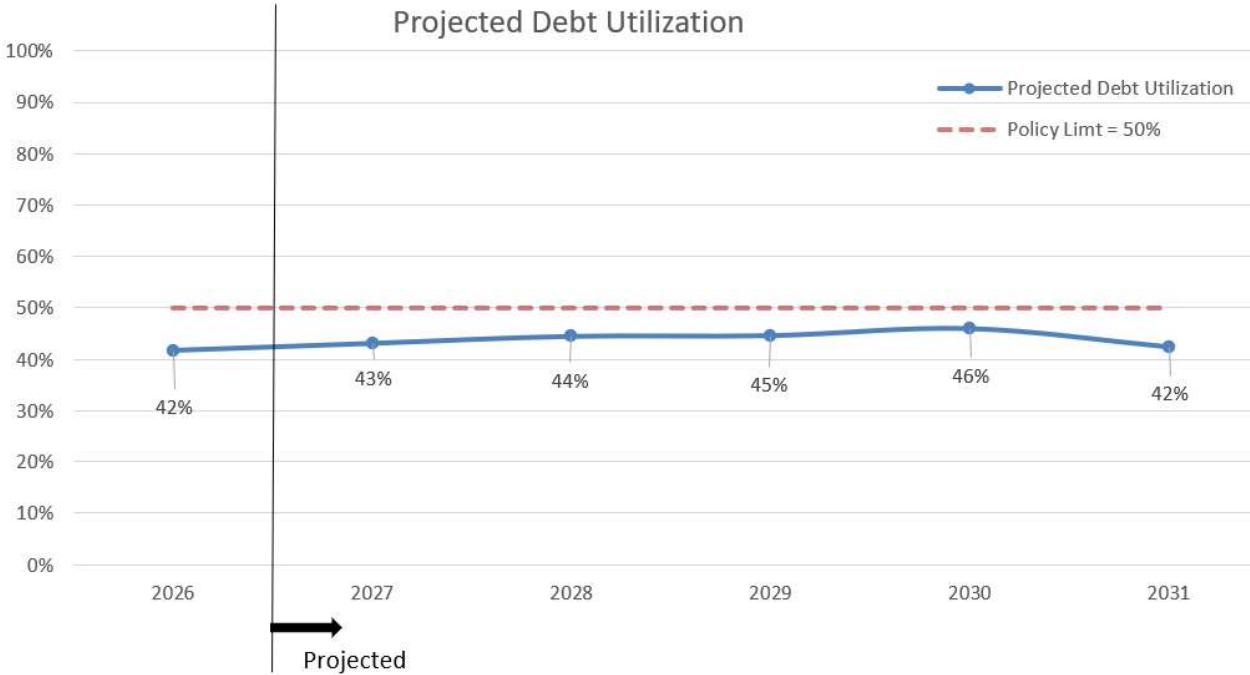
General Obligation Debt Allocation by Fund



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>	2027	2028	2029	2030	2031	Total
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>	2027	2028	2029	2030	2031	Total
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>	2027	2028	2029	2030	2031	Total
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>	2027	2028	2029	2030	2031	Total
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>	2027	2028	2029	2030	2031	Total
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
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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					Parks Fund 405	Utility - 600		Stormwater Fund 605	Total	
									General	Grants	Intergov	Borrow	Reserve		Water	Sewer			
Communications	Admin								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			18,000	
Roof Replace (MC)	Facilities											405,000	405,000				4,500	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											35,000	35,000					6,093,000	
Facility (Plan)	DPW																	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						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	
Siggeklow 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	
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		2,126,000	
Small Capital	Outreach	1,500																1,500	
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								5,500				5,500					5,500	
Equipment	Parks										12,500	12,500						25,000	
Maintenance (Conservancy)	Parks										50,000	50,000				12,500		50,000	
McF Park Phase 3 (Plan/Design)	Parks										80,000	80,000						80,000	
Mower	Parks													15,000				15,000	
Park Equipment	Parks																		
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/Biffert 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
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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
Sinking Fund	Facilities									100,000		100,000							100,000
Equipment	Police									15,000		15,000							15,000
Patrol Vehicles	Police											150,000							150,000
Small Capital	Police	2,500																	2,500
Traffic Safety	Police									20,000									20,000
AED Machines	Fire/EMS											43,000							43,000
Ballistic Equipment	Fire/EMS									8,750		8,750							8,750
Brush Truck	Fire/EMS											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
SCBA Replacements	Fire/EMS											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		12,500		50,000
Maintenance (Generator)	DPW									3,000		3,000		3,000	3,000				9,000
Paving and Utility Plan	DPW											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			13,000
Small Capital	DPW																		2,500
Stormwater Maintenance	DPW																		489,000
Street Maintenance	DPW											150,000		150,000					150,000
Street Sweeper	DPW																		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
Well #4 Values	DPW													85,000					85,000
Small Capital	Outreach	1,500																	1,500
Outreach	Outreach																		
Outreach	Outreach																		
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					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					Parks Fund 405	Utility - 600		Stormwater Fund 605	Total
									General	Grants	Intergov	Borrow	Reserve		Total	Water		
Communications	Admin								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
Facility Improvement	Facilities											50,000						50,000
General Tech Equipment	Facilities								30,000									30,000
Land Acquisition	Facilities								40,000									40,000
Network Equip	Facilities								4,500					4,500	4,500		4,500	18,000
Sinking Fund	Facilities								100,000									100,000
Equipment	Police								15,000									15,000
Radios	Police										160,000							160,000
Small Capital	Police	2,500																2,500
Tactical Gear	Police										60,000							60,000
Traffic Safety	Police								11,500		8,500							20,000
Ballistic Equipment	Fire/EMS								9,250									9,250
Command Car Sinking Fund	Fire/EMS								11,250									11,250
Dorm Furniture	Fire/EMS								2,000									2,000
EMS Equipment	Fire/EMS								5,750									5,750
Fire Equipment	Fire/EMS								-		51,000							51,000
Small Capital	Fire/EMS	2,500																2,500
Technology	Fire/EMS								19,500									19,500
Leased Equipment	DPW								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			9,000
Mower	DPW								25,000			5,000		30,000	30,000	30,000		120,000
Patrol Truck	DPW					1,869,000					84,250			84,250	84,250	84,250		337,000
Paving and Utility Plan	DPW										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				100,000
Siggelkow Phase 2 (Design)	DPW							115,000										115,000
Sinking Fund	DPW								3,250					3,250	3,250	3,250		13,000
Small Capital	DPW																	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																1,500
Outreach	Outreach																	-
Outreach	Outreach																	-
Library	Library																	-
Comp - Workstation	Library								8,000									8,000
Small Capital	Library	2,500																2,500
Library	Library																	-
Bathroom (???)	Parks												235,000					235,000
Maintenance (Conservancy)	Parks								12,500								12,500	25,000
McF Park Phase 3 (Build)	Parks										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
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
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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	4,500	18,000	
Sinking Fund	Facilities								100,000					100,000				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	512,000	5,859,000	
Pickup Truck x 2	DPW								41,750					41,750	41,750	41,750		167,000	
Sidewalk Replace	DPW								27,000		73,000			100,000				100,000	
Siguelkow 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										150,000			150,000			368,000	368,000	
Street Maintenance	DPW																	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																	-	
	Outreach																	-	
Comp - Workstation	Library									8,000				8,000				8,000	
Small Capital	Library	2,500																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	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					Parks Fund 405	Utility - 600		Stormwater Fund 605	Total	
									General	Grants	Intergov	Borrow	Reserve		Total	Water			Sewer
Communications	Admin								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	
General Tech Equipment	Facilities								30,000									30,000	
Land Acquisition	Facilities								40,000									40,000	
Network Equip	Facilities								4,500						4,500			4,500	
Sinking Fund	Facilities								100,000								4,500	100,000	
Equipment	Police								15,000									15,000	
Small Capital	Police	2,500																2,500	
Traffic Safety	Police								20,000									20,000	
Ballistic Gear	Fire/EMS								10,000									10,000	
Command Car Sinking Fund	Fire/EMS								12,000									12,000	
Dorm Furniture	Fire/EMS								-									-	
EMS Equipment	Fire/EMS								6,250									6,250	
Extrication/Lift Equip	Fire/EMS										147,500							147,500	
Fire Equipment	Fire/EMS								56,250									56,250	
Handheld Pulse Ox	Fire/EMS										16,000							16,000	
Small Capital	Fire/EMS	2,500																2,500	
Technology	Fire/EMS								21,750									21,750	
Leased Equipment	DPW								12,500						12,500	12,500		50,000	
Maintenance (Generator)	DPW								3,000						3,000	3,000		9,000	
Paving and Utility Plan	DPW										769,000				1,080,000			1,849,000	
Pickup Truck	DPW								750		21,000				21,750	21,750		65,250	
Sidewalk Replace	DPW								-		100,000							100,000	
Sinking Fund	DPW								3,250								3,250	13,000	
Small Capital	DPW													3,250	3,250		2,500	2,500	
Stormwater Maintenance	DPW																368,000	368,000	
Street Maintenance	DPW										150,000							150,000	
Street Sweeper	DPW																30,000	30,000	
Street Tree Planting	DPW								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																1,500	
	Outreach																	-	
	Outreach																	-	
Comp - Workstation	Library								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		100,000					750,000	
Maintenance (Conservancy)	Parks								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	
Property Acquisition	Parks																	-	
Small Capital	Parks	2,500																2,500	
	CD																	-	
Property Acquisition	CD																	-	
Small Capital	CD	2,000																2,000	
Sinking Fund	CD								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		2027 \$3,750,000 CIP		2027 \$4,500,000 FAC		2028 \$2,710,000		2028 \$4,500,000 FAC		2029 \$1,895,000 CIP		2029 \$4,500,000 FAC		2030 \$3,550,000 CIP		2030 \$4,500,000 FAC		2031 \$1,955,000 CIP		
		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	28,881	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	TP/TD Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TP/TD Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm		Total
2027	Sevenson Rd	Lake Edge Rd	Farwell St	Pavement Replacement	\$107,000										\$107,000	
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 Reconstruction and Utility Extensions		\$1,413,000				\$1,322,000					\$2,735,000	This cost includes watermain extension from the northern end of the new Elvehjem Business Park to the southern edge of Rosewood Fields
2027	Off-Street			Elvehjem Business Park Development		\$376,000				\$982,000					\$1,358,000	
2027	Off-Street			Elvehjem Business Park RRR 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 Connection 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 relocations 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 improvements 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**

- 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	TP/TE Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TP/TE 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 500 ft	Pavement and Utility Rehabilitation	\$205,000			\$410,000							\$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/Jumper Ridge Vegetation Management									\$368,000		\$368,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investigation 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	

**Village of McFarland
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Revised: 05/29/26

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PROJECT COSTS														General Comments		
Year	Street	From	To	Action	Street	TP/TE Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TP/TE Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water		Off-Street Storm	Total
2029	Triangle Street	Siggekow 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 Siggekow to Voges.
2029	Marsh Rd	Red Oak Trl / Wellington Cir	Siggekow Rd	Pavement Replacement	\$263,000										\$263,000	This estimate includes concrete pavement replacement at the intersection with Siggekow. It also includes new sidewalk where it does not currently exist on the west side of the road.
2029	Marsh Rd	Eightmy Rd	Red Oak Trl / Wellington Cir	Pavement Replacement	\$388,000										\$388,000	
2029	Siggekow 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 investigation 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 improvements 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	

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Year	Street	From	To	Action	PROJECT COSTS										General Comments	
					Street	TP/TE Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TP/TE Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm		Total
2030	Siggeflow 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				\$891,000					\$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	Siggeflow Rd / Camcross 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	\$736,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investigation and clearing. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
2030 Year Total					\$3,397,000	\$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	PROJECT COSTS										General Comments		
					Street	T/P/TD Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	T/P/TD 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	
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	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investigation and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.	
2031	Off-Street			Well 3 Rehabilitation Preliminary Design									\$184,000		\$184,000	The wells were reviewed in 2019 with WNGR 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 chemical 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 Year Total					\$769,000			\$1,080,000			\$200,000		\$184,000	\$368,000	\$2,601,000		

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					Street	TP/TE Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TP/TE Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm		Total	
2032	Broadhead Street/CTH MI Phase 4B	North Peninsula Way	CTH AB	Preliminary Design and Planning	\$35,000			\$93,000	\$43,000							\$171,000	
2032	Valley Drive	Siggelkow Road	Ridge Road	Pavement Replacement	\$821,000						\$310,000					\$1,131,000	Includes new sidewalk, both sides of the street. Costs for sidewalk and topsoil restoration are shown as a pedestrian cost.
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 investigation 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 WNDOR 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 chemical 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 WNDOR 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 chemical 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 corroded 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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PROJECT COSTS														General Comments		
Year	Street	From	To	Action	Street	TP/TD Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TP/TD 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			\$497,000							\$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 investigation 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 preferred, separate chemical 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 shell to provide room for a generator and working space, replace all corroded 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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PROJECT COSTS														General Comments		
Year	Street	From	To	Action	Street	TP/TE Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TP/TE Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water		Off-Street Storm	Total
2034	Main St	Eighty Rd	Broadhead St	Pavement and Utility Rehabilitation	\$241,000			\$514,000							\$755,000	
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	Hilside Ct	Termini	Pheasant Run	Pavement and Utility Rehabilitation	\$43,000			\$105,000							\$148,000	
2034	Jager Rd	Termini	Exchange Street	Pavement and Utility Rehabilitation	\$56,000			\$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	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investigation and clearing. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
2034 Year Total					\$653,000			\$1,224,000			\$200,000			\$368,000	\$2,445,000	

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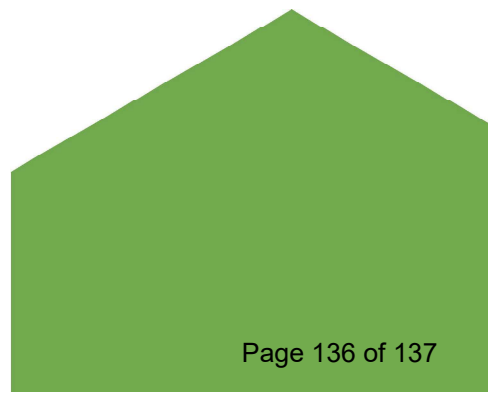
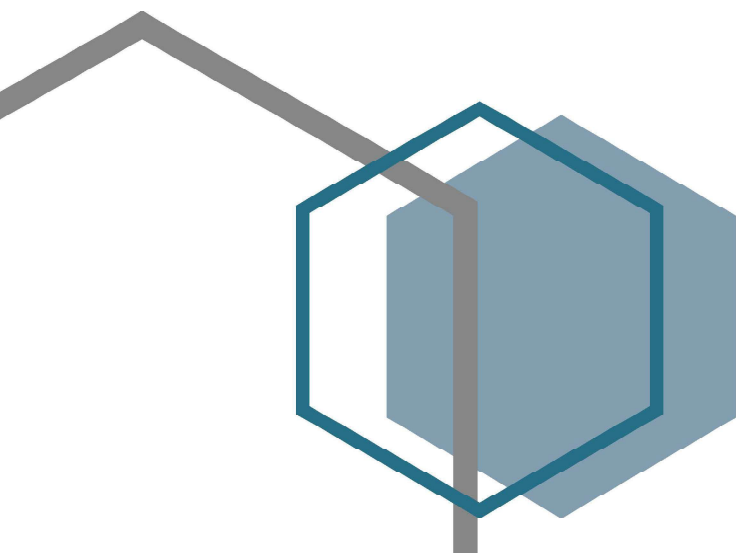
Year	Street	From	To	Action	PROJECT COSTS										General Comments		
					Street	TP/TE Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TP/TE Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm		Total	
2035	Broadhead Street/CTH N Wisconsin St	Main St		Pavement and 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	