

Tuesday, July 21, 2026

7:00 PM

McFarland Municipal Center
5915 Milwaukee St, McFarland
Community Room

AGENDA

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

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

<https://us02web.zoom.us/j/83189708596>

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

Webinar ID: 831 8970 8596

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 community.development@mcfarland.wi.us to be included with the agenda materials.

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the June 16, 2026 Plan Commission meeting.

4. PUBLIC HEARINGS.

- a. Public hearing on a Certified Survey Map requested by the Village of McFarland and Seth Howery for property located at 5502 and 5504 Creamery Road, including parcel #061002326153 and #061002325583, McFarland, WI.

5. BUSINESS.

- a. Discussion and action on a Certified Survey Map requested by the Village of McFarland and Seth Howery for property located at 5502 and 5504 Creamery Road, including parcel #061002326153 and #061002325583, McFarland, WI.
- b. Discussion regarding the Village's 2026 Park Impact Fee Study.

6. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, August 18, 2026 at 7:00 PM

7. 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.

Plan Commission Minutes June 16, 2026, at 7:00 P.M.

Members Present: Stephanie Brassington, Luke Fessler, Karen Pominville, Chris Reynolds, Kyle Shelton

Members Absent: Eric Johnson, Ben Tanko

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER, ROLL CALL

President Brassington called the meeting to order at 7:00 PM.

2. PUBLIC APPEARANCES.

There were no public appearances in the room or on zoom.

3. APPROVAL OF MINUTES.

- a. Brassington motioned to approve the minutes of the May 19, 2026, Plan Commission meeting. Pominville seconded the motion. Motion carried 5-0.

4. BUSINESS.

- a. Discussion and recommendation to the Village Board regarding Ordinance 2026-05, An ordinance rezoning parcel #0710-273-2001-1, Lot 1 of CSM 17070, 4008 and 4012 Terminal Drive, McFarland, WI from C-H Highway Commercial to PD – Planned Development General Plan Approved and Phase 1 Detailed Plan Approved. Requested by Ezra Properties, LLC, Ryan Quam.

Thao summarized actions completed by the Applicant following the public hearing held for the agenda item back at the March 17, 2026 Plan Commission meeting. Thao summarized the list of conditions of approval, detailing other department staff comments. Bremer provided additional supporting information. Ryan Quam, Ezra Properties, LLC, was present for comments. Quam indicated he did not have any concerns with the recommended conditions of approval. No additional comments and concerns from the Commission members.

Brassington motioned to recommend to the Village Board approval of Ordinance 2026-05, An ordinance rezoning parcel #0710-273-2001-1, 4008-4012 Terminal Drive, McFarland, WI from C-H Highway Commercial to PD - Planned Development General Plan Approved and Phase 1 Detailed Plan Approved. Requested by Ezra Properties, LLC, Ryan Quam with the following conditions of approval:

- 1. Applicant to provide an updated General and Detailed Plan with the Legal Description updated to Lot 1 of CSM 17070.

2. Applicant to revise the General Plan to show the location of one freestanding ground sign along the Terminal Drive frontage that can be used for all future businesses in the development site.
3. Applicant to provide an updated Landscaping Plan with the corrected point totals.
4. Applicant to meet the requirements provided in the Village Engineer's letter dated June 2, 2026.
5. Applicant to meet the requirements provided in the Fire Chief's letter dated February 27, 2026.
6. Approval by the Village Board of an agreement for the construction and maintenance of the proposed private improvements and landscaping shown in the Unnamed Street public right-of-way in the Phase 1 Detailed Plan.
7. Applicant to coordinate with the Village Forester on final placement of landscaping installed in the Unnamed Street public right-of-way.

Fessler seconded the motion. Motioned carried 5-0.

- b. Discussion and recommendation to the Village Board on a Limited Liability Agreement with Ezra Properties, LLC, Ryan Quam for various improvements within the public right-of-way areas south of Lot 1 of CSM 17070.

Bremer summarized the agenda item in association with agenda item 4a, providing additional context on the language of the agreement as drafted by the Village Attorney. Any updates provided in the meetings discussion will be included in the packet to the Village Board. Bremer summarized the reminder of the timeline following discussion of this item.

Brassington motioned to recommend to the Village Board approval of Limited Liability Agreement with Ryan Quam, Ezra Properties, LLC for various improvements within the public right-of-way areas south of Lot 1 of CSM 17070 contingent on revisions by the Village Attorney to address Village requirements for insurance, surety, inspection, indemnification and related matters for improvements in a public right-of-way. Fessler seconded the motion. Motion carried 5-0.

- c. Discussion regarding creation of a new tax increment finance district near the intersection of Elvehjem Road and CTH AB related to the potential relocation of Bliffert Lumber.

Bremer provided a summary of the draft TID Project Plan, noting the ongoing revisions to the document with the assistance of the Village's consultant and CDA. Bremer's discussion of the project plan included a summary of the TID type, TID boundaries, projected projects and cost estimates, projected development and tax increment, and projected cash flow analysis. The Commission discussed the potential inclusion of other lots in the Sperle Corners subdivision in the proposed TID, desired

outcomes and public benefits of the TID, cash flow, railroad and public improvements, potential TID extensions, and public communications on the TID development.

5. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, July 21, 2026, at 7:00 PM.

6. ADJOURNMENT.

Fessler motioned to adjourn. Brassington seconded the motion. Motion carried 5-0. Meeting adjourned at 8:04 PM.

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, July 21, 2026

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Public hearing on a Certified Survey Map requested by the Village of McFarland and Seth Howery for property located at 5502 and 5504 Creamery Road, including parcel #061002326153 and #061002325583, McFarland, WI.

PREVIOUS ACTION:

[February 23, 2026](#) - Public Works & Utility Committee recommend to Village Board award of contract for 2026 Street & Utility Improvement Projects.

[March 10, 2026](#) - Village Board approved award of contract for the 2026 Street and Utility Project to Maddrell Excavating, LLC

[May 12, 2026](#) - Village Board approves Resolution #2026-08, a resolution ratifying and approving a purchase agreement for 5502 Creamery Road.

ISSUE SUMMARY:

Seth Howery, applicant and owner, is requesting a Certified Survey Map (CSM) for the property located at 5502 Creamery Road. This is a request in partnership with the Village of McFarland.

Howery's property is 32,658.9 square feet or ~0.75 acres and zoned R-2 Single and Two-Family Residence. There is an existing duplex building on the property. The CSM will subdivide the parcel into three lots with the proposed Lot 1 retaining the existing duplex building. Howery will retain ownership of Lot 2, with the intention of being sold for the future construction of a single family or duplex dwelling. Lot 2 meets the minimum lot area and width standards for a future single family or duplex dwelling per [Sec. 62-70 Bulk Standard - Residential Districts](#). A portion of Lot 3 will be purchased from Howery by the Village and combined with the Village's adjacent Outlot 148 to the west for public use. All lots will retain the current zoning of R-2 Single and Two-Family Residence.

Background information

In 2026, the Village is reconstructing Creamery Road from Johnson/Milwaukee Street to Country Walk. As part of the final preparations by the Village Engineer to get ready for the project, a Village encroachment of the existing public trail was found onto private property at 5502 and 5504 Creamery Road. The trail appears to have been constructed in this layout in the mid-1990's, and would have existed in this manner for over 30 years. Staff does not know why or how that happened, but approached the property owner about fixing the encroachment via a small land acquisition by the Village. This could also be addressed via easement, but given the longevity of the public improvement and adjacent Outlot 148 which the Village owns, acquisition was recommended.

**C&ED Comments**

No additional comments or concerns from the Village Engineer, Public Works Director, Fire & Rescue Chief, and Police Chief.

Public Comments

The Department did not receive any written public comments regarding the CSM prior to publication of the meeting packet.

FINANCIAL/BUDGET IMPACT:

The amount of the acquisition is \$8,750 and the quote to complete the survey work is \$4,500 with approximately \$500 in legal and recording fees. The total cost is anticipated around \$13,750 and will be paid out of contingency for the project. The contingency on this project is set at \$180,000 of which the Village has not utilized any thus far but the bulk of the work has not begun yet.

Howery desires to sell Lot 2 for the construction of a new single family or duplex dwelling. This new dwelling will be subject to Village impact fee rates when a building permit is submitted for the future development, including parkland impact fee, park improvement impact fee, library impact fee, water well impact fee, water tower impact fee, and the Public Safety Center impact fee. The future owner of Lot 2 will also be responsible for the costs to connect private sewer and water laterals to serve the future dwelling. Since a new buildable lot is being created, MMSD treatment plant connection charges will be due. Included in the packet is a draft invoice of those fees. These fees are paid by the Village and reimbursed by the benefiting property owner. Since Howery is requesting the creation of Lot 2, as the benefiting property owner, staff recommends the Plan Commission condition recording of the CSM on prior payment by Howery to the Village of the associated MMSD fees.

VILLAGE PLAN REFERENCE:

[2017 Comprehensive Plan](#)

Map 6 Future Land Use Map identifies the property as Two Family and Townhouse Residential. The proposed CSM does not change the existing zoning and use of the property. The current R-2 zoning is consistent with Map 6.

2025 Comprehensive Outdoor Recreation Plan

Within [Appendix B, Map 8 Future Parks & Trails](#), the property is located adjacent to the Lower Yahara River Trail. Approval of the CSM supports the continued public use of the trail by placing the trail within public land as opposed to encroaching on private property.

ORDINANCE REFERENCE:

[Sec. 56-39 Certified Survey Map](#)

[Sec. 62-70 Bulk Standard - Residential Districts](#)

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This item is presented for public hearing and discussion only. The business portion of the agenda includes action on the CSM if the Plan Commission has no unresolved questions or



concerns that require postponing action to the August 18th Plan Commission meeting.

ATTACHMENTS:

1. 7.21.26 - Creamery Rd - 5502 - Village - CSM - notice to paper
2. 5502 Creamery Road CSM Application_06.09.2026
3. 2026-093_5502CreameryRdCSM_WKSHT

Please publish in the
Leader Independent on
July 2, 2026 and July 9, 2026

**VILLAGE OF MCFARLAND
NOTICE OF PUBLIC HEARING
BEFORE THE PLAN COMMISSION**

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Tuesday, July 21, 2026 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

A Certified Survey Map (CSM) requested by Village of McFarland and Seth Howery for property located at 5502 and 5504 Creamery Road, parcel #061002326153 McFarland, WI. Property is zoned R-2 Single and Two Family residence.

A complete copy of the applicant's application is available for review online at www.mcfarland.wi.us/pendingrequests or at the Village of McFarland Municipal Center, Community & Economic Development Department, 5915 Milwaukee Street, McFarland, WI 53558 (Monday-Friday, 8:00 a.m. to 4:30 p.m.).

Residents wishing to attend the meeting can do so in-person at the Municipal Center or via Zoom by visiting <https://us02web.zoom.us/j/83189708596> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: 831 8970 8596. 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.

If you cannot attend the meeting, you may submit your written comments to the Plan Commission by email to community.development@mcfarland.wi.us or by mail to Community Development Department, Village of McFarland, P.O. Box 110, McFarland, WI 53558-0110. Submission must be received no later than the Wednesday prior to the meeting date to be included in the packet.



Plan Commission Application – 2026

~Application must be completed in full~

Applicant	Seth Howery	Applicant's Agent	Village of McFarland
Property Owner (if different)		Name	Matt Schuenke
Address	5502 Creamery Road, McFarland, WI 53558	Address	5915 Milwaukee Street, McFarland, WI 53558
Email	seth@ctwflooring.com	Email	matt.schuenke@mcfarland.wi.gov
Phone #	(608) 417-0058	Phone #	(608) 838-3153

Parcel No(s). 154/0610-023-2615-3

Type of Proposal – Please check boxes below that apply

Requires Public Hearing (Class One)	FEES	Requires Public Hearing (Class Two)	FEES	Public Hearing Not required	FEES
☐ Preliminary Plat	\$500+AF	☐ Conditional Use	\$500+F	☐ Annexation	At cost
☐ Preliminary Plat (reapplication)	\$500+BF	☐ Rezoning (map)	\$500+F	☐ Dev. Agreement Including Addendums	\$400+F
☒ Certified Survey Map	\$300+FG	☐ Zoning Amendment (text)	\$500+F	☐ Final Plat	\$500+CF
☐ Condominium	\$300+EF	☐ USA/MMSD Annexation	At cost	☐ Final Plat (reapplication)	\$400+DF
☐ Comprehensive Plan Amendment	\$500+F			☐ Site/Design Review	\$400+F

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

B = Any preliminary plat which has previously been reviewed/revised within the last 36 months

C = Plus \$50.00 for each lot within the final plat

D = Any final plat which has been previously reviewed/revised within the last 36 months

E = Plus \$40.00 for each unit shown

F = Plus actual legal, engineering and financial consulting costs incurred by the Village

G = Plus \$25.00 per lot for two or more lots.

Escrow Deposits
(covers costs for outside consultants; e.g., engineers, attorneys, etc.)

☐ R-E, R-3 & PD (up to 50 acres)	\$5,000
☐ R-E, R-3 & PD (greater than 50 acres)	\$10,000
☐ Site/Design Review (less than 2,000 sq. ft.)	\$1,000
☐ Site/Design Review (2,000 sq. ft. or more)	\$2,000
☐ All Plats including condominiums	\$5,000

Nature of the development proposal: Must provide address of proposed development, legal description, current zoning and description of proposal/request. (Attach additional papers if needed)

The legal description is LOT 1 CSM 8055 CS43/62&63 R31642/32&33-12/27/95 F/K/A LOT 4 GRAND VIEW DESCR AS SEC 2-6-10 PRT NW1/4SW1/4 (.746 ACRES). Property is zoned R-2 and being subdivided to allow the Village to acquire property for public improvements and property owner to create a new build-able lot.

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

Has this specific proposal been previously discussed or acted upon by the Plan Commission?

☐ YES ☐ NO (If “yes” state the nature and the date(s) of the previous application.)

Submittal Requirements: One (1) hard copy 8 ½ x 11, except site plan sheets which should be 11 x 17, and one (1) electronic (pdf) copy. A completed in full application can be submitted to the Community Development Department (5915 Milwaukee Street, McFarland, WI 53558, community.development@mcfarland.wi.gov), with fees included with submittal **by *NOON of the deadline day**, according to the schedule below.

Village of McFarland Plan Commission 2026 Schedule

The Village of McFarland Plan Commission normally conducts meetings on the third Tuesday of each month, unless otherwise noted below at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices, potential agenda item materials are required to be submitted per the schedule listed below.

***Submittal Deadline Noon on:**

For Scheduled 2026 Meeting date of:

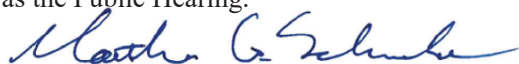
December 9 (2025)-----	January 20
January 6-----	February 17
February 3-----	March 17
March 10-----	April 21
April 7-----	May 19
May 5-----	June 16
June 9-----	July 21
July 7-----	August 18
August 4-----	September 15
September 8-----	October 20
October 6-----	November 17
November 3-----	December 15
December 8-----	January 19, 2027

Applications requiring a public hearing will be scheduled for a hearing according to the schedule above. If there is written or verbal public opposition submitted as part of the public hearing the Plan Commission will postpone action on the application to a subsequent meeting so that concerns can be analyzed if concerns can't be addressed during the hearing. If there is no public opposition and no unresolved issues by Village Staff or Plan Commission members, the Plan Commission may take action on the application at the same meeting as the public hearing. Applicants are encouraged to contact the Community & Economic Development Director for a pre-application meeting to review the project and submittal requirements prior to submitting an official application.

Acknowledgements:

- I understand failure to provide required materials/information/fees by the submittal deadline can result in this application being withdrawn for consideration by the Plan Commission. Materials submitted for review after the submittal deadline date, or incomplete submittals, may be held over until the next scheduled meeting.
- I understand any fees not paid for (i.e. legal notices, mailings, consultant review costs, etc.) will require any permits to be withheld until all payments are made in full. In addition, all application fees are non-refundable.
- I understand Plan Commission applications requiring a Public Hearing may not be acted on the same night as the Public Hearing.

X



Signature of Applicant/Agent

06/09/2026

Date



OWNERS:	
VILLAGE OF MCFARLAND 5915 MILWAUKEE ST MCFARLAND, WI	SETH HOWERY 5502 CREAMERY RD MCFARLAND, WI

SEASEMENT DIMENSIONS FOR A PRIVATE SANITARY
SEWER EASEMENT CREATED BY THIS CSM FOR LOT 2
OF THIS CSM AND LOTS 2 AND 3 OF CSM 8055

E1	N 44°09'31" E	26.83'
E2	S 40°24'03" E	55.91'
E3	S 51°36'04" W	26.73'

SEWER EASEMENT CREATED BY THIS CSM FOR LOT 2
OF THIS CSM AND LOTS 2 AND 3 OF CSM 8055

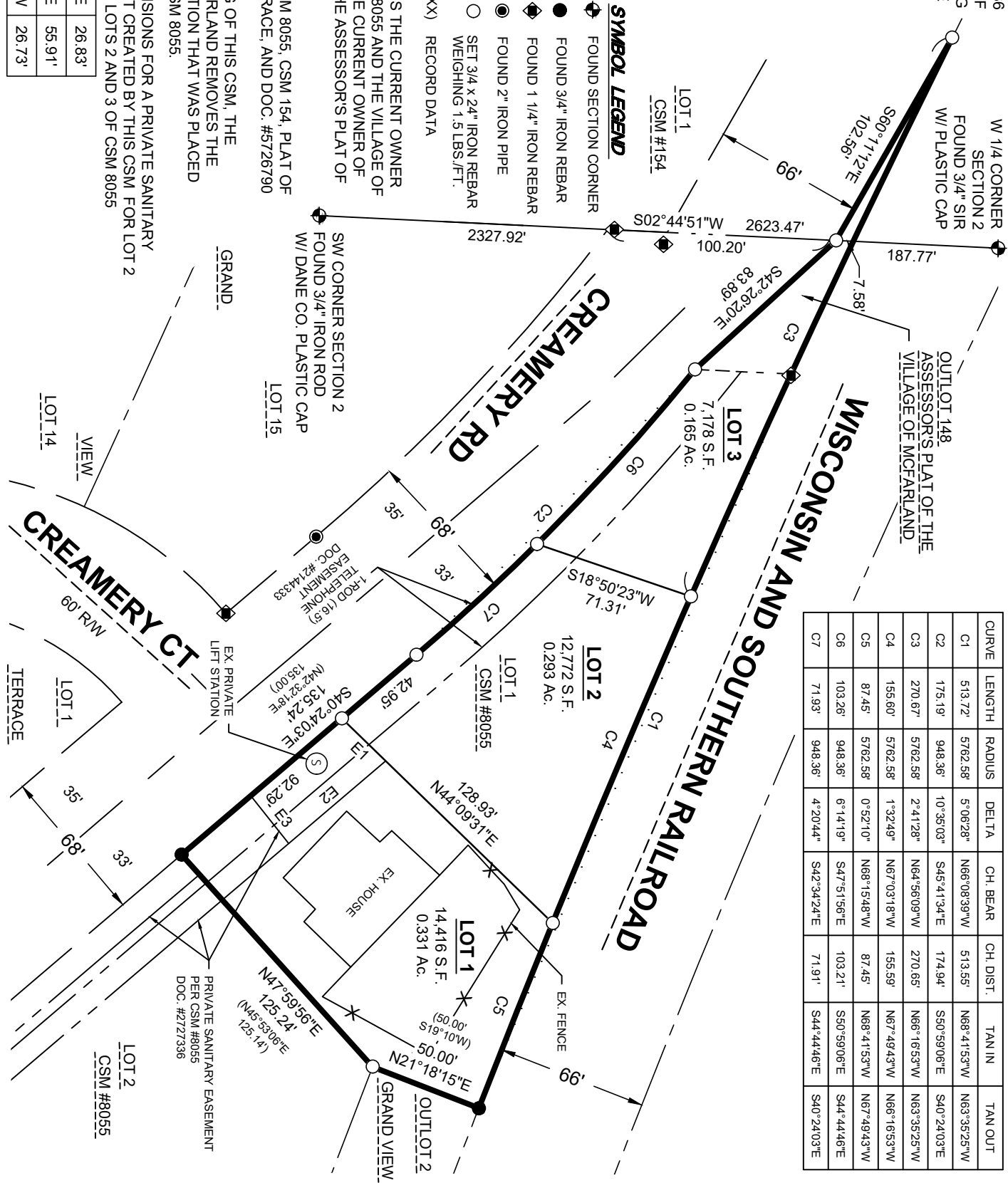
(XXX) RECORD DATA

SETH J. HOWERY IS THE CURRENT OWNER OF LOT 1 OF CSM 8065 AND THE VILLAGE OF MCFARLAND IS THE CURRENT OWNER OF OUTLOT 148 OF THE ASSESSOR'S PLAT OF MCFARLAND.

R/W BASED ON CSM 8055, CSM 154, PLAT OF GRAND VIEW TERRACE, AND DOC. #5726790

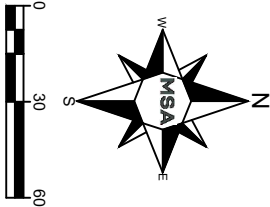
UPON RECORDING OF THIS CSM, THE VILLAGE OF MCFARLAND REMOVES THE ACCESS RESTRICTION THAT WAS PLACED UPON LOT 1 OF CSM 80055.

EASEMENT DIMENSIONS FOR A PRIVATE SANITARY SEWER EASEMENT CREATED BY THIS CSM FOR LOT 2 OF THIS CSM AND LOTS 2 AND 3 OF CSM 8055



CURVE	LENGTH	RADIUS	DELTA	CH. BEAR	CH. DIST.	TAN IN	TAN OUT
C1	513.72'	5762.58'	5°06'28"	N66°08'39"W	513.55'	N68°41'53"W	N63°35'25"W
C2	175.19'	948.36'	10°35'03"	S45°41'34"E	174.94'	S50°59'06"E	S40°24'03"E
C3	270.67'	5762.58'	2°41'28"	N64°56'09"W	270.65'	N66°16'53"W	N63°35'25"W
C4	155.60'	5762.58'	1°32'49"	N67°03'18"W	155.59'	N67°49'43"W	N66°16'53"W
C5	87.45'	5762.58'	0°52'10"	N68°15'48"W	87.45'	N68°41'53"W	N67°49'43"W
C6	103.26'	948.36'	6°14'19"	S47°51'56"E	103.21'	S50°59'06"E	S44°44'46"E
C7	71.93'	948.36'	4°20'44"	S42°34'24"E	71.91'	S44°44'46"E	S40°24'03"E

LOT 1 OF SM 8055, RECORDED AS DOCUMENT NO. 27273366 AND OUTLOT 148 OF ASSESSOR'S PLAT OF THE VILLAGE OF MCFARLAND, RECORDED AS DOCUMENT NO. 824385, BEING PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 3 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 2, ALL IN T6N, R10E, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN.



BEARINGS FOR THIS SURVEY ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS), DANE COUNTY, NAD83(2011), THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 3 BEARS S02°44'51"W.



PROJECT NO.	09361036
DRAWN BY:	SRS
CHECKED BY:	BLT
FILE:	09361036
SHEET NO.	2 OF 4

DANE COUNTY CERTIFIED SURVEY MAP

LOT 1 OF CSM 8055, RECORDED AS DOCUMENT NO. 2727336 AND OUTLOT 148 OF ASSESSOR'S PLAT OF THE VILLAGE OF MCFARLAND, RECORDED AS DOCUMENT NO. 824385, BEING PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 3 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 2, ALL IN T6N, R10E, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN.

SURVEYORS CERTIFICATE

I, BRADLEY L. TISDALE, PROFESSIONAL LAND SURVEYOR S-2824, DO HEREBY CERTIFY THAT UNDER THE DIRECTION OF SETH J. HOWERY AND THE VILLAGE OF MCFARLAND, I HAVE SURVEYED, DIVIDED, AND MAPPED PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 3 AND PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 2, T6N, R10E, VILLAGE OF MCFARLAND WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

LOT 1 OF CSM 8055 AND OUTLOT 148 OF ASSESSOR'S PLAT OF THE VILLAGE OF MCFARLAND.

SAID PARCEL CONTAINS 34,366 SQ. FT OR 0.789 ACRES OF LAND, MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, THE SUBDIVISION REGULATIONS OF THE VILLAGE OF MCFARLAND, AND AE-7 OF THE ADMINISTRATIVE CODE OF THE STATE OF WISCONSIN TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING, AND MAPPING THE SAME; AND THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND PORTRAYED HEREON.

BRADLEY L. TISDALE, S-2824
PROFESSIONAL LAND SURVEYOR

DATE _____

OWNERS' CERTIFICATE

SETH J. HOWERY, AS OWNER, DOES HEREBY CERTIFY THAT I/WE HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON.

IN WITNESS WHEREOF, SETH HOWERY HAS CAUSED THESE DOCUMENTS TO BE SIGNED

THIS DAY OF , 2026.

SETH J. HOWERY

STATE OF WISCONSIN) SS
DANE COUNTY)

PERSONALLY CAME BEFORE ME ON THIS _____ DAY OF _____, 2026.

THE ABOVE NAMED SETH HOWERY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, COUNTY, STATE

MY COMMISSION EXPIRES

SURVEYOR'S SEAL



ENGINEERING | ARCHITECTURE | SURVEYING
FUNDING | PLANNING | ENVIRONMENTAL
1702 Pankratz St Madison, WI 53704
(608) 242-7779 www.msa-ps.com
© MSA Professional Services, Inc.

PROJECT NO.	09361036
DRAWN BY:	SRS
CHECKED BY:	BLT
FILE:	09361036
SHEET NO.	3 OF 4

DANE COUNTY CERTIFIED SURVEY MAP #

LOT 1 OF CSM 8055, RECORDED AS DOCUMENT NO. 2727336 AND OUTLOT 148 OF ASSESSOR'S PLAT OF THE VILLAGE OF MCFARLAND, RECORDED AS DOCUMENT NO. 824385, BEING PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 3 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 2, ALL IN T6N, R10E, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN.

CONSENT OF CORPORATE LENDER

WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK AND TRUST CO., N.A., LENDER, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, AND MAPPING OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP, AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

IN WITNESS WHEREOF, THE SAID WINTRUST MORTGAGE HAS CAUSED THESE DOCUMENTS TO BE SIGNED BY ITS DULY AUTHORIZED REPRESENTATIVE BELOW THIS _____ DAY OF _____, 2026.

(REPRESENTATIVE, WINTRUST MORTGAGE)

STATE OF WISCONSIN) SS
DANE COUNTY)

PERSONALLY CAME BEFORE ME ON THIS _____ DAY OF _____, 2026.

THE ABOVE NAMED _____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC,
COUNTY, STATE

MY COMMISSION EXPIRES

SURVEYOR'S SEAL



ENGINEERING | ARCHITECTURE | SURVEYING
FUNDING | PLANNING | ENVIRONMENTAL
1702 Pankratz St Madison, WI 53704
(608) 242-7779 www.msa-ps.com
© MSA Professional Services, Inc.

PROJECT NO.	09361036
DRAWN BY:	SRS
CHECKED BY:	BLT
FILE:	09361036
SHEET NO.	4 OF 4

DANE COUNTY CERTIFIED SURVEY MAP #

LOT 1 OF CSM 8055, RECORDED AS DOCUMENT NO. 2727336 AND OUTLOT 148 OF ASSESSOR'S PLAT OF THE VILLAGE OF MCFARLAND, RECORDED AS DOCUMENT NO. 824385, BEING PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 3 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 2, ALL IN T6N, R10E, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN.

OWNERS' CERTIFICATE

THE VILLAGE OF MCFARLAND, AS OWNER, DOES HEREBY CERTIFY THAT I/WE HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON.

IN WITNESS WHEREOF, THE VILLAGE OF MCFARLAND HAS CAUSED THESE DOCUMENTS TO BE SIGNED BY THEIR REPRESENTATIVE THIS _____ DAY OF _____, 2026.

STEPHANIE BRASSINGTON, VILLAGE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY)

PERSONALLY CAME BEFORE ME ON THIS _____ DAY OF _____, 2026.

THE ABOVE NAMED STEPHANIE BRASSINGTON, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____
COUNTY, STATE

MY COMMISSION EXPIRES _____

VILLAGE OF MCFARLAND PLAN COMMISSION CERTIFICATE

THIS CERTIFIED SURVEY MAP, INCLUDING ANY DEDICATION SHOWN THEREON, IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF MCFARLAND THIS _____ DAY OF _____, 2026.

CASSANDRA SUETTINGER, VILLAGE CLERK

SURVEYOR'S SEAL

DANE COUNTY REGISTER OF DEEDS CERTIFICATE

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 2026

AT _____ O'CLOCK ____M.

AND RECORDED IN VOLUME _____ OF PLATS AT DANE COUNTY ON PAGES _____ AS DOCUMENT NO. _____.

KRISTI CHLEBOWSKI, REGISTER OF DEEDS
DANE COUNTY, WISCONSIN

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, May 12, 2026

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Andrew Bremer, Comm & Eco Dev Director, Lee Igl, Public Works Director, Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action regarding Resolution #2026-08: a resolution ratifying and approving a purchase agreement for a portion of vacant property located at 5502 Creamery Road.

PREVIOUS ACTION:

The Village Board awarded the contract for the 2026 Street and Utility Project at its meeting on March 10, 2026.

ISSUE SUMMARY:

The major street and utility project for 2026 is Creamery Road from Exchange Street to Country Walk. This will replace the paving, underground utilities, and pedestrian infrastructure where applicable while also adding curb, gutter, and stormwater. The street is mainly a rural cross section and this project will bring it more in line with our urban specifications. The work is scheduled to begin in June.

As part of the final preparations by the Village Engineer to get ready for the project, a Village encroachment of the existing trail was found onto private property at 5502 Creamery Road. The trail appears to have been constructed in this layout in the mid-1990's, and would have existed in this manner for over 30 years. We do not know why or how that happened, but we approached the property owner about fixing the encroachment via a small land acquisition by the Village.

This could also be addressed via easement, but given the longevity of the public improvement and proximity of land the Village owns adjacent the acquisition was recommended.

The property owner was agreeable to the sale and acquisition as noted within the packet with three comments...

1. The purchase price is based on the land value of the land as a remnant, meaning it does not have a lot of overall use for the main property.
2. The Village would cover the costs for the survey work including subdividing the lot that remains. We already have to get a CSM and legal description for the lot we are buying in order to add that to our property that is adjacent. The property owner wishes to further subdivide their lot into two and sell the vacant lot to be developed as R-2 Single and Two Family Residences. This is the current zoning for the land and consistent with the other properties on that side of Creamery. All of those lots are two-family duplex. This approach helps both parties.



3. The Village Board by resolution has to approve the enclosed signed offer to purchase.

Upon approval, the Village will initiate the CSM process and complete that through the review by the Plan Commission as required. Closing on the land would take place no later than the end of September once all that work was completed. The agreement enclosed also allows for the work to proceed while we complete this process.

FINANCIAL/BUDGET IMPACT:

The amount of the acquisition is \$8,750 and the quote to complete the survey work is \$4,500 with approximately \$500 in legal and recording fees. Total cost is anticipated around \$13,250 and will be paid out of contingency for the project. The contingency on this project is set at \$180,000 of which we have not utilized any thus far but the bulk of the work has not begun yet.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended Action:

Motion, second to approve Resolution #2026-08, a resolution ratifying and approving a purchase agreement for a portion of vacant property located at 5502 Creamery Road.

ATTACHMENTS:

1. 2026-08 Ratifying Purchase Agreement for 5502 Creamery Road
2. 5502 Creamery Rd Partial OTP 05052026 SIGNED



1610 Moorland Road (608) 222-1201
Madison, WI 53713-3398 Fax(608) 222-2703

ICCAS MEMO

File no. 2026-093
Date: 7/15/2026

To: Andrew Bremer, AICP
Community & Economic Development Director
Village of McFarland
5915 Milwaukee Street
PO Box 110
McFarland, WI 53558

From: Curtis A. Sauser, Engineering Tech.
(608) 709-1830
curts@madsewer.org

Re: MMSD CONNECTION CHARGES
Sewer extension.. **5502 Creamery Road CSM**
Municipality..... Village of McFarland
Submitted on..... 7/7/2026
By..... Andrew Bremer, Village of McFarland
Review Fee..... N/A, worksheet approval
Located..... SW1/4, Sec 02, T06N, R10E
Drainage to..... Southeast Interceptor/McFarland Relief Extension
Charges for lots. Proposed MSA CSM, Lot 2; a subdivision of Parcel No. 0610-023-2615-3

TPCC RATE/1000SF..	\$168.86	*TPCC = Treatment Plant Connection Charges
CFCC RATE/1000SF..	\$112.67	*CFCC = Conveyance Facility Connection Charges
NET RATE/1000SF..	\$281.53	

		2026			
Lot	Area(SF)	CFCC	TPCC	CHARGES	REMARKS
		2026	2026	PER LOT	
2	12,772	PAID	2,156.68	2,156.68	
TOTAL	12,772	\$ -	\$ 2,156.68	\$ 2,156.68	

File Notes: Worksheet approval 7/15/2026, not invoiced.

CSM proposes a subdivision to create 3 lots. Lot 1 will remain with an existing residence which will not increase sanitary flows. Lot 2 is a new buildable lot that will be a new sanitary sewer user. Lot 3 is a remnant lot which is unbuildable and will not be connected to sanitary sewers. CFCC for the underlying parcels have been paid. TPCC has not been paid and will be due for a new sanitary connection occurring on Lot 2.

Sincerely,

Curt Sauser

Curtis A. Sauser, PLS
Engineering Technician

File: V/McFarland

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, July 21, 2026

SECTION: Business

DEPARTMENT: Community Development

CONTACT:

AGENDA ITEM: Discussion and action on a Certified Survey Map requested by the Village of McFarland and Seth Howery for property located at 5502 and 5504 Creamery Road, including parcel #061002326153 and #061002325583, McFarland, WI.

PREVIOUS ACTION:

ISSUE SUMMARY:

The background information of this item is included in agenda item 4.a. of this packet.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, and second, to approve the Certified Survey Map requested by the Village of McFarland and Seth Howery for property located at 5502 and 5504 Creamery Road, including parcel #061002326153 and #061002325583 conditioned on Howery reimbursing the Village for the actual costs of MMSD treatment plant connection charges for Lot 2 prior to the recording of the CSM with the Dane County Register of Deeds.

ATTACHMENTS:

None

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, July 21, 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.

7.7.26 Parks & Recreation Committee 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, most recently at the 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 that staff receive feedback from the Parks & Recreation Committee to obtain input on the proposed impact fees as summarized in the table below, and whether there was interest in lowering the parkland level of service goal of 18.5 acres per 1,000 from the 2025-2029 Comprehensive Outdoor Recreation Plan (CORP). Staff presented the information at the [July 7, 2026 Parks & Recreation Committee meeting](#). The Committee discussed the methodology from the proposed impact fee study and raised some concern with decreasing the parkland impact fee. In summary, the Committee thought the proposed changes to the impact fees were acceptable and affirmed no desire to recommend changes to the current level of service of 18.5 acres per 1,000 residents as was adopted in the 2025 Comprehensive Outdoor Recreation Plan.

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. 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 discuss the comments from the Park & Recreation Committee's July 7th meeting and obtain input from the Plan Commission on completion of the impact fee study and the corresponding ordinance to amend the impact fees. More specifically, whether there is acceptance regarding the methodology used to create the preliminary impact fees. If so, then staff will work with our consultant to complete the draft study for a future public hearing. Second, if the Plan Commission desires to recommend amendments to Appendix A of the Municipal Code that match the preliminary fees in the draft impact fee study, or, if the Plan Commission desires to recommend to the Village Board making a policy decision to set the fees lower than what is recommended in the draft study. If the latter, staff is looking to obtain direction from the Plan Commission on what the fees should be, up to but not exceeding, what is recommended in the draft study.

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](#). The report determined park impact fees were not regularly updated to meet the growth and demand of the Village.

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_07.21.26

2026 Park Impact Fee Study



Plan Commission
Meeting July 21, 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.

Municipalities need to plan for the future growth of their community. This includes constructing buildings or acquiring parkland to serve both present and future needs. The portion of project costs associated with serving future residents needs can be recouped via collection of an impact fee. Absent the impact fee, the costs related to meeting future needs would be distributed 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 approval for new dwellings and are held in a separate account that can only be used for the purpose for which they were collected (e.g. 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.

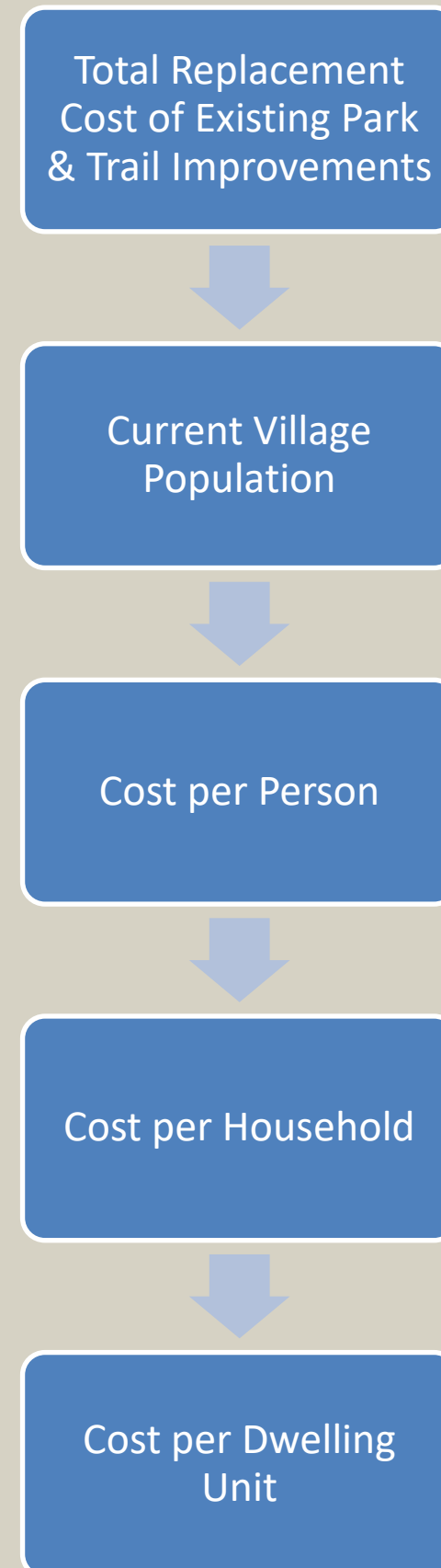


Park Improvement Impact Fee

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)

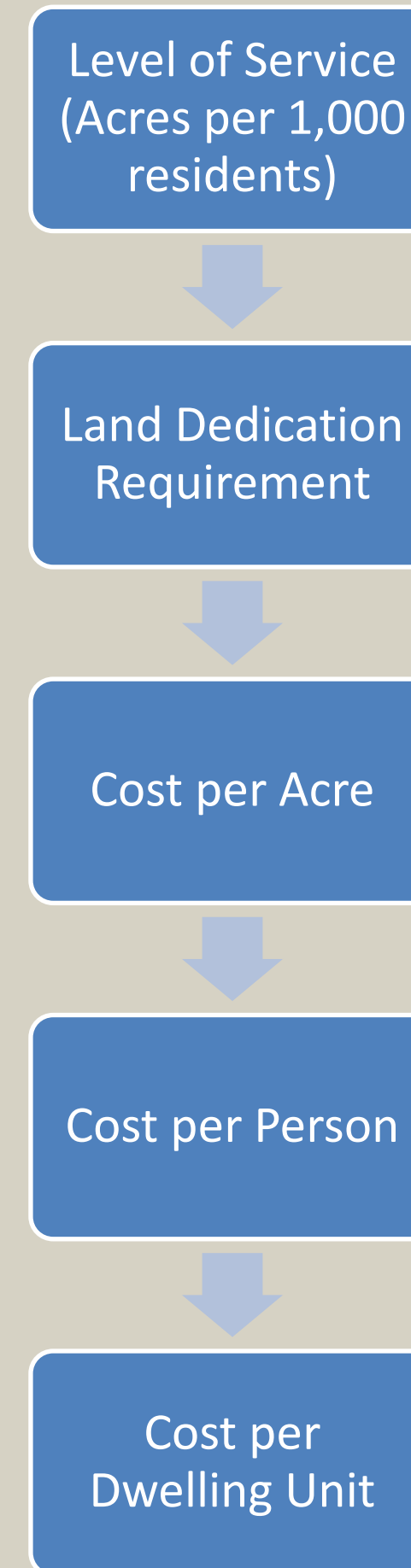
Rather than instantly increasing the fees from the 2004-2019 rates to the recommended 2020 study fees, the Village Board authorized a five-year phasing which included 20% of the difference between the 2004-2019 and 2020 fees, plus annual inflation.

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

	NRPA Guidelines	Current Village Park Facilities			School and Dane Co. Active and Passive Facilities		Total
Type of Park	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	28.91	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 Holsher 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.



Preliminary Recommended Fees

Park Improvement Impact Fee	Existing	Proposed ¹	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 ¹	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

1. Adjusted by Bureau of Labor Statistics Consumer Price Inflation Calculator through April 2026. Final adjustment would be made with the current rates as of the last complete month prior to completion of the draft study.



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. The material is presented for informational purposes only.

Disclaimer. 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. Other communities may have lower impact fees but higher property taxes rates.



Dane County Comparisons

Under State Statute 66.0617, the impact fee study *shall be based on explicitly identified service areas and service standards and shall bear a rational relationship to the need for new, expanded or improved public facilities that are required to serve land development.*

Using a methodology in the park impact fee study that relies on what other communities charge for an impact fee is not an acceptable methodology.

However, the Village can accept the impact fee study and make a policy decision to adopt an ordinance that sets the actual impact fees less than what is recommended in the study if that is desired by the Village Board.



Existing Park Acreage (CORP -Table 8)



Municipality		Standard	Active Parkland Only		Total Parkland Acreages	
			Acreages			
	Yr of CORP	(Acres/1,000)	(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

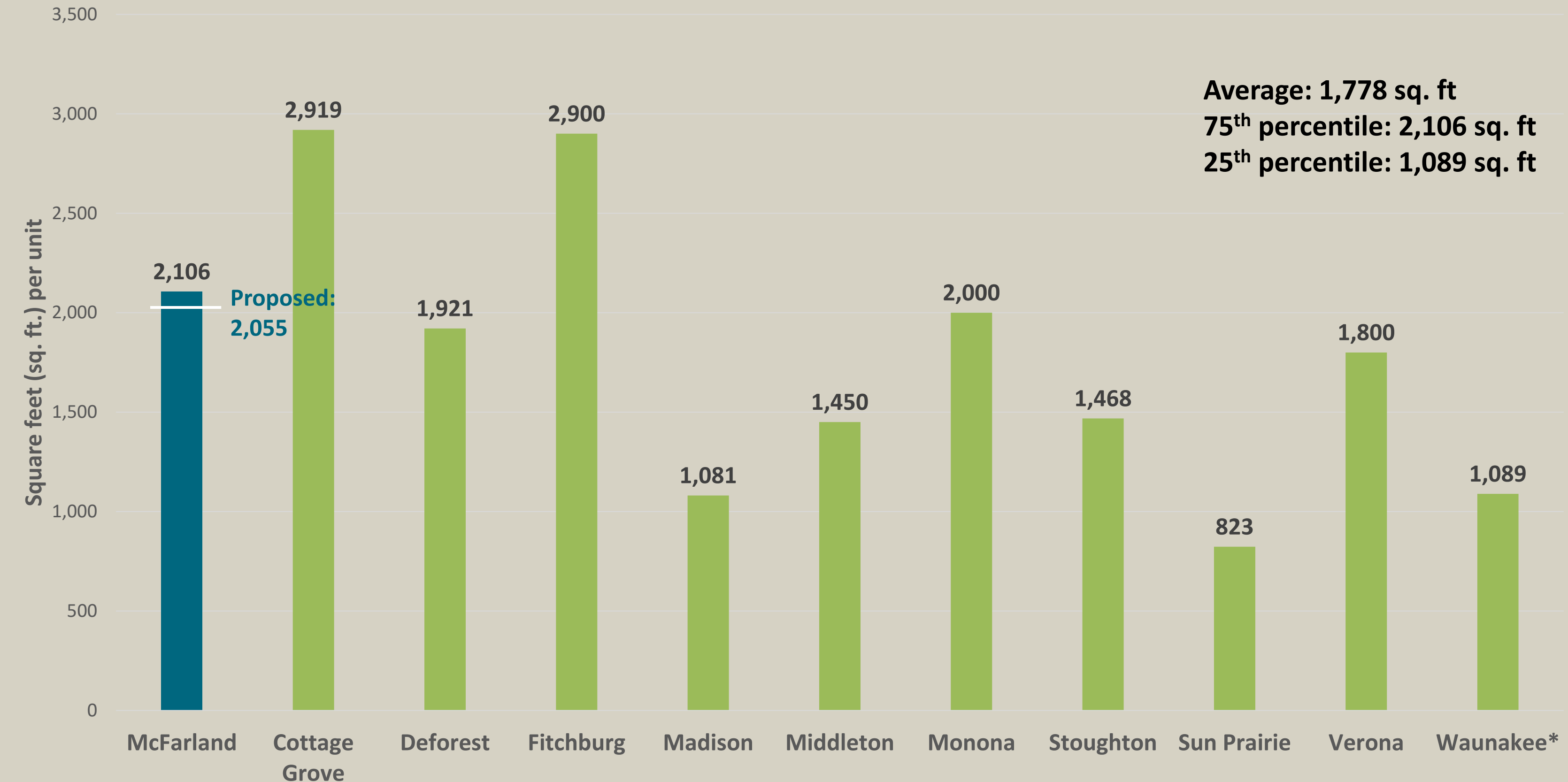
The values within the Active Parkland Acreage only Mini, Neighborhood, and Community Parks, and excludes Special Purpose Parks or Passively Accessible Parks (conservancies). Total Parkland Acres includes all types of parks, including areas that are wetland or floodplain.

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.



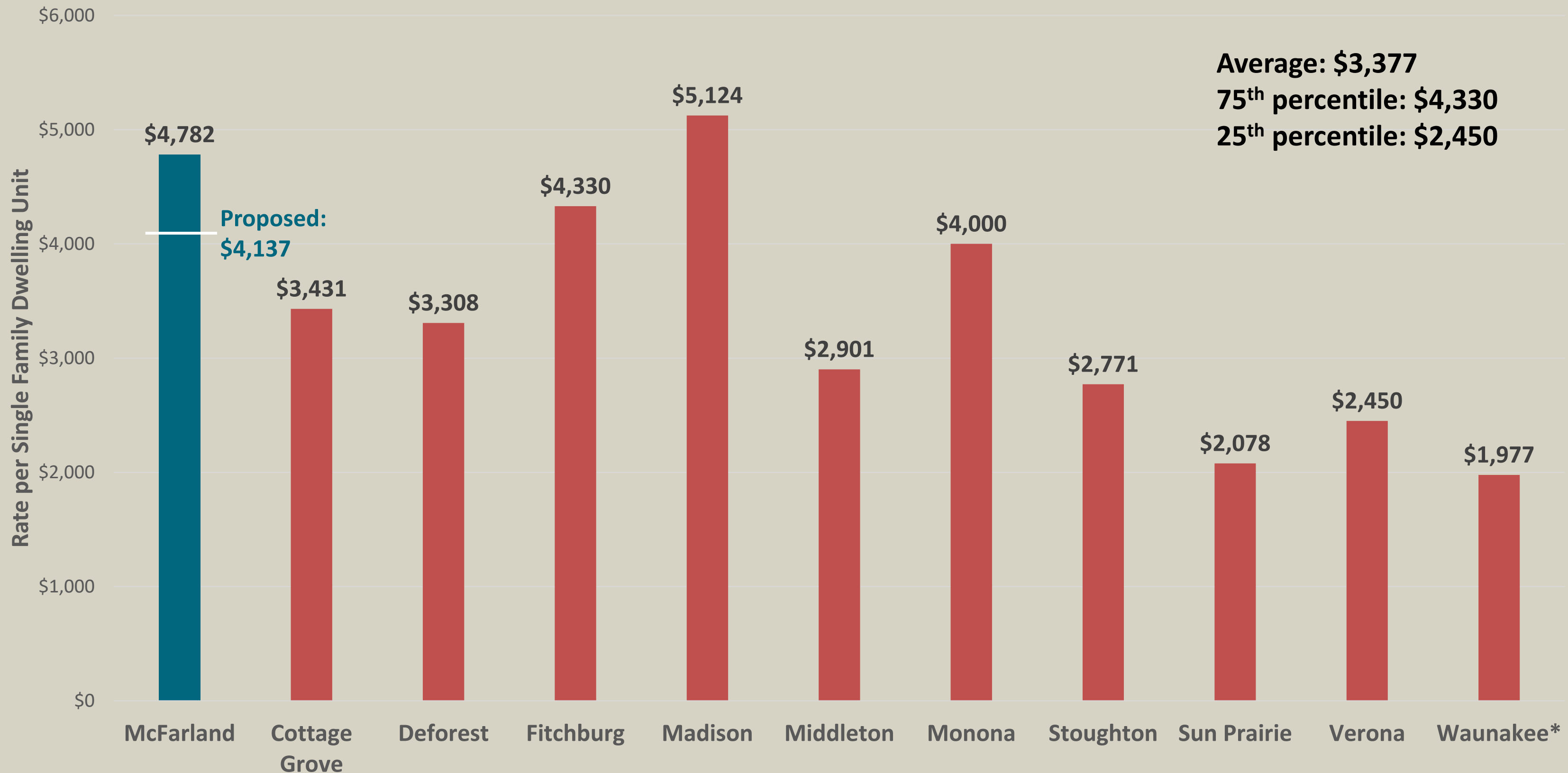
Parkland Dedication — Single Family



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



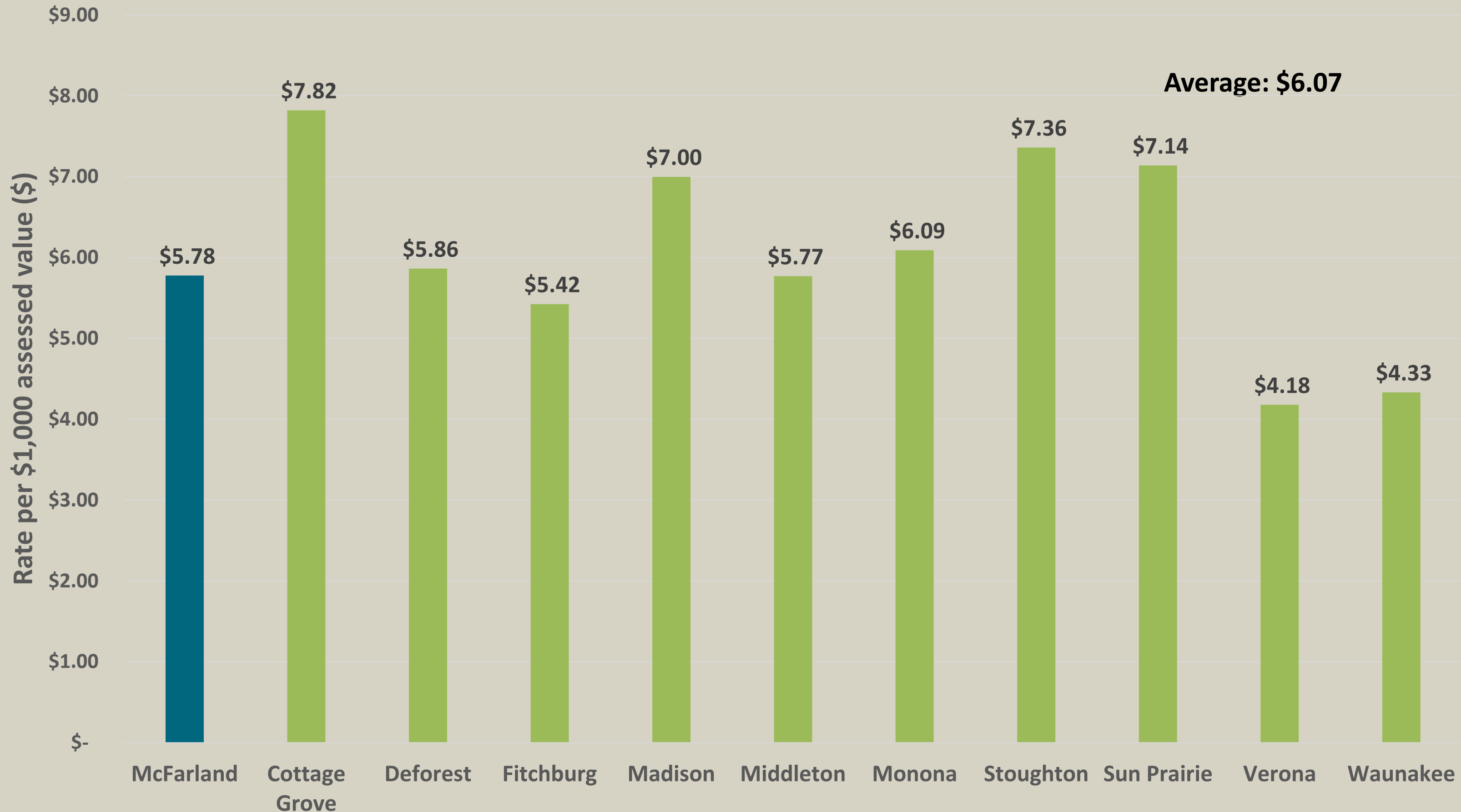
Parkland Impact Fee – Single Family



Park Improvement Fee – Single Family



Mill Rate - Municipal Share Only



Dane County Comparisons – Other Impact Fees

The following slides compares other types of non-park related impact for McFarland and similar peer communities in Dane County. The material is presented for informational purposes only. The information is isolated to single family dwellings only.

Disclaimer. Each impact fee is unique to each municipality. For example, if a community doesn't have a Library, they wouldn't have a Library impact fee. In other instances, a community may have a Library, and may have previously had a Library impact fee, however the cost has been recouped, and they no longer have a need to charge an impact fee. If a community does have a Library impact fee, that fee is unique to the capital costs to build the size of the Library they chose to build to meet their existing and projected population.



Other Impact Fees – Single Family



Municipality	Park Improvement Fee	Fee in Lieu	Water Impact	Library Impact Fee	Public Facility*	Total Cost***
McFarland	\$3,141	\$4,782	\$1,490	\$710	\$2,091	\$12,214
Cottage Grove	\$2,588	\$3,431	\$1,518		\$2,158	\$9,695
Deforest	\$1,739	\$3,308	\$700		\$737	\$6,484
Fitchburg	\$670	\$4,330	\$1,058		TBD	\$6,058
Madison	\$2,045	\$5,124	\$204			\$7,373
Middleton	\$1,244	\$2,901	Not listed			\$4,145
Monona	\$0	\$4,000	Not listed			\$4,000
Stoughton	\$4,348	\$2,771	Not listed			\$6,812
Sun Prairie	\$1,682	\$2,078	Not listed			\$3,760
Verona	\$1,200**	\$2,450	\$875	\$540	\$826**	\$5,891
Waunakee	\$2,827	\$1,977	\$1,262		\$937	\$7,003
AVERAGE	\$1,953	\$3,377	\$1,015	\$625	\$1,350	\$6,676

All Water Impact assumes 5/8" connection.

*The term "Public Facility" is intended to capture any impact fees associated with a community center, Public Safety Center or other facility.

** For Verona, assumes a 4-bedroom single family home.

*** Assumes a fee in lieu of parkland dedication is collected.

Next Steps

Completion of the draft the 2026 Park Impact Fee Study.

The Plan Commission will hold a public hearing for the 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 (Appendix A) for recommendation to the Village Board.

