

Tuesday, August 4, 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 July 7, 2026, Parks & Recreation Committee meeting.
4. BUSINESS.
 - a. Discussion and action regarding McFarland Soccer Club's request for sponsorship on goals.
 - b. Discussion and action to make a recommendation to the Village Board regarding the proposed McFarland 2027-2031 Capital Improvement Plan
 - c. Discussion regarding a trail replacement plan
 - d. Update regarding Community Park
5. SCHEDULE NEXT MEETING DATE.
 - a. Tuesday, September 1, 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.

Minutes
Parks and Recreation Committee Meeting
July 7, 2026

Committee Members Present: Luke Fessler, Nick Trentadue, Tanya Lancaster, Anita Iwanski, Anna Bartz, Lori Wisnicky

Committee Members Absent: Alisa Leamy

Staff Present: Matt Schuenke, Village Administrator; Lee Igl, Public Works Director; Andrew Bremer, Community and Economic Development Director; Shamus O'Reilly, Parks Superintendent; Phil McDade, Utility Clerk

1. CALL TO ORDER

Committee Chairman Luke Fessler called the meeting to order at 6:30 p.m.

2. PUBLIC APPEARANCES.

No public appearances.

3. APPROVAL OF MINUTES

a. Motion to approve the minutes of the June 2, 2026 Parks and Recreation Committee meeting.

Motion by Fessler, second by Lancaster, to approve the minutes of the June 2, 2026 Sustainability & Natural Resources Committee meeting. Motion carried 6-0.

4. BUSINESS

a. Introduction of the new Parks Superintendent.

Igl introduced Shamus O'Reilly as the village's new Parks Superintendent. He previously served as the Recreation and Community Engagement Director for the village of Poynette in Columbia County.

b. Discussion and action regarding Capital Area Pickleball Association's request for signage at the McFarland pickleball courts.

Richard Russell, 7846 W. Oakbrook Circle, Madison WI, spoke on behalf of the Capital Area Pickleball Association (CAPA) request for signage at the village pickleball courts promoting CAPA activities. The sign would be 8-1/2-by-11 inches, laminated, and placed on the fence near the entrance to the courts. Placing

the signs at the courts would require a formal exemption from village ordinances that prohibit signs being posted in village parks except as authorized by the village Parks and Recreation Committee. Committee members discussed placement of the signs, and whether making an exception for CAPA would lead to more requests for exemptions from the village ordinance to allow signs in parks. Trentadue motioned to approve a signage request from CAPA for posting at the William McFarland Park pickleball courts for the 2026 season. Motion passed 5-1, with Lancaster opposing.

c. Discussion regarding the Cedar Ridge Park playground concept plan.

Committee members discussed several proposals presented by village parks consultant Blake Theisen of Parkitecture. The current playground at Cedar Ridge Park is aging and needs replacement, and the village sponsored a public information meeting to gather opinions on the park's playground needs, use, and location. Residents Kyle and Michaela Moore, 5203 Linden Parkway, and Pat Green, 5209 Leanne Lane, spoke in favor of keeping the current location of the playground – in the southwest corner of the park – for the playground upgrades. Committee members also reviewed two other locations for the playground, and asked Thiesen to come up with cost and playground equipment proposals for two sites at the park – the current location of the playground, and one in the northwest corner of the park.

d. Discussion regarding the Arnold Larson Park concept plan.

Theisen reviewed plans to renovate and provide more amenities at the downtown Arnold Larson Park. Plans presented included: a stage and fire pit in the southwest corner of the park; a permanent restroom building; and improved pedestrian and bike paths through the park.

e. Discussion regarding the Village's 2026 Park Impact Fee Study.

Bremer outlined the village's park impact fee study. The village charges park impact fees to new housing in the village to pay for park and related recreational improvements to serve the growth of the community. The village's 2025-2029 Comprehensive Outdoor Recreation Plan included a requirement to update the village's park impact fees. The fees have also been reviewed by the village's Plan Commission. The village has two primary impact fees – a park improvement impact fee, for physical recreational improvements; and a parkland impact fee, which can include land dedicated for parks or fees in lieu of park land. The study recommended increasing the park improvement impact fee, while reducing the parkland impact fee. The Committee discussed the preliminary changes to the proposed park impact fees and felt they were acceptable and did not recommend lowering the Village's parkland level of service goal of 18.5 acres per 1,000 residents as adopted in the Village's 2025-2029 Comprehensive Outdoor Recreation Plan. Staff will provide the Committee's feedback to the Plan Commission and Village Board as part of completion of the impact fee study.

f. Introduction to and discussion of the proposed McFarland 2027-2031 Capital Improvement Plan

Igl presented the five-year spending plan for capital improvements and purchases for parks and recreation projects in the village. The list included improvements to parks such as Arnold Larson and William McFarland Park as well as Community Park on the far eastern edge of the village.

5. SCHEDULE NEXT MEETING DATE.

- a.** Tuesday, August 4, 2026, at 6:30 p.m.

6. ADJOURNMENT.

Fessler motioned to adjourn; Lancaster seconded. Motion carried by unanimous consent. Meeting adjourned at 8:59 p.m.

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, August 4, 2026

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Lee Igl, Public Works Director

AGENDA ITEM: Discussion and action regarding McFarland Soccer Club's request for sponsorship on goals.

PREVIOUS ACTION:

NA

ISSUE SUMMARY:

Soccer is proposing adding sponsor logos to field signage that will be attached to the goals. Each field needs to be labeled, and while our current fields are identified by age group (U10, U11, etc.), they are planning to transition to a simpler format for the new complex (Field 1, Field 2, etc.), which will require new signage. Soccer is requesting the ability to create a sponsorship opportunity for local businesses to have their logo included on these signs. The goal is to help offset costs associated with new goals, the field transition, and increased operating expenses. This request was previously introduced to the committee during their April 22nd meeting. Staff are recommended approval of Soccer's request for the 2026 fall season and we will review the policy and ordinance for the spring session.

FINANCIAL/BUDGET IMPACT:

NA

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

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 and second to approve McFarland Soccer Club's request for sponsorship logos on the soccer goals for the 2026 fall season.

ATTACHMENTS:

None

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, August 4, 2026

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Lee Igl, Public Works Director

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board regarding 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 was introduced to the committee at their July 7th meeting.

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 about 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:

Recommended motion:

Motion and second to recommend approval to the Village Board regarding the 2027-2031 Capital Improvement Plan as presented.

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.

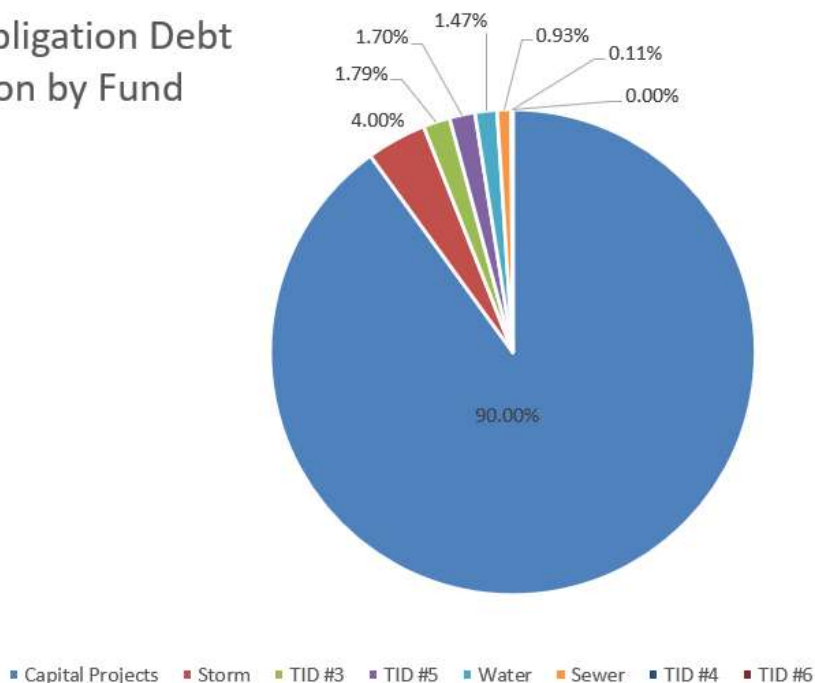
Appendix A is the financial analysis that lays out the projected debt issuances from year to year within a structure that attempts to balance the amount of tax levy support. On average over the 5-year life of this plan, the tax levy rate is projected to increase by \$0.05 per thousand dollars of value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

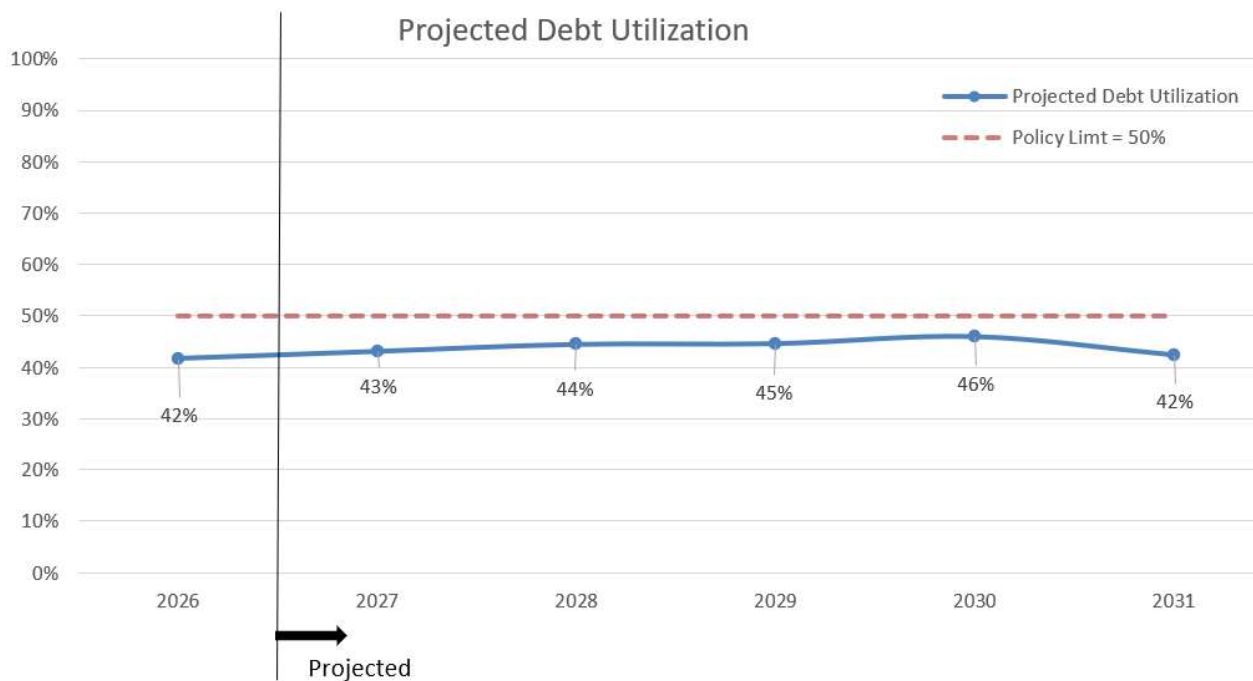
General Obligation Debt
Allocation by Fund



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

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

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

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

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

Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2024 2025 2026 2027 2028 2029 2030 2031

Program Year: 2027

Funding by Project

Projects	Dept	General	Comm/Tech	TID #4	TID #5	TID #6	TID #7	TID ??	Capital Projects - Fund 400					Parks	Utility - 600		Stormwater	Total	
		Fund 100	Fund 200	Fund 310	Fund 315	Fund 320	Fund 325	Fund ??	General	Grants	Intergov	Borrow	Reserve		Total	Fund 405			Water
Communications	Admin	2,500							7,500					7,500				7,500	
Digital Records Mgmt	Admin									-				-				-	
Small Capital	Admin																	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				18,000		
Roof Replace (MC)	Facilities												405,000		4,500	4,500	4,500		
Sinking Fund	Facilities								100,000				100,000				405,000		
													100,000				100,000		
Body Cameras	Police	2,500										40,000		40,000				40,000	
Equipment	Police									15,000				15,000				15,000	
Small Capital	Police																	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															129,000	129,000		
Elvehjem Road (Design/Build)	DPW							6,093,000									6,093,000		
Facility (Plan)	DPW											35,000		35,000			35,000		
Hydrant Replacement	DPW														60,000		60,000		
Leased Equipment	DPW								12,250				12,250		12,500	12,500	12,250		
Maintenance (Generator)	DPW								3,000				3,000		3,000		9,000		
Patrol Truck	DPW										82,500		82,500		82,500	82,500	330,000		
Paving and Utility Plan	DPW										160,000		160,000		124,000		284,000		
Pickup Truck x 3	DPW										31,500	45,000	76,500		31,500	31,500	171,000		
Property Acquisition	DPW										205,000	220,000	425,000				425,000		
Sidewalk Replace	DPW										100,000		100,000				100,000		
Siggelkow Phase 1 (Design)	DPW							155,000									155,000		
Sinking Fund	DPW								3,250				3,250		3,250	3,250	13,000		
Small Capital	DPW														3,250		2,500		
Stormwater Maintenance	DPW										146,000		146,000				377,000		
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														3,500	3,500	3,500		
TV & Clean (Sanitary)	DPW															100,000	10,500		
TV & Clean (Storm)	DPW																100,000		
USH 51 Seg 6 (Build)	DPW				750,000					600,000		539,000		1,139,000	168,000	69,000	75,000		
																	2,126,000		
Small Capital	Outreach	1,500															-		
	Outreach																1,500		
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											100,000		100,000	225,000		225,000		
CP Phase 2.2 (Storage)	Parks											130,000		130,000			100,000		
Court Replacement x 6	Parks																130,000		
Egner/Weil #4 (Design)	Parks																-		
Equipment	Parks								5,500					5,500			-		
Maintenance (Conservancy)	Parks											12,500		12,500			25,000		
McF Park Phase 3 (Plan/Design)	Parks											50,000		50,000			50,000		
Mower	Parks											80,000		80,000			80,000		
Park Equipment	Parks														15,000		15,000		
Pedestrian Ways (Trails)	Parks										100,000		100,000		15,000		100,000		
Property Acquisition	Parks																-		
Small Capital	Parks	2,000															2,000		
Comprehensive Plan	CD											60,000		60,000			60,000		
Downtown/Bliffert Plan	CD				50,000												50,000		
Property Acquisition	CD																-		
Small Capital	CD	2,000															2,000		
Sinking Fund	CD								4,250					4,250			4,250		
TID Planning (TBD)	CD								25,000					25,000			25,000		
Zoning Code	CD									???		75,000		75,000			75,000		
Total Projects		15,500	-	50,000	750,000	-	6,093,000	155,000	300,000	600,750	-	8,248,000	763,000	9,911,750	240,000	522,250	443,250	634,500	18,815,250

Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2024
2025
2026
2027
2028
2029
2030
2031

Program Year: 2028

Funding by Project

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

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 Water Sewer		Stormwater Fund 605	Total	
									General	Grants	Intergov	Borrow	Reserve	Total					
Communications	Admin								4,500			-		4,500				4,500	
Digital Records Mgmt	Admin								-					-				-	
Small Capital	Admin	2,500												-				2,500	
Facility Project TBD (Build)	Facilities											4,500,000		4,500,000				4,500,000	
Facility Improvement	Facilities												50,000	50,000				50,000	
General Tech Equipment	Facilities								30,000					30,000				30,000	
Land Acquisition	Facilities								40,000					40,000				40,000	
Network Equip	Facilities								4,500					4,500		4,500	4,500	18,000	
Sinking Fund	Facilities								100,000					100,000			4,500	100,000	
Equipment	Police								15,000					15,000				15,000	
Radios	Police											160,000		160,000				160,000	
Small Capital	Police	2,500												-				2,500	
Tactical Gear	Police											60,000		60,000				60,000	
Traffic Safety	Police								11,500			8,500		20,000				20,000	
Ballistic Equipment	Fire/EMS								9,250					9,250				9,250	
Command Car Sinking Fund	Fire/EMS								11,250					11,250				11,250	
Dorm Furniture	Fire/EMS								2,000					2,000				2,000	
EMS Equipment	Fire/EMS								5,750					5,750				5,750	
Fire Equipment	Fire/EMS								-			51,000	-	51,000				51,000	
Small Capital	Fire/EMS	2,500												-				2,500	
Technology	Fire/EMS								19,500					19,500				19,500	
Leased Equipment	DPW								12,500					12,500		12,500	12,500	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	2,500	
Stormwater Maintenance	DPW													-			368,000	368,000	
Street Maintenance	DPW											150,000		150,000				150,000	
Street Sweeper	DPW													-			30,000	30,000	
Street Tree Planting	DPW								-			30,000		30,000				30,000	
Trailer	DPW								-					-				-	
TV & Clean (Sanitary)	DPW													-		110,000		110,000	
TV & Clean (Storm)	DPW													-			75,000	75,000	
Small Capital	Outreach	1,500												-				-	
Outreach	Outreach													-				-	
Outreach	Outreach													-				-	
Comp - Workstation	Library													-				-	
Small Capital	Library	2,500							8,000					8,000				8,000	
Library	Library													-				2,500	
Library	Library													-				-	
Bathroom (???)	Parks													-	235,000			235,000	
Maintenance (Conservancy)	Parks								12,500				-	12,500			12,500	25,000	
McF Park Phase 3 (Build)	Parks											500,000		500,000				500,000	
Mower	Parks												-	-				-	
Park Equipment	Parks													-	15,000			15,000	
Pedestrian Ways (Trails)	Parks											100,000		100,000				100,000	
Property Acquisition	Parks													-				-	
Small Capital	Parks	2,500												-				2,500	
Property Acquisition	CD													-				-	
Small Capital	CD	2,000												-				2,000	
Sinking Fund	CD								4,250					4,250				4,250	
Total Projects		16,000	-	-	-	1,869,000	-	115,000	350,000	-	-	6,394,750	55,000	6,799,750	250,000	165,750	853,750	997,750	11,067,000

Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2024
2025
2026
2027
2028
2029
2030
2031

Program Year: 2030

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #4 Fund 310	TID #5 Fund 315	TID #6 Fund 320	TID #7 Fund 325	TID ?? Fund ??	Capital Projects - Fund 400						Parks Fund 405	Utility - 600		Stormwater Fund 605	Total
									General	Grants	Intergov	Borrow	Reserve	Total		Water	Sewer		
Communications	Admin								6,750			-	750	7,500					7,500
Digital Records Mgmt	Admin													-					-
Small Capital	Admin	2,500												-					2,500
Voting Equipment	Admin											20,000		20,000					20,000
Facility Project TBD (Build)	Facilities											4,500,000		4,500,000					4,500,000
Facility Improvement	Facilities												50,000	50,000					50,000
General Tech Equipment	Facilities								30,000					30,000					30,000
Land Acquisition	Facilities								40,000					40,000					40,000
Network Equip	Facilities								4,500					4,500		4,500	4,500	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	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		41,750		41,750	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	30,000
Tractor	DPW											30,000		30,000				15,000	45,000
TV & Clean (Sanitary)	DPW													-		110,000		110,000	110,000
TV & Clean (Storm)	DPW													-				75,000	75,000
Small Capital	Outreach	1,500												-					-
Outreach	Outreach													-					-
Outreach	Outreach													-					-
Library	Library													-					-
Comp - Workstation	Library								8,000					8,000					8,000
Small Capital	Library	2,500												-					2,500
Library	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				25,000	25,000
McFarland Park (Shelter)	Parks											-	12,500	12,500				12,500	12,500
Park Equipment	Parks													-	15,000			15,000	15,000
Pedestrian Ways (Trails)	Parks											100,000		100,000				100,000	100,000
Playground (???)	Parks													-	235,000			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					10,000
Digital Records Mgmt	Admin								-					-					-
Small Capital	Admin	2,500																	2,500
Facility Project TBD (Build)	Facilities																		-
Facility Improvement	Facilities												50,000	50,000					50,000
General Tech Equipment	Facilities								30,000					30,000					30,000
Land Acquisition	Facilities								40,000					40,000					40,000
Network Equip	Facilities								4,500					4,500		4,500	4,500	4,500	18,000
Sinking Fund	Facilities								100,000					100,000					100,000
Equipment	Police								15,000					15,000					15,000
Small Capital	Police	2,500																	2,500
Traffic Safety	Police								20,000					20,000					20,000
Ballistic Gear	Fire/EMS								10,000					10,000					10,000
Command Car Sinking Fund	Fire/EMS								12,000					12,000					12,000
Dorm Furniture	Fire/EMS								-					-					-
EMS Equipment	Fire/EMS								6,250					6,250					6,250
Extrication/Lift Equip	Fire/EMS											147,500		147,500					147,500
Fire Equipment	Fire/EMS								56,250				-	56,250					56,250
Handheld Pulse Ox	Fire/EMS											16,000		16,000					16,000
Small Capital	Fire/EMS	2,500																	2,500
Technology	Fire/EMS								21,750				-	21,750					21,750
Leased Equipment	DPW								12,500					12,500		12,500	12,500	12,500	50,000
Maintenance (Generator)	DPW								3,000					3,000		3,000	3,000		9,000
Paving and Utility Plan	DPW											769,000		769,000		1,080,000			1,849,000
Pickup Truck	DPW								750			21,000		21,750		21,750	21,750		65,250
Sidewalk Replace	DPW								-			100,000		100,000					100,000
Sinking Fund	DPW								3,250					3,250		3,250	3,250	3,250	13,000
Small Capital	DPW																	2,500	2,500
Stormwater Maintenance	DPW																	368,000	368,000
Street Maintenance	DPW											150,000		150,000					150,000
Street Sweeper	DPW																	30,000	30,000
Street Tree Planting	DPW								30,000			-		30,000					30,000
TV & Clean (Sanitary)	DPW															110,000			110,000
TV & Clean (Storm)	DPW																	75,000	75,000
Well #3 (Design)	DPW															184,000			184,000
Small Capital	Outreach	1,500																	1,500
	Outreach																		-
	Outreach																		-
Comp - Workstation	Library								8,000					8,000					8,000
Small Capital	Library	2,500																	2,500
	Library																		-
Arnold Larson Park (Design)	Parks											-		-					-
Bathroom (???)	Parks														245,000				245,000
CP Phase 2.3 (Deferred Items)	Parks											650,000		650,000	100,000				750,000
Maintenance (Conservancy)	Parks								12,500					12,500				12,500	25,000
McFarland Park (Design)	Parks											-		-					-
Park Equipment	Parks														15,000				15,000
Pedestrian Ways (Trails)	Parks											100,000		100,000					100,000
Property Acquisition	Parks																		-
Small Capital	Parks	2,500																	2,500
	CD																		-
Property Acquisition	CD																		-
Small Capital	CD	2,000																	2,000
Sinking Fund	CD								4,250					4,250					4,250
	CD																		-
Total Projects		16,000	-	-	-	-	-	-	400,000	-	-	1,953,500	50,000	2,403,500	360,000	1,309,000	155,000	508,250	4,751,750

CAPITAL IMPROVEMENT PLAN (CIP)

Appendix A

Financial Analysis

Appendix B

Project Summaries

Appendix C

Paving and Utility Plan

Appendix D

Park System Capital Improvements

CAPITAL IMPROVEMENT PLAN (CIP)

Appendix A

Financial Analysis

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

5/28/2026

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

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																
Year	Street	From	To	Action	Street	TP/TID Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TP/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm	Total	General Comments
2027	Seiverson Rd	Lake Edge Rd	Farwell St	Pavement Replacement	\$107,000										\$107,000	This cost includes watermain extension from the northern end of the new Elvehjem Business Park to the southern edge of Rosewood Fields
2027	Lake Edge Dr	South Ct	loop	Pavement and Utility Rehabilitation	\$53,000			\$124,000							\$177,000	
2027	Elvehjem Road	CTH AB plus 200ft west	RR Track Crossing	Road Reconstruction and Utility Extensions		\$1,413,000				\$1,322,000					\$2,735,000	
2027	Off-Street			Elvehjem Business Park Development		\$376,000				\$862,000					\$1,358,000	
2027	Off-Street			Elvehjem Business Park RR Spur						\$2,000,000					\$2,000,000	
2027	Various	North Rosewood Fields Plat	Siggekow Road	East Side Sewer Extension-Planning and Design			\$129,000								\$129,000	
2027	Siggekow 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																
Year	Street	From	To	Action	Street	TP/TID Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TP/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm	Total	General Comments
2028	Siggelkow Road	Catalina Parkway	I-39	Rural Conversion	\$2,582,000			\$2,288,000	\$514,000		\$736,000				\$6,120,000	Reconstruction with Boulevard Section. Includes the addition of a new shared-use trail. Coordinate with USH 51 timing.
2028	Wisconsin Ave	Bremer Rd / Norma Rd	Termini	Pavement and Utility Rehabilitation	\$64,000			\$110,000							\$174,000	
2028	Field Ave	Erling Ave	Card Ave	Pavement and Utility Rehabilitation	\$129,000			\$195,000							\$324,000	
2028	South Ct	Burma Rd	Overlook Dr plus 600 ft	Pavement and Utility Rehabilitation	\$205,000			\$419,000							\$624,000	This budget includes the addition of curb and gutter from Overlook Drive to the end
2028	Wild Flower Ct	Country Walk / Forest Ridge Ct	Termini	pavement replacement	\$41,000										\$41,000	
2028	Beckler	Card Ave	Erling Ave	Pavement Replacement	\$35,000										\$35,000	
2028	Bird Song Ct	Morning Dove Dr	Termini	Pavement Replacement	\$25,000										\$25,000	
2028	Morning Dove Dr	Hidden Farm Rd plus 422 ft	Country Walk / Spring Pond Ct	Pavement Replacement	\$65,000										\$65,000	
2028	Morning Dove Dr	Hidden Farm Rd	Bird Song Ct	Pavement Replacement	\$50,000										\$50,000	
2028	Burma Rd	Overlook Dr / South Ct	USH51	Pavement Replacement	\$98,000										\$98,000	
2028	Exchange Street	Bridge	USH51	New Path Construction							\$168,000				\$168,000	
2028	Various	North Rosewood Fields Plat	Siggelkow Road	East Side Sewer Extension- Construction			\$1,425,000								\$1,425,000	
2028	Various			Path Resurfacing							\$100,000				\$100,000	
2028	Various			Sidewalk Replacements							\$100,000				\$100,000	
2028	Various			Hydrant Repairs and Replacements			\$60,000								\$60,000	
2028	Off-Street			Commerce Park Pond 4										\$121,000	\$121,000	
2028	Off-Street			Eco Park/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 clearing. 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																
Year	Street	From	To	Action	Street	TIP/TID Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TIP/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm	Total	General Comments
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	Street	TIP/TID Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TIP/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm	Total	General Comments
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				\$691,000					\$3,328,000	This work will need to be coordinated with HWY 51 Construction Planning
2030	Elvehjem	Country Walk	200 W of CTH AB	Rural Conversion	\$1,143,000			\$71,000	\$762,000						\$1,976,000	
2030	Black Walnut Dr	Wild Cherry Ln	Smith Ridge Rd	Pavement Replacement	\$215,000										\$215,000	
2030	Black Walnut Dr	Smith Ridge Rd	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	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.
2030 Year Total					\$3,307,000	\$2,637,000		\$2,093,000	\$1,190,000	\$691,000	\$650,000			\$368,000	\$10,936,000	

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PROJECT COSTS																
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	General Comments
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 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 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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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	General Comments
2032	Broadhead Street/CTH MH Phase 4B	North Peninsula Way	CTH AB	Preliminary Design and Planning	\$35,000			\$93,000	\$43,000						\$171,000	
2032	Valley Drive	Siggakow 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																
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	General Comments
2033	Broadhead Street/CTH MN Phase 4B	North Peninsula Way	CTH AB	Rural Conversion	\$347,000			\$928,000	\$421,000						\$1,696,000	Partially paid for by Dane County. Amounts represent Village expenditures.
2033	Overlook Dr	Burma Rd / South Ct	South Ct	Pavement and Utility Rehabilitation	\$191,000			\$467,000							\$658,000	
2033	Etling 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																
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	General Comments
2034	Main St	Elghmy 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	Hillside Ct	Termini	Pheasant Run	Pavement and Utility Rehabilitation	\$43,000			\$105,000							\$148,000	
2034	Jager Rd	Termini	Exchange Street	Pavement and Utility Rehabilitation	\$58,000			\$109,000							\$167,000	
2034	Various			Path Resurfacing							\$100,000				\$100,000	
2034	Various			Sidewalk Replacements							\$100,000				\$100,000	
2034	Off-Street			Stormwater Treatment Device Maintenance										\$368,000	\$368,000	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.
2034 Year Total					\$653,000			\$1,224,000			\$200,000			\$368,000	\$2,445,000	

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Year	Street	From	To	Action	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	General Comments
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	

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, August 4, 2026

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Lee Igl, Public Works Director

AGENDA ITEM: Discussion regarding a trail replacement plan

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

Annually in the budget, funds are allocated to replace and maintain the bike trails within the Village.

Staff has rated all the existing bike trails within the village. They used the same PASER rating system the State of Wisconsin DOT uses to rate all roads in the state. The rate system is on a 1 to 10 scale, with 10 being brand new or new condition and 1 being the poorest condition.

Once we rated the trails, we then prioritized them into then type of work needed to extend the life of each trail or if they need to be replaced.

- Crack filling, fills the cracks to prevent water from penetrating into the asphalt and allowing frost to break the pavement up more.
- Seal coating is used to prevent the asphalt from drying out and shrinking from the UV rays of the sun.
- Replacement is needed when the pavement condition is beyond treatment to prolong the life.

In most cases, if we recommend seal coating we would complete crack filling first, to ensure the voids in the asphalt are filled.

The attached spread sheet lays out of the list of priorities which will help determine the order in which we work on the trails.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

No action is required on this item.



ATTACHMENTS:

1. Bike path rating PDF

Bike path rating	To	From	Rating	Crack Fill & Sealcoat	Sealcoat	Crackfilling	Replace	No action required
Elvehjem	Holscher Rd	Perrot Place	6	1 (Highly Needed)				
Elvehjem	Perrot Place	Termini	6	1 (Highly Needed)				
Elvehjem	Creamery Road	Hidden Farm Rd	6	2 (Needed)				
Elvehjem	Hidden Farm Rd	Holscher Rd	7	2 (Needed)				
Eco Park	Wild Rye path	Siggelkow	8	3 (Could Use)				
Eco Park	Lodgecliffe path	Wild Rye path	7	3 (Could Use)				
Eco Park	E Red Oak Trl	Lodgecliffe path	7	3 (Could Use)				
Eco Park	E Linden sidewalk	E Red Oak Trl	8	3 (Could Use)				
Eco Park	Pine Ridge Way	E Linden sidewalk	6	3 (Could Use)				
Eco Park	Lift 5	Pine Ridge Way	7	3 (Could Use)				
Eco Park	Shooting Star path	Lift 5	7	3 (Could Use)				
Shooting Star Ct	Shooting Star Ct	Eco Park path	6	3 (Could Use)				
(2) Paulson Road	Ridge	Larson Beach	6	4 (Starting to Need Both)				
Wild Rye path	Wild Rye Ct	Eco Park path	7	4 (Starting to Need Both)				
Juniper Ridge Park	water tower	Lodgecliffe	7	4 (Starting to Need Both)				
Siggelkow	Terminal	Erling	7		3 (Could Use)			
Siggelkow	N. Autumn	Valley Dr	6		1 (Highly Needed)			
Taylor	South bound 51 bridge	Terminal	6		1 (Highly Needed)			
Terminal Road	Terminal dead end	Larson Beach	6		1 (Highly Needed)			
Arnold Larson Park	Taylor Road	Exchange	6		2 (Needed)			
Taylor	Lexington	Larson Beach	6		3 (Could Use)			
Taylor	Spartan path	Lexington	6		3 (Could Use)			
Taylor	Arnold Larson path	Spartan path	7		3 (Could Use)			
Taylor	Farwell	Arnold Larson path	6		3 (Could Use)			
Eco Park	Broadhead St	Shooting Star path	7		3 (Could Use)			
Siggelkow	Wentworth Cir.	N. Autumn	7		5 (Preventative)			
Siggelkow	Marsh Rd	Wentworth	8		5 (Preventative)			
Marsh	Marsh half circle	Siggelkow	8		5 (Preventative)			
Erling	McDaniel parking lot	Boardwalk	8		5 (Preventative)			
Erling	Terminal Dr	McDaniel parking lot	8		5 (Preventative)			

Bike path rating	To	From	Rating	Crack Fill & Sealcoat	Sealcoat	Crackfilling	Replace	No action required
Bashford	Exchange St	Milwaukee St	8		5 (Preventative)			
Creamery	Milwaukee St	Creamery Ct	8		5 (Preventative)			
Creamery	Creamery Ct	Country Walk	7		5 (Preventative)			
Off road path from Elvehjem	Elvehjem Road	Devil's Lake Way	7		5 (Preventative)			
Off road path from Elvehjem	Devil's Lake Way	Hwy AB	7		5 (Preventative)			
Terminal Road	Siggelkow	Termini	9		5 (Preventative)			
Grandview Conservancy	Pheasant Run	Creamery Ct	7		5 (Preventative)			
Lodgecliffe	Lodgecliffe	Eco Park path	8		5 (Preventative)			
Broadhead St	Eco Park path	N. Peninsula Way	8		5 (Preventative)			
Broadhead St	Holscher Rd	Eco Park path	7		5 (Preventative)			
Marsh	Wellington Cir.	Marsh half circle	8			2 (Needed)		
Marsh	Main St	Wellington Cir	7			2 (Needed)		
Broadhead St	Glenway St	Holscher Rd	6			2 (Needed)		
Holscher path	Smith Ridge	Lift 5	7			2 (Needed)		
Siggelkow	Valley Dr	Paulson Road	8			3 (Could Use)		
Dale St	Dale Curtin	Dale St	8			3 (Could Use)		
Running Deer	Osborn	Running Deer	5				1 (Highly Needed)	
Marsh Rd	Calico Ct	Siggelkow	5				1 (Highly Needed)	
Marsh Rd	Soccer Parking Lot	Calico Ct	5				1 (Highly Needed)	
Lewis Park path	Lewis Path	Lewis Ln	4				1 (Highly Needed)	
Creamery	Country Walk	Egner Park	5				2 (Needed)	
Creamery	Egner Park	Elvehjem	6				2 (Needed)	
Siggelkow	South bound on ramp	Terminal	10					x
Siggelkow	North bound on ramp	South bound on ramp	10					x
Siggelkow	Paulson Road	North bound on ramp	10					x
Taylor	Larson Beach	South bound 51 bridge	9					x
Spartan path	Spartan Court	Taylor Rd	9					x
Hidden Farm	Disc Golf	Elvehjem	8					x
Off road path from Elvehjem	Hwy AB	Railroad tracks	8					x
Off road path from Elvehjem	Railroad tracks	Tuscobia Trail	8					x
Rosewood Fields	Hwy AB	Tuscobia Trail	9					x
Rosewood Fields	Prairie Wood	Tuscobia Trail	8					x
Glenway St	Running Deer	Glenway	9					x
Osborn path	Milwaukee St	Osborn Dr	6					x

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, August 4, 2026

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Lee Igl, Public Works Director

AGENDA ITEM: Update regarding Community Park

PREVIOUS ACTION:

The Parks & Recreation Committee unanimously recommended approval to award contract for Phase 2 of Community Park at its meeting on November 4, 2025.

The Village Board unanimously approved the award of contract for Phase 2 of Community Park at its meeting on November 11, 2025.

ISSUE SUMMARY:

In November 2025, the bid from McKee and Associates was accepted for Phase 2, which broke ground in December 2025.

An update was provided to the Committee in January 2026, which included the following update:

- During excavation, unfavorable soils were discovered and replaced prior to foundation work. The foundation and underground utilities have now been installed and are currently curing. Additionally, well drilling has been contracted, and the septic system design has been submitted to the State for approval. The foundation will be back-filled by the first of the year and construction can begin. Electrical service has been ordered from Alliant Energy. Currently, the project is about 2 weeks behind schedule, but they should be able to make that time up in the spring without any further weather delays this winter.

Another update was provided to the committee during their June 2, 2026 meeting which included the following:

- Cold weather conditions delayed the production of the shelter and the underground plumbing. Once the piping was installed, the interior walls were constructed, and the septic lines were run across the parking lot. However, the insulated blocks (Omni block) have been delayed for several months. The blocks were to be delivered at the beginning of March, and they arrived May 27th.
- The DNR stormwater review of the site changed from the original review to the final, which required the detention facility to be increased in size by nearly twofold.
- DNR approvals also delayed the well drilling by nearly 3 months and the septic by two months.



- The trails around the fields have been installed along with the overflow parking.
- Once the exterior walls are up, the roof will be coming, and then the interior can start to take shape.
- We don't have an estimated completion date at this time. The best guess is into September.
- The Soccer Association has been notified of the delays and are aware that it will not be ready for the fall tournament.

Latest update, as of July 27, 2026:

- All of the walls have been installed with insulation in each block.
 - The septic and well have been completed.
 - Metal roof has been installed.
 - Plumbing and electrical are starting this week.
 - Fiber, security locks and cameras will be installed towards the end of August.
 - The overflow parking lots has been graded and gravel installed.
 - Grading of the main parking lot and driveway will be occurring the first part of August.
 - The parking lot will only be receiving the binder layer, and the surface layer will be installed in 2028.
 - Orders for furniture, shelving, appliances, picnic tables and benches are being placed.
-
- Staff is meeting working with the cross-country coaches to develop the course within the park.
 - To date the Soccer Association is looking to occupy the facility in the spring of 2026.

We are hoping for completion towards the end of September, 2026.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

[Outdoor Recreation and Open Space Plan 2019-2023](#) — One of the key recommendations of this plan was the acquisition of 20-40 acres of land for a future Community Park on the Village's eastside (page 2). The Village acquired the land in 2019 and then established the master plan for its development in 2021. Guidelines for Community Park development are located on Page 13 of this plan.

[McFarland 2020-2030 Strategic Plan](#) - This plan established a goal to "support the development of active and passive recreational amenities that appeal to all age groups and abilities" (Page 10). One of the strategies to achieve this goal as outlined within the plan is to "develop individual park master plans that prioritize future developments, including a new community park" (Page 10). The master plan for this park was completed in the fall of 2021. Annually, the Village Board



has reviewed this as part of its goals and objectives from year to year, and continues to place an emphasis on the funding adopted for the project.

[2021 William McFarland Park and New Community Park Master Plan \(Appendicies\)](#) — The master plan was created to help chart out future growth of this park. The first phase of implementation was the mass grading as described in this memorandum.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

No action is required on this item.

ATTACHMENTS:

None