

Tuesday, August 18, 2026

7:00 PM

McFarland Municipal Center
5915 Milwaukee St, McFarland
Community Room

AGENDA

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

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

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

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

Webinar ID: 831 8970 8596

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

1. CALL TO ORDER, ROLL CALL.

2. PUBLIC APPEARANCES.

- a. This is an opportunity for attendees to provide public comment on matters that are not on the agenda. Attendees desiring to provide public comment on specific items on the agenda may do so at the time that agenda item is brought up. Zoom attendees wishing to speak should type their name, address, and the relevant agenda item in the Q&A feature within the online meeting platform. Zoom attendees may also register in support or opposition of an item through the Q&A feature. In person attendees should fill out a public comment form and turn into the meeting chairperson. When you are called upon to speak, state your name, address, and provide your public comment. Please adhere to the 3-minute time limit. Written comments will not be read into the record during the meeting but may be sent to community.development@mcfarland.wi.us to be included with the agenda materials.

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the July 21, 2026 Plan Commission meeting.

4. PUBLIC HEARINGS.

- a. Public hearing regarding the creation of Tax Increment Finance District #7, a mixed-use TID in the vicinity of Elvehjem Road and County Highway AB, related to the potential relocation of Bliffert Lumber.

5. BUSINESS.

- a. Discussion and action on a Site Design Review permit for a garage building addition requested by Wynn Davies of Square Deal Properties LLC, located at 4811 Voges Road.
- b. Discussion regarding the Village's 2026 Park Impact Fee Study.

6. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, September 15, 2026 at 7:00 PM.

7. ADJOURNMENT.

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

Plan Commission Minutes July 21, 2026, at 7:00 P.M.

Members Present: Stephanie Brassington, Luke Fessler, Karen Pominville, Kyle Shelton, Eric Johnson, Ben Tanko

Members Absent: Chris Reynolds

Staff Present: Andrew Bremer, Kong Thao, Matt Schuenke

1. CALL TO ORDER, ROLL CALL

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

2. PUBLIC APPEARANCES.

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

3. APPROVAL OF MINUTES.

- a. Brassington motioned to approve the minutes of the June 16, 2026, Plan Commission meeting. Pominville seconded the motion. Motion carried 6-0.

4. PUBLIC HEARINGS.

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

Brassington opened the public hearing at 7:01 PM. Thao provided summary on the agenda item highlighting the purpose of the CSM, the lots created from the proposed CSM, and the access restrictions identified from the 1995 approved CSM that would be removed for these properties with approval of the new CSM. Bremer and Schuenke provided additional background information on the item for the Commission. Mr. Howery was present in attendance and did not have any additional comments for the Commission. The Commission discussed associated impact fees, cost estimates provided in the staff report and clarifying MMSD fees. Brassington closed the public hearing at 7:12 PM.

5. BUSINESS.

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

No additional comments from Staff and Commission members.

Brassington motioned to approve the Certified Survey map requested by the Village of McFarland and Seth Howery for property located at 5502 and 5504 Creamery Road, including parcel #061002326153 and #061002325583. Motion seconded by Fessler. In discussion, Bremer commented to include the condition of approval as provided in the staff report.

Brassington motioned to amend the original motion to include: conditioned on Howery reimbursing the Village for the actual costs of MMSD treatment plant connection charges for Lot 2 prior to the recording of the CSM with the Dane County Register of Deeds. Fessler seconded the amended motion. Motion to amend the original motion carried 6-0. The amended motion carried 6-0.

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

Trustee Fessler is Chair to the Parks & Recreation Committee and provided a summary of the comments concerning keeping the level of service standard at 18.5 acres of parkland per 1,000 residents. Bremer summarized the additional information discussed at the Parks and Recreation Committee meeting June 7, 2026, and data collected as requested from the Commission's previous discussion on the item.

The Commission discussed the effect on approving the study and what it means, the preliminary impact fees provided related to other communities researched, increases and decreases of the study's proposed amounts, and possible policy implementations at the Village Board level. Johnson commented on the comparative amount totals for the impact fee costs, stating McFarland's were too high and seen as a deterrent for developers. The majority of the Commission expressed support for staff to work with the project consultant to draft the final impact fee study based on the preliminary fees as shown in the staff report. Bremer noted the draft impact fee study will be brought back to the Plan Commission for review prior to holding a public hearing. Johnson expressed disagreement with the preliminary fees, desiring the level of service standard be lowered to 15 acres of parkland per 1,000 residents.

6. SCHEDULE NEXT MEETING DATE.

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

7. ADJOURNMENT.

Fessler motioned to adjourn. Tanko seconded the motion. Motion carried 6-0. Meeting adjourned at 7:46 PM.

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, August 18, 2026

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Public hearing regarding the creation of Tax Increment Finance District #7, a mixed-use TID in the vicinity of Elvehjem Road and County Highway AB, related to the potential relocation of Bliffert Lumber.

PREVIOUS ACTION:

[February 11, 2026, CDA](#) reviewed the draft conceptual site plan from Bliffert Lumber and discussed the potential parcels to include in the TID and the type of TID to create.

[April 23, 2026, CDA](#) reviewed the draft TID Project Plan maps.

[May 13, 2026, CDA](#) reviewed the first draft of the TID Project Plan.

[June 10, 2026, CDA](#) reviewed second draft TID Project Plan.

[June 16, 2026](#), Plan Commission reviewed the draft TID Project Plan.

[July 8, 2026](#), CDA discussed and reviewed progress on draft TID Project Plans.

[July 9, 2026](#), Joint Review Board organizational meeting.

[August 10, 2026](#), Joint Review Board reviewed the draft TID Project Plan.

[August 10, 2026](#), Public Information Meeting on the draft TID Project Plan.

ISSUE SUMMARY:

Included in the packet is a copy of the draft TID#7 Project Plan. There have been no changes to the draft Project Plan since the CDA's July 8th meeting. Bliffert Lumber has provided an updated concept that includes the addition of another 12,000 square foot warehouse facility as shown in the second attachment. This would require slightly shorting the cul-du-sac and rail spur into the property. The concept is presented for informational purposes and is in keeping with the overall purpose and intent of the Project Plan. The updated concept will require minor modifications to the projected expenditure, revenue and cash flow analysis, which will be updated within the Project Plan prior to considering approval at the Plan Commission's September 15th meeting. The previously scheduled July 9th Public Information Meeting was rescheduled to August 10th and the previously scheduled July 21st Plan Commission public hearing was rescheduled to August 18th. Per Village ordinance, written notification regarding the PIM and public hearing was mailed to all property addresses within the Village and within 400 feet of the proposed TID. Approximately 45 people attended the August 10 PIM either in person or online. A [recording of the presentation](#) is available for review. The packet includes two written public comments.

The TID Project Plan is a document that explains:



- The area (Tax Increment District) where the Village intends to use Tax Increment Financing (TIF) to support community and economic development goals.
- The projects the Village intends to undertake over the life of the TID and the estimated costs of those projects.
- The development outcomes the Village anticipates will occur over the life of the TID due to the completion of the proposed projects, including projected tax increment revenues.
- The projected financial feasibility of the TID (cash flow) based on the projected project costs and tax increment revenues.

It is important to note that approval of a TID Project Plan does not approve any specific project expenditures or approve any specific development proposals contemplated in the Project Plan.

After a TID Project Plan is approved by the Plan Commission, Village Board, and Joint Review Board, any specific project expenditure will need to be approved by the Village Board on a case-by-case basis. It is at that time that more specific information on the design and costs of the proposed project will be available. Similarly, the proposed development envisioned in the Project Plan will need approval by the Village Board or Plan Commission once more detailed zoning, site and building design plans are submitted by property owners for approval.

In preparing the Project Plan, the Village must demonstrate that the projected revenues will be sufficient to pay for the projected expenditures prior to the TID's closure (year 2047). In developing financial cash flow projections, it is common to take a conservative approach regarding revenue projections (e.g. new development, property appreciation rate, and annual changes in tax rate) and assume higher estimated project expenditures. This approach often leads to Project Plans that only show a positive cash flow occurring in the final years of a TID's life. This is the case with the draft Project Plan provided in the packet as shown in Table 8 (page 22). The actual cash flow of the TID will depend on the actual costs and revenues for every year over the life of the TID. The actual performance of the TID is analyzed on a yearly basis by the Village's financial auditors, staff, and Village Board.

The public road and utility cost estimates were provided by the Village Engineer and the estimated rail improvements were provided by railroad design engineers at WATCO, which oversees operations of the Wisconsin & Southern Railroad. The Project Plan assumes the Village (or Bliffert) is able to obtain a loan from the WisDOT for the rail improvements under their [Freight Rail Road Infrastructure Improvement Program \(FRIIP\)](#). Through this program, the Village can obtain a 10-year loan at 2% interest, which is roughly half the interest rate of the 2025 capital projects borrowing. The Village has also submitted a request for Federal appropriations through Senator Baldwin and Representative Pochan. The Village has requested 80% Federal match for the rail improvements. Unfortunately, neither office elected to submit our project to the Appropriations Committee for consideration in the upcoming federal funding bill due to limited funding and the number of requests received for those funds. Staff have learned of a new State tax credit (2025 WI Act 242) that became available in April through the Wisconsin Economic Development Corporation (WEDC) for Rail Infrastructure Modernization. The program provides tax credits up to 50% of new rail infrastructure up to \$2M



per credit application. The WEDC has \$10M in annual funding on a first come first serve basis. Either Bliffert Lumber or the Village would be eligible for the tax credit depending on whoever incurs the expenditures. A WI income/franchise tax return must be filed for the taxable year in which the eligible expenditures were incurred (and certified by WEDC) along with the appropriate Credit Schedule attached to the tax return. If the Village claimed the credit, it would have to file Form 4T, Wisconsin Exempt Organization Business Franchise or Income Tax Return, for the applicable taxable year. The credit must be claimed on a tax return filed within 4 years of the unextended due date of the return (or within 4 years of the 15th day of the 4th month beginning after the end of the taxable year of the Village, if claimed by the Village). If the claimant cannot use the credit to offset WI tax, the claimant may sell or otherwise transfer the credit to another entity who is subject to Wisconsin taxes under 71.02, 71.23, or 71.43, Wis. Stats., or it may be carried forward by the claimant and used to offset tax in a future taxable year. The credit may be sold or transferred in whole or in part. The claimed credit must be used within 5 taxable years after the taxable year for which it is claimed. A transferee must use the credit within the same time limitation of the original claimant. Given that the legislation creating this program was only approved in April, WEDC staff are still developing the application forms and Village staff are working on how to leverage this new program. The draft Project Plan in the packet does not include the potential revenue from the tax credit; however, given the estimated project expense of \$2M, the potential estimated tax credit is \$1M in additional revenue back to the TID.

The three parcels proposed for the new TID are further described below. Included in the packet is a map that illustrates development concepts for each property. The concept for Parcel #3 has already been approved by the Village.

- Parcel #1 is 22.3 acres and includes the proposed Elvehjem Acres business park including the proposed Bliffert Lumber lot and three additional lots ranging in size from 1.8 to 2.0 acres. There are no specific users identified for the non-Bliffert lots at this time. This concept has not been officially approved by the Village, nor has any rezone or subdivision plat; however, the intent of the concept is to support planning for the project TID Project Plan.
- Parcel #2 is a 15.7 acres and is owned by the same owner (Kevin Urso) as Parcel #1. The majority of this parcel is open space/wetland. Urso previously presented to the Plan Commission a concept for 7 townhouse units on this parcel. Urso is considering creating a plat of condominium for the townhouses (owner occupied); however, a final determination regarding owner vs. renter occupied units has not been determined. This concept has not been officially approved by the Village, nor has any rezone or subdivision plat; however, the intent of the concept is to support planning for the proposed TID Project Plan.
- Parcel #3 is 7.4 acres and is owned by Lakestone Properties. This is Lot 18 of the Sperle Corners subdivision and is planned for three multifamily apartment buildings totaling 117 units. This subdivision plat was approved by the Village Board on October 28, 2025.

Next steps



The August 18th meeting is for a public hearing and discussion only. Following the meeting, the Village's consultant will prepare the final draft Project Plan for review and approval at the following anticipated meetings:

- September 9, CDA consideration of a recommendation to the Village Board to approve the TID.
- September 15, Plan Commission consideration of a resolution to approve TID #7.
- September 22, Village Board consideration of a resolution to approve TID #7.
- Prior to October 30 (final date TBD), Joint Review consideration of a resolution to approve TID #7.

Under Wis. State Statute 66.1105, the final decision regarding whether to create or amend the boundaries of an existing TIF District is under the authority of the Joint Review Board (JRB). The JRB is made up of the Village President, Public Member nominated by the Village President, a member of the McFarland School District, a member of Dane County, and a member of Madison Technical College. Once a TIF District is created, the Village Board has final authority over the annual budgeting and use of TIF district revenues.

General background information regarding Tax Increment Financing

Tax Increment Financing (TIF) is the most commonly and widely used economic development tool for municipalities in the State and has been in existence since 1976. The process to create, manage, amend, and close TIF districts (TIDs) is regulated under [Wis. Statute 66.1105](#). The Wisconsin Department of Revenue provides State oversight of TIF districts. According to the DOR, there are 1,400 active TIDs in the State. The DOR maintains a [TIF Manual](#) for those interested in a deeper dive into the TIF mechanics, processes and requirements. Common definitions and terms related to Tax Increment Financing:

- TIF (Tax Increment Financing). An economic development financing tool.
- TID (Tax Increment District). The area/boundary where TIF is used.
- Project Plan. A document explaining the financial details, development plans and maps for the TID.
- Base Value. The total value, as equalized by DOR, of the real property located within the TID as of the creation date of the TID.
- Current Value. The total equalized value of the real property in the TID as of January 1 of the current year, certified annually on approximately October 1.
- Tax Increment. The taxes levied by all overlying taxing jurisdictions on the value between the base value and the current value of the TID. The municipality that manages the TID uses these taxes to pay for the approved project costs.
- Value Increment. The difference in value between the Base Value and the Current Value of the TID. This is the amount of property value that can be attributed to the TID investment used to generate the tax increment that pays for the investments.

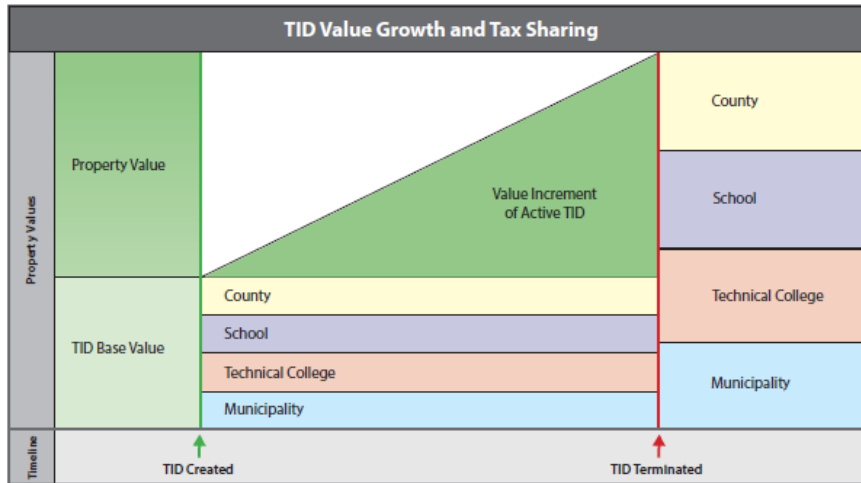
Below is a graphic from the DOR TIF Manual that explains how TIF works:



B. How TIF Works

When a municipality creates a TID, the municipality and other taxing jurisdictions agree to support their operation from the existing tax base within the TID. They agree the municipality will use the taxes on the value increase in the TID to pay for the investment.

1. Sharing the tax base



Essentially, TIF allows a municipality to use the Tax Increment generated within the TID to pay for investments made within the TID that lead to the generation of the Tax Increment. The basic tenants of the creation of a TID is the finding that *but for* the use of TIF the development proposed (Tax Increment) would not occur or would occur to a lesser extent or timeframe; the economic benefits of the TID, as measured by increased employment, business and personal income and property value (Value Increment), are sufficient to compensate for the cost of the improvements; and the benefits of the proposed TID outweigh the anticipated tax increments to be paid to the overlaying taxing jurisdictions.

Generally speaking, there are five types of TIDs: Industrial (15/20), Mixed-Use (15/20), Blighted (22/27), Rehabilitation & Conservation (22/27), and Environmental (22/27). Each type of TID has a maximum expenditure period (first value) and maximum life (second value). The maximum expenditure period is the time during the life of a TID where the municipality may complete projects within the TID, including public works projects or development incentives.

During the remaining five years of the TID, a municipality may only continue to pay down existing TID related debt service and pay for administrative, organizational, legal and accounting services related to managing the TID. The declaration of TID type is based on the type of land that makes up 50% or more of the area in the TID. The proposed TID boundary corresponds with areas identified for Business Park and Medium Density Residential in the [Village's 2023 East Side Neighborhood Plan](#).

Mixed-Use TIDs can only include lands proposed for newly platted residential use if it does not exceed 35%, by area, of the real property in the TID and the residential development meets other qualifications. "Newly platted" refers to land that has not been previously subdivided or is currently subject to a replat as defined in Wis. Stat. 236.02(11). The proposed TID includes approximately 14% of the area for newly platted residential uses. Under state law, increment revenue may only be spent on newly platted residential development in a mixed-use TID if the



TID includes less than 35% of lands proposed for newly platted residential use and if one of the following applies:

1. Density of the residential housing is at least three units per acre. Proposed multi-family residential development in TID #7 would correspond to the Village's East Side Neighborhood Medium Density Residential Future Land Use Category. Chapter 4 of the plan describes these areas as having typical net densities of 5-15 units per acre with individual developments up to 20 dwelling units per acre, with further increases considered for legally restricted affordable housing or developments along existing or future transit corridors.
2. Residential housing is located in a conservation subdivision (not applicable)
3. Residential housing is located in a traditional neighborhood development (not applicable)

Other customary TID boundary creation requirements include that only properties within the municipality can be included in the TID, only whole parcels can be included, and the boundaries of the TID must be continuous. The draft TID boundary map follows these state statute requirements. There are three proposed properties for inclusion in the TID totaling 46 acres.

The total Base Value (current assessment values) is approximately \$470,000. State Statute requires that the total assessment value of parcels proposed for inclusion in a new TID, plus the Value Increment of all existing TIDs in the municipality (\$137,815,000), can't exceed 12% of the Total Equalized Value of properties in the municipality (\$1,836,335,200). This is known as the 12% compliance test. According to the DOR, the Village's 2025 percentage is 7.50%. The creation of the new TID is anticipated to increase this value to approximately 7.53%. Thus, even with the creation of the new TID, the Village will have remaining capacity to create or amend existing TIDs in the future.

FINANCIAL/BUDGET IMPACT:

The Village's 2026 Capital Improvement budget includes \$25,000 in funding related to various expenses to create the TID. This includes funding for consultant expenses to create the TID Project Plan, public notification expenses, and required Department of Revenue creation fee (\$1,000). These costs are reimbursable from future tax increment if the TID is approved. Costs to provide assistance with land acquisition, railroad, road, and utility infrastructure, and the costs to acquire the existing Downtown lumberyard would be finalized as part of the proposed real estate and development agreements contemplated in the predevelopment agreement. These expenses would then likely occur in 2027 or 2028, allowing the Village to plan for those expenditures as part of the 2027-2031 Capital Improvement Plan and 2027 Budget. Funding for the potential acquisition of the existing Bliffert Lumber properties would be from existing Tax Increment District #4, via donation of surplus revenue from TID #3.

VILLAGE PLAN REFERENCE:

This proposed project is supported by a number of existing Village plans.

[2025-2026 Village Board Strategic Plan](#)



- *Objective 1: Attract and enhance new and existing restaurants, retail, light industrial, office, mixed-use, and civic uses in the downtown area, USH 51/Farwell corridor, East Side Growth Area, and surrounding areas.*
- *Objective 2: Develop incentives for business growth such as incubator programs, tax increment financing districts, and recruitment/retention.*
- *Action Step III: Consider development opportunities created through Pre-Development Agreement with Bliffer Lumber and Elvehjem Acres.*

2023 East Side Plan

The Elvehjem Acres property is identified in [Chapter 4, Master Plan Concept](#), for future Business" or Medium Density Residential, including Map Note #2 which further explains: *This 22-acre parcel is adjacent to an existing rail corridor, which offers an opportunity for a niche rail-support industry. The property is uniquely buffered by wetlands and a major road. Siting an industrial use should take advantage of these buffers, as well as use building architecture to minimize its impact on adjacent uses. If a niche industrial use is not found, medium-density residential is preferred.* Chapter 4 describes the "Business" future land use category as "including office buildings, office-showrooms, warehouses, and light industrial buildings that offer retail trade, or services for individuals or businesses. Typical implementing zoning districts include: General Commercial (C-G), Commercial Park (C-P), Highway-Commercial (C-H), Limited Commercial (C-L), and Manufactured-Intensive Commercial (M-IC)."

2023 Economic Strategic Plan

Strategy #2: Expand Commercial and Industrial Land Base. McFarland only has one remaining vacant industrial zoned property and needs additional commercial and industrial land. The Village is in the unique position to be programming new space in the community via the East Side Plan as the property along McFarland's east side is available and prime for development to meet the community's needs for the next several years. Additional work to be done in tandem with development includes extending utilities, road construction, and potentially creating Tax Increment Districts. Expanding the land available for commercial and industrial development is an invitation for investment which facilitates wage and income growth, growth in the tax base, and quality of life for residents. Expanding the land base allows for existing businesses to grow locally - retaining the relationships between themselves and their labor force as well as the communities that have nurtured them. Additionally, land availability can be a competitive advantage to attract outside investment into the community.

*Strategy #6: Attract New Commercial/Retail/Service Businesses. Retail and commercial businesses will be best located in existing commercial corridors, downtown, and newly planned mixed-use buildings within the East Side neighborhood. The redevelopment of the existing lumberyard is specifically mentioned on page 30: *The lumberyard and several of the older residential lots present opportunities for redevelopment to higher density residential, mixed-use, and commercial development* and on page 44: *"The current site of Chase Lumber near downtown is a prime redevelopment site. Village staff should engage in conversation with company representatives to initiate or continue the discussion."**



2017 Comprehensive Plan

The [Future Land Use Map](#) identifies the existing lumberyard property for future Downtown uses. Figure 4.1 further defines this as *"land uses and activities here are designed to create vibrant places and community gathering spots. Desirable land uses include commercial services, retail, restaurants, lodging, office, multiple family residential (mainly in upper stories), and institutional, including on sites and/or buildings that mix uses."* Redevelopment of the Downtown lumberyard is also supported by the following:

- *Land Use Initiative #4: Implement and Update Plans for Downtown Revitalization.*
- *Land Use Policy #5: Actively promote infill development and redevelopment where opportunities present themselves, particularly for underutilized properties along Terminal and Triangle Drive, Highway 51, Farwell Street, and the downtown area.*

In 2023, the Comprehensive Plan was amended to include the 2023 East Side Plan. The Future Land Use Map identifies the Elvehjem Acres property for future Mixed-Use/Flex Commercial with additional details regarding preferred land uses and policies as provided within the 2023 East Side Plan.

2010 Downtown Strategic Market Analysis

Page 19: *Chase Lumber - As an operating business that generates activity, the lumber yard brings benefits to the downtown. Pursuing a relocation strategy for the business should not be a near-term priority. Particularly given that the current economic situation will limit near-term private development. However, in the longer term, utilizing the lumber yard site for development that is more appropriate for its central and highly-visible downtown location may become a priority.*

2008 Tax Increment District #4

The existing lumber yard is located within TID #4. Map 4 of the Project Plan identifies the existing lumberyard as a future redevelopment site.

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is for public hearing only.

ATTACHMENTS:

1. 8.18.26 - TID 7 - notice to paper
2. Bliffert Lumber SP1.40 SITE PLAN OPTION v4.0_07.24.26
3. Elvehjem & CTH AB TID Concept Map_02.05.26
4. McFarland TID 7 Project Plan Draft 7.1.26
5. Potts Public Comment_07.18.26_Redacted
6. Soppe Public Comments_08.14.26

Please publish in the
Leader Independent on
July 30, 2026 and August 6, 2026

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

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Tuesday, August 18, 2026 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

Creation of Tax Increment District (TID) #7. TID #7 is proposed as a “mixed-use” TIF District and generally includes properties in the vicinity of the northwest and northeast intersection of County Highway AB and Elvehjem Road within the Village of McFarland. The purpose of TID #7 is to facilitate the development of properties within the TID. Developer incentives, including cash grants or low interest loans, will be included as an eligible expenditure within the TID #7 Project Plan to facilitate economic development within the TID. No cash grants or loans will be provided until a development agreement has been signed between the developer and the Village. Other costs include projects within the proposed boundary and within a one-half mile radius of the proposed boundary of the district, including road, railroad, sewer, water, stormwater, and other related infrastructure improvements, streetscaping improvements, site improvements, land acquisition and assembly, professional services, administrative and organizational costs and financing.

A map showing the proposed boundary of the TID and a copy of the Project Plan will be available for review prior to the public hearing online at mcfarland.wi.us/TIF or at the Village of McFarland Municipal Center, Community & Economic Development Department, 5915 Milwaukee Street, McFarland, WI 53558 (Monday-Friday, 8:00 a.m. to 4:30 p.m.).

Residents wishing to attend the meeting can do so in-person at the Municipal Center or via Zoom by visiting <https://us02web.zoom.us/j/83189708596> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: 831 8970 8596. Please Note: Virtual attendance is offered as a convenience, but technical difficulties beyond the Village’s control may prevent or limit its availability at any meeting. The public is encouraged to attend the meeting in person to assure full access to the proceedings.

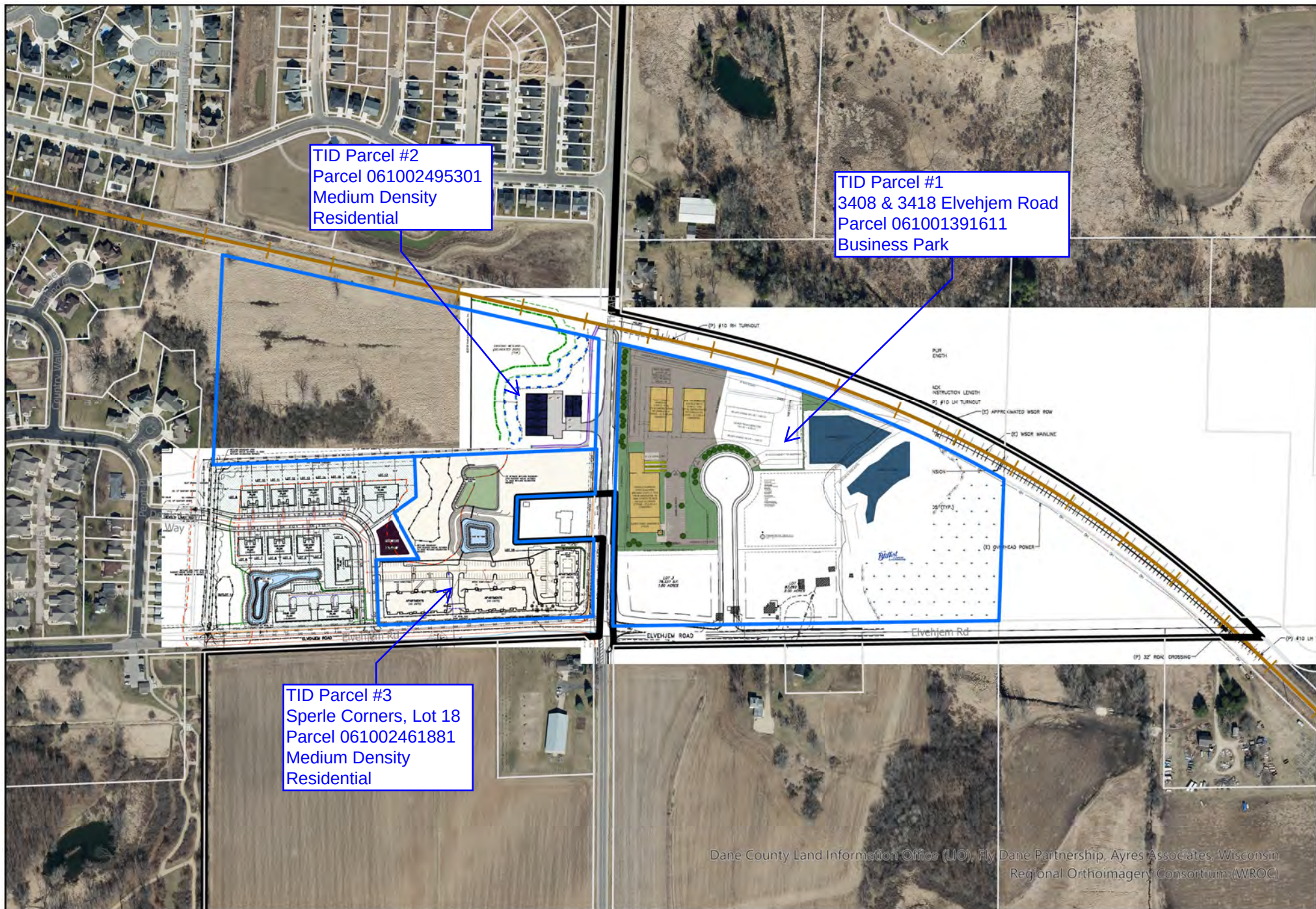
If you cannot attend the meeting, you may submit your written comments to the Plan Commission by email to community.development@mcfarland.wi.us or by mail to Community Development Department, Village of McFarland, P.O. Box 110, McFarland, WI 53558-0110. Submission must be received no later than the Wednesday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



SITE PLAN OPTION V4.0

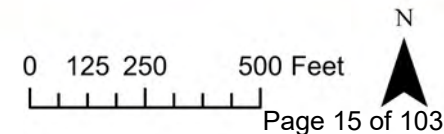
BLIFFERT - MCFARLAND

the Consortium ae LLC

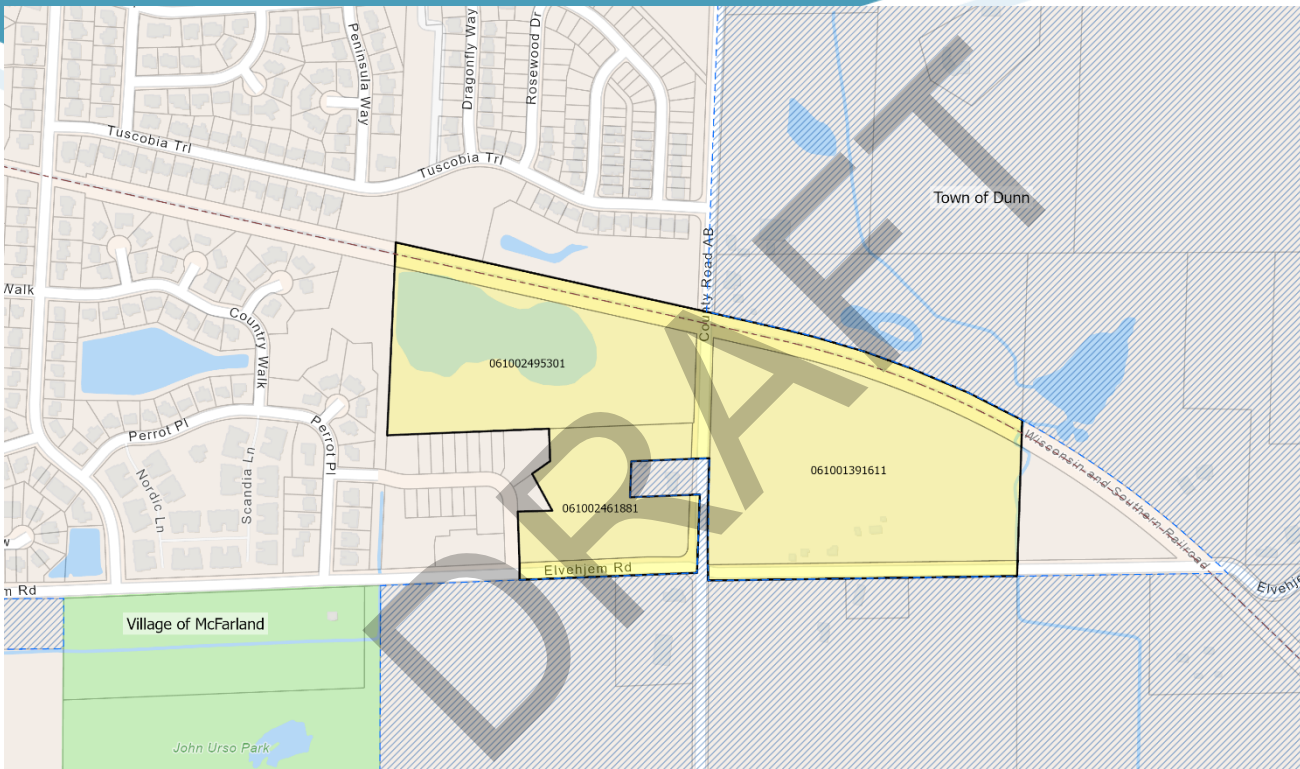


Elvehjem Road & CTH AB
Proposed TID

- Potential TID Parcels
- Municipal Boundary
- Parcels
- Railroad



VILLAGE OF MCFARLAND, DANE COUNTY TAX INCREMENT DISTRICT #7 PROJECT PLAN



07/01/26

TID #7 CREATION PROJECT PLAN DRAFT

Tax Increment District #7 is created as a Mixed-Use District to provide financial support for industrial and residential development in the southeastern area of the Village. The TID will also fund improvements within ½ mile of the boundary.

ACKNOWLEDGEMENTS

Village of McFarland Community Development Authority	Village of McFarland Plan Commission	McFarland Village Board	Village of McFarland Staff
Kathy Annen (Chair)	Stephanie Brassington (Chair)	Stephanie Brassington, Village President	Matt Schuenke, Village Administrator
Luke Fessler	Luke Fessler	Kathy Annen, Trustee	Andrew Bremer, Community & Economic Development Director
Elizabeth Yszenga	Karen Pominville	Ken Boyd, Trustee	Cassandra Suettinger, Deputy Administrator/Clerk
Josh Ostermann	Benjamin Tanko	Luke Fessler, Trustee	
Kurt Zimmerman	Eric Johnson	Alisa Leamy, Trustee	
Anthony Hennes	Kyle Shelton	Mark Neidinger, Trustee	
Zachary Dixon	Christopher Reynolds	Lowell Prill, Trustee	

TIF Consultant

Becker Professional Services
 160 Business Park Circle
 Stoughton, WI 53589
 (608) 205-9575
katrina@beckerproservices.com

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MIXED-USE TAX INCREMENT DISTRICT PROJECT PLAN

INTRODUCTION

The Village of McFarland is a community of approximately 8,991 residents located in southeastern Dane County, Wisconsin along U.S. Highway 51 and the eastern shore of Lake Waubesa. The Village lies approximately 7 miles southeast of downtown Madison and is immediately adjacent to the City's south and southeast sides. McFarland is bordered by the City of Madison to the north, the Towns of Cottage Grove and Pleasant Springs to the east, the town of Dunn to the south, and Lake Waubesa to the west.

McFarland has a history of responsibly using tax increment financing as a tool to catalyze development, address infrastructure constraints, and reinvest in areas presenting opportunities for growth or redevelopment. This proposed district would be the seventh TID established by the Village.

TID #7 is being proposed to support a new business park and medium-density neighborhood development at the intersection of County Highway AB and Elvehjem Road in the southeast area of the Village. A central objective of the District is to facilitate the relocation and expansion of Bliffert Lumber from its existing downtown location to a new, modernized facility in the business park with access to the Wisconsin and Southern Railroad. This relocation would retain an existing business in McFarland, add jobs, and free the current downtown lumber site for future redevelopment consistent with the goals of the Village.

Significant public improvements are needed to support the creation of the business park and the adjacent housing development(s), including the construction of a rail spur, new roads, improvements to existing roads (CTH AB and Elvehjem), and utility extensions.

The proposed district is approximately 55.8 acres in size and meets the following goals of the Village as identified in the 2023 East Side Plan/Comprehensive Plan:

- Identify developable land of 40-100+ acres in size that is suitable for a business park
- Facilitate the development of infrastructure to serve industrial development/business park sites
- Retain existing businesses and grow employment opportunities
- Promote healthy neighborhoods with varied housing types, sizes, and price points
- Locate employment options next to/connected to residential areas

TID CREATION PROCESS AND SCHEDULE

This Project Plan was prepared pursuant to Section 66.1105 of Wisconsin Statutes which details the process and requirements for creating Tax Incremental Financing Districts. Table 1 shows the schedule and approval process for the creation of TID No. 7 in the Village of McFarland:

TABLE 1: TID #7 CREATION SCHEDULE

Date	Action
February 11, 2026	Community Development Authority meeting to initiate the TID creation process.
April 23, 2026	Community Development Authority meeting to review proposed TID boundary.
May 13, 2026	Community Development Authority meeting to review first draft of TID project plan and recommend edits.
May 26, 2026	Village Board meeting to review draft of TID project plan.
June 10, 2026	Community Development Authority meeting to review second draft of TID project plan and recommend edits.
June 16, 2026	Plan Commission meeting to review draft of TID project plan recommended by CDA and schedule Public Information Meeting and Public Hearing.
June 24, 2026	Public Information Meeting and Public Hearing notice sent to all Village residents and Public Hearing Notice sent to overlying taxing jurisdictions.
June 28-July 10, 2026	Notice of JRB meeting (Class 1) is published in the local newspaper.
July 2, 2026	First notice of Public Hearing (Class 2) is published in the local newspaper.
July 8, 2026	Community Development Authority meeting to review third draft of TID project plan.
July 9, 2026	Joint Review Board meeting (1 of 2) to review the proposed TID.
July 9, 2026	Second notice of Public Hearing (Class 2) is published in the local newspaper.
July 9, 2026	Public Information Meeting (for Q&A not allowed during the Public Hearing)
July 21, 2026	Plan Commission meeting to hold Public Hearing on the proposed TID.
August 12, 2025	Community Development Authority meeting to review fourth draft of TID project plan and recommend to Plan Commission.
August 18, 2026	Plan Commission meeting to act on resolution recommending consideration and approval of the proposed TID by the Village Board.
August 25, 2026	Village Board meeting to act on resolution approving the creation of the TID.
September 3, 2026	JRB meeting #2 notice (Class 1) is published in the local newspaper.
September 8 - 30, 2026	Joint Review Board meeting (2 of 2) to approve the TID creation and notify the Village Board of their decision.
Within 60 days of JRB action	Department of Revenue is notified of the TID creation.
October 31, 2026	Deadline to submit the TID creation base packet materials and project plan to the DOR.

Documentation of all resolutions, notices, and minutes can be found in the appendix of this project plan. As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of this project plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of Tax Increment District #7 in the Village of McFarland.

This is to be used as the official plan that guides development activities within TID #7. Implementation of the plan and completion of the proposed activities will require a case-by-case authorization by the Plan Commission and Village Board. Public expenditures for projects listed in the plan will be based on the development status of the land and economic conditions existing at the time the project is scheduled for construction. The Village Board or Plan Commission is not mandated to make expenditures described in this plan but is limited to implementing only those project cost categories identified. Changes in boundaries or additional project categories not identified here will require formal amendment to the plan involving public review, Community Development Authority, Plan Commission, Village Board, and Joint Review Board approval.

TYPE OF DISTRICT, SIZE, AND LOCATION

TID #7 is being created as a 20-year mixed-use TID of approximately 55.8 acres in size (including road and rail right of way) generally located in the southeastern part of the village at the intersection of County Highway AB and Elvehjem Road, bounded by the Town of Dunn boundary to the north and south and bisected by CTH AB, located within the Village limits. A boundary map is provided in Appendix A.

DISTRICT BOUNDARIES

The boundary for TID No. 7 was established using the following criteria, consistent with Wisconsin TIF law:

- The equalized value of taxable property of the district plus the aggregate value increment of all existing tax increment districts in the Village does not exceed 12 percent of the total equalized value of taxable property within the Village.
- The District boundary is contiguous and contains only whole parcels.
- Not less than 50%, by area, of the real property within the district is suitable for mixed-use development as described in ss.66.1105(2)(cm): "Mixed-use development" means development that contains a combination of industrial, commercial, or residential uses, except that lands proposed for newly-platted residential use, as shown in the project plan, may not exceed 35 percent, by area, of the real property within the district."
- Less than 35% of the district area is land proposed for newly-platted residential development and density is at least three units per acre.

A boundary map of the TID is provided in Appendix A and a legal description of the TID boundary is provided in Appendix B.

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PARCEL LIST AND LAND USES

The following tax parcels are included in TID No. 7:

TABLE 2: PARCELS INCLUDED IN TID #7

Parcel Number	Owner	Site Address	Acres	Current Land Use	Future Land Use	2026 Land Value	2026 Improvement Value	2026 Assessed Value
61001391611	Elvehjem Acres LLC	3408 & 3418 Elvehjem Rd.	22.3	Residential; Agriculture; Undeveloped	Business Park; Open Land	\$256,800	\$199,100	\$455,900
61002495301	HWY AB LLC	No address	15.70	Agriculture	Neighborhood	\$7,500	\$0	\$7,500
61002461881	LAKESTONE PROPERTIES & MANAGEMENT LLC	6350, 6400, 6450 Devils Lake Way	7.35	Residential development in progress	Neighborhood	\$6,600	\$0	\$6,600
			45.35			\$270,900	\$199,100	\$470,000

TABLE 3: NEWLY-PLATTED RESIDENTIAL CALCULATION

	Acres	% of TID Area
Total TID Area	55.8	100%
Newly-Platted Residential	15.7	28.1%

Of the total area of TID No. 7, 15.7 acres (parcel no. 61002495301) are designated for future newly-platted residential, consisting of 28.1% of the total TID area. This is within the 35% limit per Wisconsin TIF law.

There is currently a residential development being constructed on parcel no. 61002461881. The plat for this parcel and the residential development were approved by the Village in 2025, and the plat was officially recorded in January 2026. Discussion about planning for the creation of TID No. 7 began at the CDA meeting on February 11, 2026. As such, this parcel shall be considered existing residential platting and not newly-platted residential.

EXISTING CONDITIONS: SUMMARY OF FINDINGS

As required by Wis. Stat. 66.1105 and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

- That “but for” the creation of this District, the development projected to occur as detailed in this Project Plan: a) would not occur, or b) would not occur in the manner, at the values, or within the timeframe desired by the Village. In making this determination, the Village has considered the following information:
 - o The Village desires to create a new business park in an appropriate location, consistent with the 2023 East Side Plan and 2017 Comprehensive Plan.
 - o Bliffert Lumber, an existing McFarland business, would like to expand and relocate from their current downtown facility (freeing that land up for redevelopment), but must have access to rail for their operations.
 - o There is land at the intersection of County Highway AB, Elvehjem Road, and the Wisconsin and Southern Railroad that is well-suited for a new business park with rail access, and the current landowner is willing to sell this land to the Village. There is also land adjacent to this parcel, across CTH AB, that is owned by the same landowner. Consistent with the comprehensive plan, the Village would like to encourage medium-density residential development on this parcel, complementing a residential development in progress directly south.
 - o In order to prepare these sites for their desired uses, a number of public infrastructure investments must be made, including the construction of a rail spur, roads, utilities, and improvements to existing roads.
 - o But for TIF, and the ability to finance the public and private infrastructure, the development would not happen in this area or in the timeframe or manner desired by the Village.
- To achieve its objectives, the Village has determined that it must take an active role in encouraging development by making appropriate public expenditures in the area. Without the availability of tax increment financing, these expenditures are unlikely to be made. Enhancement of this area will complement existing establishments in the Village and benefit not only the Village but all overlapping taxing jurisdictions. Accordingly, the costs to implement the needed projects and programs are appropriately funded through tax increment financing.

- The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the Village has considered the following information:
 - o As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected will be sufficient to pay for the proposed project costs and their financing.
 - o Over time, the district is expected to add new tax base with a mix of residential and commercial uses. As such, property values are expected to be significantly higher by the time the TID closes.
- The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.
- For valuation purposes, the District will become effective as of January 1, 2026. The property values as of this date will be the base value for the purposes of the TID, and the property taxes collected on this base value will continue to be distributed amongst the various taxing entities as they are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2026 will be collected by the TID and used to repay the costs of the TIF-eligible projects identified in this Plan.
- Since the development expected to occur is unlikely to take place without the use of Tax Incremental Financing and since the TID will generate economic benefits that are sufficient to compensate for the cost of the improvements, the Village reasonably concludes that the overall benefits of the TID outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.
- The improvements to be made within the TID are likely to enhance the value of substantially all other real property in the Village surrounding the TID.
- The equalized value of taxable property of the TID does not exceed 12% of the total equalized value of taxable property within the Village (see details on Page 24).
- The Project Plan for the TID is feasible, is in conformity with the master plan of the Village and promotes the orderly development of the Village.
- The Village estimates that less than 35% of the territory within the district will be devoted to retail business at the end of the district's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b).

- 28.1% of the total TID area is planned for newly-platted residential.
- TID #7 is being created as a Mixed-Use District. This project plan has met the definition and requirements for a Mixed-Use District. Not less than 50% of the proposed district's land by area is suitable for a mix of commercial, industrial, and residential uses. The future land use map designates the area to include a mix of residential, industrial, and commercial uses.
- The project costs relate directly to promoting industrial/commercial and residential development in the Village. This mix of uses is consistent with the requirements of a mixed-use TID and the purpose for which the District is created.

PROPOSED PUBLIC WORKS

TID #7 is being created as a mixed-use district to promote the development of land into a well-balanced mix of industrial/commercial and residential uses, enhance the value of property, and broaden the tax base. The Village and Plan Commission may spend funds on planning, public improvements, parcel assembly, demolition of existing structures, financial incentives, and site improvements to promote mixed-use activities.

Costs directly or indirectly related to achieving the objectives of promoting mixed-use development are considered "project costs" and eligible to be paid from tax increments of this tax increment district, including but not limited to the list below. The costs of planning, engineering, design, surveying, legal and other consultant fees, testing, environmental studies, permits necessary for public work, easements, judgments or claims for damages, and other expenses for all projects are included as project costs. Funds may be expended up to a half mile outside the TID boundary.

Listed below are major public improvement categories, which are necessary and standard improvements for promoting mixed-use development. Table 4 on Page 16 summarizes total costs by category. Actual costs incurred may vary significantly by category, and the total budget may change depending upon the character and values of any project approved for this TID.

A. INFRASTRUCTURE FOR DEVELOPMENT OF THE DISTRICT

Proposed infrastructure improvements to public or private property may include:

- Street construction or reconstruction, relocation, removal, upgrading, or maintenance to facilitate development within TID 7. Street infrastructure includes bridges, sidewalks, curb and gutter, bike lanes, parking lanes, street lights, traffic signals, signage, markings, and other amenities for the safety and comfort of motor vehicles, bicycle, and pedestrian traffic.

- Pedestrian and bicycle path construction, including trail lighting, signage, and supporting amenities such as bicycle racks or repair stations.
- The construction, installation, or alteration of sanitary or storm sewer, water system improvements, gas or electric infrastructure, or public safety infrastructure that serves the district. This includes but is not limited to sewerage treatment plants, test wells, water production wells, water treatment plants or other environmental protection devices, storm or sanitary sewer lines, stormwater management facilities, water lines, natural gas, electric, telecommunications and other utility connections.

A total of \$4,564,046 is budgeted for infrastructure improvements in the district.

B. STREETSCAPING IMPROVEMENTS

Streetscaping improvements include the installation of gateway, wayfinding, and street signage, public art installations, landscaping, lighting, information kiosks, and other streetscaping furnishings such as benches, trash receptacles, banners, flower pots, etc.

\$25,000 is budgeted for streetscaping improvements.

C. SITE IMPROVEMENTS

Site improvement activities required to make sites suitable for development including, but not limited to, the construction of public works or improvements, new buildings, structures, and fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures, and fixtures other than the demolition of listed historic properties and the acquisition of equipment to service the district; environmental studies and remediation, stripping topsoil, grading, compacted granular fill, topsoil replacement, access drives, parking areas, landscaping, storm water detention areas, signs, fencing, and related activities.

\$75,000 is budgeted for site improvement costs within the district.

D. LAND ACQUISITION AND ASSEMBLY COSTS

This may include but is not limited to fee title, easements, appraisals, environmental evaluations, consultant and broker fees, closing costs, surveying and mapping, lease and/or the sale of property at below market price to encourage or make feasible an economic development project. This could also include the cost of relocating existing businesses or residents to allow redevelopment.

\$2,050,000 is budgeted for land acquisition and assembly.

E. DEVELOPMENT INCENTIVES

The Village may use TID #7 funds to provide incentives to developers and businesses to promote and stimulate new development.

The Village may enter into agreements with property owners, businesses, developers, or nonprofit organizations for the purpose of sharing costs to encourage the desired kinds of improvements. In such cases, the Village will execute development agreements with the developers and/or businesses, which will identify the need, type and amount of assistance to be provided, the benefits to the District and the Village, and the terms by which any TIF benefits may be provided.

The Village may provide funds either directly or through an organization authorized by Wisconsin Statutes for the purpose of making capital available to developers to stimulate or enable economic and housing development projects within TID #7. Funds may be provided in the form of a cash grant, forgivable loan, direct loan, land write down or loan guarantee. Such funds may be provided at terms appropriate to, and as demonstrated to be required by the proposed economic development and/or housing project and shall be set forth in a development agreement. No cash grants or loans will be provided until a development agreement has been signed between the developer and the Village.

\$750,000 is budgeted for Development Incentives throughout the District.

F. PROFESSIONAL SERVICES

Including, but not limited to, those costs incurred for architectural, planning, engineering, accounting, and legal advice related to implementing the project plan, negotiating with property owners and developers, and planning for the redevelopment of the area.

\$150,000 is budgeted for professional services.

G. DISCRETIONARY PAYMENTS

Payments made, at the discretion of the local legislative body, which are found to be necessary or convenient to the creation of tax incremental districts or the implementation of project plans. This could include expenditures to the Community Development Authority to undertake community development projects, business park promotional and marketing projects, parks and recreation improvements, the improvement of other public amenities serving residents in the District, neighborhood improvements to improve the quality of life or safety of the residents,

workers, or visitors in the District, and other payments which are necessary or convenient to the implementation of this project plan.

\$25,000 is budgeted for discretionary payments over the life of the TID.

H. ADMINISTRATIVE AND ORGANIZATIONAL COSTS

Administrative costs including, but not limited to, a reasonable portion of the salaries, benefits, and training expenses of Village employees and elected officials, professional fees for audits, legal review, planning and engineering services, professional assistance with the creation, amendment, and general administration of TID 7, and others directly involved with the projects over the life of the District. Also included as an eligible administrative cost is the \$1,000 Certification Fee charged by the Wisconsin Department of Revenue.

\$150,000 is budgeted for administration costs.

I. INFLATION AND FINANCING COSTS

Inflation costs include anticipated inflation between the time of creation of the TID and the planned time of expenditures. The actual amount will vary depending upon the timing of expenditure and the inflation rate. Financing costs include, but are not limited to, interest, professional and finance fees, bond discounts, bond redemption premiums, legal opinions, ratings, capitalized interest, bond insurance, and other expenses related to financing TID 7 projects. Also includes interest on advances to the TID from the Village's General, Utility, or Stormwater Funds to cover any annual cash flow deficits.

\$1,615,226 is budgeted for financing costs in TID 7.

A map identifying proposed project locations is provided in Appendix A.

The projects listed above will provide necessary support to enable and encourage the development of TID #7 and help promote a mix of uses in and around TID #7. These projects may be implemented to varying degrees in response to development needs. Most of the planned improvements will be located within TID #7, but the Village reserves the right to locate improvements outside of TID #7 as provided by law and described elsewhere in this document.

DETAILED PROJECT COSTS

Table 4 describes the detailed project costs for project categories anticipated to be implemented during the expenditure period of TID #7. This format follows Department of Revenue guidance on detailed project costs, which states that the list should show estimated expenditures expected for each major category of public improvements. In addition to the above projects, the Village of

McFarland may request multiple base value redeterminations during the life of the TID, if necessary and allowed by the Wisconsin State Statutes. The Village may also request an affordable housing extension as allowed by Wisconsin State Statutes.

All costs listed are based on 2026 prices and are preliminary estimates. The Village reserves the right to revise these cost estimates to reflect change in project scope, inflation, and other unforeseen circumstances between 2026 and the time of construction or implementation. The Village should pursue grant or tax credit programs to help share project costs included in this project plan, as appropriate. Planned project costs are listed in the table on the following page.

The Village may fund specific project cost items shown below in significantly greater or lesser amounts in response to opportunities that will help the Village accomplish the purposes of TID #7. This may include shifting public infrastructure expenses to private developers with corresponding increases in development incentive expenses, as provided in an approved development agreement. The Village will generally use overall benefit to the Village and economic feasibility (i.e. the availability of future revenue to support additional project costs) in determining the actual budget for project cost items over the course of the TID's expenditure period.

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TABLE 4: TID #7 PLANNED PROJECT COSTS

Type of Expenditure	Amount	Paid By		% Paid by
		TID	Other	TID
A. Infrastructure				
Rail Spur	\$1,996,515	\$1,928,633	\$67,882	97%
Road Construction	\$1,171,570	\$1,135,344	\$67,882	97%
Utilities (Water & Sewer)	\$2,085,442	\$1,500,069	\$585,373	72%
Total Infrastructure	\$5,253,527	\$4,564,046	\$721,136	87%
B. Streetscaping Improvements				
Misc. Streetscaping Improvements	\$25,000	\$25,000	\$0	100%
Total Streetscaping Improvements	\$25,000	\$25,000	\$0	100%
C. Site Improvements				
Environmental Review & Remediation	\$25,000	\$25,000	\$0	100%
Misc. Site Improvements	\$50,000	\$50,000	\$0	100%
Total Site Improvements	\$75,000	\$75,000	\$0	100%
D. Land Acquisition and Assembly				
Land Acquisition and Assembly	\$2,050,000	\$2,050,000	\$0	100%
Total Land Acquisition and Assembly	\$2,050,000	\$2,050,000	\$0	100%
E. Development Incentives				
Development Funds/Incentives	\$750,000	\$750,000	\$0	100%
Total Development Incentives	\$750,000	\$750,000	\$0	100%
F. Professional Services				
Legal & Accounting	\$75,000	\$75,000	\$0	100%
Planning & Engineering (Misc.)	\$75,000	\$75,000	\$0	100%
Total Professional Services	\$150,000	\$150,000	\$0	100%
G. Discretionary Payments				
Promotion & Development	\$25,000	\$25,000	\$0	100%
Contributions to CDA	\$0	\$0	\$0	
Total Discretionary Payments	\$25,000	\$25,000	\$0	100%
H. Administrative/Organizational Costs				
Village TID Administration	\$125,000	\$125,000	\$0	100%
Department of Revenue Submittal Fee	\$1,000	\$1,000	\$0	100%
TID Creation	\$24,000	\$24,000	\$0	100%
Total Administrative/Organizational Costs	\$150,000	\$150,000	\$0	100%
I. Inflation & Financing Costs				
Financing Costs	\$1,615,226	\$1,615,226	\$0	100%
Total Inflation & Financing Costs	\$1,615,226	\$1,615,226	\$0	100%
Total Project Costs	\$10,093,753	\$9,404,273	\$721,136	
Total TID Budget	\$9,404,273			93%

INELIGIBLE/ESTIMATED NON-PROJECT COSTS

The following are public improvements that are not eligible to be paid with tax increment revenue under Wis. Stat. 66.1105(2)(f).2:

- The cost of constructing or expanding administrative buildings, police and fire buildings, libraries, community and recreational buildings and school buildings, unless said buildings were damaged or destroyed before January 1, 1997, by a natural disaster.
- The cost of constructing or expanding any facility, except a parking structure, if the Village generally finances similar facilities only with utility user fees.
- General government operating expenses, unrelated to the planning or development of a TID.
- Cash grants made by the Village to owners, lessees, or developers of land that is located within the TID unless the grant recipient has signed a development agreement with the Village, a copy of which shall be retained by the Village in the official records for that TID.

Non-project costs are public improvements that only partly benefit the TID or are not eligible to be paid with tax increment revenue. For example, projects undertaken within the TID as part of the implementation of this Project Plan that are fully or partially paid by impact fees, grants, or special assessments, or public works projects that only partly benefit the TID, such as a new water tower that serves properties both inside and outside of the TID and its half-mile boundary. That portion of the total project costs allocable to properties outside of the TID and its half-mile boundary would be a non-project cost.

Any infrastructure improvement projects funded with tax incremental financing will have an allocation made of benefit to property. It is presumed that infrastructure improvements within the TID benefit property within the TID. For infrastructure projects within a half-mile of the TID, an allocation of costs will be made on the basis of benefit to property within the TID and the half-mile area. For these expenditures, only costs allocated to property within a half-mile of TID #7 are considered eligible project costs. The remaining costs will be non-project costs. The TID #7 budget shows the maximum TIF funding as well as an estimated share of TIF to non-TIF funding that is subject to change as the exact allocations are not known at this time.

ECONOMIC FEASIBILITY

To evaluate the economic feasibility of the TID, it is necessary to project the amount of tax incremental revenue that can reasonably be generated from the district. The ability of the municipality to finance proposed projects must also be determined. TID #7 is economically feasible if the tax incremental revenue projected to be generated over the life of the TID is sufficient

to pay all project and financing costs incurred during the TID's expenditure period. The components of such an analysis include:

- The expected increase in property valuation due to inflation and the impact of general economic conditions on the TID.
- The expected increase in property valuation due to new development encouraged by the TID.
- Any change that may take place in the full value tax rate.
- The expected TID revenues.
- The expected TID cash flow (the timing of the revenue).

Following is a discussion of these components.

A. INFLATION

Over the past 10 years, the annual rate of inflation for commodities has averaged approximately 3% (source: Federal Reserve Bank Economic Data, Producer Price Index by Commodity). As such, inflation for the purpose of projecting future project costs is assumed to be 3.0%. Over the same period, the average annual change in total equalized property value was 6.67% in the state of Wisconsin (source: Wisconsin Policy Forum). To be conservative, an annual inflation rate of 1.5% over the life of the TID will be used for the purpose of making projections of equalized value/property appreciation.

B. INCREASED PROPERTY VALUE

The proposed plan for TID 7 includes the development of parcels within the TID which will increase the value of property.

TID No. 7 is projected to increase the value of property within the district by approximately \$37,589,428.

The actual values may be higher or lower than this depending upon the timing, character and financing structure of the actual projects.

C. FULL VALUE TAX RATE

Table 5 summarizes the historic full value effective tax rate in the Village between 2018 and 2025. The full value rate increased from 2023 to 2024 and 2024 to 2025. In all other years it has decreased. For our purposes, the tax rate of \$16.24 per \$1,000 with a 0.25% annual decrease will be used in this project plan to project TID revenues. This mill rate considers property tax levies from the School District, City, County, Technical College, and State.

TABLE 5: FULL VALUE EFFECTIVE TAX RATE

Year	Mill Rate/ \$1,000	Percent Change
2018	0.02074	-0.24%
2019	0.01944	-6.27%
2020	0.01908	-1.85%
2021	0.01858	-2.62%
2022	0.01651	-11.14%
2023	0.01558	-5.63%
2024	0.01596	2.44%
2025	0.01624	1.75%

Source: Wisconsin Department of Revenue, Town, Village and City Taxes.

D. TID REVENUES

A projected construction increment of \$27,972,284 is expected over the life of the TID based on the anticipated development of the business park with four lots and four residential developments on adjacent parcels.

TABLE 6: PROJECTED DEVELOPMENT

Development Description	Estimated Construction Year	Estimated Area (Acres)	Estimated TIF Increment
Lakestone Western Apt.	2026	2.45	\$4,497,800
Lakestone Middle Apt.	2026	2.45	\$4,497,800
Bliffert Lumber	2027	6.93	\$3,751,816
Urso Townhouses	2027	3.71	\$2,442,500
Commercial Lot 2	2028	1.80	\$2,571,073
Lakestone Eastern Apt.	2028	2.45	\$4,497,800
Commercial Lot 3	2029	2.00	\$2,856,748
Commercial Lot 4	2030	2.00	\$2,856,748
		23.79	\$27,972,284

The projected TIF Revenue in TID #7 is shown in Table 7 on the following page. The tax increment will generate approximately \$9,374,713 in tax incremental revenue over the life of the district.

While the TIF revenue alone is not sufficient to pay all TID related costs for the projects and amounts shown in the Planned Project Costs table on page 16, additional revenues from the sale of four business park lots and capitalized interest from Village borrowing together with the TIF revenue is enough to pay all TID project costs.

TABLE 7: TID #7 REVENUE

Assumptions								
Base Value (assessed)			\$470,000		Village purchase all business park lots.			
Tax Rate (effective) 2025			0.01624		Lakestone develops 3 buildings.			
Property Appreciation Rate			1.50%		Bliffert assessed value of \$4 million.			
Annual Change in Tax Rate			-0.25%		Proposed Project(s) Final Value (assessed)			\$28,442,284
Year	Previous	Appreciation	TIF Increment		Total	Cumulative	TIF Tax	TIF Revenue
	Valuation	Increment	Construction	Land	Valuation	Increment	Rate	Collected
2026	\$470,000	\$0	\$8,530,000	\$0	\$9,000,000	\$8,530,000	0.01624	\$0
2027	\$9,000,000	\$135,000	\$6,450,000	\$0	\$15,585,000	\$15,115,000	0.01620	\$0
2028	\$15,585,000	\$233,775	\$7,135,537	\$0	\$22,954,312	\$22,484,312	0.01616	\$138,181
2029	\$22,954,312	\$344,315	\$2,928,374	\$0	\$26,227,000	\$25,757,000	0.01612	\$244,242
2030	\$26,227,000	\$393,405	\$2,928,374	\$0	\$29,548,779	\$29,078,779	0.01608	\$362,413
2031	\$29,548,779	\$443,232	\$0	\$0	\$29,992,011	\$29,522,011	0.01604	\$414,126
2032	\$29,992,011	\$449,880	\$0	\$0	\$30,441,891	\$29,971,891	0.01600	\$466,366
2033	\$30,441,891	\$456,628	\$0	\$0	\$30,898,519	\$30,428,519	0.01596	\$472,291
2034	\$30,898,519	\$463,478	\$0	\$0	\$31,361,997	\$30,891,997	0.01592	\$478,289
2035	\$31,361,997	\$470,430	\$0	\$0	\$31,832,427	\$31,362,427	0.01588	\$484,362
2036	\$31,832,427	\$477,486	\$0	\$0	\$32,309,913	\$31,839,913	0.01584	\$490,510
2037	\$32,309,913	\$484,649	\$0	\$0	\$32,794,562	\$32,324,562	0.01580	\$496,735
2038	\$32,794,562	\$491,918	\$0	\$0	\$33,286,481	\$32,816,481	0.01576	\$503,037
2039	\$33,286,481	\$499,297	\$0	\$0	\$33,785,778	\$33,315,778	0.01572	\$509,417
2040	\$33,785,778	\$506,787	\$0	\$0	\$34,292,564	\$33,822,564	0.01568	\$515,877
2041	\$34,292,564	\$514,388	\$0	\$0	\$34,806,953	\$34,336,953	0.01564	\$522,416
2042	\$34,806,953	\$522,104	\$0	\$0	\$35,329,057	\$34,859,057	0.01560	\$529,037
2043	\$35,329,057	\$529,936	\$0	\$0	\$35,858,993	\$35,388,993	0.01556	\$535,740
2044	\$35,858,993	\$537,885	\$0	\$0	\$36,396,878	\$35,926,878	0.01552	\$542,527
2045	\$36,396,878	\$545,953	\$0	\$0	\$36,942,831	\$36,472,831	0.01549	\$549,397
2046	\$36,942,831	\$554,142	\$0	\$0	\$37,496,974	\$37,026,974	0.01545	\$556,353
2047	\$37,496,974	\$562,455	\$0	\$0	\$38,059,428	\$37,589,428	0.01541	\$563,396
Total		\$9,617,144	\$27,972,284	\$0	\$9,374,713			

TID Dates

Creation Date: August 25, 2026

Expenditure Period Ends: August 25, 2041

Termination Resolution Date (termination year is 2047 b/c after April 15): August 25, 2046

Last Year Increment Received: 2047 (for 2046 taxes)

E. CASH FLOW

The timing of revenue and expenditures is another consideration when assessing the economic feasibility of TID #7. There are sufficient revenues over the life of the TID to pay all costs. Table 8 summarizes the expected cash flow of TID #7. The Village plans to borrow a total of approximately \$7.4 million to pay for the construction of roads, utilities infrastructure, other road improvement costs, and the construction of the rail spur. The Village may pursue available grants or tax credits to reduce project expenditures.

Financing fees are estimated to be \$147,281 (2% of principal) for a total estimated borrowing cost of \$7,585,503, including \$74,176 of capitalized interest. The total debt service over the life of the TID is estimated to be \$9,133,021, including \$1,615,226 in estimated interest expenses. For the purposes of this project plan, the interest rate on debt service is projected to be 4% with the exception of the debt service for the rail infrastructure which assumes a 2% interest rate. The project plan assumes the Village is able to obtain a Freight Rail Infrastructure Improvement Program loan from the WisDOT for the rail improvements. The Village reserves the right to increase the project plan expenses based on the actual terms of all debt service.

TABLE 8: TID #7 CASH FLOW

Year	Beginning Balance	Revenues				Expenses			Annual Surplus (Deficit)	Balance
		Land Sale, Capitalized Interest, Debt Reserve	TIF Revenues	Interest Income	Total Revenues	Debt Service	Other Expenses	TIF Pay-Go		
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$37,500	\$0	(\$37,500)	(\$37,500)
2027	(\$37,500)	\$100,000	\$0	\$0	\$100,000	\$801,726	\$20,395	\$0	(\$722,121)	(\$759,621)
2028	(\$759,621)	\$350,720	\$138,181	\$0	\$488,901	\$838,814	\$20,395	\$0	(\$370,308)	(\$1,129,929)
2029	(\$1,129,929)	\$385,568	\$244,242	\$0	\$629,810	\$838,814	\$20,395	\$0	(\$229,399)	(\$1,359,328)
2030	(\$1,359,328)	\$348,480	\$362,413	\$0	\$710,893	\$905,885	\$20,395	\$0	(\$215,386)	(\$1,574,714)
2031	(\$1,574,714)	\$0	\$414,126	\$0	\$414,126	\$905,885	\$20,395	\$0	(\$512,153)	(\$2,086,867)
2032	(\$2,086,867)	\$0	\$466,366	\$0	\$466,366	\$905,885	\$20,395	\$0	(\$459,913)	(\$2,546,780)
2033	(\$2,546,780)	\$0	\$472,291	\$0	\$472,291	\$905,885	\$20,395	\$0	(\$453,989)	(\$3,000,769)
2034	(\$3,000,769)	\$0	\$478,289	\$0	\$478,289	\$905,885	\$20,395	\$0	(\$447,990)	(\$3,448,759)
2035	(\$3,448,759)	\$0	\$484,362	\$0	\$484,362	\$905,885	\$20,395	\$0	(\$441,917)	(\$3,890,676)
2036	(\$3,890,676)	\$0	\$490,510	\$0	\$490,510	\$905,885	\$20,395	\$0	(\$435,769)	(\$4,326,445)
2037	(\$4,326,445)	\$0	\$496,735	\$0	\$496,735	\$104,158	\$20,395	\$0	\$372,182	(\$3,954,263)
2038	(\$3,954,263)	\$0	\$503,037	\$0	\$503,037	\$104,158	\$20,395	\$0	\$378,484	(\$3,575,779)
2039	(\$3,575,779)	\$0	\$509,417	\$0	\$509,417	\$104,158	\$20,395	\$0	\$384,864	(\$3,190,915)
2040	(\$3,190,915)	\$0	\$515,877	\$0	\$515,877	\$0	\$20,395	\$0	\$495,482	(\$2,695,433)
2041	(\$2,695,433)	\$0	\$522,416	\$0	\$522,416	\$0	\$20,395	\$0	\$502,021	(\$2,193,412)
2042	(\$2,193,412)	\$0	\$529,037	\$0	\$529,037	\$0	\$20,395	\$0	\$508,642	(\$1,684,770)
2043	(\$1,684,770)	\$0	\$535,740	\$0	\$535,740	\$0	\$20,395	\$0	\$515,345	(\$1,169,424)
2044	(\$1,169,424)	\$0	\$542,527	\$0	\$542,527	\$0	\$20,395	\$0	\$522,132	(\$647,292)
2045	(\$647,292)	\$0	\$549,397	\$0	\$549,397	\$0	\$20,395	\$0	\$529,003	(\$118,290)
2046	(\$118,290)	\$0	\$556,353	\$0	\$556,353	\$0	\$0	\$0	\$556,353	\$438,064
2047	\$438,064	\$0	\$563,396	\$2,190	\$565,586	\$0	\$0	\$0	\$565,586	\$1,003,650
Total		\$1,184,768	\$9,374,713	\$2,190	\$10,561,671	\$9,133,021	\$425,000	\$0		

Other Expenses include: Professional Services, Discretionary Spending, Admin/Org. Costs, and Streetscaping/Site Improvements.

Assumes Village purchases all business park lots; Elvehjem Rd. from Devil's Lake Way to CTH AB reconstruction costs included; 0.5% interest on investment income.

F. IMPACT TO OVERLYING TAXING JURISDICTIONS

TABLE 9: IMPACT TO OVERLYING TAXING JURISDICTIONS

Taxing Jurisdiction	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Total Taxes Captured by TID Not Distributed to Jurisdictions	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID
School District	47.6%	\$3,636	\$4,465,298	\$282,807	\$279,172
Tech. College	3.6%	\$275	\$338,304	\$21,426	\$21,151
County	14.8%	\$1,129	\$1,386,910	\$87,839	\$86,710
Village	34.0%	\$2,593	\$3,184,200	\$201,670	\$199,077
State	0.0%	\$0	\$0	\$0	\$0
Total	100.0%	\$7,633	\$9,374,713	\$593,743	\$586,110

Taxing Districts overlying TID #7 in the Village of McFarland include Dane County, the McFarland School District, and Madison College. Impact on the overlying taxing districts is based on the percentage of tax collections in 2025. Total TIF increment over the life of the district is taken by the proportionate share from each taxing jurisdiction. An analysis of the impact on overlying taxing districts is included in the table above.

The projects planned for the TID would not occur but for the availability of tax incremental financing. TID #7 is a mechanism to make improvements in an area of McFarland with the potential for development to support growth in the Village's tax base. All taxing jurisdictions will benefit from increased property values, additional and improved infrastructure, and enhanced community vitality which will result from the projects planned in TID #7.

DESCRIPTION OF FINANCING METHODS AND TIMEFRAME

A. FINANCING METHODS

Another important aspect to consider in assessing the economic feasibility of TID #7 is the ability of the Village to finance desired projects to encourage development. Financial resources available to the Village include general obligation notes and bonds, revenue bonds, special assessments, and federal and state community development programs.

Under Wisconsin law, a municipality's debt limit is set at 5% of the municipality's total equalized property value. As of January 1, 2025, the Village's equalized property value was \$1,836,335,200. Five percent of this value yields \$91,816,760 of debt capacity. As of December 31, 2025, the Village of McFarland had an outstanding general obligation debt of \$46,845,000. The Village's remaining debt capacity is \$44,971,760. There are approximately \$9,404,273 in anticipated project costs within TID #7. Some project costs will be financed from the general fund and some

project costs will be financed from municipal borrowing. Additionally, TID administration costs can be paid out of Village operating funds and reimbursed by the TID when funds are available. Other expenses can be paid out of TID cash flow as projects are constructed, assessed, and begin paying property taxes. Alternatively, the Village may decide to issue debt to finance proposed TID costs, using the projected stream of TIF revenue not otherwise committed to service the debt.

The Village is planning to borrow the money to fund the \$4,564,046 in infrastructure costs, the \$2,050,000 in land acquisition and assembly costs, and the \$750,000 in development incentives (see Cash Flow section on page 22 for details).

B. TIMETABLE

The maximum life of the TID is twenty years and a three-year extension may be requested. The Village has a maximum of fifteen years, or until 2041, to incur TIF expenses for the projects outlined in this plan. Actual implementation of the projects may be accelerated or deferred depending on existing conditions at the time. The Village may also opt to take advantage of the current state statute that allows a municipality to collect revenue from a TID that is about to close for two additional years to benefit affordable housing in the municipality.

C. EQUALIZED VALUE (12%) TEST

Per Wisconsin State Statute 66.1105(4)(gm)4.c., municipalities cannot have more than 12% of their total equalized value in TIF districts. The percent of a municipality's equalized value in TIDs can be calculated by adding the equalized value of taxable property in the proposed TID to the value increment of all existing TIDs in the municipality, and dividing this number by the municipality's total equalized value.

McFarland's 2025 municipal equalized value was \$1,836,335,200. 12% of this would be \$220,360,224. McFarland currently has three active TIDs, with a total 2025 value increment of \$137,815,000. The estimated equalized base value of TID #7 is \$464,360 (calculated by taking the 2026 assessed base value of \$470,000 divided by an equalization ratio of 0.988), which means 7.5% of McFarland's equalized value would be in TIF districts once TID #7 is created. There is no concern about going over the 12% limit with the creation of TID #7 as proposed.

TABLE 10: VILLAGE OF MCFARLAND TID CAPACITY

2025 Equalized Value	Maximum TID Capacity
\$1,836,335,200	\$220,360,224

New TIDs cannot be created, or properties added to existing TIDs if this level is exceeded.

TABLE 11: PROPOSED TID 7 EQUALIZED VALUE

TID 7 Assessed Base Value	Assessor's Equalization Ratio	TID 7 Estimated Equalized Base Value	Percent of Municipal Equalized Value in TID 7
\$470,000	0.998	\$464,360	7.53%

The Village of McFarland has available capacity to establish TID #7 as proposed.

CHANGES TO MAPS, PLANS, ORDINANCES

Changes to the zoning ordinance will need to be made to reflect the transitioned status of the land uses as development occurs.

Parcel No. 61001391611 is planned for the new business park and will need to be re-zoned from its current zoning of A-1 Agricultural Transition to appropriate zoning districts once the business park lots are subdivided and development is planned for each lot. Potential categories include PUD or M-IC Manufactured-Intensive Commercial District for the Bliffert Lumber site (adding retail lumber yards as a permitted or conditional use prior to development occurring), and C-P Commercial Park, C-L Commercial Limited, C-G Commercial General, C-H Commercial Highway, M-IC, or PUD for the other lots.

Parcel No. 61001391611 will need to be re-zoned from A-1 Agricultural Transition to the appropriate residential zoning district (likely R-3 General Residence District) or PUD.

No other changes to the Village's maps, plans, or ordinances will need to be made.

RELOCATION

There are currently two single-family homes being leased on the property being proposed for the new business park. As a result of the proposed projects in TID No. 7, some residents will need to be relocated. The following is the method proposed by the Village for displacement or relocation:

Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaced persons will be provided an informational pamphlet prepared by the Wisconsin Department of Administration (DOA). If any person is to be displaced as a result of the acquisition they will be given a pamphlet on "Relocation Benefits" as prepared by the DOA. The Village will file a relocation plan with the DOA and shall keep records as required in Wisconsin Statutes section 32.27. The Village will provide each owner a full narrative appraisal, a map

showing the owners of all property affected by the proposed project and a list of neighboring landowners to whom offers are being made as requested by law.

PROMOTING ORDERLY DEVELOPMENT

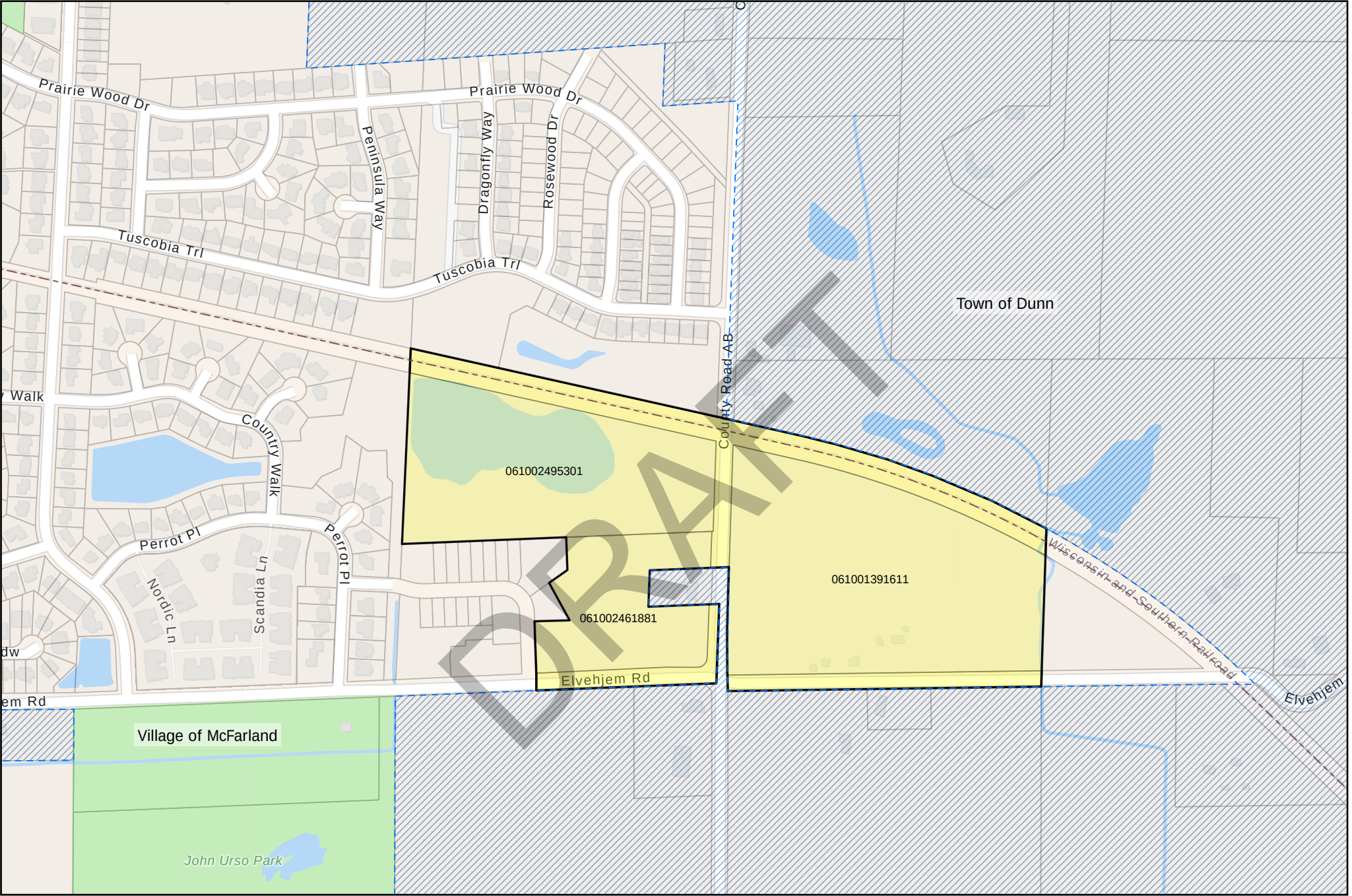
The creation of TID No. 7 will encourage mixed-use development in the southeastern area of the Village, consistent with the Village's East Side Plan and Comprehensive Plan. Creation of the TID will promote the development of the tax base of the Village and, in general, promote public health, safety, and general welfare. Successful implementation of the projects planned in TID No. 7 will build tax base for the Village and overlying taxing jurisdictions.

APPENDIX

- A. DISTRICT MAPS**
- B. BOUNDARY LEGAL DESCRIPTION**
- C. ATTORNEY'S OPINION LETTER**
- D. PUBLIC HEARING NOTICE**
- E. JOINT REVIEW BOARD MEETING NOTICES**
- F. PLAN COMMISSION RESOLUTION**
- G. VILLAGE BOARD RESOLUTION**
- H. JOINT REVIEW BOARD RESOLUTION**

APPENDIX A: DISTRICT MAPS

DRAFT



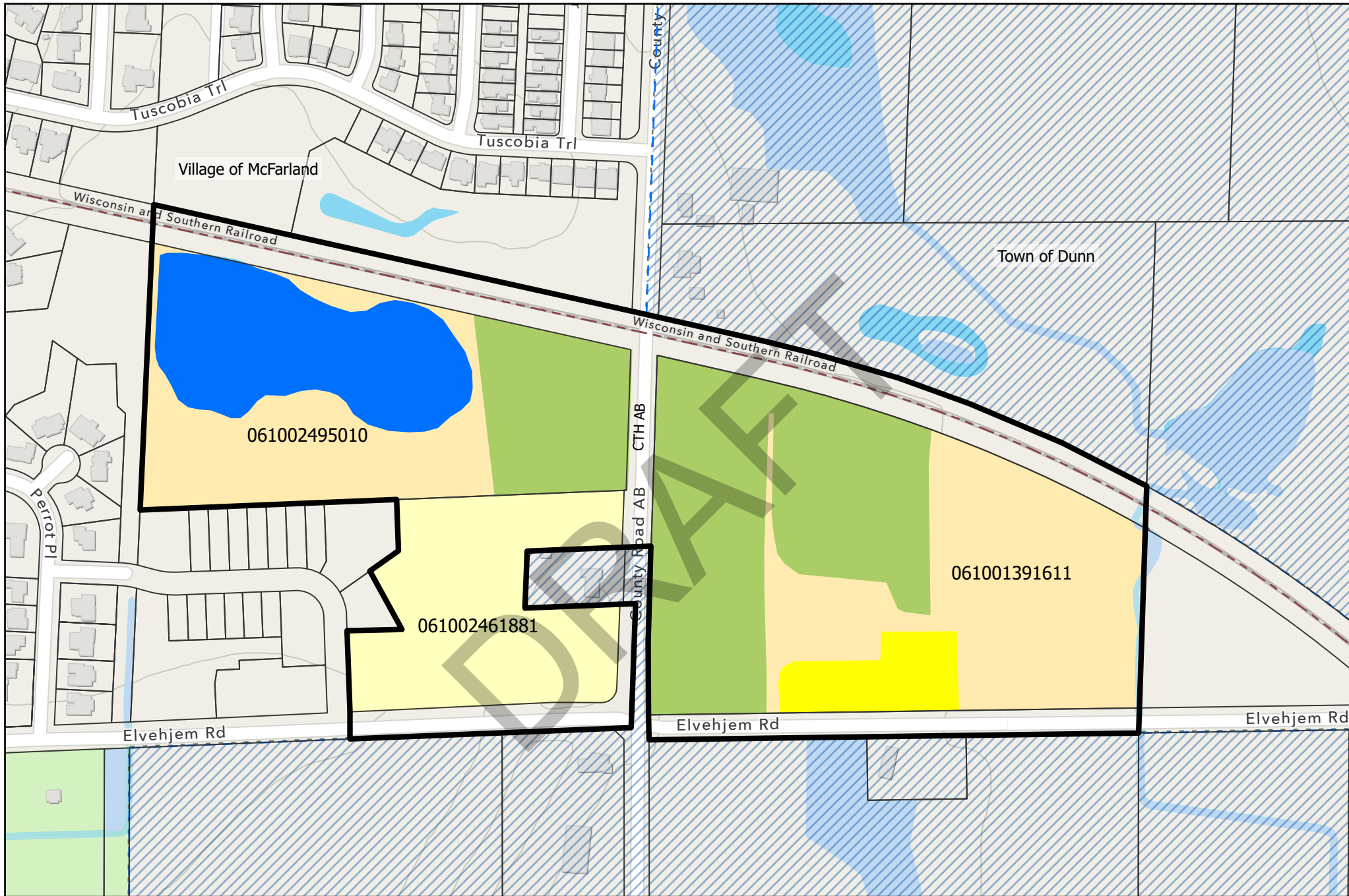
TID #7
Parcels

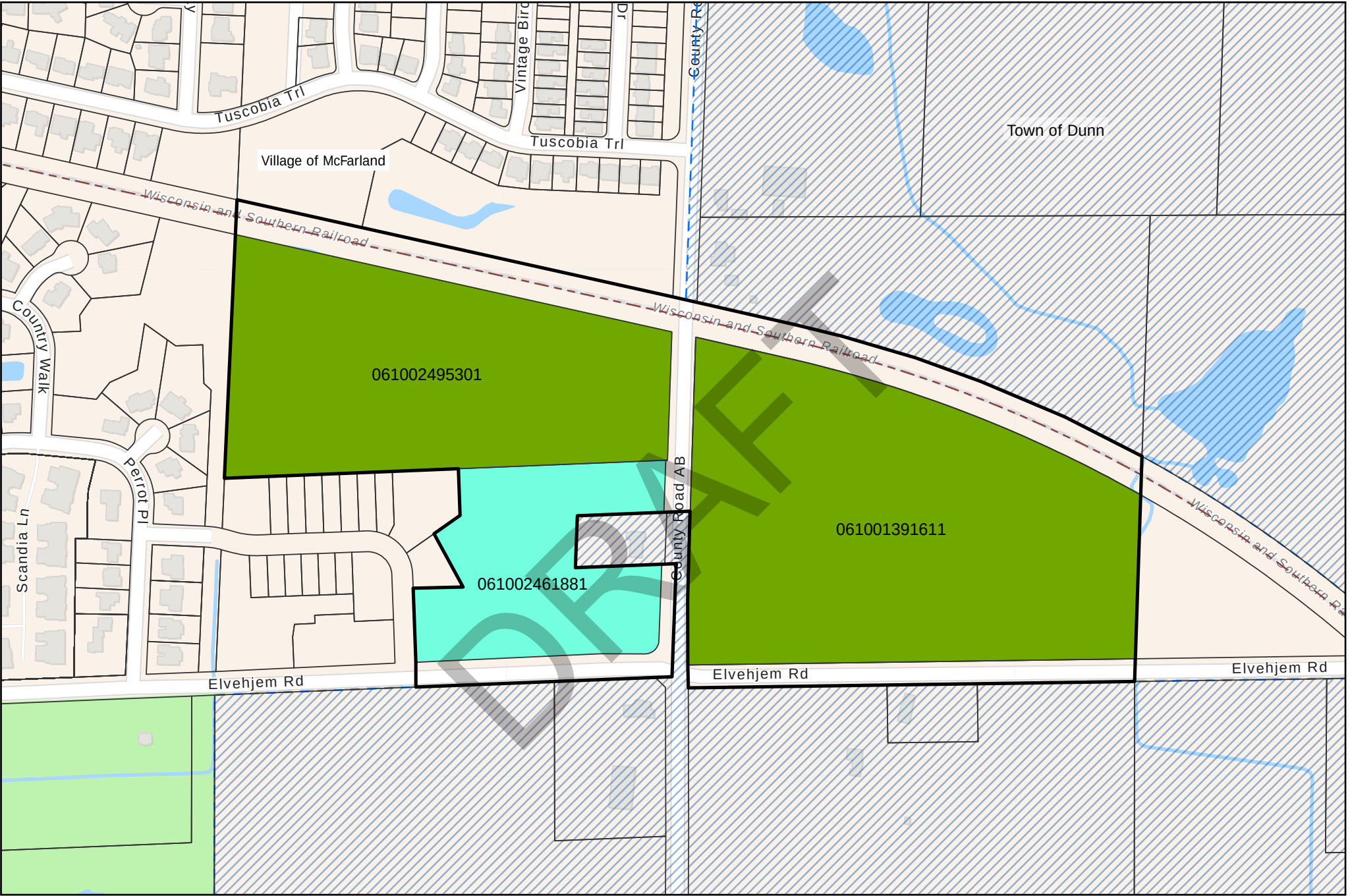


Railroads
Town of Dunn









Sources: Dane County, Village of McFarland, Becker Professional Services

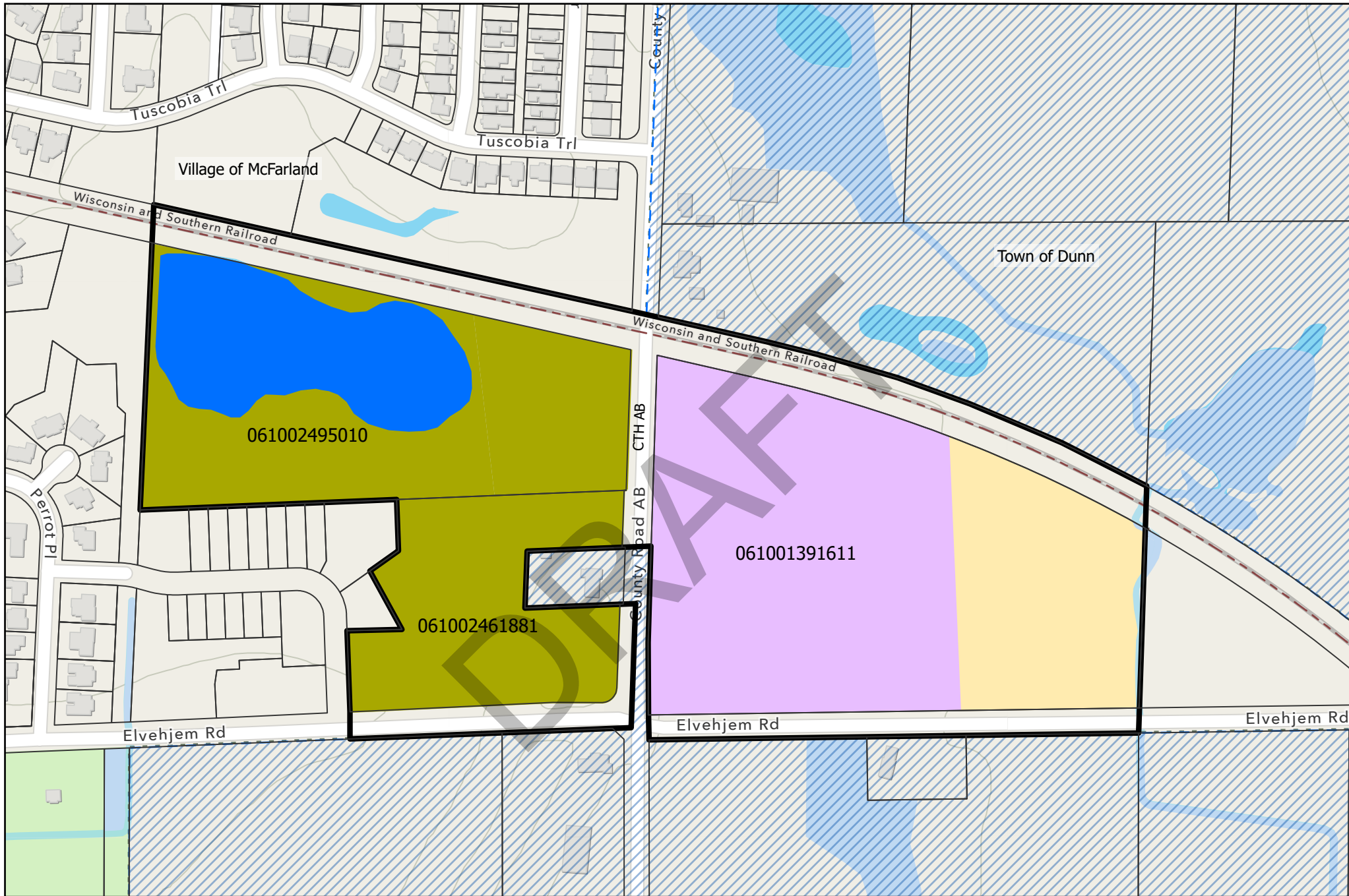
Village of McFarland
TID #7 - Current Zoning Map

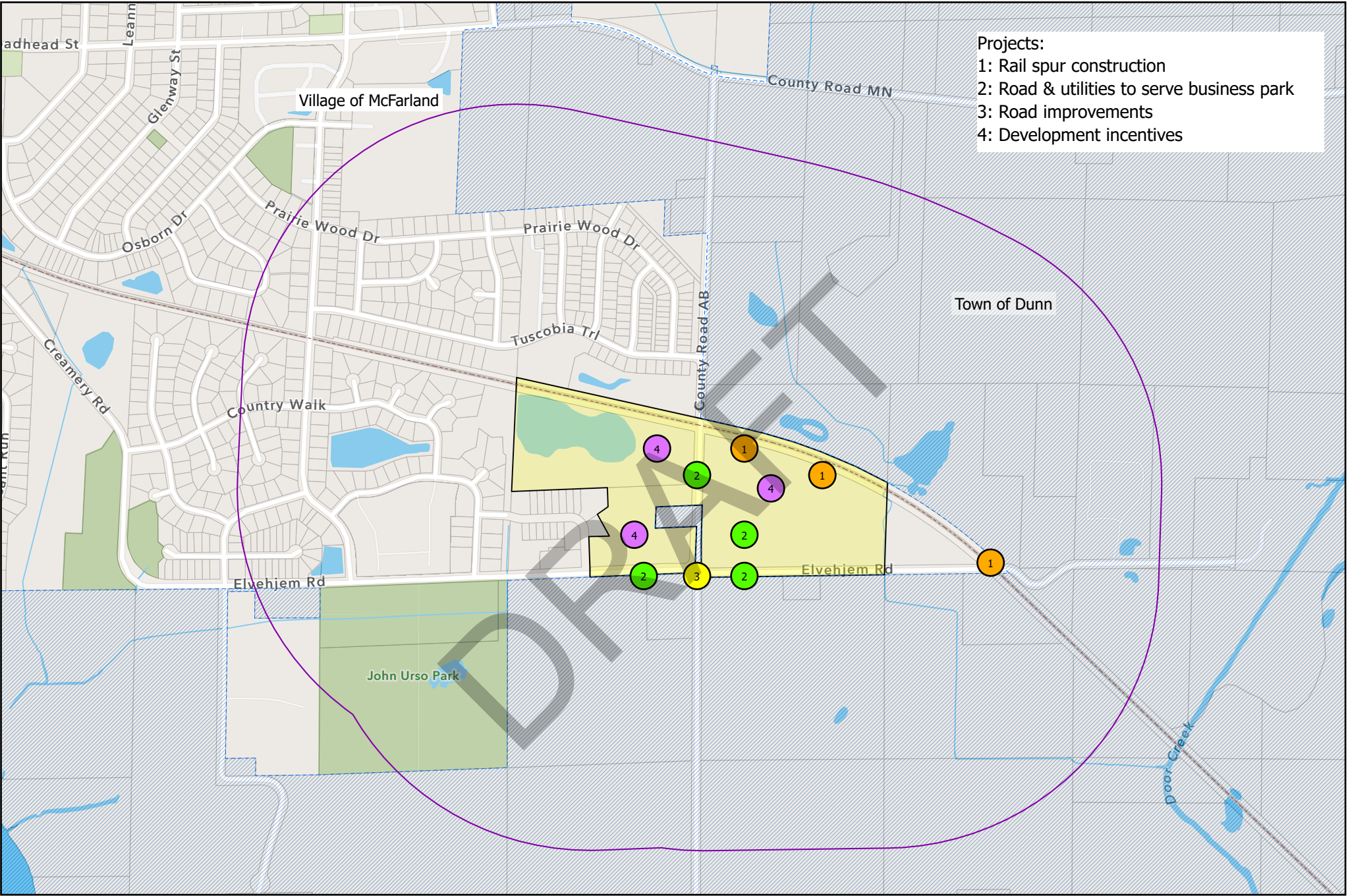
- | | | | |
|---|--------------|---|-----------------------------|
|  | TID #7 |  | A-1 Agricultural Transition |
|  | Railroads |  | PD Planned Development |
|  | Town of Dunn | | |
|  | Parcels | | |

0 105 210 420 Feet



April 2026





- Projects:
- 1: Rail spur construction
 - 2: Road & utilities to serve business park
 - 3: Road improvements
 - 4: Development incentives

From: Scott Potts [REDACTED]
Sent: Saturday, July 18, 2026 3:41 PM
To: Village Clerk <village.clerk@mcfarland.wi.us>
Subject: Public Correspondence for Official Meeting Packet - TID #7 Proposal

Please use this updated version of my correspondence for the official meeting packet, as it includes additional concerns regarding the village's potential real estate purchase.

Dear Village Clerk,

I recently emailed the Village Board expressing my concerns regarding the proposed Tax Incremental District (TID) #7.

Please include my letter below as official public correspondence in the meeting packet for the upcoming public hearing and board meetings regarding this proposal.

Sincerely,
Scott Potts

An Open Letter to the McFarland Community and Village Trustees

My family moved to McFarland when I was in the second grade. Over the nearly 60 years I have lived here, I have watched our village grow from a quiet, tight-knit town into the sprawling suburb it is today. I love this village, and my family has spent a lifetime supporting its progress.

However, it is deeply frustrating to watch the rapid pace of recent growth, which is increasingly driven by aggressive municipal expansions and developer incentives. The reality is that the long-time residents who built the actual foundation of McFarland are now being financially squeezed out of the very homes they spent decades paying off, just to fund an endless cycle of new municipal real estate projects and corporate subsidies.

Our community has rightfully invested in excellent amenities over the decades, such as our public library and youth center. But because we already commit significant taxpayer resources to maintain these existing spaces, our household budgets are stretched to their absolute limits. We simply cannot afford to act as a financial safety net for commercial real estate developments like the proposed Tax Incremental District (TID) #7 and the relocation of Bliffert Lumber.

Under Wisconsin State Statute § 66.1105(4m)(c)1.a, a TIF district requires a strict "but-for" proof that development could not happen without taxpayer funding. If downtown commercial land is valuable, it should be bought and sold on the open market under standard zoning laws—not subsidized by local property owners who are hitting a financial wall.

Furthermore, I strongly object to the Village's stated intention to purchase the current downtown lumberyard property on Long Street once the business relocates. Local municipal government has no business acting as a commercial realtor or real estate speculator. Using taxpayer dollars or public debt to buy and hold commercial land with no guaranteed private buyer shifts an unacceptable amount of financial risk onto ordinary homeowners.

We must get back to running our local government with the discipline of a household budget. If we do not have the money, we should not buy it. I urge our Village Trustees to reject the current TID #7 proposal, refuse the purchase of the downtown commercial property, exercise extreme fiscal restraint, and protect the long-term citizens who built this town.

Sincerely,
Scott Potts
Lifelong McFarland Resident

From: [Susanne Soppe](#)
To: [Community Development](#)
Subject: TIF, TID
Date: Friday, August 14, 2026 1:19:59 PM

Please do not approve the proposal for the TIF and TID plan involving Bliffert lumber company. The proposed area is home to multiple cranes and other song birds. McFarland by line is "Bird City" my proposal is to keep it that way.

Regards,
Susanne and Don Soppe
Sent from my iPhone

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, August 18, 2026

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action on a Site Design Review permit for a garage building addition requested by Wynn Davies of Square Deal Properties LLC, located at 4811 Voges Road.

PREVIOUS ACTION:

ISSUE SUMMARY:

Wynn Davies, Applicant and owner of Square Deals Properties, LLC for W.E Davies & Sons Remodeling, is requesting a site design review permit for a garage building addition located at 4811 Voges Road. Quam Engineering, is the applicant's selected engineer for this project. The proposed garage addition will be 48' x 48' at ~2,304 sq. ft., and attached to the existing building's south-facing (rear) wall. The proposed garage addition will expand the current work of the business. The business is a full-design build residential remodeling company with 23 employees. The business operating hours are from 7:00 AM to 5:00 PM. There are no expected changes to the number of employees and business hours. The proposed addition includes two additional off-street parking stalls.

EXISTING CONDITIONS

The property is 42,799 square feet or 0.98 acres, and zoned C-H Highway Commercial. The property contains an existing office & warehouse building and an accessory detached garage building. The principal building is approximately 9,909 square feet. The existing 30' x 30' detached garage is approximately 900 square feet. The original building appears to have been built around 1988, with building additions in 1989, 1992, 1993, and 1995. The property is currently fenced along all lot lines except the street side. Adjacent to the north is 3802, 3814, and 3862 Galleon Run. This multi-tenant office/warehouse building is located in the City of Madison. The property is zoned IL Industrial Limited, a Madison Zoning classification.

Adjacent to the east is 4915 Voges Road, zoned C-H Highway Commercial. This property is located within the Village's jurisdiction and includes a multi-tenant commercial building with two storage buildings in the rear. Adjacent to the west is 4805 Voges Road, zoned C-H Highway Commercial. This property is a multi-tenant commercial building. Beyond 4805 Voges Road to the south is 4009 Triangle Street, zoned M-IC Manufactured Intensive Commercial. This property is a petroleum storage and distribution facility.

Sec. 62-310(e) Site Design Review Standards

- Grading. Sheet C-1 includes identification of asphalt material to be removed in the rear.



Sheet C-2 provides a table of lot coverage information including the existing total impervious area and the proposed. The existing lot coverage for the property is ~76%.

Per [Sec. 62-71](#), within C-H Highway Commercial districts, the maximum allowable lot coverage is 70%. Staff's review of the property folder determined that the amount of impervious surface likely pre-exists the maximum 70% requirement, and also existed prior to the Applicant's ownership of the property in 2015. In Staff opinion, the current lot coverage would be considered legal-nonconforming. A portion of the proposed garage will cover existing impervious parking areas; however, a portion will cover existing lawn area. In order to maintain the existing 76% lot coverage, staff requested the Applicant remove a portion of another asphalt area to return it to lawn area. Refer to Sheet C-1 and C-2. The overall changes will slightly lower the impervious surface area.

- **Landscaping.** The landscaping plan is included on Sheet L-1. The proposed landscaping plan includes four canopy trees along the street frontage of the lot, new landscaping around the building's office street-facing side and landscaping in the rear. This totals 318 landscaping points provided, and exceeds the requirements for both the building addition and pre-existing development. Staff have confirmed all plantings are present on the proposed landscaping plan along with the attributed point values per [Appendix B](#) for the Village's code on landscaping standards.
- **Parking & Accessibility.** The existing parking lot includes 13 parking stalls along the west lot line and 10 parking stalls adjacent to the building for a total of 23 parking stalls. The existing principal building includes a combination of office space and warehousing. The proposed site design includes two additional parking stalls near the south lot line, for a proposed total of 25 parking stalls. Staff's interpretation of the minimum parking required for the property considers the combined standards for offices and warehousing. Per [Sec. 62-172\(j\)](#), Office, Financial Institutions, Business, Governmental and Professional uses require 1 space/300 square feet per gross floor area. For Warehouses, this is 1 space/2 employees. The square footage of the office space within the existing building is 2,072 square feet. This comes to 6.91 parking stalls, rounded up to 7 parking stalls required. For the warehouse, the applicant states there are 23 employees currently. This calculates to 11.5 parking stalls, rounded to 12 parking stalls required. In total, 19 parking stalls are required for the described use. The proposed total parking stalls meet the minimum parking standard for this property. Staff notes that this calculation only includes the existing principal building and does not include the gross area of the existing accessory detached garage.
- **Building Relationship.** The proposed garage addition will be attached to the existing principal building along the south-facing wall. Existing doors will be updated to provide appropriate indoor transition between the existing building and the proposed garage addition. The proposed garage addition extends the south-east corner of the building to be within 13.1 feet of the side lot line. Staff notes that the building does not align perfectly with the east lot line. In Staff's opinion, the location of the proposed garage addition does not appear to negatively affect the property's existing flow of traffic. The proposed addition does not appear to create a disturbance or negatively impact adjacent properties and meets applicable minimum setback requirements.
- **Lighting.** The proposed lighting plan will remove one wall-mounted light fixture along the south-facing wall and add two wall-mounted lighting fixtures that are downward-



casting on the proposed addition's new exterior's west and south walls. In Staff's opinion, the proposed lighting plan is satisfactory.

- **Utility Service.** The proposed site plan does not appear to include new restroom facilities or require new utility connections. In Staff's opinion, this standard is not applicable.
- **Building Design.** The proposed garage addition will utilize materials consistent with the existing principal building for its exterior siding. The roofing will be metal. The proposed garage height will stand at 27'-5". The proposed garage addition includes three overhead door openings, two at 10' x 10' and the third at 10' x 12'. A mezzanine area is proposed within the proposed building's interior along the east-facing wall. One of the south exterior doors of the existing building will provide internal movement to the proposed garage addition. In Staff's opinion, the proposed garage addition design meets this standard. Subsection (e)(6)(e) states: *"With the exception of the M-IC Zoning District, the front, sides, and rear of all commercial and industrial buildings shall be entirely faced with nonmetallic or wood material. In the M-IC District, a minimum of 15 vertical feet of the front of all buildings shall be faced with nonmetallic or wood material extending across the full front of the building, and also extending a distance of not less than 20 feet on each side of the building. The portion of any building facing or backing onto public streets, or abutting a Residential Zoning District, shall be held to the same requirements as that of the front. These requirements may be waived in whole or in part by the Plan Commission."* In Staff's opinion, this standard should be waived as it would create inconsistency with the building's current overall aesthetic design. The proposed garage addition is located in the building's rear and does not abut or face any public streets or residential zoning districts. The materials of the proposed garage's exterior siding are consistent in material and color for the existing building.

DEPARTMENT HEAD COMMENTS

The packet includes the review letter from the Fire Chief, noting the fire lane and the existing sprinkler system as satisfactory. No concerns from the Village Engineer, Director of Public Works, or the Police Chief.

PUBLIC COMMENTS

Notification of the Site Design Review Permit was directly mailed to property owners within 400 feet of the location. Prior to the publication of the meeting packet, the Department did not receive any written public comments in support or opposition to the proposed garage addition.

FINANCIAL/BUDGET IMPACT:

The applicant will be responsible for all costs associated with the development of the property.

VILLAGE PLAN REFERENCE:

[2017 Comprehensive Plan](#). [Map 6 Future Land Use Map](#) identifies the property as Highway and General Commercial. The General Description of Land Uses Allowed states the following: "A range of retail, commercial service, office, restaurant, lodging, health care, outdoor sales, and institutional uses, with limited outdoor display and storage. Mapped mainly along Highway 51. All uses served by public sanitary sewer and water services." The proposed garage addition does



not change the existing use of the property and remains consistent with the identified uses allowed.

ORDINANCE REFERENCE:

[Sec. 62-72 Bulk Standard - Commercial Districts](#)

[Sec. 62-172\(j\) Required Off-Street Parking Facilities](#)

[Sec. 62-310 Site/Design Review](#)

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, and second to approve a Site Design Review permit for a garage building addition requested by Wynn Davies of Square Deal Properties, LLC, located at 4811 Voges Road with the following condition of approval:

1. *Applicant to not exceed the current lot coverage of 76% through the improvements made with the request.*

ATTACHMENTS:

1. 8.18.26 - Voges Road - 4811 - site design - Square Deal Prop. LLC -notice to neighbors
2. 4811 Voges Road - Garage Addition_07.06.2026 (rev 07.29.26)
3. 4811 Voges Rd Plan Review - MFR_08.04.2026



www.mcfarland.wi.us/communityandeconomicdevelopment | 5915 Milwaukee St, McFarland, WI 53558 | 608.838.3154

July 28, 2026

RE: Notice of Plan Commission Meeting – 4811 Voges Road Site Design Review
Application

McFarland Community Member:

The Village of McFarland Community & Economic Development Department is reaching out to let you know there will be a meeting of the Plan Commission on **Tuesday August 18, 2026 at 7:00 p.m.** to consider approval of a Site Design Review Permit application from Wynn Davies, Square Deal Properties, LLC for a 48' x 48' garage addition to the building at 4811 Voges Road, McFarland, WI. Per Village Ordinance, you are receiving this notice because you are a tenant or property owner within 400 feet of the property.

General Information on the Application

This project would add a single-story 18' tall garage with a 4/12 roof pitch building attached to the rear of the existing building. The proposed structure addition is approximately 2304 square feet (48' x 48') in size. A copy of the applicant's site plan is enclosed with this notice. A complete copy of the applicant's application is available at www.mcfarland.wi.us/pendingrequests or at the McFarland Municipal Center, Community & Economic Development Department.

Required Actions

No action is required by you regarding this notice.

Public Plan Commission Meeting Details

The Plan Commission meeting will be held on Tuesday August 18, 2026 at 7:00 p.m. at the Municipal Center located at 5915 Milwaukee Street, McFarland, WI. Those in attendance will have the opportunity to be heard concerning the permit application.

Virtual Attendance Option

If you are unable to attend the August 18, 2026 meeting in person, you may opt to attend virtually using the Zoom virtual meetings platform. Attendees using Zoom will have the same opportunities to be heard as those attending in person. Please note virtual attendance is offered as a convenience, but technical difficulties beyond the Village's control may prevent or limit its availability at any meeting. The public is encouraged to attend the meeting in person to assure full access to the proceedings.

If you plan to attend the meeting virtually, please make sure you have Zoom set up on your preferred computer or mobile device in advance. If you are new to the Zoom platform or the webinar feature, additional information, device requirements, and tutorials can be found on our website at mcfarland.wi.us/zoom.

To join the Plan Commission meeting virtually, visit mcfarland.wi.us/meetings and click on the calendar listing for the August 18, 2026 Plan Commission meeting. The meeting details include the Zoom link. The link can also be found on the project webpage and Plan Commission meeting agenda, both of which are available on the Village of McFarland website. Automated closed captions are available on the Zoom platform.

Other Viewing Options

The meeting will be broadcast live on the McFarland Cable Channel, WMCF (channel 982 on TDS and Spectrum), and streamed live on the cable channel website and in

Village of McFarland streaming apps (available for iPhone, Android, Roku, Apple TV, and Amazon Fire TV). The August 18, 2026 meeting will also be recorded for later viewing. Once processed, the recording will be made available for on-demand viewing on the cable channel website and in all streaming apps. Closed captions are available for all broadcast and streaming options.

Submit Feedback or Public Comment (Optional)

If you would like to submit written feedback regarding this notice or the site/design review, or if you would like to register a public comment for the August 18, 2026 Plan Commission meeting, you can do so in any of the following ways:

- Visit mcfarland.wi.us/NoticeFeedbackCED or scan the provided QR code to fill out our online feedback form. >>
- Fill out a printed form in person at the McFarland Municipal Center during business hours (Monday-Friday, 8 a.m.-4:30 p.m.).
- Email your feedback to community.development@mcfarland.wi.us
- Mail your feedback to Community and Economic Development Department, P.O. Box 110, McFarland, WI 53558-0110
- Personally deliver your written feedback to the McFarland Municipal Center, located at 5915 Milwaukee Street. You may hand your letter to a staff member at the front desk during business hours or deposit your letter in the drop box located in the parking lot at any time.



Questions?

If you have questions about the application or the upcoming Plan Commission meeting, contact the Community and Economic Development Department at 608-838-3154 or community.development@mcfarland.wi.us. You can also submit questions using our online feedback form or in person at the McFarland Municipal Center during business hours.

Sincerely,
Village of McFarland
Community & Economic Development Department

Enc: Site Design Review Permit Frequently Asked Questions
Square Deal Properties, LLC Garage Building Addition Site Plan

Join the Community & Economic Development Email List

If you are interested in receiving email notifications of future public information meetings, upcoming projects, or pending development applications for consideration before the Village's Plan Commission, you may sign up by scanning the QR code or visiting mcfarland.wi.us/newsletters. Generally, one email is sent per month prior to the monthly Plan Commission meeting. Make sure to check your junk or spam folders to accept the email.



Site Design Review Permit Frequently Asked Questions

What is a Site Design Review Permit?

A site design review permit is required for any new construction or exterior improvement to real property for which application for a building permit may be required under Village Ordinances, except for any rehabilitation of an existing structure so long as the size of the rehabilitated structure is not increased. A site design review permit is required for:

- a. Development of residential projects consisting of three or more dwelling units.
- b. Any development in a Commercial District.
- c. Any development in an Industrial District.
- d. Any development for which the applicant is a public utility or governmental entity or religious organization.
- e. Any parking area including five or more parking spaces.

What is included in the site design review permit?

Depending on what is being proposed, a site design review permit may include a site plan illustrating the location of the proposed improvements and setbacks to property lines, grading and erosion control plans, utility plans, landscaping plans, exterior lighting plans, and building designs plans.

What does the review process consist of and who grants the permit?

The application is reviewed by Community & Economic Development Department staff, Village Engineer, Public Works Director, Fire Chief, and Police Chief for consistency with adopted Village plans and ordinances. Staff's comments are provided to the Village's

Plan Commission. The Plan Commission has the final approval authority for the site design review permit application.

What to expect at the meeting?

The site design review permit will be shared at a regular meeting of the Plan Commission. During the meeting when the agenda item comes up, the Plan Commission Chair will announce the agenda item and request that the applicant or agent speak on behalf of the development concept. The discussion typically also includes a summary review by Community & Economic Development Department staff. Site design review permits do not require a public hearing; however, after the applicant and staff presentations, all persons wishing to speak will have 3 minutes to present information to either support, oppose, or express concerns or questions about the application. Individuals wishing to speak should fill out the public comment form provided in the meeting room in order to register to speak or put their name and address into the Q&A section of the video-conferencing platform. All public comments should be addressed to the Commission, rather than to the applicant or any other speaker. A site design review meeting is not a question-and-answer session. After the public comments, the applicant may provide a response to the public comments and information, as well as to answer additional questions from the Plan Commission. The Plan Commission may deny, approve, or approve with conditions the site design review permit. The Plan Commission may also postpone action to a future meeting as needed.



Plan Commission Application – 2026

~Application must be completed in full~

Applicant	Wynn Davies	Applicant's Agent	Quam Engineering, LLC
Property Owner (if different)	Square Deal Properties LLC (attn Wynn Davies)	Name	Ryan Quam
Address	4811 Voges Road, McFarland WI 53718	Address	4804 Siggelkow Road, Suite A, McFarland WI 53558
Email		Email	
Phone #	608-222-6609	Phone #	608-838-7750

Parcel No(s). 154/0710-273-8050-1

Type of Proposal – Please check boxes below that apply

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

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

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

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

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

E = Plus \$40.00 for each unit shown

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

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

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

☐ R-E, R-3 & PD (up to 50 acres) \$5,000

☐ R-E, R-3 & PD (greater than 50 acres) \$10,000

☐ Site/Design Review (less than 2,000 sq. ft.) \$1,000

☒ Site/Design Review (2,000 sq. ft. or more) \$2,000

☐ All Plats including condominiums \$5,000

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

Proposed garage building addition at 4811 Voges Road, McFarland WI 53718. Lot 1, of _____
Certified Survey Map No. 10742 Recorded in Volume 64 of Certified Survey Maps Page 37, _____
As Document No. 3705481, in the City of Madison, Dane County, Wisconsin (0.98 Acres) _____

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

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

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

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

Village of McFarland Plan Commission 2026 Schedule

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

***Submittal Deadline Noon on:**

For Scheduled 2026 Meeting date of:

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

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

Acknowledgements:

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

X

Signature of Applicant/Agent

Date

Site and Design Plans

Check List

Date received: _____

Subject property address: 4811 Voges Road
McFarland, WI 53718

Landowner's name: Square Deal Properties, LLC
Attn: Wynn Davies

Landowner's address: 4811 Voges Road
McFarland, WI 53718

Landowner's phone/fax: 608-222-6609

Landowner's email: _____

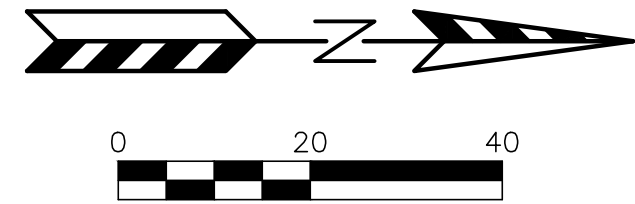
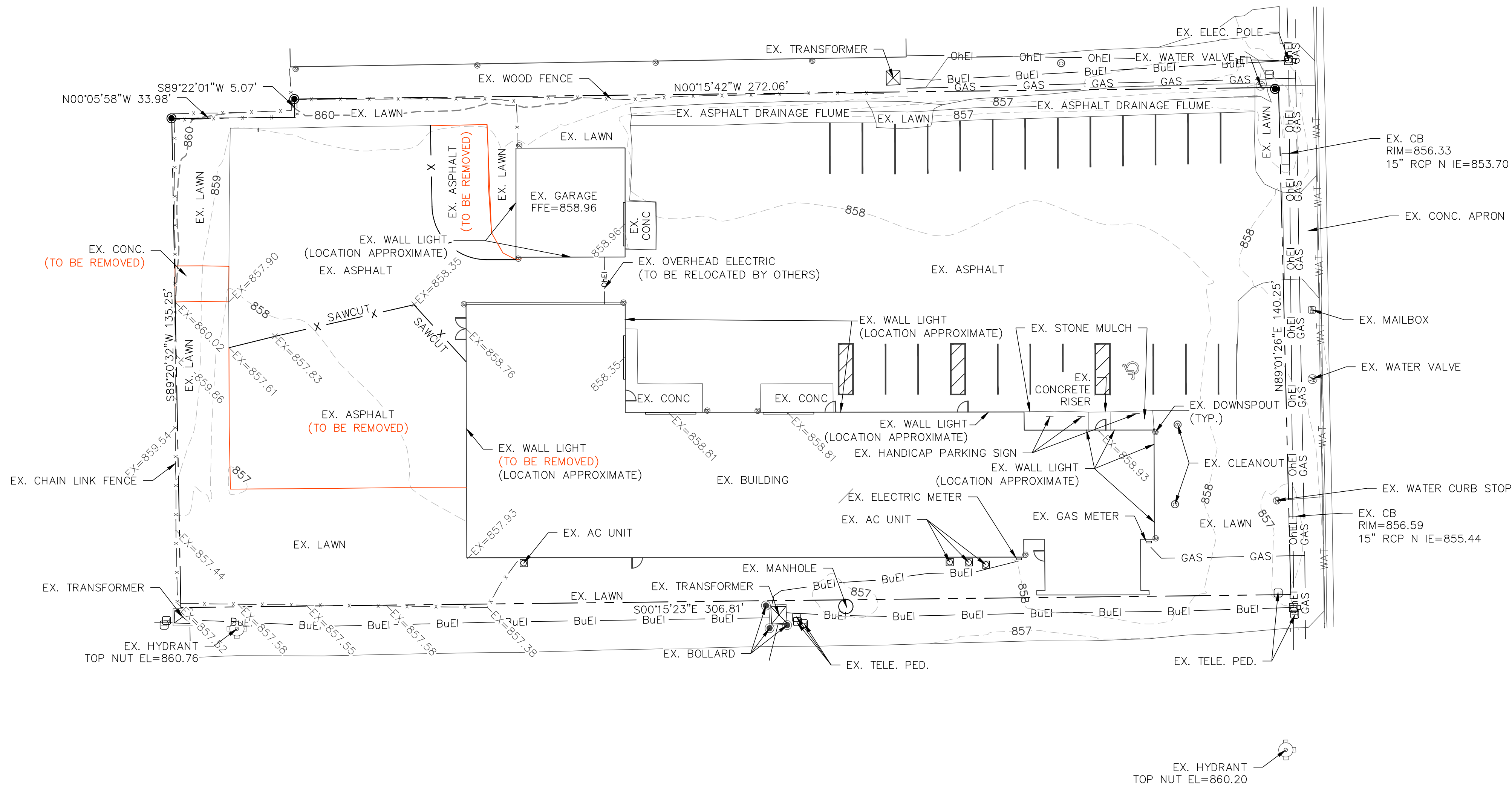
Agent's name:	_____
Agent's address:	_____ _____
Agent's phone/fax:	_____
Agent's email:	_____

- x A. Title Block that indicates name and address of the current property owner.
- x B. Name and signature of the designer.
- x C. Date of original plan and latest date of revised plan.
- x D. North arrow and graphic scale. Said scale shall not be smaller than 1 inch equals 100 ft.
- x E. Existing zoning C-H Commercial Highway Proposed rezoning yes x no
- x F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
- x G. All required building setback lines.
- x H. The location of all access points and connections to public streets, off-street parking, and loading areas on the subject property including a summary of the number of parking stalls, accessible parking stalls, and labels indicating the dimension of such areas.
- x I. All existing and proposed building structures and paved areas, including walks, drives, decks, patios, balconies, fences, retaining walls, utility poles, exterior utility and mechanical equipment, and any accessory structures.
- x J. Existing and proposed site and building signage.
- x K. Color exterior façade elevations of all proposed buildings including descriptions of materials and colors.
- x L. The location of all outdoor storage areas; including proposed screening materials and colors._
- x M. The location of existing and proposed drainage facilities including stormwater and erosion control plan.
- n/a N. The location and type of any permanently protected green space areas.
- n/a O. The location and elevation of any wetlands or floodplains.

- x P. Grading Plan including existing & proposed topography shown at a contour interval of not more than two (2) ft.
- x Q. In the legend, data for the subject property:
- (1) Lot area
 - (2) Building area
 - (3) Paved area
 - (4) Total impervious area
 - (5) Landscaping points provided and required for building foundations, gross floor area, street frontage, and paved area.
 - (5) Building height
 - (6) Existing zoning, proposed zoning
 - (7) Number of parking stalls provided and required.
- x R. Landscaping Plans including proposed species, quantity and planting size. Refer to Appendix B of the Village's Zoning Code for more information.
- x S. Hydrant locations and Fire Department Connection.
- x T. Lighting Plans including photometrics and description of fixture types, heights and orientation.
- x U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances.
- x V. Existing or proposed easements.
- x W. A legal description of the subject property.

General Comments: _____

Note: In addition to Site and Design Permit approval, a building permit from the Village Building Inspector is required prior to the start of construction of any building, fence, or sign.



**BUILDING ADDITION 4811 VOGES ROAD –
VILLAGE OF MCFARLAND**
EXISTING SITE PLAN

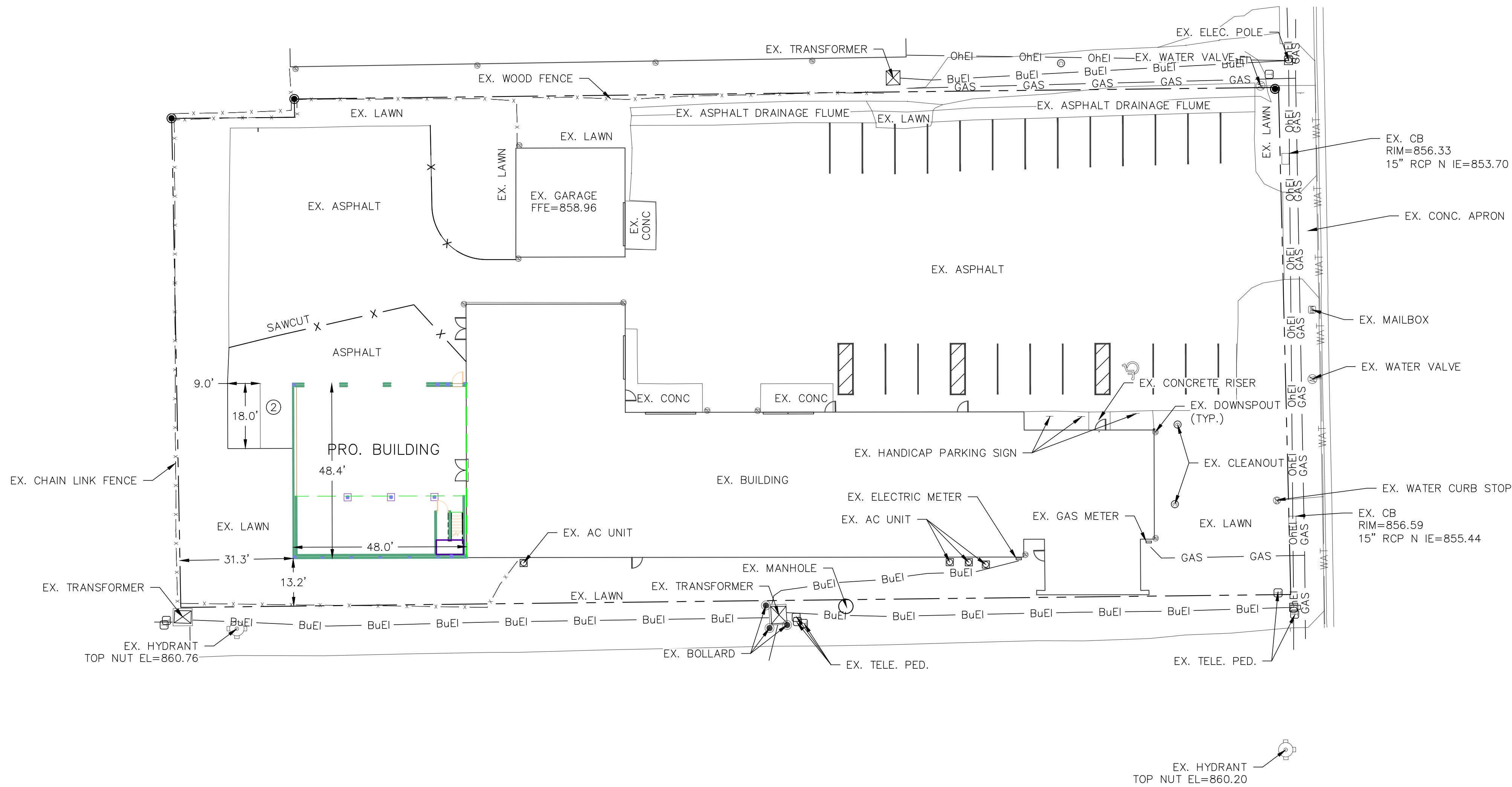
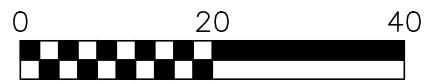
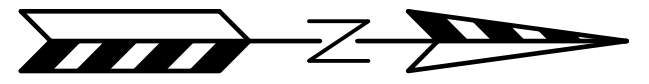
PAGE: C-1
DATED: JULY 29, 2026

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com



4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

Lot Area (SF)	42,799
Existing Building Area (SF)	9,909
Existing Paved Area (SF)	22,557
Existing Total Impervious Area (SF)	32,466
Existing Total Impervious Area (%)	75.9
Proposed Total Impervious Area (SF)	32,457
Proposed Total Impervious Area (%)	75.8
Building Height:	27'-5"
Existing & Proposed Zoning	C-H
Number of Parking Stalls Provided	25
Number of Parking Stalls Required (1 per 1.3 Employees) 23 Employees	18



BUILDING ADDITION 4811 VOGES ROAD –
VILLAGE OF MCFARLAND
PROPOSED SITE PLAN

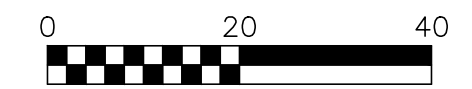
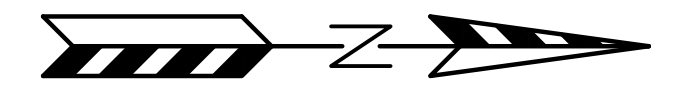
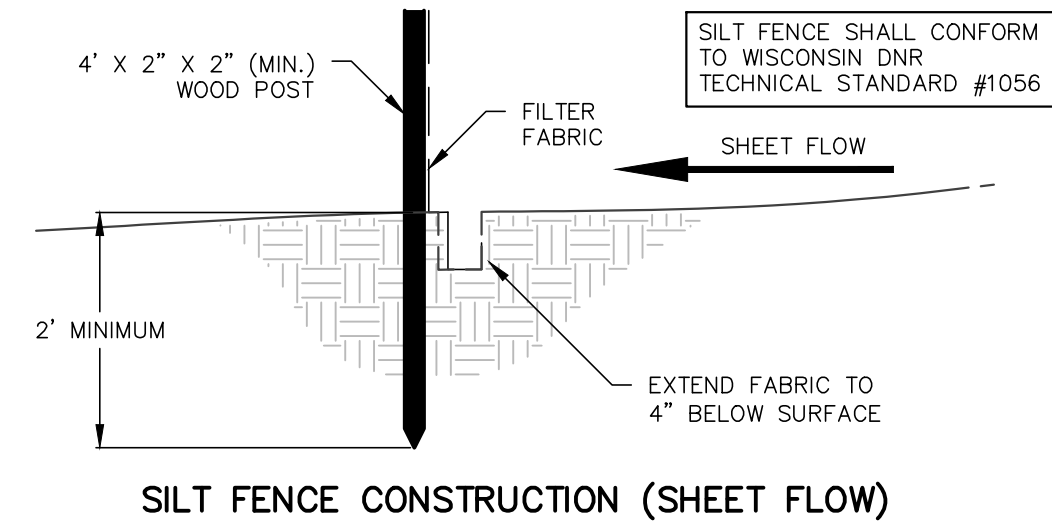
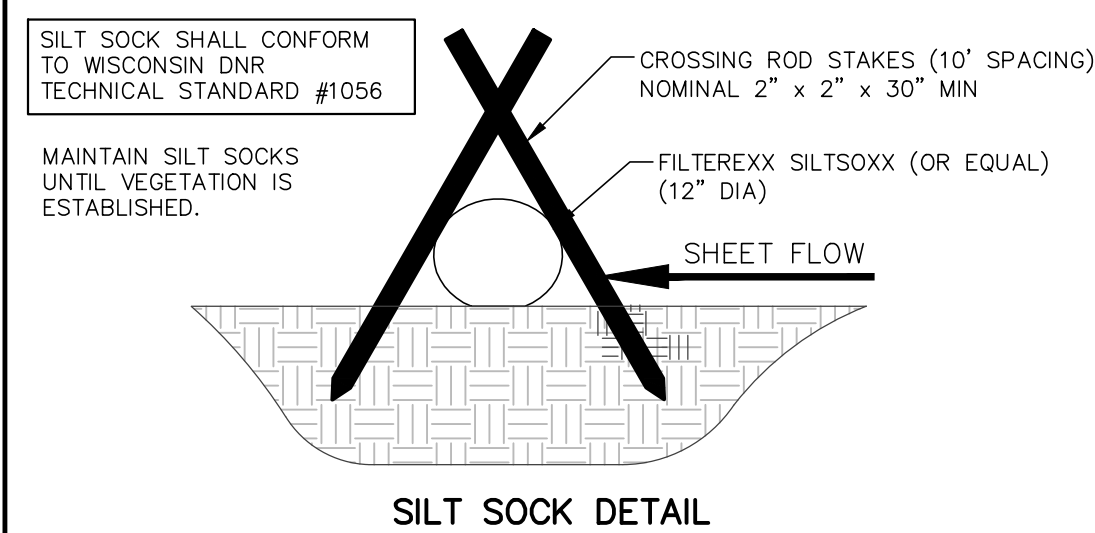
PAGE: C-2
DATED: JULY 29, 2026

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Residential and Commercial Site Design Consultants



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



EROSION NOTES:

THE EXISTING DRIVEWAY SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE PUBLIC STREET. SEDIMENT REACHING PUBLIC STREET SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

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

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

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

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

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

TIME SCHEDULE:

<u>TIME SCHEDULE:</u>	
AUGUST 3, 2026 - AUGUST 7, 2026	INSTALL INITIAL EROSION CONTROL DEVICES AND ROUGH GRADE SITE.
AUGUST 7 - NOVEMBER 16, 2026	CONSTRUCT PROPOSED BUILDING AND PARKING.
NOVEMBER 16, 2026 - MAY 15, 2027	RESTORE ALL PERVIOUS DISTURBED AREAS.

RESTORATION NOTES:

RESTORATION SHALL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL

ALL PVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND EROSION MAT. EROSION MAT LIMITS ARE SHOWN ON THE GRADING & EROSION CONTROL PLAN. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. ALL SEED MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

ALL PVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER. FERTILIZER SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SEED MIXTURE 40 SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF TWO (2) TONS PER ACRE.

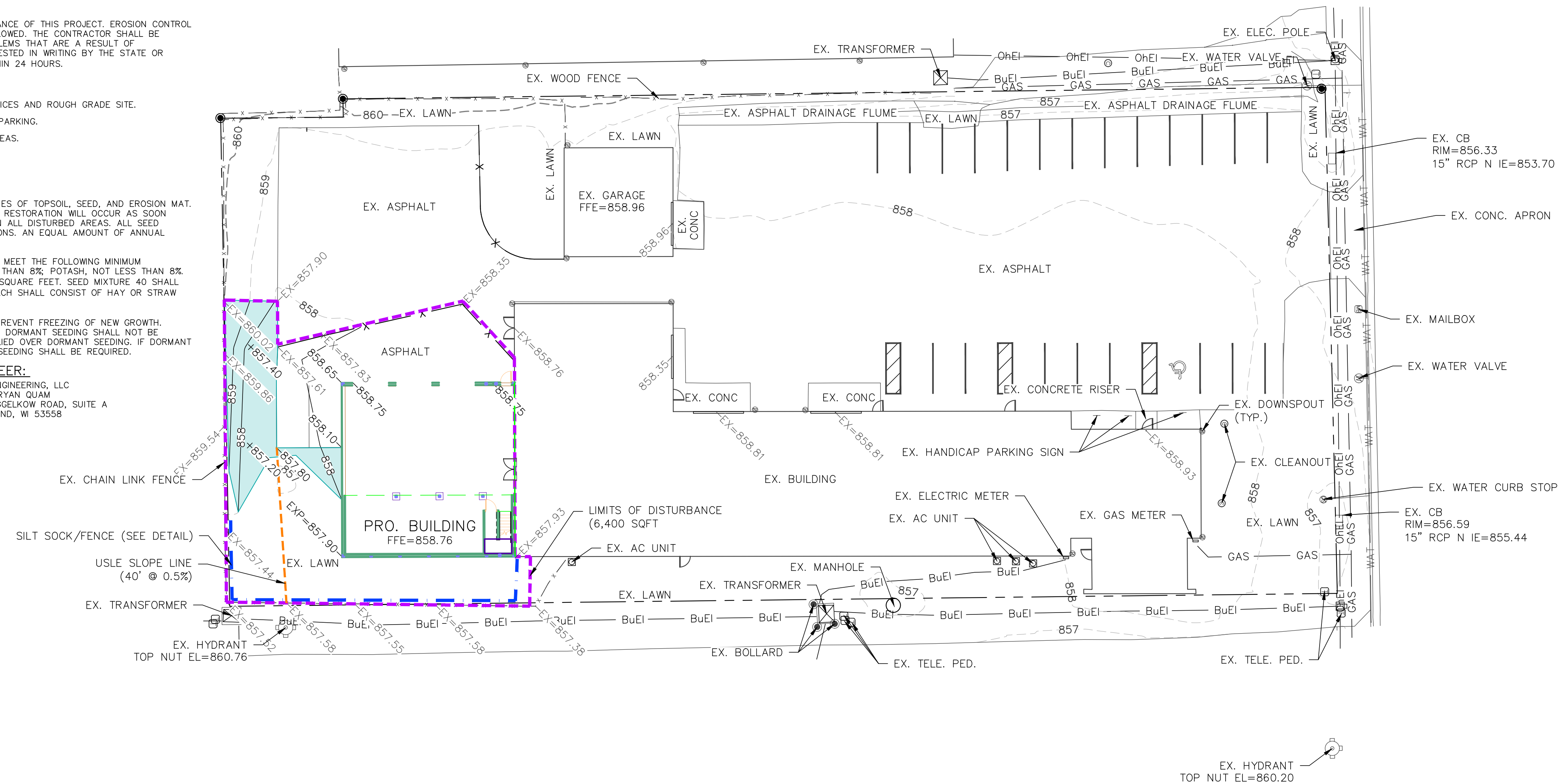
SEEDING FROM SEPTEMBER 16 THROUGH NOVEMBER 15 IS TO BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. DORMANT SEEDING, IF NECESSARY, SHALL BE COMPLETED AFTER NOVEMBER 15. DORMANT SEEDING SHALL NOT BE APPLIED ON TOP OF SNOW. DISTURBED AREAS SHALL HAVE EROSION MAT APPLIED OVER DORMANT SEEDING. IF DORMANT SEEDING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

OWNER:

SQUARE DEAL PROPERTIES, LLC
ATTN: WYNN DAVIES
4811 VOGES ROAD
MCFARLAND, WI 53558

ENGINEER:

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



— — — — — PROPOSED SILT FENCE/SOCK (SEE DETAIL)

- INSTALL WISDOT CLASS I TYPE B EROSION MAT

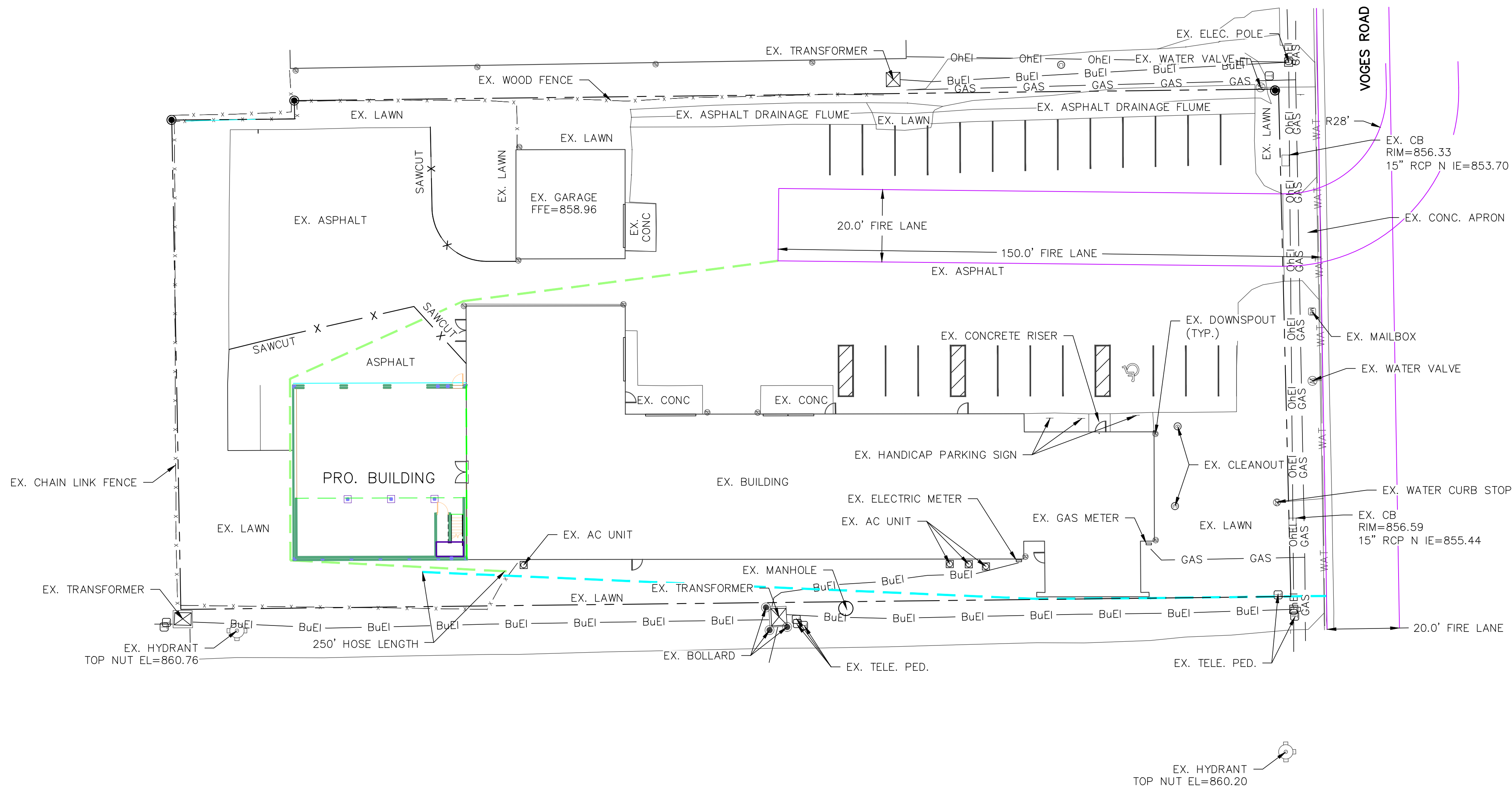
BUILDING ADDITION 4811 VOGES ROAD –
VILLAGE OF MCFARLAND
GRADING AND EROSION CONTROL PLAN

PAGE: C-3
DATED: JULY 29, 2026

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



**BUILDING ADDITION 4811 VOGES ROAD –
VILLAGE OF MCFARLAND
FIRE LANE PLAN**

PAGE: C-4
DATED: JULY 29, 2026

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Residential and Commercial Site Design Consultants
www.quamengineering.com

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

NOTES

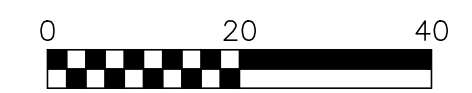
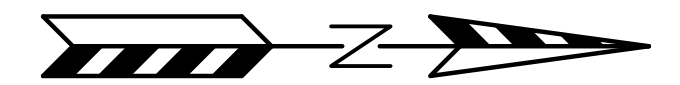
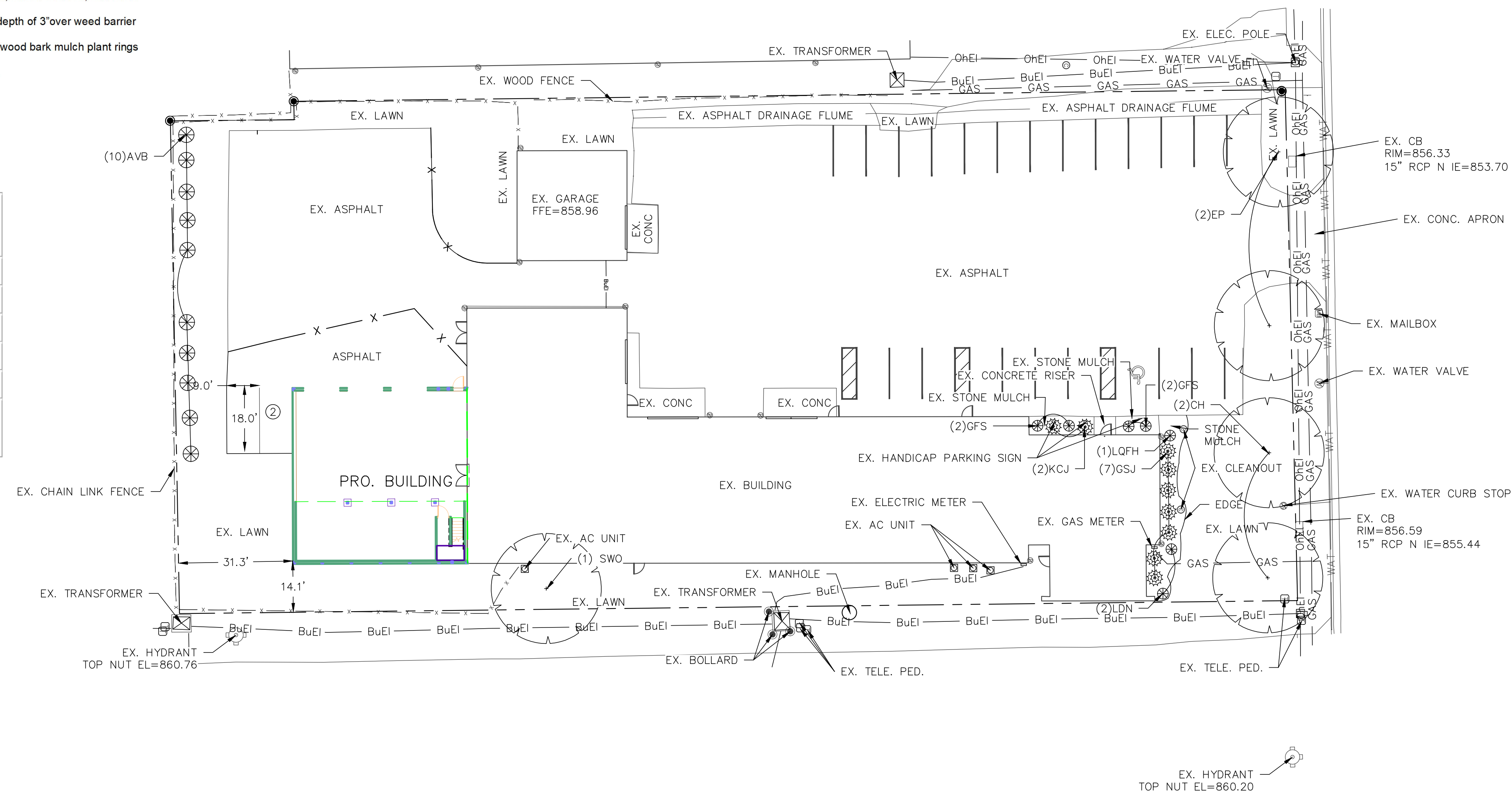
- 1) Disturbed lawn areas to receive a minimum of 6" of topsoil, no mow seed mix, starter fertilizer, and straw mulch.
- 2) Designated planting beds to be mulched with #2 washed stone spread to a depth of 3" over weed barrier fabric.
- 3) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4" diameter) spread to a depth of 3".
- 4) Designated planting beds to be separated from turf areas with 5" vinyl edge.

Landscape Worksheet

4811 Voges Road

McFarland, Wisconsin

Village of McFarland Landscape Point Calculations Minimum Points Required for (C-H) Zoning District			
	Site Measurement	Points Calculation	Points Required
Building Foundation	680	20 Per 100 ft.	136
G.F.A.	12,222	5 Per 1,000 ft.	61
Street Frontage	140	20 Per 100 ft.	28
Paved Area	20,267	40 Per 10,000 sq. ft.	81
<u>306 Landscape Total Points Required</u>			
<u>358 Landscape Points Supplied</u>			



BUILDING ADDITION 4811 VOGES ROAD –
VILLAGE OF MCFARLAND
LANDSCAPE PLAN

PAGE: L-1
DATED: JULY 29, 2026

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

NOT FOR
CONSTRUCTION

ARCHITECT / ENGINEER OF RECORD

SP ARCHITECTURE LLC
Residential + Commercial

PROJECT FOR:

WE Davies & Sons Remodeling
811 Voges Road
Madison, WI 53718

COMMERICAL - ADDTION

W.E. DAVIES & SONS REMODELING
4811 VOGES ROAD
MCFARLAND, WI 53718

[illegible]

SITE PLAN REVIEW

BUILDING ELEVATIONS - NORTH & WEST

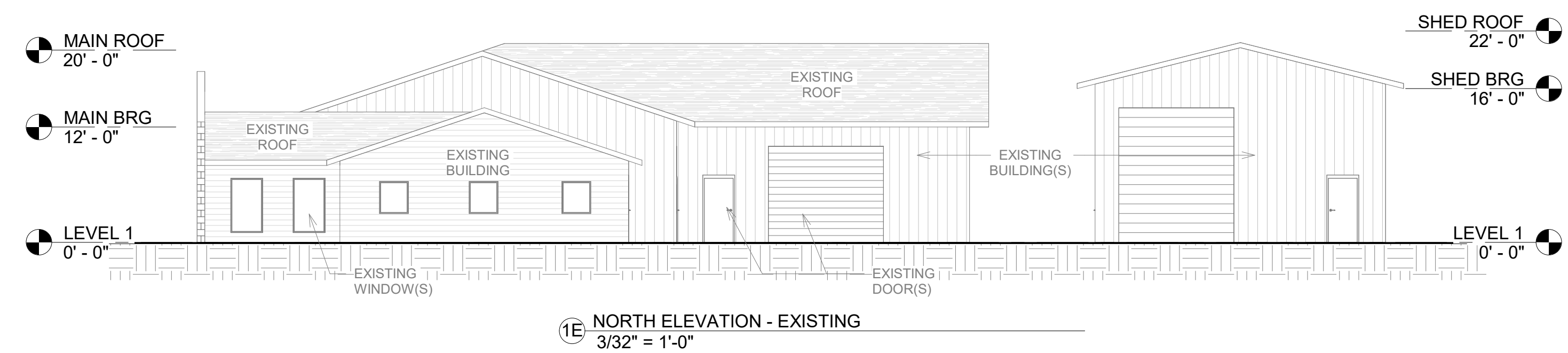
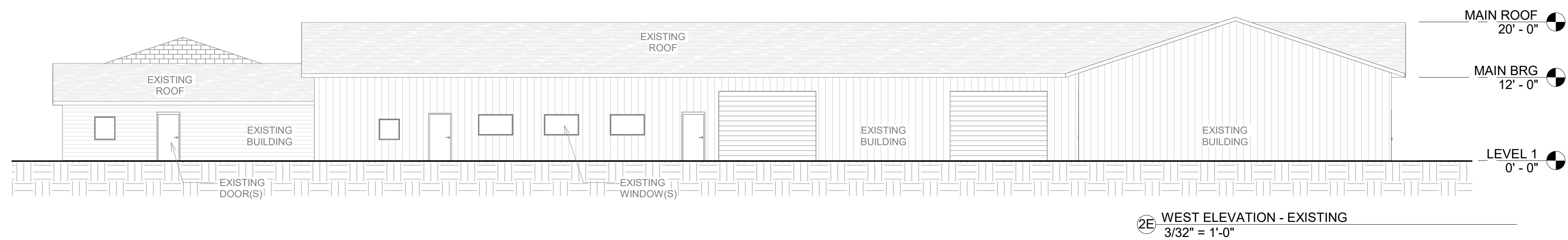
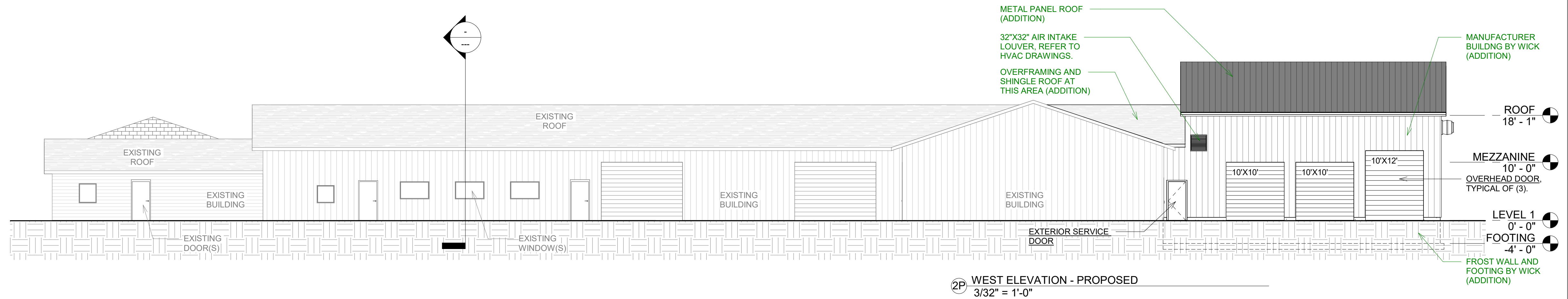
Project number	-
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Date 06/29/2026

Checked by _____

A2.1

Scale	$3/32" = 1'-0"$
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ARCHITECT / ENGINEER OF RECORD

PROJECT FOR:

WE Davies & Sons Remodeling
811 Voges Road
Madison, WI 53718

W.E. DAVIES & SONS REMODELING
4811 VOGES ROAD
MCFARLAND, WI 53718

SITE PLAN REVIEW

BUILDING ELEVATIONS - SOUTH & EAST

Project number	-
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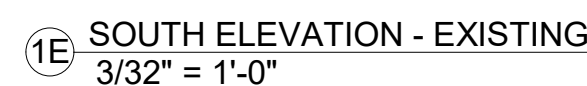
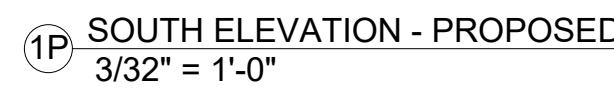
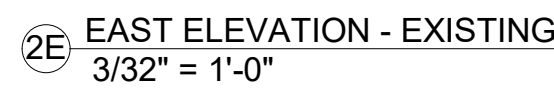
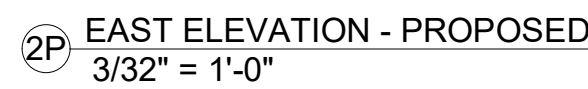
06/29/2026

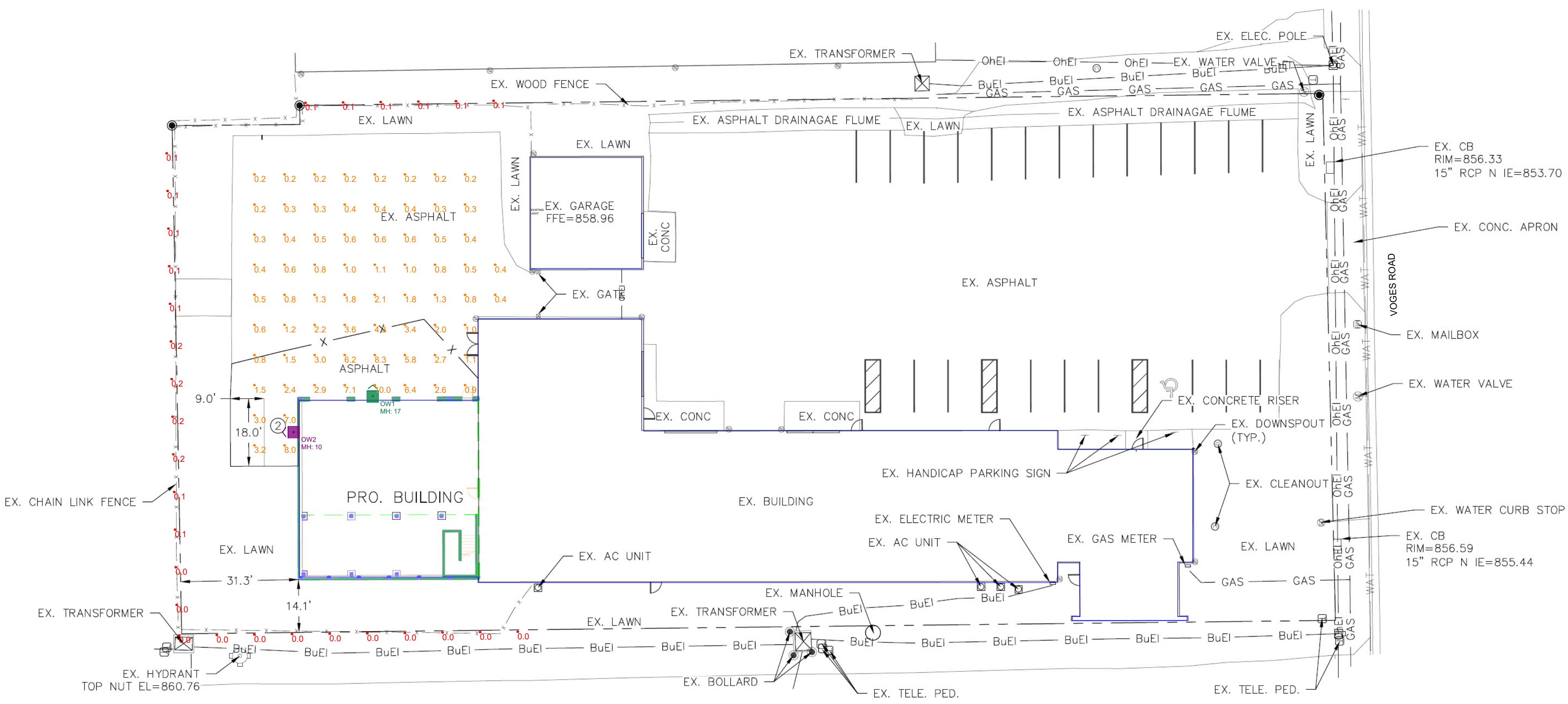
Drawn by	SP
Checked by	

A2.2

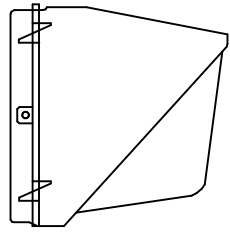
scale	$3/32" = 1'-0"$
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6/29/2026 3:04:12 PM





CURRENT GLI
EWP1 SERIES



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

Luminaire Schedule						
Symbol	Label	Qty	Manufacturer	Description	Luminaire Watts	Luminaire Lumens
	OW2	1	EVOLVE	EWP150WLSCS (4000K-20W)	20	3457
	OW1	1	EVOLVE	EWP1120WLSCS (4000K-80W)	80	12909
						LLF
						0.890
						0.890

MAINTAINED FOOTCANDLES SHOWN AT GRADE

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Paved Areas	Fc	1.83	10.0	0.2	9.15	50.00
Property Lines	Fc	0.07	0.2	0.0	N.A.	N.A.

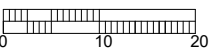


ENGINEERED
REPRESENTATION
INC.

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

Date:6/8/2026

Scale: 1"=20'



Layout By: Andy

Project: 4811 Voges Road - McFarland, WI

Filename: 260608QQ1AKCR1.AGI

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



ProLine®

CUSTOMER NAME

PROJECT NAME

DATE

TYPE

CATALOG NUMBER

EWP1 Series

Switchable - Glass Wallpack

- Three sizes: Small, Medium and Large
- 20-120 Watts
- Field switchable lumens and LED color temperature (3000K, 4000K, & 5000K, 80 CRI)
- Standard bronze finish
- Up to 162 lumens per watt
- Borosilicate glass refractor softens LED pixilation and provides uniform distribution

Construction

Die-cast Aluminum Frame holds and seals to housing with 2 stainless steel screws

All sizes contain built-in photocell which can be disabled

Cast aluminum housing has three 1/2" conduit entries on top and sides

All units have dark bronze matte textured powder coat finish

Operating Temp -40C to 40C

Electrical

Universal Voltage (120-347 Voltage)

Dimmable drivers standard

Built in 6kV surge protector

EWP with size 1 wattage includes 20, 30, 40, 50

EWP with size 2 wattage includes 30, 40, 50, 60, 70

EWP with size 3 wattage includes 80, 90, 100, 110, 120

Certifications

DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to <http://www.designlights.org> for the most up-to-date list.

Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures

Wet listed

IP65 rated housing

Optics

High efficacies, up to 162 LPW

Impact resistant borosilicate glass lens

Installation

Door assembly hinges on side

Leveling device contained inside the housing for ease of installation

Warranty

5 year warranty

KEY DATA

Lumen Range	3,200-17,000
Wattage Range	20-120
Efficacy Range (LPW)	140-162
Fixture Projected Life (Hours)	>60K



IP65



CUSTOMER NAME

PROJECT NAME

DATE

TYPE

CATALOG NUMBER

Ordering Guide

SIZES	HOUSING	CATALOG NUMBER	WATTAGE	VOLTAGE	DIST. TYPE	DELIVERED LUMENS	LPW	CCT	WEIGHT LBS. (KG)
Size 1	Small	EWP150WLSCS	20-50W	120-347V	4	3,200-7,520	143-159	3000K, 4000K, 5000K	8.4 (3.8)
Size 2	Medium	EWP170WLSCS	30-70W	120-347V	4	4,800-10,700	146-162	3000K, 4000K, 5000K	10.8 (4.9)
Size 3	Large	EWP1120WLSCS	80-120W	120-347V	4	11,400-17,000	140-154	3000K, 4000K, 5000K	13.9 (6.3)

Performance Data

DESCRIPTION	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K NOMINAL)					4K (4000K NOMINAL)					3K (3000K NOMINAL)				
			LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G
EWP1 size 1	20	4	3218	159	1	3	2	3457	171	1	3	3	2976	147	1	3	2
	30	4	4768	157	1	3	3	5123	169	1	3	3	4411	146	1	3	3
	40	4	6228	155	2	3	3	6691	166	2	3	3	5760	143	2	3	3
	50	4	7522	150	2	3	4	8081	161	2	3	4	6958	139	2	3	3
EWP1 size 2	30	4	5025	162	1	3	4	5399	174	1	3	4	4648	150	1	3	3
	40	4	6417	161	1	3	4	6894	173	1	3	4	5936	149	1	3	4
	50	4	7840	159	1	4	5	8424	171	1	4	5	7252	147	1	4	5
	60	4	9433	156	1	4	5	10135	168	1	4	5	8725	145	1	4	5
	70	4	10700	154	1	4	5	11496	165	1	4	5	9897	142	1	4	5
EWP1 size 3	80	4	12015	154	2	4	5	12909	165	2	4	5	11114	142	2	4	5
	90	4	13607	152	2	4	5	14619	163	3	5	5	12587	140	2	4	5
	100	4	15328	149	3	5	5	16468	160	3	5	5	14178	138	3	4	5
	110	4	16436	148	3	5	5	17659	159	3	5	5	15204	137	3	5	5
	120	4	17116	147	3	5	5	18390	158	3	5	5	15833	136	3	5	5

CUSTOMER NAME

PROJECT NAME

DATE

TYPE

CATALOG NUMBER

EWP1- Size 1

NOMINAL WATTAGE	INPUT VOLTAGE	OPER. CURRENT (AMPS)	SYSTEM POWER (WATTS)
20	120	0.17	20.3
	208	0.10	
	240	0.08	
	277	0.07	
30	120	0.25	30.0
	208	0.14	
	240	0.13	
	277	0.11	
40	120	0.33	39.2
	208	0.19	
	240	0.16	
	277	0.14	
50	120	0.42	49.8
	208	0.24	
	240	0.21	
	277	0.18	

EWP1- size 2

NOMINAL WATTAGE	INPUT VOLTAGE	OPER. CURRENT (AMPS)	SYSTEM POWER (WATTS)
30	120	0.24	29.3
	208	0.14	
	240	0.12	
	277	0.11	
	347	0.08	
40	120	0.34	41.2
	208	0.2	
	240	0.17	
	277	0.15	
	347	0.12	
50	120	0.44	53.1
	208	0.26	
	240	0.22	
	277	0.19	
	347	0.15	
60	120	0.48	59.2
	208	0.28	
	240	0.25	
	277	0.21	
	347	0.17	
70	120	0.56	66.8
	208	0.32	
	240	0.28	
	277	0.24	
	347	0.19	

EWP1- size 3

NOMINAL WATTAGE	INPUT VOLTAGE	OPER. CURRENT (AMPS)	SYSTEM POWER (WATTS)
80	120	0.66	79.6
	208	0.38	
	240	0.33	
	277	0.29	
	347	0.23	
90	120	0.74	88.2
	208	0.42	
	240	0.37	
	277	0.32	
	347	0.254	
100	120	0.84	100.2
	208	0.48	
	240	0.42	
	277	0.36	
	347	0.29	
110	120	0.91	109.2
	208	0.53	
	240	0.46	
	277	0.39	
	347	0.315	
120	120	0.99	118.9
	208	0.57	
	240	0.5	
	277	0.43	
	347	0.342	

CUSTOMER NAME

PROJECT NAME

DATE

TYPE

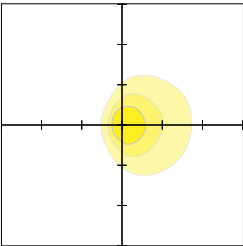
CATALOG NUMBER

AMBIENT TEMPERATURE	OPERATING HOURS					
	0	25,000	36,000	50,000	TM-21-11 60,000	100,000
40°C / 104°F	1.00	0.95	0.93	0.90	0.88	0.81

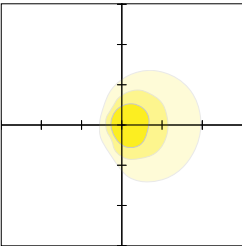
AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25° C	77° F	1.00
30° C	86° F	0.99
40° C	104° F	0.98

Photometry

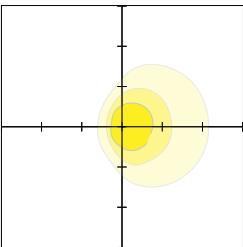
EWP1 - SIZE 1 - 20W



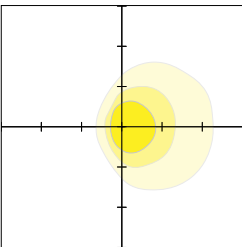
EWP1 - SIZE 1 - 30W



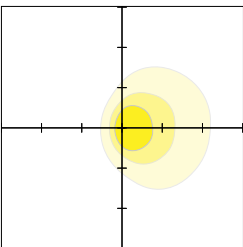
EWP1 - SIZE 1 - 40W



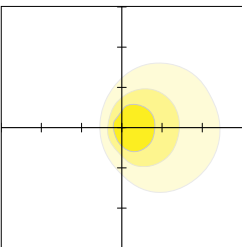
EWP1 - SIZE 1 - 50W



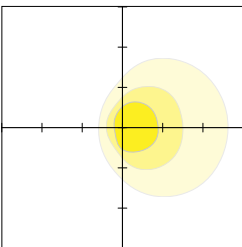
EWP1 - SIZE 2 - 30W



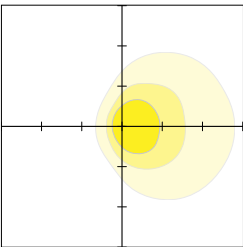
EWP1 - SIZE 2 - 40W



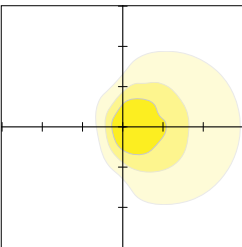
EWP1 - SIZE 2 - 50W



EWP1 - SIZE 2 - 60W



EWP1 - SIZE 2 - 70W



Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).



Switchable from 20 to 50 watts
CCT switchable 3K, 4K, 5K



Switchable from 30 to 70 watts,
CCT switchable 3K, 4K, 5K



CUSTOMER NAME

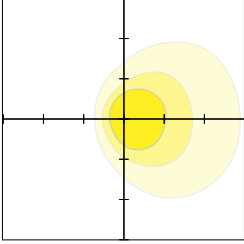
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DATE

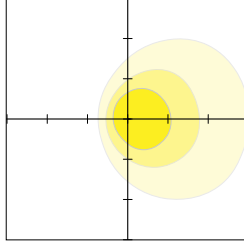
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CATALOG NUMBER

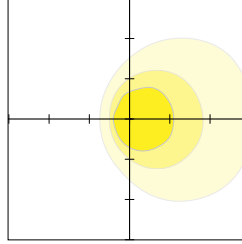
EW P1 - SIZE 3 - 80W



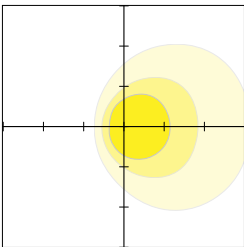
EW P1 - SIZE 3 - 90W



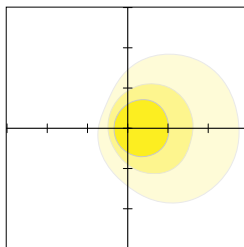
EW P1 - SIZE 3 - 100W



EW P1 - SIZE 3 - 110W



EW P1 - SIZE 3 - 120W

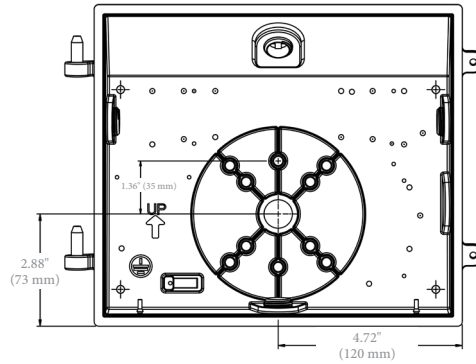
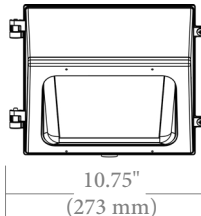
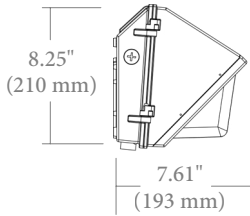


Switchable from 80 to 120 watts, CCT switchable 3K, 4K, 5K

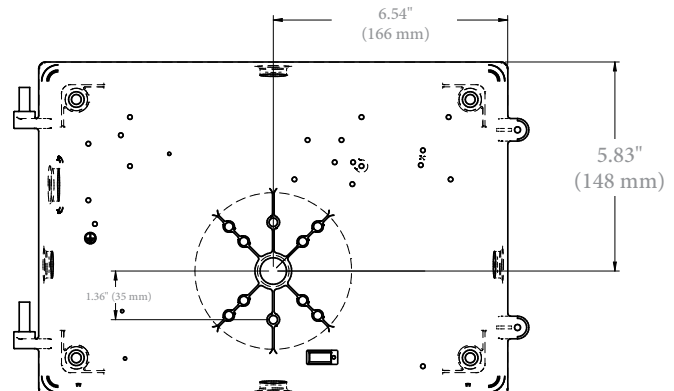
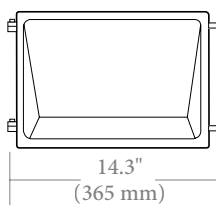
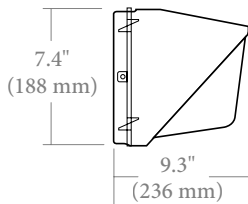


Dimensions

EW P1 - SIZE 1

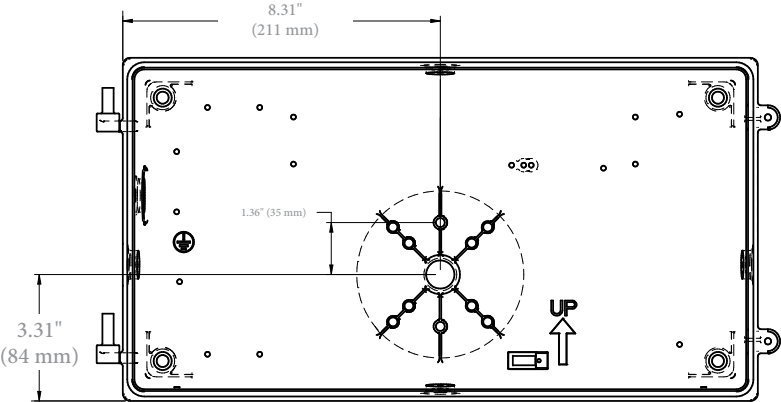
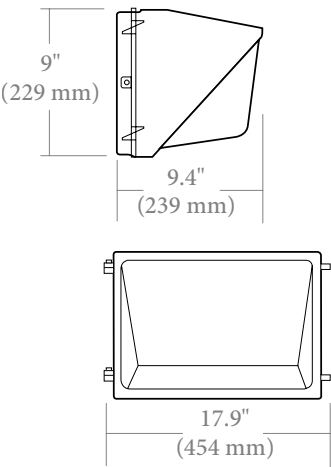


EW P1 - SIZE 2



CUSTOMER NAME	
PROJECT NAME	
DATE	TYPE
CATALOG NUMBER	

EWP1 - SIZE 3



Level System



Incorporated level system in fixture

Use of trademarks and trade names

All product and company names, logos and product identifies are trademarks™ or registered trademarks® of Current or their respective owners. Use of them does not necessarily imply any affiliation with or endorsement by such respective owners.

VOGES ROAD

LEGAL DESCRIPTION:

LOT 1, OF CERTIFIED SURVEY MAP No. 10742 RECORDED
IN VOLUME 64 OF CERTIFIED SURVEY MAPS PAGE 37,
AS DOCUMENT No. 3705481, IN THE CITY OF MADISON,
DANE COUNTY, WISCONSIN.

(0.98 ACRES)

DATE OF SURVEY: SEPTEMBER 28, 2018

TOTAL AREA OF PARCEL SURVEYED: 42,799 SQ. FT.

PARCEL ADDRESS: 4811 VOGES ROAD
PARCEL NUMBER: 0710-273-8050-1

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS
AND AGREEMENTS RECORDED AND UNRECORDED.



SURVEYOR'S CERTIFICATE

I, Eric E. Lindaas, professional land surveyor, hereby
certify that the foregoing survey was executed under my
direction and control and that said survey meets the minimum
standards for property surveys of the Wisconsin Administrative
Code (A-E7) and the map hereon is correct to the best of
my knowledge and belief.

Dated this 1st day of October, 2018.

Signed: [Signature]
Eric E. Lindaas, P.L.S. 2919



V:\Projects\2018\118.0918.30\CADD\SURV-POS.dwg

SURVEYED FOR:
W.E. Davies & Sons
4811 Voges Road
Madison, WI 53718

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

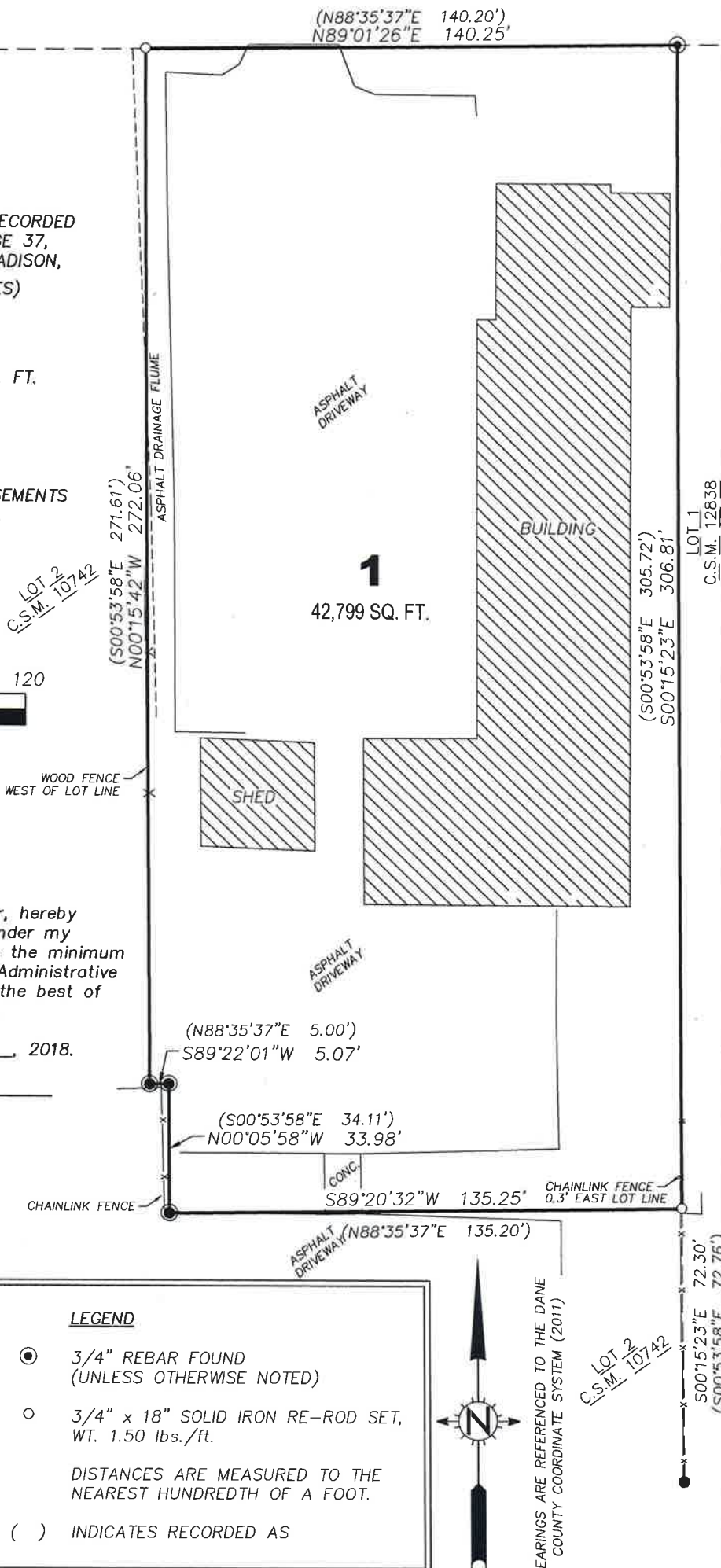
PLAT OF SURVEY

LOT 1 OF CERTIFIED SURVEY MAP NUMBER 10742 RECORDED ON VOL.
64, PAGE 37 AS DOCUMENT NUMBER 3705481, DANE COUNTY
REGISTRY, LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION
27, T7N, R10E, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

FN: 118.0918.30
DATE: 9-27-18

REVISIONS:

SHEET
1 OF 1



LOT 2
C.S.M. 10742

LOT 1
C.S.M. 12838

BEARINGS ARE REFERENCED TO THE DANE
COUNTY COORDINATE SYSTEM (2011)

() INDICATES RECORDED AS

Page 80 of 103

August 4, 2026

Re: Site/Design Review for 4811 Voges Road

McFarland Fire Rescue received drawings from Ryan Quam, prepared by Quam Engineering LLC, for a garage addition at 4811 Voges Road in the Village of McFarland. The drawings were dated July 6, 2026. Below are items I noted during the review.

Fire Lane Plan:

- The fire lane presented meets minimum width, clearance, surface material, and grade requirements.
- The fire lane presented shows the distance from the end of the fire lane to the furthest point of the facility to be approximately 188 feet.
 - Section 503.1.1 of the 2021 International Fire Code (IFC) states that “approved fire apparatus access roads shall extend to within 150 feet of all portions of the facility...”
 - Exception 1.1 to Section 503.1.1 authorizes the fire code official to “increase the 150-foot dimension where the building is equipped throughout with an approved automatic sprinkler system...”.
 - The approved automatic sprinkler system being provided throughout the building is an acceptable equivalency to the 150 feet distance requirement and the Department would accept the 188 feet distance.
 - To ensure the required access is maintained to comply with IFC 504.1 the Department will require placards/signage indicating the area between the existing building and the existing garage Fire Department Access and Shall Not Be Blocked.

In summary, the proposed fire lane complies with the minimum requirements for width, vertical clearance, surface material, and grade. While the maximum hose lay distance from the fire lane to the furthest point of the facility exceeds the 150-foot limit, an exception permits fire code officials to increase the distance for buildings protected

by an automatic fire sprinkler system. The proposed site plan, with the approved automatic sprinkler system as an acceptable equivalency, complies with the 2021 IFC.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Loy', with a stylized flourish at the end.

Kristopher I. Loy, Captain
McFarland Fire Rescue

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, August 18, 2026

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

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

PREVIOUS ACTION:

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

[9.25.25 Village Board](#) unanimously approved a contract with Baker Tilly to complete a Park Impact Fee Study.

[2.19.26 Plan Commission](#) discussion on draft changes to the Park Impact Fees.

[5.19.26 Plan Commission](#) discussion on draft changes to the Park Impact Fees.

[7.7.26 Parks & Recreation Committee](#) discussion on draft changes to the Park Impact Fees.

[7.21.26 Plan Commission](#) discussion on Parks & Recreation Committee feedback and next steps.

ISSUE SUMMARY:

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

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

The Plan Commission has met three times to review the draft park impact fees. At the May 19th meeting, several of the Plan Commission members raised concern regarding whether the



proposed impact fees are too high, with more specific attention given to the Parkland Impact Fee, and whether that might deter future housing development in the Village. The Plan Commission requested that staff obtain feedback from the Parks & Recreation Committee on the proposed impact fees as summarized in the table below, and whether there was interest in lowering the parkland level of service goal of 18.5 acres per 1,000 from the 2025-2029 Comprehensive Outdoor Recreation Plan (CORP). Staff presented the information at the [July 7, 2026 Parks & Recreation Committee meeting](#). The Committee discussed the methodology from the proposed impact fee study and raised some concern with decreasing the parkland impact fee. In summary, the Committee thought the proposed changes to the impact fees were acceptable and affirmed no desire to recommend changes to the current level of service of 18.5 acres per 1,000 residents as was adopted in the 2025 Comprehensive Outdoor Recreation Plan. At the July 21, 2026 Plan Commission meeting, the Plan Commission provided feedback on the proposed impact fee and parkland impact fee numbers. Most members were in support of the preliminary park impact fees as provided in the table below.

Park Improvement Impact Fee	Existing	Proposed	Net Change
Single Family Dwelling Unit	\$3,141.33	\$3,599.64	+\$458.31
Two-Family & Multi-Family Dwelling Unit	\$2,182.13	\$2,583.27	+\$401.14
Group Quarters Unit	\$1,198.98	\$1,411.63	+\$212.65
Parkland Impact Fee	Existing	Proposed	Net Change
Single Family Dwelling Unit	\$4,781.52	\$4,137.35	-\$644.17
Two-Family & Multi-Family Dwelling Unit	\$3,321.52	\$2,969.16	-\$352.36
Group Quarters Unit	\$1,825.01	\$1,622.49	-\$202.52



The intent of the meeting is to review a cover-to-cover draft of the 2026 Park Impact Fee Study. This is an opportunity for the members to provide additional comments to staff and the consultant if needed. Next steps include a legal review of the draft study by the Village Attorney. Upon completion of the legal review, staff will schedule a public hearing as required under Wis. Stat. 66.0617, to address the proposed changes to the park impact fees. This is tentatively earmarked for the September 15 meeting. The ordinance to revise the impact fees will also include revisions to the parkland dedication requirements within the Subdivision Code in accordance with the recommendations in the Park Impact Fee Study. Action to recommend to the Village Board acceptance of the 2026 Park Impact Fee Study, amendments to the parkland dedication requirements, and amendments to Appendix A (Fee Schedule) of the Municipal Code is tentatively scheduled for the Plan Commission's October 20, 2026 meeting.

FINANCIAL/BUDGET IMPACT:

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

VILLAGE PLAN REFERENCE:

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

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

[2020 Parks Public Facilities Needs Assessment Study](#). The report determined park impact fees were not regularly updated to meet the growth and demand of the Village.

ORDINANCE REFERENCE:

[8-464 Park Impact Fee](#)
[Division 23-II-5 Impact Fees](#)
[Article 56-VI Park and Public Land Dedications](#)

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is presented for discussion only.

ATTACHMENTS:

1. 2026-08-14 McFarland Draft Parks Impact Fees Study



Village of McFarland

Park Impact Fee, Fee in Lieu of Land Dedication
and Public Facilities Needs Assessment

August 14, 2026

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Executive Summary

The purpose of this project is to update the existing park impact fee and fee in lieu of land dedication for the Village of McFarland (the “Village”).

The Village is expected to continue growing steadily over the next two decades. This anticipated growth will require additions to the Village’s existing parkland and park facilities (trails and park capital improvements). Impact fees will assist in financing the capital costs associated with trails and park facility improvements. A fee in lieu of land dedication will continue to assist in financing the acquisition or initial improvement of land for public parks.

This document serves to satisfy the Village’s statutory obligations for updating its fees as outlined in Wisconsin Statute 66.0617 and Wisconsin Statute 236.45. In addition to developing the fee structure, this document also satisfies the statutory obligation to produce a public facility needs assessment. The primary sources of information used in the course of this study include:

- The Village of McFarland Comprehensive Outdoor Recreation & Open Space Plan 2025-2029 (the “CORP”), adopted May 13, 2025. See the acknowledgements section of the Plan for those that were involved in its creation. The Plan is available from the Village’s website.
- The park inventory listing as provided by the Village. This document was compiled by the Village from insurance reports supplemented by recent project costs and estimated replacement costs for some facilities not included in the insurance lists. Refer to Appendix A.
- The trail inventory listing as provided by the Village. This document was compiled by the Village with assistance from the Village Engineer. Refer to Appendix A.
- The land cost is based on the average cost of unimproved land within or adjacent to the Village based on land sales between August 2025 and March 2026.

The Village currently charges a park impact fee and a fee in lieu of land dedication as established by the following reports and ordinances:

- Village of McFarland Ordinance 2004-07 (original impact fee adoption).
- Public Facilities Needs Assessment for Park Improvements (Baker Tilly Virchow Krause, LLP, January 2020).
- Village of McFarland Comprehensive Outdoor Recreation Plan, adopted May 13, 2025.
- Ordinance No. 2020-08 updating Chapter 56 – Subdivisions, Section 56-173 Land Dedication.

This study should be read in conjunction with the above resources. Baker Tilly provides no assurance on the accuracy of these resources.

The Village last updated its park impact fees and fee in lieu of land dedication with Ordinance 2024-27, passed and adopted in December 2024. The tables below show the Village's park improvement fees and fees in lieu of land dedication from December 2024 in comparison with the fees calculated in this report.

Type of Dwelling	Park improvement impact fee as of Dec 2024	Recommended new park improvement impact fee
Single-family	\$ 3,141	\$ 3,600
Multi-family	\$ 2,182	\$ 2,969
Group quarters	\$ 1,199	\$1,412

Type of Dwelling	Fee in lieu of parkland dedication as of Dec 2024	Recommended new fee in lieu of parkland dedication
Single-family	\$ 4,782	\$ 4,782
Multi-family	\$ 3,322	\$ 3,322
Group quarters	\$ 1,825	\$ 1,825

Introduction

The Village of McFarland expects to experience population growth through 2050. Planning responsibly for new growth within a community is one of many challenges facing local governments. Effective accommodation of new development requires the construction of new and upgraded public facilities and infrastructure to serve new residents.

The Wisconsin Department of Administration estimated the Village's population to be 8,991 in 2020, growing to 9,737 in the 2025 estimate. Village management estimates the population will grow to 13,378 by 2040, representing an average growth rate of approximately 243 persons per year.

It is common that during the construction and upgrade of public infrastructure, the majority of residents and businesses that will occupy the newly developed areas of the community may not yet be present. Development of land precedes the inhabiting of the property. While this observation may seem obvious, it holds important consequences for the public financing of new development.

In order to apportion the public costs of new development fairly and responsibly, measures must be undertaken to ensure that the cost of accommodating new development is not borne solely by the current residents of the municipality. One such measure to accomplish this goal is the use of an impact fee on new development to offset the initial cost to local taxpayers of satisfying the additional demand on the public infrastructure.

Section A – Statutory Requirements

Wisconsin's Impact Fee Statute 66.0617 clarified the previous uncertainty surrounding charging capital costs to developers. Largely sought by developers, this law prescribes the types of public infrastructure for which an impact fee may be charged, the costs which may be included in developing an impact fee, as well as the obligations on the part of the issuing municipality prior to and subsequent to the fee charged. These obligations are detailed below.

In addition, if a municipality charges a fee in lieu of land dedication in accordance with Wisconsin State Statute 236.45(6), the municipality must follow the procedures under s. 66.0617 (3) to (5) and meet the requirements under s. 66.0617 (6) to (10). This is detailed below.

Section 66.0617(1) – Definitions:

The following definitions as outlined in Wisconsin State Statute 66.0617(1) have been addressed in the fee computation. The requirements are as follows:

- *Per Section(1)(a), “Capital costs” means the capital costs to construct, expand or improve public facilities, including the cost of land, and including legal, engineering and design costs to construct, expand or improve public facilities, except that not more than 10% of capital costs may consist of legal, engineering and design costs unless the municipality can demonstrate that its legal, engineering and design costs which relate directly to the public improvement for which the impact fees were imposed exceed 10% of capital costs. “Capital costs” does not include other noncapital costs to construct, expand or improve public facilities, vehicles; or the costs of equipment to construct, expand or improve public facilities.*

Based on the definition above, only allowable capital costs are included in the impact fee computation.

- *Per Section (1)(f)(1), “Public Facilities” means...parks, playgrounds, and land for athletic fields”.*

The projects included in the fee computation meet this definition.

- *Per Section (1)(g), “Service area” means a geographic area delineated by a municipality within which there are public facilities.*

For purposes of the park facility needs analysis, the service area is defined as the Village of McFarland.

- *Per Section (1)(h), “Service standard” means a certain quantity or quality of public facilities relative to a certain number of persons, parcels of land or other appropriate measure, as specified by the municipality.*

The park types, acreage standards and service area radius are detailed in the Village of McFarland’s Outdoor Recreation & Open Space Plan 2025-29.

Section A – Impact Fee Statutory Requirements

The cost standard per acre is based on the replacement value of improvements provided to the Village's insurer and supported by the Village's capital asset records as well as observation. See Appendix A.

The standards and service areas used for consideration in this study are for "active-use, special purpose, and accessible passive-use" parks. It does not include wetlands or floodplains within parks. Although such areas may be used for recreational purposes, they are not suitable for long-term "active-use and accessible passive-use" recreational facility improvements. The Village currently provides 180.2 acres of active-use, special purpose, and accessible passive use acres of parkland, which equates to 18.5 acres per 1,000 residents. Further discussion of standards for each park type may be found in the CORP document.

The Village trail standard is also outlined in Appendix A.

Section 66.0617(6) – Standards:

This report adheres to what an impact fee should reflect according to Wisconsin State Statute 66.0617(6). The requirements are as follows:

- *Per Section (6)(a), shall bear a rational relationship to the need for new, expanded or improved public facilities that are required to serve land development.*

The fees found herein are for public facilities and land that are required to serve future developed land and the service demands that development creates.

- *Per Section (6)(am), may not include amounts for an increase in service capacity greater than the capacity necessary to serve the development for which the fee is imposed.*

The fees were developed to address the capacity necessary to service the development for which the fees are being imposed.

- *Per Section (6)(b), may not exceed the proportionate share of the capital costs that are required to serve land development, as compared to existing uses of land within the municipality.*

The capital costs which form the basis for the fees developed as a part of this study, include actual as well as estimated replacement costs for park land, park improvements and trail improvements. These costs were based on best estimates at the time of the study as assembled by Village staff.

- *Per Section (6)(c), shall be based upon actual capital costs or reasonable estimates of capital costs for new, expanded or improved public facilities.*

The costs used in this study are based on actual or reasonable estimates of capital costs, as provided by Village staff.

- *Per Section (6)(d), shall be reduced to compensate for other capital costs imposed by the municipality with respect to land development to provide or pay for public facilities, including special assessments, special charges, land dedications or fees in lieu of land dedications under Chapter 236 or any other items of value.*

It is assumed that there are no other financing sources listed above that need to be taken into consideration as a part of the impact fee computation.

Section A – Impact Fee Statutory Requirements

- *Per Section (6)(e), shall be reduced to compensate for moneys received from the federal or state government specifically to provide or pay for the public facilities for which the impact fees are imposed.*

No grant funding has been received from federal or state governments specifically for park improvements or land purchases in the last ten years. Village staff have determined that state and federal grant funds cannot be relied upon to fund future park projects. Therefore, the impact fee has not been reduced for such funds. The Village will continue to attempt to secure park grant funding. Any grant funds received in the future will be factored in future impact fee calculations

- *Per Section (6)(f), may not include amounts necessary to address existing deficiencies in public facilities.*

The capital costs included in the impact fee computations are not related to curing existing deficiencies.

- *Per Section (6)(fm), may not include expenses for operation or maintenance of a public facility.*

The costs included in the fee computations do not include expenses for operation or maintenance of a public facility.

- *Per Section (6)(g) except as provided under this paragraph, shall be payable by the developer or the property owner to the municipality in full upon issuance of a building permit by the municipality. There are exceptions to this outlined in the statute.*

All fees will be due at the time of building permit issuance except for situations allowed for under this section of the impact fee statute.

Section 66.0617(4) – Needs Assessment:

This document serves as the needs assessment for the Village of McFarland in the consideration of a parks impact fee. In accordance with the statute, it provides each of the following required elements of the assessment:

1. *An inventory of existing public facilities, including an identification of existing deficiencies in the quantity or quality of those public facilities, for which it is anticipated that the impact fee may be imposed.*

An inventory of the Village's parks facilities is reflected in the 2025-2029 CORP, which is incorporated by reference.

2. *An identification of new public facilities, or improvements and expansions of existing public facilities that will be required because of the new land development for which it is anticipated that impact fees may be imposed. This identification shall be based upon explicitly identified service areas and service standards.*

The future improvements and expansions are identified in Chapter 6.2 of the 2025-2029 CORP, and the level of service is identified in Chapter 4.1 and Chapter 5 of the same document, which is incorporated by reference.

Section A – Impact Fee Statutory Requirements

3. *A detailed estimate of the capital costs of providing the new public facilities or the improvements or expansions in existing public facilities previously mentioned, including an estimate of the cumulative effect of all proposed and existing impact fees on the availability of affordable housing within the political subdivision.*

Appendix A lists average cost estimates provided by the Village for parks facilities. A statement of the effect on affordable housing is contained in Section D of this report.

Section 66.0617(7r) – Impact Fee Report:

- *At the time that the municipality collects an impact fee, it shall provide to the developer from which it received the fee an accounting of how the fee will be spent.*

The Village is aware of this requirement and intends to comply. The Village intends to use the fees it collects to fund the future improvements and expansions identified in Appendix A.

Section 66.0617(8) – Requirements for Impact Fee Revenues:

- *Revenues from each impact fee that is imposed shall be placed in a separate segregated interest-bearing account and shall be accounted for separately from the other funds of the municipality. Impact fee revenues and interest earned on impact fee revenues may be expended only for the particular capital costs for which the impact fee was imposed, unless the fee is refunded under sub. (9).*

The Village accounts for its impact fees in a separate general ledger account. Interest income is allocated to this account on a monthly basis.

Section 66.0617(9) – Refund of Impact Fees:

Except as provided in this subsection, impact fees that are not used within 8 years after they are collected to pay capital costs for which they were imposed shall be refunded to the payer of fees for the property with respect to which the impact fees were imposed, along with any interest that has accumulated, as described in sub. (8). Impact fees that are collected for capital costs related to lift stations or collecting and treating sewage that are not used within 10 years after they are collected to pay the capital costs for which they were imposed, shall be refunded to the payer of the fees for the property with respect to which the impact fees were imposed, along with any interest that has accumulated, as described in sub. (8). The 10-year time limit for using impact fees that is specified under this subsection may be extended for 3 years if the municipality adopts a resolution stating that, due to extenuating circumstances or hardship in meeting the 10-year limit, it needs an additional 3 years to use the impact fees that were collected.

The resolution shall include detailed written findings that specify the extenuating circumstances or hardship that led to the need to adopt a resolution under this sub-section. For purposes of the time limits in this subsection, an impact fee is paid on the date the developer obtains a bond or irrevocable letter of credit in the amount of the unpaid fees executed in the name of the municipality under sub. (6) (g).

According to Village management, the Village has spent down its impact fee collections in accordance with state statute guidance and no refunds have been made to date.

NOTE: The impact fee requirements outlined in this section are subject to change by the legislature at any time. Refer to the state statute for the impact fee statutory requirements.

Section B – Current Facilities and Service Standards

Existing Parks Facilities

The Village's existing parks system consists of five community parks, ten neighborhood parks, four mini parks, and four special purpose parks. Combined, these parks provide approximately 86.9 acres of active park space, 30.1 acres of special purpose parkland, and 63.2 acres of passive park area. In addition to the acreage listed above, the park system contains approximately 100 acres of wetlands and floodplains. Because these areas may not be developed, this acreage is not included in calculations of service standards.

In addition to the parks described above, the Village maintains approximately 8.4 miles of improved trails.

Detailed information about each of the Village's parks facilities is included in Chapter 3 of the 2025-2029 Comprehensive Outdoor Recreation & Open Space Plan, with the exception of the Sperle Corners mini-park which was approved after adoption of the CORP. This new park has been included as an existing facility in this study. A summary of park facilities and values is included with the calculations in Appendix A.

Service Standards

Acreage standards and service areas for different park types are detailed in the Village's 2025-2029 Comprehensive Outdoor Recreation Plan.

The impact fee cost standard per acre is based on the replacement value of park and trail improvements provided by the City. See Appendix A.

Section C – Impact Fee Methodology

Impact Fee Methodology

The proposed impact fees developed in this report are intended to provide for the partial recovery of public costs associated with the expansion to the Village's parks facilities. These improvements will be required as a result of projected growth and development of the Village. The Impact Fee Statute requires the proposed fee to bear a rational relationship to capital costs as well as to be proportional to the use of the added public facilities costs. The total amount to be collected through impact fees is calculated based on the proportional share of the increase in facilities generated by the new growth in the Village.

Impact Fee Computation

For park facilities and trails, the impact fee was determined to be \$1,411.63 per person. This represents a calculated fee amount of \$1,116.28 for park facilities and \$295.34 for trails. Based on Census data regarding persons per household for owner-occupied and renter-occupied housing units, this equates to the following fees:

Type of Dwelling	Cost per Person	Persons per HH	Recommended park improvement impact fee
Single-family	\$ 1,411.63	2.55	\$ 3,599
Multi-family	\$ 1,411.63	1.83	\$ 2,583
Group quarters	\$ 1,411.63	1.00	\$ 1,412

For parkland dedication, the fee per person was calculated at \$1,622.49. Using the same assumptions for household sizes, the fee in lieu of parkland dedication is as shown in the table below.

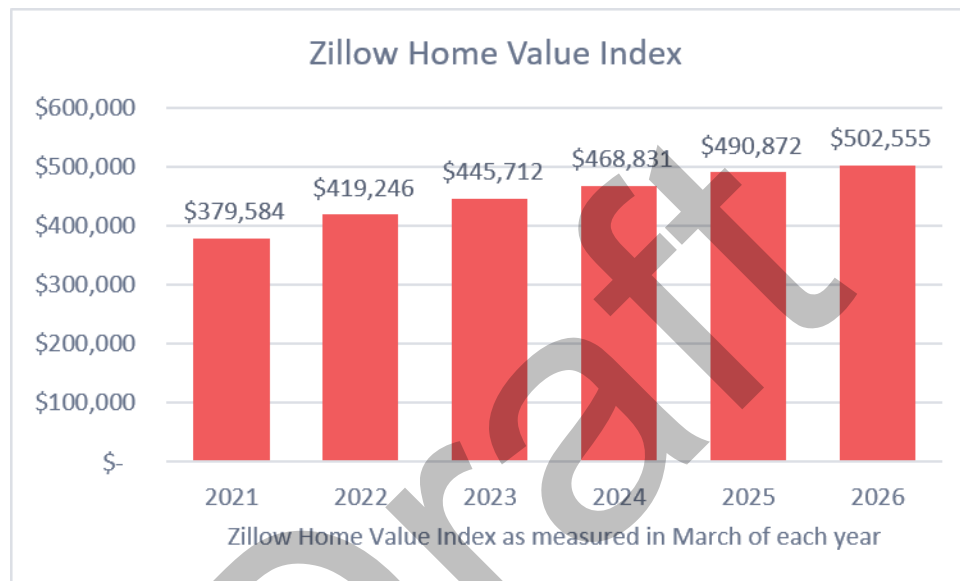
Type of Dwelling	Cost per Person	Persons per HH	Recommended fee in lieu of parkland dedication
Single-family	\$ 1,622.49	2.55	\$ 4,137
Multi-family	\$ 1,622.49	1.83	\$ 2,969
Group quarters	\$ 1,622.49	1.00	\$ 1,622

Details of the impact fee computations can be found in Appendix A.

Section D – Impact Fee Collection

Low-Cost Housing

As a matter of policy, the level of an impact fee in relation to average housing cost should not impede the affordability of low-cost housing. This section will examine the potential effects of the proposed impact fee on the housing affordability in the Village. According to Zillow, the median home value in McFarland in March of 2026 was estimated at \$502,555.



Assuming that a homebuyer makes a down payment of 20% and takes a mortgage for the remaining 80% (\$402,044) at an annual interest rate of 6%, the average monthly mortgage payment would be approximately \$2,410.

Existing impact fees for water, library and public safety total \$4,291, which translates to a monthly payment of \$26 on a mortgage as described above. The proposed park improvement impact fee would add \$3,600 to this amount, or approximately \$22 per month. The proposed park-land impact fee would add \$4,137 to this amount, or approximately \$25 per month.

If these impact fees were not included in the cost of a new home, the cost of the home would be \$490,527, resulting in a mortgage amount of \$392,422 and monthly payments of \$2,353. Comparing the two sets of values, we observe that impact fees add 2.45% to the cost of a median home in the Village of McFarland.

Existing fees are per Village Ordinances, Appendix A

Mortgage payment calculation	Amount	Monthly
Median home price:	\$ 502,555	\$ 3,013.07
less 20% down payment:	\$ (100,511)	\$ (602.61)
Mortgage principal & payments:	\$ 402,044	\$ 2,410.46
Existing impact fees	Amount	Monthly
Public safety impact fee:	\$ 2,091	\$ 12.54
Public library impact fee ⁽¹⁾ :	\$ 710	\$ 4.26
Public water impact fee ⁽²⁾ :	\$ 1,490	\$ 8.93
Proposed impact fee	Amount	Monthly
Park improvement impact fee:	\$ 3,600	\$ 21.58
Park-land impact fee:	\$ 4,137	\$ 24.81
Total impact fees:	\$ 12,028	\$ 72.11
Mortgage without impact fees	Amount	Monthly
Mortgage principal & payments:	\$ 392,422	\$ 2,353
Difference		2.45%

- (1) The existing Library impact fee of \$710 per single-family dwelling is recommended to remain steady until the Village reaches a service population of 15,755.
- (2) Includes water tower and well impact fees for single-family dwelling meter under 1 inch.

Information from the federal department of Housing and Urban Development indicates that the 2026 Low Income (80%) Limit for Dane County is \$108,250. The monthly mortgage payments calculated above are the equivalent of 26.1% of the Low Income Limit before impact fees, and 26.7% if impact fees are included.

The impact fee statute allows for waived or reduced fees on new development that is approved for affordable housing. If a portion of the project has been approved for affordable housing, then the fee may be adjusted accordingly at the discretion of the Village Board.

Impact Fee Collection

Accounting

Revenues from impact fees shall be placed in a segregated interest-bearing account separate from the other funds of the Village. Impact fee revenues and interest may be expended only for capital costs for which the impact fees were imposed. Impact fees that are collected, but not used for which they were imposed within the time period specified per Wisconsin Statutes 66.0617(9), which is currently eight years, shall be refunded to the to the payer of fees for the property with respect to which the impact fees were imposed, along with any interest that has accumulated.

Imposition of the Fee

All impact fees will be due at the time of building permit issuance unless otherwise agreed to by the Village Board per the terms of any approved development agreements.

Updates to the Report

Unless modified further by the Village Board, the park impact fees and the fee-in-lieu of land dedication shall be adjusted annually on January 1 by the Community Development Director based on a rolling five-year average of the *Consumer Price Index - All Urban Consumers - Midwest Region* prepared by the United States Department of Labor. This will allow for changes in growth, project costs, estimates or other projects to be incorporated into the fee calculations.

Section E – Compliance with Wisconsin Impact Fee Requirements

See Wisconsin State Statute 66.0617 for the detailed process.

The process followed and information utilized in developing the fees included in this study pursuant to Wisconsin Statutes includes the following steps and documents:

- Requires a Public Hearing:
 - Class 1 notice under Chapter 985
 - Provide copy of proposed ordinances
 - Provide public facilities needs assessment
- Based on a Public Facilities Needs Assessment: (for facilities included in the impact fee calculation)
 - Inventory of existing facilities, including deficiencies
 - Identification of new public facilities
 - Estimated (or actual) capital cost of new public facilities
 - Effect of recovering capital costs on affordable housing
 - Available for public inspection at least 20 days before hearing
- Follow Impact Fee Standards:
 - Rational relationship to the need for new facilities
 - Proportionality
 - Actual costs or reasonable estimates
 - Net of other charges
 - Net of grants
 - Must exclude improvements to address deficiencies
 - May not include expenses for operation or maintenance of a public facility
 - Payable by a developer or property owner to the Village in full upon the issuance of a building permit by the Village
- Establish Accounting Requirements:
 - Use of funds restricted
 - Subject to refund
- Specify Appeal Procedure

Appendix A

Calculation of Impact fees

Table 1 shows the Village's existing active parks and the estimated replacement costs of the facilities and equipment at each location. This list does not include undeveloped parklands and wetlands, as these locations do not have significant facilities or infrastructure to measure. Similarly, we exclude the Siggelkow Road neighborhood park and the new Sperle Corners mini park, as they do not yet have facilities to track.

The Village currently shows 113.8 acres of active parkland, with capital facilities totaling \$10.87 million in replacement costs. This results in an average cost per acre of \$95.512 for improvements.

Park Name	Category	Active Acres	2025 Replacement Value	Improvement Cost Per Acre
Community Parks				
Brandt Park	Community	5.0	854,920	170,303
Community Park (Hwy AB)	Community	26.0	4,345,000	166,987
Lewis Park	Community	10.4	1,200,540	115,215
McDaniel Park	Community	3.8	873,070	228,552
William McFarland Park	Community	19.8	1,988,910	100,349
		65.1	9,262,440	142,280
Neighborhood Parks				
Arnold Larson Park	Neighborhood	1.5	74,360	48,921
Autumn Grove Park	Neighborhood	1.5	79,750	52,467
Cedar Ridge Park	Neighborhood	3.9	60,610	15,462
Egner Park	Neighborhood	2.2	30,030	13,588
Highland Oaks Park	Neighborhood	2.2	231,935	104,948
Juniper Ridge	Neighborhood	1.5	113,520	74,684
Rosewood Fields	Neighborhood	3.2	194,590	60,809
Woodland Estates Park	Neighborhood	2.3	121,220	52,704
		18.4	906,015	49,240
Mini Parks/Tot Lots				
Discovery Garden Park	Mini Park	0.3	48,400	161,333
Ridgeview Totlot	Mini Park	0.4	14,850	37,125
Valley Totlot	Mini Park	0.4	27,610	69,025
		1.1	90,860	82,600
Special Purpose Parks				
Legion Memorial	Special Purpose	0.1	2,750	45,833
Orchard Hill Park	Special Purpose	14.7	215,820	14,662
Urso	Special Purpose	14.4	391,380	27,141
		29.2	609,950	20,889
Total - All Active Parks		113.8	10,869,265	95,512
Source: Village of McFarland insurance reports and supplemental estimates				

Table 2 shows additional detail related to the Village's costs for parks improvements. At the bottom of the table, additional acreage is shown for parks which are not included in the calculation of improvement costs. Most of this acreage is for passive use parks, with a small contribution from active parks that have not yet been developed. Acreage related to undevelopable wetlands and floodplains are excluded from the figures below. The 180.1 acres of total parkland listed below equates to 18.5 acres per 1,000 residents.

TABLE 2. Park Inventory Detail								
Park Name	Category	Active Acres	Special Acres	Total Acres	Total Replacement Cost	10% Engineering Planning	2025 Replacement Value	Improvement Cost Per Acre
Community Parks								
Brandt Park	Community	5.0	-	5.0	777,200	77,720	854,920	170,303
Community Park (Hwy AB)	Community	26.0	-	26.0	3,950,000	395,000	4,345,000	166,987
Lewis Park	Community	10.4	-	10.4	1,091,400	109,140	1,200,540	115,215
McDaniel Park	Community	3.8	-	3.8	793,700	79,370	873,070	228,552
William McFarland Park	Community	19.8	-	19.8	1,808,100	180,810	1,988,910	100,349
		65.1	-	65.1	8,420,400	842,040	9,262,440	236,891
Neighborhood Parks								
Arnold Larson Park	Neighborhood	1.5	-	1.5	67,600	6,760	74,360	48,921
Autumn Grove Park	Neighborhood	1.5	-	1.5	72,500	7,250	79,750	52,467
Cedar Ridge Park	Neighborhood	3.9	-	3.9	55,100	5,510	60,610	15,462
Egner Park	Neighborhood	2.2	-	2.2	27,300	2,730	30,030	13,588
Highland Oaks Park	Neighborhood	2.2	-	2.2	210,850	21,085	231,935	104,948
Juniper Ridge	Neighborhood	1.5	-	1.5	103,200	10,320	113,520	74,684
Rosewood Fields	Neighborhood	3.2	-	3.2	176,900	17,690	194,590	60,809
Woodland Estates Park	Neighborhood	2.3	-	2.3	110,200	11,020	121,220	52,704
		18.4	-	18.4	823,650	82,365	906,015	49,240
Mini Parks/Tot Lots								
Discovery Garden Park	Mini Park	0.3	-	0.3	44,000	4,400	48,400	161,333
Ridgeview Totlot	Mini Park	0.4	-	0.4	13,500	1,350	14,850	37,125
Valley Totlot	Mini Park	0.4	-	0.4	25,100	2,510	27,610	69,025
		1.1	-	1.1	82,600	8,260	90,860	82,600
Special Purpose Parks								
Legion Memorial	Special Purpose	-	0.1	0.1	2,500	250	2,750	45,833
Orchard Hill Park	Special Purpose	-	14.7	14.7	196,200	19,620	215,820	14,662
Urso	Special Purpose	-	14.4	14.4	355,800	35,580	391,380	27,141
		-	29.2	29.2	554,500	55,450	609,950	20,889
Total - All Active Parks		84.60	29.20	113.80	9,881,150	988,115	10,869,265	95,512
Other Parks (not included in improvement cost calculations)								
Siggelkow Road	Neighborhood	1.9	3.7	5.6				
Sperle Corners	Mini Park	0.4	-	0.4				
Inclusive Park	Special Purpose	-	0.9	0.9				
Various Locations	Conservancy	-	59.4	59.4				
		2.3	64.0	66.3				
Total - All Village Parks		86.85	93.20	180.1				
Source: Village of McFarland insurance reports and supplemental estimates								

Table 3: Trail Inventory

Total length of improved trails (lineal feet):	44,242	Village Engineer estimate
Estimated replacement cost per lf:	\$ 65.00	Village Engineer estimate
Total replacement cost	2,875,730	

Table 4: Per-person Cost Calculations for Improvements, Trails and Land

Total cost of park improvements:	\$ 10,869,265	from Tables 1 & 2
Total cost of improved trails:	\$ 2,875,730	from Table 3
Total cost of park improvement and trails:	\$ 13,744,995	
Current Village population:	9,737	WI DOA 2025 estimate
Cost per person for trails and improvements:	\$ 1,411.63	
Acreage of improved parkland:	180.10	from Tables 1 & 2
Current Village population:	9,737	WI DOA 2025 estimate
Acres per 1,000 residents:	18.50	
Average cost per acre ⁽¹⁾ :	87,719	from recent land sales
Cost per person for park land:	\$ 1,622.49	

(1) Cost per acre was calculated by Village staff based on land sales between August 2025 and March 2026.

Table 5: Calculation of Park Improvement Impact Fees

Type of Dwelling	Cost per person ⁽¹⁾	Persons per HH ⁽²⁾	Impact fee per unit
Single-family home	\$ 1,411.63	2.55	\$ 3,599.64
Multi-family home	\$ 1,411.63	1.83	\$ 2,583.27
Group quarters	\$ 1,411.63	1.00	\$ 1,411.63

(2) Cost per person for park improvements and trails (Table 4).

(3) Household size from U.S. Census ACS 5-year estimate (2023).

Table 6: Calculation of Parkland Dedication Fees

Type of Dwelling	Cost per person ⁽¹⁾	Persons per HH ⁽²⁾	Impact fee per unit
Single-family home	\$ 1,622.49	2.55	\$ 4,137.35
Multi-family home	\$ 1,622.49	1.83	\$ 2,969.16
Group quarters	\$ 1,622.49	1.00	\$ 1,622.49

(1) Cost per person for park land (Table 4).

(2) Household size from U.S. Census ACS 5-year estimate (2023).