

Tuesday, September 15, 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 August 18, 2026 Plan Commission meeting.

4. PUBLIC HEARINGS.

- a. Public hearing on Ordinance 2026-09, an ordinance to amend the Municipal Code concerning park impact fees, parkland dedication, and fees in lieu of parkland dedication.

5. BUSINESS.

- a. Discussion and action on Plan Commission Resolution 2026-03: A resolution approving the creation of Tax Increment Finance District #7, a mixed-use TID in the vicinity of Elvehjem Road and County Highway AB, and recommending the same to the Village Board.
- b. Discussion regarding an annexation petition received for the April Hills subdivision in the Town of Blooming Grove.

6. SCHEDULE NEXT MEETING DATE.

- a. Wednesday, September 16, 2026 at 6:00 PM - Ad-hoc Comprehensive Plan Steering Committee Meeting

b. Tuesday, October 20, 2026 at 7:00 PM - Plan Commission Meeting

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 August 18, 2026, at 7:00 P.M.

Members Present: Stephanie Brassington, Luke Fessler, Karen Pominville, Kyle Shelton, Chris Reynolds (7:02 PM)

Members Absent: Ben Tanko

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 wishing to speak during this time.

3. APPROVAL OF MINUTES.

- a. Brassington motioned to approve the minutes of the July 21, 2026, Plan Commission meeting. Fessler seconded the motion. Motion carried 4-0-1 with Reynolds abstaining.

Prior to beginning the Public Hearing, President Brassington announced Business item 5.a. will be addressed first. There were no objections from the Commission members. Business item 5.a. occurred first prior to Public Hearing item 4.a. The agenda items followed normally thereafter.

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.

Bremer provided a summary of the Public Information Meeting held on August 10, 2026 at 6:00 PM for TID #7 discussion. Bremer recapped the questions received at the meeting and responses given. The summary included showings of draft plan drawings, district layouts, wetland preservation, recreational trails, public improvements, and tentative timeline should the project advance. Katrina Becker, Becker Professional Services, was present to provide comments.

Brassington opened the public hearing at 7:44 PM. Written within the Zoom Q&A feature, Dee Hughes and Mike Klune both registered in support of TID #7. Both did not wish to speak.

The following people were spook in support of TID #7:

- Linda Johnson, 6318 Scandia Lane
- Monica Gunderson, 5810 Main Street

Brassington closed the public hearing at 8:04 PM.

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.

Thao provided summary on the agenda item, highlighting previous improvements on the property prior to the Applicant's ownership in 2015. Thao discussed the current 76% lot coverage and actions taken to not exceed the current amount with the proposed addition. Bremer provided additional comments stating the property is non-conforming to the existing 70% maximum lot coverage; however, with the proposed improvements the property owner will not be increasing the non-conformity. Wynn Davies was present and provided comments. No additional questions or comments from the Commissioners.

Brassington motioned 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.

Fessler seconded the motion. Motion carried 5-0.

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

Bremer provided summary of past meeting discussions related to the item and presenting the cover-to-cover draft study. Reynolds raised questions about previous presentation on comparative community data research, impact fee totals, effect of raising fees on developers. Fessler commented on municipal community Mill rates, a taxing value that the Village controls and that the Village is lower than most other communities.

6. SCHEDULE NEXT MEETING DATE.

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

7. ADJOURNMENT.

Fessler motioned to adjourn. Brassington seconded the motion. Motion carried 5-0. Meeting adjourned at 8:15 PM.

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, September 15, 2026

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Public hearing on Ordinance 2026-09, an ordinance to amend the Municipal Code concerning park impact fees, parkland dedication, and fees in lieu of parkland dedication.

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.

[8.18.26 Plan Commission](#) reviews first cover-to-cover draft for the Park Impact Fee Needs Assessment Study.

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 several 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. At the August 18, 2026 the Plan Commission reviewed the complete draft of the updated Public Needs Assessment and supported advancing with the public hearing on the proposed changes.

Park Improvement Impact Fee	Existing	Proposed	Net Change
Single Family Dwelling Unit	\$3,141.33	\$3,600.00	+\$458.67
Two-Family & Multi-Family Dwelling Unit	\$2,182.13	\$2,583.00	+\$400.87
Group Quarters Unit	\$1,198.98	\$1,412.00	+\$213.02
Parkland Impact Fee	Existing	Proposed	Net Change
Single Family Dwelling Unit	\$4,781.52	\$4,137.00	-\$644.52
Two-Family & Multi-Family Dwelling Unit	\$3,321.52	\$2,969.00	-\$352.52
Group Quarters Unit	\$1,825.01	\$1,622.00	-\$203.01



A public hearing is required under Wis. Stat. 66.0617, to address the proposed changes to the park impact fees. Included in the packet is the draft ordinance to revise the impact fees, which includes proposed 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 item is presented for public hearing and discussion only. Action on the item is scheduled



for the October 20th Plan Commission meeting.

ATTACHMENTS:

1. 9.15.26 - Ord 2026-09 Parks Impact Fee - notice to paper
2. Ordinance 2026-09 Amendment to Park Impact Fees
3. McFarland Draft Parks Impact Fees Study_08.19.26

Please publish in the
Leader Independent on
August 27, 2026 and September 3, 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, September 15, 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:

Ordinance 2026-09 an ordinance to amend various sections of the Municipal Code Concerning Park Improvement Impact Fees, Parkland Dedication Impact Fees, and Parkland Dedication requirements related to the Village's 2026 Park Impact Fee, Fee in Lieu of Land Dedication and Public Facilities Needs Assessment Study.

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

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

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

**VILLAGE OF MCFARLAND
ORDINANCE 2026-09**

**AN ORDINANCE TO AMEND THE MUNICIPAL CODE CONCERNING PARK
IMPACT FEES, PARKLAND DEDICATION, AND FEES IN LIEU OF PARKLAND
DEDICATION**

PURPOSE: To amend the Municipal Code to revise the regulations concerning park impact fees and fee in lieu of land dedication.

SPONSOR: Andrew Bremer, Community & Economic Development Director

RECOMMENDED REFERRAL: Plan Commission

PUBLIC HEARING: Required, Preceded by Class 1 Notice.

WHEREAS, the Village of McFarland currently imposes an impact fee for park improvements and requires land dedication for parks, or fees in lieu of land dedication, to accommodate the impact of land development; and,

WHEREAS, in 2025 the Village Board adopted an updated Comprehensive Outdoor Recreation Plan which includes policies to require developers to dedicate usable land for parks, or fees in lieu of land dedication, and park improvement impact fees; and,

WHEREAS, the 2025 Comprehensive Outdoor Recreation Plan includes a strategy to update the Village's 2020 Park Impact Fee, Fee in Lieu of Land Dedication and Public Facility Needs Assessment; and,

WHEREAS, the Village hired Baker Tilly to assist with the completion of the 2026 Park Impact Fee, Fee in Lieu of Land Dedication and Public Facility Needs Assessment ("Needs Assessment"); and,

WHEREAS, the Village of McFarland's Plan Commission served as the steering committee for the 2026 Needs Assessment discussing the amendments at four regular scheduled meetings; and,

WHEREAS, the Parks & Recreation Committee also reviewed the 2026 Needs Assessment; and,

WHEREAS, the Plan Commission held a public hearing on the proposed fee amendments on September 15, 2026, preceded by a Class II Notice; and,

WHEREAS, the 2026 Needs Assessment was available for public inspection and copying at least 20 days prior to the public hearing; and,

WHEREAS, the Plan Commission recommends amending the Municipal Code to reflect the findings of the 2026 Needs Assessment; and,

WHEREAS, the Village Board agrees with the recommendations, and that the proposed amendments are in the public interest;

NOW THEREFORE, be it ordained by the Village Board of the Village of McFarland, in the State of Wisconsin, as follows:

SECTION 1: AMENDMENT “CHAPTER 8 - BUILDINGS AND BUILDING REGULATION FEES” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

CHAPTER 8 - BUILDINGS AND BUILDING REGULATION FEES

Section	Description	Fee
8-208	Permit for razing buildings	\$110.00/Residential \$160.00/Commercial
8-233	Balconies, Decks and Porches:	
	New Building Residential	\$0.15 per square foot
	New Buildings Commercial	\$0.18 per square foot
	Alterations to Existing Residential or Commercial Buildings	\$160.00
8-281	Application for a permit to transfer, place or dump solid fill:	\$85.00
	Additional fee per truck	\$10.00
8-341(a)	Fee for permit to move building/structure along public ROW:	\$85.00
	Additional fee for building remaining on public highway (per day)	\$85.00
8-368(a)	Permit to construct a fence	\$85.00
	Building permit fee to construct, erect, or alter a	

8-401	swimming pool—based on value:	
	\$0.00—\$1,000.00	\$85.00
	\$1,000.00—\$25,000.00	\$85.00 + \$11.00 per \$1,000.00
	Over \$25,000.00	\$325.00 + \$5.00 per \$1,000.00 over \$25,000.00
8-463(b)	The Public Water impact fee includes both a fee for Wells and a fee for the Water Tower. For example, the public water impact fee for a 3/4-inch meter is \$1,490.00, which includes both the Well fee of \$1,117.00 and the Water Tower fee of \$373.00.	
	Public Water Impact Fee for Wells (size of meter):	
	5/8-inch	\$1,117.00
	3/4-inch	\$1,117.00
	1-inch	\$2,793.00
	1 1/4-inch	\$4,133.00
	1 1/2-inch	\$5,585.00
	2-inch	\$8,936.00
	3-inch	\$16,755.00
	4-inch	\$27,925.00
	6-inch and above	\$55,850.00
	Public Water Impact Fee for Water Tower (size of meter):	
	5/8-inch	\$373.00
	3/4-inch	\$373.00
	1-inch	\$933.00
	1 1/4-inch	\$1,380.00
	1 1/2-inch	\$1,865.00
	2-inch	\$2,984.00
	3-inch	\$5,595.00

	4-inch	\$9,325.00
	6-inch and above	\$18,650.00
8-464(e)	Park improvement impact fee:	
	Type of dwelling unit:	
	Single-family	\$3,600.00 3,141.33
	Two-family, Multi-family	\$2,583.00 2,182.13
	Group quarters	\$1,412.00 1,198.98
	Park-land impact fee (also known as fees in lieu of parkland dedication):	
	Type of dwelling unit:	
	Single-family	\$4,137.00 4,781.52
	Two-family, Multi-family	\$2,969.00 3,321.52
	Group quarters	\$1,622.00 1,825.01
8-465(b)	Public library impact fee:	
	Type of development:	
	Single-family	\$710.00
	Two-family, multifamily	\$431.00
8-466(b)	Public Safety Center impact fee:	
	Type of property:	
	Single-family	\$2,091.00 per unit
	Two-family, Multi-family	\$1,531.00 per unit
	Group quarters	\$777.00 per unit
	Commercial/Industrial	\$1,113.00 per 1,000 sq. ft. of development, including accessory structures, but not including parking lots for non-residential development.
	Mixed Use Developments	Mixed Use developments shall include both the multi-family residential and commercial/industrial fees calculated for each component based on the above amounts.

8-487(b)(1)	Sign permit fee	\$85.00 + \$2.00/sq. ft.
	Building permit fees:	
	New buildings—residential:	
	Per square foot of building	\$0.15 min. \$135.00
	Electronic municipal plan entry	\$160.00
	Early start permit	\$210.00
	New buildings—commercial:	
	Per square foot of building	\$0.18 min. \$135.00
	Certified municipal plan review: Building plan	\$110.00
	Plan entry fee	\$110.00 + sq. ft. fee below
	Less than 2,500 sf	\$250.00
	2,501—5,000 sf	\$300.00
	5,001—10,000 sf	\$500.00
	10,001—20,000 sf	\$700.00
	20,001—30,000 sf	\$1,100.00
	30,001—40,000 sf	\$1,400.00
	40,001—50,000 sf	\$1,900.00
	50,001—75,000 sf	\$2,600.00
	75,001—100,000 sf	\$3,300.00
	100,001—200,000 sf	\$5,400.00
	200,001—300,000 sf	\$9,500.00
	300,001—400,000 sf	\$14,000.00
	400,001—500,000 sf	\$16,700.00
	Over 500,000 sf	\$18,000.00
	Certified municipal plan review: HVAC plan	
	Plan entry fee	\$110.00 + sq. ft. fee below
	Less than 2,500 square feet	\$150.00
	2,501—5,000 square feet	\$200.00
	5,001—10,000 square feet	\$300.00

8-522

10,001—20,000 square feet	\$400.00
20,001—30,000 square feet	\$500.00
30,001—40,000 square feet	\$800.00
40,001—50,000 square feet	\$1,100.00
50,001—75,000 square feet	\$1,400.00
75,001—100,000 square feet	\$2,000.00
100,001—200,000 square feet	\$2,600.00
200,001—300,000 square feet	\$6,100.00
300,001—400,000 square feet	\$8,800.00
400,001—500,000 square feet	\$10,800.00
Over 500,000 square feet	\$12,100.00
Early start permit	\$250.00
Repair work, additions or alterations to	
\$0.00 to \$1,000.00	\$85.00
\$1,000.00—\$25,000.00	\$0.20/ft ² (minimum \$150.00)
Over \$25,000.00	\$0.30/ft ² (minimum \$250.00)
Fire escapes	\$85.00
Reroofing, re-siding and windows:	
First \$500.00 or less	\$85.00
Additional fee per \$1,000.00 of value or fractional part thereof above \$500.00	\$5.00
Installation of elevator	\$85.00
New, replacement or relocation of fuel oil and gasoline storage:	
550 gallons or less	\$85.00
551 gallons to 10,050 gallon capacity	\$95.00
Above 10,051 gallon capacity	\$105.00
Plus per additional 1,000 gallon capacity or	\$0.05
Canopies, per square foot of	

	surface:	\$0.10
	Minimum fee	\$85.00
	Awnings, for each individually supported	\$85.00
	Reinspection permit	\$85.00
	New construction UDC seal	\$35.00
8-581	Plumbing permit fee—Residential	\$85.00
	Plus per square foot of	\$0.05
	Sewer and water laterals (per lateral) and Stormwater pipe:	\$85.00
	Commercial	\$85.00 + \$0.10/ft. of pipe
	Plumbing permit fee—commercial	\$85.00
	Per square ft. Group I building	\$0.05
	Group II building	\$0.08
	Group III building	\$0.10
	Group IV building	\$0.04
	Addition or replacement of plumbing fixtures to existing	\$85.00
	Plus per fixture	\$7.00
	Red tag or reinspection fee	\$85.00
8-616	HVAC permit fee—Basic HVAC permit	\$85.00
	HVAC permit fee—Fireplace or wood stove	\$85.00
	Plus per square foot—Residential	\$0.05
	Building class fee (per square foot)—Commercial:	
	Group I building	\$0.05
	Group II building	\$0.08
	Group III building	\$0.10
	Group IV building	\$0.04
	Replacement of air	\$85.00

	conditioning—Commercial	
	Replacement of furnace—Commercial	\$85.00
	Replacement of air conditioning—Residential	\$85.00
	Replacement of furnace—Residential	\$85.00
	Addition of A/C to existing structure	\$85.00
	Alterations/additions	\$85.00 + \$5.00 per \$1,000.00 of value
	Red tag or reinspection fee	\$85.00
	All fees doubled if work commenced prior to permit	
8-645(c)	Fee for an electrical contractor, firm, person or corporation	\$85.00
8-647	New construction—Electrical:	
	Residential buildings; 1—2 family (per square foot)	\$0.05
	Commercial buildings (per square foot):	
	Group I building	\$0.05
	Group II building	\$0.08
	Group III building	\$0.10
	Group IV building	\$0.04
	Electrical permit	\$85.00/Residential \$110.00/Commercial
	Temporary service	\$85.00/Residential \$110.00/Commercial
	Panel/service entrance, 100 amp	\$85.00/Residential \$110.00/Commercial
	Each additional 100 amp	\$10.00
	Additions, alterations, and repairs permit fee	\$65.00 + openings/Residential \$95.00 + openings/Commercial
	1—5 openings	\$20.00

	6—10 openings	\$30.00
	11—15 openings	\$40.00
	16—20 openings	\$45.00
	21—25 openings	\$50.00
	26—30 openings	\$55.00
	31—35 openings	\$60.00
	36—40 openings	\$65.00
	>41—45 openings	\$70.00
	46—50 openings	\$75.00
	51—60 openings	\$80.00
	61—70 openings	\$85.00
	71—80 openings	\$90.00
	81—90 openings	\$95.00
	91—100 openings	\$105.00
	101 + openings	+ \$1.00 per opening
8-848(a)	Fees established in lieu of on-site stormwater management practices—Residential (2009):	
	Construction cost per acre	\$1,223.00
	Land cost per acre	\$550.00
	Total cost per acre	\$1,773.00
	Fees established in lieu of on-site stormwater management practices—Commercial and Industrial (2009):	
	Construction cost per acre	\$2,255.00
	Land cost per acre	\$1,388.00
	Total cost per acre	\$3,643.00
8-909(a)	Fees for erosion control plans:	
8-909(a)(1)	Simplified plan checklists	\$350.00
8-909(a)(2)	Sites larger than 20,000 square feet in area	\$500.00

8-909(a)(3)	Sites larger than two acres in area and five acres or less in area	\$750.00
8-909(a)(4)	Sites larger than five acres in area	\$750.00 plus \$1,000.00 deposit plus actual cost
8-909(b)	Fees for stormwater management plans:	
8-909(b)(1)	Stormwater management plan without detention plan	Fee equal to actual cost billed to the Village by Consultants
8-909(b)(2)	Stormwater management plan with detention plan	Fee equal to actual cost billed to the Village by Consultants

SECTION 2: AMENDMENT “23-119 Needs Assessments; Revenues; Time Periods; Installment Payments; Appeals” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

23-119 Needs Assessments; Revenues; Time Periods; Installment Payments; Appeals

- (a) The following Village documents contain the needs assessments for the impact fees identified under Section 23-118, and demonstrate Village compliance with the requirements of Wis. Stats. § 66.0617(4):
- (1) Public Facilities Needs Assessment for Public Water Impact Fees prepared by Town and Country Engineers dated December 9, 1997;
 - (2) Report on Impact Fees prepared by Virchow, Krause & Company dated December 9, 1997, as amended by Report dated February 21, 2002;
 - ~~(3) Park Impact Fee, Fee in Lieu of Land Dedication and Public Facility Needs Assessment prepared by Baker Tilly Virchow Krause, LLP dated January 27, 2020;~~
 - (4) Public Facilities Needs Assessment for Public Library Impact Fees prepared by Virchow Krause & Company, LLP dated March 7, 2006;
 - (5) Public Safety Center Impact Fee Study prepared by Baker Tilly Virchow Krause, LLP dated July 5, 2023;
 - (6) Public Facilities Needs Assessment for Municipal Water System prepared by Town & Country Engineers dated February, 2023.
 - (7) Park Impact Fee, Fee in Lieu of Land Dedication and Public Facility Needs Assessment prepared by Baker Tilly dated August 19, 2026;
- (b) Revenues collected by the Village as impact fees shall be placed by the Village Treasurer in separate segregated interest-bearing accounts, and shall be accounted for separately from other funds of the Village. Impact fee revenues and interest earned on

impact fee revenues may be expended by the Village only for the particular capital costs for which the impact fee was imposed, and shall be expended on a first-in first-out basis. Separate accounts shall be kept of fees collected from different impact fee zones, where the particular impact fee ordinance provides for differential fees according to zones, and revenues collected in particular zones shall be spent in those zones as appropriate.

- (c) All fees collected under this Section shall be used or refunded in a manner consistent with Wis. Stat. §66.0617.

~~Fees held by the Village and not used within the time period specified herein or pursuant to Wis. Stats. § 66.0617(9) shall be refunded to the current owner of record of the property at the time of the refund with respect to which the impact fees were imposed along with any interest that has accumulated.~~

- (d) The Village Board may authorize the payment of impact fees otherwise payable in full at the time of the issuance of a building permit in installment payments. If installment payments are authorized, interest shall be paid on the installment payments at the same rate charged by the Village on installments of special assessments.
- (e) A "developer," as defined in Wis. Stats. § 66.0617(1)(b), may appeal to contest the amount, collection or use of the impact fee in the manner provided herein:
- (1) It shall be a condition to the commencement of such an appeal that the impact fee from which the developer appeals shall be paid as and when the fee becomes due and payable, and upon default in making any such payment, such appeal may be dismissed.
 - (2) The only questions appealable under this Section are the following, as authorized by Wis. Stats. § 66.0617(10):
 - a. The amount of fee charged and paid by the developer;
 - b. The method of collection of the impact fee;
 - c. The use to which the particular fee paid by the developer is made by the Village.
 - (3) Appeals must be brought within 30 days of the date of payment of the impact fee.
 - (4) The appellant shall pay the filing fee stated in the fee schedule established by the Village Board from time to time and provided in Appendix A to this Code at the time of filing of the appeal. The notice of appeal shall be filed with the Village Administrator.
 - (5) Following the filing of the notice of appeal, the Village Administrator shall compile a record of the ordinance imposing the impact fee that is the subject of the appeal, a record of the management and expenditure of the proceeds of the impact fee, and shall transmit these documents to the Village Board. In consultation with the Village departments, the Village Administrator shall also compile a report on each appeal in which the appellant is seeking a reduction or total refund of the impact fee paid. This report shall specify the fiscal impact on the Village if the appeal overturns the impact fee. If the fiscal impact report indicates that the appeal, if successful, will cause a revenue shortfall that otherwise was not budgeted with respect to the public facility, and if this

revenue shortfall cannot be reconciled by reduction in impacts caused by development on the appellant's property, the report shall estimate whether it will be necessary for the Village to adjust impact fees, or amend existing ordinances to recover the proposed revenue shortfall.

- (6) The Village Board shall hold a public hearing on the appeal, preceded by a class 1 notice, providing fair opportunity for the appellant to be heard. The burden shall be on the appellant to establish illegality or impropriety of the fee from which the appeal has been taken. Following the close of the public hearing, the Village Board shall deliberate upon the matter, and shall conduct such studies and inquiries as it deems appropriate to decide the appeal.
- (7) If the Village Board determines that the appeal has merit, it shall determine appropriate remedies. These may include reallocation of the proceeds of the challenged impact fee to accomplish the purposes for which the fee was collected, refunding the impact fee in full or in part, along with interest collected by the Village thereon, or granting the appellant the opportunity to make the impact fee payment installments, or such other remedies as it deems appropriate in a particular case.

State law reference(s)—Impact fees, Wis. Stats. § 66.0617.

SECTION 3: **AMENDMENT** “56-173 Land Dedication” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

56-173 Land Dedication

- (a) *Required land dedication.* The subdivider shall dedicate usable land to provide park, playground, recreational and open space to meet the needs to be created by the Subdivision, land division, or development project in accordance with the standards set forth in this Article, subject to approval by the Village Board. Whenever a proposed park, playground, or other public land, other than streets or drainageways, is designated in the Village Comprehensive Plan and Outdoor Recreation & Open Space Plan is included, all or in part, in a tract of land to be subdivided, these proposed public lands shall be dedicated to the public by the subdivider. The parkland dedication shall meet the service standard of ~~2,106~~2,055 square feet per single family dwelling unit, ~~1,463~~74 square feet per multi family dwelling unit, including apartments and duplexes, and ~~804~~6 square feet per group quarters dwelling unit, determined by the number and types of dwelling units in the proposed development and the most current needs assessment. The dedication shall be made part of the Plat or Certified Survey Map.

- (b) *Park-land impact fee in lieu of parkland dedication.* The Plan Commission may determine in any proposed Subdivision or other land division that, based on an evaluation of the proposed dedication against the Village's Comprehensive Plan and Outdoor Recreation & Open Space Plan, and any other policies adopted by the Village Board, the subdivider shall pay the park-land impact fee in lieu of dedicating parklands. If the Plan Commission determines that a proposed dedication meets some but not all the usable land criteria, the Plan Commission may recommend, and the Village Board may approve, acceptance of that land with partial credit to the land dedication requirement.
- (c) *Other land dedications.* Whenever a tract of land to be subdivided embraces all or any part of an arterial street, collector street, drainageway or other public way that has been designated in the Village Comprehensive Plan, said public way shall be dedicated by the subdivider in the locations and dimensions indicated on said plan, and made part of the Plat or Certified Survey Map.
- (d) *Shoreland.*
 - (1) *Public access.* All Subdivisions abutting on a navigable lake or stream shall provide public access at least 60 feet wide providing access to the low watermark so that there will be public access, which is connected to existing public roads, at not more than one-half-mile intervals as measured along the lake or stream shore except where greater intervals and wider access is agreed upon by the Wisconsin Department of Natural Resources and the Wisconsin Department of Administration, and excluding shore areas where public parks or open-space streets or roads on either side of a stream are provided. No public access established under this Chapter may be vacated except by Circuit Court action. This Subsection does not require the Village to improve land provided for public access.
 - (2) *Lake and stream shore plats.* The lands lying between the meander line, established in accordance with Wis. Stats. § 236.20(2)(g), and the water's edge, and any otherwise unplattable lands that lie between a proposed Subdivision and the water's edge shall be included as part of lots, outlots or public dedications in any plat abutting a lake or stream. This Subsection applies not only to lands proposed to be subdivided but also to all lands under option to the subdivider or in which the subdivider holds any interest and which are contiguous to the lands proposed to be subdivided and which abut a lake or stream.
- (e) *Unknown number of dwelling units.* Where the plat, certified survey, or condominium does not specify the number of dwelling units to be constructed, the land dedication shall be based upon the maximum number of units permitted by the Village Zoning Chapter and this Chapter.
- (f) *Access to dedicated land.* All dedicated land shall have frontage on a public street and shall have unrestricted public access.

SECTION 4: AMENDMENT “8-464 Park Impact Fee” of the Village of McFarland Municipal Code is hereby *amended* as follows:

A M E N D M E N T

8-464 Park Impact Fee

- (a) No building permit for a residential development shall be issued unless the impact fees provided in this Section have been paid.
- (b) *Park improvement impact fee.* A park improvement impact fee shall be collected at the time a building permit is issued for construction of all new single-family and multifamily residential dwelling units, condominium units, and additions that increase the number of dwelling units on a lot.
- (c) *Park-land impact fee.* A park-land impact fee shall be collected for construction of all new single-family and multifamily residential dwelling units, condominium units, and additions that increase the number of dwelling units on a lot. If the Village accepts dedication of parkland from the developer, the fee required under this paragraph shall apply only with respect to the number and type of dwelling units in excess for which the land dedication was made.

The park-land impact fee shall be payable upon execution of a development agreement required by ordinance by the developer, unless otherwise provided in such agreement, or as otherwise provided by law. In developments in which the improvements will be constructed, or sales will occur in phases, the Plan Commission may establish an alternate time schedule for payment of the park-land impact fee. In cases where no development agreement is required by ordinance, the fee shall be tendered with a building permit application. The fee may be paid at other times as may be required by the Village and permitted by law.

- (d) The following shall be exempt from any park impact fee:
 - (1) Additions that do not increase the number of dwelling units;
 - (2) Tear-downs and replacement of dwelling units with the same number of dwelling units, for which the park impact fee has already been paid.
 - (3) Developments for which the park impact fee has already been paid, and in the case of the park-land impact fee, a sufficient land dedication has been made by the developer acceptable to the Village.
 - (4) Those developments determined by the Village Board to warrant a waiver or partial waiver of a park impact fee for the purpose of developing affordable housing.
- (e) The park improvement impact fee and the park-land impact fee shall be as established by the Village Board from time to time and provided in Appendix A to this Code. Unless modified further by the Village Board, the fee shall be adjusted annually on January 1st by the Community Development Director utilizing the prior five year rolling average annual percentage change in the Consumer Price Index—All Urban

Consumers-Midwest Region prepared by the United States Department of Labor.

Editor's note(s)—Ord. No. 2020-08, § 2, adopted Feb. 24, 2020, amended § 8-464 in its entirety to read as herein set out. Former § 8-464, pertained to park improvement impact fee, and derived from Ord. No. 2004-07, § 4(15-1-23), adopted April 26, 2004; and Ord. No. 2014-02, §§ 2, 3, adopted March 31, 2014.

EFFECTIVE DATE This Ordinance shall be in effect from as of January 1, 2027, and after the required approval and publication according to law.

The above and foregoing Ordinance was duly adopted at a regular meeting of the McFarland Village Board on the _____ day of _____, 2026

PASSED AND ADOPTED BY THE VILLAGE OF MCFARLAND VILLAGE BOARD

_____.

	AYE	NAY	ABSENT	ABSTAIN
Annen	_____	_____	_____	_____
Boyd	_____	_____	_____	_____
Brassington	_____	_____	_____	_____
Fessler	_____	_____	_____	_____
Leamy	_____	_____	_____	_____
Neidinger	_____	_____	_____	_____
Prill	_____	_____	_____	_____

Presiding Officer

Attest

Stephanie Brassington, Village
President, Village of McFarland

Tanya O'Malley, Village Clerk,
Village of McFarland



Village of McFarland

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

August 19, 2026

Contents

EXECUTIVE SUMMARY	1
INTRODUCTION	3
SECTION A – STATUTORY REQUIREMENTS.....	4
SECTION B – CURRENT FACILITIES AND SERVICE STANDARDS.....	8
SECTION C – IMPACT FEE METHODOLOGY	9
SECTION D – IMPACT FEE COLLECTION	10
SECTION E – COMPLIANCE WITH WISCONSIN IMPACT FEE REQUIREMENTS	13
APPENDIX A – CALCULATION OF IMPACT FEES.....	14



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	\$ 2,583
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	\$ 4,137
Multi-family	\$ 3,322	\$ 2,969
Group quarters	\$ 1,825	\$ 1,622

Draft

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	\$ 3,600
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.

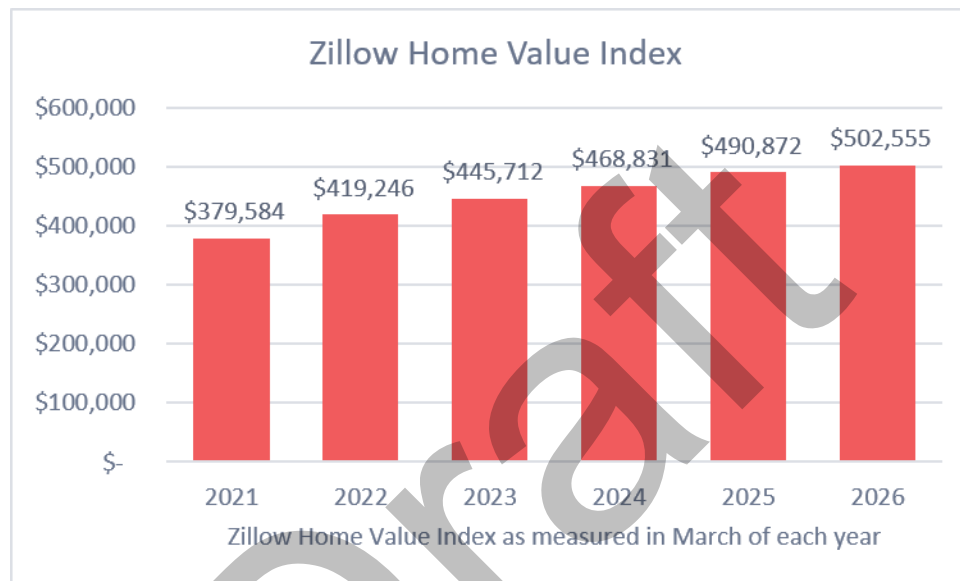
Type of Dwelling	Cost per Person	Persons per HH	Recommended fee in lieu of parkland dedication
Single-family	\$ 1,622.49	2.55	\$ 4,137
Multi-family	\$ 1,622.49	1.83	\$ 2,969
Group quarters	\$ 1,622.49	1.00	\$ 1,622

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	142,280
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).

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, September 15, 2026

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action on Plan Commission Resolution 2026-03: A resolution approving the creation of Tax Increment Finance District #7, a mixed-use TID in the vicinity of Elvehjem Road and County Highway AB, and recommending the same to the Village Board.

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.

[May 26, 2026](#), Village Board discussion regarding 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.

[August 18, 2026](#), Plan Commission Public Hearing.

[September 8, 2026](#), Village Board discussion regarding TID Project Plan.

[September 9, 2026](#), CDA unanimously recommended approval of TID #7.

ISSUE SUMMARY:

Included in the packet is a copy of the TID #7 Project Plan. The Project Plan has been revised to account for some adjustments to the projected revenues and expenditures since the August 18th Plan Commission public hearing. Bliffert Lumber has provided an updated concept that includes the addition of another 12,000 square foot warehouse facility as shown in the packet.

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 required minor modifications to the projected expenditure, revenue and cash flow analysis.

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. The Project Plan in the packet has been updated to assume Bliffert Lumber takes the lead on the construction of the rail improvements with a 50% cost reimbursed by the TID and 50% through the WEDC tax credit program, subject to approval of a development agreement between Bliffert and the Village if the TID is approved.

The Plan Commission held the required public hearing at their August 18 meeting (postponed from the previously planned July 21st meeting). Prior to holding the public hearing, the Village held a public information meeting on the proposed TID on August 10 (postponed from the previously planned July 9 PIM). 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. At the [public hearing](#) two individuals registered in support of the TID and two individuals spoke in favor of the TID.

There were no public comments in opposition of the TID received at the public hearing. The packet includes written public comments received by the Department concerning the creation of the TID.

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 rail project costs are financed using a loan from the WisDOT under their [Freight Rail Road Infrastructure Improvement Program \(FRIIP\)](#). Through this program, the project can obtain a 10-year loan at 2% interest, which is roughly half the interest rate of the 2025 capital projects borrowing. The Village also submitted a request for Federal appropriations through Senator Baldwin and Representative Pochan offices for an 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.

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.

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.

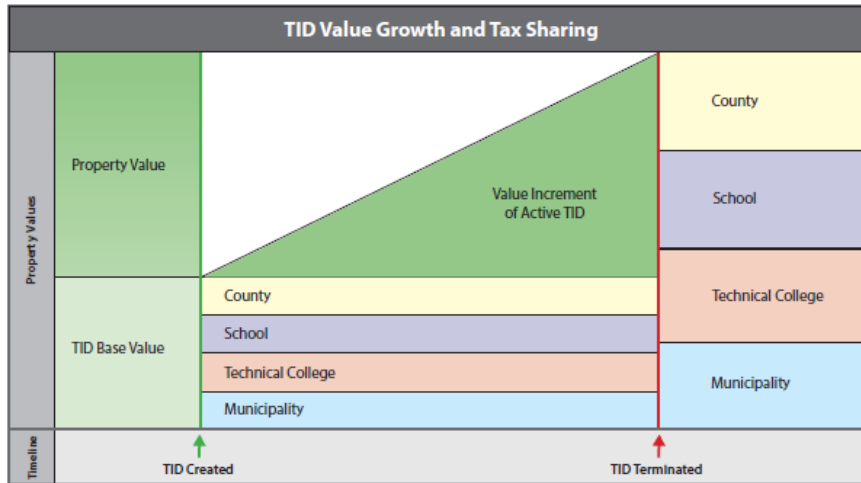
Below is a graphic from the DOR TIF Manual that explains how TIF works:



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 28% 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 45.35 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 (\$146,109,300), can't exceed 12% of the Total Equalized Value of properties in the municipality (\$1,897,900,400). This is known as the 12% compliance test. According to the DOR, the Village's 2026 percentage is 7.70%. The creation of the new TID is anticipated to increase this value to approximately 7.72%. Thus, even with the creation of the new TID, the Village will have remaining capacity to create or amend existing TIDs in the future.

It is important to note, that the creation of a TID in itself does not create specific obligations of the municipality in terms of approval of certain development proposals or the expenditure of funding. Those decisions are made on a case-by-case basis after the TID is created. In addition to the CDA's role in developing the draft TID Project Plan other meetings will need to be held in order to consider approval of the new TID. This includes a public hearing by the Plan Commission, approval by the Plan Commission, approval by the Village Board and approval by the Joint Review Board. 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.

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, 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:

[Sec. 23-170](#) Tax Incremental Finance Notifications



BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, second, to approve Plan Commission Resolution 2026-03, a resolution approving the creation of Tax Increment Finance District #7, a mixed-use TID in the vicinity of Elvehjem Road and County Highway AB, and recommending the same to the Village Board.

ATTACHMENTS:

1. 8.18.26 - TID 7 - notice to paper
2. 2026-03 PC Resolution for TID 7
3. McFarland TID 7 Project Plan 8.31.26
4. Bliffert Lumber SP1.40 SITE PLAN OPTION v4.0_07.24.26
5. Elvehjem & CTH AB TID Concept Map_02.05.26
6. Rail-Infrastructure-Modernization-Tax-Credit
7. Rail Modernization_CY26_PG_April26 Final (1)
8. McFarland Sperle Farm Letter August 21st of 2026
9. King Public Comment_08.18.26
10. Sales Public Notice Feedback_08.18.26
11. Schumacher Public Comments_08.15.26
12. Soppe Public Comments_08.14.26
13. Potts Public Comment_07.18.26_Redacted
14. Nelson Public Comments_09.09.26

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.

**PLAN COMMISSION
RESOLUTION #2026-03**

**APPROVAL OF
TAX INCREMENT FINANCE DISTRICT NO. 7
VILLAGE OF MCFARLAND IN DANE COUNTY, WISCONSIN**

WHEREAS, pursuant to Wis. Stats. Section 66.1105, the Village of McFarland Plan Commission has prepared the Project Plan for the creation of Tax Increment Finance District No. 7 (the District) to allow the Village to use tax increment to fund projects within the newly designated Tax Incremental Finance District and within a half mile radius of the Tax Incremental Finance District No. 7 boundary; and

WHEREAS, on August 18, 2026, the Village of McFarland Plan Commission met and held a public hearing for the Tax Incremental Finance District No. 7 Project Plan; and

WHEREAS, such public hearing was properly noticed in the Village's official newspaper, and a copy of such notification was duly transmitted to all local governmental entities having the power to levy taxes on property within Tax Incremental Finance District No. 7, including Dane County, Madison Area Technical College, and the McFarland School District pursuant to Wis. Stats. Section 66.1105(4)(a); and

WHEREAS, such public hearing afforded interested parties an opportunity to express their views on the proposed Tax Incremental Finance District No. 7 Project Plan; and

WHEREAS, the Project Plan, which is attached to this Resolution and incorporated herein by reference, meets all of the requirements of sec. 66.1105(4)(f), Wisconsin Statutes; and

WHEREAS, the Plan Commission makes the following findings:

1. The name of the District shall be "Tax Increment Finance District No. 7, Village of McFarland in Dane County".
2. The District is created with a Base Value effective as of January 1, 2026.
3. The boundaries of the District are described in the attached Project Plan that is incorporated by reference, and such boundaries are contiguous and not connected only by railroad tracks, rivers or highways, and of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein. Boundaries include only those whole units of property that are assessed for general tax purposes.
4. The District is declared to be a Mixed-Use district based on the identification of and classification of the property included within the District. Not less than 50% by area of the real property within the District is suitable for mixed-use development as described in Wisconsin Statutes Section 66.1105(2)(cm).
5. Less than 35% of the district area is land proposed for newly-platted residential development and density is at least three units per acre. 28.1% of the total TID area is planned for newly-platted residential.

6. The estimated percentage of territory within the District that will be devoted to retail business at the end of the maximum expenditure period is not anticipated to exceed 35% of the area of the District, pursuant to Wisconsin State Statutes Section 66.1105(5)(b).
7. 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.
8. The improvement of such area is likely to significantly enhance the value of substantially all the other real properties in the District.
9. The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the Village, does not exceed 12% of the total equalized value of taxable property within the Village.
10. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.
11. The Project Plan for the District is feasible and in conformity with the with the master plan of the Village.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission approves the proposed Project Plan and recommends that the Village Board approve the Tax Incremental Finance District No. 7 Project Plan pursuant to Wis. Stats. Section 66.1105(4)(f).

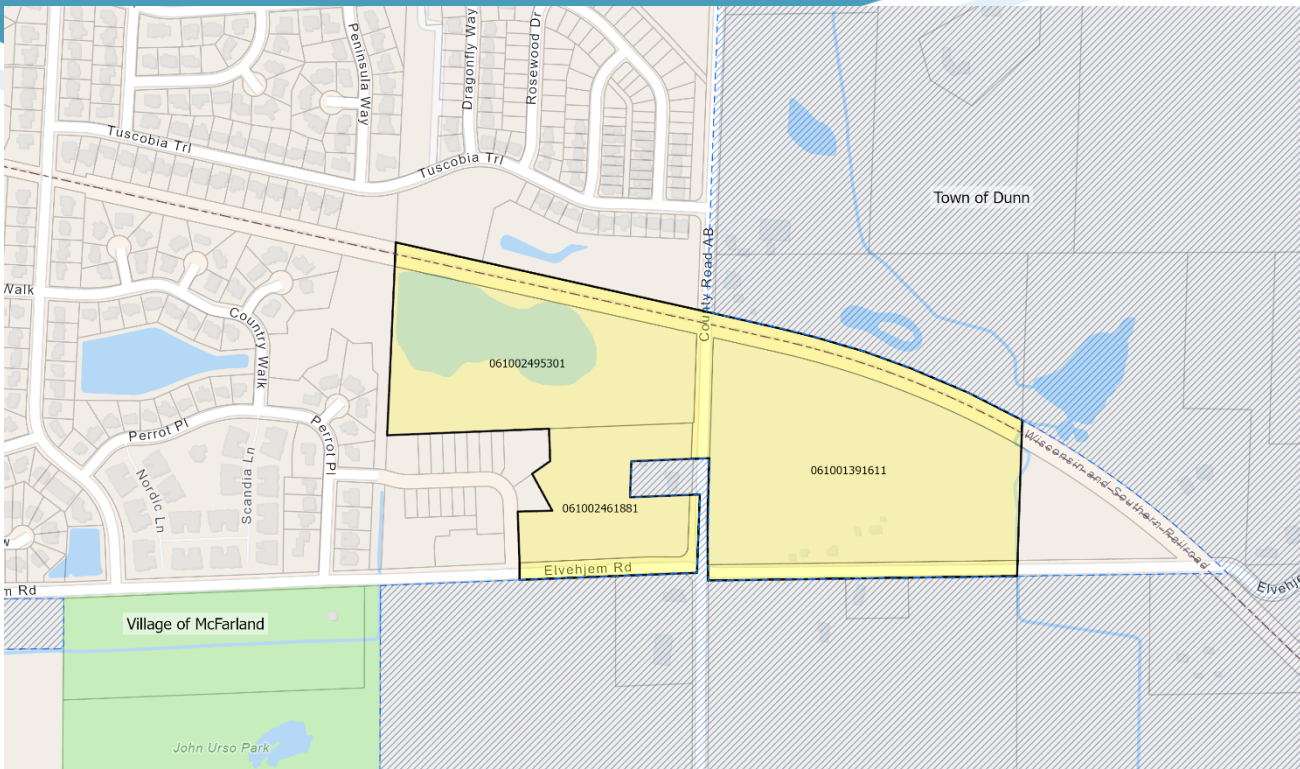
Adopted at a regular meeting of the Plan Commission this 15th day of September, 2026.

Stephanie Brassington
Village President/Plan Commission Chair

ATTEST:

Tanya O'Malley
Village Clerk

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



08/31/26

TID #7 CREATION PROJECT PLAN DRAFT

Tax Increment District #7 is created as a Mixed-Use District to provide financial support for industrial, commercial, 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	Kyle Shelton	Alisa Leamy, Trustee	
Anthony Hennes	Christopher Reynolds	Mark Neidinger, Trustee	
Christian Betancourt	Vacant	Lowell Prill, Trustee	

TIF Consultant

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

TABLE OF CONTENTS

Acknowledgements	2
Introduction	4
TID Creation Process and Schedule	5
Type of District, Size, and Location.....	6
Parcel List and Land Uses.....	8
Existing Conditions: Summary of Findings	9
Proposed Public Works	11
Detailed Project Costs	14
Ineligible/Estimated Non-Project Costs.....	17
Economic Feasibility.....	17
Description of Financing Methods and Timeframe.....	23
Changes to Maps, Plans, Ordinances	25
Relocation.....	25
Promoting Orderly Development.....	26
Appendix.....	26
Appendix A: District Maps	27
Appendix B: Boundary Legal Description	34
Appendix C: Attorney’s Opinion Letter	35
Appendix D: Public Hearing Notice	36
Appendix E: Joint Review Board Meeting Notices	37
Appendix F: Plan Commission Resolution	39
Appendix G: Village Board Resolution	40
Appendix H: Joint Review Board Resolution	41

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	Notice of Public Information Meeting and Public Hearing sent to all Village residents.
July 2, 2026	Joint Review Board meeting notice 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 to elect chair and public member.
July 30 & August 6, 2026	Public Hearing notice (Class 2) is published in the local newspaper.
July 30, 2026	JRB meeting #1 notice (Class 1) is published in the local newspaper.
August 10, 2026	Joint Review Board meeting (1 of 2) to review the proposed TID.
August 10, 2026	Public Information Meeting (for Q&A not allowed during the Public Hearing)
August 18, 2026	Plan Commission meeting to hold Public Hearing on the proposed TID.
September 8, 2026	Village Board meeting to review draft project plan.
September 9, 2026	Community Development Authority meeting to review fourth draft of TID project plan and recommend to Plan Commission.
September 15, 2026	Plan Commission meeting to act on resolution recommending consideration and approval of the proposed TID by the Village Board.
September 22, 2026	Village Board meeting to act on resolution approving the creation of the TID.
5 Days Prior to JRB Mtg	JRB meeting #2 notice (Class 1) is published in the local newspaper.
October 1 – 25, 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.

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 under the terms of State Statute 66.1105 applicable at the time of approval of TID #7.

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.

- Rail road construction or reconstruction, including rail siding, spurs, signage, markings, and other amenities to facilitate rail road access within TID #7.
- 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 \$3,785,000 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.

\$35,000 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.

\$125,000 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.

\$2,075,000 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.

\$200,000 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.

\$35,000 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.

\$200,000 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.

\$1,557,151 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.

TABLE 4: TID #7 PLANNED PROJECT COSTS

Type of Expenditure	Amount	Paid By		% Paid by
		TID	Other	TID
A. Infrastructure				
Rail Spur	\$2,170,000	\$1,085,000	\$1,085,000	50%
Road Construction	\$1,220,000	\$1,180,000	\$40,000	97%
Utilities (Water & Sewer)	\$2,110,000	\$1,520,000	\$590,000	72%
Total Infrastructure	\$5,500,000	\$3,785,000	\$1,715,000	69%
B. Streetscaping Improvements				
Misc. Streetscaping Improvements	\$35,000	\$35,000	\$0	100%
Total Streetscaping Improvements	\$35,000	\$35,000	\$0	100%
C. Site Improvements				
Environmental Review, Remediation, & Demolition	\$75,000	\$75,000	\$0	100%
Misc. Site Improvements	\$50,000	\$50,000	\$0	100%
Total Site Improvements	\$125,000	\$125,000	\$0	100%
D. Land Acquisition and Assembly				
Land Acquisition and Assembly	\$2,075,000	\$2,075,000	\$0	100%
Total Land Acquisition and Assembly	\$2,075,000	\$2,075,000	\$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	\$100,000	\$100,000	\$0	100%
Planning & Engineering (Misc.)	\$100,000	\$100,000	\$0	100%
Total Professional Services	\$200,000	\$200,000	\$0	100%
G. Discretionary Payments				
Promotion & Development	\$35,000	\$35,000	\$0	100%
Contributions to CDA	\$0	\$0	\$0	
Total Discretionary Payments	\$35,000	\$35,000	\$0	100%
H. Administrative/Organizational Costs				
Village TID Administration	\$175,000	\$175,000	\$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	\$200,000	\$200,000	\$0	100%
I. Inflation & Financing Costs				
Financing Costs	\$1,557,151	\$1,557,151	\$0	100%
Total Inflation & Financing Costs	\$1,557,151	\$1,557,151	\$0	100%
Total Project Costs	\$10,477,151	\$8,762,151	\$1,715,000	
Total TID Budget	\$8,762,151			84%

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 \$36,477,693.

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 gross 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 \$17.70 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 GROSS TAX RATE

Year	Mill Rate/ \$1,000	Percent Change
2018	0.02267	-0.24%
2019	0.02124	-6.27%
2020	0.02084	-1.85%
2021	0.02025	-2.62%
2022	0.01795	-11.14%
2023	0.01718	-5.63%
2024	0.01757	2.44%
2025	0.01770	1.75%

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

D. TID REVENUES

A projected construction increment of \$27,186,726 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	2028	6.93	\$3,987,374
Urso Townhouses	2027	3.71	\$2,442,500
Commercial Lot 2	2028	1.45	\$2,065,099
Lakestone Eastern Apt.	2028	2.45	\$4,497,800
Commercial Lot 3	2029	1.65	\$2,349,940
Commercial Lot 4	2030	2.00	\$2,848,412
		23.09	\$27,186,726

The projected TIF Revenue in TID #7 is shown in Table 7 on the following page. The tax increment will generate approximately \$9,861,189 in tax incremental revenue over the life of the district, which is enough to pay all TID related costs for the projects and amounts shown in the Planned Project Costs table on page 16.

TABLE 7: TID #7 REVENUE

Assumptions								
Base Value (assessed)			\$470,000					
Tax Rate (effective) 2025			0.01770					
Property Appreciation Rate			1.50%					
Annual Change in Tax Rate			-0.25%					
			Village purchase all business park lots.					
			Lakestone develops 3 buildings.					
			Bliffert assessed value of \$4.25 million.					
			Proposed Project(s) Final Value (assessed)					
			\$27,656,726					
Year	Previous Valuation	Appreciation Increment	TIF Increment		Total Valuation	Cumulative Increment	TIF Tax Rate	TIF Revenue Collected
			Construction	Land				
2026	\$470,000	\$0	\$8,530,000	\$0	\$9,000,000	\$8,530,000	0.01770	\$0
2027	\$9,000,000	\$135,000	\$2,450,000	\$0	\$11,585,000	\$11,115,000	0.01766	\$0
2028	\$11,585,000	\$173,775	\$10,870,049	\$0	\$22,628,824	\$22,158,824	0.01761	\$150,604
2029	\$22,628,824	\$339,432	\$2,412,470	\$0	\$25,380,727	\$24,910,727	0.01757	\$195,753
2030	\$25,380,727	\$380,711	\$2,924,206	\$0	\$28,685,644	\$28,215,644	0.01752	\$389,277
2031	\$28,685,644	\$430,285	\$0	\$0	\$29,115,929	\$28,645,929	0.01748	\$436,527
2032	\$29,115,929	\$436,739	\$0	\$0	\$29,552,668	\$29,082,668	0.01744	\$493,205
2033	\$29,552,668	\$443,290	\$0	\$0	\$29,995,958	\$29,525,958	0.01739	\$499,475
2034	\$29,995,958	\$449,939	\$0	\$0	\$30,445,897	\$29,975,897	0.01735	\$505,822
2035	\$30,445,897	\$456,688	\$0	\$0	\$30,902,585	\$30,432,585	0.01731	\$512,248
2036	\$30,902,585	\$463,539	\$0	\$0	\$31,366,124	\$30,896,124	0.01726	\$518,754
2037	\$31,366,124	\$470,492	\$0	\$0	\$31,836,616	\$31,366,616	0.01722	\$525,341
2038	\$31,836,616	\$477,549	\$0	\$0	\$32,314,165	\$31,844,165	0.01718	\$532,009
2039	\$32,314,165	\$484,712	\$0	\$0	\$32,798,878	\$32,328,878	0.01713	\$538,761
2040	\$32,798,878	\$491,983	\$0	\$0	\$33,290,861	\$32,820,861	0.01709	\$545,596
2041	\$33,290,861	\$499,363	\$0	\$0	\$33,790,224	\$33,320,224	0.01705	\$552,516
2042	\$33,790,224	\$506,853	\$0	\$0	\$34,297,077	\$33,827,077	0.01701	\$559,522
2043	\$34,297,077	\$514,456	\$0	\$0	\$34,811,533	\$34,341,533	0.01696	\$566,614
2044	\$34,811,533	\$522,173	\$0	\$0	\$35,333,706	\$34,863,706	0.01692	\$573,795
2045	\$35,333,706	\$530,006	\$0	\$0	\$35,863,712	\$35,393,712	0.01688	\$581,066
2046	\$35,863,712	\$537,956	\$0	\$0	\$36,401,668	\$35,931,668	0.01684	\$588,426
2047	\$36,401,668	\$546,025	\$0	\$0	\$36,947,693	\$36,477,693	0.01679	\$595,878
Total		\$9,290,967	\$27,186,726	\$0				\$9,861,189

TID Dates

Creation Date: September 22, 2026

Expenditure Period Ends: September 22, 2041

Termination Resolution Date (termination year is 2047 b/c after April 15): September 22, 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 \$6.8 million to pay for the construction of roads, utilities infrastructure, other road improvement costs, and a portion of the costs to construct the rail spur. The Village may pursue available grants or tax credits to reduce project expenditures.

Financing fees are estimated to be \$132,200 (2% of principal) for a total estimated borrowing cost of \$6,817,859, including \$75,659 of capitalized interest. The total debt service over the life of the TID is estimated to be \$8,375,011, including \$1,557,151 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 obtaining 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	\$43,000	\$0	(\$43,000)	(\$43,000)
2027	(\$43,000)	\$0	\$0	\$0	\$0	\$600,489	\$29,053	\$0	(\$629,541)	(\$672,541)
2028	(\$672,541)	\$865,478	\$150,604	\$0	\$1,016,081	\$761,523	\$29,053	\$0	\$225,505	(\$447,036)
2029	(\$447,036)	\$325,326	\$195,753	\$0	\$521,079	\$761,523	\$29,053	\$0	(\$269,497)	(\$716,533)
2030	(\$716,533)	\$348,480	\$389,277	\$0	\$737,757	\$829,935	\$29,053	\$0	(\$121,231)	(\$837,764)
2031	(\$837,764)	\$0	\$436,527	\$0	\$436,527	\$829,935	\$29,053	\$0	(\$422,461)	(\$1,260,224)
2032	(\$1,260,224)	\$0	\$493,205	\$0	\$493,205	\$829,935	\$29,053	\$0	(\$365,782)	(\$1,626,007)
2033	(\$1,626,007)	\$0	\$499,475	\$0	\$499,475	\$829,935	\$29,053	\$0	(\$359,513)	(\$1,985,520)
2034	(\$1,985,520)	\$0	\$505,822	\$0	\$505,822	\$829,935	\$29,053	\$0	(\$353,166)	(\$2,338,686)
2035	(\$2,338,686)	\$0	\$512,248	\$0	\$512,248	\$829,935	\$29,053	\$0	(\$346,740)	(\$2,685,425)
2036	(\$2,685,425)	\$0	\$518,754	\$0	\$518,754	\$829,935	\$29,053	\$0	(\$340,234)	(\$3,025,659)
2037	(\$3,025,659)	\$0	\$525,341	\$0	\$525,341	\$229,447	\$29,053	\$0	\$266,842	(\$2,758,817)
2038	(\$2,758,817)	\$0	\$532,009	\$0	\$532,009	\$106,242	\$29,053	\$0	\$396,715	(\$2,362,102)
2039	(\$2,362,102)	\$0	\$538,761	\$0	\$538,761	\$106,242	\$29,053	\$0	\$403,466	(\$1,958,636)
2040	(\$1,958,636)	\$0	\$545,596	\$0	\$545,596	\$0	\$29,053	\$0	\$516,543	(\$1,442,093)
2041	(\$1,442,093)	\$0	\$552,516	\$0	\$552,516	\$0	\$29,053	\$0	\$523,463	(\$918,630)
2042	(\$918,630)	\$0	\$559,522	\$0	\$559,522	\$0	\$29,053	\$0	\$530,469	(\$388,161)
2043	(\$388,161)	\$0	\$566,614	\$0	\$566,614	\$0	\$29,053	\$0	\$537,562	\$149,401
2044	\$149,401	\$0	\$573,795	\$747	\$574,542	\$0	\$29,053	\$0	\$545,490	\$694,891
2045	\$694,891	\$0	\$581,066	\$3,474	\$584,540	\$0	\$29,053	\$0	\$555,488	\$1,250,378
2046	\$1,250,378	\$0	\$588,426	\$6,252	\$594,678	\$0	\$0	\$0	\$594,678	\$1,845,057
2047	\$1,845,057	\$0	\$595,878	\$9,225	\$605,103	\$0	\$0	\$0	\$605,103	\$2,450,160
Total		\$1,539,283	\$9,861,189	\$19,699	\$11,420,171	\$8,375,011	\$595,000	\$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; 50% of rail spur construction costs; 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	50.2%	\$4,178	\$4,952,160	\$315,483	\$311,305
Tech. College	3.4%	\$282	\$333,912	\$21,272	\$20,991
County	14.2%	\$1,178	\$1,396,630	\$88,974	\$87,796
Village	32.2%	\$2,681	\$3,178,487	\$202,489	\$199,808
Total	100.0%	\$8,319	\$9,861,189	\$628,218	\$619,899

Taxing Districts overlying TID #7 in the Village of McFarland other than the Village 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 2026. 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, 2026, the Village's equalized property value was \$1,897,900,400. Five percent of this value yields \$94,895,020 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 \$48,050,020. There are approximately \$8,762,151 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 \$3,785,000 in infrastructure costs, the \$2,075,000 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 2026 municipal equalized value is \$1,897,900,400. 12% of this is \$227,748,048. New TIDs cannot be created, or properties added to existing TIDs if this level is exceeded. McFarland currently has four active TIDs, with a total 2026 value increment of \$146,109,300, 7.7% of equalized value. The estimated equalized base value of TID #7 is \$464,360 which means \$146,573,660 (7.72% 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

2026 Equalized Value	Maximum TID Capacity (12% of Equalized Value)	Current Value Increment in TIDs	Current Value Increment in TIDs (Percent of Municipal Equalized Value)
\$1,897,900,400	\$227,748,048	\$146,109,300	7.7%

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	0.02%

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.

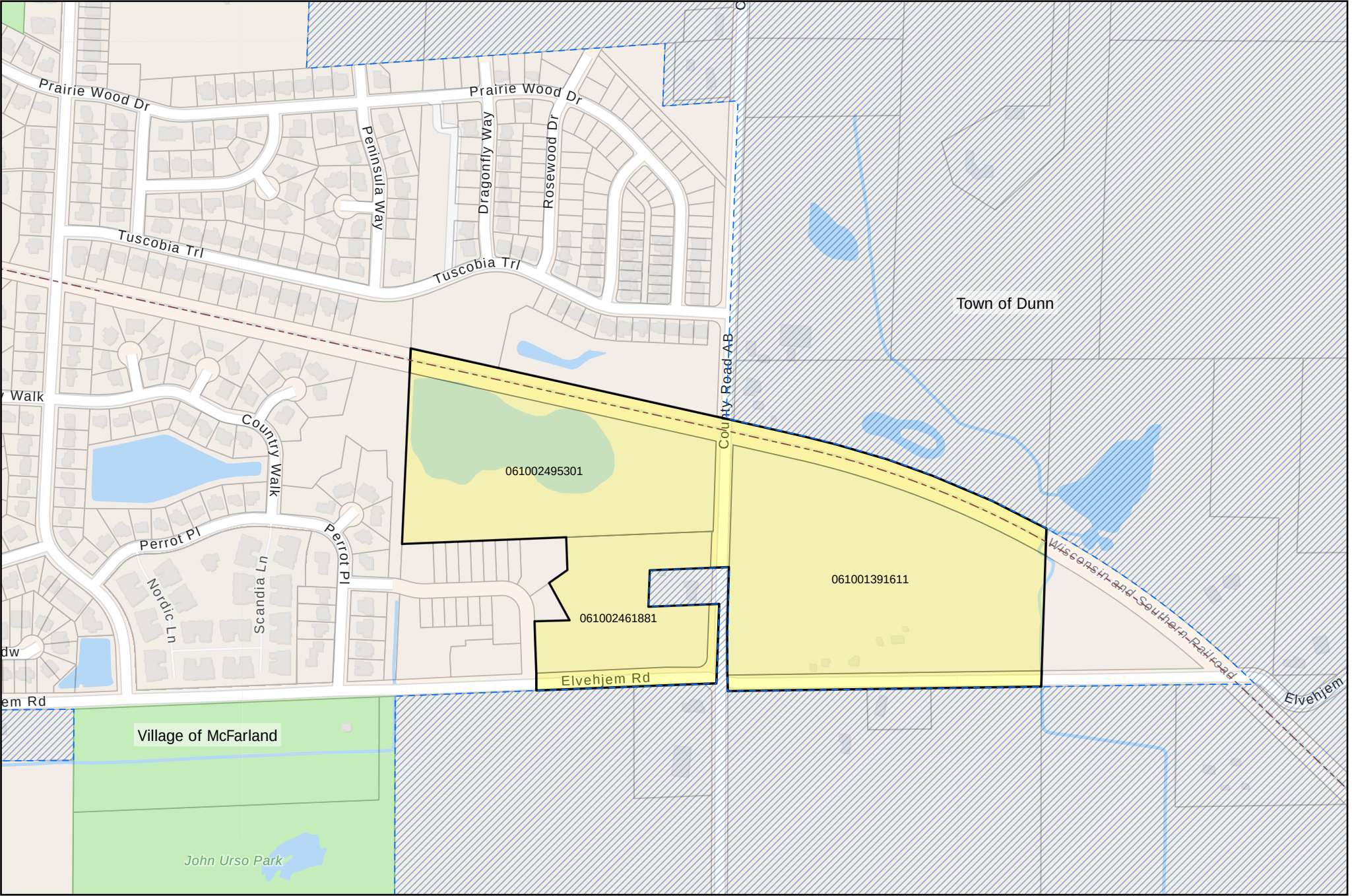
PROMOTING ORDERLY DEVELOPMENT

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.

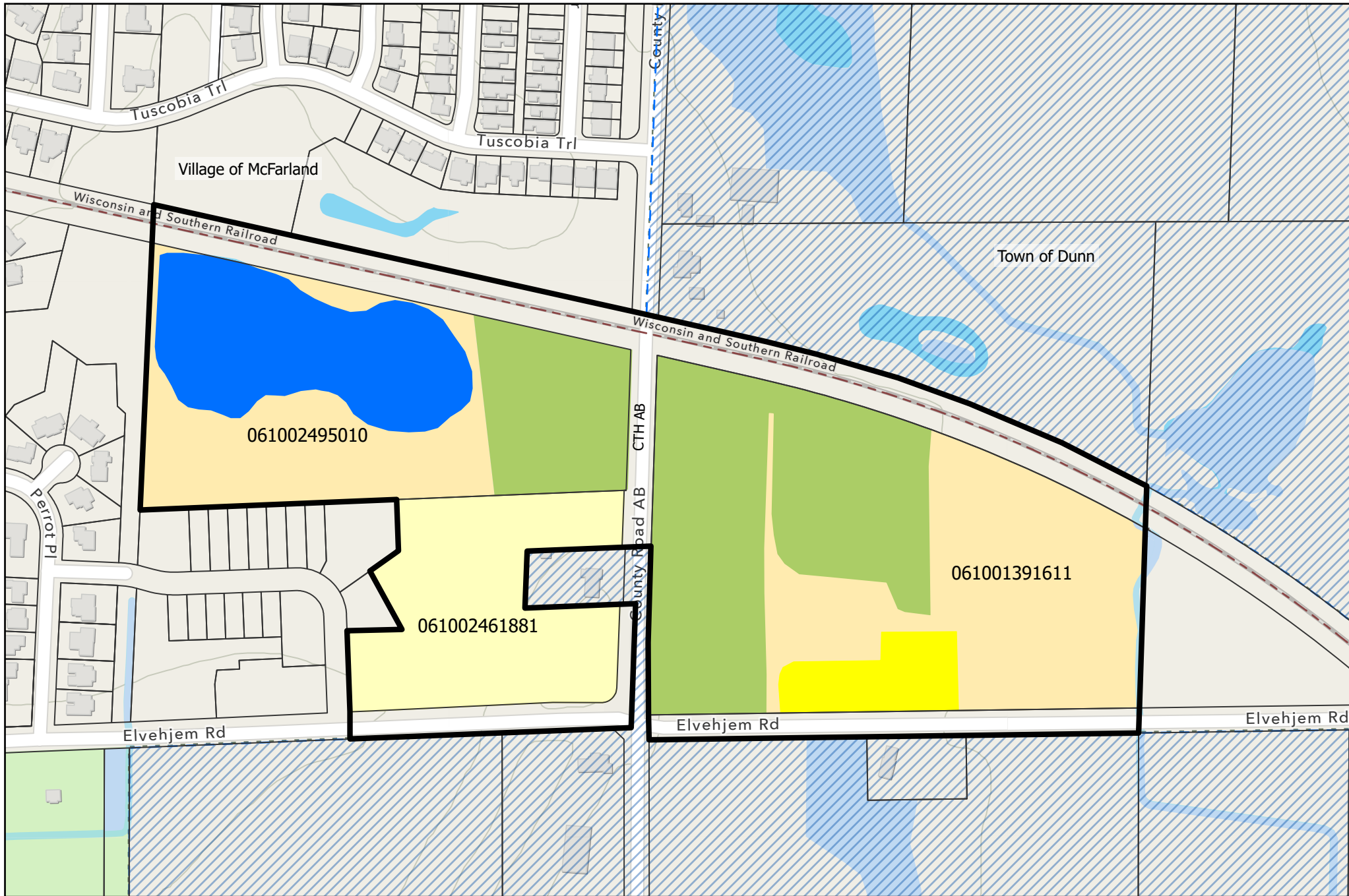
APPENDIX

- 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







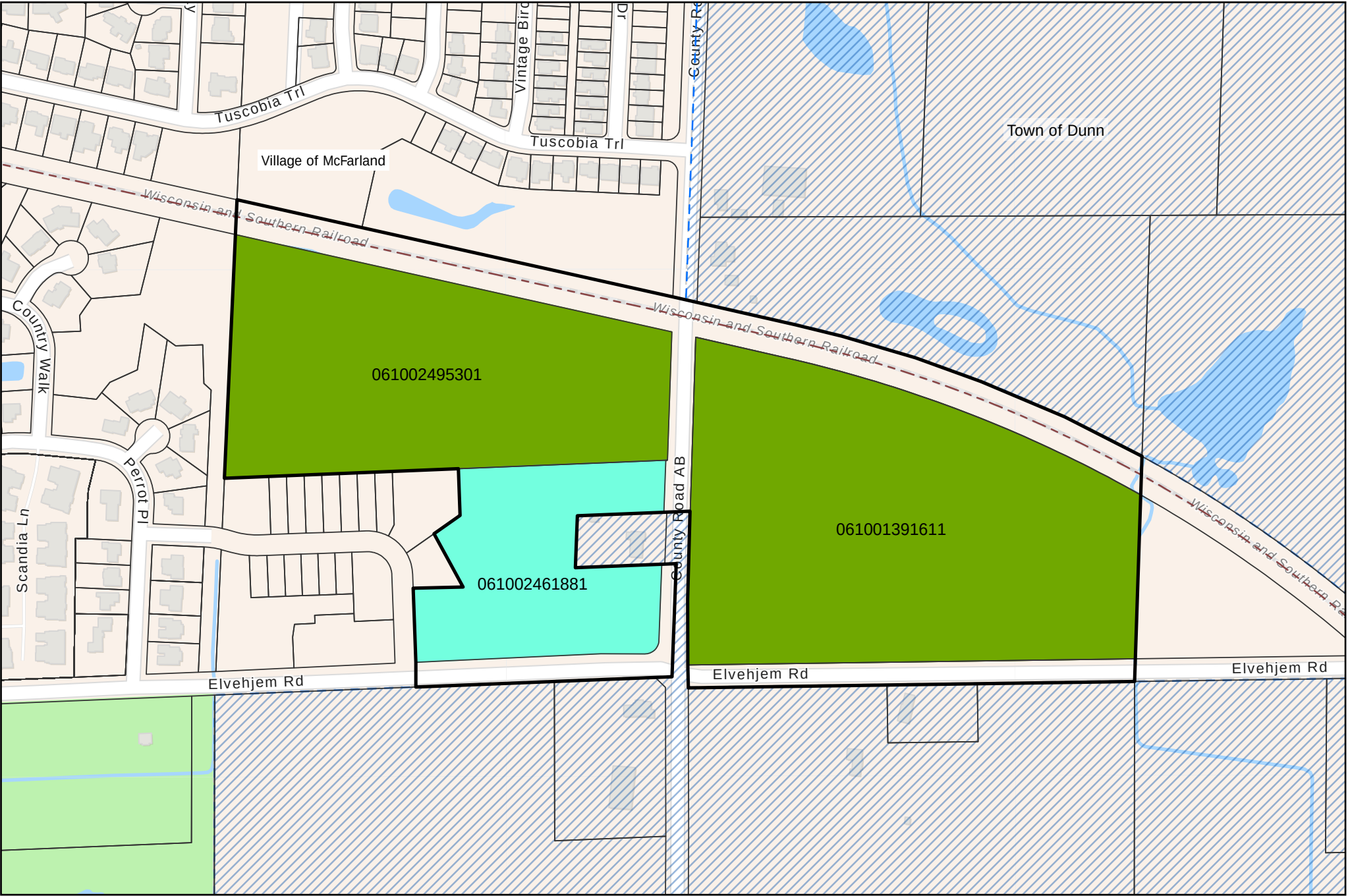
**Village of McFarland
TID #7 - Current Land Use Map**

	TID #7		Residential
	Town of Dunn		Agriculture
	Water		Open Land
	Parcels		Residential Development In Progress

0 95 190 380 Feet



April 2026



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

Village of McFarland
TID #7 - Current Zoning Map

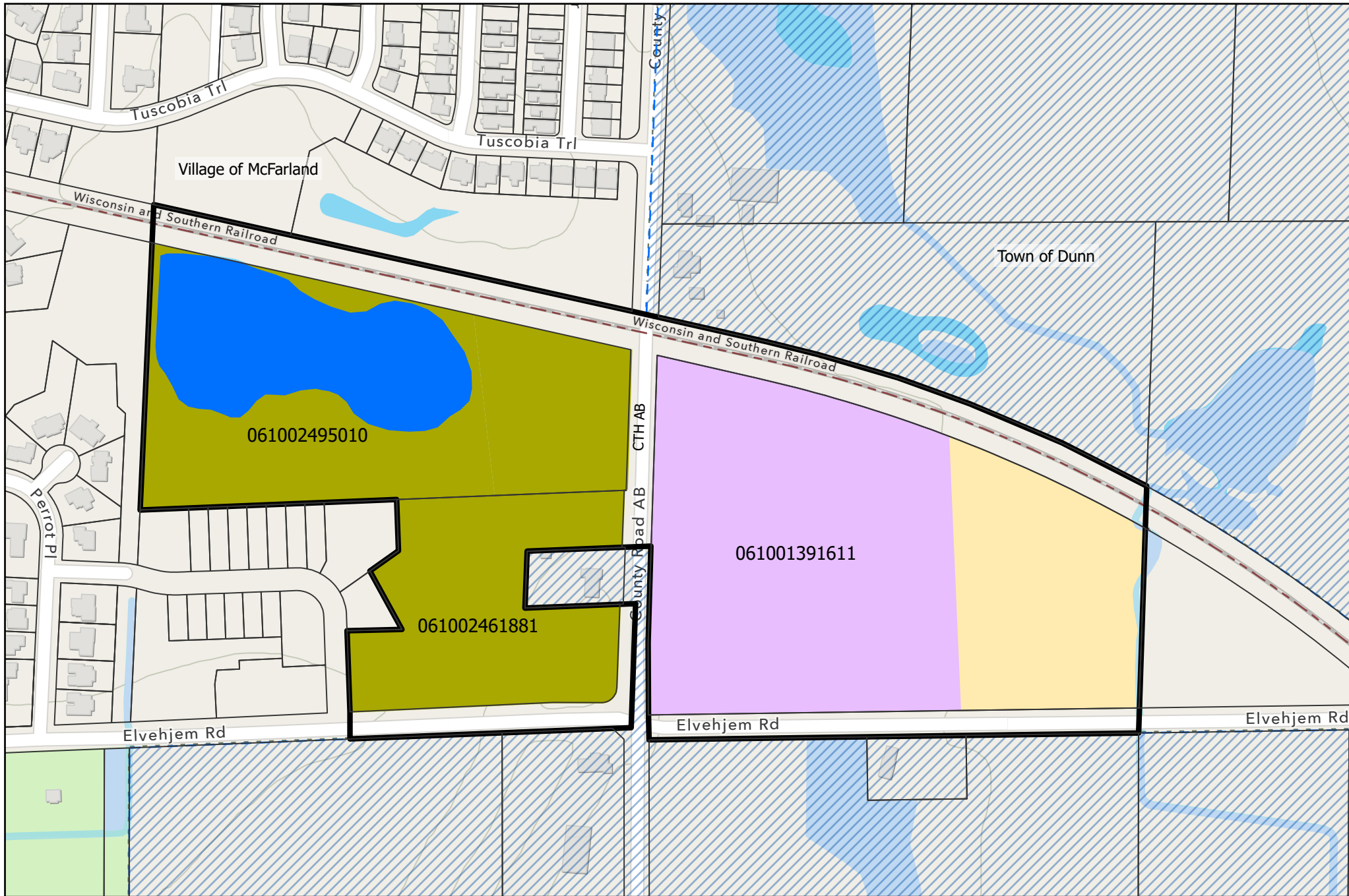
- TID #7
- Railroads
- Town of Dunn
- Parcels
- A-1 Agricultural Transition
- PD Planned Development

0 105 210 420 Feet

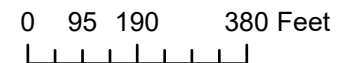
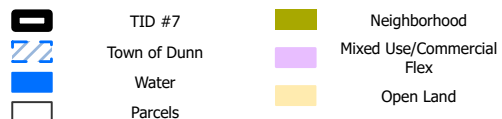


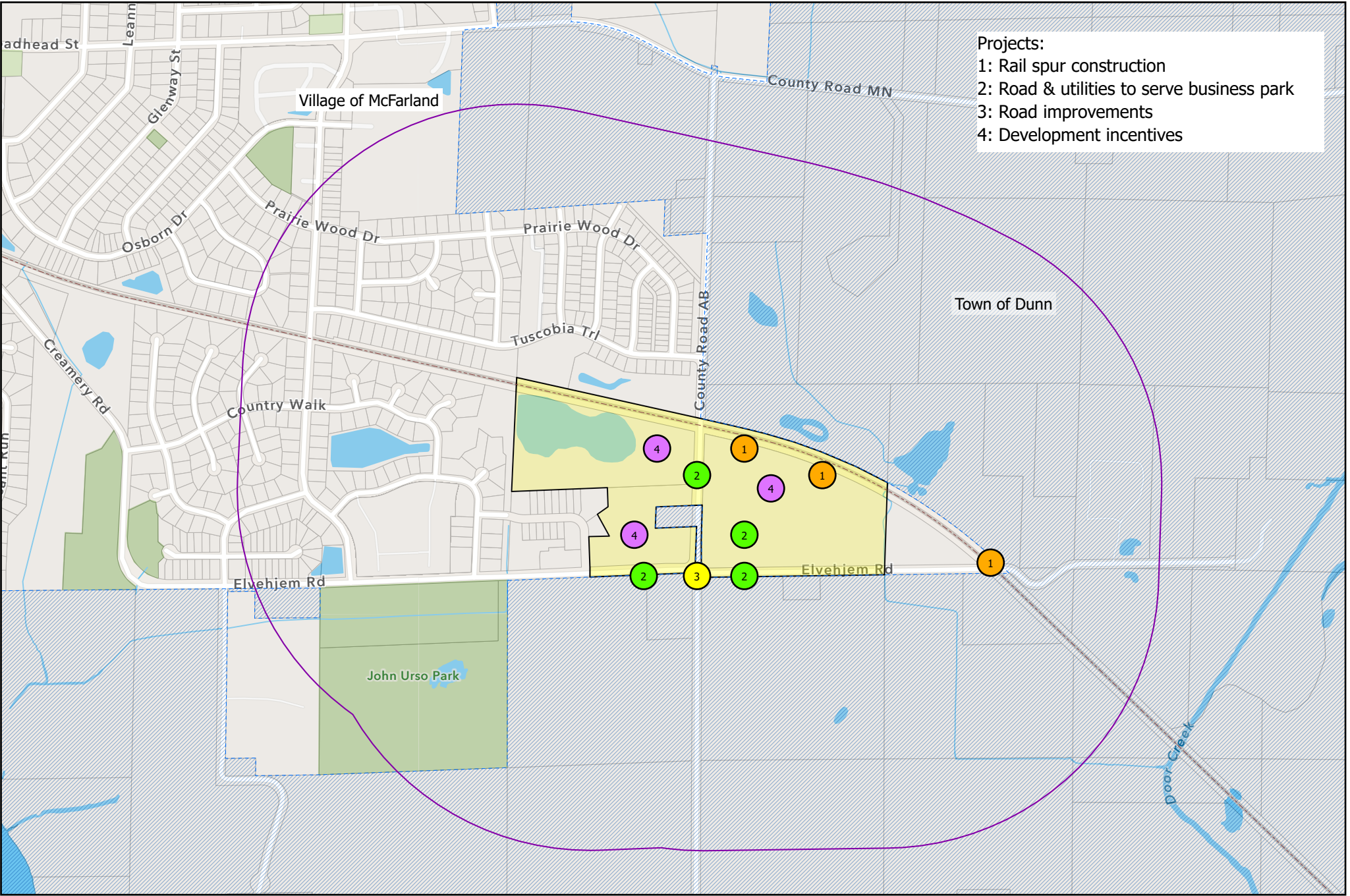
April 2026





**Village of McFarland
TID #7 - Future Land Use Map**





APPENDIX B: BOUNDARY LEGAL DESCRIPTION

Exterior limits of the Village of McFarland Tax Incremental Financing District Number Seven being lands located in part of the Southwest One-Quarter (SW 1/4) of Section One (1) and part of the Southeast One-Quarter (SE 1/4) of Section Two (2), Township 6 North, Range 10 East, in the Village of McFarland, Dane County, Wisconsin, described as follows:

Point of Beginning: commencing at the intersection of the northern right-of-way line of the Wisconsin and Southern Railroad and the eastern right-of-way line of County Trunk Highway AB, said point also being a corner of Lot 3 of CSM No. 15493; thence southeasterly along the northern right-of-way line of said Wisconsin and Southern Railroad, a distance of 1,397.03 feet, more or less; thence southerly 650.30 feet, more or less, to the southern right-of-way line of Elvehjem Road and the Village of McFarland municipal boundary line; thence westerly along the southern right-of-way line of Elvehjem Road and said municipal boundary, a distance of 1,290.40 feet, more or less, to the eastern right-of-way of County Trunk Highway AB; thence northerly along the eastern right-of-way line of County Trunk Highway AB and the Village of McFarland municipal boundary, a distance of 510.68 feet, more or less; thence westerly 326.40 feet, more or less, crossing County Trunk Highway AB and following said municipal boundary; thence southerly 149.55 feet, more or less, following said municipal boundary; thence easterly 290.74 feet, more or less, following said municipal boundary to a point along the boundary of lands formerly identified as Sperle Corners Lot 18; thence southerly along the western right-of-way line of County Trunk Highway AB and said municipal boundary, a distance of 326.26 feet, more or less; thence westerly 740.11 feet, more or less, following the southern right-of-way line of Elvehjem Road and said municipal boundary; thence northerly 284.51 feet, more or less, along the eastern right-of-way of Devil's Lake Way; thence easterly 143.08 feet, more or less, along the western boundary of lands formerly identified as Sperle Corners Lot 18; thence northwesterly 175.43 feet, more or less, following the western boundary of said lands formerly identified as Sperle Corners Lot 18; thence northeasterly 94.92 feet, more or less; thence northerly 133.00 feet, more or less; thence westerly 679.74 feet, more or less, along the southern right-of-way line of an existing access drive; thence northerly 806.05 feet, more or less, crossing said existing access drive and crossing said Wisconsin and Southern Railroad to the northern right-of-way line of said railroad; thence easterly 1,328.15 feet, more or less, following the northern right-of-way line of said railroad to the northerly right-of-way line of County Trunk Highway AB and the Point of Beginning.

Containing approximately 55.8 acres, more or less.

All distances are per documents of record and are expressed in feet.

EXCLUDING all wetlands from the above-described lands.

APPENDIX D: PUBLIC HEARING NOTICE

Affidavit - Proof of Publication

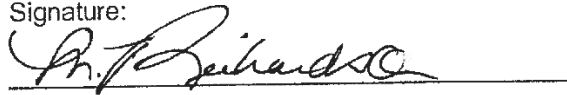
STATE OF WISCONSIN }
Dane County } SS.

Michele Richardson being duly sworn deposes and says that he/she is the principal clerk of Adams Publishing Group of Southern Wisconsin, publishers of **Leader Independent**, **Leader-Independent.com HI**, a newspaper published in Dane County, and that a notice, printed copy of which taken from said newspaper, is hereunto attached, was published in said newspaper on the following dates:

07/30/26, 08/06/26

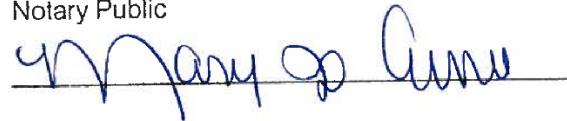
Publishing Fees: \$118.37

Signature:

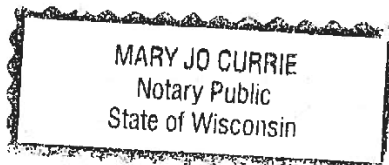


Subscribed and sworn to before me
this 6th day of August, A.D. 2026

Notary Public



My Commission Expires: 12-15-26



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) 626-6789 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. PUB. Leader Independent; July 30 & August 6, 2026 WNA:LP

Ad ID: 419704

APPENDIX E: JOINT REVIEW BOARD MEETING NOTICES

Affidavit - Proof of Publication

STATE OF WISCONSIN }
Dane County } SS.

Jennifer Noble being duly sworn deposes and says that he/she is the principal clerk of Adams Publishing Group of Southern Wisconsin, publishers of **Leader Independent, Leader-Independent.com HI**, a newspaper published in Dane County, and that a notice, printed copy of which taken from said newspaper, is hereunto attached, was published in said newspaper on the following dates:

07/30/26

Publishing Fees: \$42.84

Signature:

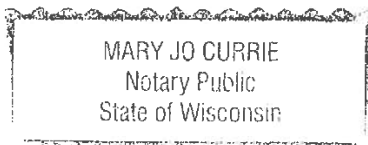
Jennifer J Noble

Subscribed and sworn to before me
this 30th day of July, A.D. 2026

Notary Public

Mary Jo Currie

My Commission Expires: 12-15-26



VILLAGE OF MCFARLAND
NOTICE OF A MEETING
OF THE MCFARLAND JOINT
REVIEW BOARD

NOTICE IS HEREBY GIVEN,
that the Village of McFarland
will hold a Joint Review
Board meeting on Monday,
August 10, 2026 at 2:00 p.m.
in the Community Room of
the Municipal Center, 5915
Milwaukee St., McFarland,
Wisconsin. The purpose of
the meeting is to hold the
required Joint Review Board
organizational meeting for
the creation of Tax Increment
District #7.

A map showing the proposed
boundary of TID #7 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.).

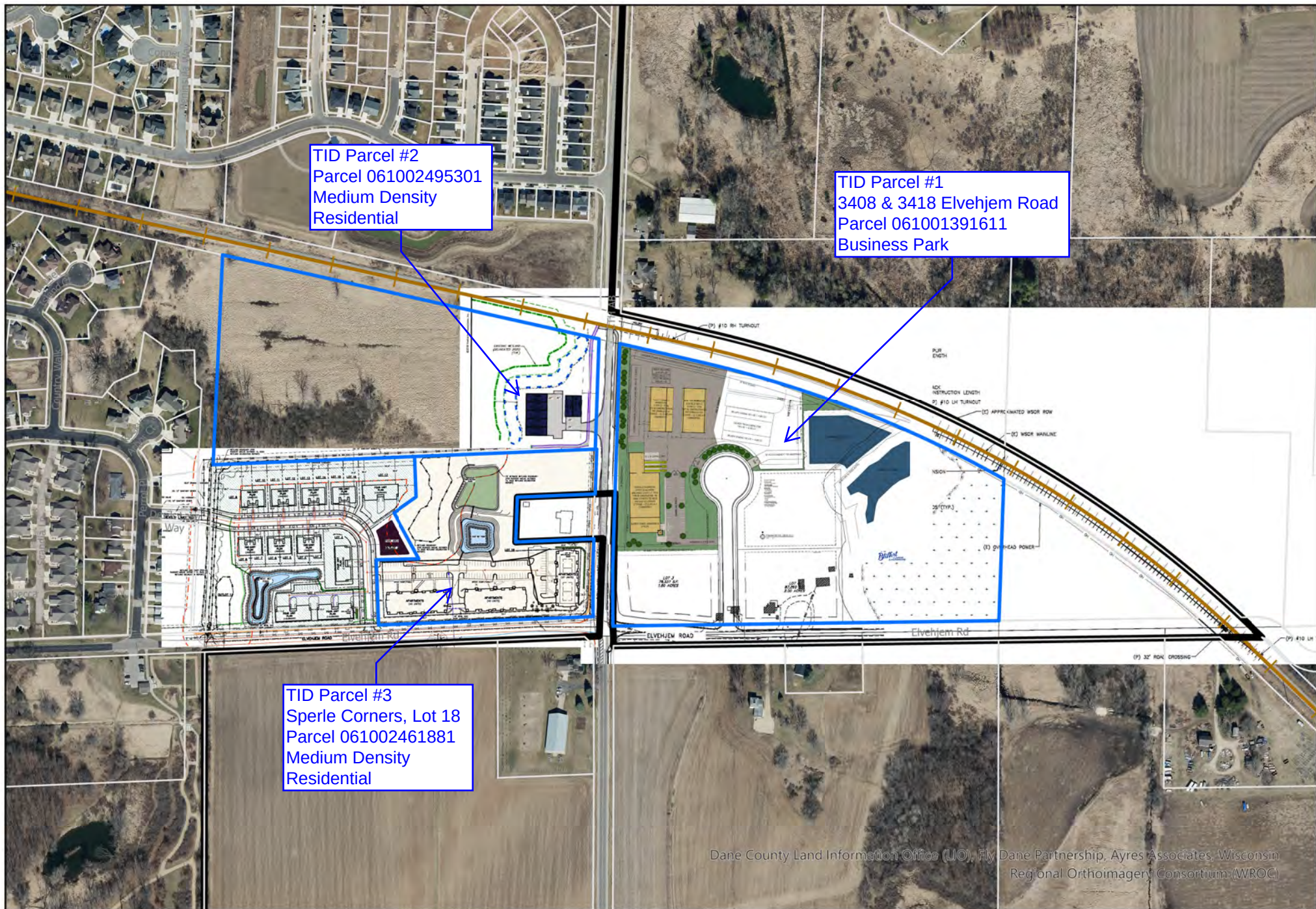
Residents wishing to attend
the meeting can do so in-
person at the Municipal
Center or via Zoom by visiting
<https://us02web.zoom.us/j/87516999201> or Telephone:
Dial (for higher quality, dial a
number based on your current
location): US: +1 (312) 625-
6799 Webinar ID: 875 1699
9201. Please Note: Virtual
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
Joint Review Board by email
to communitydevelopment@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.
PUB. Leader Independent;
July 30, 2026
WNAXLP



SITE PLAN OPTION V4.0

BLIFFERT - MCFARLAND

the Consortium ae LLC



Elvehjem Road & CTH AB Proposed TID

- Potential TID Parcels
- Parcels
- Municipal Boundary
- Railroad

RAIL INFRASTRUCTURE MODERNIZATION TAX CREDIT

TAX CREDITS TO MODERNIZE THE STATE'S RAILWAYS

The **Rail Infrastructure Modernization Tax Credit** was created in 2026 to incentivize modernizing rail infrastructure and/or reactivating inactive rail infrastructure.

Eligibility criteria

The Wisconsin Economic Development Corporation (WEDC) may certify these types of entities as eligible for this type of tax credit:

- Class II or III railroad owners or carriers
- Owners/lessees of sidings, spurs, or industry tracks on or adjacent to a railroad
- Local governments

These costs are eligible to be certified as qualified new rail expenditures:

- Right of way acquisition
- Engineering
- Construction of new track, such as industrial leads, sidings, spurs, and switches
- Reactivation/rehabilitation of existing inactive track

The credits may be verified for an amount up to 50% of qualified expenses, subject to other applicable criteria.

How it works

WEDC will enter into contracts with applicants that are certified to claim these tax credits. Certified entities may claim the credits for qualified new rail expenditures or maintenance expenses for taxable years beginning after Dec. 31, 2025, and before Jan. 1, 2031. Applicants cannot be certified to claim both the Rail Infrastructure Maintenance Tax Credit and the Rail Infrastructure Modernization Tax Credit for the same expenditure, nor for any expenditure outside of the eligible tax years. The credits are transferable with authorization from the Wisconsin Department of Revenue.

LEARN MORE ABOUT THE
RAIL INFRASTRUCTURE
MODERNIZATION TAX
CREDIT PROGRAM

For more information about
the Rail Infrastructure
Modernization Tax Credit
Program, please contact:

Ann Hyra
Business and Community
Development Program
Manager, WEDC
Tel. 608.210.6847
Email: ann.hyra@wedc.org



Rail Infrastructure Modernization Tax Credit (RR-MOD)

Program Guidelines for Calendar Year 2026
Lead Division: Business and Community Development
☒ New (4/28/2026) ☐ Revised
☐ Grant ☐ Loan ☒ Tax Credit ☐ Technical Assistance

Introduction

Background Information: The Rail Infrastructure Modernization Tax Credit (RR-MOD) Program was created by 2026 Wisconsin Act 242. The program provides income and franchise tax credits to eligible entities by modernizing or reactivating certified rail infrastructure. Starting in 2026, alongside its companion Rail Infrastructure Maintenance Tax Credit (RR-MNT) Program, The Wisconsin Department of Transportation (WisDOT) and the Office of the Commissioner of Railroads (OCR) are historically the primary state resources responsible for supporting rail infrastructure in the state.

Program's Purpose: The purpose of the RR-MOD Program is to incent projects involving investments in the modernization of Wisconsin's rail system.

Eligibility Requirements

Certification: WEDC may certify an entity as eligible to earn tax credits under the Program if it meets the following requirements:

- Class II Railroad Owners or Carriers.¹
- Class III Railroad Owners or Carriers.²
- Owners/lessees of
 - Sidings;
 - Spurs;
 - Industry tracks on or adjacent to a railroad.³
- Local governments.⁴

For taxable years beginning after December 31, 2025, and before January 1, 2031, applicants may be certified by WEDC to claim Rail Modernization tax credits for qualified new rail expenditures.⁵

WEDC shall enter into a contract with any applicant certified to claim Rail Infrastructure Modernization Tax credits.⁶

¹ Wis. Stat. § 238.309(2)(a)1.

² Wis. Stat. § 238.309(2)(a)1.

³ Wis. Stat. § 238.309(2)(a)2.

⁴ Wis. Stat. § 238.309(2)(a)3.

⁵ Wis. Stat. §§ 71.07(8t)(b), 71.28(8t)(b), 71.47(8t)(b), 238.309(2)(a).

⁶ Wis. Stat. § 238.309(2)(d).



Applicants cannot be certified to claim both the Rail Modernization credit and the Rail Maintenance credit for the same expenditure, nor for any expenditure outside of the eligible Tax Years.⁷

WEDC will verify applicant eligibility and will consult with OCR or WisDOT to verify that the applicant meets the conditions in § 238.309(2)(a) or (b).⁸

Rail Modernization credits are transferable to another person within the original claimant's applicable tax year(s) and carryforward window. The credit transfer must be authorized by the Department of Revenue.

WEDC will notify DOR of each certification within 30 days of the certification.⁹

Certification Revocation: WEDC shall revoke the certification to claim tax benefits if the applicant does any of the following:

- Supplies false or misleading information to obtain tax benefits.
- OCR or WisDOT verify that the claimant is no longer eligible.
- The claimant ceases operations in the state.
- The claimant places an inactive or abandoned status on the rail for which credits were certified within a reasonable period as defined in the contract.

In the event of a certification revocation, WEDC will notify DOR within ¹⁰days.□ DOR will determine if there is repayment due for any tax benefits claimed or transferred to another person.

Tax Credit Calculation:

An entity may be verified for an amount up to 50% of the qualified new rail infrastructure expenditures made by the entity during the taxable year to which the claim relates. The amount WEDC verifies and/or certifies the entity to claim under this subsection may not exceed \$2,000,000. If the claimant's taxable year is different than the calendar year, tax benefits will be prorated by the number of days in the claimant's taxable year that fall within the calendar year.

"Qualified new rail infrastructure expenditures" must be capital expenditures for rail infrastructure and improvements placed into service after December 31, 2025.¹¹ The following costs are eligible to be certified as qualified new rail expenditures:

- Right of way acquisition;
- Engineering;¹²
- Construction of new track, such as industrial leads, sidings, spurs, switches;¹³
- Reactivation/rehabilitation of existing inactive track;¹⁴

⁷ Wis. Stat. §§ 71.07(8t)(c)1., 71.07(8v)(c)1.

⁸ Wis. Stat. §§ 238.309(2)(e), § 189.02(8).

⁹ Wis. Stat. § 238.309(6)(c).

¹⁰ Wis. Stat. § 238.309(6)(c).

¹¹ Wis. Stat. §§ 238.309(1)(b), 71.07(8t)2., 71.28(8t)2., 71.47(8t)2..

¹² *Id.*

¹³ *Id.*

¹⁴ *Id.*



- Transloading infrastructure;¹⁵
- Loading dock improvements.

Expenditures are ineligible if the expenditure was used to claim a WEDC Rail Infrastructure Maintenance credit.¹⁶

Available Incentives

CY26: \$10,000,000

In accordance with 2026 Wisconsin Act 242, the total annual allocation for Rail Modernization credits is limited to \$10,000,000 per calendar year and unused annual allocation does not rollover.¹⁷

Activities and Expected Outcomes

Assist 5 rail modernization projects.

Impact: The Program is expected to incentivize the modernization of rail infrastructure in Wisconsin. Communities with consistent and expanded rail access may be more attractive to companies looking to locate or expand their business in Wisconsin. This program benefits communities, businesses, and Class II and Class III by supporting investment in the expansion of industrial rail access and corresponding infrastructure for Wisconsin businesses and communities.

Metrics: As both a real estate development and tax credit verification program, performance reporting metrics for Rail Modernization are focused on measuring eligible site work cost and as well as verification eligibility to acquire either Rail Modernization tax credits. The program's metrics include the following list, and each project will include one or more of these metrics in its reporting requirements depending on the project's specified use of funds.

Program metrics may include the following:

- Capital Investment
- Site Work – Infrastructure
- Site Work – Renovation/Rehabilitation
- Leverage - Total
- Transportation Corridor Construction
- Transportation Corridor Rehabilitation

Application Guideline

Timeline: The Program has a continuous first-come first-serve application process.¹⁸

¹⁵ *Id.*

¹⁶ Wis. Stat. § 71.07(8t)(c)1.

¹⁷ Wis. Stat. § 238.309(5)(a).

¹⁸ Wis. Stat. § 238.309(2)(c).



Review Considerations: WEDC may take the following into account when evaluating applicants:

The corporation shall, under § 189.02(8), consult with the office of the commissioner of railroads or the department of transportation to verify that a person seeking certification under par. (a) or (b) meets the conditions under par. (a) or (b), respectively.

How to Apply: An interested applicant should contact a WEDC Account Manager to determine if their project is right for the program. An application must be submitted to WEDC for each taxable year that a qualified new rail expenditure(s) is made in order to be certified to claim any potential tax benefits.

Award Process: The completed application will be assigned to an underwriter and go through the award review process.

Performance Reporting: Recipients will be required to submit a performance report upon Project completion.

WEDC annually selects awards on a sample basis for audit. All backup documentation to the performance report is required to be maintained for the life of the award as detailed in the contract with WEDC.

WEDC may impose additional reporting requirements to evaluate Project performance and to ensure compliance with contract deliverables.

Helpful Information:

Definitions

"Claimant" means a person certified to receive tax benefits under § 238.309(2)(a).

"Local government" means a city, village, town, county or American Indian band or tribe in this state or a unit or instrumentality of a city, village, town, or county.¹⁹

"Qualified new rail infrastructure expenditures" means capital expenditures for rail infrastructure and improvements in this state placed in service after December 31, 2025, including expenditures for the acquisition of right-of-way; engineering; construction of new track such as industrial leads, switches, spurs, and sidings; rehabilitation of existing inactive track to reinstate operation; loading dock improvements; and transloading structures involved with servicing customer locations or expansions.²⁰

"Rail infrastructure modernization credit" or "rail modernization credit" means the income and franchise tax credits under §§ 71.07(8t), 71.28(8t), and 71.47(8t).

"Rail infrastructure modernization credit" or "rail modernization credit" means the income and franchise tax credits under §§ 71.07(8t), 71.28(8t), and 71.47(8t).

Revision History

¹⁹ Wis. Stat § 238.309(1)(a).

²⁰ Wis. Stat § 238.309(1)(b).



Program Inception – 2026 Wisconsin Act 242 – Calendar Year 2026

EMINENT DOMAIN SERVICES, LLC

6515 Grand Teton Plaza | Suite 241
Madison, WI 53719
(608) 535-6109 tel | (608) 338-0889 fax

Via e-mail

August 21st, 2026

Mr. Matt Schuenke
Village Administrator of McFarland
matt.schuenke@mcfarland.wi.gov
5915 Milwaukee Street
McFarland, WI 53558

RE: *Notice of Representation of Sperle Farms and Request for Agricultural Preservation Designation*

Dear Administrator Schuenke, President Brassington and Village Trustees,

I am writing because our firm has been retained to represent the interests of Sperle Farms, the approximately 120 acres on the corners of Elvehjem Road and County Highway AB. The agenda for your August 25th Village Board meeting notices as follows:

Discussion and action to convene into Closed Session in accordance with Wis. Stats. 19.85(1)(e) to deliberate or negotiate the investment of public funds or other specified public business whenever competitive or bargaining reasons require a closed session, specifically regarding real estate and development incentive negotiations within the pre-development agreement with Elvehjem Acres LLC and Bliffert Southwest Holdings LLC for the development of a new business park.

We would like to ensure that in conjunction with the consideration of the development of the proposed business park, that the Village takes action to recognize the permanently protected status of Sperle Farms as agricultural. At a minimum, this should include designating Sperle Farms as agricultural preservation on the various Village maps and land use plans. It would also make sense to designate Sperle Farms as an agricultural preservation area on the maps of TID #7. We believe that discussions of TID #7 and financial incentives to develop north of Elvehjem

Road should also include planning for the placement of infrastructure in a way that is consistent with the permanent use of the Sperle Farms land to the south of Elvehjem Road as agricultural.

Thus, as you consider possible incentives in relation to the development of the land to the north of Elvehjem Road as a business park, please keep in mind that to the south of the road is an area of intended permanent agricultural preservation.

Sincerely,
EMINENT DOMAIN SERVICES, LLC

Electronically Signed by Erik S. Olsen
Erik S. Olsen

cc: Ms. Stephanie Brassington, Village Board President
stephanie.brassington@mcfarland.wi.gov

-Mr. Ken Boyd, Trustee
Ken.Boyd@mcfarland.wi.gov

-Mark Neidinger, Trustee
mneidinger@mcfarland.wi.gov

-Mr. Luke Fessler, Trustee
luke.fessler@mcfarland.wi.gov

-Ms. Alisa Leamy, Trustee
alisa.leafy@mcfarland.wi.gov

-Ms. Kathy Annen, Trustee
kathy.annen@mcfarland.wi.gov

-Mr. Lowell Prill, Trustee
lowell.prill@mcfarland.wi.gov

From: Diane King, 5205 Monarda Court
To: Community Development
Subject: Proposed Bliffert Lumber TID Public Comment: Diane King
Date: Tuesday, August 18, 2026 3:46:55 PM

August 18, 2026 Public Hearing on Proposed Bliffert Lumber TID Public Comment from Diane King at 5205 Monarda Court

I support this proposal that provides an opportunity for the relocation and expansion of Bliffert Lumber within McFarland.

My comments relate to the **heavy truck route** to/from the proposed TID #7 site.

Dump trucks use the residential 25-mph segment of **Holscher Rd between Siggelkow Rd and Hwy MN/Broadhead St** to reach construction sites near Hwy AB and Elvehjem Rd. GPS shows this route as the shortest path to that section of Hwy AB (e.g., instead of taking Siggelkow down to Hwy AB).

With the anticipated construction for Bliffert Lumber, and other housing and business park development in the proposed TID #7 site, dump trucks and other heavy commercial vehicles will inevitably **continue to take this Holscher Rd shortcut**. This constant heavy truck traffic negatively impacts the safety and livability of this neighborhood.

Last week (August 10-14, 2026), **dump trucks hauling fill dirt continually traveled** this segment of Holscher Rd from around 7:00am through late afternoon (e.g., to/from Sperle Corners). The heavy truck traffic continues this week. Randomly over the last two days, I counted dump trucks for thirty minutes and counted at least ten dump trucks each time. On average, a **dump truck is traveling on Holscher every 3 minutes**.

- This raises both **pedestrian/bicycle safety** and **noise pollution/health concerns**. The sidewalks and bike lanes on this segment of Holscher are frequently in use. I'm a homeowner by the 4-way stop at Holscher Rd and Linden Pkwy, a school bus stop. I've observed dump trucks doing rolling stops through this intersection. The continual sound of high-decibel squealing brakes followed by rumbling engine acceleration are highly disruptive, both indoors and outdoors. In addition, the diesel exhaust is unpleasant.
- This also raises **road maintenance concerns**. Was Holscher Rd built for regular heavy truck use (for more than deliveries or pickups within the neighborhood)? Reviewing Chapter 35 of McFarland Municipal Code, it appears Holscher Rd is **not designated as a heavy traffic route**. Will repeated heavy loads traveling Holscher as a shortcut to Hwy AB cause premature road damage, leading to cracks and potholes? (Perhaps this may evoke memories for anyone who experienced the deep potholes on Holscher Rd prior to the Juniper Ridge subdivision).

In summary -- can there be a **heavy truck route solution** that addresses the need for construction-related deliveries to/from the proposed TID #7 site **without negatively impacting the neighborhood safety and livability** within this segment of Holscher Rd?

Thank you for the opportunity to provide comments related to the proposed Bliffert Lumber TID.



Public Notice Feedback

This form is provided for you to provide feedback on the public notification you received. Public feedback will be provided to both staff and governing bodies responsible for decision making.

Last Name (Optional)	Sales
First Name (Optional)	Nick
Address (Optional)	5404 Wild Cherry
E-mail Address (Optional)	
Phone Number (Optional)	
Project Name, as identified on notice	TID 7

Questions

Question(s) about the project/initiative	Hello, I missed the meeting last week but have a few questions about the TID. 1) How much do the current properties pay (or paid in 2025) in taxes to the school and the village? 2) How many new living spaces are being included in the TID area? I think there were a number of townhouses and apartments. Thus how many new families and children would be estimated to be added to the district? I am asking as these families/properties would be developed but the schools and the village would be missing out on their increased revenue to build new spaces or add new emergency services to support these. 3) Could the rail improvements in the TID be shifted to the new owner needing them? 4) How many new employees will Bliffert be adding with the relocation? A TID is supposed to generate or grow business as I understand it. Thanks, Nick
--	--

Follow-Up

Would you like to request direct follow-up from a Village staff member regarding your question(s)?	Yes, I would like to be contacted.
--	------------------------------------

How would you like to be contacted by a Village staff member?

E-mail

E-mail Address



Public Notice Feedback

This form is provided for you to provide feedback on the public notification you received. Public feedback will be provided to both staff and governing bodies responsible for decision making.

Last Name (Optional)	Schumacher
First Name (Optional)	Marty
Address (Optional)	Tuscobia Trl
Project Name, as identified on notice	Proposed Bliffert Lumber Tax Increment District (TID #7)

Comments/Feedback

Comment(s)/Feedback about the project/initiative	I understand why Bliffert needs to move, and I think this is great for the village. That is a great opportunity to densify our downtown with a mixed-use building. I also understand the TID to continue building Sperle Corners. The part that upsets me about the proposed TIDs is the area south of the tracks, west of AB, and north of Sperle Corners. It is a spot where people can walk their dogs (or themselves), run, bike, and enjoy wildlife in peace. It's especially nice for families who want to let their kids go ride a bike, roller blade, or ride a scooter with 0 concern about their kids' safety. I commonly see entire families biking down this path. Building in this space will create a conflict between cars coming off a 55 mph road and all sorts of vulnerable road users. Building here will also disrupt wetland wildlife that calls this place home. I don't feel the benefits here are worth the cost. If you absolutely must build in the wetland, please make it very clear, in writing, that only a small portion of the land can be built upon. It is very confusing that marshland is included in the TID. Secondly, if you must build there, please route the bike path behind whatever is built, so we can still have that safe space. If you can't reroute the bike path, then please have the bike path take priority over the car entrances. In other words, raised crossing for bikes/peds that force turning cars to slow down and look. Thank you for your time and consideration.
--	---

Follow-Up

Would you like to request direct follow-up from a Village staff member regarding your comment(s)/feedback?

No, I do not wish to be contacted.

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

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: [Rachel Nelson](#)
To: [Community Development](#)
Subject: TID 7 Bliffart
Date: Wednesday, September 9, 2026 3:34:03 PM

Hello

I am writing to express my support of the Bliffert TID. I am not able to make it to the board meetings but wanted to have a chance to express my thoughts. Bliffert has been in McFarland since before I moved here in 2004 and I think that making sure to move forward with plans to support them staying in our community is important. I won't claim to fully understand how all of these things work but it seems that McFarland has a reputation of not supporting business which is concerning to me. In order to be a strong community we need more businesses to be here rather than just more housing. If the village does not support Bliffert in the new proposed location I am concerned that they will leave the village which is harmful in the long run.

Thanks for taking the time to read my email and for all the hard work you do for the village of McFarland.

Please share this email with others on the plan commission, CDA and village board.

Thanks
Rachel Nelson
5404 Eighth Rd McFarland

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, September 15, 2026

SECTION: Business

DEPARTMENT: Administration

CONTACT: Matt Schuenke, Village Administrator, Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion regarding an annexation petition received for the April Hills subdivision in the Town of Blooming Grove.

PREVIOUS ACTION:

September 8, 2026 - Village Board holds introduction discussion on the annexation petition for the April Hills subdivision.

ISSUE SUMMARY:

The Village has received a petition for annexation of the April Hills Subdivision located in the Town of Blooming Grove. This petition was received on August 10, 2026 and has since been reviewed by the Village Clerk. The petition was introduced to the Village Board at their September 9, 2026 meeting. The receiving municipality, in this case the Village, will have 120 days to consider an ordinance to approve the request. Included in the packet is the petition, a draft staff memorandum, outlining service impacts and several exhibits to consider when reviewing this request, as presented at the September 9 Village Board meeting.

Plan Commission's Role in the Review of the Annexation Petition

Per [Sec. 2-313\(b\)\(8\)](#) of the Village's Municipal Code, the Village Board refers to the Plan Commission *the temporary zoning of lands contained within a petition for annexation to the Village*. Additionally, [Per Wis. Stat. 66.0217\(8\)\(a\)](#)...*An ordinance under this subsection may temporarily designate the classification of the annexed area for zoning purposes until the zoning ordinance is amended as prescribed in s. 62.23 (7) (d). Before introduction of an ordinance containing a temporary classification, the proposed classification shall be referred to and recommended by the plan commission. The authority to make a temporary classification is not effective when the county ordinance prevails during litigation as provided in s. 59.69 (7).*

The Village can decide whether to temporarily zone the properties in the annexation petition to one or more of the Village's existing zoning districts through the ordinance that would approve the annexation. Once the annexation is approved, the Village would utilize the current Village Zoning Code to regulate properties in the annexed area. Alternatively, the Village can elect to keep the current Dane County Zoning (as administered by the Village) until such time as the properties are rezoned into one or more of the Village's existing zoning districts. This would happen sometime after the annexation is approved (e.g. sometime in 2027). In either case, if the annexation is approved, the Village would have to go through the formal rezoning process, including notification to property owners (including those within 400 feet of the subdivision),



Plan Commission public hearing, Plan Commission recommendation and Village Board adoption.

At the time the annexation petition is considered, the Plan Commission is simply making a recommendation whether to keep the Dane County zoning in effect or change the zoning to an existing McFarland zoning district. Both options are intended to be temporary, with a permanent rezone to a McFarland zoning district occurring at some point in the future. The Plan Commission's role is not to weigh in on other non-zoning/planning matters that the Village Board ultimately considers as part of their consideration of the annexation petition. The Plan Commission will consider a recommendation at its October 20th meeting.

Below is a tentative schedule assuming the request continues to advance. Additional meetings may be scheduled based on the Village Board's review and/or needed for additional time to consider the request. A final decision on the ordinance by the Village Board is needed prior to December 9, 2026.

- **September 15, 2026 at Plan Commission** – Discussion on annexation petition and outline of the Commission's role in the process. No action at this time.
- **October 20, 2026 at Plan Commission** – Plan Commission will take action on the Village Ordinance requirement to make a recommendation on the annexation petition. Discussion to also consider the zoning designation within the Statutory allowances.
- **November 10, 2026 at Village Board** – The Board to receive the Plan Commission recommendation. First opportunity to consider action on the petition. Approval of the petition will be done by Village Ordinance to be drafted by the Village Attorney.

This agenda item is provided as a summary introduction of the request to go over the materials submitted, and outline a tentative schedule for next steps in the process.

FINANCIAL/BUDGET IMPACT:

Information on financial impacts is contained in the attached memo.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

[Sec. 2-313 Powers and Duties](#)

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This item is for discussion only.

ATTACHMENTS:

1. April Hills Operational Impact Memorandum 09032026 mgs
2. Exhibit A - April Hills Petition
3. Exhibit B - Current Zoning
4. Exhibit C - Future Land Use Map
5. Exhibit D - Utility Impact



6. Exhibit E - State Review Letter
7. Exhibit F - State Review Materials
8. Exhibit G - Village Response to State Review
9. Exhibit H - DOA Email
10. 260908 City of Madison comments re April Hills annexation petition

Memorandum

To: Village Board of Trustees

From: Matthew G. Schuenke, Village Administrator 

Cc: Department Heads

Date: September 3, 2026

Re: **Village Operational Impact of April Hills Subdivision from Town of Blooming Grove**

Executive Summary

The Village is in receipt of an annexation petition (Exhibit A) from residents located within the April Hills Subdivision located in the Town of Blooming Grove. This subdivision was constructed as a rural subdivision with most of the development having been constructed for several years. The City of Madison and Town have an agreement that all remaining property within the Town will dissolve into the City in 2027. However, residents living within this subdivision have previously expressed an interest to instead annex into the Village leading to our consideration of this petition. If approved via ordinance, the annexation would become effective the next day where the Village would be required to provide services to the subdivision. This memorandum is prepared for informational purposes as to the impact on Village service delivery if this subdivision were to be annexed into the Village.

April Hills Subdivision (Town of Blooming Grove)

The City and Town entered into an Intergovernmental Agreement on February 18, 2005. By the Fall of 2027, whatever properties remained under the Town's service jurisdiction would transition to the City. The area in question is 80.4874 acres in size having been first platted in 1965 with 153 parcels today. The population according to the petition is 386 individuals. This represents an increase in the Village's population by approximately 4%. For perspective, it has taken roughly 4 years to add that many people to our population with 2021 being the highest single year of population growth at 379. It was originally developed as a "rural" subdivision which means it does not have municipal utility service, curb/gutter, sidewalks, and other public improvements consistent with an "urban" subdivision. The parcels that are improved have their own well and septic with a network of streets including adjoining ditches for stormwater conveyance with a main point of access via Siggelkow Road at Carncross Drive. There is a 3-acre park that is mainly green space but also has an open-air shelter, playground equipment, baseball backstop, and sand volleyball. The entirety of the properties within the subdivision are within the McFarland School District which will not change.

Operational Impact

The petition was filed following the “one-half approval” Statutory method which requires adoption by the Village Board via ordinance in order to be approved. If approved, the property in question falls under the jurisdiction of the incorporated municipality immediately through the services it provides. Typically, annexations are of vacant land that are developed slowly with improvements and population added over time. In this case, nearly all of the property in question is improved and inhabited which then requires the Village to serve these individuals with its existing resources where we previously have not provided service. Please note the following summary on the service impacts by Department:

Administration

Most of the normal day-to-day actions such as dog licenses, utility payments, tax payments, and other related actions will increase slightly but should be absorbed within existing resources. One area of note learned from past annexations, is the Town does not have a limit on the number of dogs and cats. The Village limits residents to 3 dogs and 3 cats.

The largest concern is the impact on future elections. We split from a single polling place to two when the Public Safety Center was completed. There are approximately 60% of the voters coming to the Municipal Center with the remaining 40% going to the Public Safety Center each with their own ballot style. April Hills residents eligible to vote would be added to the Municipal Center as they would have the same ballot style but that possibly adds congestion at that location. 2030 provides the ability to re-draw the lines, but until then Village Staff will need to determine whether additional equipment or poll works are needed.

Community and Economic Development

The Village holds its own planning and zoning authority through its Plan Commission and Village Board. This work is managed by the Community and Economic Development Department that oversees building inspection, zoning administration, planning services, site reviews, subdivision platting, and property maintenance. The initial zoning through Dane County would likely be retained if the Annexation is approved, and then later the Village would go through the process to zone the properties in accordance with our code. Current zoning for these properties is provided in Exhibit B and then the Future Land Use Map highlights this area within Exhibit C.

There are 152 residential lots, 13 of which are vacant leaving approximately 139 single family homes. These properties would require additional staff time to address zoning-related questions, property maintenance complaints, building permits and inspections. The precise impacts on staffing are difficult to estimate since each of these core services are generally completed on an as-needed basis. The Department will work with the Town to transition property files to maintain historical information about each parcel. We will also have to address this area slightly differently within the comprehensive plan as they shift from the extraterritorial jurisdiction to within our municipal boundary. This can be accounted for within the 2027 update and likely does not look much different than it was in 2017. In the future we will also want to incorporate the park property into the 2030-2034 CORP and to our Urban Service Area.

Over time we need to account for growth of the department as we do with other new developments, this annexation just adds people and property served much sooner than in other cases.

Fire and Rescue

McFarland Fire & Rescue is a combination full-time and paid-on-call department, meaning that some of our staff are full-time and others are paid-on-call. There are a total of 11 full-time employees that include a Chief, Administrative Assistant, 3 Captains, and 6 Firefighter/Paramedics. Additionally, we have 48 Paid on Call members of which 35 are Firefighters and 25 hold medical licensing. The simplest way to explain the concept is that our primary ambulance is paramedic-level staffed 24/7/365 with in-house staff, and our fire apparatus is staffed with a mix of in-house firefighters and firefighters responding from the community.

There have been 70 total incidents within the subdivision in the last 5 years averaging approximately 14 calls per year based on data from the 911 call center. This is about a 1.1% increase in our total call volume. Assuming a 7-hour impact per incident on average we would expect there would be approximately 105 additional labor hours per year going forward that would need to be accounted for within our staffing levels.

It should be noted call volume overall within the entire county system continues to be strained by current levels of staffing and resources to meet demand. Locally that means increased utilization of mutual aid for another Department's ambulance to respond because we are already on a different call. This year we are on pace for mutual aid response 11 times per month whereas last year that average was 7 and the year before that 5. This is a global problem within the region but locally adding new territory will increase that demand necessitating additional discussions on staffing levels.

Please note the following related to service delivery:

- **Emergency Medical Response** – The Department is a paramedic level of service. The population added through an annexation would not affect that process other than there are more population added to the service territory. In 2025, the primary ambulance was responding to medical calls in the Village within 1 minute and 23 seconds of notification, on average. Applying a 2-minute drive time to this area, we would be arriving about 3 minutes and 23 seconds on average.
- **Fire Protection** – In 2025, a Fire Suppression unit (Engine or Ladder Truck) was responding to structure fires in the Village within 2 minutes and 58 seconds of notification, on average. Applying a 2-minute drive time to this area, we would be arriving 4 minutes and 58 seconds on average for structure fires.
- **Inspection** – Most of the properties are single and double occupancy which is not inspectable like a large multi-family or commercial business. There is one known commercial business that would require further review in how that would be classified.
- **Mutual Aid** – For structure fires, we have agreements with the Cottage Grove, Fitchburg, Monona, Oregon, and Stoughton to assist with automatic aid (respond with resources being paged through Dane County Dispatch) at the same time as within the Village with an incident. Our response to structure fires in the non-hydrant areas is 4 engines (2 McFarland and 2 automatic aid), 1 ladder truck, 1 ambulance, 1 utility (light & air support), 4 chiefs (1 McFarland and 3 automatic aid), and 3 water tenders/tankers (1 McFarland and 2 automatic aid). Upon confirmation of a working structure fire, a mutual aid ambulance is requested so the firefighters on the McFarland ambulance can operate as firefighters.
- **Rural Fire Protection** – This area currently is not served by a municipal water system which would provide for fire trucks to hook into. A Tender Truck is needed for this type of response, and the City does not have this equipment which is likely to require the Village to respond via mutual aid if needed. The Village has mutual aid agreements with other local agencies who would also dispatch a Tender Truck if the scope of the fire required additional water capacity.

- **Vehicle Staffing** – Engines, ladders, and the utility are staffed with 4 firefighters each, for a total of 26 firefighters. Ambulances and water tenders are staffed with 2 firefighters each, for a total of 8 firefighters. However, water tenders will be hauling water from the nearest hydrant (Black Walnut & Siggelkow). The total staff response comprises 34 firefighters and 4 chief officers, with an additional 2 EMTs/paramedics on the mutual-aid ambulance.

Again, the sheer geographic advantage of the Village with the positioning of its fire and rescue services contributes a great deal to lower response times for people in need.

Library

The E.D. Locke Public Library is located across from the Municipal Center in McFarland's downtown approximately 1.25 miles from the subdivision. While anyone can go to any library in the County regardless of where they live, a lot of residents within this subdivision are likely using our library due to proximity with the closest alternative about 4 miles away. Additional impacts related to the Library would center around population for the Village growing in excess of 10,000 and revenue sharing formula within Dane County.

Municipal Court

Adding these homes to the Village adds to the possibility of citations issued by our Police Department which currently does not have jurisdiction in this area. However, additional citations will generate income similar to how the Village has grown previously. We currently average about 30-70 citations per court date, and adding a subdivision of this size likely is absorbed into those existing operations. There may be additional time spent in court as a result but should be manageable overall.

Police

The area in question currently receives police services through the Dane County Sheriff's Office. The average call volume over the last 5 years would suggest they responded to about 54 calls per year with varying degrees of significance. The type and/or nature of the call will dictate the overall impact with things like burglary, criminal damage to property, theft, fraud, and other disturbances requiring a larger/longer response. Even without the addition of April Hills the overall call volume of the Department has grown from 6,636 calls in 2022 to 8,285 in 2025 pushing closer to 9,000 in 2026.

The addition of approximately 386 residents will increasingly move the staffing level of the Department further away from the Midwest per-capita averages based on FBI data. The latest data from 2019 established a benchmark of 2.9 sworn officers per 1,000 people for a community of approximately 10,000. We are currently at 1.86 officers and adding this population would lower that to 1.79. By comparison, Cottage Grove has a ratio of 2.22, Mount Horeb at 2.12, and Monona at 2.31. Overall Staffing considerations within our planning will remain a challenge regardless of this annexation.

Public Works

There are several areas of impact within Public Works, broken down as follows:

General

The subdivision includes approximately 5 additional lane miles of road that would be added to our network to maintain. Maintenance comes in the form of the following:

- *Forestry* – Public street trees would need to be inventoried and added to our rotational maintenance responsibilities. We would also consider planting of trees where necessary.
- *Snow and Ice Control* – It is estimated that winter operations would add 2.5 hours per weather event. With more lane miles we would also use more salt but would depend on the nature of the weather event.
- *Solid Waste Collection* – The Town charges residents for garbage and recycling collection through a special assessment similar to the Village. They have a different provider though. The Town's provider would collect through the end of the year before transitioning to the Village. The special assessment is included on the tax bill and for the first year will be billed directly to the residents. The refuse containers would also need to be addressed as they are owned by the other provider. We might be able to reuse these for a cost which we would compare to purchasing new. Overall day-to-day tasks to maintain containers and take calls for service would increase by an unknown amount. Additional costs would also be incurred for curbside bulk item collections.

- *Street Maintenance* – The current roadways within April Hills are approximately 20 feet wide asphalt. They are in average condition and will need maintenance within the next 3-5 years with larger reconstruction further out. Some were resurfaced by the Town in 2026. We would need to plan to upgrade the current roadways to the Village’s standard 32-foot face-face curbed layout with sidewalks on both sides of the street. This can be worked into future Capital Improvement Plans for the Village as conditions warrant. The initial operational focus will be to clear excess brush from public areas, address location/function of culverts, review shoulders, etc. to get familiar with the subdivision transportation needs.
- *Technology/Reporting* – The sub-division would need to be added to the Village GIS and then add in all the assets to the system. This includes snowplow routes, public street trees, storm water culverts/pipes, park amenities, private sewer/well information, and street signs. The roads would need to be added to the Wisler/Paser road ratings which are due for completion in 2027. The sub-division would also need to be added to the MS4 (storm water) annual reporting. Also, the area would need to be added to the Diggers Locate database and add it to our response area.
- *Yard Waste/Brush* – The Town offers weekly yard waste collection where we only do that at limited times while offering the drop site. This would increase the volume of that material by an unknown margin while the costs are partially recouped by the stormwater charge.

Parks

The current park is owned by the Town and was “Dedicated to the Public” as part of the plat approval. The property and improvements would transition with whomever has municipal jurisdiction. There are likely maintenance needs within the park improvements themselves that we will want to consider in the future. Things like painting the existing shelter, removing the playground surface material (current pea gravel), and cleaning up the sand volleyball court. In the long term we will need to build these into our replacement plans while considering extension of utilities, accessible pathways, and other desired amenities. More park land to maintain naturally comes with more mowing responsibilities as well. The park shelter would be added to the rentable sites, bringing in a small amount of revenue, but also adds to our cleaning rotation.

Utilities

The Village Engineer prepared a summary memo (Exhibit D) on the costs to extend utilities into the subdivision as the roads are converted from a rural cross section to an urban layout. The costs for the utilities are likely to be assessed to the property owners as most of this infrastructure currently does not exist with a small exception for stormwater. The timing of this is not determined but given the scope of the work and cost, want to make sure there is some idea of what is needed to implement this at some point in the future.

All of the improved properties would be added to the utility billing system regardless of their use of Village water or sewer. There are still charges for public fire protection and stormwater as noted below. Staff will need to determine which billing cycle to add them to and then will align with their billing/mailing address as needed. We will prepare a letter notifying individuals of this should the annexation be approved. Please note the following:

- **Sanitary** – Gravity works in the Village's favor for the southern portion of the territory to allow for installation of mains to flow to the south. It is in the middle of the subdivision that the topography is elevated before it begins to drop again towards the north. The northern half of the property would need a small lift station to pump the wastewater for that portion of the subdivision to the south. It can be done and the Village has several lift stations already for this very purpose, so it is not uncommon. Construction will require 11,500 feet of mains and 5,000 feet of laterals overall. This presents similar timing challenges as water since they have their own private septic service, but is achievable no different than how it has been done in other places within the Village. No charges for sanitary will be included until a main is brought in front of the property.
- **Water** – While water service is in proximity, it would require the addition of approximately 17,500 feet of new watermain and 5,000 feet of laterals with hydrants, services, valves, etc. Construction is pretty simple, the challenge is each property already has their own private water service and timing for installation should generally align when the private water services need to be replaced. Public fire protection charge (currently \$14.35 per month) will be included, but other water charges cannot be added until at least a main is brought in front of the property.

- **Storm Sewer** – This likely causes the least utility impact in the future. The current subdivision is served by shoulders, ditches, and culverts. In the future, as roads require reconstruction the modern stormwater management systems will be installed to urban standards for piping and conveyance into the Village's system. In the meantime, we will take on the responsibility of sweeping the streets within the same frequency as the rest of the Village and also assessing the existing condition of the infrastructure in place. The storm water unit charge (currently \$10 per month) would apply to help offset these costs.

Overall for the Department there is a wide breadth of services provided, pretty much in all cases some amount of workload increases as a result of adding this subdivision. To what extent is hard to determine but some consideration for full-time and/or seasonal staffing should be given where applicable.

Senior Outreach

The Village contracts with Dane County to serve as a Focal Point providing senior services within the Village and surrounding Towns. This presently does not include Blooming Grove and adding this property to the Village would give them additional access to case management, nutrition, wellness services, programs, and other specialized services. Additional population served will add to our units of service tracked by Dane County, and something to consider in planning for staffing adjustments in the future in comparison to existing workloads.

Public Interest Determination

The Wisconsin Department of Administration is required to make a Public Interest Determination for all annexation requests in counties with more than 50,000 in population. Any annexation we are to receive requires this review. The Department receives the petition through an application form to begin their review. That leads to a request for information from the Town and Village via a questionnaire to gather the responses. Additionally, the City is adjoining to the territory and they were also allowed by Statute to submit information for the State to consider. Their response is non-binding on the Village within its decision making process and simply their opinion based on the information they were provided. They have to address two things by Statute when making their determination (Statute 66.0217(6)(c)):

1. *Whether the governmental services, including zoning, to be supplied to the territory could clearly be better supplied by the town or by some other village or city whose boundaries are contiguous to the territory proposed for annexation which files with the circuit court a certified copy of a resolution adopted by a two-thirds vote of the elected members of the governing body indicating a willingness to annex the territory upon receiving an otherwise valid petition for the annexation of the territory.*
2. *The shape of the proposed annexation and the homogeneity of the territory with the annexing village or city and any other contiguous village or city.*

The Department prepared a letter summarizing their review and for this annexation issued their response on June 18, 2026 (Exhibit E). While the State did feel the second provision was “satisfied”, they made their determination that this annexation into the Village was not in the public’s interest and wrote in favor of annexation into the City. Here is all the information that was submitted from the City, Town, and Village as well as the application to consider their review (Exhibit F). The City’s response is listed on pages 13-18 of the document, and the Village’s questionnaire with supporting documentation is provided on pages 22-30.

The review overall by the State is incredibly flawed and they will not provide evidence for how they reached their conclusions. The letter was issued on June 18th and the Village Administrator responded with questions on the same day. No response was provided and we followed up again on July 6th. A very short response was provided that same day directing us to their website to which we followed up again on July 7th. A summary of our points back to them that they will not address is provided as follows (Exhibit G):

- Village noted response times well below the City’s and these were not recognized by the State. The City and Village both provided numbers, and the State said it was not clear. It is hard to understand how that would be the case when simple math needed to be applied to reach a conclusion.
- They noted operational costs as a reason for their finding, but also acknowledge the only information they had was listed in Exhibit E attached to this memo. Neither the City nor the Village provided cost information and they will not say how they reached that conclusion. They also incorrectly applied an external factor not Statutorily authorized for consideration in the review. As is noted, the Village’s tax rate is far less also than the City’s but again not something they would acknowledge.

- The State commented on the ability to serve this area with police services, but the City provided no information for the State to consider when comparing to the information the Village provided. They would simply have to assume the City had a Police Department (obviously they do) but how else would they review our information against something else when it was not provided especially consideration for response times.
- They continued to reference an expired boundary agreement with the City and Village as well as the current agreement between the City and Town. We are not party to this agreement and their inference to that is erroneous ignoring previous case law.
- Finally, the review was clearly influenced by outside factors that are not supposed to be included in the review. The reviewer goes so far as to say that they would be issuing the same opinion from a prior Village annexation (Exhibit H). This direction was provided to the applicant as well. Then they turned around and did the opposite.

There are other examples but these are the main points, and as we see in the memo they refused to take any accountability for this failure. Instead saying they did not have enough time whereas they had months to prepare for this, but it appears they did not care to review the information we were provided. There is no other explanation. The Village is clearly capable of serving this area, and within this information demonstrates our ability to do so regardless of what this letter says. We are required to provide their review to the board to consider as part of the petition review for the annexation, but wanted to also detail why it does not fulfill its Statutory obligation nor helpful in this process.

Fiscal Impact

Overall the addition of the subdivision is not insurmountable but not without impacts including on the Village's finances. There are two key areas to note with respect to this request.

Annexation Payments

Cities/Villages are required to pay Towns their share of what their taxes would have been for five years after the annexation is adopted. The properties in question were in the Town of Blooming Grove as of January 1, 2026. As such, the Town will collect their portion of the taxes for the 2026 levy payable in 2027. The Town will be dissolving into the City of Madison in October of 2027. The first payment would not be due until after January 1, 2028 at which time the Town will no longer be in existence. There is not likely any payment owed as the Statutes contemplate payment to the Town to compensate for the loss of tax base. The Town in this case will neither lose any tax revenue, nor exist in any form that could receive a payment.

Levy Limit Worksheet

State law allows for a municipality accepting property via annexation to receive a credit on their levy limit worksheet. Essentially, the territory in question already exists in the Town's levy and the credit allows that to be shifted in a sense to the Village's levy. The Town's levy is adjusted downward as a corresponding result. Please note the following language from the Statutes:

66.0602(3)(c) – If a city or village annexes territory from a town, the city's or village's levy increase limit otherwise applicable under this section is increased in the current year by an amount equal to the town levy on the annexed territory in the preceding year and the levy increase limit otherwise applicable under this section in the current year for the town from which the territory is annexed is decreased by that same amount, as determined by the department of revenue.

We will use last year's numbers for a comparison since this year's numbers have not been set yet. The total assessed value of this area as of January 1, 2025 was \$53,898,900. The Town's current tax rate is \$0.40 per thousand whereas the Village's tax rate is \$5.78 per thousand. This would generate a credit of \$21,559.56 through the Town's rate and \$311,535.64 through the Village's tax rate. That is a wide margin meant to help offset the additional service needs referenced above. We are working with the Department of Revenue on their determination on how to address this issue as the annexation is very unique. The uniqueness is the immediate influx of service needs versus a build up over time which is more typical. Further information on that is not expected until the end of September, and will be shared with the board once available.

Summary Closing

The applicant is well within their rights to submit this annexation petition same as the Village Board is within its rights to consider an ordinance to approve the request. Regardless of what neighboring jurisdictions were hoping for or other entities might suggest. This is our decision. Within that decision we have to remember that individuals who signed the petition elected to join the Village. That was a choice that they made and believed in with a signature rate well in excess of 90%. This will lead to increase in the Village's population and overall value as a result. It will create new opportunities within the vacant parcels, additional amenities within the parklands, and expand road miles increasing State aid. With all our present obstacles to growth whether that be by agreement, availability of land, or other natural features this is a decision that affords us some opportunity to do so.

Decisions on growth though are not without their challenges. Retrofitting utilities and other public improvements will be costly and time consuming. We will need to plan for this many years in advance and work with residents on their implementation when deemed appropriate. Departments will be required to provide more service without the same ability to add resources. That is due in large part to the uncertainty surrounding levy limits and our ability to ensure the appropriate level of credit is achieved. If its not and the annexation is approved, Departments will have to use what they have to provide the same level of service and the existing levy will subsidize the inclusion of the new territory.

Either way, it is a unique opportunity to make a decision on a request from our neighbors who would like to join the Village of which they have noted their existing presence in the Community. This information is provided on the front end of this process so that the Village Board and Plan Commission have enough time to review it to reach a decision that they feel is in the best interest of the Community.

AUG 10 2026

PETITION OF ELECTORS AND PROPERTY OWNERS FOR DIRECT ANNEXATION BY ONE-HALF APPROVAL.

VILLAGE OF MCFARLAND

We, the undersigned, acting in accordance with Wis. Stat. § 66.0217(3), in total, constituting a number of electors equal to at least a majority of the votes cast for governor in the territory described in Exhibit B, attached hereto, at the last gubernatorial election and the owners of at least one-half of the land in area or one-half of the real property in assessed value in the territory described in Exhibit B of the Town of Blooming Grove, Dane County, Wisconsin, lying contiguous to the Village of McFarland, Dane County, Wisconsin, respectfully petition the Village Board of the Village of McFarland, Dane County, Wisconsin to annex the territory described in Exhibit B and shown on the scale map, attached hereto as Exhibit A, to the Village of McFarland, Dane County, Wisconsin:

A copy of the Scale Map and Legal Description (Exhibits A and B) have been made available for inspection at the office of the Town Clerk/Treasurer/Administrator for the Town of Blooming Grove and at the office of the Village Administrator for the Village of McFarland.

The population of the territory to be annexed is 386 people as of the 2020 Federal Census. The land area of the territory is 80.4874 acres. The assessed value of the real property within the territory is \$52,903,500.00.

We, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation, or consolidation proceedings, if any.

Signature of Petitioners	Date	Owner/Elector (specify which)	Tax ID Number and Street Address
1.			
2.			
3.			
4.			
5.			

This Petition includes the original Petition and any of its counterparts. Wis Stat. § 66.0217(e).

No Person who has signed this Petition may withdraw their name from the Petition; no additional signatures may be added to this Petition after it is filed. See Wis. Stat. § 66.0217(a)(b).

To the Village of McFarland Board,

I am excited to reach out to you all with this exciting opportunity for a positive change in the Village. Ever since the Boundary agreement meeting for April Hill, where about 100 of us showed up and voiced our concerns about switching to Madison, many in this subdivision have worked hard to show you, the board, how much we all want to annex into McFarland.

I, along with my wife and many other April Hill neighbors, have been active community members in the McFarland area for many years. I have 250 signatures of electors and property owners from the April Hill community. I believe the total number of electors in the area was in the 270s, so by my calculations I think we have around 90% or more of qualified electors and property owner signatures that want to join the Village. In my many discussions with the community, so many have voiced their enthusiasm for this effort and we hope that you can help make this happen.

Even though we had such a great turnout from our community, we are also surprised by the evaluation from the DOA (Department of Administration). I had many discussions with Brad from the DOA, and he actually made it sound like the department would back the subdivision community members. So it was a real shock to me when I saw the review letter. I want to address some of what was mentioned in the review and how I do not agree with their determination.

1) Governmental Services - Fire and Rescue

- a) Fire and EMS: The decision that Madison can "clearly better supply" services to April Hill is surprising. I have reviewed the questionnaires along with the letter provided by the City. Aside from the two-thirds vote already done by the city elders, they were worse in all other offered services besides maybe water and sewer hook up options. In the case of Emergency services. Their closest location for Fire is 2.6 miles away with an average time to respond of 7 minutes and 39 seconds to April Hill. The EMS services are nearly 6 miles away with an average time to respond of 10 minutes and 11 seconds. In an assessment done by the Village of McFarland Fire and Rescue Chief, McFarland can respond in under 3 minutes for both EMS and Fire. McFarland far surpasses Madison Response times by more than half which I would say is much better.
- b) Police: Madison's Memo did not even mention Police while McFarland did provide info regarding the police force and ability to provide services and mutual aid to neighboring communities. It seems that this was completely overlooked when reviewing the data.

2) Governmental Services - Public Works

- a) Utilities: Both Madison and McFarland have ordinances that expect all inner city neighborhoods to have water and sewer. Both Memo's from the Village and the City had discussed ways to make this work for our neighborhood. Also want to note that we just had 3 different streets repaved, which has been discussed that it could help push the time to reconstruct the street and add city water and sewer

out for a few more years, which will help with planning and financing the projects in the future.

- b) Costs: These should not have been part of the assessment of the DOA. There were no statutes describing that as a deciding factor. Also, there was no cost evaluation provided by the Village or the City besides the Millrate for both municipalities.
- 3) Town of Blooming Grove and City of Madison Cooperative Plan under s. 66.0307 (2006) (City-Town Cooperative Plan)
 - a) The statement that this intergovernmental agreement has standing is false. This agreement has expired and there is already precedent from previous annexation that puts McFarland boundaries north of Siggelkow. Although this could have been part of their review, if it were valid, I do not believe their review was thorough enough to account for the expired agreement and previous precedent of other annexations and the outcomes of a previous lawsuit regarding one of the annexations in question.

With all of that said, I do not believe the department put an honest effort into this decision, nor even the review. I appreciate all of the conversations I've had with Matt Schuenke and his attention to detail in response to the department's decision. Matt has put together a great rebuttal email to the DOA and I believe they were near negligent in their review and response to Matt's concerns. Matt mentioned possibly escalating this further to State representatives and I agree with his assessment and think it is a valid course of action.

Finally, I want to thank you for all of your consideration in this matter. I am excited for the opportunity and hopeful for positive determination to bring this great subdivision with so many great community members into the village. As many have already said to me. We already feel a part of the McFarland Community and we share many of the same values, so let's make this happen and I think you will be happy with the outcome.

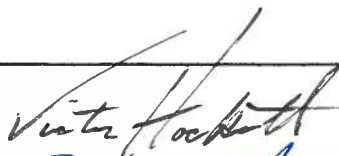
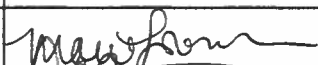
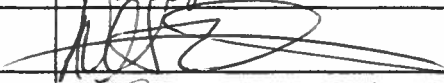
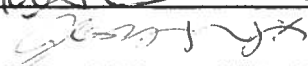
Thank you so much!

Your hopeful new constituent,

A handwritten signature in black ink, appearing to read 'Justin Verhulst', with a long horizontal flourish extending to the right.

Justin Verhulst

#	Name (Printed)	Street Address	Parcel ID (if owner)	Elector	Owner	Signature	Date
	Curtis Fuller	3333 BRUGGER PL	71035261301	✓	✓	<i>Curtis Fuller...</i>	5-3-26
	Margaret Renninger	3333 BRUGGER PL	71035261301		✓	<i>Margaret Renninger</i>	5/11/26
	Elizabeth Nichols	3333 BRUGGER PL	71035261301	✓	✓	<i>Elizabeth Nichols</i>	5-3-26
	EVAN OWEN	3334 BRUGGER PL	71035263210				
	Eden Snowden	3334 BRUGGER PL					
	MARK R SCHAPPE	3340 BRUGGER PL	71035262999	✓	✓	<i>Mark Schappe</i>	5-3-26
	KELLY L SCHAPPE	3340 BRUGGER PL	71035262999	✓	✓	<i>Kelly Schappe</i>	5-3-26
	TYLER K LORENZ	3343 BRUGGER PL	71035261525		✓	<i>Tyler K Lorenz</i>	5-4-26
	LAWRENCE F WOLLE	3344 BRUGGER PL	71035262775	✓	✓	<i>Lawrence Wolle</i>	5-3-26
	MARILYNN L WOLLE	3344 BRUGGER PL	71035262775	✓	✓	<i>Marilynn L Wolle</i>	5-3-26
	THEODORE A WEEK	3349 BRUGGER PL	71035261632	✓	✓	<i>Theodore A Week</i>	5-6-26
	MARRET M WEEK	3349 BRUGGER PL	71035261632	✓	✓	<i>Marret M Week</i>	5-6-26

#	Name (Printed)	Street Address	Parcel ID (if owner)	Elector	Owner	Signature	Date
	QIUFANG CHEN	3400 BRUGGER PL	71035204426	✓	✓		5/3/2026
	Kevin Chen	3400 BRUGGER PL	71035204426	✓			5/3/2026
	BiYun Liu	3400 BRUGGER PL		✓		BiYun Liu	5/3/2026
	QiLin chen	3400 BRUGGER PL		✓		QiLin chen	5/3/2026
	#	3400 BRUGGER PL					
	VICTOR G HOCKETT	3407 BRUGGER PL	71035202366 71035202473	✓	✓		5/3/2026
	BARBARA L HOCKETT	3407 BRUGGER PL	71035202366 71035202473	✓	✓		5/3/2026
	BARBARA L HOCKETT	3407	71035202259				
	Marie Lorenz	3343 Brugger		✓			5/3/2026
	Desiree Klauer	3354 Brugger Place		✓			5/4/26
	Jessica Neild	3379 Brugger Place		✓			5/8/24

SIGNATURES OF ELECTORS / PROPERTY OWNERS

#	Name (Printed)	Street Address	Parcel ID (if owner)	Elector	Owner	Signature	Date
	MARK R WEBER	3316 BRUGGER PL	071035263730	✓	✓	Mark R Weber	5-3-26
	SARA A WEBER	3316 BRUGGER PL	071035263730	✓	✓	Sara weber	03-may-26
	ANGELA CRISAFI	3317 BRUGGER PL	071035261089		✓	Angela Crisafi	5-3-26
	Tyler Braukhoff	3317 BRUGGER PL	071035261089	✓		Tyler Braukhoff	5-7-26
	MATTHEW J STECKEL	3323 BRUGGER PL	071035261196		✓	Matt Steckel	5/4/26
	ROBYN J STECKEL	3323 BRUGGER PL	71035261196		✓	Robyn Steckel	5-4-26
	MICHAEL PASKE	3328 BRUGGER PL	71035263434	✓	✓	Michael Paske	5/3/26
	NICOLE PASKE	3328 BRUGGER PL	71035263434	✓	✓	Nicole Paske	5/3/26
	LIAM NICHOLS	3333 BRUGGER PL	71035261301				
	BRYAN FULLER	3333 BRUGGER PL	71035261301				
	Hannah Butzen	3333 BRUGGER PL	71035261301	✓	✓	Hannah Butzen	5/3/26

#

Name (Printed)	Street Address	Parcel ID (if owner)	Elector	Owner	Signature	Date
RONALD R RUZICKA	3352 BRUGGER PL	71035262551		✓	Ronald R. Ruzicka	5/3/2026
JOANNE H RUZICKA	3352 BRUGGER PL	71035262551		✓	Joanne H Ruzicka	5/3/2026
Anne Hoekstra	3353 BRUGGER PL	71035203570		✓	Anne	5/3/26
John Hoekstra	3353 BRUGGER PL	71035203570		✓	John Hoekstra	5/3/26
AARON T WASHA	3359 BRUGGER PL	71035203463		✓	Aaron T Washa	5/4/2026
Kathy Schmeck	3359 BRUGGER PL	71035203463	✓		Kathy Schmeck	5/4/26
RUDY DYER	3365 BRUGGER PL	71035203356	✓	✓	Rudy Dyer	5/3/26
Katrina Chervigot	3371 BRUGGER PL	71035203249	✓		Katrina Chervigot	05/03/26
	3371 BRUGGER PL	71035203249				
STEVEN M PECK	3375 BRUGGER PL	71035203132		✓	Steve Peck	05/4/26
ELLEN ANN PECK	3375 BRUGGER PL	71035203132		✓	Ellen Peck	5-4-26
CHAD E NEILD	3379 BRUGGER PL	71035203025	✓	✓	Chad E Neild	5/3/26

#	Name (Printed)	Street Address	Parcel ID (if owner)	Elector	Owner	Signature	Date
	RENEE A NEILD	3379 BRUGGER PL	71035203025		X	Renee Neild	5/3/2026
	JONATHON M GRADY	3382 BRUGGER PL	71035203892		X	Jonathan Grady	5/3/26
	JUSTIN C VERHULST	3383 BRUGGER PL	71035202919		X	Justin Verhulst	5/3/26
	GINGER J VERHULST	3383 BRUGGER PL	71035202919		X	Ginger Verhulst	5/3/26
	JAMES CULP	3386 BRUGGER PL	71035204097		X	James Culp	5/4/26
	Eric Massong	3387 BRUGGER PL	71035202802		✓	Eric Massong	5/3/26
	THOMAS KAZMERZAK	3394 BRUGGER PL	71035204319		✓	Thomas Kazmerzak	5/3/26
	JAMIE KAZMERZAK	3394 BRUGGER PL	71035204319		✓	Jamie Kazmerzak	5-3-26
	JEFFREY M WHITEHOUSE	3395 BRUGGER PL	71035202697		✓	Jeffrey Whitehouse	5-3-26
	CHRISTEL S WHITEHOUSE	3395 BRUGGER PL	71035202697		✓	Christel Whitehouse	5-3-26
	WADE K WALTZ	3399 BRUGGER PL	71035202580		✓	Wade Waltz	5/4/26
	JESSICA L WALTZ	3399 BRUGGER PL	71035202580		✓	Jessica Waltz	5/3/26

Sally Bolser 3382 Brugger Pl

X

Sally Bolser 5/3/26

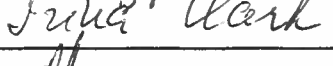
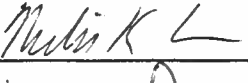
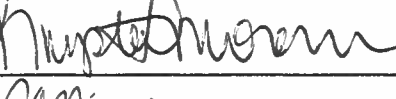
SIGNATURES OF ELECTORS / PROPERTY OWNERS

#	Name (Printed)	Street Address	Parcel ID (if owner)	Elector ☒	Owner ☐	Signature	Date
1	DIEDRA DYER	3365 Brugger Pl.		✓		Diedra Dyer	5-3-26
2	Liam Nickels	3333 Brugger Pl.	71035261301	✓	✓	Liam Nickels	5/3/26
3	Tyler Nickels	3379 Brugger Pl.		✓		Tyler Nickels	5/3/26
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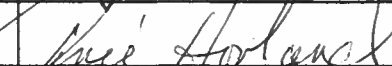
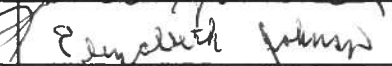
#	Name (Printed)	Street Address	Parcel ID (if owner)	Elector	Owner	Signature	Date
1	WILLIAM OLDENHOFF	3560 BEEGS RD	71035201269			on Different Street	
2	ERIC B HOVLAND	3569 BEEGS RD	71035208691		X		5-3-26
3	JASON D JOHNSON	3570 BEEGS RD	71035201376		X		5.3.26
4	WENDY N JOHNSON	3570 BEEGS RD	71035201376		X		5/4/26
5	IRINA CLARK	3575 BEEGS RD	71035208584		X		05/03/2026
6	ANDREW W HENKE	3582 BEEGS RD	71035201590		X		03MAY/2026
7	MELISSA K HENKE	3582 BEEGS RD	71035201590		X		05/03/2026
8	KRYSTAL DENISE MORAN	3587 BEEGS RD	71035206719		X		may 3, 2026
9	TARA SIMONSON	3595 BEEGS RD	71035206602		X		May 3, 2026
10	MICHAEL J GRADY	3600 BEEGS RD	71035201929 71035202035 71035202142		X		5/5/26
11	RUTH A HARSHMAN	3600 BEEGS RD	71035201929 71035202035 71035202142		X		5/9/2026

SIGNATURES OF ELECTORS / PROPERTY OWNERS

#	Name (Printed)	Street Address	Parcel ID (if owner)	Electo r	Owner	Signature	Date
1	WILLIAM OLDENHOFF	3560 BEEGS RD	71035201200		X		5-6-26

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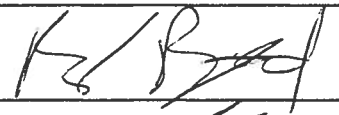
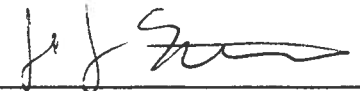
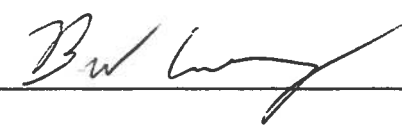
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#	Name (Printed)	Street Address	Parcel ID (if owner)	Elector	Owner	Signature	Date
12	WINGRA REAL ESTATE LLC	Beegs Rd & Brugger Pl	71035202259				
13	TERRENCE CLARK	3575 BEEGS Rd	71035208584		X		03 MAY 2026
14	ZENEE HOVLAND	3569 Beegs Rd		X			3-8-26
15	ELIZABETH JOHNSON	354 W 5th St			X		
16	3378 KUEHLING	3378 Kuehling					
17	Dwight Johnson	3378 Kuehling			X		3-8-26
18							
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1	JEFFREY BRAUN	3588 BITTNER LN	71035207594		✓		5/3/26
2	SAMANTHA JOHNSON <i>ms</i>	3589 BITTNER LN	71035265049				
3	RONALD BRISTOL	3603 BITTNER LN	71035261749		✓		5/3/26
4	MICHAEL GRESCH	3604 BITTNER LN	71035205514		✓		5/3/26
5	JENNIFER STENGLEIN	3604 BITTNER LN	71035205514		✓		5/3/26
6	MADDIE RYAN <i>Cagney</i>	3614 BITTNER LN	71035203687		✓	<i>Maddie Cagney</i>	5/3/26
7	BRAD CAGNEY	3614 BITTNER LN	71035203687		✓		5/3/26
8							
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12							
13							

SIGNATURES OF ELECTORS / PROPERTY OWNERS

#	Name (Printed)	Street Address	Parcel ID (if owner)	Elector	Owner	Signature	Date
1	ASHLEY NICOLE DETTLAFF	3327 SWINBURNE DR	71035263670		X	Ashley Dettlafl	5/10/26
2	MICHAEL ANGELO CALIENDO	3327 SWINBURNE DR	71035263670		X	Michael Caliendo	5/9/26
3	JOHN WEEKES	3328 SWINBURNE DR	71035264077		X	[Signature]	5/3/26
4	LINDSEY SMECKO	3329 SWINBURNE DR	71035263541		X	[Signature]	5/3/26
5	SCOTT HAMILTON	3333 SWINBURNE DR	71035263327				
6	SHIRLEY M FOX	3334 SWINBURNE DR	71035264184				
7	JAMES R LUNDBERG	3340 SWINBURNE DR	71035264291		X	[Signature]	5/3/26
8	Shane Kelderman	3345 SWINBURNE DR	71035262882		X	[Signature]	5/5/26
9	Samantha Kelderman	3345 SWINBURNE DR	71035262882		X	Samantha Kelderman	5/3/26
10	Ann Harding-Finger	3345 SWINBURNE DR	71035263103		X	Ann Harding-Finger	5-8-26
11	ALYSON M DIPIAZZA	3346 SWINBURNE DR	71035264406		X	Alyson DiPiazza	5/3/26

#	Name (Printed)	Street Address	Parcel ID (if owner)	Elector	Owner	Signature	Date
12	EDWARD J STUBE	3351 SWINBURNE DR	71035262668				
13	JEAN A STUBE JEAN STUBE	3351 SWINBURNE DR	71035262668		X	Jean Stube	5/10/26
14	BERNARD E BRAUN	3352 SWINBURNE DR	71035264513		X	Bernard E Braun	5/3/2026
15	DIANE M BRAUN	3352 SWINBURNE DR	71035264513		X	Diane M. Braun	5/3/2026
16	MICHAEL JEROME SCHULTZ	3358 SWINBURNE DR	71035264620				
17	MAGGIE BOGAN OSTROWSKI	3358 SWINBURNE DR	71035264620				
18	KEVIN J BILLINGS	3364 SWINBURNE DR	71035264835		✓	Kevin J Billings	5/5/2026
19	GLORIA RIVERA FLORES	3364 SWINBURNE DR	71035264835		✓	Gloria P Flores	5/5/2026
20	ROBERT KULP	3372 SWINBURNE DR	71035205729		✓	R Kulp	5-3-26
21	JAMIE M KULP	3372 SWINBURNE DR	71035205729		✓	Jamie M Kulp	5-3-26
22	KIM M VIROVATZ	3378 SWINBURNE DR	71035205836		✓	Kim Virovatz	5-4-26
23	JOHN FEHLING	3384 SWINBURNE DR	71035205943		✓	John Feuling	

NO

NO
ANSWER
TAPED
NOTE ON
DOOR

Stopped n answer

Stopped n answer

#	Name (Printed)	Street Address	Parcel ID (if owner)	Elector	Owner	Signature	Date
24	SARAH FEHLING	3384 SWINBURNE DR	71035205943		X	Sarah Feuling	5/3/26
25	CAMERON T DRAWS <i>ON SEPARATE SHEET</i>	3387 SWINBURNE DR	71035205309				
26	ROBERT G KOWALKE	3388 SWINBURNE DR	71035206059		X	Robert G Kowalke	3 May 2026
27	JULIE A KOWALKE	3388 SWINBURNE DR	71035206059		X	Julie A Kowalke	5/3/26
28	DOUGLAS ALEX VIRNIG	3391 SWINBURNE DR	71035205194		X	Douglas Alex Virnig	5/3/26
29	DARION LEIGH WEISE	3391 SWINBURNE DR	71035205194		X	Darion Leigh Weise	5/3/26
30	Adam Gessler	3392 SWINBURNE DR	71035206166		X	Adam Gessler	5/3/26
31	Ella Gessler	3392 SWINBURNE DR	71035206166		X	Ella Gessler	5/4/26
32	JAMES J BEINBORN	3395 SWINBURNE DR	71035205087		X	James J Beinborn	5/6/26
33	JENNIE P MURPHY <i>ON SEPARATE SHEET</i>	3395 SWINBURNE DR	71035205087				
34	RICHARD C MEISTER <i>stopped on way</i>	3396 SWINBURNE DR	71035206273		X	Richard C Meister	5-5-26
35	CAROL J BEGHIN <i>stopped on way</i>	3396 SWINBURNE DR	71035206273		X	Carol J Beghin	5-10-26

#	Name (Printed)	Street Address	Parcel ID (if owner)	Elector	Owner	Signature	Date
36 ✓	PETER PATTEN	3399 SWINBURNE DR	71035204971	X		<i>Peter Patten</i>	5/3/26
37	JUDY PATTEN	3399 SWINBURNE DR	71035204971	X		<i>Judy Patten</i>	5-3-2026
38 ✓	JACK M PASCHKE <i>Kristina Koska</i>	3400 SWINBURNE DR	71035206380		X	<i>Jack Paschke</i>	5-3-2026
39 ✓	SCOTT TOBELT <i>ON ANOTHER SHEET</i>	3403 SWINBURNE DR	71035204864	X		<i>K Koska</i>	5/2/2026
40 ✓	SELMER N HAUGE	3404 SWINBURNE DR	71035206497		X	<i>Selmer n. Hauge</i>	5-3-26
41	GRACE BURKART	3392 SWINBURNE DR		X		<i>Grace Burkart</i>	5-3-26
42	Theresa A. Lawrence	3355 SWINBURNE DR			X	<i>Theresa A. Lawrence</i>	5-3-26
43	GIL LAWRENCE	3355 SWINBURNE DR			X	<i>Gil Lawrence</i>	5-3-26
44	Haley Eigh Reese	3346 SWINBURNE DR		X		<i>Haley Eigh Reese</i>	5-3-26
45	Cristin Weekes	3328 SWINBURNE DR			X	<i>Cristin Weekes</i>	5-3-26
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SIGNATURES OF ELECTORS / PROPERTY OWNERS

#	Name (Printed)	Street Address	Parcel ID (if owner)	Elector ☐	Owner ☐	Signature	Date
1	Jennie Murphy	3395 Swinburne Dr.			✓	J. Murphy	5/9/26
2	Scott Edell	3403 Swinburne Dr.			✓	S. Edell	5/9/26
3	Bob Hazel	3387 Swinburne Dr.		✓		B. Hazel	5/9/26
4	Cameron Gross	3387 Swinburne Dr.			✓	C. Gross	5/9/26
5	Carleen Beinborn	3395 Swinburne Dr.		✓		C. Beinborn	5/9/26
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SIGNATURES OF ELECTORS / PROPERTY OWNERS

#	Name (Printed)	Street Address	Parcel ID (if owner)	Elector	Owner	Signature	Date
1	RICKY A ROLLI	3339 JENNESS AVE	71035265585		✓	Ricky A Rolli	5/3/26
2	RHONDA A ROLLI	3339 JENNESS AVE	71035265585		✓	Rhonda Rolli	5/3/26
3	SCOTT GORDON MCKAY	3340 JENNESS AVE	71035265807				
4	DONNA MARIE MCKAY	3340 JENNESS AVE	71035265807		✓	Donna M. McKay	05/03/26
5	GREGORY P CHRISTOPHER	3346 JENNESS AVE	71035265914		✓	Greg P. Christopher	05/03/26
6	KEVIN K HOPKINS	3347 JENNESS AVE	71035265478		✓	Kevin Hopkins	5/3/26
7	SANDRA J HOPKINS	3347 JENNESS AVE	71035265478		✓	Sandra Hopkins	5/9/26
8	CODY BLASCHKA	3351 JENNESS AVE	71035265361		✓	Cody Blaschka	5/3/26
9	MEGAN GEIER Blaschka	3351 JENNESS AVE	71035265361		✓	Megan Blaschka	5/3/26
10	ORVILLE W AMES	3352 JENNESS AVE	71035266020		✓	Orville W Ames	5-3-26
11	KAREN M AMES	3352 JENNESS AVE	71035266020		✓	Karen M. Ames	5-3-26

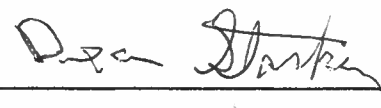
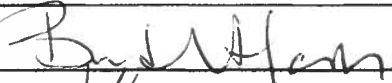
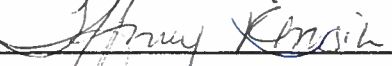
#	Name (Printed)	Street Address	Parcel ID (if owner)	Elector	Owner	Signature	Date
12	ROBERT L LANCASTER	3359 JENNESS AVE	71035265254	X	X	<i>[Signature]</i>	5/8/26
13	ERICA M LANCASTER	3359 JENNESS AVE	71035265254	X	X	<i>[Signature]</i>	5/8/26
14	BROCK J HANSEN	3362 JENNESS AVE	71035266137		X	<i>[Signature]</i>	5/3-24
15	HANS STENNES-SPIDAH L	3372 JENNESS AVE	71035266244		X	<i>[Signature]</i>	05/03/26
16	JENNIFER L SCOTT	3372 JENNESS AVE	71035266244		X	<i>[Signature]</i>	5/7/26
17	LEONARD G RAMCZYK	3380 JENNESS AVE	71035207816		X	<i>[Signature]</i>	5-11-26
18	PATRICIA M RAMCZYK	3380 JENNESS AVE	71035207816		X	<i>[Signature]</i>	5/3/26
19	BRIAN J JAEGER	3383 JENNESS AVE	71035207370		X	<i>[Signature]</i>	5/3/26
20	JESSICA L JAEGER	3383 JENNESS AVE	71035207370		X	<i>[Signature]</i>	5/3/26
21	ANDREW MCFADDEN	3384 JENNESS AVE	71035207923		X	<i>[Signature]</i>	" "
22	ASHLEY HARTER	3384 JENNESS AVE	71035207923		X	<i>[Signature]</i>	5/3/26

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#	Name (Printed)	Street Address	Parcel ID (if owner)	Elector	Owner	Signature	Date
23	ADRIAN SCOTT TURNER	3387 JENNESS AVE	71035207263		✓	A. Scott Turner	5/8/26
24	SUSAN D TURNER	3387 JENNESS AVE	71035207263		✓	Susan D Turner	5/3/26
25	MARY S LANGER	3388 JENNESS AVE -	71035208039		✓	Mary S. Langer	5/11/26
26	THOMAS L SAGE	3391 JENNESS AVE	71035207156		X	Tom Sage	5-3-2026
27	MICHELLE M SAGE	3391 JENNESS AVE	71035207156		X	Michelle Sage	5-3-2026
28	DAVID H BUNKER BRUNKER	3392 JENNESS AVE	71035208146		✓	David H Bunker	5/3/26
29	ELIZABETH A EDL	3392 JENNESS AVE	71035208146		✓	Elizabeth Edl	5-3-2026
30	MAYUMI K KING	3395 JENNESS AVE	71035207049	✓		Alex King	5/10/2026
31	THOMAS P CHERAMY	3396 JENNESS AVE	71035208253		X	Thomas P Cheramy	5/10/2026
32	CYNTHIA S CHERAMY	3396 JENNESS AVE	71035208253		X	Cynthia Cheramy	5/10/2026
33	GRANT JAMROCK	3399 JENNESS AVE	71035206933		X	Grant Jamrock	5/3/2026
34	KELSEY SKARE	3399 JENNESS AVE	71035206933		✓	Kelsey Skare	5/3/2026

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Note

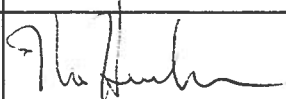
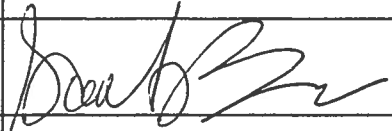
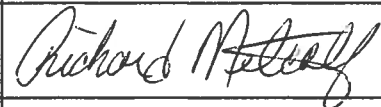
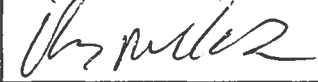
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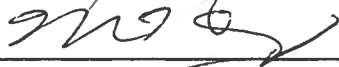
#	Name (Printed)	Street Address	Parcel ID (if owner)	Elector	Owner	Signature	Date
35	YSELA ERICKSON	3400 JENNESS AVE	71035208360		✓		5/10/26
36	DEAN E STARKEY	3403 JENNESS AVE	71035206826		✓		5/4/26
37	CATHY J STARKEY	3403 JENNESS AVE	71035206826		✓		5/3/26
38	ANDREW S HOKS ND	3404 JENNESS AVE	71035208477				
39	ROXANNE M HOKS	3404 JENNESS AVE	71035208477		✓		5/3/26
40	Bridge H ³³⁶² King ^{Jenness}			X			5/3/26
41	Tiffany Remsik ³³⁵² Jenness			X			5/4/26
42	Juliet King ³³⁹⁵ Jenness		71035207049	X			5/10/26
43							
44							

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SIGNATURES OF ELECTORS / PROPERTY OWNERS

#	Name (Printed)	Street Address	Parcel ID (if owner)	Elector	Owner	Signature	Date
1	MICHAEL THOMAS HUEBNER	3560 CARNCROSS DR	71035267341		X		5/3/26
2	LINDSAY ANN HUEBNER	3560 CARNCROSS DR	71035267341		X		5/3/26
3	MARY M DANIEL BROWN	3564 CARNCROSS DR	71035267458				
4	SARAH MARIE BAUMGARTNER	3568 CARNCROSS DR	71035267565		X		5/3/26
5	MATHEW RAYMOND BAUMGARTNER	3568 CARNCROSS DR	71035267565		X		5/3/26
6	KRISTINA KLATT	3574 CARNCROSS DR	71035267672		X		03 May 2026
7		3575 CARNCROSS DR	71035267789				
8	RICHARD P METCALF	3583 CARNCROSS DR	71035260017		X		5-3-2026
9	RENEE M METCALF	3583 CARNCROSS DR	71035260017		X		5-3-26
10	CHRISTOPHER M MCCORMICK	3587 CARNCROSS DR	71035260124		X		5/3/26

#	Name (Printed)	Street Address	Parcel ID (if owner)	Elector	Owner	Signature	Date
11	JENNIFER A SMECKO	3587 CARNCROSS DR	71035260124		X		5/3/2026
12	DAVID SOUMIS	3588 CARNCROSS DR	71035265692		X		5/3/26
13	DIANE SOUMIS	3588 CARNCROSS DR	71035265692		X		5/3/26
14	ROLAND B TERRACINA	3593 CARNCROSS DR	71035260231		X		5/3/26
15	MARY ANNE TERRACINA	3593 CARNCROSS DR	71035260231		X		5/3/26
16	Ethan and Dayle Butt	3599 CARNCROSS DR	71035260348		X		May 5, 2026
	Dayle Butt	3599 CARNCROSS DR	71035260348		X		05/03/26 05/03/26
	Addy Baumgartner	3568 CARNCROSS DR	71035267565	X			5/3/26
	Michael Henitz	3574 CARNCROSS DR	710352672	X			5/3/26
	TRAVIS SOUMIS	3588 CARNCROSS DR		X			5/11/26

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SIGNATURES OF ELECTORS / PROPERTY OWNERS

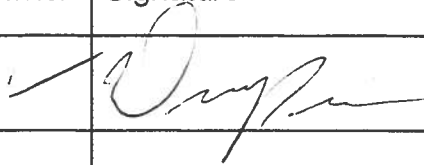
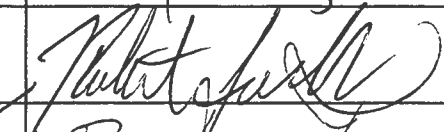
#	Name (Printed)	Street Address	Parcel ID (if owner)	Elector ☐	Owner ☐	Signature	Date
1	David Garpel	3600 CALNECROSS	0710-352-6370-0		X	[Signature]	5/3/2026
2	Kelly Teitzien	3600 CALNECROSS	0710-352-6370-0		X	[Signature]	5/3/2026
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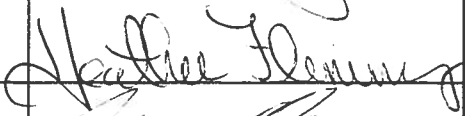
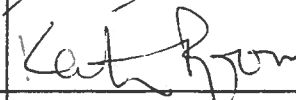
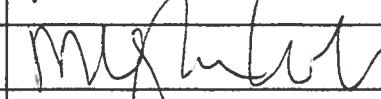
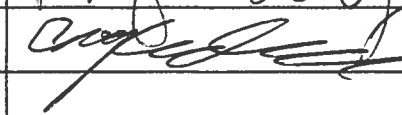
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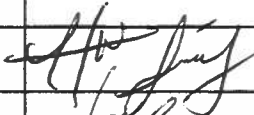
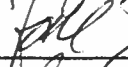
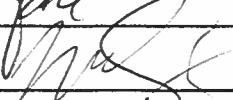
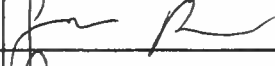
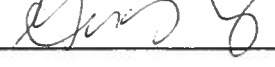
SIGNATURES OF ELECTORS / PROPERTY OWNERS

#	Name (Printed)	Street Address	Parcel ID (if owner)	Elector	Owner	Signature	Date
1	MOHAMED CONTE	3375 KUEHLING DR	71035207709				
X	SEAN C MARTENS	3376 KUEHLING DR	71035200055				
3	EMILY G T REBARCHEK	3376 KUEHLING DR	71035200055		✓	Emily Rebarchek	5/10/26
X	DWIGHT S JOHNSON	3378 KUEHLING DR	71035200162			D. Johnson Sheet	
X	ELIZABETH A JOHNSON	3378 KUEHLING DR	71035200162			D. Johnson Sheet	
6	CHRISTOPHER D GILBERTSON	3379 KUEHLING DR	71035209467		✓	C Gilbertson	5/10/26
7	TIMOTHY T STELSE	3380 KUEHLING DR	71035200279		✓	Tim Stelse	5/9/26
8	JENNIFER M STELSE	3380 KUEHLING DR	71035200279		✓	Jennifer Stelse	5/9/26
9	Jessica Hommen	3382 KUEHLING DR	71035200386		✓	Jessica	5/9/26
10	BRENTON M SHOENER	3383 KUEHLING DR	71035209350		✓	Brenton	3 MAY 2026
11	STEPHANIE PEPLINSKI	3384 KUEHLING DR	71035200493		✓	Stephanie Peplinski	5/9/2026

#	Name (Printed)	Street Address	Parcel ID (if owner)	Elector	Owner	Signature	Date
12	DEREK PEPLINSKI	3384 KUEHLING DR	71035200493				5/3/26
13	JASON CURTIN	3387 KUEHLING DR	71035209243				
14	REBECCA J CURTIN	3387 KUEHLING DR	71035209243				
15	DIANE L VIRNIG	3388 KUEHLING DR	71035200608		✓	Diane L Virnig	5/3/26
16	ROBERT M BORDSON	3391 KUEHLING DR	71035209136		✓	Robert M Bordson	3 MAY 26
17	JUDITH A BORDSON	3391 KUEHLING DR	71035209136		✓	Judith A Bordson	5-3-26
18	NANCY L ANDERSON	3392 KUEHLING DR	71035200715		✓	Nancy Anderson	5-3-26
19	DAVID J YOUNG	3395 KUEHLING DR	71035209029				
20	CAREN L YOUNG	3395 KUEHLING DR	71035209029		✓	Caren Young	5-4-26
21	ROBERT FOULK	3396 KUEHLING DR	71035200822		✓		5-10-26
22	BARBARA FOULK	3396 KUEHLING DR	71035200822		✓	Barbara Foulk	5/3/26
23	MARCIA BLASER	3399 KUEHLING DR	71035208913		✓	Marcia Blaser	5/10/26

#	Name (Printed)	Street Address	Parcel ID (if owner)	Elector	Owner	Signature	Date
24	RICHARD CHARLES SWENSON	3400 KUEHLING DR	71035200939		X		5-3-26
25	RODERICK FLEMMING	3403 KUEHLING DR	71035208806		X		5/3/26
26	HEATHER FLEMMING	3403 KUEHLING DR	71035208806		X		5/3/26
27	JAMES E PFORR	3404 KUEHLING DR	71035201045		X		5-3-26
28	KATE R VALDOVINOS	3404 KUEHLING DR	71035201045		X		5-3-26
29	ASHLEE NELSON Mantini	3408 KUEHLING DR	71035201152		X		5-3-26
30	Meghan Lindy	3400 Kuehling DR		X			May 3rd 26
31	Cooper Mantini	3408 Kuehling DR			X		5/3/26
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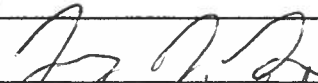
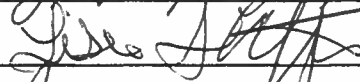
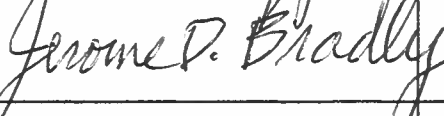
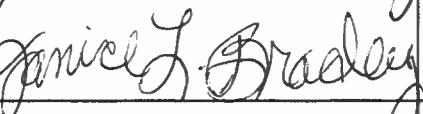
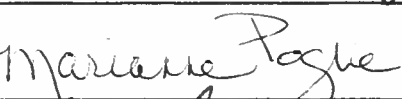
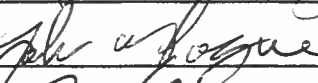
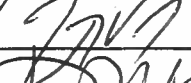
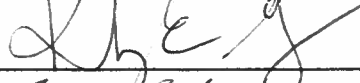
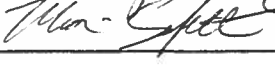
#	Name (Printed)	Street Address	Parcel ID (if owner)	Elector	Owner	Signature	Date
14	_____	3582 RANKIN RD	71035268920			On different Sheet	_____
X 15	SALLY HINRICHS	3587 RANKIN RD	71035269367		X	Signature	5/6/26
X 16	CHRISTOPHER HINRICHS	3587 RANKIN RD	71035269367		X	Signature	5/6/26
17	BRADLEY A THOMPSON	3588 RANKIN RD	71035269036		X	Signature	5-3-2026
N/H 18	KARLA R THOMPSON	3588 RANKIN RD	71035269036		X	Signature	5/3/2026
19	JUSTIN J KOBESKO	3594 RANKIN RD	71035269143		X	Signature	05-3-26
N/H 20	JENNIFER W KOBESKO	3594 RANKIN RD	71035269143		X	Signature	5-3-26
LN 21	Jean Schmidt	3595 RANKIN RD	71035269250		X	Signature	5/8/26
P 22	MICHAEL JEROME MEYERS	3601 RANKIN RD	71035260455		X	Signature	5-3-2026
23	KATHLEEN M MEYERS	3601 RANKIN RD	71035260455		X	Signature	05/03/26
24	_____	3613 RANKIN RD	71035260606			On different Sheet	
25	_____	3613 RANKIN RD	71035260606			On different Sheet	
X 26	MARTY P AGAMAITE	3623 RANKIN RD	71035260508		X	Signature	5-6-26

#	Name (Printed)	Street Address	Parcel ID (if owner)	Elector	Owner	Signature	Date
27	Hayden Schomburg	3513 Rankin Rd			X		5/3/26
28	Joshua Weissels	3577 Rankin Rd		X			5/3/26
29	Jocelyn Seidl	3595 Rankin Rd		X			5/3/26
30	Danielle Hagen	3595 Rankin Rd		X			5/3/26
31	Tim Klubertanz	3613 Rankin Rd		X			5-3-26
32	Shannon Klubertanz	3613 Rankin Rd		X			5-3-2026
33	Saylon Yang	3576 Rankin Rd		X			5-3-2026
34	Heather Selfelt	3582 Rankin Rd			X		5/3/2026
35	Sara Pogue	3574 Rankin Rd		X			5/3/26
36	Ashley Streeter	3573 Rankin Rd			X		5/6/26
37	Gao Yang	3576 Rankin Rd		X			5/7/26
38							
39							

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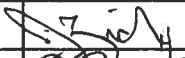
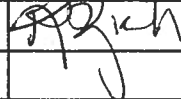
SIGNATURES OF ELECTORS / PROPERTY OWNERS

#	Name (Printed)	Street Address	Parcel ID (if owner)	Elector	Owner	Signature	Date
1	JEREMY SIPOS	3569 RANKIN RD	71035269803		X		5-3-26
2	LISA STOFFER	3569 RANKIN RD	71035269803		X		5-3-26
3	JEROME D BRADLEY	3572 RANKIN RD	71035268591		X		5-3-26
4	JANICE L BRADLEY	3572 RANKIN RD	71035268591		X		5-3-26
5	JESSE M HENDRIX	3573 RANKIN RD	71035269698				
6	MARIANNE POGUE	3574 RANKIN RD	71035268706		X		5/3/2026
7	JOHN POGUE	3574 RANKIN RD	71035268706		X		5-3-26
8	TONG VANG	3576 RANKIN RD	71035268813		X		5-3-26
9	KRISSI N LEE	3576 RANKIN RD	71035268813		X		5/3/26
10	SCHAYNNA B OLUND	3577 RANKIN RD	71035269581		X		5/3/26
11	KEVIN P BRELLENTHIN	3581 RANKIN RD	71035269474		X		5/3/26
12	KIMBERLY E GREGOR	3581 RANKIN RD	71035269474		X		5/6/26
13	Mark Solfelt	3582 RANKIN RD	71035268920		X		5/3/26

SIGNATURES OF ELECTORS / PROPERTY OWNERS

#	Name (Printed)	Street Address	Parcel ID (if owner)	Elector	Owner	Signature	Date
1	MELVIN D HENGST	3556 SCHUTTE DR	71035266575		X	<i>Melvin Hengst</i>	3 May 2024
2	VIRGINIA HENGST	3556 SCHUTTE DR	71035266575		X	<i>Virginia Hengst</i>	5-3-2024
3	JOHN M MORK	3560 SCHUTTE DR	71035266682		X	<i>John Mork</i>	5-3-2026
4	ROBERT L GALL	3561 SCHUTTE DR	71035267234		X	<i>Robert L Gall</i>	5-3-26
5	BARBARA D GALL	3561 SCHUTTE DR	71035267234		X	<i>Barbara D. Gall</i>	5-3-26
6	JASON MARCUS SPLAN	3566 SCHUTTE DR	71035266799		X	<i>Jason Splan</i>	5-7-26
7	CYNTHIA L SPLAN	3566 SCHUTTE DR	71035266799		X	<i>Cindy L Splan</i>	5-3-26
8	NATHAN K SIEGEL	3567 SCHUTTE DR	71035267127		X	<i>Nathan Siegel</i>	5/6/26
9	BRITTANY A EWERT	3567 SCHUTTE DR	71035267127		X	<i>Brittany Ewert</i>	5-6-26
10	MARK R TELLEFSON	3570 SCHUTTE DR	71035266904		X	<i>Mark Tellefson</i>	5-3-2026
11	ROSE THAO	3571 SCHUTTE DR	71035267010		X	<i>Rose</i>	5/4/2026

SIGNATURES OF ELECTORS / PROPERTY OWNERS

#	Name (Printed)	Street Address	Parcel ID (if owner)	Elector ☒	Owner ☐	Signature	Date
1	Larry Zich	3560 Schutte		X			5/3/20
2	Kathryn Zich	3560 Schutte		X			5/3/20
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							

This Petition includes the original Petition and any of its counterparts. Wis Stat. § 66.0217(e).

No Person who has signed this Petition may withdraw their name from the Petition; no additional signatures may be added to this Petition after it is filed. See Wis. Stat. § 66.0217(a)(b).

#	Name (Printed)	Street Address	Parcel ID (if owner)	Elector	Owner	Signature	Date
12	MITCHELL BARTOLERIO	3571 SCHUTTE DR	71035267010		X	<i>Mitchell Bartolerio</i>	5-4-26
13							
14							
15							
16							
17							

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ANNEXATION TO THE VILLAGE OF MCFARLAND

EXHIBIT

A

ORDINANCE No. _____
I.D. No. _____
DATE ADOPTED _____
DATE PUBLISHED _____

ALD. DISTRICT ANNEXED TO _____
AREA () _____ 80.49 ACRES



GRID NORTH

BEARINGS ARE BASED UPON
WISCONSIN COUNTY COORDINATE
SYSTEM (DANE ZONE 83 2011)

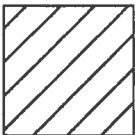
CITY OF MADISON

NORTH QUARTER
OF SECTION
35-07-10

CITY OF MADISON

KEY

— CITY LIMITS LINE



ANNEXATION AREA
AND BOUNDARY

Burse

surveying & engineering inc.

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263

Fax: 608.250.9266

email: mburse@bse-inc.net

www.bursesurveyengr.com

Date: April 07, 2026

Plot View: Annex

TOWN OF BLOOMING GROVE

N88°02'27"E 1321.71'

N01°37'59"W 2666.41'

S01°27'09"E 2655.92'

S87°34'50"W 1313.44'

VILLAGE OF MCFARLAND

CENTER OF
SECTION
35-07-10



SCALE : ONE INCH = FOUR HUNDRED FEET

Annexation to the Village of McFarland Description
Metes and Bounds Description

Located in the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 35, Township 07 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin, more fully described as follows:

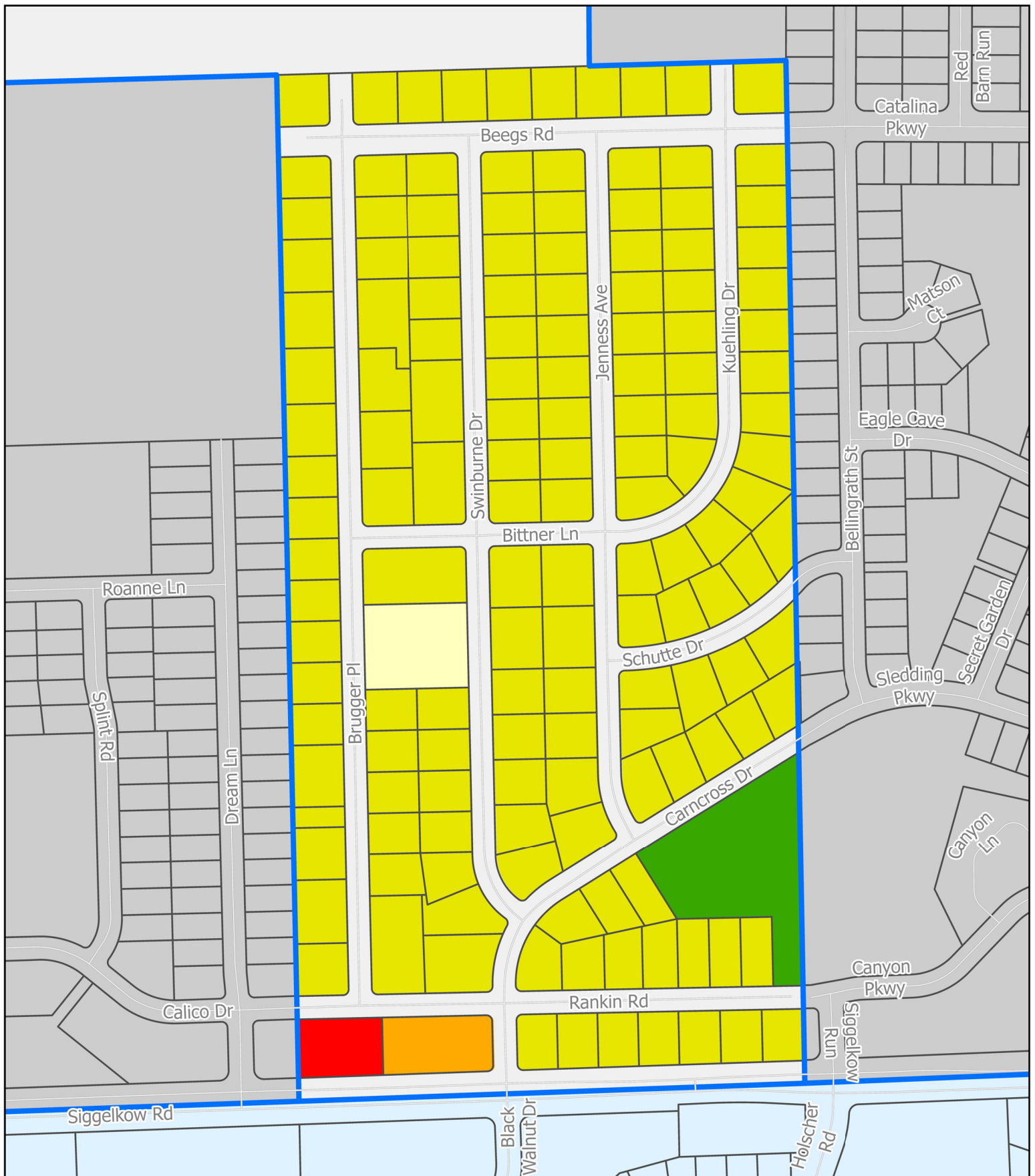
Beginning at the North Quarter Corner of said North Quarter of Section 35;
thence South 01 degree 27 minutes 09 seconds East along the East line of the Northwest Quarter of said Section 35, 2655.92 feet to the Center of said Section 35, also being the South line of the Northwest Quarter of said Section 35;
thence South 87 degrees 34 minutes 50 seconds West along said South line, 1313.44 feet to the West line of April Hill Plat (as recorded in Volume 29, Page 47, Document Number 1130710, Dane County Registry, Wisconsin);
thence North 01 degree 37 minutes 59 seconds West along said West line, 2666.41 feet to the North line of the Northwest Quarter of said Section 35;
thence North 88 degrees 02 minutes 27 seconds East along said North line, 1321.71 feet to the Point of Beginning.

This description contains 3,506,029 square feet or 80.4874 acres.

Bearings are based upon the Wisconsin County Coordinate System – Dane Zone

Prepared By:
Burse Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison WI, 53704

M:\BSE3124\Documents\Descriptions\Metes and Bounds Description.docx



- City of Madison
- Town of Blooming Grove
- Village of McFarland
- Parcels

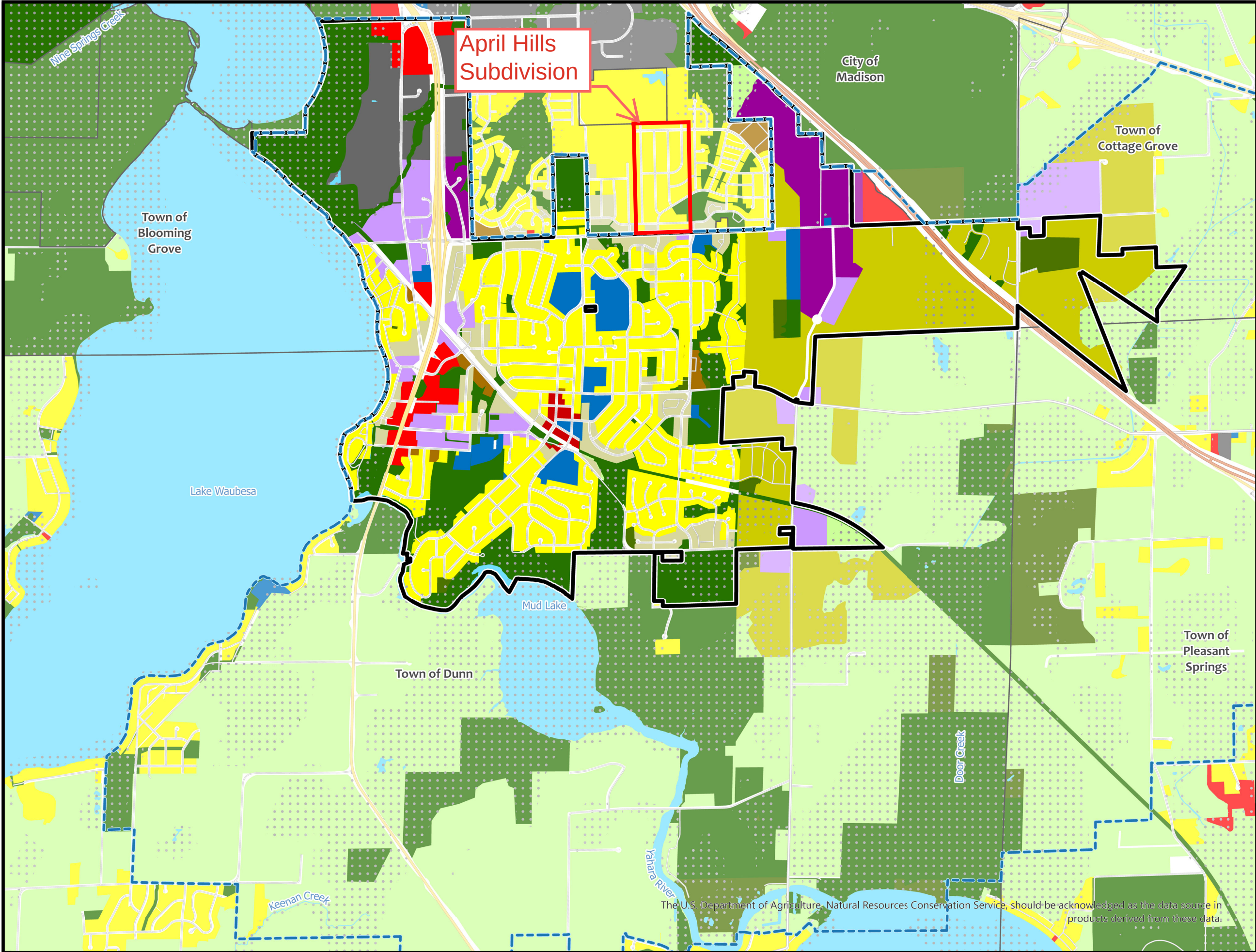
April Hills Subdivision

Dane County Zoning

- GC General Commercial

- RE Recreational
- SFR-1 Single Family Residential
- SFR-08 Single Family Residential
- TFR-08 Two Family Residential





MAP 6

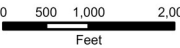
FUTURE LAND USE



COMPREHENSIVE PLAN

- Future Land Use
- Single Family Residential
 - Two Family and Townhouse Residential
 - Multiple Family Residential
 - Neighborhood
 - Downtown
 - Highway and General Commercial
 - Commercial Park
 - Industrial
 - Mixed Use/Flex Commercial
 - Institutional and Governmental
 - Public Lands, Recreation, and Environmental Corridor
 - Agricultural Preservation
 - Urban Reserve
 - Rights-of-Way
 - Water
 - DNR Wetlands & Potential Wetland Indicators
 - Village Extraterritorial Jurisdiction Boundary
 - Village of McFarland
 - Municipal Boundary

Shapes on this map represent the Village's vision for future land use within the Village and its extraterritorial jurisdiction. For such lands, this map is not intended to represent existing land use or zoning, or to compel property owners to change the use of their land. For example, owners of agricultural or other rural land may maintain their current land use. Actual boundaries between different future use categories and implementing zoning districts may vary somewhat from representations on this map. This map may include generalized future land use depictions for other Village adopted land use plans such as the 2005 Terminal & Triangle District Plan and 2023 East Side Neighborhood Plan. More detailed future land use recommendations may apply as adopted within these component plans of the Village's Comprehensive Plan. This map also identifies the existing land use elsewhere beyond the Village's extraterritorial jurisdiction. Viewers are encouraged to contact the McFarland Community & Economic Development Department to verify the future land use designations of specific properties.



Date: Updates through December 31, 2024
Including Ordinances: 2017-09, 2019-19,
2022-05, 2023-03, and 2024-16

Data Sources: Village of McFarland,
Dane County LIO, WDNR, and CARPC



The U.S. Department of Agriculture, Natural Resources Conservation Service, should be acknowledged as the data source in products derived from these data.

MEMORANDUM

Date: September 18, 2025

To: Village Staff - Village of McFarland

From: Brian Berquist, P.E., President – Town and Country Engineering

Subject: April Hills (Town of Blooming Grove) Potential Annexation

Background

The Town of Blooming Grove has decided to cease operations in 2027. The Town has determined that after this point, the City of Madison would annex all lands within the Town. This includes a rural subdivision known as April Hills. Several current residents in the April Hills neighborhood have expressed interest in a potential annexation into the Village of McFarland rather than the City of Madison. The Village has requested that we prepare an analysis of approximate costs related to providing full municipal infrastructure and utility service to this area.

The April Hills neighborhood consists of approximately 150 single-family residential lots as well as a 3-acre park. Most of the lots within April Hills are developed, apart from empty lots located near the quarry on the Northern end of the neighborhood.

Public Drinking Water

The Village is currently in planning stages to construct a new Well #5 which will allow for existing Well #1 to be retired. Once that is completed (anticipated in 2027) the Village's water supply and storage infrastructure will have ample capacity to incorporate the April Hills area. The nearest well is Well #3 and the nearest tower is located at Holscher Road. To fully serve the neighborhood would require approximately 17,500 feet of new watermain and 5,000 feet of water laterals. The water infrastructure costs to serve April Hills are \$5,250,000.

Public Sanitary Sewer

Current April Hills sanitary sewer needs are provided by individual septic tanks. Serving the neighborhood with a traditional sanitary sewer collection system is possible with a Northern discharge location to an existing Madison Metropolitan Sewage District (MMSD) interceptor or with a Southern Discharge to existing Village-owned sewer mains which themselves discharge to an existing MMSD interceptor. Selecting a discharge point will require further coordination on available capacity of each MMSD interceptor. Either discharge point will require approximately 11,500 feet of sewer main within the neighborhood as well as 5,000 feet of sewer laterals. Northern discharge would also require 2,750 feet of gravity sewer, along with acquiring easements along the route reach the MMSD interceptor. Total sewer cost for the Southern discharge option is estimated at \$5,600,000 and the Northern discharge is estimated at \$6,700,000. Either option will also involve MMSD connection charges estimated at \$880,000 for the Southern discharge and \$590,000 for the Northern discharge. It is worth noting that the Southern discharge could be accomplished within existing rights-of-way. The Northern discharge would require additional coordination with landowners (and likely associated land costs).

Street Reconstruction

The current roadways within April Hills are approximately 20 feet wide asphalt. Storm water is conveyed via ditches that run north and south with a ridge splitting the neighborhood roughly in half at Bittner Lane. The current roadways are in average condition and will need resurfacing within the next 5-10 years. The cost to upgrade the current roadways to the Village's standard 32-foot face-face curbed layout with sidewalks on both sides is estimated at \$6,000,000 with associated upgrades to the Stormwater Utility system estimated at an additional \$2,750,000.

Cost and Logistics

If April Hills were to be annexed into the Village, infrastructure improvements could be completed as phased capital improvement projects. An all-at-once approach would not be required. Likely infrastructure improvements would first consist of extending sewer and water service to the neighborhood. Roadway improvements could follow as needed based on pavement conditions and would include internal utility extensions. Village Ordinances 47-51 and 47-1050 require that residential parcels like these must connect to public water main and sanitary sewer within 12 months after mains are extended to the parcel frontage. Village ordinances also detail that all roadway and utility costs be assessed to the benefiting parcels.

The total cost of infrastructure improvements for April Hills to include Drinking Water, Sanitary Sewer, Roadway, and Storm Sewer is roughly \$20,000,000. Spreading costs across 152 lots results in approximately \$140,000/lot, equivalent to approximately \$1,700 per foot of street frontage.

Infrastructure Cost Summary

Project Element	Construction, Engineering, and 10% Contingency
Street Reconstruction	\$6,020,000
Sanitary Sewer Extension – South Discharge	
Sanitary Sewer Extension	\$5,869,000
MMSD Connection Charges	\$880,000
Sanitary Sewer Extension – North Discharge	
Sanitary Sewer Extension	\$7,001,000
MMSD Connection Charges	\$590,000
Watermain Extension	\$5,260,000
Stormwater Management	\$2,760,000
South Discharge Total	\$20,789,000
North Discharge Total	\$21,629,000

**April Hills
Sanitary Sewer
Village of McFarland**

Northern
Discharge Point

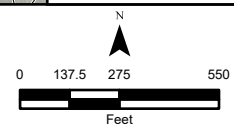
Potential Lift Station Location
(Southern Discharge)

April Hills Boundary

Potential Lift Station Location
(Northern Discharge)

Southern Discharge Point

- Legend**
-  Municipal Boundary
 -  Tax Parcels
 -  Water
- McFarland Sanitary**
- Sanitary Appurtenances
 -  Manhole
 -  Pumping Station
 -  Force Mains
 - Gravity Sewers
 -  4"
 -  8"
- Madison Sanitary Sewer**
- Sanitary Sewer Access Structures
 -  Sanitary Sewer Access Structures
 -  Sanitary Sewer Laterals
 -  Sanitary Sewer Mains
- MMSD**
-  Structure
 -  Main



tc TOWN & COUNTRY
ENGINEERING, INC.

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net

Town & Country Engineering, Inc. makes no representation regarding the accuracy or completeness of this map and its underlying data. Any use or reuse of this map will be at your own risk and without liability or legal exposure to Town & Country Engineering, Inc. Not to be used for utility marking for purposes of Digger's Hotline.

Date: 8/14/2025
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April Hills
Storm Sewer
Village of McFarland

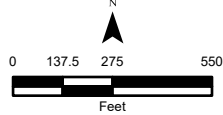
April Hills Boundary

- Legend**
- Municipal Boundary
 - Tax Parcels
 - Water

Storm Sewer System

Storm Appurtenances

- Manhole
 - Street Inlet
 - Area Inlet
 - Endwall
 - Clean Out
 - Other BMP
 - Storm Pipe
 - Storm Ponds
- Madison Storm Sewer**
- Storm Sewer Structures
 - Storm Sewer Pipes



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Date: 8/14/2025
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**April Hills
Drinking Water
Village of McFarland**





TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 261-6097 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

Web: <http://doa.wi.gov/municipalboundaryreview>

June 18, 2026

PETITION FILE NO. 14847

CASSANDRA SUETTINGER, CLERK
VILLAGE OF MCFARLAND
5915 MILWAUKEE ST
MCFARLAND, WI 53558-8962

JOHN WRIGHT, CLERK
TOWN OF BLOOMING GROVE
1880 S STOUGHTON ROAD
MADISON, WI 53716-2258

Subject: APRIL HILL ANNEXATION

The proposed annexation for the Village of McFarland (the Village) from the Town of Blooming Grove (the Town) submitted to our office on May 28, 2026, for an advisory determination has been reviewed pursuant to Wis. Stat. § 66.0217(6). After evaluating the petition against the two statutory considerations the Department of Administration (the Department) must apply, the Department finds that the proposed annexation does not satisfy the requirement related to the provision of municipal services and therefore is not in the public interest at this time.

In advising whether an annexation is in the public interest, Wis. Stat. § 66.0217(6) requires the Department to consider whether “[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city...” so as to ensure the resulting boundaries are rational and compact. Wis. Stat. § 66.0217(6)(c)2. The subject petition is for territory that is reasonably shaped and contiguous to the Village, and therefore, that criterion is satisfied.

The statute also requires the Department to consider whether “the governmental services, including zoning, to be supplied to the territory could *clearly be better supplied* by the town or by some other village or city whose boundaries are contiguous to the territory proposed for annexation...”. Wis. Stat. § 66.0217(6)(c)1. The Village has noted their potential to provide services to the territory in their responses to a questionnaire submitted to the Department. However, the City of Madison (the City) has “filed a resolution adopted by two-thirds vote... indicating a willingness to annex the territory...” and therefore the Department must consider which municipality can “clearly better supply” services to the subject territory under Wis. Stat. § 66.0217(6)(c)1.

The Department’s review of the Village and Town Questionnaires, together with the letter submitted by the City, demonstrates that the City is better positioned to provide the necessary governmental services to the territory in a timelier and more cost-efficient manner than the Village. The documentation submitted by the City, in addition to stating that “*the City of Madison ... can provide the necessary services to the proposed annexation territory,*” also comprehensively details the City’s service capacity, and reflects that existing infrastructure and service routes already extend to or near the subject area. This indicates that services could be easily supplied to the subject area in a relatively quick manner.

By contrast, the Village’s Questionnaire materials do not demonstrate that the Village can provide equivalent levels of service to the annexation territory without significant new extensions of infrastructure or increased service delivery costs (sewer service extensions, lift stations, etc). The Village’s submissions do not clearly establish that it can supply police, fire/EMS, utilities, and zoning administration more efficiently than the City, nor do they demonstrate that the Village can do so more quickly or at lower cost. The Department therefore concludes that, at this time, the City can clearly supply the needed governmental services to the territory better than the Town or Village under Wis. Stat. § 66.0217(6)(c)1.

The Department also notes that certain territory included in the proposed annexation is subject to an intergovernmental agreement. The subject petition is for territory that is contiguous to the Village, and the shape of the annexation boundary follows existing parcel boundaries. However, this annexation would extend the Village's boundaries north of Siggelkow Road. It is this annexation territory that falls within areas subject to an intergovernmental agreement, the *Town of Blooming Grove and City of Madison Cooperative Plan under s. 66.0307* (2006) (City-Town Cooperative Plan), which remains in effect until 2027, and which calls for Town lands north of Siggelkow Road to eventually attach to the City. According to that agreement, the Village "may annex Town lands south of Siggelkow road," but it remains silent on whether the Village could annex other Town territory.

The Department's authority to review whether an annexation petition is in the public interest is set forth in Wis. Stat. § 66.0217(6)(a) and (c). This statutory language is narrow in scope, limiting the Department's public interest review to the two criteria outlined in the opening paragraph above, related to shape/homogeneity and municipal services. The Department's limited public interest review under Wis. Stat. § 66.0217(6)(a) and (c) serves an advisory function only. The statutes do not empower the Department to adjudicate issues pertaining to Wis. Stat. § 66.0307(7)(b), as a prerequisite to its public interest review.

For these reasons, the Department does not take a position on the applicability of any disputed provisions of Wis. Stat. § 66.0217(2) and 66.0307(7)(b), and the Department urges the Village to carefully consider these statutes before adopting an annexation ordinance. To resolve potential conflicts, the Village might consider cooperating with the City to renew and update the communities' expired City-Village Agreement. Alternatively, the City and Town might consider amending their Cooperative Plan by including the Village as a party.

Finally, the Department notes that the negotiated municipal boundary interface between the communities included in the expired City-Village Agreement and the current City-Town Cooperative Plan would result in more compact and rational municipal boundaries than what is included in the proposed annexation. By utilizing the straight-line configuration of Siggelkow Road, the communities achieved an easily-understood municipal boundary interface for residents, municipal officials and staff, businesses, and others.

The Department reminds clerks of annexing municipalities of the requirements of Wis. Stat. § 66.0217 (9)(a), which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14847 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records." Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2922>
Please call me at (608) 266-7043, should you have any questions concerning this annexation review.

Sincerely,



Dawn Vick
Administrator
Division of Intergovernmental Relations
State of Wisconsin – Department of Administration

cc: petitioner



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

Municipal Boundary Review

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State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14847 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records." Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2922>
Please call me at (608) 266-7043, should you have any questions concerning this annexation review.

Sincerely,



Dawn Vick
Administrator
Division of Intergovernmental Relations
State of Wisconsin – Department of Administration

cc: petitioner

NOTICE OF INTENTION TO CIRCULATE PETITION FOR ANNEXATION OF
TERRITORY TO THE VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

PLEASE TAKE NOTICE that not less than 10 nor more than 20 days from the date of this Notice, the undersigned electors and owners of real property in the territory described below intend to circulate a Petition in accordance with Section 66.0217(3) of the Wisconsin Statutes for annexation of the following territory in the Town of Blooming Grove, Dane County, Wisconsin:

Located in the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 35, Township 07 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin, more fully described as follows:

Beginning at the North Quarter Corner of said ~~North Quarter~~ of Section 35;
thence South 01 degree 27 minutes 09 seconds East along the East line of the Northwest Quarter of said Section 35, 2655.92 feet to the Center of said Section 35, also being the South line of the Northwest Quarter of said Section 35;
thence South 87 degrees 34 minutes 50 seconds West along said South line, 1313.44 feet to the West line of April Hill Plat (as recorded in Volume 29, Page 47, Document Number 1130710, Dane County Registry, Wisconsin);
thence North 01 degree 37 minutes 59 seconds West along said West line, 2666.41 feet to the North line of the Northwest Quarter of said Section 35;
thence North 88 degrees 02 minutes 27 seconds East along said North line, 1321.71 feet to the Point of Beginning.

This description contains 3,506,029 square feet or 80.4874 acres.

Bearings are based upon the Wisconsin County Coordinate System - Dane Zone

Attached as Exhibit A and incorporated by reference is a scale map that accurately reflects the legal description of the lands proposed for annexation.

A copy of the scale map may be inspected at the office of the office of the Clerk/Treasurer/Administrator for the Town of Blooming Grove, Dane County, Wisconsin, and the office of the Village Administrator for the Village of McFarland, Dane County, Wisconsin:

Dated this 23 of April, 2026

Justin C. Verhulst
3383 Brugger Place,
McFarland, WI 53558

Robyn J. Steckel
3323 Brugger Place,
McFarland, WI 53558

ANNEXATION TO THE VILLAGE OF MCFARLAND

EXHIBIT

A

ORDINANCE No. _____
I.D. No. _____
DATE ADOPTED _____
DATE PUBLISHED _____

ALD. DISTRICT ANNEXED TO _____
AREA () _____ 80.49 ACRES

TOWN OF BLOOMING GROVE

N88°02'27"E 1321.71'

NORTH QUARTER
OF SECTION
35-07-10

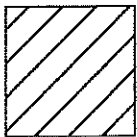
GRID NORTH
BEARINGS ARE BASED UPON
WISCONSIN COUNTY COORDINATE
SYSTEM (DANE ZONE 83 2011)

CITY OF MADISON

CITY OF MADISON

KEY

— — CITY LIMITS LINE



ANNEXATION AREA
AND BOUNDARY

N01°37'59"W 2666.41'

S01°27'09"E 2655.92'

S87°34'50"W 1313.44'

VILLAGE OF MCFARLAND

CENTER OF
SECTION
35-07-10

Burse

surveying & engineering inc.

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263

Fax: 608.250.9266

email: mburse@bse-inc.net

www.bursesurveyengr.com

Date: April 07, 2026

Plot View: Annex

0 400 800 1200



SCALE : ONE INCH = FOUR HUNDRED FEET

Annexation to the Village of McFarland Description**Metes and Bounds Description**

Located in the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 35, Township 07 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin, more fully described as follows:

Beginning at the North Quarter Corner of said North Quarter of Section 35;
thence South 01 degree 27 minutes 09 seconds East along the East line of the Northwest Quarter of said Section 35, 2655.92 feet to the Center of said Section 35, also being the South line of the Northwest Quarter of said Section 35;
thence South 87 degrees 34 minutes 50 seconds West along said South line, 1313.44 feet to the West line of April Hill Plat (as recorded in Volume 29, Page 47, Document Number 1130710, Dane County Registry, Wisconsin);
thence North 01 degree 37 minutes 59 seconds West along said West line, 2666.41 feet to the North line of the Northwest Quarter of said Section 35;
thence North 88 degrees 02 minutes 27 seconds East along said North line, 1321.71 feet to the Point of Beginning.

This description contains 3,506,029 square feet or 80.4874 acres.

Bearings are based upon the Wisconsin County Coordinate System – Dane Zone

Prepared By:
Burse Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison WI, 53704

M:\BSE3124\Documents\Descriptions\Metes and Bounds Description.docx

NOTICE OF INTENTION TO CIRCULATE PETITION FOR ANNEXATION OF
TERRITORY TO THE VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

PLEASE TAKE NOTICE that not less than 10 nor more than 20 days from the date of this Notice, the undersigned electors and owners of real property in the territory described below intend to circulate a Petition in accordance with Section 66.0217(3) of the Wisconsin Statutes for annexation of the following territory in the Town of Blooming Grove, Dane County, Wisconsin:

Located in the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 35, Township 07 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin, more fully described as follows:

Beginning at the North Quarter Corner of said North Quarter of Section 35; thence South 01 degree 27 minutes 09 seconds East along the East line of the Northwest Quarter of said Section 35, 2655.92 feet to the Center of said Section 35, also being the South line of the Northwest Quarter of said Section 35;
thence South 87 degrees 34 minutes 50 seconds West along said South line, 1313.44 feet to the West line of April Hill Plat (as recorded in Volume 29, Page 47, Document Number 1130710, Dane County Registry, Wisconsin);
thence North 01 degree 37 minutes 59 seconds West along said West line, 2666.41 feet to the North line of the Northwest Quarter of said Section 35;
thence North 88 degrees 02 minutes 27 seconds East along said North line, 1321.71 feet to the Point of Beginning.

This description contains 3,506,029 square feet or 80.4874 acres.

Bearings are based upon the Wisconsin County Coordinate System – Dane Zone

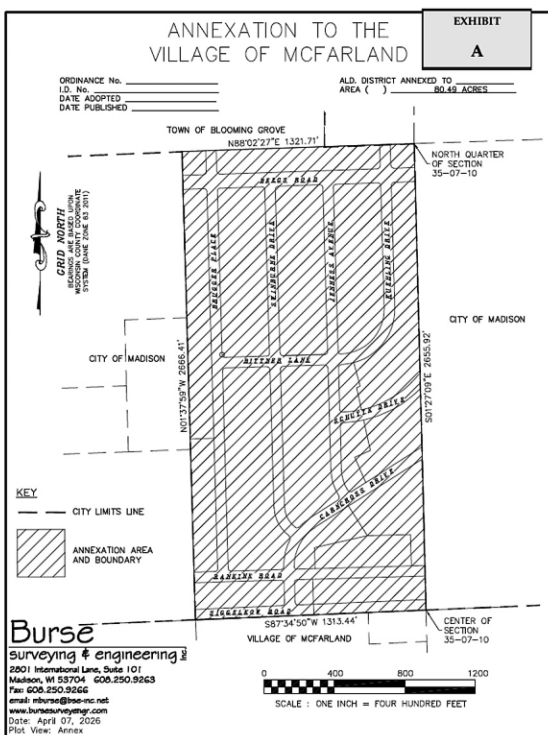
Attached as Exhibit A and incorporated by reference is a scale map that accurately reflects the legal description of the lands proposed for annexation.

A copy of the scale map may be inspected at the office of the office of the Clerk/Treasurer/Administrator for the Town of Blooming Grove, Dane County, Wisconsin, and the office of the Village Administrator for the Village of McFarland, Dane County, Wisconsin:

Dated this 23 of April, 2026

Justin C. Verhulst
3383 Brugger Place,
McFarland, WI 53558

Robyn J. Steckel
3323 Brugger Place,
McFarland, WI 53558



PETITION OF ELECTORS AND PROPERTY OWNERS
FOR DIRECT ANNEXATION BY ONE-HALF APPROVAL.

We, the undersigned, acting in accordance with Wis. Stat. § 66.0217(3), in total, constituting a number of electors equal to at least a majority of the votes cast for governor in the territory described in Exhibit B, attached hereto, at the last gubernatorial election and the owners of at least one-half of the land in area or one-half of the real property in assessed value in the territory described in Exhibit B of the Town of Blooming Grove, Dane County, Wisconsin, lying contiguous to the Village of McFarland, Dane County, Wisconsin, respectfully petition the Village Board of the Village of McFarland, Dane County, Wisconsin to annex the territory described in Exhibit B and shown on the scale map, attached hereto as Exhibit A, to the Village of McFarland, Dane County, Wisconsin:

A copy of the Scale Map and Legal Description (Exhibits A and B) have been made available for inspection at the office of the Town Clerk/Treasurer/Administrator for the Town of Blooming Grove and at the office of the Village Administrator for the Village of McFarland.

The population of the territory to be annexed is 386 people as of the 2020 Federal Census. The land area of the territory is 80.4874 acres. The assessed value of the real property within the territory is \$52,903,500.00.

We, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation, or consolidation proceedings, if any.

Signature of Petitioners	Date	Owner/Elector (specify which)	Tax ID Number and Street Address
1.			
2.			
3.			
4.			
5.			

This Petition includes the original Petition and any of its counterparts. Wis Stat. § 66.0217(e).

No Person who has signed this Petition may withdraw their name from the Petition; no additional signatures may be added to this Petition after it is filed. See Wis. Stat. § 66.0217(a)(b).

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102
wimunicipalboundaryreview@wi.gov
<https://doa.wi.gov/municipalboundaryreview>

**Online Submittal and Payment: Instead of this form go to <https://wi.accessgov.com/public/Forms/Page/doa-dir/dir-annexation/>
This will speed up the process by eliminating the time it used to take to mail the check to us.**

Petitioner Information

Name: **April Hill**

Phone: **608-379-0423**

Email: **Justin Verhulst <justin.c.verhulst@gmail.com>**

Contact Information if different than petitioner:

Representative's Name: **Justin Verhulst**

Phone: **608-379-0423**

E-mail: **Justin Verhulst <justin.c.verhulst@gmail.com>**

1. Town(s) where property is located: **Bloomington Grove**

2. Petitioned City or Village: **Village of McFarland**

3. County where property is located: **Dane**

4. Population of the territory to be annexed: **386**

5. Area (in acres) of the territory to be annexed: **80.4874**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
(ATTACHED)

Include these required items with this form:

- ☒ Legal Description meeting the requirements of [s.66.0217 \(1\) \(c\)](#) [see attached annexation guide]
- ☒ Map meeting the requirements of [s. 66.0217 \(1\) \(g\)](#) [see attached annexation guide]
- ☒ Signed Petition or Notice of Intent to Circulate [see attached annexation guide]
- ☒ Check or money order covering review fee [see next page for fee calculation]

(Feb 2026)

Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

Required Fees

There is an initial filing fee and a variable review fee

\$525 Initial Filing Fee (required with the first submittal of all petitions)

\$300 – 2 acres or less

\$525 – 2.01 acres or more

\$1,500 Review Fee (required with all annexation submittals except those that consist ONLY of road right-of-way)

\$300 – 2 acres or less

\$900 – 2.01 to 10 acres

\$1,200 – 10.01 to 50 acres

\$1,500 – 50.01 to 100 acres

\$2,100 – 100.01 to 200 acres

\$3,000 – 200.01 to 500 acres

\$4,000 – Over 500 acres

\$2,025 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

Include check or money order, payable to: **Department of Administration**

DON'T attach the check with staples, tape, ...

**THE DEPARTMENT WILL NOT PROCESS
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED
BY THE REQUIRED FEE.**

**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

Shaded Area for Office Use Only

Date fee & form received: _____

Payer: _____ Check Number: _____

Check Date: _____

Amount: _____

ANNEXATION SUBMITTAL GUIDE

s. 66.0217 (5) THE PETITION

- ☒ State the purpose of the petition:
- Direct annexation by unanimous approval; OR
 - Direct annexation by one-half approval; OR
 - Annexation by referendum.
- ☐ Petition must be signed by:
- All owners and electors, if by unanimous approval.
 - See [66.0217 \(3\) \(a\)](#), if by one-half approval.
 - See [66.0217 \(3\) \(b\)](#), if by referendum.
- ☒ State the population of the land to be annexed.

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]

s. 66.0217 (1) (c) THE DESCRIPTION

- ☒ The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR
- ☒ If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.
- ☒ The land may NOT be described only by:
- Aliquot part;
 - Reference to any other document (plat of survey, deed, etc.);
 - Exception or Inclusion;
 - Parcel ID or tax number.

s. 66.0217 (1) (g) THE MAP

- ☒ The map shall be an ***accurate reflection*** of the legal description of the parcel being annexed. As such, it must show:
- A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
 - Bearings and distances along all parcel boundaries as described.
 - All adjoiners as referenced in the description.
- ☒ The map must include a **graphic scale**.
- ☒ The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]

s. 66.0217 FILING

- ☒ The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.
- ☒ If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by [s. 66.0217 \(4\)](#).

April Hill Parcel ID Number

008/071035207487	008/071035205729	008/071035206380	008/071035260348
008/071035201483	008/071035203132	008/071035206826	008/071035201929
008/071035201705	008/071035207709	008/071035208806	008/071035202035
008/071035201812	008/071035200055	008/071035204864	008/071035202142
008/071035204533	008/071035200162	008/071035208477	008/071035263700
008/071035204640	008/071035205836	008/071035201045	008/071035260455
008/071035204757	008/071035203025	008/071035206497	008/071035261749
008/071035263730	008/071035209467	008/071035202366	008/071035205514
008/071035261089	008/071035207816	008/071035202473	008/071035260606
008/071035261196	008/071035200279	008/071035201152	008/071035203687
008/071035263670	008/071035203892	008/071035266575	008/071035260508
008/071035263434	008/071035200386	008/071035201269	008/071035261418
008/071035264077	008/071035202919	008/071035267341	008/071035202259
008/071035263541	008/071035207370	008/071035266682	
008/071035261301	008/071035209350	008/071035267234	
008/071035263327	008/071035207923	008/071035267458	
008/071035263210	008/071035200493	008/071035266799	
008/071035264184	008/071035205943	008/071035267127	
008/071035265585	008/071035204097	008/071035267565	
008/071035262999	008/071035202802	008/071035208691	
008/071035265807	008/071035207263	008/071035269803	
008/071035264291	008/071035209243	008/071035201376	
008/071035261525	008/071035205309	008/071035266904	
008/071035262775	008/071035208039	008/071035267010	
008/071035263103	008/071035200608	008/071035268591	
008/071035262882	008/071035206059	008/071035269698	
008/071035265914	008/071035207156	008/071035267672	
008/071035264406	008/071035209136	008/071035268706	
008/071035265478	008/071035205194	008/071035208584	
008/071035261632	008/071035208146	008/071035267789	
008/071035265361	008/071035200715	008/071035268813	
008/071035262668	008/071035206166	008/071035269581	
008/071035262551	008/071035204319	008/071035269474	
008/071035266020	008/071035202697	008/071035201590	
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008/071035203570	008/071035209029	008/071035260017	
008/071035264620	008/071035205087	008/071035206719	
008/071035203463	008/071035208253	008/071035260124	
008/071035265254	008/071035200822	008/071035269367	
008/071035266137	008/071035206273	008/071035207594	
008/071035264835	008/071035202580	008/071035265692	
008/071035203356	008/071035206933	008/071035269036	
008/071035203249	008/071035208913	008/071035265049	
008/071035266244	008/071035204971	008/071035260231	
	008/071035204426	008/071035269143	
	008/071035208360	008/071035206602	
	008/071035200939	008/071035269250	



Department of Planning & Community & Economic Development

Planning Division

Meagan E. Tuttle, Director
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
Phone: (608) 266-4635
planning@cityofmadison.com

To: All Alders
From: Meagan Tuttle, Planning Division Director
Date: March 3, 2026
RE: Potential Annexation Petition of April Hills to McFarland (Leg ID 92210)

Background

The City has received notice that residents of the April Hills neighborhood in the Town of Blooming Grove are intending to circulate a petition to annex the neighborhood to the Village of McFarland. This neighborhood is scheduled to attach to the City of Madison on October 31, 2027, as part of the Final Attachment of the Town of Blooming Grove. Under Wis. Stat. § 66.0217(6), the Wisconsin Department of Administration will consider, among other things, whether the annexation is in the “public interest” including whether governmental services can best be provided by the town or some other village or city that has filed a resolution indicating its willingness to annex the territory, and the overall shape of the proposed annexation relative to contiguous areas.

To ensure that the statutory review of the annexation petition considers the City’s ability to serve the neighborhood, File No. 92210 is before the Council for consideration. This memo provides additional background on the history of the area, why the City feels it can better serve April Hills than the Village of McFarland and the statutory processes that will occur.

Resolution will enable consideration of City’s ability to serve April Hills in annexation petition process

On February 26, 2026, notice was provided to the City that residents of the April Hills subdivision are intending to circulate a petition to annex to the Village of McFarland. The residents are pursuing annexation under Wis. Stat. § 66.0217(3)(a), direct annexation by one-half approval, a method that requires signatures from more than 50% of electors in the last governor’s election and more than 50% of property owners (by area or assessed value). Residents can begin collecting signatures on their petition 10-20 days following the notice and have six months to file said petition with the Village of McFarland.

Under Wis. Stat. § 66.0217(6), within twenty (20) days of receiving the notice, the State of Wisconsin Department of Administration (DOA) is required to review the proposed annexation’s legal description and scale map. In addition, the DOA will consider whether the annexation is in the “public interest”, which is defined, at § 66.0217(6)(c), as:

1. Whether the governmental services, including zoning, to be supplied to the territory could clearly be better supplied by the town or by some other village or city whose boundaries are contiguous to the territory proposed for annexation which files with the circuit court a certified copy of a resolution adopted by a two-thirds vote of the elected members of the governing body indicating a willingness to annex the territory upon receiving an otherwise valid petition for the annexation of the territory.
2. The shape of the proposed annexation and the homogeneity of the territory with the annexing village or city and any other contiguous village or city.

Following its review, the DOA will provide the Village of McFarland with a recommendation as to the annexation. While the DOA's advice is advisory only, the Village would have to consider the DOA's advice before taking final action on the petition. By adopting a resolution with a two-thirds vote of Madison Alders indicating the City's willingness to annex April Hills upon receiving an otherwise valid petition for the annexation of the territory (File No. 92210), the DOA will need to consider whether governmental services for April Hills could clearly be better supplied by the City.

Agreements with McFarland and Blooming Grove anticipated April Hills in the City of Madison

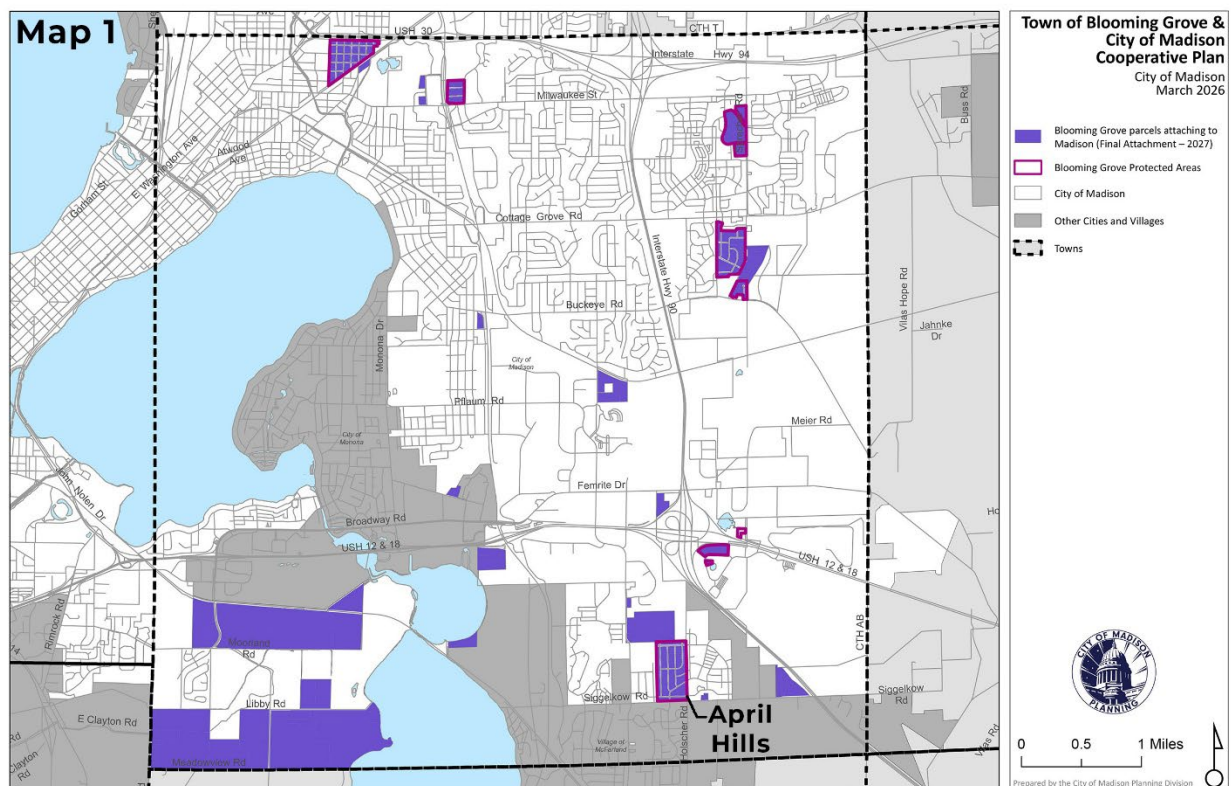
Current and former intergovernmental agreements dating back nearly 30 years anticipated April Hills transferring to the City of Madison.

Madison/McFarland Intergovernmental Agreement (IGA) 1997-2018

From 1997 to 2018, Madison and McFarland had a [boundary agreement](#). Prior to the agreement, areas south of Siggelkow Road had annexed to Madison. Some of these areas contained development. Under the 1997 agreement, most City areas south of Siggelkow were transferred to McFarland. In exchange, Siggelkow Road was established as an annexation boundary between the two communities. Madison was not permitted to annex south of Siggelkow and McFarland was not permitted to annex north of Siggelkow. There have been [recent efforts to reach a new boundary agreement](#), which included April Hills within the City of Madison, although no such agreement is currently in place.

Madison/Town of Blooming Grove Cooperative Plan 2006

In 2006, Madison and the Town of Blooming Grove established a [Cooperative Plan](#). The Cooperative Plan anticipated Town areas north of Siggelkow transferring to Madison over time. April Hills, the adjacent quarry site to the northwest of the neighborhood, and the other remaining Town of Blooming Grove areas, as depicted on the following Map 1, are slated to transfer to Madison in October 2027 when the Town of Blooming Grove will cease to exist and all governmental services will be taken over by Madison.

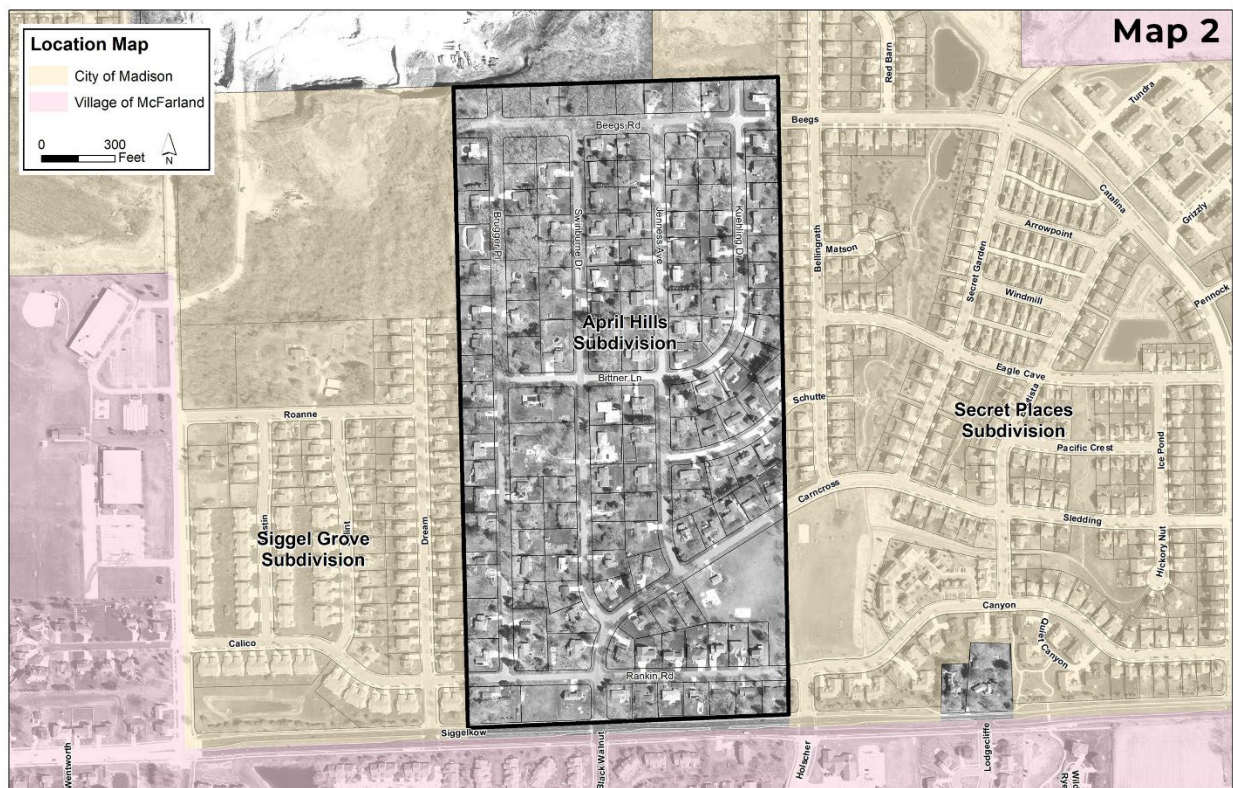


Cohesive planning for April Hills and established connections to adjacent development

April Hills covers approximately 80 acres, with 151 lots, 2.4 miles of streets and 386 people as of 2020. It was platted and developed primarily in the 1960s-1980s in the Town of Blooming Grove. Homes are served by private water wells and septic systems and the neighborhood is in the McFarland School District.

Interconnected adjacent developments

Over the past 25 years, City of Madison neighborhoods have developed on both sides of April Hills. Siggel Grove was platted in 2001 and developed in the early to mid-2000s. Secret Places at Siggelkow Preserve was platted in 2004 and developed in the 2000s-2010s. As part of development of these City subdivisions, two streets were connected to April Hills—Rankin Road and Carncross Drive. Additionally, three City streets have been extended to match up with existing streets in April Hills: Catalina Parkway, Schutte Drive, and Canyon Parkway. April Hills, the adjacent City neighborhoods, and the street network are depicted on Map 2.

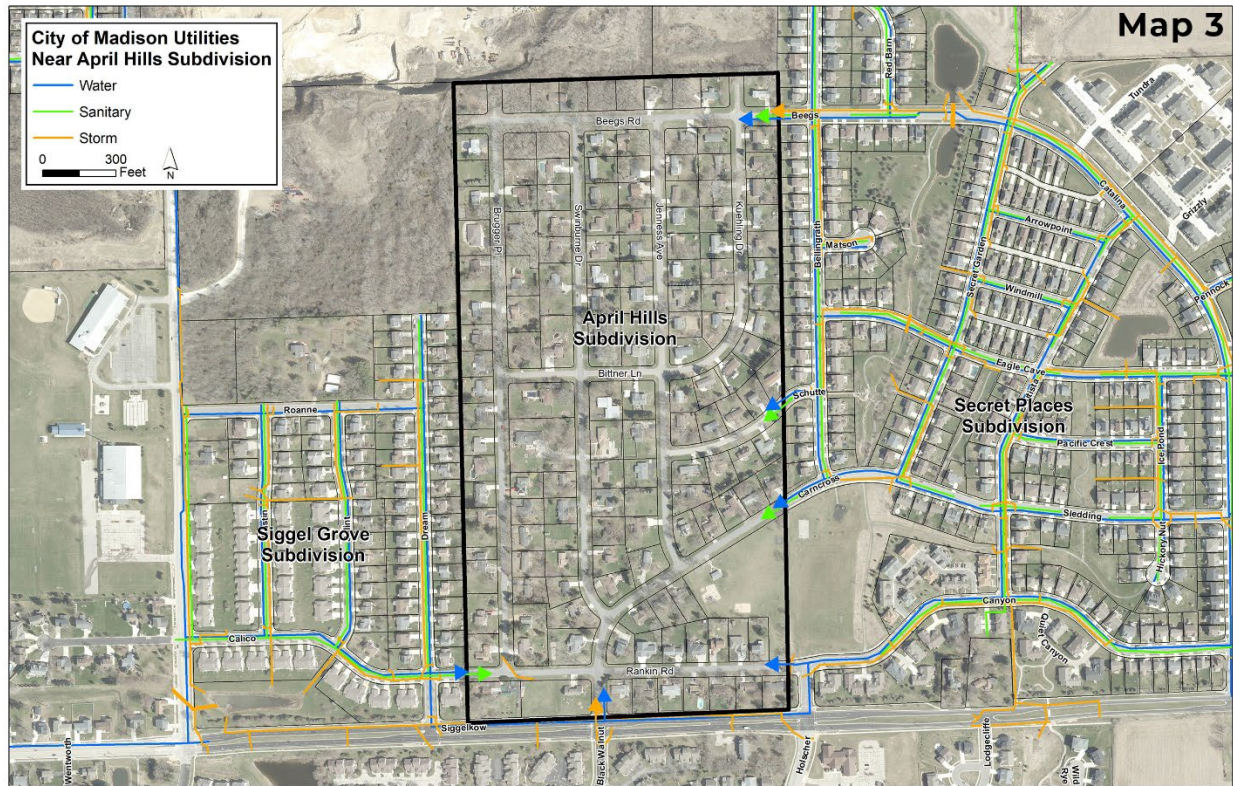


April Hills included in Comprehensive and Area Plans

City plans have addressed April Hills and the surrounding area. This includes the City's 1999 Marsh Road Neighborhood Development Plan which was consistent with the prior 1997 Madison/McFarland Boundary Agreement, and the City's Comprehensive Plan which reflects the 2006 Madison/Town of Blooming Grove Cooperative Plan. April Hills is included within the City's Southeast Area Plan, which is currently underway.

City water and sanitary sewer infrastructure can be extended in a more cost-effective manner

City water and sanitary sewer infrastructure have been extended to the edge of April Hills in several locations, which can provide preferable and less costly services to residents of the neighborhood. This infrastructure is appropriately sized to serve the neighborhood, and the city stands by, ready to extend service into the neighborhood as needed. Existing city services are indicated on Map 3.



Water Service

With the City's development of the adjacent neighborhoods, water mains have been extended at all five street locations on the east and west sides of the neighborhood. This arrangement would provide a looped water system to April Hills. Water service would continue in the neighborhood even if a segment of water main became temporarily unavailable. The numerous existing potential main connections and a looped system available if the neighborhood was in Madison would provide April Hills residents with superior service at less cost than what McFarland can provide. In comparison, McFarland water service to April Hills would come from just one direction, through extension of water infrastructure across Siggelkow Road.

Sanitary Service

Sanitary sewer main has also been extended by the City at all five street locations adjacent to the neighborhood. Madison sanitary sewer service would be provided to April Hills entirely by gravity, which is the most efficient, cost-effective and reliable way to provide this service. Because of the topography of the neighborhood, sanitary service provided by McFarland would require additional infrastructure and cost. Specifically, the Village has indicated that a lift station and corresponding sanitary force main would be necessary, increasing costs to residents by an estimated \$1.25 million (2026 dollars). The lift station would also add ongoing costs for monitoring and maintenance.

Timing of service extension

The City has received inquiries from individual residents of April Hills over the years regarding access to City water and sanitary. It would not be cost-effective for utilities to be extended into April Hills for just one or a few lots. Rather, extension of utilities and the accompanying street reconstruction would likely be undertaken in three to four phases. Each individual phase would be a large infrastructure project, and, unless a more urgent need for extension existed, timing would be dependent upon the timing of full road reconstruction projects to be most economical.

However, given the City's existing utility infrastructure, the City could approach utility extensions based on specific needs. If an issue with private wells and/or septic systems arose in a particular area, the City could schedule a utility and street project in a portion of the neighborhood. McFarland would be limited to phasing utility extensions from south to north, leaving the northern portion of the neighborhood dependent on the timing of the southern phases. Because Madison has greater flexibility in how service extensions would be made into the April Hills neighborhood, it is better positioned to meet the present and future needs of the residents for urban services.

Fire and emergency medical services equipment and personnel

- Madison Fire has 88 personnel on duty every day as minimum staffing, with 12 Engines, 5 Ladders, 9 Paramedic Ambulances, and a Chief (Officer in Charge). All of these units are fully staffed and available for any need and are ready for immediate deployment. Engines and Ladders are staffed with 4 personnel, and ambulances are staffed with 2 Firefighter/Paramedics.
- Each medical response is dispatched with an Engine or Ladder and an ambulance, allowing for 6 care providers on scene. For cardiac arrests, an additional Engine or Ladder is dispatched, thus bringing the total number of responders to 10.
- Each fire response is dispatched with 3 Engines, 2 Ladders, 1 ambulance, and 1 chief (24 personnel). As soon as a fire is confirmed, a 4th Engine, a 2nd ambulance, and additional chiefs are deployed (30+ personnel).

Specific to the April Hills area:

The City of Madison has been providing Fire/EMS to the Town of Blooming Grove, including April Hills, since 2015. Fire Station 14 is located approximately 2.6 miles from April Hills subdivision.

- For medical responses, Ladder 14 is dispatched. Ladder 14 is staffed 24/7 with 1 firefighter/paramedic and 3 firefighter/EMTs, allowing for the immediate delivery of paramedic-level care, ahead of the ambulance arrival. The nearest City of Madison ambulance is simultaneously dispatched. All Madison ambulances are continuously staffed with 2 firefighter/paramedics allowing for the full scope of pre-hospital care interventions.
- In 2025, Ladder 14 had an average response time of 7 minutes and 39 seconds (07:39) to the April Hills area, bringing a firefighter/paramedic and 3 firefighter EMTs to the patient's side.
- In 2025, the closest paramedic unit was Medic 5, and they had an average response time of ten minutes and 11 seconds (10:11), therefore providing a total response of 3 firefighter/paramedics, and 3 firefighter/EMTs.

Madison is better positioned than McFarland to supply April Hills with necessary governmental services, and should adopt the resolution indicating its willingness to annex the neighborhood upon receiving an otherwise valid petition

Over the last quarter of a century, and consistent with decades of planning, Madison has grown around the April Hills neighborhood, preparing for its attachment in October 2027. Madison stands ready to extend urban services into the neighborhood as needed, and, due to the numerous water and sewer main extensions, and roadway connections already made, is able to provide cost efficient and effective service to its residents, now and in the future. McFarland is across Siggelkow Road from the neighborhood and

March 3, 2026

Page 6

cannot provide the same level of municipal services to the neighborhood that Madison can, as discussed above. Hence, for the reasons set forth in this memo, the City of Madison should adopt File No. 92210 and indicate its willingness to annex the territory upon receiving an otherwise valid petition for the annexation of the territory.



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 261-6097 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

Web: <http://doa.wi.gov/municipalboundaryreview>

May 31, 2026

PETITION FILE NO. 14847

CASSANDRA SUETTINGER, CLERK
VILLAGE OF MCFARLAND
5915 MILWAUKEE ST
MC FARLAND, WI 53558-8962

JOHN WRIGHT, CLERK
TOWN OF BLOOMING GROVE
1880 S STOUGHTON ROAD
MADISON, WI 53716-2258

Subject: APRIL HILL ANNEXATION

Section 66.0217 (6), Wis. Stats., provides that the annexation of lands to cities and villages within a county having a population of 50,000 or more shall be reviewed by the Department of Administration in order to determine if the proposed annexation is in the public interest or against the public interest. The proposed annexation from the TOWN OF BLOOMING GROVE to the VILLAGE OF MCFARLAND (see attached description) must be reviewed pursuant to the statute.

To assist us in making this determination, we urge that you promptly supply the data requested on the enclosed questionnaire (where possible) and return the questionnaire to the department.

The purpose of this questionnaire is to assist the department in determining "Whether the governmental services, including zoning, to be supplied to the territory could clearly be better supplied by the town...." The statute further stipulates that the department shall study the "shape of the proposed annexation and the homogeneity of the territory with the annexing municipality." In addition, we would appreciate receiving from you any comments or information bearing on governmental services or shape and homogeneity that would indicate whether the annexation is in or against the public interest.

Please return the questionnaire as soon as possible so that the information can be reviewed prior to the department's statutory deadline of June 18, 2026. Direct any questions and comments to Bradley Vowels-Katter at (608) 261-6097. Thank you for your cooperation.

For additional information on annexation or other land use issues, visit our web site at <http://doa.wi.gov/municipalboundaryreview/>.

Sincerely,

Bradley T. Vowels-Katter

Municipal Boundary Review – DOA

Direct (608) 261-6097

bradley.vowelskatter@wisconsin.gov

<http://doa.wi.gov/municipalboundaryreview>

Enclosures: Annexation Questionnaire

Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645
Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **April Hill**

Petition Number: **14847**

1. Territory to be annexed: From **TOWN OF BLOOMING GROVE** To **VILLAGE OF MCFARLAND**

2. Area (Acres): **60.4874**

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

a. Annual town property tax on territory to be annexed:

\$ **21,147.05**

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): **\$105,735.25***

c. Participating jurisdictions _____

d. Statutory authority (pick one)

c. Paid by: ☐ Petitioner ☐ City ☒ Village

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

☐ Other: _____

4. Resident Population: Electors: _____ Total: _____

5. Approximate **present land use** of territory:

Residential: **94.5** % Recreational: **4** % Commercial: **0** % Industrial: **0** %

Undeveloped: **1.5** %

6. If territory is undeveloped, what is the **anticipated use**?

Residential: **100** % Recreational: **0** % Commercial: **0** % Industrial: **0** %

Other: **0** %

Comments: _____

7. Has a ☐ preliminary or ☐ final plat been submitted to the Plan Commission: ☐ Yes ☒ No

Plat Name: _____

8. What is the **nature of land use adjacent** to this territory in the city or village?

Residential to east, west, and south. Agricultural zoning to north use.

In the town?: **Agricultural zoning to north Used as a quarry and batch plant.**

9. What are the **basic service needs** that precipitated the request for annexation?

☐ Sanitary sewer ☐ Water supply ☐ Storm sewers

☐ Police/Fire protection ☐ EMS ☐ Zoning

Other **The residents preferred to become Village of McFarland residents**

**rather than City of Madison residents, per 2006 City of Madison/
Town of Blooming Grove agreement whereby all remaining
Town parcels will be attached to the City of Madison at
the end of the day, October 31, 2027.**

*** Town will be annexed by City of Madison, October 31, 2027
and will cease to exist**

10. Is the city/village or town capable of providing needed utility services?

City/Village ☐ Yes ☐ No

Town

☒ Yes ☐ No

Existing wells & POWTS.

if annexed by the Village of McFarland, sewer will be required.

Public water & sanitary

If yes, approximate timetable for providing service:

City/Village

Town

Sanitary Sewers immediately

☐

☐

or, write in number of years.

Water Supply immediately

☐

☐

or, write in number of years.

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

☒ Yes ☐ No

City of Madison water exists to east and west. Gravity sanitary sewer to north. Village of McFarland will need to extend water & sewer from south and will require a lift station.

If yes, identify the nature of the anticipated improvements and their probable costs: _____

11. Planning & Zoning:

a. Do you have a comprehensive plan for the City/Village/Town?

☐ Yes

☐ No

Is this annexation consistent with your comprehensive plan?

☐ Yes

☐ No

b. How is the annexation territory now zoned?

RE For April Hill Park and Single Family Residential (small lots) For all other parcels.

c. How will the land be zoned and used if annexed?

Residential & Recreational

12. Elections: ☐ New ward or ☐ Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, elections@wi.gov or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

13. Other relevant information and comments bearing upon the public interest in the annexation:

Prepared by: ☒ Town ☐ City ☐ Village

Name: John Wright

Email: bg admin @ blm grove. com

Phone: 608 223 1104

Date: 6/01/2026

(March 2018)

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645
Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **April Hill**

Petition Number: **14847**

1. Territory to be annexed: From **TOWN OF BLOOMING GROVE** To **VILLAGE OF MCFARLAND**

2. Area (Acres): 80.4874

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

a. Annual town property tax on territory to be annexed:

\$ 0.00 *** See Attached
Supplemental Information.***

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$0.00

c. Participating jurisdictions _____

d. Statutory authority (pick one)

c. Paid by: ☐ Petitioner ☐ City ☒ Village

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

☐ Other: _____

4. Resident Population: Electors: 273 Total: 386

5. Approximate **present land use** of territory:

Residential: 86.49 % Recreational: 4.92 % Commercial: 1.89 % Industrial: 0.00 %

Undeveloped: 6.70 %

6. If territory is undeveloped, what is the **anticipated use**?

Residential: 100.00 % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Other: _____ %

Comments: There are 12 vacant lots where their anticipated future land use is likely residential.

7. Has a ☐ preliminary or ☐ final plat been submitted to the Plan Commission: ☐ Yes ☒ No

Plat Name: April Hill Plat (1965) and April Hill Plat First Addition (1967).

8. What is the **nature of land use adjacent** to this territory in the city or village?

Existing Residential Development to the East, South, and West.

In the town?: Undeveloped, Gravel Pit to the North and North/West.

9. What are the **basic service needs** that precipitated the request for annexation?

☒ Sanitary sewer ☒ Water supply ☒ Storm sewers

☒ Police/Fire protection ☒ EMS ☒ Zoning

Other See attached supplemental information.

10. Is the city/village or town capable of providing needed utility services?

City/Village ☒ Yes ☐ No Town ☐ Yes ☒ No

If yes, approximate timetable for providing service:

Sanitary Sewers immediately
or, write in number of years.

City/Village ☒ Yes ☐ No
As needed based on condition of private systems. _____

Water Supply immediately
or, write in number of years.

City/Village ☒ Yes ☐ No
As needed based on condition of private systems. _____

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

☒ Yes ☐ No

If yes, identify the nature of the anticipated improvements and their probable costs: See attached supplemental information.

11. Planning & Zoning:

a. Do you have a comprehensive plan for the City/Village/Town? ☒ Yes ☐ No
Is this annexation consistent with your comprehensive plan? ☒ Yes ☐ No See attached supplemental information.

b. How is the annexation territory now zoned? All Residential except 1 Commercial Lot and 1 Natural Resource and Recreation Lot

c. How will the land be zoned and used if annexed? See attached supplemental information.

12. Elections: ☐ New ward or ☒ Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, elections@wi.gov or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

13. Other relevant information and comments bearing upon the public interest in the annexation:

See attached supplemental information.

Prepared by: ☐ Town ☐ City ☒ Village

Name: Matt Schuenke

Email: matt.schuenke@mcfarland.wi.gov

Phone: (608) 838-2303

Date: 06/15/2026

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

Memorandum

To: Brad Vowels-Katter, Municipal Boundary Review-DOA

From: Matthew G. Schuenke, Village Administrator 

Date: June 15, 2026

Re: **14847 McFarland April Hill Annexation Questionnaire – Village Response**

Executive Summary

The Village is in receipt of a request from the Department of Administration to provide information regarding Annexation Petition #14847. This petition requests that property known as the April Hills Subdivision in the Town of Blooming Grove be annexed into the Village of McFarland. The State has a questionnaire that it uses to collect this information, and this memorandum is offered to provide supplemental information about our Community. Each section is title based on the question asked in the questionnaire.

3(b) Total that will be paid to Town

The properties in question were in the Town of Blooming Grove as of January 1, 2026. As such, the Town will collect their portion of the taxes for the 2026 levy payable in 2027. The Town will be dissolving into the City of Madison in October of 2027. The first payment would not be due until after January 1, 2028 at which time the Town will no longer be in existence. There is not likely any payment owed as the Statutes contemplate payment to the Town to compensate for the loss of tax base. The Town in this case will neither lose any tax revenue, nor exist in any form that could receive a payment.

9 What are the basic service needs that precipitated the request for annexation?

Public Safety – Fire protection and EMS

EMS is likely the largest reason considered by the applicant to file this petition based on feedback they have provided. McFarland Fire & Rescue is a combination full-time and paid-on-call department, meaning that some of our staff are full-time and others are paid-on-call. There are a total of 11 full-time employees that include a Chief, Administrative Assistant, 3 Captains, and 6 Firefighter/Paramedics. Additionally, we have 48 Paid on Call members of which 35 are Firefighters and 25 hold medical licensing. The simplest way to explain the concept is that our primary ambulance is paramedic-level staffed 24/7/365 with in-house staff, and our fire apparatus is staffed with a mix of in-house firefighters and firefighters responding from the community.

McFarland has not previously responded to calls for service in April Hills as it is not presently within the Village's jurisdiction. We do not have historical data for those calls but the drive time from the Village's Public Safety Center is approximately 2 minutes. Some response times for perspective:

- **Emergency Medical Response** – In 2025, the primary ambulance was responding to medical calls in the Village within 1 minute and 23 seconds of notification, on average. Applying a 2-minute drive time to this area, we would be arriving about 3 minutes and 23 seconds on average.
- **Fire Protection** – In 2025, a Fire Suppression unit (Engine or Ladder Truck) was responding to structure fires in the Village within 2 minutes and 58 seconds of notification, on average. Applying a 2-minute drive time to this area, we would be arriving 4 minutes and 58 seconds on average for structure fires.
- **Rural Fire Protection** – This area currently is not served by a municipal water system which would provide for fire trucks to hook into. A Tender Truck is needed for this type of response, and the other adjoining agency does not have this equipment which is likely to require the Village to respond via mutual aid if needed. The Village has mutual aid agreements with other local agencies who would also dispatch a Tender Truck if the scope of the fire required additional water capacity.
- **Mutual Aid** – For structure fires, we have agreements with the Cottage Grove, Fitchburg, Monona, Oregon, and Stoughton to assist with automatic aid (respond with resources being paged through Dane County Dispatch) at the same time as within the Village with an incident). Our response to structure fires in the non-hydrant areas is 4 engines (2 McFarland and 2 automatic aid), 1 ladder truck, 1 ambulance, 1 utility (light & air support), 4 chiefs (1 McFarland and 3 automatic aid), and 3 water tenders/tankers (1 McFarland and 2 automatic aid). Upon confirmation of a working structure fire, a mutual aid ambulance is requested so the firefighters on the McFarland ambulance can operate as firefighters.
- **Vehicle Staffing** – Engines, ladders, and the utility are staffed with 4 firefighters each, for a total of 26 firefighters. Ambulances and water tenders are staffed with 2 firefighters each, for a total of 8 firefighters. However, water tenders will be hauling water from the nearest hydrant (Black Walnut & Siggelkow). The total staff response comprises 34 firefighters and 4 chief officers, with an additional 2 EMTs/paramedics on the mutual-aid ambulance.

Again, the sheer geographic advantage of the Village with the positioning of its fire and rescue services contributes a great deal to lower response times for people in need. Each Community that provides these services is capable and may do it slightly different, but otherwise the Village is able to serve these area similar to other area agencies.

Public Safety – Police

The Village provides police services from the Public Safety Center which is approximately 2 miles from the annexation area. We have 18 total sworn officers with 2 typically on duty for all shifts. Current service is provided within a larger territory for response, and again with our proximity our response to the need for police would be very quick. We have a Chief, Lieutenant, 3 Sergeants, 2 Detectives, a Community Resource Officer, a School Resource Officer, and then 9 remaining Officers that build out patrol. There is an Office Manager and Office Assistant that are both non-sworn positions. The Police Department regularly partners with area agencies as well with mutual aid agreements with Cottage Grove, Monona, Stoughton, and others when needed.

Public Works – Sanitary Sewer, Water Supply, and Storm Sewers

This area, like most unincorporated towns, does not have municipal utility service. It was developed as a rural subdivision beginning in the 1960's in which each property has to construct their own well and septic. Adding to any incorporated area that provides municipal water and sewer will require a plan to be developed on how to go about these improvements. This is a large project within an already developed subdivision that will be implemented as needed based on condition of private improvements. All of these services are provided by the Village's Public Works Department, broken out as follows:

- **Street Reconstruction** - The current roadways within April Hills are approximately 20 feet wide asphalt. The current roadways are in average condition and will need resurfacing within the next 5-10 years. The cost to upgrade the current roadways to the Village's standard 32-foot face-face curbed layout with sidewalks on both sides of the street. This can be worked into future Capital Improvement Plans for the Village as conditions warrant.
- **Storm Sewer** – This likely causes the least utility impact in the future. The current subdivision is served by shoulders, ditches, and culverts. In the future, as roads require reconstruction the modern stormwater management systems will be installed to urban standards for piping and conveyance into the Village's system.

- **Water** – Water can be added from the south at Black Walnut with Well #3 being the closest and the Holscher Road Water Tower less than a mile away to easily serve this area. The Village also has Well #4 within the system and is currently constructing Well #5. While the service is in proximity, it would require the addition approximately 17,500 feet of new watermain and 5,000 feet of laterals with hydrants, services, valves, etc. Construction is pretty simple, the challenge is each property already has their own private water service and timing for installation should generally align when the private water services need to be replaced.

- **Sanitary** – Gravity works in the Village’s favor for the southern portion of the property to allow for installation of mains to flow to the south. It is in the middle of the subdivision that the topography is elevated before it begins to drop again towards the north. The northern half of the property would need a small lift station to pump the wastewater for that portion of the subdivision to the south. It can be done and the Village has several lift stations already for this very purpose, so it is not uncommon. Construction will require 11,500 feet of mains and 5,000 feet of laterals overall. This presents similar timing challenges as water since they have their own private septic service, but is achievable not different than how it has been done in other places within the Village.

- **Other Public Works** – The Department also provides a variety of other services not too dissimilar to other agencies. Please note the following list of those items:
 - Forestry
 - Pedestrian Accommodations
 - Street Maintenance
 - Snow Plowing
 - Solid Waste
 - Yard Waste/Brush

Community Development – Zoning

The Village holds its own planning and zoning authority through its Plan Commission and Village Board. This work is managed by the Community and Economic Development Department that oversees building inspection, plan development, site reviews, subdivision platting, and property maintenance. The initial zoning through Dane County would likely be retained if the Annexation is approved, and then later the Village would go through the process to zone the properties in accordance with our code.

The Village has a range of residential and commercial zoning districts that can accommodate the existing uses within the petition area. For example, the Village has a R-1 Single-Family Residence District, an R-2 Single and Two-Family Residence District, and a Rural Home (RH-1) District. The RH-1 district was established in 2018 after the annexation of a similar rural subdivision (“Freeway Manner” Petition #14047) platted in the 1970s. The Village also has several commercial districts that can accommodate the existing commercial property including the C-L Limited Commercial District. The Village’s Zoning Code states that “The C-L Limited Commercial District is established to accommodate business and neighborhood consumer needs for services and storage space located in proximity to residential areas without creating a nuisance to the neighborhood.”

If the remaining vacant lots desire to be improved in the future, we can also facilitate that process through the residential districts that are noted.

Other Considerations

The Village provides a wide range of services through several Departments. Please note a brief summary of what is available that is not addressed above:

- **Administration** – This Department oversees the voting process, licensing/permits, bill paying, assessment services, communications, financial management, human resources, meeting management and other general support locally through the Municipal Center. The Town and Village has the same contracted Assessor.
- **Library** – The E.D. Locke Public Library is located across from the Municipal Center in McFarland’s downtown approximately 1.25 miles from the subdivision. While anyone can go to any library in the County regardless of where they live, the closest alternatives are approximately 4 miles to the Monona Public Library and 4.25 miles to the Madison Pinney Branch.
- **Senior Outreach Services** – The Village contracts with Dane County to serve as a Focal Point providing senior services within the Village and surrounding Towns. This presently does not include Blooming Grove and adding this property to the Village would give them additional access to case management, nutrition, wellness services, programs, and other specialized services.

- **Parks** – There is currently a park within the subdivision that would transition to the Village if the annexation is approved. We could consider improvements to the existing park as needed and discuss with residents additional amenities desired. Parks are open to the public throughout the Village as is common in every municipality, but this would grant them resident access for certain amenities. Mainly for shelter rentals but also for things like the dog park, disc golf course, and more recreational amenities.

10 Is the city/village or town capable of providing needed utility services?

Yes, the Village is capable of providing utility services to this area. This is outlined under Question #9 above. Again, it will need to be planned out and timed accordingly in phases that will take several years before it is completed once a decision has been made to transition the utility service.

Petition #14145 was a similar annexation of property from the Town to the Village but for that was mainly vacant farmland. The anticipated improvements at that time were the construction of a new Well #5 that was being planned for installation prior to 2030. That well began construction this Spring and we anticipate it coming online to boost production within the system beginning in 2027. Initially, these properties will remain on their own wells but when they do transition we do not anticipate anything further beyond what is noted above.

11 Planning and Zoning

The current Future Land Use Map within the Village's Comprehensive Plan notes mainly Single Family with one Two-Family and Public Land consistent with the current zoning of the property. The Village last adopted its Comprehensive Plan in 2017 and will begin a process to update this plan later this Summer for adoption in 2027. We can consider further adjustments as needed within that process. We will have to address the commercial property in some manner to ensure consistency with Village zoning regulations, but otherwise the vast majority will continue to exist as it has.

13 Other relevant information and comments bearing upon the public interest in the annexation:

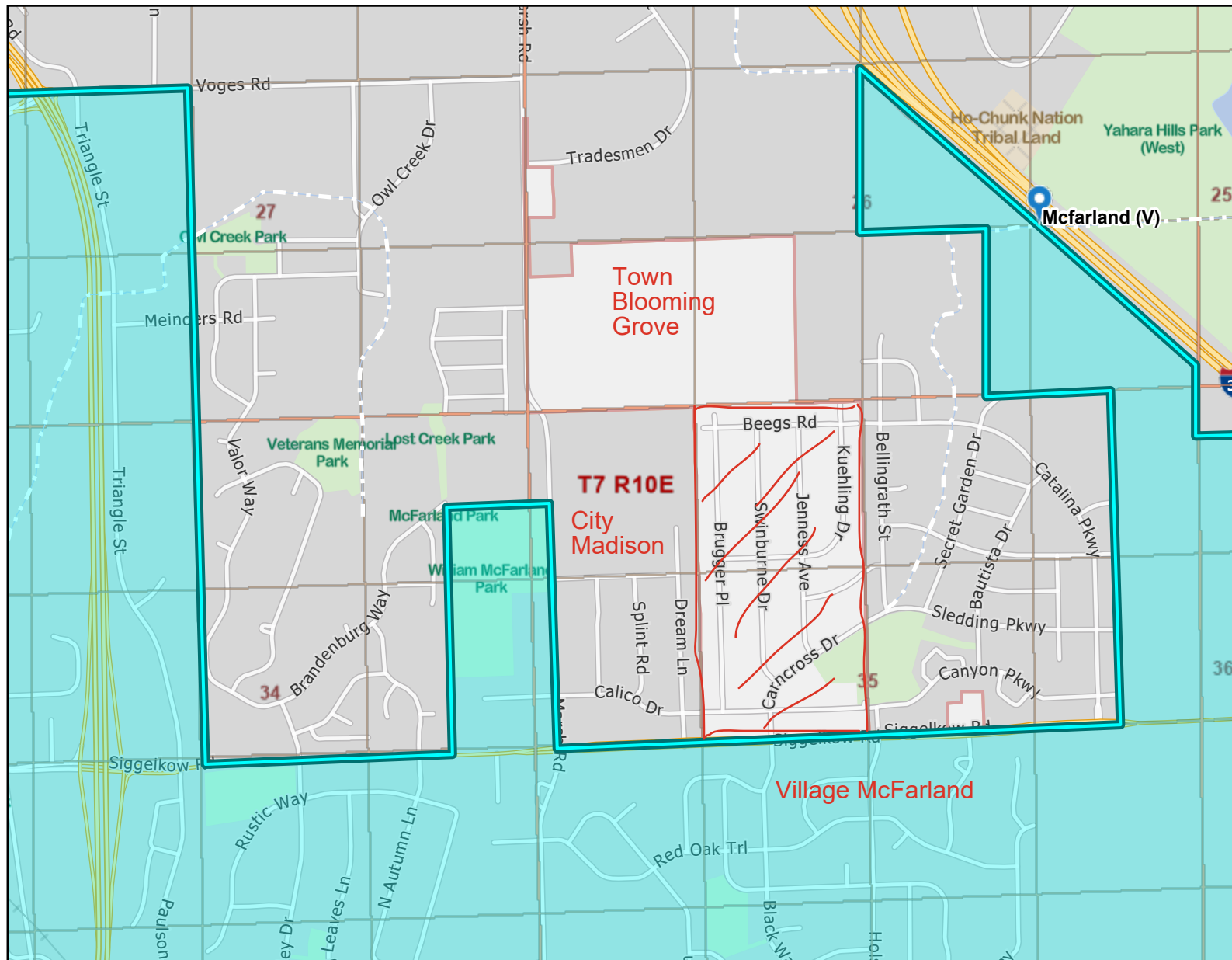
A few more final points:

- All of this subdivision is currently within the McFarland School District. This annexation will not change that but would be consistent with the municipality if approved.
- The Village is aware that the Town and City have an agreement in which the Town will dissolve into the City next year. The Village, again, is not party to that agreement and no other agreement exists between the Village and/or Town/City to address this. We understand that residents who signed the petition elected to make a choice on the municipal jurisdiction of their property. The Village Board will follow all applicable Annexation Statutes and relevant case law when considering annexation petition that they file.
- The Village is open to working with all involved including the residents, Town, and City on an orderly transition where applicable should the property be annexed. We are happy to work through areas of mutual interest between our communities to ensure continued successful working relationships.

Closing

Thank you for the opportunity to provide this input on the annexation petition.

Please let us know if anything further is needed from the Village as part of this review.



- Legend:** (some map layers may not be displayed)
- 24K Intermittent Streams
 - 24K Lakes and Open Water
 - 24K Streams and Rivers
 - Township
 - Section
 - Quarter-Quarter
 - Cities, Towns & Villages
 - City
 - Village
 - Civil Town
 - Focused Pushpins
 - Focused Polygons
 - Focused Polygons (Borders)

Notes:



Map: 0 1,000 2,000 Feet
0 320 640 Meters

Service Layer Credits:
DNR Detailed Feature VTL (WTM): , Cadastral:

Map projection: NAD 1983 HARN Wisconsin TM

This map is a product generated by a DNR web mapping application.

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Date Printed: 6/18/2026 1:44 PM

Township N. 7 N. Range N. 10 East 4th Mer. (Wis. Ter.)



Meanders of 2 nd & 3 rd Lakes & Catfish Creek							
Post.	Course	ch.	li.	Post.	Course	ch.	li.
1.	N 14 th W	2.77		9.	N 31 st E	7.00	
	N 10 th E	13.00			N 38 th E	4.00	
	N 28 th W	3.00			N 44 th E	3.45	
	N 21 st W	4.00					
2.	N 9 th W	2.00		10.	N 66 th E	4.00	
	N 17 th W	3.50			N 72 nd E	6.00	
	N 24 th W	5.00			N 12 th W	16.00	
	N 19 th W	10.00			N 23 rd W	7.43	
	N 21 st W	7.50		11.	N 18 th W	6.00	
	N 34 th W	5.00			N 33 rd W	7.50	
	N 10 th E	5.00			N 43 rd W	8.00	
	N 33 rd E	3.00			N 34 th W	6.00	
	N 4 th W	3.00			N 42 nd W	8.00	
	N 10 th E	2.50			N 46 th W	5.00	
	N 12 th W	2.50			N 57 th W	4.50	
	N 11 th E	2.00			N 34 th W	6.75	
	N 24 th W	1.50		12.	N 60 th W	1.00	
	N 35 th E	.77			N 72 nd W	1.50	
					N 66 th W	3.00	
3.	N 24 th W	2.50			N 77 th W	2.00	
	N 14 th W	12.50			N 5 th W	3.00	
	N 16 th W	10.50			N 44 th W	2.66	
	N 4 th W	18.50		13.	N 58 th W	3.00	
	N 39 th W	11.50			N 85 th W	3.50	
	N 72 nd W	13.00			N 8 th W	4.50	
	N 87 th W	21.50			N 61 st W	5.50	
	N 65 th W	21.84			N 82 nd W	10.00	
					N 81 st W	8.00	
4.	N 77 th W	5.50			N 58 th W	4.57	
	N 65 th W	7.00		14.	N 77 th W	3.50	
	N 48 th W	12.00			N 85 th W	7.00	
	N 76 th W	19.50			N 74 th W	10.00	
					N 28 th W	4.00	
5.	N 26 th W	11.00			N 8 th W	5.00	
	N 3 rd W	38.00			N 25 th W	3.00	
	N 49 th W	10.00			N 83 rd W	3.50	
	N 63 rd W	22.50			N 46 th W	2.50	
	N 79 th W	2.50			N 46 th W	2.00	
	N 62 nd W	3.00			N 82 nd W	3.00	
					N 73 rd W	1.00	
6.	N 25 th W	12.00			N 75 th W	4.00	
	N 48 th W	1.00			N 47 th W	3.00	
	N 48 th W	11.00			N 35 th W	7.00	
	N 60 th W	4.00			N 26 th W	12.00	
	N 34 th W	6.00			N 26 th W	3.50	
	N 3 rd W	6.50			N 7 th W	5.00	
	N 12 th E	10.00		15.	N 24 th W	6.06	
	N 22 nd E	7.03		16.	N 63 rd W	2.70	
					N 74 th E	4.00	
7.	N 26 th E	4.50			N 37 th E	9.00	
	N 20 th E	8.00			N 73 rd E	17.00	
	N 36 th E	12.50			N 7 th W	13.00	
	N 85 th E	5.50			N 25 th E	7.00	
					N 35 th E	7.50	
8.	N 72 nd E	7.50			N 37 th W	6.00	
	N 45 th E	5.50			N 59 th W	20.00	
	N 31 st E	12.50		17.	N 52 nd W	13.56	
	N 44 th E	9.50					
	N 76 th E	5.00		18.	N 6 th E	4.00	
	N 80 th E	10.00			N 35 th E	23.00	
	N 68 th E	10.00			N 10 th E	6.50	
	N 85 th E	4.50			N 3 rd W	12.50	
	N 60 th E	7.50			N 15 th W	4.00	
	N 40 th E	16.00			N 42 nd W	4.00	
	N 16 th E	8.50			N 47 th W	8.00	

Survey Designated	By whom Surveyed	Date of Contract	Acres of Survey	When Surveyed	When Surveyed
Subdivision	Orson Lyon	8 th Feb. 1834	68. 15. 80	2 nd 1834	1 st 1835
Town Lines	Mullet & Brink	7 th July 1833	24. 01. 16	4 th 1833	3 rd 1834

The above Map of Township N. 7 N. Range N. 10 E. of the 4th Mer. (M.T.) is strictly conformable to the field notes of the Survey thereof on file in this Office, which have been examined and approved. Surveyor Gen. Lab. C. S. M. 7. Dubuque, Iowa 30. 1835

From: [Matt Schuenke](#)
To: [Vick, Dawn - DOA](#); [Vowels-Katter, Bradley - DOA](#); [Cassandra Suettinger](#); [Wright, John - MUN](#)
Cc: [Andrew Bremer](#); justin.c.verhulst@gmail.com; [Viste, Doran](#); [Allen Reuter \(areuter@rwelaw.net\)](mailto:areuter@rwelaw.net); [Judnic, Nathan - DOA](#)
Subject: RE: 14847 McFarland April Hill Annexation Determination
Date: Thursday, July 9, 2026 3:38:00 PM
Attachments: [image001.png](#)
[image003.png](#)

I think it is more than disagreement, this is simply illogical. My questions clearly demonstrate the review has failed which is confirmed if you are not able nor willing to answer them. They confirm the information you had, and only that information that was provided from the three municipalities, for the two-day review would not have yielded such a result if it were evaluated correctly. I do think the applicant is owed an explanation as to why the State feels 10 is less than 3, external factors outside of your required review were applied, and the reviewer told people in writing one thing only to do another amongst other things.

Do with that what you will but this process failed all involved. I will share with the Village Board this response with the determination letter and see if they also want to escalate this to our State Representatives.

From: Vick, Dawn - DOA <dawn.vick@wisconsin.gov>
Sent: Wednesday, July 8, 2026 3:06 PM
To: Matt Schuenke <Matt.Schuenke@mcfarland.wi.gov>; Vowels-Katter, Bradley - DOA <bradley.vowelskatter@wisconsin.gov>; Cassandra Suettinger <Cassandra.Suettinger@mcfarland.wi.gov>; Wright, John - MUN <bgadmin@blmgrove.com>
Cc: Andrew Bremer <andrew.bremer@mcfarland.wi.gov>; justin.c.verhulst@gmail.com; Viste, Doran <DViste@cityofmadison.com>; Allen Reuter (areuter@rwelaw.net) <areuter@rwelaw.net>; Judnic, Nathan - DOA <nathan.judnic@wisconsin.gov>
Subject: RE: 14847 McFarland April Hill Annexation Determination

Matt,

The Division understands you disagree with the public interest determination issued under Wis. Stat. s. 66.0217(6), but the Division is not in a position to reopen or respond to questions regarding this review, as it is closed.

The statute requires the Division to review annexation petitions and make its public interest determination within 20 days, which is admittedly challenging when questionnaires from impact municipalities are received a day or 2 before the issuance deadline. With that being said, the Division stands by its determination based upon the information available during its review period.

The public interest determination issued by the Division is advisory. The Village is required by statute to “review the advice before final action is taken.” The Village is free to disagree with the

Division's determination and proceed as it sees fit as long as it has reviewed the advice before final action is taken.

Dawn



Dawn Vick | Administrator
Department of Administration
Division of Intergovernmental Relations
dawn.vick@wisconsin.gov
Direct: (608) 266-7043 | Fax: (608) 267-6917



From: Matt Schuenke <Matt.Schuenke@mcfarland.wi.gov>
Sent: Tuesday, July 7, 2026 7:30 PM
To: Vick, Dawn - DOA <dawn.vick@wisconsin.gov>; Vowels-Katter, Bradley - DOA <bradley.vowelskatter@wisconsin.gov>; Cassandra Suettinger <Cassandra.Suettinger@mcfarland.wi.gov>; Wright, John - MUN <bgadmin@blmgrove.com>
Cc: Andrew Bremer <andrew.bremer@mcfarland.wi.gov>; justin.c.verhulst@gmail.com; Viste, Doran <DViste@cityofmadison.com>; Allen Reuter (areuter@rwelaw.net) <areuter@rwelaw.net>; Judnic, Nathan - DOA <nathan.judnic@wisconsin.gov>
Subject: RE: 14847 McFarland April Hill Annexation Determination

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Dawn,

Thank you, that answers one of my questions but there are several more that remain unanswered. I will restate them here based on what I shared previously.

So yes, we are looking at the same memo from the City. The City provided in that memo

a response time of 10 minutes and 11 seconds for a paramedic ambulance to arrive on scene (page 5). The Village reported a paramedic ambulance response time of 3 minutes and 23 seconds to arrive on scene (page 2). In the State's review, the following is provided at the bottom of page 1... "The Village's submissions do not clearly establish that it can supply police, fire/EMS, utilities, and zoning administration more efficiently than the City, ***nor do they demonstrate that the Village can do so more quickly or at a lower cost.***" Please note the following questions regarding what is bolded.

- How does the State explain that the stated response time from the Village is lower than the City? We provided you the same information, how was that reconciled that an arrival nearly 7 minutes later was actually faster in the eyes of this review.
- Operational costs were not provided in either memo regarding service delivery. Neither of us commented on this. Cost also is not a factor in the Statutes when conducting this review to reach an interest determination. How did the State review the differences in cost between the municipalities when neither of us provided this information even when its not supposed to be a factor in this review? The truth of the matter is that the Village provides these services within its tax rate at \$5.78 per thousand dollars of value while the City's rate is \$7.00 (this is from the Dane County Treasurer).

The Village memo on page 3 provided background on its ability to provide public safety through its Police Department. The City's memo did not provide any information on their ability to respond with its Police Department. How did the State complete its review with out that information and make the comments that it did in the above comment? Police in both jurisdictions are on regular patrol as we know and response times vary based on where they are located within their territory when the call comes in. For perspective; however, the closest City Police Station is approximately 5 miles away whereas the Village is located within 2 miles as noted in our memo. The costs to provide this service are covered within the tax rate noted above and clearly is situated more closely to this area even if they are on patrol.

The Village's reference or inferred inclusion within the City and Town agreement is erroneous. The Village and City agreement set the boundary for annexations as Siggelkow Road. That agreement expired. No further effect regardless of what may have been in effect previously. The Village is not party to the City and Town agreement, we are not bound by its terms nor are the individuals within the territory that has petitioned to be annexed into the Village. How did the State take into count Dane County Case Number 2019CV000184 in the City of Madison vs. Village of McFarland et. al.? All of these points I make within this paragraph were affirmed by the Court's decision in this case in favor of the Village, and are not reflected in the State's review at all. Its hard to understand how this review by the State accomplished what

is required by the Statutes when it doesn't fully take into account these factors when they are not properly reflected in this letter.

Finally, the reviewer in this case said one thing and you signed off on another. Attached is what Brad provided to the Village where he states that the determination that was made for Petition 14145. As recent as June 9th (attached), it says "We expect a similarly worded determination also..." That determination was in the public interest. That was the same thing reported to applicant. Why was he sharing this with people and then the review did the opposite?

At the very least the applicant is owed a response on these issues having gone through the work to bring this to you and pay for the review. A review that ultimately did not follow the facts that were provided or otherwise used erroneous information from places unknown.

Thanks,
Matt

From: Vick, Dawn - DOA <dawn.vick@wisconsin.gov>
Sent: Monday, July 6, 2026 9:27 AM
To: Matt Schuenke <Matt.Schuenke@mcfarland.wi.gov>; Vowels-Katter, Bradley - DOA <bradley.vowelskatter@wisconsin.gov>; Cassandra Suettinger <Cassandra.Suettinger@mcfarland.wi.gov>; Wright, John - MUN <bgadmin@blmgrove.com>
Cc: Andrew Bremer <andrew.bremer@mcfarland.wi.gov>; justin.c.verhulst@gmail.com; Viste, Doran <DViste@cityofmadison.com>; Allen Reuter (areuter@rwelaw.net) <areuter@rwelaw.net>; Judnic, Nathan - DOA <nathan.judnic@wisconsin.gov>
Subject: RE: 14847 McFarland April Hill Annexation Determination

Matt –

All materials that were reviewed as part of this determination are posted on our web page.

Thank you.

Dawn Vick



Dawn Vick | Administrator
Department of Administration
Division of Intergovernmental Relations
dawn.vick@wisconsin.gov
Direct: (608) 266-7043 | Fax: (608) 267-6917



From: Matt Schuenke <Matt.Schuenke@mcfarland.wi.gov>
Sent: Monday, July 6, 2026 9:23 AM
To: Vowels-Katter, Bradley - DOA <bradley.vowelskatter@wisconsin.gov>; Cassandra Suettinger <Cassandra.Suettinger@mcfarland.wi.gov>; Wright, John - MUN <bgadmin@blmgrove.com>
Cc: Andrew Bremer <andrew.bremer@mcfarland.wi.gov>; justin.c.verhulst@gmail.com; Viste, Doran <DViste@cityofmadison.com>; Vick, Dawn - DOA <dawn.vick@wisconsin.gov>; Allen Reuter (areuter@rwelaw.net) <areuter@rwelaw.net>
Subject: RE: 14847 McFarland April Hill Annexation Determination

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Brad or Dawn,

Will there be a response to these questions? I'll need to be able to explain this to the Village Board as part of their consideration of the petition when it is filed.

Thanks,
Matt

From: Matt Schuenke
Sent: Thursday, June 18, 2026 3:46 PM
To: Vowels-Katter, Bradley - DOA <bradley.vowelskatter@wisconsin.gov>; Cassandra Suettinger <Cassandra.Suettinger@mcfarland.wi.gov>; Wright, John - MUN <bgadmin@blmgrove.com>
Cc: Andrew Bremer <andrew.bremer@mcfarland.wi.gov>; justin.c.verhulst@gmail.com; Viste, Doran <DViste@cityofmadison.com>; dawn.vick@wisconsin.gov; Allen Reuter (areuter@rwelaw.net) <areuter@rwelaw.net>
Subject: RE: 14847 McFarland April Hill Annexation Determination

Brad,

Was there a different memo attached that you worked from? That's what I reviewed. Just wanted to confirm we were looking at the same thing.

I'm asking because I don't know how that's complete into order to base certain things in

the determination on. The attached memo makes no mention of police services or any service for that matter beyond utilities and fire/ems response. Yet you call us out for not being able to provide better police services. There would be no basis for you to make a determination that one municipality's police service is better provided by another if they don't tell you. How did you make that determination where the Village provided you that information and the City did not?

Furthermore, it says we failed to show how we can provide service more quickly. All of our response times are included in the memo and are remarkably lower than the City? How was that taken into account or ignored?

The test is whether the annexing City or Village can provide needed municipal services. Cost is not part of that test within the Statutes but you applied them anyway as part of this review. What's more troubling is that you don't know what the costs are. The City did not provide you details on the costs to install anything nor did the Village. This is subjective at best not knowing the true costs of these things to make a determination on. On what authority are you applying this to make a determination?

You have this review backwards. The Village and City are capable to provide service regardless of cost, and the burden of proof to demonstrate that one is better falls on the outside party. They are not able to do that based on the data they supplied and it worse in some ways while neutral in others leaving out many of the services they do offer. The residents again "elected" to submit this petition knowing this information so how is one better than the other with the limited information you were provided from them. Cost also is not a determination of better according to the Statutes.

What's most baffling is that on several occasions you told me you would be following the determination that was made for Petition 14145. As recent as June 9th (attached), you said "We expect a similarity worded determination also..." That determination was in the public interest. I still did my homework and gave you a complete picture whereas the comparison you used was incomplete. That led to a determination that is the complete opposite of that. Why would you say such a thing if that ultimately were not going to be true?

I don't know if there is a second look on this, but if this is it we're pretty disappointed by the inaccuracies of how the information was applied. Assuming the petition is filed, then we'll provide this to the board but have to point out what was missed here.

Thanks,
Matt

From: Vowels-Katter, Bradley - DOA <bradley.vowelskatter@wisconsin.gov>
Sent: Thursday, June 18, 2026 3:00 PM
To: Cassandra Suettinger <Cassandra.Suettinger@mcfarland.wi.gov>; Wright, John - MUN <bgadmin@blmgrove.com>
Cc: Andrew Bremer <andrew.bremer@mcfarland.wi.gov>; Matt Schuenke <Matt.Schuenke@mcfarland.wi.gov>; justin.c.verhulst@gmail.com; Viste, Doran <DViste@cityofmadison.com>
Subject: 14847 McFarland April Hill Annexation Determination

Hello Cassandra and John (Petitioners cc'd),

The Department of Administration Municipal Boundary Review Program [the Department] has reviewed the proposed annexation petition to transfer territory to the Village of McFarland from the Town of Blooming Grove. Attached is our advisory determination & findings letter pursuant to s. 66.0217(6), Wis. Stats.

Also, should the Village choose to adopt an annexation ordinance, attached is a checklist for submitting the ordinance to the Department for filing pursuant to s. 66.0217(9), Wis. Stats.

Thank you, and let me know if you have any questions.



Brad Vowels-Katter

Municipal Boundary Review - DOA
101 East Wilson Street
PO Box 1645, Madison, WI 53701
Direct (608) 261-6097
bradley.vowelskatter@wisconsin.gov
<http://doa.wi.gov/municipalboundaryreview>

From: Vowels-Katter, Bradley - DOA
Sent: Sunday, May 31, 2026 11:06 PM
To: 'CASSANDRA.SUETTINGER@MCFARLAND.WI.US' <CASSANDRA.SUETTINGER@MCFARLAND.WI.US>; Wright, John - MUN <bgadmin@blmgrove.com>
Cc: 'Andrew Bremer' <andrew.bremer@mcfarland.wi.gov>; 'Matt Schuenke' <Matt.Schuenke@mcfarland.wi.gov>; justin.c.verhulst@gmail.com
Subject: 14847 McFarland April Hill Annexation Questionnaire

Hello Cassandra and John (Petitioners cc'd),

The Wisconsin Department of Administration, Municipal Boundary Review Program has received a proposed annexation petition to transfer territory from the Town of Blooming Grove to the Village of McFarland for our public interest review under s. 66.0217(6), Wis. Stats. Attached is the petition as well as a

letter with additional details and a questionnaire for each of your communities to complete. Please return the questionnaire as soon as possible so that the information can be reviewed prior to the department's statutory deadline of June 18, 2026.

Please let me know if you have any questions.

Thank you,



Brad Vowels-Katter

Municipal Boundary Review - DOA

101 East Wilson Street

PO Box 1645, Madison, WI 53701

Direct (608) 261-6097

bradley.vowelskatter@wisconsin.gov

<http://doa.wi.gov/municipalboundaryreview>

From: [Vowels-Katter, Bradley - DOA](#)
To: [Matt Schuenke](#)
Subject: RE: 14847 McFarland April Hill Annexation Questionnaire
Date: Tuesday, June 9, 2026 1:14:32 PM
Attachments: [image001.png](#)

Hello Matt,

Yes, it is common for municipalities to submit supplemental materials (e.g. memos, cover letters, etc) to the questionnaire for more complex annexations such as this. One potential example of that material could be found with the Maurice Petersen annexation from 2018 (I believe there was a memo/email from you in that file) [Petition - MDS](#).

Like that annexation, Madison has submitted materials also and those will be included in the final MDS filing once the determination has been issued on 6/18 (sorry for the April deadline typo below). We expect a similarly worded determination also...

Please reach out with any additional questions...

Thank you,



Brad Vowels-Katter
Municipal Boundary Review - DOA
101 East Wilson Street
PO Box 1645, Madison, WI 53701
Direct (608) 261-6097
bradley.vowelskatter@wisconsin.gov
<http://doa.wi.gov/municipalboundaryreview>

They are referring to the Maurice Petersen Annexation and that determination was found to be in the public interest by a different reviewer.

From: Matt Schuenke <Matt.Schuenke@mcfarland.wi.gov>
Sent: Tuesday, June 9, 2026 12:45 PM
To: Vowels-Katter, Bradley - DOA <bradley.vowelskatter@wisconsin.gov>
Subject: RE: 14847 McFarland April Hill Annexation Questionnaire

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Brad,

I'm assuming for some of the questions where I need to get into more detail, I can submit a memo or side letter with the questionnaire?

Thanks,
Matt

From: Vowels-Katter, Bradley - DOA <bradley.vowelskatter@wisconsin.gov>
Sent: Sunday, May 31, 2026 11:05 PM
To: Cassandra Suettinger <Cassandra.Suettinger@mcfarland.wi.gov>; Wright, John - MUN <bgadmin@blmgrove.com>
Cc: Andrew Bremer <andrew.bremer@mcfarland.wi.gov>; Matt Schuenke <Matt.Schuenke@mcfarland.wi.gov>; justin.c.verhulst@gmail.com
Subject: 14847 McFarland April Hill Annexation Questionnaire

Hello Cassandra and John (Petitioners cc'd),

The Wisconsin Department of Administration, Municipal Boundary Review Program has received a proposed annexation petition to transfer territory from the Town of Blooming Grove to the Village of McFarland for our public interest review under s. 66.0217(6), Wis. Stats. Attached is the petition as well as a letter with additional details and a questionnaire for each of your communities to complete. Please return the questionnaire as soon as possible so that the information can be reviewed prior to the department's statutory deadline of April 03, 2026.

Please let me know if you have any questions.

Thank you,



Brad Vowels-Katter

Municipal Boundary Review - DOA
101 East Wilson Street
PO Box 1645, Madison, WI 53701
Direct (608) 261-6097
bradley.vowelskatter@wisconsin.gov
<http://doa.wi.gov/municipalboundaryreview>



Department of Planning & Community & Economic Development

Planning Division

Meagan E. Tuttle, AICP, Director
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
Phone: (608) 266-4635
planning@cityofmadison.com

To: McFarland Village Board
From: Meagan Tuttle, AICP, Planning Division Director
Date: September 8, 2026
RE: Consideration of April Hills Annexation Petition

Thank you for the opportunity to provide comments as you consider next steps regarding the April Hills annexation petition.

We have appreciated the opportunity to explore a new intergovernmental agreement with McFarland over the last year. During this process, our two municipalities conveyed to the public the benefits of having logical municipal boundaries and how logical boundaries can improve delivery of public services and benefit all taxpayers.

In recent months, as both of our communities have considered our respective services in the April Hills area, it is clear that both Madison and McFarland could provide high-quality public services to the April Hills neighborhood. However, McFarland's annexation of April Hills would conflict with our shared goal of logical boundaries and would prevent each of our municipalities from efficiently delivering municipal services given existing City of Madison infrastructure in the area. Those inefficiencies will eventually show up in both of our tax rates.

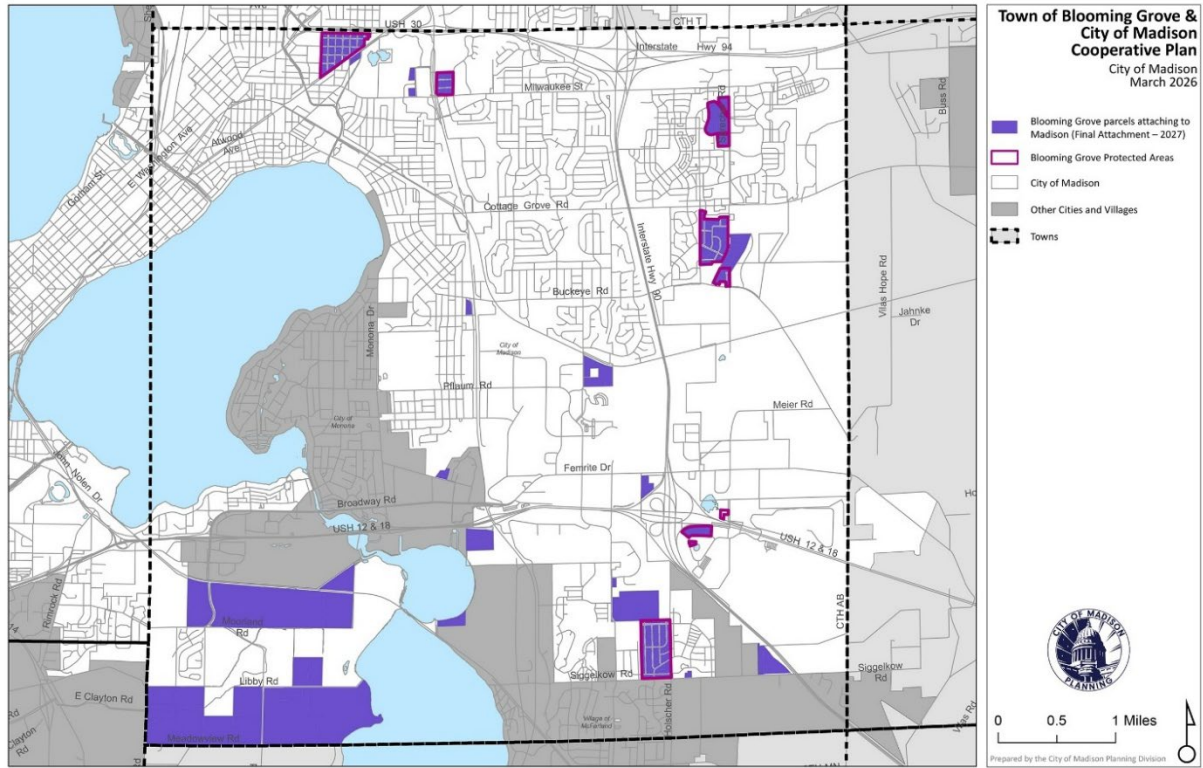
The table on the following page outlines some of the inefficiencies that would result, and the associated maps illustrate the situation. These issues were the subject of a detailed [memo](#) that accompanied a [resolution](#) passed by the Madison Common Council earlier this year. In this resolution, the Council indicated its willingness to annex April Hills neighborhood into the City if it were to receive such a petition. This resolution was consistent with our preparation for the April Hills neighborhood to attach to the City of Madison in late 2027, according to our longstanding Cooperative Plan with the Town of Blooming Grove.

We encourage the McFarland Village Board to allow the April Hills neighborhood to attach to the City of Madison as planned on November 1, 2027, consistent with the long-planned Town of Blooming Grove attachment. Under this outcome, our two municipalities can continue working toward a potential Intergovernmental Agreement regarding our shared boundaries. Working together, we can achieve logical municipal boundaries and ensure the most efficient, high-quality services for our communities.

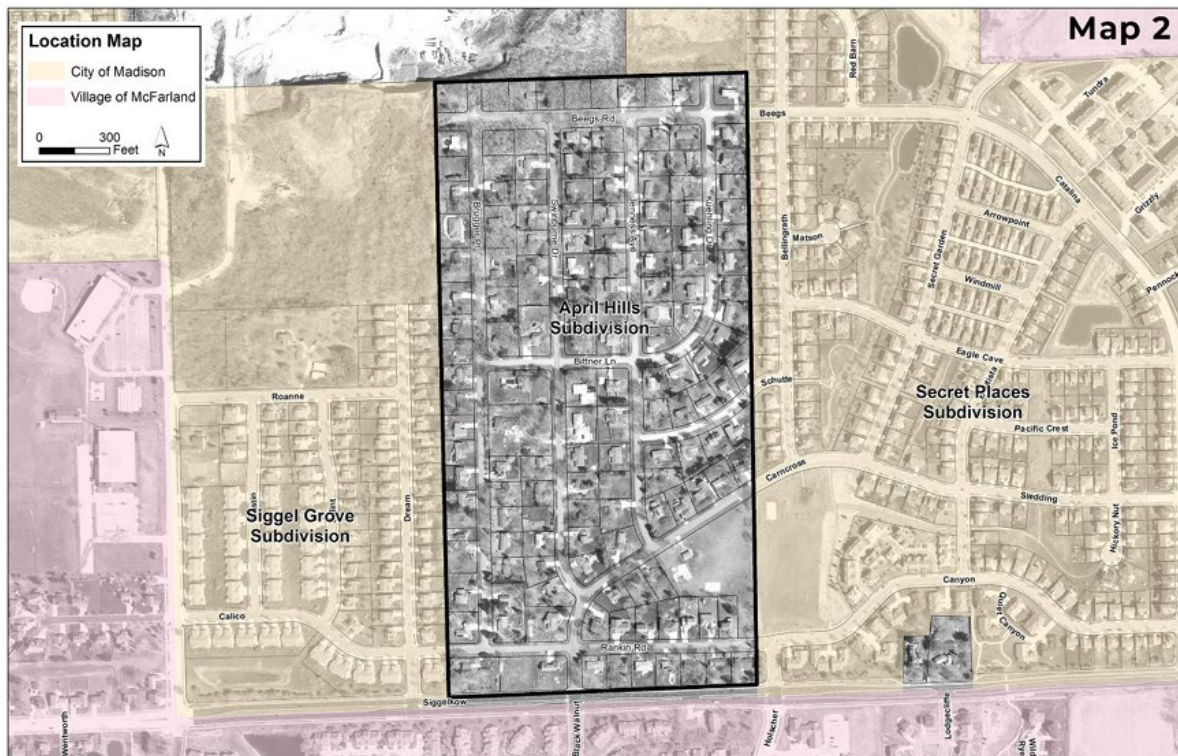
As the Village considers this petition, please feel free to reach out to me at mtuttle@cityofmadison.com or 608-266-4635 or Principal Planner Brian Grady bgrady@cityofmadison.com on behalf of the City of Madison with any questions you may have.

Service	McFarland Annexation of April Hills	April Hills attaches to Madison per 2006 Cooperative Plan with Blooming Grove
Sanitary sewer service	Requires approx. \$1,250,000 lift station or an additional 2,750 feet of sanitary main and acquisition of easements. (2026 dollars).	No lift station required. No easements required. More dependable sanitary system at lower cost.
	Lift station option: McFarland required to maintain/rehab lift station and accompanying force main in perpetuity.	No lift station maintenance required.
	Phasing of future sanitary service limited to only one direction only.	Sanitary mains already exist at five street locations, providing options for phasing future sanitary service.
Water service	Requires extra cost to provide a less connected water system. Water service perpetually dependent on Siggelkow Road crossing.	Fully connected water system at lower cost due to existing water mains in adjacent subdivisions and along entire Siggelkow Road frontage of April Hills.
	Phasing of future water service limited to only one direction.	Water mains already stubbed at all six street locations, providing options for phasing future water service.
Routing for recurring services: trash pickup, recycling pickup, plowing, brush pickup, etc.	McFarland routing requires vehicles to back up at dead ends or waste time circling through Madison neighborhood.	Siggel Grove, April Hills, Secret Places subdivisions served by efficient, continuous routes.
	Madison routing requires vehicles to stop delivering services, drive around April Hills to get to Madison neighborhoods on other side of April Hills, before resuming services.	
April Hills Park/Secret Places Park	McFarland travels to location, but provides maintenance to only half of park.	Entire park maintained by one entity.
	Madison travels to location, but provides maintenance to only half of the park.	
	Site planning and park improvements are limited by municipal boundary that bisects the park.	Site planning and improvements can span the entire park.

Map 1: Blooming Grove-Madison Cooperative Plan



Map 2: Location Map/Municipal Jurisdiction



City of Madison Utilities Adjacent to April Hills

- Water
- Sanitary
- Storm

0 300 Feet

Siggel Grove Subdivision

April Hills Subdivision

Secret Places Subdivision

Map labels include: Beegs Rd, Beegs, Red Bluff, Tundra, Grizzly, Penhook, Windmill, Arrowpoint, Catfish, Eagle Cove, Pacific Crest, Steading, Canyon, Rankin Rd, Sigetkow, Black Walnut, Loggocline, Holshoe, Loggocline, and various other street names within the subdivisions.