

**COMMUNITY
DEVELOPMENT
AUTHORITY**

Wednesday, July 10, 2019

7:00 PM

McFarland Municipal Center
Conference Room A

AGENDA

1. CALL TO ORDER
2. PUBLIC APPEARANCES.
3. APPROVAL OF MINUTES.
 - a. Discussion and action regarding the minutes of the meeting held on June 5, 2019.
4. BUSINESS.
 - a. Discussion and action to make a recommendation to the Plan Commission regarding General Plan and Detailed Plan (Phase 1 Only) for the redevelopment of 4719 Farwell Street.
 - b. Discussion and action to make a recommendation to the Plan Commission regarding site/design review of improvements to the McFarland House Cafe located at 5923 Exchange Street.
 - c. Discussion regarding annual reports completed for all Tax Increment Districts.
5. SCHEDULE NEXT MEETING DATE.
 - a. Wednesday, August 7, 2019 at 7:00 pm
6. ADJOURNMENT.

This meeting notice constitutes an official meeting of the above referenced group and was posted in accordance with all applicable laws related to Open Meetings Law. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals. For additional information or to request this service, contact the McFarland Municipal Center at (608) 838-3153 or cassandra.suettinger@mcfarland.wi.us.

Working Draft - MINUTES
Community Development Authority Meeting

June 5, 2019

Members Present: Ken Brost, Dan Kolk, Stephanie Brassington, Peter Bloechl-Anderson, Sue Smith, Jerry Dietzel

Members Absent: Toni Stolarik

Staff Present: Matt Schuenke, Pauline Boness, Karen Knoll

Others Present: Keith Turtenwald, Lincoln Contractors Supply; Brett Rieman, Brian Spanos, Lakestone Properties; Andrew Bremer, MSA; Ryan Quam, Quam Engineering LLC

1. Call to Order

Brost called the meeting to order at 7:00 p.m.

2. Public Appearances - None

3. Approval of Minutes

- a. Review and possible approval of the May 1, 2019 Community Development Authority minutes.

Smith moved to approve the minutes of May 1, 2019 Brassington seconded the motion. Motion carried 6-0.

4. BUSINESS.

- a. Review and possible recommendation to the Plan Commission regarding a request by Lincoln Contractors & Supply for a conditional use permit to allow outdoor storage at 4414 Terminal Drive, McFarland, WI. The property is located in TID #3.

Keith Turtenwald of Lincoln Contractors Supply indicated they are applying for a Conditional Use Permit for outside storage of commercial rental equipment at 4414 Terminal Drive. Turtenwald reviewed the plans identifying the access to their proposed site and how outside storage will be at the rear of the property. They have outgrown their current location of about 18,000 sq.ft. this building is about three times the size of their current one. In 2001, they formed an agreement with Fabco, now known as Fabick Supply to co-habit space, two separate businesses that operate under one roof. KS Energies will

also be a tenant at the site. Packets include an explanation of all three businesses, they have similar storage needs. Lincoln Contractors Supply is purchasing the property. In response to Boness's question, you might be able to see some of the lift equipment, if you looked for it; they are willing to keep the lift type equipment lowered on the site, when being stored. Boness summarized, this is before the CDA as this site is in TIF #3. The Triangle & Terminal District Plan Design Guidelines covers discussion of screened outdoor storage in the area. It appears the area they will be using as storage, is screened by the existing building as well as the distance from the street. Kolk inquired if they would be using the railroad spur, and if there would be any significant additional lighting. Turtenwald replied he presumed there is significant lighting on the site and it would be kept lit at night. He did not anticipate using the railroad spur.

Smith moved to recommend to the Plan Commission approval regarding a request by Lincoln Contractors & Supply for a conditional use permit to allow outdoor storage at 4414 Terminal Drive, McFarland, WI. The property is located in TID #3. Dietzel seconded the motion. Motion carried 6-0.

- b. Review and possible recommendation to the Plan Commission regarding a revised General Plan and Detailed Plan for Phase 1 Development. The property address is 4703 Terminal Drive, McFarland, WI. The property is located in TID #3.

Ryan Quam, of Quam Engineering identified the office space is now located on the top of the site, and he is not sure how it will work out depending upon finding a tenant for the site. Quam reviewed the process of laying out the mechanicals for the site, and how he has changed the design over time. He has cleared some trees, and is now proposing a four-story building, with a smaller footprint and a three story building on the site rather than two & three story buildings. The apartment will remain the same. The lot line on the CSM has moved slightly. He is here tonight to seek approval of the new general plan. Quam reviewed the storm water layout for the site, and changes made from his previous proposal. Boness inquired of the changes made to the storage building. Quam replied it was always discussed there would be a storage building to be used by the current owners who will in essence become tenants on the site until phase IV, they want to have a 40' x 72' storage shed on the site. The existing garage on site will be removed; they are also planning a house addition of approximately 1780 sq.ft. which will mostly be garage. Smith inquired will this be all indoor storage? Quam replied yes, both would be used for indoor storage, the house and addition will be removed in Phase IV, and he would like to keep the separate shed permanently for his use. There is currently a barn on the site, which will be removed by next year.

Smith is concerned about the four-story office building, and how close it is now going to be to Hwy. 51, this will make it much more noticeable than previously proposed. Is this the view you want when entering into McFarland, when in the past the discussion has always been about the look of the entrance to the community? Brassington felt it was more about what the potential tenants could see from their windows. Quam stated he envisions it being about the same height of the current oak trees, the site design may change and be further back, the realtor he is working with feels it is best closer to the highway. Quam

reviewed he is looking at possibly moving some of the trees from the dog park area to shield views at the north end of the parking lot. Boness asked why Quam decided to add an additional floor to the office building, when he has indicated his concern over being able to find a tenant for the property. Quam replied if he has a hard time filling one with four floors, he might be coming back with a proposal for a three story. If he can get an anchor tenant, he would like to build a four story. Quam reviewed the grading challenges to the property, the retaining wall and trees. He will have more surface parking than the original proposal, but will have enough for the size of the buildings.

Boness asked about traffic concerns on Terminal Drive. Quam replied in the past, there has been a lot of traffic; he would be in favor of improvements to the road. Quam advised he would be coming back with a detailed plan with more specific renderings for buildings.

Bloechl-Anderson moved to recommend to the Plan Commission regarding a revised General Plan and Detailed Plan for Phase 1 Development. Located at 4703 Terminal Drive, McFarland, WI. The property is located in TID #3. Brassington seconded the motion. Motion carried 6-0.

- c. Discussion and action to make a recommendation to the Village Board regarding the application for Tax Increment Financing from Lakestone Properties in order to redevelop the property at 4719 Farwell Street as a mixed-use residential and commercial facility (Phase 1). The property is located in TID #5.

Schuenke reviewed the process to date. They have been working to complete the TIF application, along with WEDC grant application. Once that process is completed, they move into the site design and review stage of the development, and later into the developer's agreement stage. Andrew Bremer has reviewed the application in the packet and has given a projection on the Performa.

Brett Reimen – The TIF application is for Phase I, the mixed-use building, it was originally a 44 unit, it is now a 47 unit with studios, one and two bedroom units along with service type office space. Borings indicate water levels in the area are high, so they are looking at how to handle it and have situated the buildings to reduce costs. They do not think they will have to do as extensive of work as originally thought, to deal with the water issues. The target market is 55 and older; they will have activities in the building, community room & fitness center geared for that age bracket. They will have Phase II, which will be a 12, 000 sq.ft. commercial building. They have not marketed that one to date. The first phase will have underground parking, and the commercial parking will be all surface parking. Reimen summarized by adding three units, reducing what they thought they would have to spend for water issues for underground parking, soil conditions and a few modifications to the site they were able to reduce the TIF request, and make the numbers work.

Andrew Bremer of MSI reviewed the memo he provided in packets reviewing the request versus the policy manual. The request is initially for the Phase I building.

Schuenke wanted to point out this is a much-improved picture over the last time they looked at the project. This avoids more general obligations, this falls in line with what we are looking for, and larger projects often need the full twenty years. We will look at each project on its own merit.

Spanos advised he feels this is a unique project, the cost of the land was an issue. Schuenke agreed that was an obstacle, the Village had to get involved. This also goes back to the RFP, the initial responses did not require any TID assistance, they were able to cash flow; but, there were certain things the Village wanted to see happen, and as they wanted to see change they were willing to pay for some of it. The grant will also help pay for part of this. This is the same concept you approved at the last meeting, you will be looking at the detailed plan at an upcoming meeting. Bremer pointed out with this particular TID the largest expenditure was set for development incentives

Brassington moved to make a recommendation to the Village Board regarding the application for Tax Increment Financing from Lakestone Properties in order to redevelop the property at 4719 Farwell Street as a mixed-use residential and commercial facility. Kolk seconded the motion. Motion carried 6-0.

- d. Discussion and action to make a recommendation to the Village Board regarding an application to the Wisconsin Economic Development Corporation (WEDC) for their Community Development Investment Grant Program for the redevelopment project at 4719 Farwell Street.

Schuenke informed this project is a viable candidate for a grant through the WEDC, who is trying to encourage infill development. They have utilized this program for a few years now. The grant can be up to \$250,000. Boness and Schuenke met with WEDC and they encouraged the Village to apply before the end of the State's fiscal year, which is June 30, 2019.

This is funding which helps both the Village and Developer for a project such as this. The Village should have a fair chance of receiving one. The Village will be the grant applicant, the dispersal of the funds could be part of the Development Agreement. Bremer pointed out one of the benefits of this program is it is not tied to any federal money; it is less competitive as you can submit at any time.

Brassington moved to make a recommendation to the Village Board regarding an application to the Wisconsin Economic Development Corporation (WEDC) for their Community Development Investment Grant Program for the redevelopment project at 4719 Farwell Street. Kolk seconded the motion. Motion carried 6-0.

- e. Discussion and presentation regarding the conceptual plan to create TID #6 as an overlay district.

Schuenke reviewed there was concern about projects not being able to receive payback due to the end of a TID. A suggestion was to create TID #6 as an overlay district. We have to

meet with the Joint Review Board who will ultimately decide. We want to present to them in June and they would then have until October to decide to follow through. This is not an action item, just a discussion and presentation at this time. It will be presented to the Joint Review Board to see what their feelings are on it.

Bremer stated you have until August 9, 2022 to incur any new capital expenditures; TID #3 is doing fairly well. The immediate need is what projects to you still want to do, what is the timeframe and can TID #3 fund it. The benefit of an overlay is it can be help; some of the costs for improvements can be split across the two TID's. If you maximize all of the cash in TID #3, it can also help TID #6 get off the ground. You also look at what parcels can benefit from being longer term in a TID.

As soon as TID #3 closes, the current value of property acts as the base for TID # 6. Kolk inquired if you are proposing taking out some properties. Bremer said he initially thought those on the east side which need work might be in TID #6. We still have to have continuity, there cannot be any islands.

4. SCHEDULE NEXT MEETING DATE.

- a. Wednesday, July 3, 2019 at 7:00 pm (The CDA may want to discuss rescheduling this meeting due to its proximity to the July 4th Holiday).

Brost pointed out next month July 3rd is a Wednesday, are there any issues with a meeting on that day. Members discussed the Fourth of July holiday, and potential issues with a Wednesday July 3rd meeting. Schuenke asked members if they could potentially move the meeting up one day, if they wanted to hold the meeting the week of July 1st, could we hold it on July 2nd. Brost would be unable to attend. Bloechl-Anderson informed this would be his last meeting; there is a possible replacement for him. Kolk preferred July 2nd, Brassington could meet either day, Dietzel preferred July 2nd, Smith was unsure at this time. Brost pointed out Stolarik and the new member would possibly be available for the second. Schuenke stated they will attempt to hold the next CDA meeting on Tuesday July 2, 2019 at 7:00 p.m. provided there would be a quorum, if not Wednesday the 10th would be the fall back date. Members concurred.

6. ADJOURNMENT.

Kolk moved to adjourn, seconded by Dietzel. Motion carried. Meeting adjourned at 8:17 p.m.



COMMUNITY DEVELOPMENT AUTHORITY SUMMARY SHEET

MEETING DATE: Wednesday, July 10, 2019

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action to make a recommendation to the Plan Commission regarding General Plan and Detailed Plan (Phase 1 Only) for the redevelopment of 4719 Farwell Street.

PREVIOUS ACTION:

The CDA has formerly considered the redevelopment of this property over many meetings in 2018 and 2019 through the RFP process to select Lakestone Properties. Additionally, at our last meeting we approved the TIF application for the project which was also authorized by the Village Board.

ISSUE SUMMARY:

Enclosed are the design plans and associated narrative to redevelop the first phase of property at 4719 Farwell Street. The property is owned by the Village with Lakestone Properties chosen to redevelop the site through an RFP process earlier this year. The project as now submitted conforms to that approval and is inline with what is required for a rezoning to planned development. Our review is in order to evaluate the project against the standards for Planned Development and also TID #5 Guidelines.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

Tax Increment District #5 Project Plan

Tax Increment District #5 Guidelines

ORDINANCE REFERENCE:

Section 62-66 - Planned Development Infill

Section 62-67 - Planned Development

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Presented for review and recommendation to the Plan Commission.

ATTACHMENTS:

1. 072019-02 - Farwell Development (4719 Farwell St) Staff Review 07052019
2. Exhibit A - Plan Submittal
3. Exhibit B - Section 62-67



4. Exhibit C - Section 62-66
5. Exhibit D - TID 5 Guidelines

Memorandum

To: Community Development Authority
From: Matthew G. Schuenke, Village Administrator *mgs*
Date: July 5, 2019
Re: **Farwell Mixed Use Development Project** – *Staff Review*

Executive Summary

The Village presenting owns the property located at 4719-4723 Farwell Street and is partnering with Lakestone Properties on its redevelopment within Tax Increment District (TID) #5. The desire is to improve this long vacant property with two structures to help add more residential density to the area as well as new opportunity for commercial growth. The first phase is for a three story 47 unit apartment building with commercial space fronting Farwell Street. The second phase will introduce a commercial only facility also fronting on Farwell Street. To allow for this the property requires a rezoning to Planned Development Infill as well as consideration for the TID #5 Design Standards. This memorandum will summarize the zoning implications and compare the project to the design guidelines for the district.

Background

Lakestone Properties has constructed several developments both in McFarland and outside of it. They are the Developer of record for the Farwell Place Apartments and Paulson Place Duplexes while also completing several projects in Oregon, Mt. Horeb, Stoughton, and Madison to name a few. The Village purchased the property in 2018 and completed an RFP process to select a development partner whom we felt had a vision that most closely matched our own for the future use of this space. They were chosen earlier this year through that process in order to develop the property in this fashion as its currently presented. Other than a few design features as they have drilled into the details on the development of this site, project is very similar to how it was reviewed and accepted previously through the RFP process. Their plan is to construct Phase 1 of the project beginning in 2019 for occupancy in 2020 with Phase 2 to follow shortly thereafter (Exhibit A). The value from the new construction will boost the increment for the district while also help the Village payback on its investment to acquire the property.

Planned Development

A rezoning to Planned Development (Exhibit B) is utilized when a project cannot meet certain criteria established through its underlying zoning district. The present zoning for the property is General Commercial which is good for the commercial aspect of the project but less flexible for the residential. The infill designation (Exhibit C) is used on those projects less than 3 acres in size but both districts generally follow the same criteria. The utilization of Planned Development, especially in mixed use projects, is a good tool as it helps to address creative and phased projects that mix multiple land uses. The process for which is that a General Plan be approved for the site in order to cover what is intended for the project followed by a Detailed Plan either for a part or all of the site. The standards to be evaluated exist within the code as follows:

- Comprehensive Plan – The property in question is located within the Mixed Use/Flex Commercial district within the Future Lane Use Map of the Comprehensive Plan. The project as proposed helps to advance those objectives by using the property for both residential and commercial purposes.
- Compatibility of Proposed Uses –The proposed development will offer new residential housing through market rate apartments and commercial spaces through retail, office, and service type uses. All of which exists adjacent to this property or within the Farwell West corridor.
- Traffic Circulation – The project as proposed no doubt adds more traffic to the area and immediate vicinity. There is an existing office building on about a third of this site while the remainder of the property has been vacant for most of its useful life. Adding something to nothing certainly has an effect; however, traffic is meant to be controlled through one point of ingress and egress which is not uncommon for properties within this corridor. It is also using a street that has been reconstructed recently and capable of accommodating higher volumes as a sort of arterial/collector for the Village.
- Environmental Design Considerations – The property in question is flat green space that contains mainly only grass. The construction of the project will then naturally add hardscape to the terrain but also new landscaping opportunities and modern stormwater management techniques.

- Building and Structure Groupings – The buildings look to maximize the frontage on Farwell Street general in conformance with other setbacks on the street. A lot buildings on this street are setback with a desire going forward to bring them up to the front. Their layout onsite is compatible as they each take up about half the site with shared parking amenities.
- Planned Open Space – The first phase includes open space and common areas for tenants of the residential development. It is not large enough to be considered as a park but good for small gatherings, grilling, or other small social activities.
- Fees in Lieu for Parkland Dedication – The property is too small to dedicate parkland nor would it be a good use of that property. The project as proposed will pay its proportionate share of fees in lieu of dedication as is required in the code.
- Public Agencies Affect – When its complete its likely to grow our population by 50-100 people depending on vacancies. The remainder of the commercial uses also are not expected to high users of public services either (i.e. – police, fire, etc.). The School District is not likely to be affected by enrollment of this project.
- Public Infrastructure Location – All of the utility infrastructure on site will be privately owned and maintained. It will tie into the public utility infrastructure along Farwell Street as is appropriate.
- Economic Feasibility – The project thus far as proven to be economically viable through both the RFP process and TIF Application. Their proposal was selected in through the RFP process in March following an extensive financial review and then again also approved for further TIF Assistance in June.
- Timeline – They wish to begin construction on Phase 1 in the Fall of 2019 and finish by about that time in 2020. The second phase would be constructed in 2021 to be completed that same year.

TID #5 Design Guidelines

This District also employs certain design criteria (Exhibit D) as follows:

- Building Orientation – The building orientations are compliant with these standards. They provide ample pedestrian access, parking is located in the rear, sidewalks are nearby, and the buildings are close to the front of the property.

- Building Design and Materials – The buildings are custom for this project and plan to utilize high quality materials as well as shown throughout multiple stories and facades of the project.
- Lighting – The lighting fixtures and photometrics are included within the packet. On building lighting is included in the project as well as within the parking lot to support the land uses. The lighting spread is agreeable and meets our standards at the lot line.
- Parking – The development plans to create about 128 stalls both above and below ground. The code would recommend approximately 133 for this type of project. The project as designed encourages shared parking between the two facilities and should be adequate.
- Signage – No signage has thus far been proposed and will need to be consistent with the Village's sign code and these standards.
- Gas Stations and Convenience Stores – Not presently applicable with this project.

Recommendation

Following its review, the CDA should make a recommendation to the Plan Commission regarding the merits of the application for rezoning.

Exhibits

Exhibit A – Project Submittal

Exhibit B – Section 62-66

Exhibit C – Section 62-67

Exhibit D – TID #5 Design Guidelines

Planned Development District – Infill

Statement of Owners Intent

General Plan for Staged Development

Detailed Plan for Phase 1 Development

6-11-2019

RECEIVED
JUN 26 2019
VILLAGE OF McFARLAND

Project:

4719 Farwell Street Development

Developer:

Lakestone Properties, LLC

Attn: Brian Spanos & Brett Riemen

Statement of Owners Intent

It is the intent of the developer to develop the property currently addressed as 4719 – 4723 Farwell Street as a mixed use development in general conformance with the issued RFP and the District #5 TIF. The purpose of this submittal is to seek the following approvals:

1. General Plan for Staged Development for entire property
2. Detailed Plan for Phase 1 Development

Legal Description

Legal description is as follow:

Lots One (1), Two (2) and Three (3), Certified Survey Map No. 3119, recorded in the office of the Register of Deeds for Dane County, Wisconsin, in Volume 12 of Certified Survey Maps, page 153 as Document No. 1612253, in the Village of McFarland, Dane County, Wisconsin.

Existing Site

The Existing Site Plan is included as sheet C-1. Site features are as follows:

1. 2.283 total acres
2. Currently zoned C-G General Commercial.
3. There is an existing office building on the west end of the site which will be removed
4. The site is relatively flat with a downward sloping grade of approximately 4 feet from the southeast corner of the site to the northwest corner.
5. Commercial development abuts the eastern and western edges of the site, with commercial development across Farwell Street. There are existing multifamily buildings along the southern edge. (see attached Aerial Site Plan.)

Description of General Plan for Staged Development

The General Plan proposes two buildings, a pavilion structure, associated drive aisles, parking, and stormwater management ponds as shown on sheet C-2. The building and site layout are described as follows:

1. Phase 1 Buildings/Structures
 - a. 47 unit, three story, mixed use building which will be described in the Detailed Plan for Phase 1.

- b. Gathering space and grill area, which will be described in the Detailed Plan
- 2. Phase 2 commercial Building
 - a. Future one story commercial building with approximately 12,800 S.F. of leasable space.
 - b. Approximately 70 parking stalls
- 3. Site layout
 - a. Buildings have been placed up near Farwell Street to make a strong connection to the street to promote visibility and to activate the street with the commercial spaces.
 - b. A patio space has been placed between the buildings. This pace will contain seating and a grilling area and promote gathering.
 - c. Approximately 87 surface stalls with future cross parking potential between Phase 1 and Phase 2. These supplements the 41 underground stalls in Phase 1.
 - d. Multiple ponds are located to meet the runoff control, sediment control, and infiltration requirements for all proposed impervious surfaces.
 - e. Total of approximately 15,000 S.F. of commercial space in both Phases
 - f. 48,544 S.F. of apartment space
 - g. 47 apartment units
 - h. 20.58 dwelling units per acre
 - i. 64% floor area ratio
 - j. Impervious surface ratio: .68 mixed use
 - k. Open space: > 100 S.F. per dwelling unit
- 4. Schedule
 - a. Phase 1 47 unit mixed use apartment building construction to start Fall of 2019 with occupancy late summer 2020
 - b. Phase 2 construction to start Spring of 2021 with occupancy Fall of 2021 (subject to market conditions)

Description of Detailed Plan for Phase 1 Development

A three story 47 unit mixed use apartment building and a patio gathering space are proposed as the first phase of the development and the details are as follow:

1. The Site Plan is included as sheet C-1.1 and C-2 with features as follows:

- a. 16,924 S.F. building footprint
 - b. 2,200 S.F. commercial space
 - c. 47 apartments
 - d. 41 underground parking stalls
 - e. 29 surface stalls
2. The grading plans are included on sheet C-3 with features as follows:
 - a. Apartment building underground parking garage access is from the south side of the building
 - b. The primary apartment building accessible entrance is located on the west side of the building, in the center.
 - c. The commercial space(s) have an accessible entrance from a lobby located at the west end of the commercial. Entrances are also available from the north side of the building, along Farwell Street.
 - d. The buildings first floor is approximately three feet above existing grade due to potential high ground water concerns. The parking area has been pulled up also, to facilitate building accessibility.
3. The Phase 1 building elevation drawings are shown on sheets A-2.1 (colored rendering with materials referenced) and A-2.2. Sheet A-2.3, colored rendering of the Phase 2 building, has been included as a general reference only, to show how the Phase 1 and Phase 2 architecture will complement each other. The architecture is a blending of contemporary and historic styles with historic detailing along Farwell Street to invoke some of the downtown McFarland detailing. Exterior materials are high quality, low maintenance materials and comply with the design guidelines in TIF #5.
 - a. Phase 1 exterior materials consist of vinyl windows/patio doors, aluminum storefronts at the commercial spaces, aluminum railings, brick veneer, composite lap siding and trim.
4. The Landscape Plan is included on sheet C-5 and meets the Village of McFarland requirements.
5. The Site Lighting Plan is included on sheet C-1.2 and fixture cut sheets have been included. Site lighting is cut-off downlight to minimize night sky light pollution. The cut-off fixture allows for the control of light to or site and prevents light spill over to adjacent properties.
6. The Utility Plan is included as sheet C-4.
 - a. The 6" sanitary sewer lateral will connect the Phase 1 building to the existing sanitary sewer under Farwell Street.

- b. The 6" water service lateral will connect to the existing water main in the Farwell Street right-of-way.
 - c. The Inlets, catch basins, and bioretention ponds will collect from all impervious surfaces with overflows being connected to the storm sewer under Farwell Street.
- 7. The apartment First Floor Plan is provided on sheet A-1.1
 - a. 2,200 S.F. of commercial space
 - b. 14,724 S.F. of residential space, community room and exercise room
 - c. 5 efficiency units, 4, one bedroom units, 4 two bedroom units
 - d. Each unit will have washers and dryers and a private balcony or deck
- 8. The apartment Second and Third Floor Plans (both floors are the same) are on sheet A-1.2
 - a. Each floor is 16, 910 S.F.
 - b. Each floor has 5 efficiency units, 6 one bedroom units, and 6 two bedroom units
 - c. Each unit will have a washer/dryer and a private deck.

Planned Development Infill District Standards and Responses

Section 62-66(d) lists the standards that shall apply in the review of all general and details plans proposed for the Planned Development Infill District (PD-I). The standards and this submittal responses are as follows:

- 1. *Maximum impervious surface ratio: seven-tenths nonresidential and mixed use. **The impervious surface ratio is below seven-tenths at .68.***
- 2. *Maximum floor area ratio: 0.70. **The floor area ratio is below .70 at 0.62***
- 3. Additional standards
 - a. *Screening and requirements for buffer yards shall be included as part of plan reviews. Such screening shall shield neighboring properties from any adverse external effects of the proposed development. Screening and buffer yards shall also be used to shield the proposed development from the negative impacts of adjacent uses, such as streets, industrial uses, etc. Special emphasis shall be placed on screening the intrusion of automobile headlights on neighboring properties from parking areas and driveways. **Buffer yards and***

landscape screening have been provided along the southern property line to provide separation from the multifamily unit to the south including landscape screening along the parking edge. It should also be noted the multifamily unit sit higher in elevation the parking area providing additional protection from headlights. Parking lot screening has also been provided along Farwell, along the edge of the parking stalls to provide separation from the sidewalk.

- b. *Pedestrian circulation should be carefully planned so as to prevent pedestrian use of vehicular ways and parking spaces. In all cases, pedestrian access shall be provided by public walkways. **Appropriate pedestrian circulation has been provided by proving direct pedestrian routes form the public sidewalk to the buildings. Having one driveway also limits the vehicular interaction between pedestrians and vehicles.***
- c. *The useable open space required for residential development projects and mixed use residential project shall be designed for use of each individual dwelling unit or shall be located and designed to be of utility to every dwelling unit proposed. This required usable open space shall be designed to maximize privacy and usability to the residence. **Each dwelling unit has a private patio or deck. There is also a common patio and grilling area for joint use as a gathering space.***
- d. *Special emphasis shall be placed on trash collection points. Trash containers shall be screened and so designed so as to be conveniently accessible to their users and collectors. **There is a trash room in the parking garage providing easy access and it's out of sight.***
- e. *Within the PD-I District, mixed land uses may be proposed. However, they must be found to be compatible based on the site and building designed proposed. Compatibility will also be judged on the basis of how the proposed project fits within the context of the neighborhood and abutting properties. The basic intent of this Chapter and Village Comprehensive Plan must be adhered to. **The Comprehensive Plan has designated this site as Mixed Use-Flex Commercial. This proposal complies with that designation. This site is surrounded by***

commercial and residential development. This mixed use proposal is ideally compatible.

- f. Snow removal areas and procedures must be described in the plans. **Snow can be placed on the perimeter of the site and if weather conditions dictate it can be trucked off site.***
 - g. All site lighting shall be controlled so as not to extend a direct light source onto abutting properties. Cutoff type luminaries shall be used and all lighting sheds shall be indicated on the plans. **Cutoff fixtures are being used. Lighting Plan is on sheet C-1.2, which shows the light sheds being controlled on site.***
 - h. The physical attributes of the site shall be respected with particular concern for preservation of natural features, tree growth and open space. **The site has been designed to work with the natural topography of the site, for site drainage, ground water, and the building relationship to the street.***
- 4. Exceptions to standards. Exceptions to these standards may be recommended by the Village Plan Commission subject to final approval given by the Village Board.*

Planned Development District Standards and responses

- 1. Standards. The following standards shall apply in the review of all general or detailed plans proposed for the Planned Development District (PD).*
 - a. The uses proposed in the PD shall be in general conformance with the Village Comprehensive Plan. **See 3(e) above***
 - b. The establishment, maintenance or operation of the uses proposed in the PD shall not substantially impair or diminish the use, value and enjoyment of other properties within the neighborhood. **The proposed development will not impair or diminish the use, value and enjoyment of other properties. On***

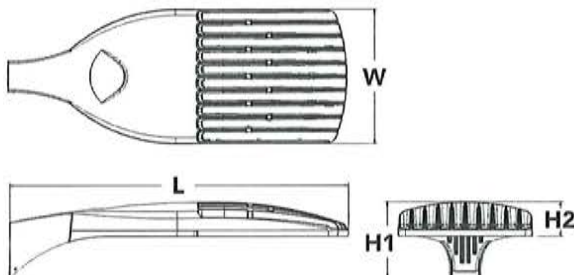
the contrary, this project will enhance the character of the neighborhood and bring additional opportunities for housing, employment and enjoyment.

- c. *Traffic circulation into and within the PD shall be design to minimize traffic congestion and traffic hazards, provide for the accessibility of all uses and buildings and also for the safe and convenient movements of both vehicles and pedestrians. See 3 (b) above*
- d. *The planned development shall incorporate environmental design considerations, including the preservation of topography, trees and ground cover, streams and natural bodies of waters, and other significant natural features and control erosion and runoff in accord with the Village Erosion Control and Stormwater Management Ordinances. See 3 (h) above. Erosion Control and Stormwater Management will comply with Village standards.*
- e. *The PD shall provide for convenient and harmonious groups of buildings, structures and uses; and building shall be spaced and sited to ensure adequate safety, light, ventilation and privacy. The site and buildings have been carefully designed to provide a cohesive, enjoyable, and safe development.*
- f. *The following provisions shall apply:*
 - i. *In a PD for residential use, adequate open space and recreation areas shall be provided in appropriate locations, and all public and common open spaces shall be designed and located to provide safe and convenient access to residents. See 3 (c) above*
 - ii. *PDD housing impacts on community resources in the same manner as other new developments, which are characterized by division of land into lots. In particular, the additional population density places demand on Village parks, and recreation areas. Accordingly, each dwelling unit newly established shall be required to dedicate land or provide fees in lieu of land, in accordance with the procedures set forth in Section 62-64. Understood*
- g. *The PD will not adversely affect the ability of public agencies to provide school or other municipal services. This proposal will not adversely affect municipal services and schools.*

- h. The width of street right-of-way, width paving, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage or other similar environmental engineering considerations shall be based on a determination of the appropriate standards necessary to implement the specific function in the specific situation; provided, however, that in no case shall standards be less than those necessary to ensure the public safety and welfare as determined by the Village. **The construction will meet Village standards.***
- i. The proponents of a PDD application provide evidence satisfactory to the Village Board of its economic feasibility of available adequate financing and that it would not adversely affect the economic prosperity of the Village or the values of surrounding properties. **The developer has gone through the TIF application process and has shown economic feasibility.***
- j. The proponents of a PD shall submit a reasonable schedule for the implementation of the development to the satisfaction of the Village Board, including suitable provisions for assurance that each Phase could be brought to completion in a manner that would not result in an adverse effect upon the community as a result of termination at that point. **The Phase 1 project is schedule to start construction in the fall of 2019 with occupancy in late summer/early fall 2020. Phase 2 is anticipated to start construction in the spring of 2021 with occupancy in the fall of 2021. (subject to market conditions)***



EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)

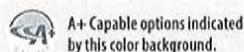


Type

Hit the Tab key or mouse over the page to test all interactive elements.

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

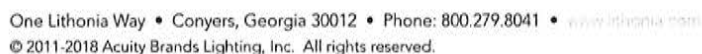
The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.



EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED													
Series	LEDs			Color temperature		Distribution			Voltage	Mounting			
DSX1 LED	Forward optics			30K	3000 K	T1S	Type I short	T5VS	Type V very short	MVOLT ¹	Shipped included		
	P1	P4	P7	40K	4000 K	T2S	Type II short	T5S	Type V short	120 ⁴	SPA	Square pole mounting	
	P2	P5	P8	50K	5000 K	T2M	Type II medium	T5M	Type V medium	208 ⁴	RPA	Round pole mounting	
	P3	P6	P9			T3S	Type III short	T5W	Type V wide	240 ⁴	WBA	Wall bracket	
	Rotated optics					T3M	Type III medium	BLC	Backlight control ²	277 ⁴	SPUMBA	Square pole universal mounting adaptor ⁴	
	P10 ¹	P12 ¹		T4M	Type IV medium	LCCO	Left corner cutoff ²	347 ^{4,5}	RPUMBA	Round pole universal mounting adaptor ⁶			
	P11 ¹	P13 ¹		TFTM	Forward throw medium	RCCO	Right corner cutoff ²	480 ^{4,5}	Shipped separately				
										KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁷		

Control options		Other options		Finish required	
Shipped installed		PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{15,16}	Shipped installed	DDBXD Dark bronze
NLTAIR2	nLight AIR generation 2 enabled ³	PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{15,16}	HS House-side shield ¹⁷	DBLXD Black
PIRHN	Network, high/low motion/ambient sensor ⁹	PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{15,16}	SF Single fuse (120, 277, 347V) ⁴	DNAXD Natural aluminum
PER	NEMA twist-lock receptacle only (controls ordered separate) ¹⁰	PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{15,16}	DF Double fuse (208, 240, 480V) ⁴	DWHXD White
PER5	Five-pin receptacle only (controls ordered separate) ^{10,11}	FAO	Field adjustable output ¹⁴	L90 Left rotated optics ¹	DBBTXD Textured dark bronze
PER7	Seven-pin receptacle only (controls ordered separate) ^{10,11}			R90 Right rotated optics ¹	DBLBXD Textured black
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹²			Shipped separately	DNATXD Textured natural aluminum
DS	Dual switching ^{12,13,14}			BS Bird spikes ¹⁸	DWHGXD Textured white
				EGS External glare shield ¹⁸	



Ordering Information

Accessories

Ordered and shipped separately

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁾
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁾
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁾
DSHORT SDB U	Shorting cap ¹⁾
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 ¹⁾
DSX1HS 40C U	House-side shield for P6 and P7 ¹⁾
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 ¹⁾
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²⁾
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁴⁾

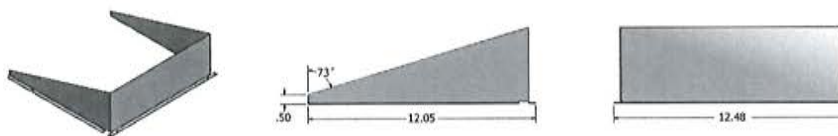
For more control options, visit [LCS](#) and [LCS](#) online.

NOTES

- P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available in P1 or P10.
- Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [nLight Air 2](#).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
- If ROAM* node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
- Requires (2) separately switched circuits with isolated neutral. See Outdoor Control Technical Guide for details.
- Reference Motion Sensor table on page 4.
- Reference controls options table on page 4 to see functionality.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- For retrofit use only.

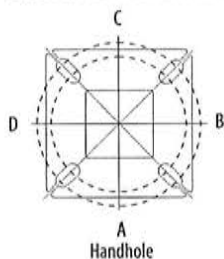
Options

EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION

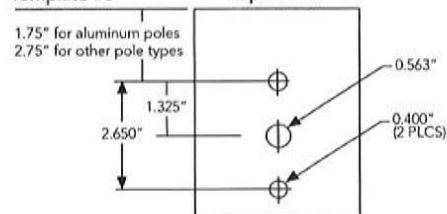


Tenon Mounting Slipfitter**

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
2-3/8"	SPA/RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
	SPUMBA	AS3-5 190	AS3-5 280	AS4-5 290	AS3-5 320	AS4-5 390	AS4-5 490
	RUPUMBA	AS3-5 190	AS3-5 280		AS3-5 320		
2-7/8"	SPA/RPA	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
	SPUMBA	AST25-190	AST25-280		AST25-320		
	RUPUMBA	AST25-190	AST25-280		AST25-320		
4"	SPA/RPA	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490
	SPUMBA	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490
	RUPUMBA	AST35-190	AST35-280		AST35-320		

Template #8

Top of Pole



Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RUPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

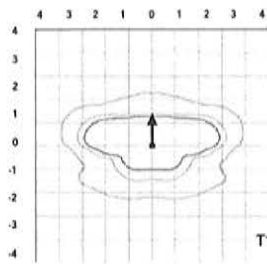
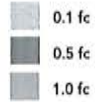


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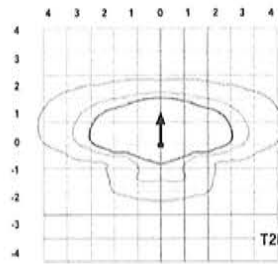
DSX1-LED
Rev. 12/18/18
Page 2 of 8

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

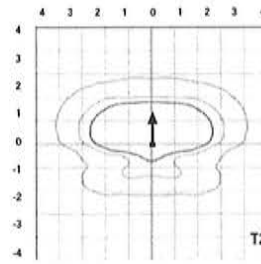
LEGEND



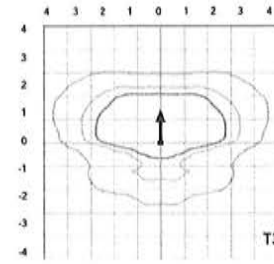
T1S



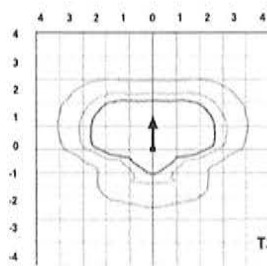
T2M



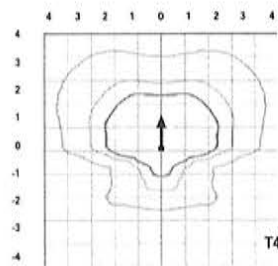
T2S



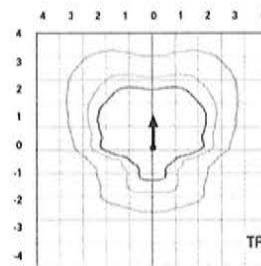
T3M



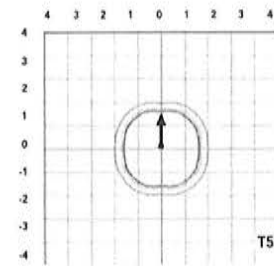
T3S



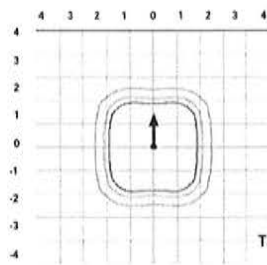
T4M



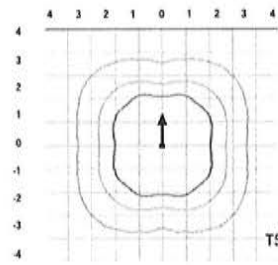
TFTM



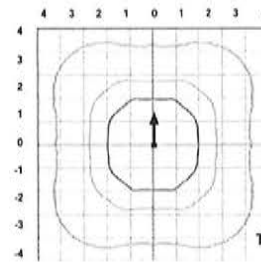
T5VS



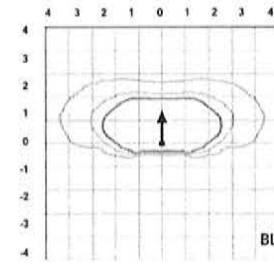
T5S



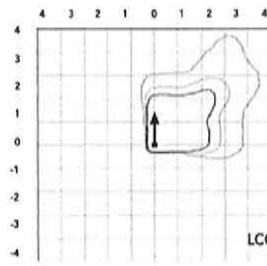
T5M



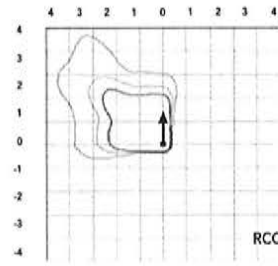
T5W



BLC



LCCO



RCCO

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient	Lumen Multiplier
0°C	1.04
5°C	1.04
10°C	1.03
15°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
35°C	0.98
40°C	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use when motion sensor is used as dusk to dawn control.

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options				
Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBOR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				TSVS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				TSS	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				TSM	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				TSW	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				TSVS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				TSS	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				TSM	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				TSW	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	P3	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				TSVS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				TSS	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				TSM	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				TSW	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				TSVS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				TSS	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				TSM	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				TSW	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	P5	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				TSVS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				TSS	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				TSM	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				TSW	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	P6	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				TSVS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				TSS	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				TSM	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				TSW	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	P7	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				TSVS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				TSS	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				TSM	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				TSW	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	P8	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				TSVS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				TSS	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				TSM	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				TSW	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	P9	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				TSVS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				TSS	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				TSM	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				TSW	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71



Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	P10	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				TSVS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				TSS	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				TSM	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				TSW	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	P11	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				TSVS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				TSS	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				TSM	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				TSW	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	P12	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				TSVS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				TSS	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				TSM	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				TSW	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	P13	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				TSVS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				TSS	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				TSM	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				TSW	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately:
[Link to Roam](#); [Link to DTL DLL](#)

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found here.

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product.

Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at:

www.acuitybrands.com/CustomerResource/terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.





Catalog Number
Notes
Type

Contractor Select™

OLWX LED

Wall Pack

The OLWX LED wall packs are energy-saving, long-life replacements for traditional metal halide wallpacks. The OLWX family is compact and powerful, delivering up to 18,200 lumens. The OLWX1 and OLWX2 offer several mounting options that provide versatility to meet your applications' needs.

FEATURES:

- Replaces 70W - 400W HID lamps, saves 85% energy
- IP65 rated - perfect for outdoor environments even when shining upward or downward. Back box accessory available for conduit wiring
- Yoke and slip fitter accessories - can be used as a wall pack or flood light



Catalog Number	UPC	Description	Replaces Up To	Lumens	Wattage	CCT	Voltage	Finish	Pallet qty.
OLWX1 LED 13W 40K M4	888791000115	WALL PACKS	70W METAL HALIDE	1,289	14W	4000K	120-277V	DARK BRONZE	60
OLWX1 LED 20W 40K M4	888791000184	WALL PACKS	175W METAL HALIDE	2,663	20W	4000K	120-277V	DARK BRONZE	60
OLWX1 LED 40W 40K M4	888791000696	WALL PACKS	250W METAL HALIDE	4,079	37W	4000K	120-277V	DARK BRONZE	60
OLWX2 LED 90W 40K DDB M2	888791000818	WALL PACKS	400W METAL HALIDE	10,000	78W	4000K	120-277V	DARK BRONZE	60

More configurations are available. [Click here](#) or visit [www.acuitybrands.com](#) and search for OLWX LED.

Accessories: Order as separate catalog number.

OLWX1TS	Slipfitter - size 1
OLWX1YK	Yoke - size 1
OLWX1THK	Knuckle - size 1
OLWX2TS	Slipfitter - size 2
OLWX2YK	Yoke - size 2



Specifications

INTENDED USE:

The versatility of the OLWX1 LED combines a sleek, low-profile wall pack design with energy efficient, low maintenance LEDs for replacing up to 400W metal halide fixtures. Mounting accessories are available to convert the OLWX1 LED into an energy efficient flood light.

The versatile design of the OLWX2 LED combines a sleek, low-profile wall pack and high-output LEDs to provide an energy efficient, low maintenance LED wall pack suitable for replacing up to 400W metal halide luminaires. Available floodlight mounting accessories convert the OLWX2 LED into a highly efficient floodlight.

CONSTRUCTION:

Cast-aluminum housing with textured dark bronze polyester powder paint for durability. Integral heat sinks optimize thermal management through conductive and convective cooling. LEDs are protected behind a glass lens. Housing is sealed against moisture and environmental contaminants (IP65 rated). See Lighting Facts label and photometry reports for details.

ELECTRICAL:

Light engine consists of high-efficiency Chip On Board (COB) LED with integrated circuit board mounted directly to the housing to maximize heat dissipation and promote long life (L73/100,000 hours at 25°C). Electronic drivers have a power factor >90% and THD <20% and a minimum 2.5kV surge rating. Flood light mounting accessories include an additional 6kV surge protection device. LEDs are available in 4000K and 5000K CCTs.

INSTALLATION

Easily mounts to recessed junction boxes with the included wall mount bracket, or for surface mounting and conduit entry - with the included junction box with five 1/2" threaded conduit entry hubs. Flood light mounting accessories (sold separately) include knuckle, integral slipfitter and yoke mounting options. Each flood mount accessory comes with a top visor and vandal guard. Luminaire may be wall or ground mounted in downward or upward orientation.

LISTINGS:

UL Listed to U.S. and Canadian safety standards for wet locations. Rated for -40° C minimum ambient. Tested in accordance with IESNA LM-79 and LM-80 standards. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

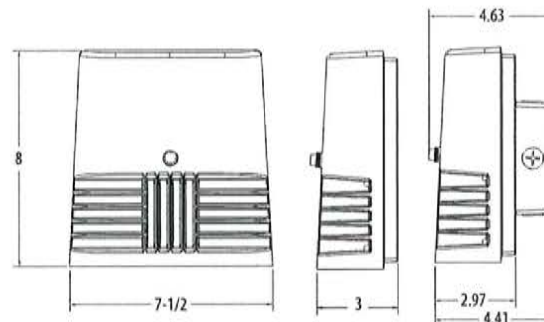
WARRANTY:

5-year limited warranty. Complete warranty terms located at:

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Dimensions



OLWX1

Width: 7-1/2"(19cm)

Height: 8"(20.3cm)

Depth: 3"(7.62cm)

Weight: 5lbs(2.27kg)

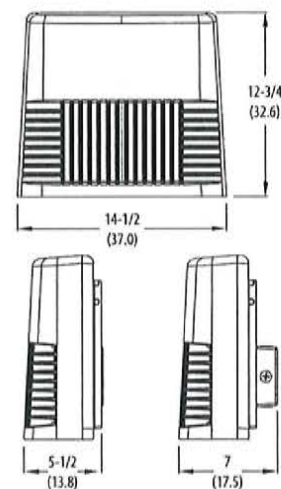
OLWX2

Width: 14-1/2"(37.0cm)

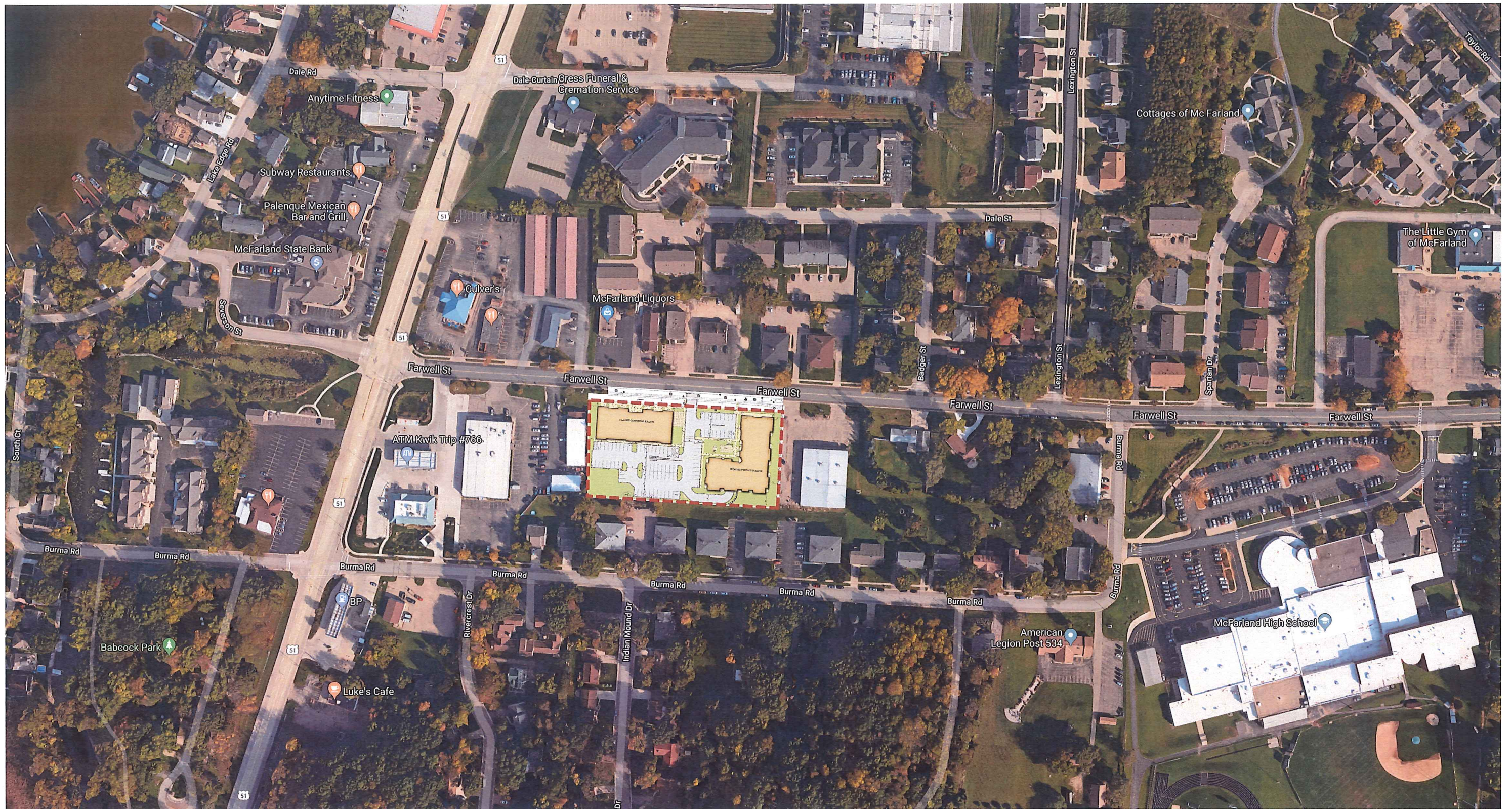
Height: 12-3/4"(32.0cm)

Depth: 5-1/2"(13.8cm)

Weight: 15.4lbs(6.9kg)



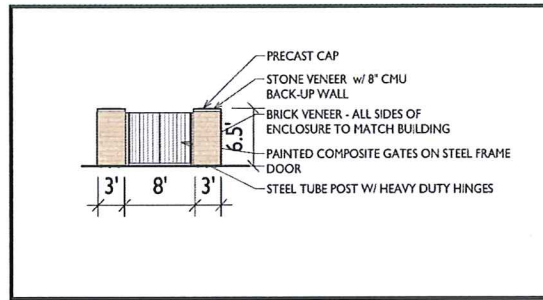
All dimensions are inches (centimeters) unless otherwise indicated.



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4719 Farwell Street
Aerial Site Plan
McFarland
June 26, 2019



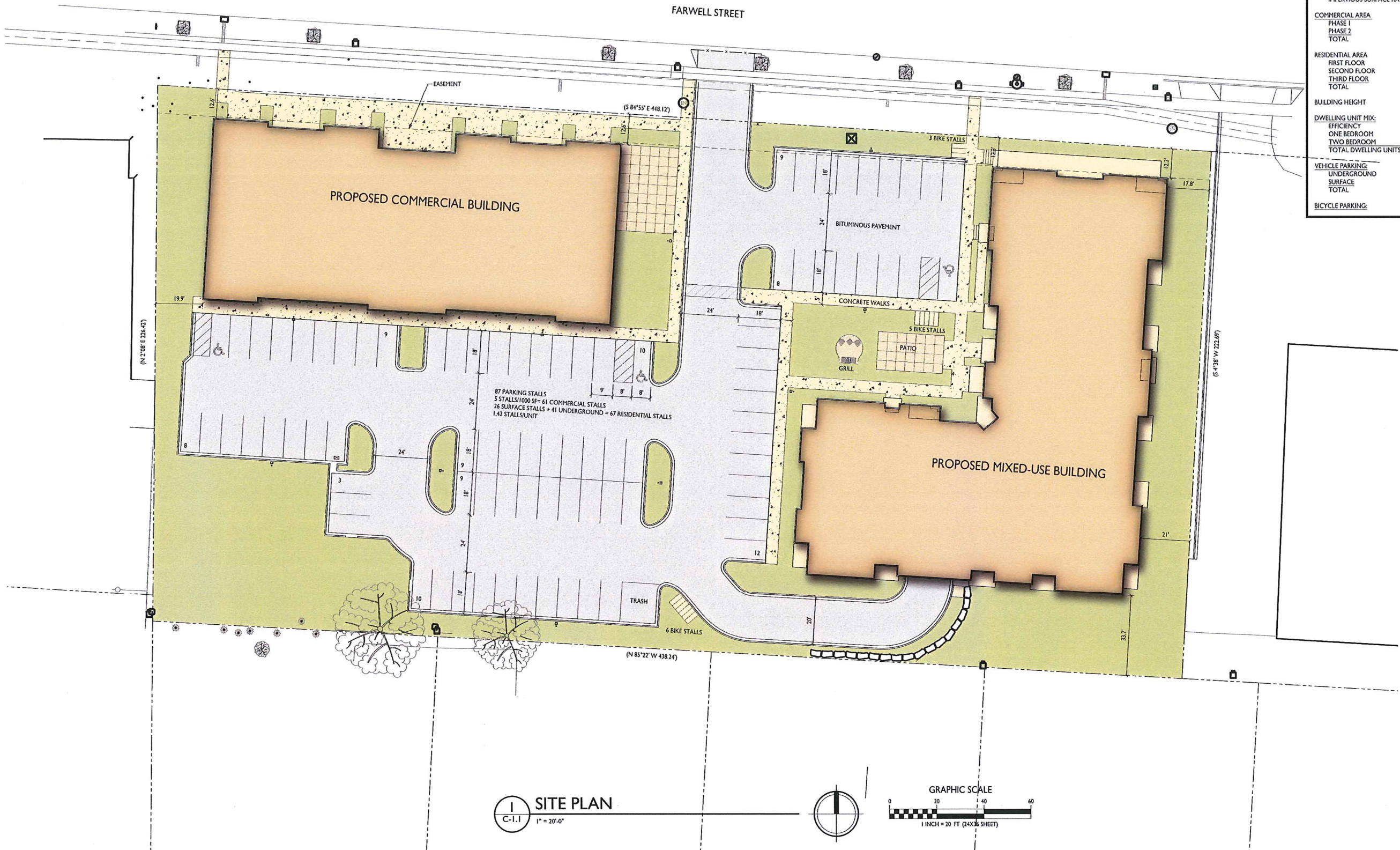


TRASH ENCLOSURE DETAIL
1" = 10'-0"

SHEET INDEX	
SITE	SITE PLAN
C-1.1	SITE LIGHTING PLAN
C-1.2	
C1	EXISTING CONDITIONS
C2	SITE PLAN
C3	GRADING & EROSION CONTROL PLAN
C4	UTILITY PLAN
C5	LANDSCAPE PLAN
ARCHITECTURAL	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND & THIRD FLOOR PLAN
A-2.1	ELEVATIONS - MIXED USE
A-2.2	FINISHES - MIXED USE
A-2.3	RENDERING - COMMERCIAL

SITE DEVELOPMENT DATA:	
DEVELOPER: LAKESTONE PROPERTIES & MANAGEMENT, LLC ATTN: BRIAN SPANOS 5910 MAIN STREET, SUITE 1 MCFARLAND, WI 53558	
EXISTING ZONING PROPOSED ZONING	C-G PD-1 (PLANNED DEVELOPMENT INFILL)
DENSITIES: LOT AREA DWELLING UNITS LOT AREA / D.U. DENSITY	99,447 SF / 2.283 ACRES 47 DU 2,116 SF / UNIT 20.58 UNITS/ACRE
USABLE OPEN SPACE FLOOR AREA RATIO	>100 SF/DU 62%
BUILDING HEIGHT COMMERCIAL MIXED-USE	ONE STORY THREE STORY
IMPERVIOUS AREA BUILDING PAVEMENT & CONCRETE WALKS TOTAL	19,124 SF 48,656 SF 67,780 SF
IMPERVIOUS SURFACE RATIO	.68
COMMERCIAL AREA PHASE 1 PHASE 2 TOTAL	~ 2,200 SF ~ 12,800 SF ~ 14,800 SF
RESIDENTIAL AREA FIRST FLOOR SECOND FLOOR THIRD FLOOR TOTAL	14,724 SF 16,910 SF 16,910 SF 48,544 SF
BUILDING HEIGHT	3 STORIES
DWELLING UNIT MIX: EFFICIENCY ONE BEDROOM TWO BEDROOM TOTAL DWELLING UNITS	15 16 16 47
VEHICLE PARKING: UNDERGROUND SURFACE TOTAL	41 STALLS 87 STALLS 128 STALLS
BICYCLE PARKING:	14 SURFACE STALLS

knothe • bruce
ARCHITECTS
Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562



I SITE PLAN
C-1.1 1" = 20'-0"

PROJECT TITLE
**FARWELL
MIXED-USE**

4719 Farwell St.
McFarland, WI
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1

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Issued for PD-1 supplement 6-26-2019

PROJECT TITLE

**FARWELL
MIXED-USE**

4719 Farwell St.
McFarland, WI

SHEET TITLE

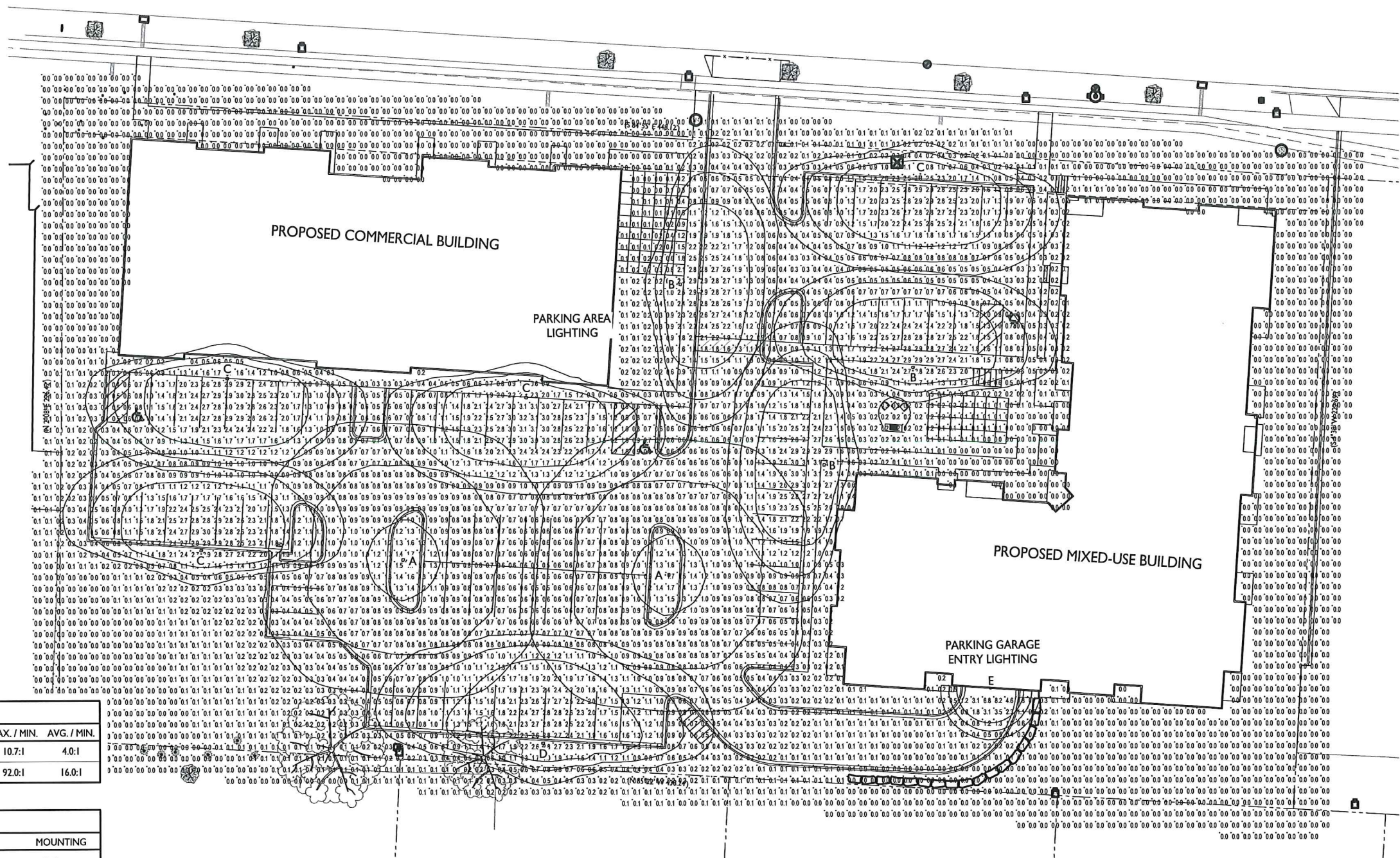
Site Lighting Plan

SHEET NUMBER

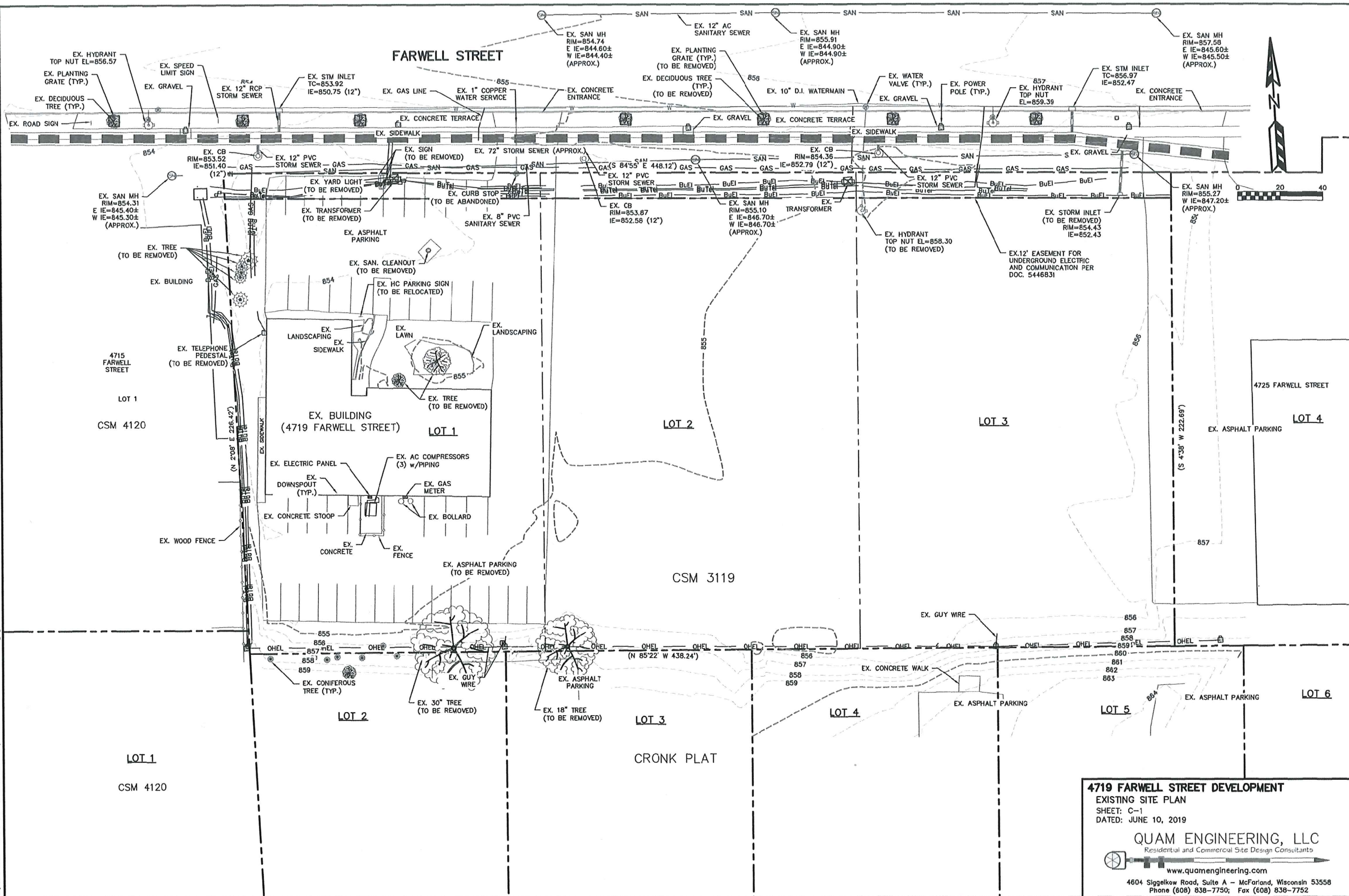
C-1.2

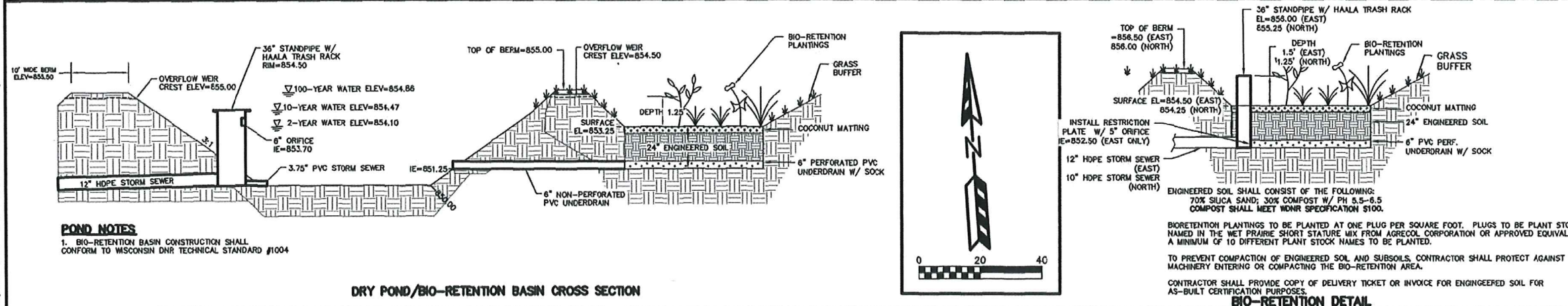
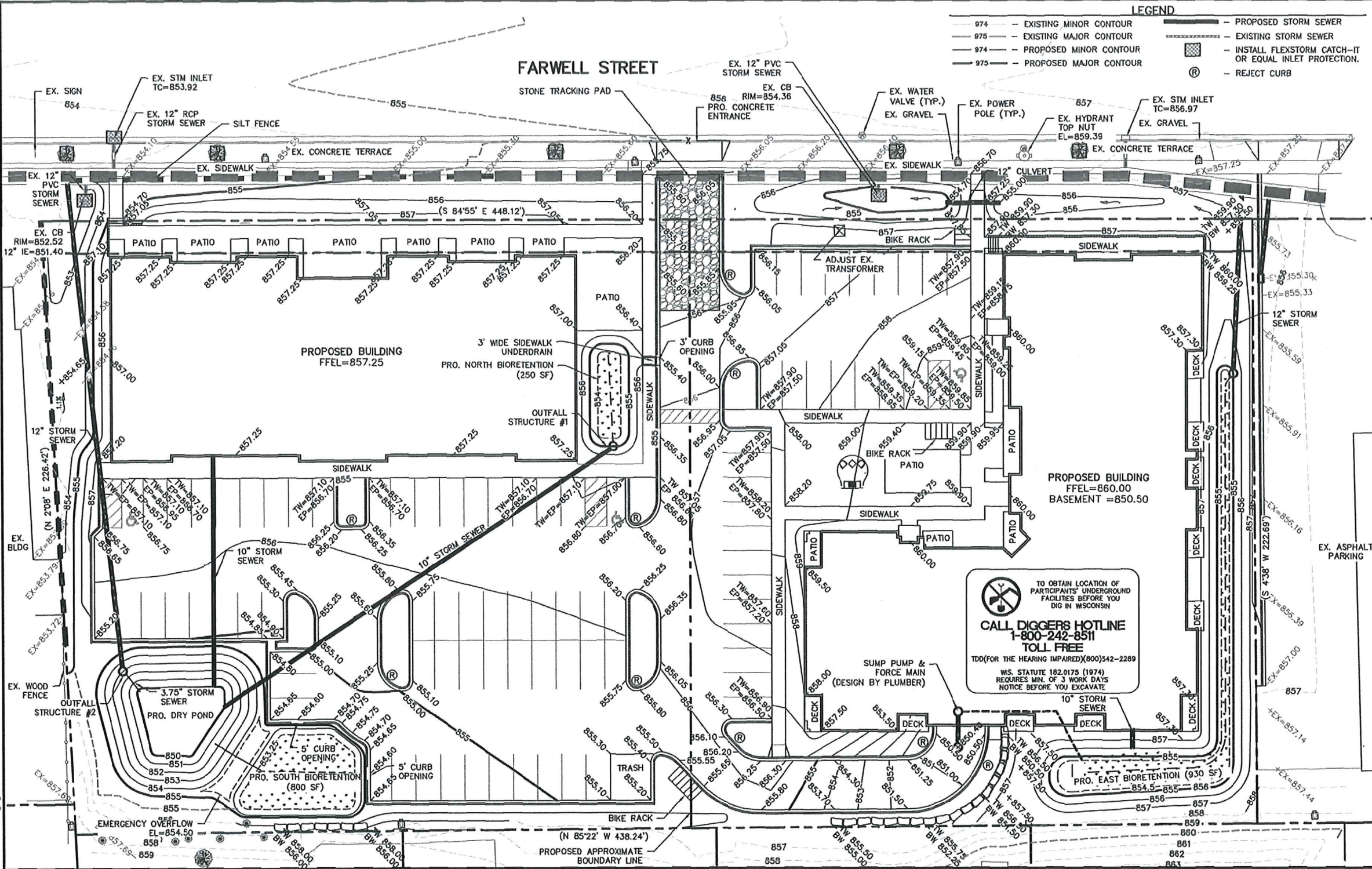
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EROSION NOTES:
THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

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

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

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

TIME SCHEDULE:
JULY 15, 2019 - AUGUST 1, 2019: INSTALL INITIAL EROSION CONTROL DEVICES AND CONSTRUCT DETENTION POND.
AUGUST 1, 2019 - JUNE 1, 2020: CONSTRUCT BUILDING & PARKING LOT AND RESTORE PERVIOUS DISTURBED AREAS.

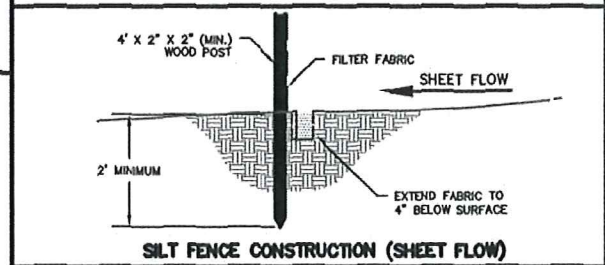
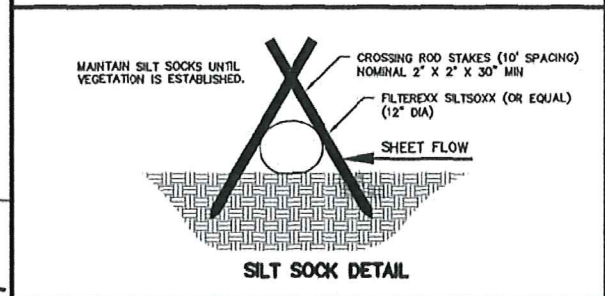
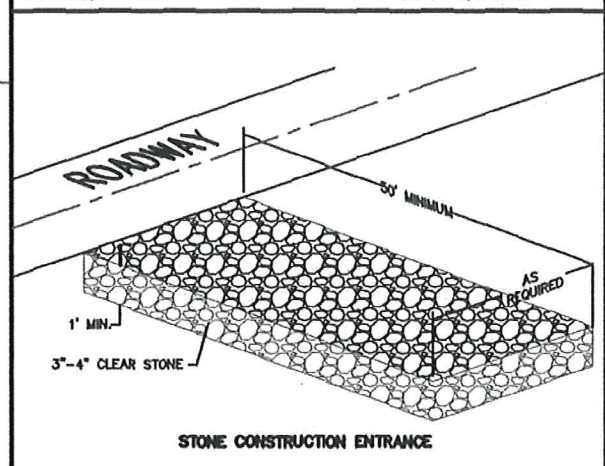
RESTORATION NOTES:
ALL PVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. WET DETENTION NATIVE SEED MIXTURES SHALL BE USED FOR THE BOTTOM OF THE DETENTION POND. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

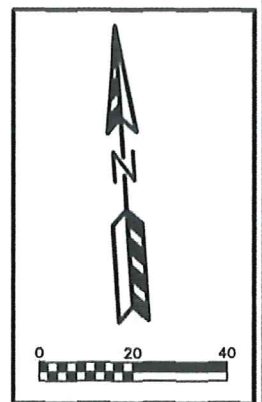
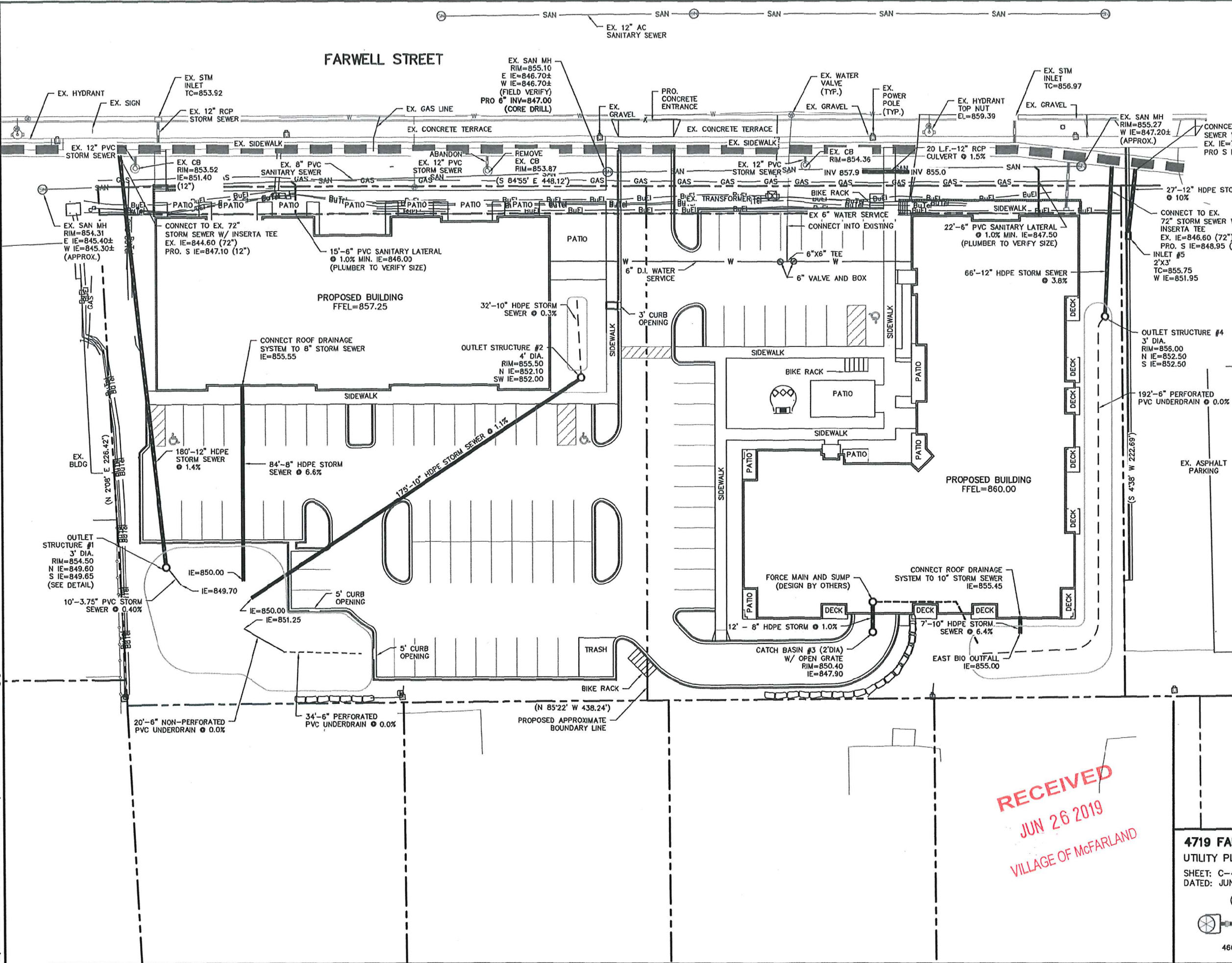
OWNER:
LAKESTONE PROPERTIES & MANAGEMENT, LLC
ATTN: BRIAN SPAHOS
5910 MAIN STREET, SUITE 1
MCFARLAND, WI 53558

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



4719 FARWELL STREET DEVELOPMENT
GRADING AND EROSION CONTROL PLAN
SHEET: C-3
DATED: JUNE 25, 2019

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



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TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TDD (FOR THE HEARING IMPAIRED) (800) 542-2289
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

4719 FARWELL STREET DEVELOPMENT
UTILITY PLAN
SHEET: C-4
DATED: JUNE 25, 2019
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

FARWELL STREET

EX. PLANTING
GRATE (TYP.)
EX. DECIDUOUS
TREE (TYP.)

EX. SIDEWALK

EX. CONCRETE TERRACE

EX. CONCRETE TERRACE

EX. SIDEWALK

LAWN

(S 84°55' E 448.12')

EDGE LAWN

(2) TM (18) DBH

BIKE RACK

LAWN

(1) DN

(1) DN

(1) ABS

(1) ABS

(1) ABS

(1) ABM

(7) MKL

(2) WS

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PLANT LIST

KEY QUAN SIZE COMMON NAME ROOT POINTS

11 Large Deciduous Trees (40 Points)

ABM 5 2' Autumn Blaze Maple BB 200

QA 1 2' Quaking Aspen BB 40

RM 3 2' Red Maple BB 120

SWO 2 2' Swamp White Oak BB 60

23 Medium Deciduous Trees (25 Points)

CP 8 1 1/2' Calery Pear BB 50

HL 2 2' Imperial Honey Locust BB 50

RBC 6 10' River Birch Clump BB 150

SHL 3 2' Skyline Honey Locust BB 75

TM 5 2' Tatarian Maple BB 125

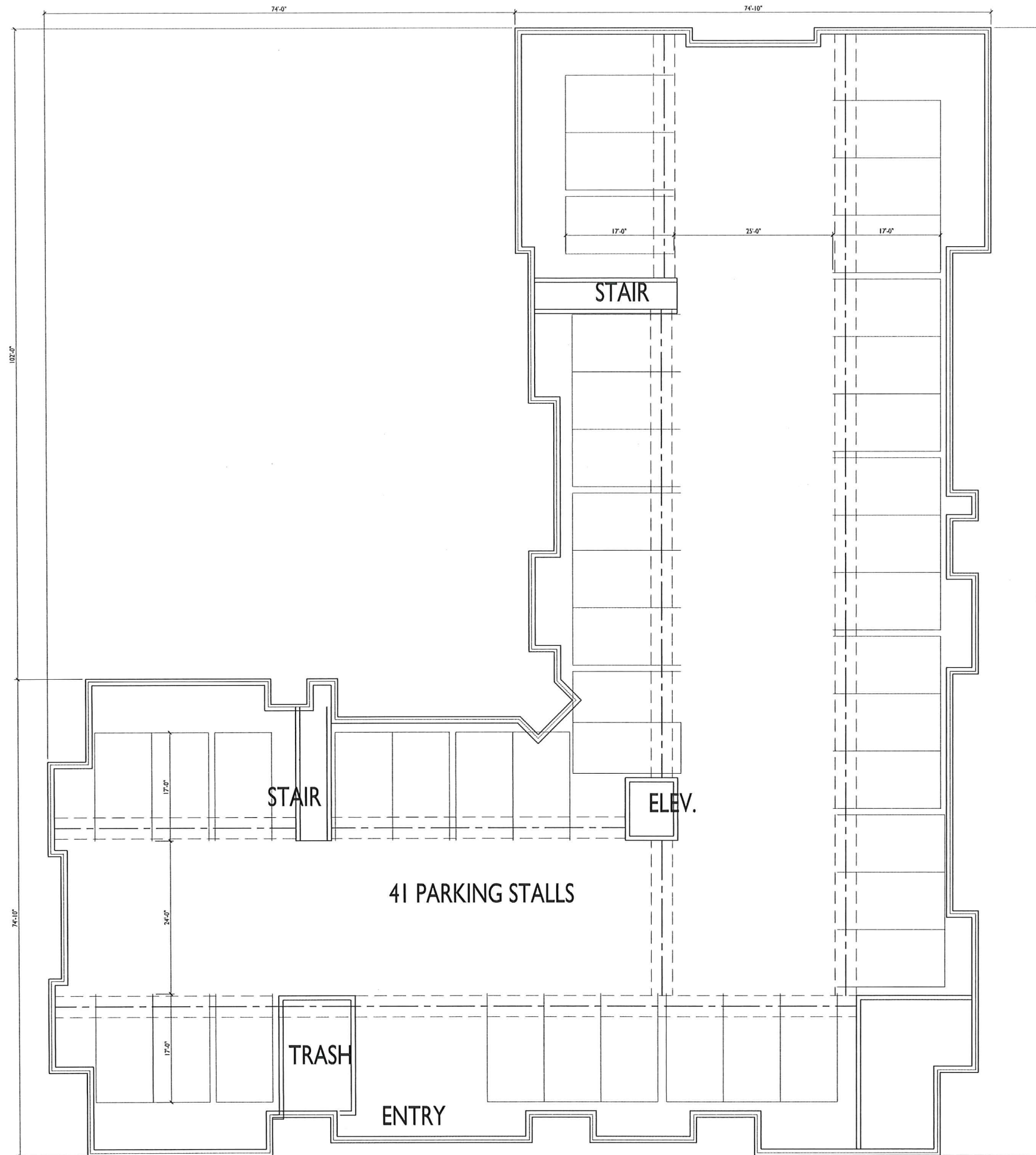
WBC 1 10' White Birch Clump BB 25

2 Small Deciduous Trees (15 Points)

RJC 1 1 1/2' Red Jade Crab BB 15

TSC 1 1 1/2' Tina Sergeant Crab BB 15

4 Tall deciduous shrubs (5 Points)



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Issued for Planned Dev. Infill: 6-11-2019

PROJECT TITLE
**FARWELL
MIXED-USE**

Farwell St.
McFarland, WI
SHEET TITLE
Basement Plan

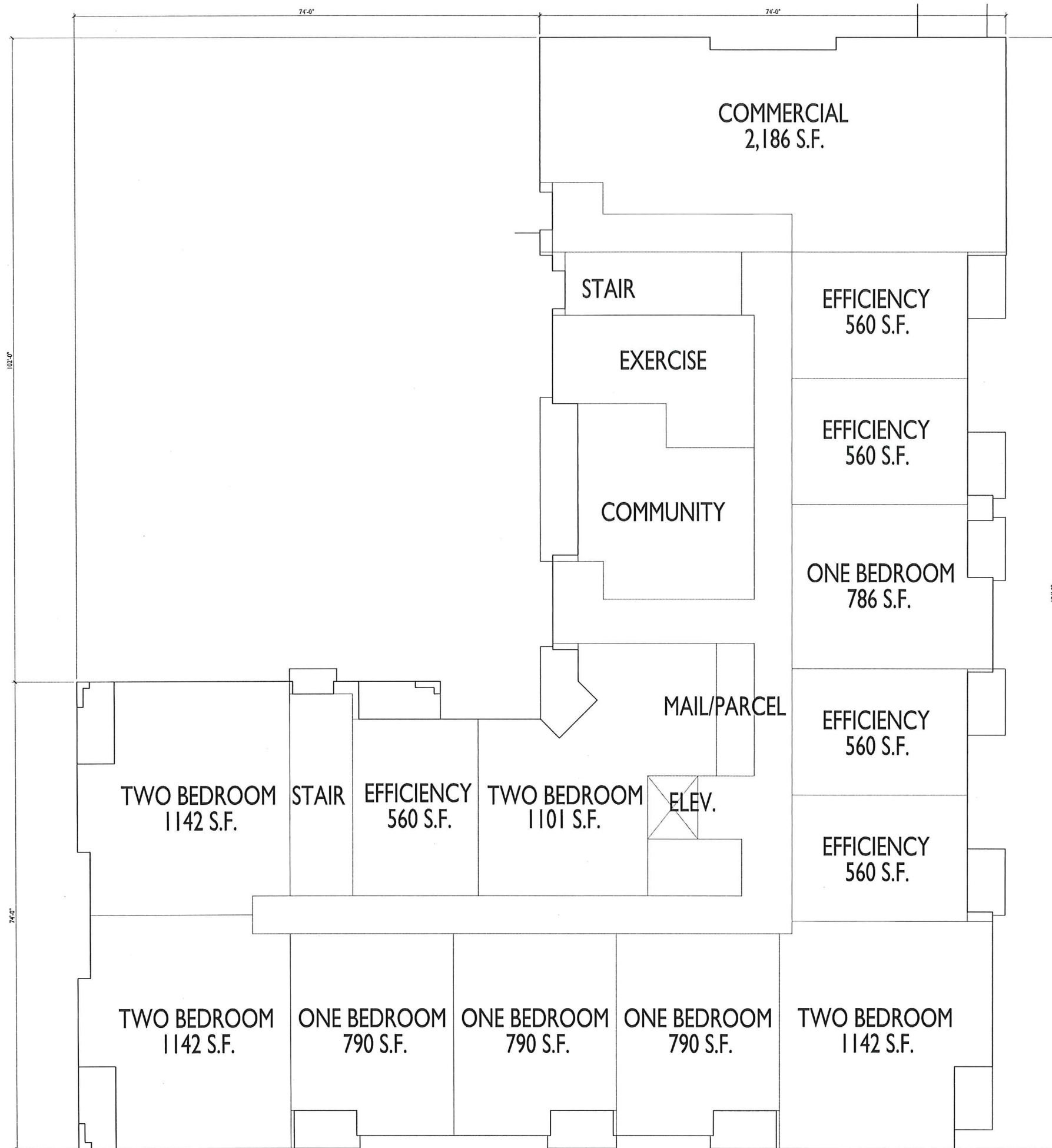
SHEET NUMBER



BASEMENT PLAN
A-1.0 1/8"=1'-0"

A-1.0

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PROJECT TITLE
FARWELL
MIXED-USE

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Farwell St.
McFarland, WI
SHEET TITLE
First Floor Plan

SHEET NUMBER

A-1.1

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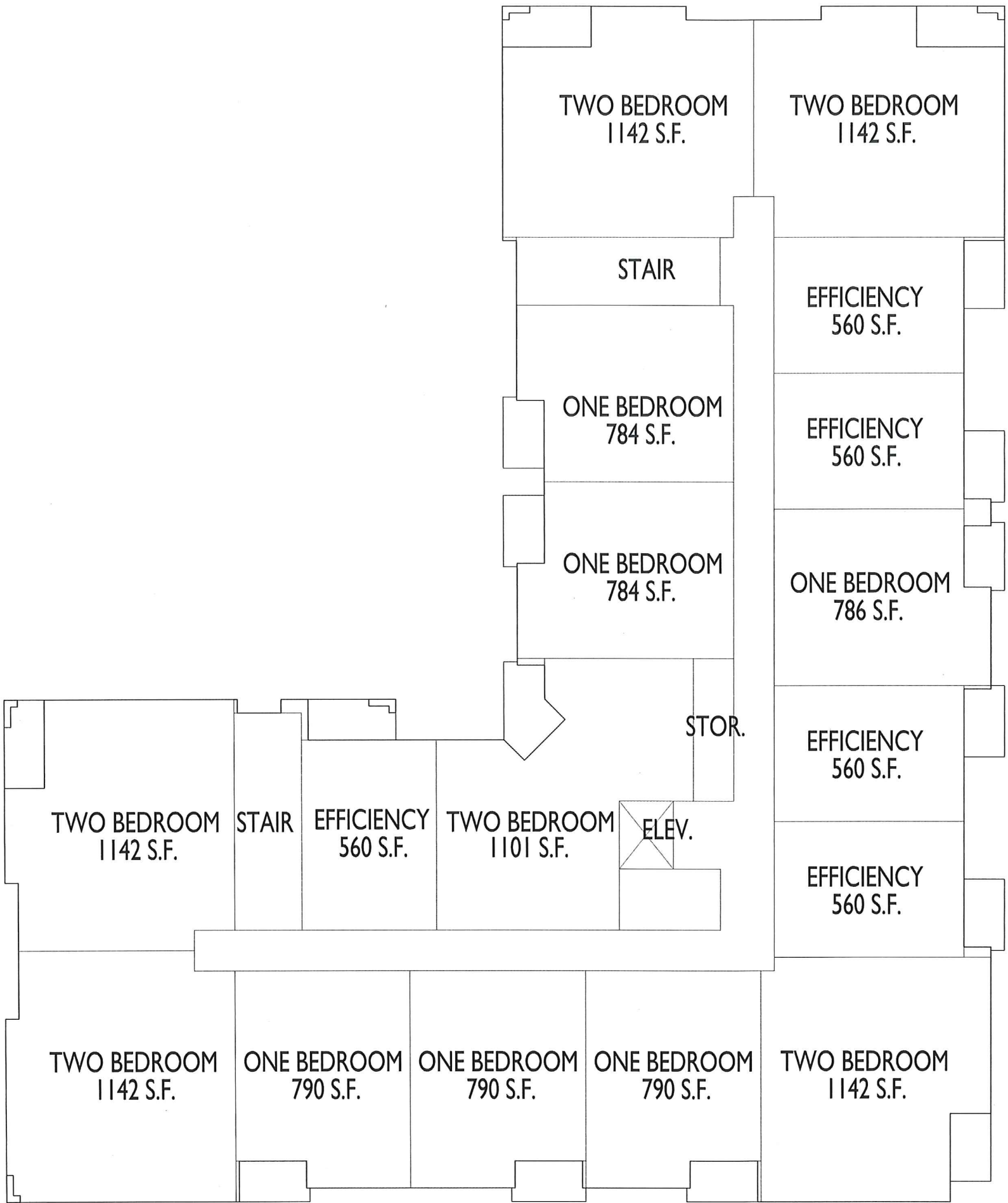
PROJECT TITLE
FARWELL
MIXED-USE

Farwell St.
McFarland, WI
SHEET TITLE
Second & Third
Floor Plan

SHEET NUMBER

A-1.2

PROJECT NO. 1813
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SECOND & THIRD FLOOR PLAN
A-1.2 1/8"=1'-0"



NORTH ELEVATION ALONG FARWELL STREET



WEST ELEVATION

ISSUED
 Issued for Planned Dev. Infill: 6-11-2019
 Issued for PD-1 supplement: 6-26-2019

PROJECT TITLE
**FARWELL
 MIXED-USE**

Farwell St.
 McFarland, WI
 SHEET TITLE
**Elevations
 Mixed-use**

SHEET NUMBER

A-2.1



1 EAST ELEVATION
A-2.2 1/8"=1'-0"



2 SOUTH ELEVATION
A-2.2 1/8"=1'-0"

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Issued for Planned Dev. Infill: 6-11-2019
Issued for PD-1 supplement: 6-26-2019

PROJECT TITLE
FARWELL
MIXED-USE

Farwell St.
McFarland, WI
SHEET TITLE
Elevations
Mixed-use

SHEET NUMBER

A-2.2

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VILLAGE OF MCFARLAND

Farwell Street, McFarland, WI
Commercial View

A-2.3



(a) *General requirements.*

- (1) *Use regulations.* The uses allowable in this district are the uses approved as part of the general or detailed plan for particular sites that are placed in the Planned Development District.
- (2) *Density and dimensional regulations.* This Section sets no prescribed density or dimensional regulations in the Planned Development District.
- (3) *Off-street parking and loading.* There shall be no prescribed requirements for off-street parking and loading in the Planned Development District. However, in the review and approval of any general or detailed plan in a Planned Development District, due consideration shall be given to Subdivision IV of this Division of regulations and requirements for off-street parking and loading facilities for uses similar to those proposed in such plan.
- (4) *Standards.* The following standards shall apply in the review of all general or detailed plans proposed for the Planned Development District:
 - a. The uses proposed in the planned development shall be in general conformance with the Village Comprehensive Plan.
 - b. The establishment, maintenance or operation of the uses proposed in the planned development shall not substantially impair or diminish the use, value and enjoyment of other properties within the neighborhood.
 - c. Traffic circulation into and within the development shall be designed to minimize traffic congestion and traffic hazards, provide for the accessibility of all uses and buildings and also provide for the safe and convenient movement of both vehicles and pedestrians.
 - d. The planned development shall incorporate environmental design considerations, including the preservation of topography, trees and ground cover, streams and natural bodies of waters, and other significant natural features and control of erosion and runoff in accord with the Village Erosion Control and Stormwater Management Ordinances.
 - e. The planned development shall provide for convenient and harmonious groups of buildings, structures and uses; and buildings shall be spaced and sited to ensure adequate safety, light, ventilation and privacy.
 - f. The following provisions shall apply:
 1. In a planned development for residential use, adequate open space and recreational areas shall be provided in appropriate locations, and all public and common open spaces shall be designed and located to provide safe and convenient access to residents.
 2. Planned Development District housing impacts on community resources in the same manner as other new developments, which are characterized by division of land into lots. In particular, the additional population density places demands upon Village parks and recreation areas. Accordingly, each dwelling unit newly established shall be required to dedicate land or provide fees in lieu of land, in accordance with the procedures set forth in Section 62-64.
 - g. The planned development will not adversely affect the ability of public agencies to provide school or other municipal services.
 - h. The width of street rights-of-way, width of paving, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage or other similar environmental engineering considerations shall be based on a determination of the appropriate standards necessary to implement the specific function in the specific situation; provided, however, that in no case shall standards be less than those necessary to ensure the public safety and welfare as determined by the Village.
 - i. The proponents of a Planned Development District application shall provide evidence satisfactory to the Village Board of its economic feasibility of available adequate financing and that it would not adversely affect the economic prosperity of the Village or the values of surrounding properties.
 - j. The proponents of a Planned Development District shall submit a reasonable schedule for the implementation

of the development to the satisfaction of the Village Board, including suitable provisions for assurance that each phase could be brought to completion in a manner that would not result in an adverse effect upon the community as a result of termination at that point.

- (5) *Minimum area.* A Planned Development District shall not be less than three acres of contiguous land under the same ownership. This Subsection shall not be interpreted to prohibit the post-development sale of all or part of an approved PD subject to the provision of this Section and all applicable statutes and Subdivision regulations.
- (6) *Subdivision review.* The applicable Subdivision review under Chapter 56 shall be carried out as an integral part of the review of a Planned Development District. The plan required must be submitted in a form that substantially satisfies requirements of the Subdivision regulations for the Preliminary and Final Plat approvals. Subdivision application may be submitted for the whole, a part, or parts of the overall planned development as indicated by phases in the detailed plan for staged development.
- (b) *Procedure for establishment of Planned Development Districts.* The provisions set forth in Division 4 of this Article shall apply for the establishment of any Planned Development District, provided the amendatory ordinance shall be considered only in conjunction with a general or detailed plan.
- (c) *Preapplication procedures.* Applicants are encouraged to seek preapplication, conceptual review of proposed plans by the Plan Commission. The Plan Commission is under no obligation to give a response to such submittals at the same meeting as they are presented. The Plan Commission is entitled to seek outside assistance and sources of critique. No responses by the Plan Commission or by individual Plan Commissioners shall bind the Plan Commission or the Village unless the response is on behalf of the Plan Commission, is in writing and is expressed as a binding response.
- (d) *Approval of general or detailed plan and adoption of zoning ordinance amendment.* In the event that the Village Board approves a general (or detailed) plan and adopts a zoning amendment creating a Planned Development District in connection with such general (or detailed) plan, the requirements of the plan shall constitute the zoning regulations for the district and the zoning district maps shall be amended to show all lands included in such general (or detailed) plan as within the Planned Development District. In the approval of any general (or detailed) plan, the Village Board may stipulate any conditions or restrictions in the establishment, maintenance and operation of any uses proposed in such plan and may also require any guarantees, including the filing of a contract together with a surety, satisfactory in form to the Village Attorney and satisfactory in amount to the Village Engineer, with the Village to ensure that improvements will be installed and completed as proposed in the plan.
- (e) *Recording of approved general or detailed plans and zoning ordinance amendments.* Whenever the Village Board designates land as being within a Planned Development District, the Village Attorney shall record in the Office of the Register of Deeds of Dane County a facsimile copy of the approved general (or detailed) plan, together with a certified copy of the related zoning ordinance amendment and any other action taken thereon by the Village Board. The cost for preparing a facsimile copy of the general (or detailed) plan in recordable form and the recording fee shall be paid by the owners of the lands included in the general (or detailed) plan.
- (f) *Changes or modifications to general or detailed plans and zoning ordinance amendments.* Any approved general or detailed plan, together with the related zoning ordinance amendment, may be amended in whole or in part pursuant to the same procedure and subject to the same limitations by which general or detailed plans were approved and the zoning ordinance amended. However, minor modifications may be made by any general or detailed plan upon approval of the Village Plan Commission provided that such modifications shall be in general conformity with the approved general or detailed plan and shall not substantially change the concept of such approved plan. All approved minor modifications shall become a part of the approved general or detailed plan and shall be recorded as provided in Subsection (e) of this Section. The Plan Commission shall decide whether a proposed amendment is minor or major, with appeals made to the Village Board.
- (g) *Construction of building and establishment of uses.* No zoning or building permit shall be issued until the detailed plan and the related zoning ordinance amendment have been recorded as required above. Within one year of the date of recording of any detailed plan and the zoning ordinance, construction thereon must begin; and construction must be substantially completed throughout the project within three years of such date of recording, unless extensions are

granted by the Village Board. If initial construction has not begun within one year of the date of recording or within the prescribed time period granted as an extension by the Village Board, the approval of the detailed plan and the related zoning ordinance amendment shall become null and void, and the zoning shall revert to the classification that applied prior to the approval of the PDD zoning. No occupancy of dwelling units shall occur until all public works that have been scheduled to be completed before occupancy are completed to the satisfaction of the Village.

(h) *Procedure for establishment of the Planned Development District—General plan for staged development.*

- (1) *Submittal of general plan.* The general plan shall contain any information and representations deemed necessary by the Plan Commission and shall consist of a statement entitled "Planned Development District—General Plan, Statement of Owner's Intent and Description of Development," which shall include, without limitation, the following:
 - a. A legal description describing all of the tract of land included in the proposed development.
 - b. A statement indicating the nature of the applicant's interest in the land included in the proposed development.
 - c. A statement describing the proposed development, including the character, method and operation of the development and a development schedule or timetable for construction.
 - d. A statement as to the following data or graphic information referenced to a map or plan of the proposed development:
 1. The location and size of the site including dimensioned exterior boundaries, topography and other salient features, and existing buildings and structures, and also adjacent properties and streets, including all public utilities and public easements.
 2. The use and approximate location and bulk of buildings and structures, including number of stories and dimensions of buildings.
 3. The approximate location of vehicular and pedestrian facilities, such as streets, sidewalks and off-street parking areas, including approximate number of parking spaces.
 4. The approximate location of areas for public or common open spaces and for other public or semipublic uses.
 5. A tabulation of land areas for the different types of uses in relation to the total area.
 6. A tabulation of the gross floor areas of buildings by types of uses.
 7. A tabulation of the number of types of dwelling units.
- (2) *Review of general plan.* The Plan Commission shall review the general plan and determine whether it complies with the standards set forth in Subsection (h)(1) of this Section. Following the review of the general plan, the Plan Commission shall forward the petition to the Village Board, together with a recommendation that the general plan be either approved as submitted, or approved with modifications or disapproved.
- (3) *Approval of general plan.*
 - a. In the event that the Village Board approves the general plan and adopts the related zoning ordinance amendment, the zoning district maps shall be amended to include all of the lands within the general plan as within the Planned Development District (general plan approved). However, no building construction shall be permitted in any portion of the approved general plan until a detailed plan prepared in accordance with the requirements hereunder has been approved by the Village as provided below.
 - b. In the event the Village Board fails to approve the general plan and ordinance, the Village Board shall communicate its objections back to the Plan Commission for reconsideration and further discussions.

(i) *Procedure for establishment of the Planned Development District—Detailed plan for staged development.*

- (1) *Submittal of plan.* Within one year after the recording of the general plan and the copy of the related zoning ordinance amendment, a detailed plan for at least one stage of the general plan shall be filed with the Village Clerk-Treasurer, unless an extension is granted by such Village Board. The detailed plan shall contain any information and

representation deemed necessary by the Plan Commission and shall consist of a statement entitled, "Planned Development District—Detailed Plan, Statement of Owner's Intent and Description of Development," which shall include without limitations, the following:

- a. A legal description describing all of the tract of land included in the proposed development, referenced to a locational map indicating the relationship of the tract to the total general plan.
- b. A statement indicating the nature of the applicant's interest in the land included in the proposed development.
- c. A statement describing the proposed development, including the character, method and operation of the development, and a development schedule or timetable for construction. Where the formation of organizations such as a homeowners' association is proposed, such statement shall include any agreements, bylaws or covenants which govern the organizational structure, use, maintenance and protection of the development and any of its common services, common open spaces or other common facilities.
- d. A statement as to the following data or graphic information referenced to a map of the proposed development:
 1. The location and size of the site, including dimensioned exterior boundaries, topography and other salient features, and existing buildings and structures, and also adjacent properties and streets.
 2. The use and location of all buildings or structures, including the architectural character and design of each building, the number of stories and dimensions of each building, and the dimensioned yards between buildings or structures and lot lines.
 3. The location of vehicular and pedestrian facilities, including dimensioned streets, walkways, access driveways, off-street parking spaces and loading berths, and refuse receptacle areas.
 4. The location and size of areas for public or common open spaces and for other public and semi-public uses.
 5. A grading plan, including any storm sewer system, a landscaping plan, and an erosion control plan.
 6. A sanitary sewer and water distribution system plan.
 7. A tabulation of land areas for the different uses in relation to the total tract area.
 8. A tabulation indicating the number of buildings and the use and the total gross floor area for each building.
 9. A tabulation indicating the number and types of dwelling units in each building.

(2) *Review of the detailed plan.*

- a. The Plan Commission shall review the detailed plan as a conditional use review and shall determine whether the plan complies with the standards set forth in Subsection (h)(1) of this Section and is in general conformance with the approved general plan. Following Plan Commission approval of a detailed plan, the Village Attorney shall record in the Office of the Register of Deeds of Dane County a facsimile copy of the approved detailed plan and a certified copy of the Plan Commission action approving the same. The costs for copies and recording shall be paid by the owners of land within the plan areas.
- b. The action of the Plan Commission on the proposed detailed plan shall be appealable to the Village Board. The Village Board shall consult with the Plan Commission before making its appeal decision, but in no case shall a detailed plan be approved that is out of conformity with a general plan approved.

(3) *Approval of detailed plan.* Once the detailed plan is approved, the zoning district maps shall be amended to include all of the lands within the detailed plan as Planned Development District—detailed plan approved.

- (j) *Planned Development District—Single-stage procedure.* Upon request by applicants and subject to Village Board concurrence, the general and detailed stages of plan review and approval can be combined. Under this option, the plan is submitted in detailed form and is processed as is a general plan.

- (a) *Intent.* The PD-I District is referred to as an "infill" zoning regulation because it is intended to be used in situations where new development or redevelopment is proposed within an already developed area or neighborhood. Mixed use may be allowed to the extent that no land use conflicts will result. It is a basic public expectation that landowners requesting the use of the PD-I District will develop design, building architecture, landscape design and construction materials. The extent of variation or exception that will be recommended by the Village Plan Commission with final approval by the Village Board in accordance with the standards specified in Subsection (d)(1) of this Section will be dependent on how well the above stated expectations are expressed in the proposed development plan.
- (b) *Application procedures.* The procedures and requirements for applying for a PD-I zoning change are the same as those for the basic PD rezoning request. The procedures call for a two-step submittal with approval of a General Implementation Plan (GIP) and the subsequent submittal of a Detailed Implementation Plan (DIP). The application procedure is stated in Section 62-67.
- (c) *PD-I zoning lot.* The minimum zoning lot, for purpose of a PD-I submittal, shall include all abutting or adjacent parcels owned or otherwise controlled by the applicant for the PD-I zoning. The zoning lot may include more than one parcel and more than one owner. For purposes of applying the criteria and standards for PD-I zoning, the total area of the zoning lot shall be considered as one parcel regardless of the number of parcel Subdivisions that may exist.
- (d) *Standards and criteria for approval of a PD-I.* In addition to the general requirements for approval listed in Section 62-67, the following standards and criteria shall be used by the Village Plan Commission and Village Board when acting on a rezoning application in PD-I:
 - (1) Maximum impervious surface ratio:
 - a. Five-tenths residential.
 - b. Seven-tenths nonresidential and mixed use.
 - (2) Maximum floor area ratio: 0.70.
 - (3) Minimum required usable open space per dwelling unit: 100 SF/DU.
- (e) *Additional standards.*
 - (1) Screening and requirements for buffer yards shall be included as part of plan reviews. Such screening shall shield neighboring properties from any adverse external effects of the proposed developments. Screening and buffer yards shall also be used to shield the proposed development from the negative impacts of adjacent uses, such as streets, industrial uses, etc. Special emphasis shall be placed on screening the intrusion of automobile headlights on neighboring properties from parking areas and driveways.
 - (2) Pedestrian circulation should be carefully planned so as to prevent pedestrian use of vehicular ways and parking spaces. In all cases, pedestrian access shall be provided to public walkways.
 - (3) The usable open space required for residential development projects and mixed use residential projects shall be designed for use of each individual dwelling unit or shall be located and designed to be of utility to every dwelling unit proposed. This required usable open space shall be designed to maximum privacy and usability to the residence.
 - (4) Special emphasis shall be placed on trash collection points. Trash containers shall be screened and so designed so as to be conveniently accessible to their users and collectors.
 - (5) Within the PD-I District, mixed land uses may be proposed. However, they must be found to be

compatible based on the site and building design proposed. Compatibility will also be judged on the basis of how well the proposed project fits within the context of the neighborhood and abutting properties. The basic intent of this Chapter and Village Comprehensive Plan must be adhered to.

(6) Snow removal areas and procedures must be described in the plans.

(7) All site lighting shall be controlled so as not to extend a direct light source onto abutting properties. Cutoff type luminaries shall be used and all lighting sheds shall be indicated in the plans.

(8) The physical attributes of the site shall be respected with particular concern for preservation of natural features, tree growth and open space.

(f) *Exceptions to standards.* Exceptions to these standards may be recommended by the Village Plan Commission, subject to final approval given by the Village Board.

(Code 1998, § 13-1-45; Ord. No. 2003-03, § 1(13-1-45), 3-24-2003)

DESIGN GUIDELINES TID #5

Approved August 13, 2018

In drafting design guidelines for TID # 5 we look to land uses which make-up our existing Farwell St. or “Main Street” corridor and is really the backbone of this TID. Today various businesses, civic uses, residences, open spaces, parking areas, streets and sidewalks all make-up land uses along the corridor. This thoroughfare primarily served as a commercial link to the Village populace. In more recent times, the corridor morphed to serve as a link to a bigger market area—namely Madison and Dane County.

Today, successful main st. environments really are a step back to a time when local businesses sought to locate along corridors with a pedestrian focus. Vehicular mobility is not ignored however; rather, new design ideas create a safe and mobile environment for pedestrian and vehicle movements. Incorporating the following design elements will create a unifying sense of place within an aesthetically pleasing environment that can create destinations that recapture the original intent of a main street.

BUILDING ORIENTATION

- Provide ample sidewalk locations and corridor widths of one to three people for ease of pedestrian mobility.
- Locate smaller buildings of one or two stories immediately adjacent to sidewalks (no setbacks).
- Locate parking to the side or rear of buildings.
- Coordinate vehicles and pedestrian circulation with development on adjacent lots
- Install sidewalks on all streets, connect building entries to sidewalks, provide bicycle parking.
- Locate service areas, mechanical equipment, and refuse containers to the rear of buildings and screen them.
- Screen any roof and wall mounted mechanical equipment.
- Construct parking areas and landscape islands with curb and gutters at the edges
- Any onsite storm infiltration areas should be incorporated as site amenities.
- Avoid deep building setbacks on buildings to avoid large expanses of parking lot or impervious surfaces.
- We encourage sustainable design and materials in construction projects.

BUILDING DESIGN AND MATERIALS

- Design buildings between one and four stories in height
- Promote high quality design by architects and design exterior walls to appear at a min. 1 ½ stories in height.
- Avoid stock building designs
- Discourage standardized franchise or corporate architecture and bright or highly contrasting color schemes.

- Continue the architectural theme, design, and detailing on all three sides of the building.
- Do not allow loading docks or overhead utility doors on street facing facades.
- Provide overhangs along front facades for pedestrian shelter.
- Design buildings so their height and scale are compatible with surrounding buildings or provide appropriate transitions for larger buildings to help reduce differences in scale.
- Use natural building materials such as stone, wood, brick, and glass.
- For larger buildings use techniques to reduce scale and monotony, such as window patterns, roof overhangs siding awnings moldings, fixtures, structural bays and articulated entryways.
- We encourage sustainable practices with site development, design, and methods in building of any project.

LIGHTING

- Design pedestrian lighting in the front of buildings not to exceed 15ft. in height and parking lot lighting not to exceed 25 ft. in height. Select lighting to match or compliment any decorative lighting along the right-of-way.
- Use building mounted lighting to highlight architectural features or main building entrances. Avoid general floodlighting or neon outlining of the building façade.
- Use ninety degree down cast cutoff fixtures (without drop lenses) for all lighting.
- Avoid lighting "hot spots".
- Keep lighting levels at lot lines to a max. of .5 foot-candles
- Provide use of energy efficient fixtures and bulbs

PARKING

- Site parking to rear or side of main building. Screen from street light views to minimize visual impacts.
- Encourage shared parking between nearby building, parcels, to minimize creation of excess paved areas.
- Provide safe pedestrian walkways from the parking lot as well as from any municipal sidewalks.
- We encourage natural green shielding over hardscaping where applicable.

SIGNAGE

- Use on-site monument type signs with exterior lighting and integrate with site landscaping. Screen exterior lighting from direct view of street, sidewalks or driveways with landscaping.
- With monument signs use base materials that are similar to main building materials.
- Encourage combining signage onto one ground monument sign where there is more than one business on a lot.

GAS STATIONS AND CONVENIENCE STORES

- Limit the amount of unrelieved paved area on the site by using landscaping and other site design techniques.
- Designs should provide an attractive appearance to building that is comparable with the surrounding area.
- Design any on-site separate structures, canopy, car wash etc. with consistent materials and architectural details for a cohesive project.
- Carefully site any car wash facilities. No direct view should be visible from the street. Careful consideration should be given to off street noise, lighting, hours of operation, vacuum placement and vehicle stacking.



COMMUNITY DEVELOPMENT AUTHORITY SUMMARY SHEET

MEETING DATE: Wednesday, July 10, 2019

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action to make a recommendation to the Plan Commission regarding site/design review of improvements to the McFarland House Cafe located at 5923 Exchange Street.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

The McFarland House Cafe is planning the expansion of their business at 5923 Exchange Street through the creation of a new service facility and outdoor dining options. The project will leave the historic McFarland House intact as it is but remove the secondary structure in favor of a new facility to help augment cafe operations. Both facilities will be able to also take advantage of a new patio to be constructed that will offer enhanced outdoor dining options and outdoor consumption (already permitted). A project as such as this requires site/design review granted by the Plan Commission. In this instance the CDA will make a recommendation to the Plan Commission regarding the site/design review and also regarding the TID #4 Design Guidelines.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

Tax Increment District #4 Project Plan

Tax Increment District #4 Design Guidelines

ORDINANCE REFERENCE:

Section 62-310 - Site/Design Review Standards

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Presented for review and recommendation to the Plan Commission.

ATTACHMENTS:

1. 072019-01 - McFarland House (5923 Exchange St) Staff Review 07052019
2. Exhibit A - Plan Submittal
3. Exhibit B - Section 62-310
4. Exhibit C - TID 4 Guidelines



Memorandum

To: Community Development Authority
From: Matthew G. Schuenke, Village Administrator *mgs*
Date: July 5, 2019
Re: **McFarland House Café Project** – *Staff Review*

Executive Summary

The McFarland House Café is located at 5923 Exchange Street within the Downtown area of Tax Increment District (TID) #4. The main operations of the business function out of the main building fronting Exchange/Main Street while there is a separate building in the rear that they would like to reconstruct as well as remodel the background to add an improved outdoor patio. The project as proposed is compliant with the zoning code and the use is permitted which only requires site/design review as prescribed by the code. Since this is also within a TID, we will also evaluate the design guidelines for that district.

Background

The Café itself is located within the McFarland House which was added to the National Register of Historic Places in 1988 and the State register the following year. It is the main building fronting on Exchange/Main Street and was originally constructed in 1857. The building was originally constructed as a house by William Hugh McFarland after he agreed to construct the railroad depot the year prior. The current property owner acquired the café business in 2015 and subsequently acquired the property itself in 2018. The café has historically focused on breakfast and lunch menus with a diverse food and drink menu. They are licensed for both beer and liquor, and through this project desire to expand operations. The improvements to the property are mainly focused outside the main building which has some protections on it due to its historical designation. The second building on the property is actually connected through the basement and is not part of the historical designation. This building was added some years ago to support a floral business that has long since ceased operations and was converted to an apartment that has since vacated. Main operations would continue to function as they do now with new offerings expanding into the space to be created through this project.

Site/Design Review

The applicant is proposing to remove the second structure while leaving the foundation/basement intact (Exhibit A). It would be reconstructed to allow for additional bar/lounge space as well as meeting room area. The basement would be renovated to an extent to create storage and prep areas all of which other than the walls of the foundation would be new construction. The applicant has already been permitted for a patio that allows for outdoor consumption of alcohol and the enclosed outdoor improvements are in conformance with those standards. They are also proposing to add some parking to the site where there presently is no on-site parking and add associated landscaping. Site/design review evaluates the following criteria (Exhibit B):

- Grading – The Village Engineer has reviewed the grading plans and finds it acceptable to meet this standard. The outdoor patio is being constructed to match the foundation of the facility which is on two levels. The associated grading/landscaping will complement the facility well blending into the natural landscape of the property.
- Landscaping – Associated landscaping is included within the plans mainly to enhance and address the improvement around the patio and new structure. Essentially, replacing what will likely be disturbed through construction while those areas not touched will remain as is.
- Building Relationships – There are already two buildings on the property and have been for some time. The second building is smaller in nature and less significant as presently constructed. Removing it and replacing it with new construction to support current operations helps confirm and maintain the positive building relationship on the site. The plantings proposed are also agreeable in this sense.
- Lighting – Several decorative lighting fixtures are included in the project associated with the new construction. Both affixed to the new building and patio to provide illumination for those areas. Existing lighting on the remainder of the facility will not change.
- Utility Service – The project will use existing connections to the water and sanitary services. Overhead wires on Exchange/Main are buried beginning at the north end of the property in the public right of way and not impacted by this project. Overhead wires are not anticipated for use on the site other than potentially for accent lighting on a case by case basis.

- Building Design – The McFarland House was built for the family of the contractor that built the first train depot in the Village more than a century ago. The design for the new structure plays off that idea recreating the architecture of a train depot using modern materials. The roof is proposed to be metal but the exterior of the building will be durable and low maintenance wood siding. The colors are to match the existing structure for compatibility. The patio will be constructed to complement both buildings both for look at functionality.

TID #4 Design Guidelines

This District also employs certain design criteria (Exhibit C) as follows:

- Site Design – These requirements are similar in nature to the site/design review standards. The property has current hard surface connections between facilities and ample bike parking given its location to the bike trail. This project including the new parking that is being added will all be located in the rear of the property with the front not changing. Again, most of the footprint is not changing through this project as an existing building is being replaced and a patio added to better utilize current outdoor space.
- Building Design – The building will be a single story commercial structure while the existing McFarland House is a three story somewhat mixed use facility already. The first floor houses the café, second floor includes existing apartments, and the third floor is unutilized space. Both facilities have a number of windows and the design of the new structure is being presented in line with the historical context with sufficient architectural variation.
- Lighting – The fixtures as presented are proposed for full cutoff which helps focus and cast the light downward limiting light spill. They are all meant to help provide lighting on the building as well as enhance outdoor use at night.
- Parking – This business presently has no off street parking to support it on their property. The district allows and/or encourages commercial businesses to use on-street parking. The business will continue to use the on-street parking on Main/Exchange and Long but also the public parking lot off Johnson Street. They are also proposing the construction of several off-street stalls to help with access.

- Signage – Proposing a wall mounted sign in line with the train depot theme. The existing monument style sign at the front of the property is not proposed to change.

Recommendation

Following its review, the CDA should make a recommendation to the Plan Commission regarding the merits of the application.

Exhibits

Exhibit A – Project Submittal

Exhibit B – Section 62-310

Exhibit C – TID #4 Design Guidelines

EXHIBIT A

#1 copy

Village of McFarland Community Development Department

RECEIVED

JUN 11 2019

Plan Commission Application – 2019

~Please complete application in full~

VILLAGE OF MCFARLAND

Applicant - Owner	Shawn O'Hearn	Applicant's Agent	Bachmann Co.
	O'Hearn Ventures LLC	Name	Mark Macaulay
Address	5205 Linden Pkwy	Address	1201 S. Skagitun Rd. Madison
Email	mcfarland@jmail.com	Email	MARKMA@BACHMANN Construction. Net
Phone #	608 217 6356	Phone #	608-575-9812 / 608-222-8869
Fax #	N/A	Fax #	608-222-8618

Type of Proposal – Please check boxes below that apply - Parcel No(s). 061003168840 061003169152

Requires Public Hearing (Class One)	FEES	Requires Public Hearing (Class Two)	FEES	Public Hearing Not required	FEES
☐ Preliminary Plat	\$500+AF	☐ Conditional Use	\$275+F	☐ Annexation	At cost
☐ Preliminary Plat (reapplication)	\$500+BF	☐ Rezoning (map)	\$175+	☐ Dev. Agreement Including Addendums	\$400 F
☐ Certified Survey Map	\$300+F	☐ Zoning Amendment (text)	\$250+F	☐ Final Plat	\$500 +CF
☐ Condominium	\$300+EF	☐ Variance-Board of Zoning Appeals	\$250+F	☐ Final Plat (reapplication)	\$400 +DF
				☒ Site/Design Review	\$400 + F

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

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

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

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

E = Plus \$40.00 for each unit shown

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

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

Escrow Deposits (covers costs for outside consultants; e.g., engineers, attorneys, etc.)	
☐ R-E, R-3 & PD (up to 50 acres)	\$5,000
☐ R-E, R-3 & PD (greater than 50 acres)	\$10,000
☐ Commercial Site/Design Review (5,000 sq. ft. or more)	\$2,000
☐ All Plats including condominiums	\$5,000

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

5923 Exchange Street, Zoning CC, Remodel Mc "Garden House"
and add exterior deck/patio

What action is the applicant requesting of the Plan Commission?

Site and Design review to meet previous requirements for
outdoor consumption space

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

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

Feb 18th 2019 - PC March 13th - PS March 25th - VB

PLEASE READ AND SIGN ON THE REVERSE SIDE - AT THE BOTTOM

Schedule: The Village of McFarland Plan Commission conducts meetings on the third Monday of each month at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices, all potential agenda item materials are required to be submitted, per the schedule listed below. * **Twelve (12) Copies** of all materials, **one copy must be 8 ½ x 11, - 11 copies to be 11 x 17 (only one copy of application, completed in full, is necessary)** shall be submitted to the Community Development Department (608-838-3154), with fees paid **by NOON of the deadline day**, according to the following schedule:

Village of McFarland Plan Commission 2019 Schedule

***Submittal Deadline Noon on:**

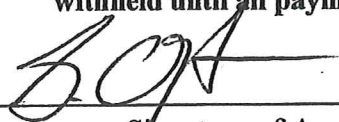
For Scheduled 2019 Meeting date of:

December 12 (2018) -----	January Tuesday Jan. 22
January 8-----	February 18
February 12-----	March 18
March 12-----	April 15
April 9-----	May 20
May 14-----	June 17
June 11-----	July 15
July 9-----	August 19
August 13-----	September 16
September 10-----	October 21
October 8-----	November 18
November 5-----	December 16 (Pending)
December 10-----	(Pending) Tuesday, Jan. 21, 2020

*** Submittal deadline: No exceptions can be given for above deadlines**

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

X



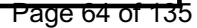
Signature of Applicant/Agent

Jun 10th, 2019

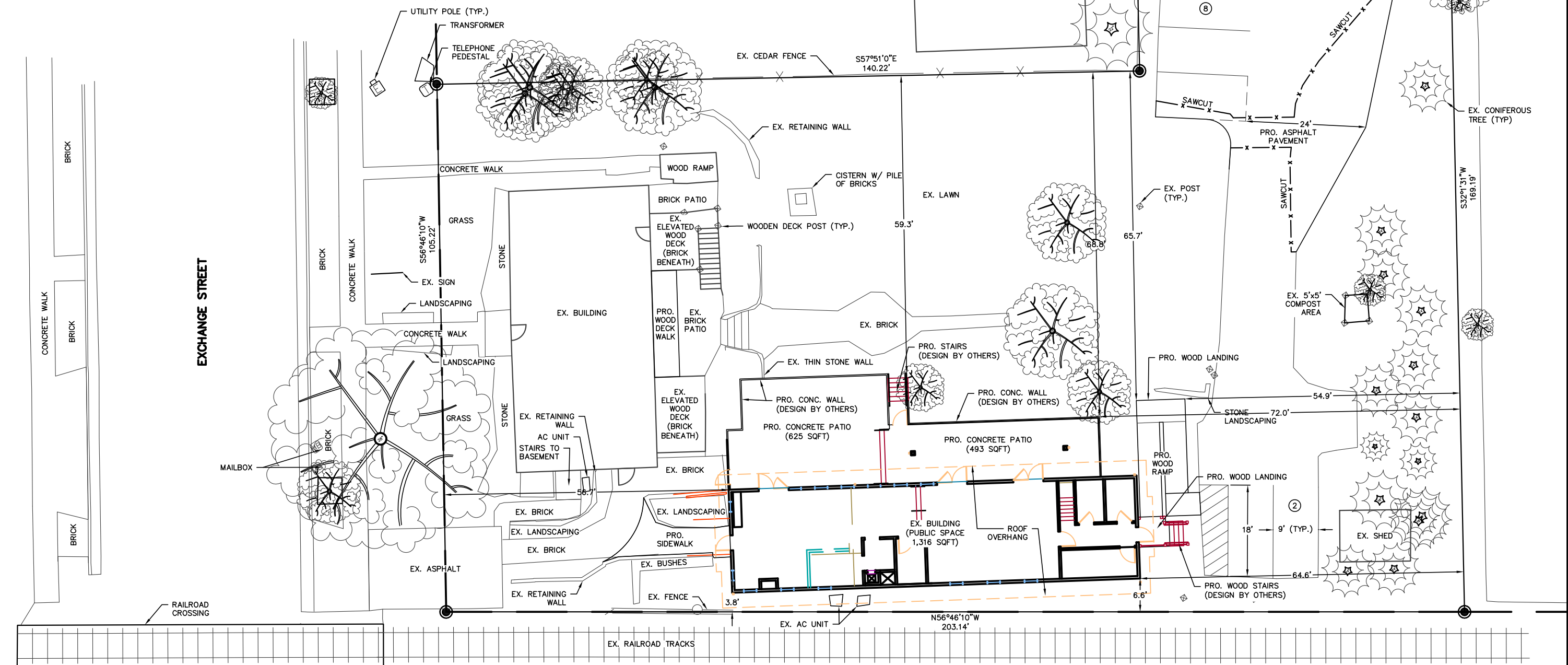
Date

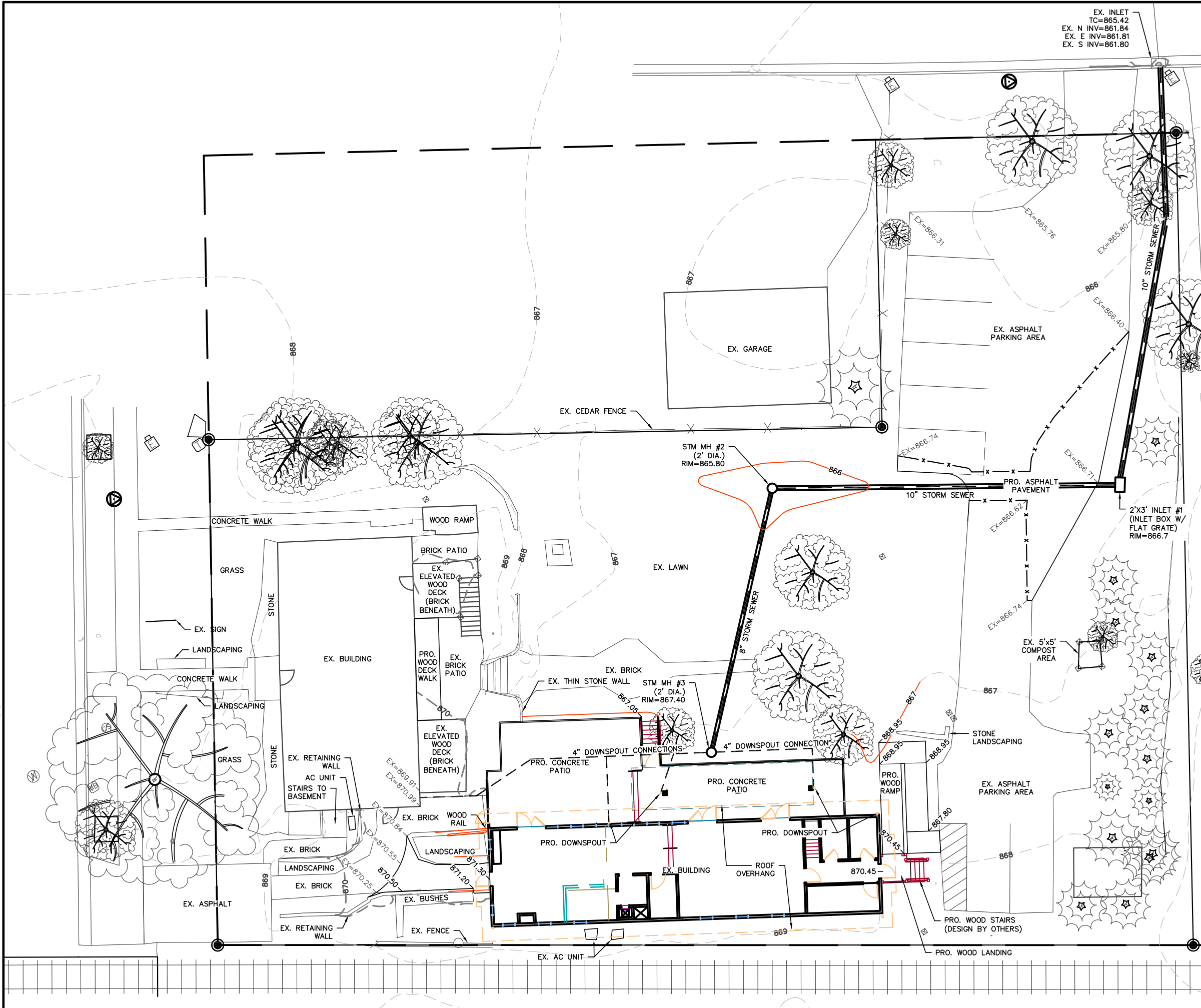
Legal Description:

Lots Four (4), Five (5) and Six (6), block Twenty-nine (29), Village of McFarland, in the Village of McFarland, except that part of said lots 4, 5, and 6 described as follows: Beginning at the North corner of said lot 6; thence Southwest along the Northwest line of said lot 60 Feet; thence Southeast parallel to the Northeast line of block 29, 139 Feet; thence Northeast to said Northeast line at a point 139 Feet Southeast from the point of beginning; thence Northwest to the point of beginning.



SITE ADDRESS:	5923 EXCHANGE STREET
OWNER:	O'HEARN VENTURES, LLC
	ATTN: SHAWN O'HEARN
	5205 LINDEN PARKWAY
	MCFARLAND, WI 53558
LOT AREA:	25,495 SQFT
BUILDING AREA:	3,426 SQFT
PAVED AREA:	8,456 SQFT
TOTAL IMPERVIOUS AREA:	11,882 SQFT
BUILDING HEIGHT:	18'-9"
EXISTING AND PROPOSED ZONING:	C-C
INDOOR PUBLIC AREAS:	
FIRST FLOOR MAIN HOUSE	1,172 SQFT
FIRST FLOOR GREENHOUSE	1,316 SQFT
TOTAL	2,488 SQFT
TOTAL x 30%	746 SQFT
PROPOSED OUTDOOR DRINK AREA:	741 SQFT
OUTDOOR DRINKING AREA:	942 SQFT
PROVIDED PARKING STALLS:	8 (0 REQ'D)





 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-22

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

EROSION NOTES:

THE EXISTING ASPHALT PARKING WILL FUNCTION AS THE TRACKING PAD AND IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (VIA SWEEPING, NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

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

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

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

TIME SCHEDULE:

AUGUST 1, 2019

AUGUST 1 – NOVEMBER 30, 2019

RESTORATION NOTES:

ALL PVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

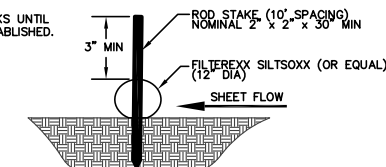
OWNER:

OHERN VENTURES, LLC
ATTN: SHAWN O'HEARN
5205 LINDEN PARKWAY
MCFARLAND, WI 53558

ENGINEER:

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

MAINTAIN SILT SOCKS UNTIL
VEGETATION IS ESTABLISHED.



SILT SOCK DETAIL

MCFARLAND HOUSE – VILLAGE OF MCFARLAND
OVERALL GRADING AND EROSION CONTROL PLAN

SHEET: C-3
DATED: JUNE 11, 2019

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

www.quamengineering.com

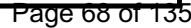
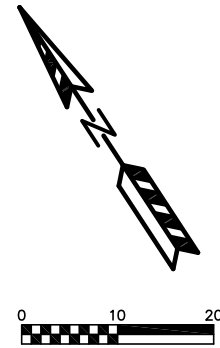
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

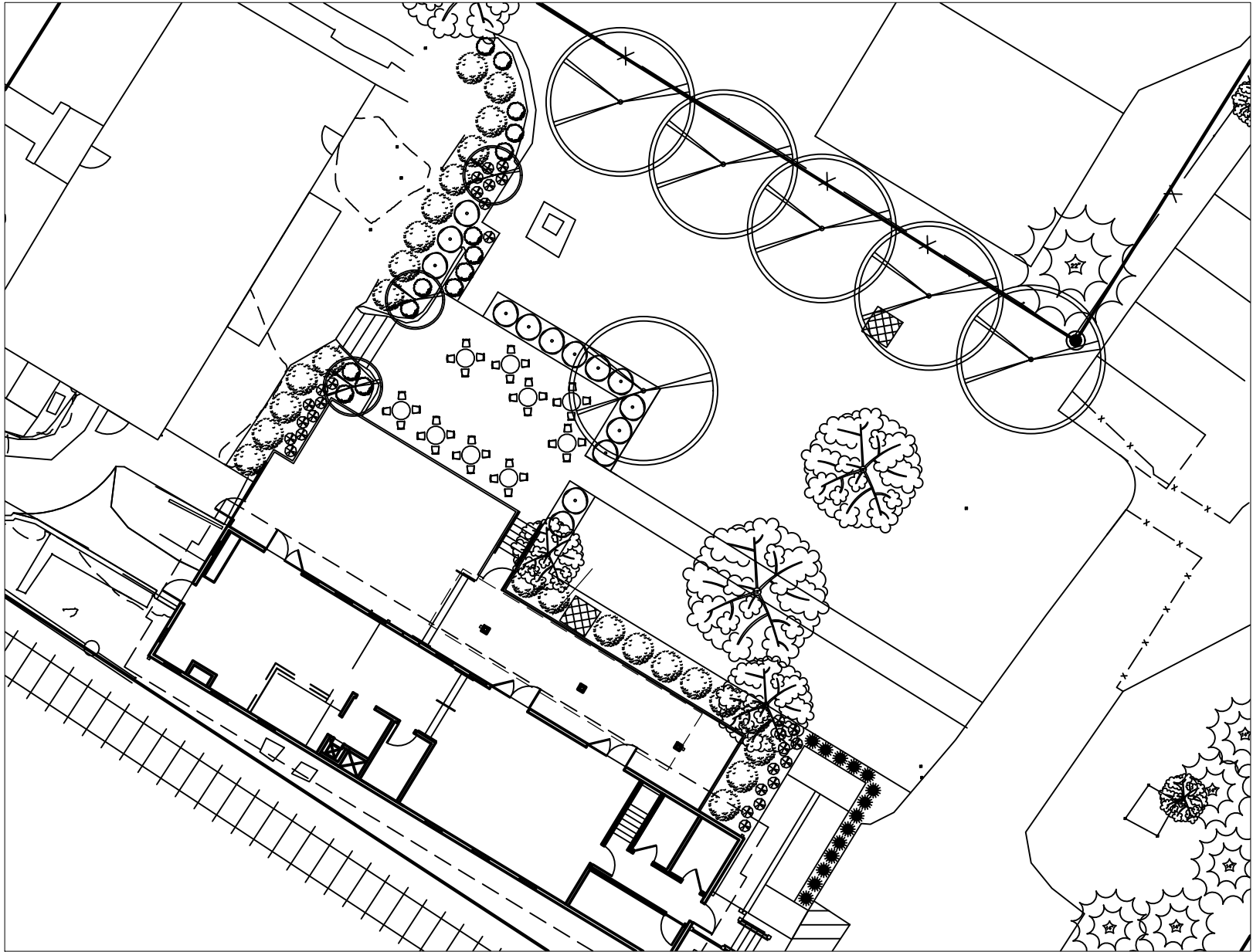
 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

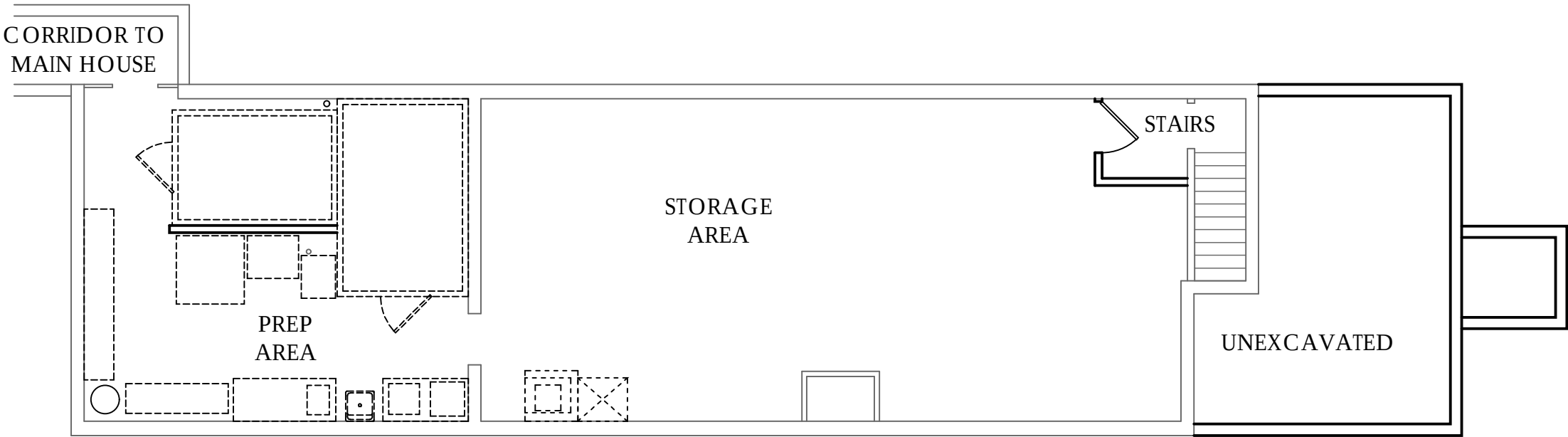
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TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE







SCALE: 1/8" = 1'-0"

1 BASEMENT PLAN
1/8" = 1'-0"



DESTREE
architecture & design

222 WEST WASHINGTON AVE, SUITE 310
MADISON, WI 53703
PH: 608.268.1499
www.Destreearchitects.com

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MCFARLAND HOUSE CAFE
EXPANSION
5923 EXCHANGE STREET
MCFARLAND, WI 53558

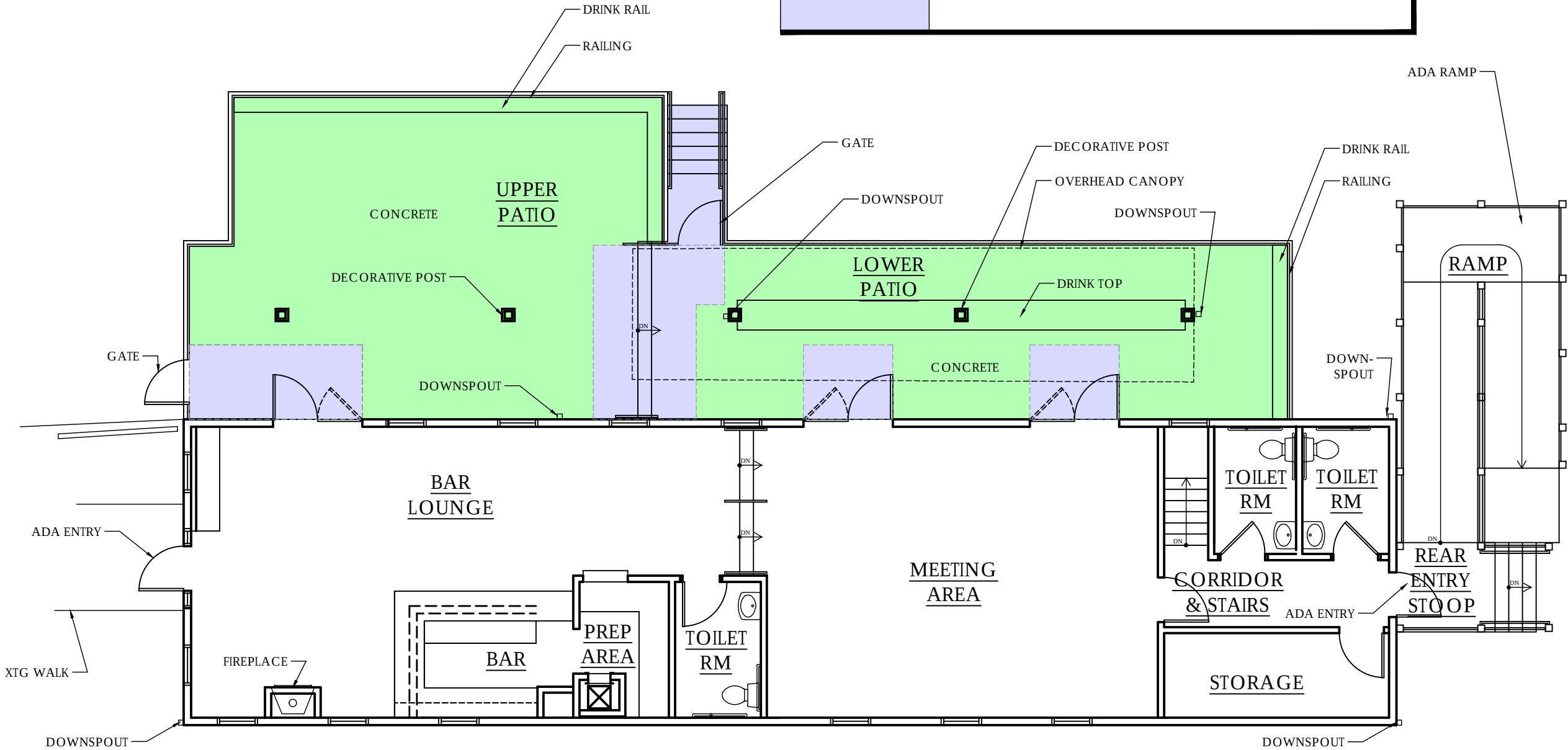
ISSUANCES:
PLAN COMMISSION: 06.11.19

PROJECT #: 090420.00
SHEET NUMBER
A000

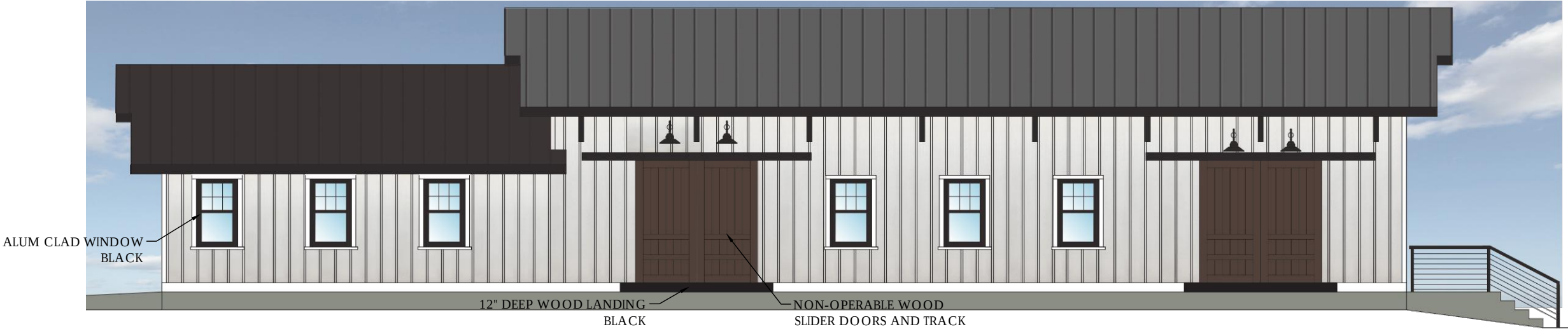
LEGEND

SEATING / DRINKING AREA
942 SQ FT.

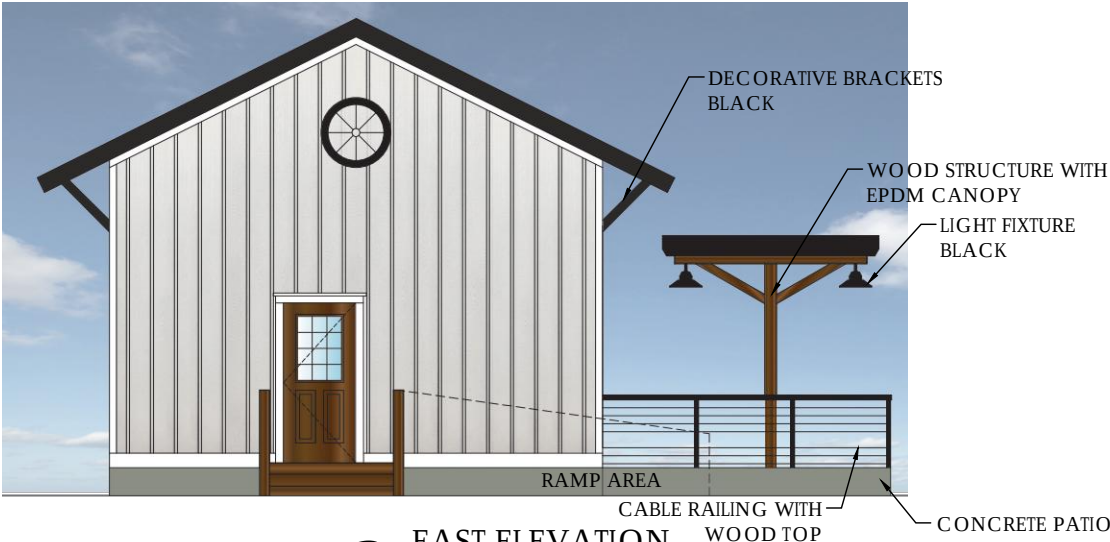
NON SEATING AREA / CIRCULATION PATH



1 FLOOR PLAN WITH PATIO
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'
SCALE: 1/8" = 1'-0"

- (a) *Purpose.* Site/design review is implemented under municipal authority to promote the public health, safety and welfare and under municipal zoning authority by the Plan Commission. Requirements for design review and approval apply to uses and developments regardless of the characterization of the use or development within this Chapter as a permitted use or conditional use.
- (b) *Scope of site/design review.*
 - (1) *Applicability.* The following developments shall be subject to site/design review by the Plan Commission:
 - a. Development of residential projects consisting of three or more dwelling units.
 - b. Any development in a Commercial District.
 - c. Any development in an Industrial District.
 - d. Any development for which the applicant is a public utility or governmental entity or religious organization.
 - e. Any parking area including five or more parking spaces.
 - (2) *Limit.* Site/design review shall be limited to development for which current application is made for an erosion control or building permit. This Section shall not be deemed to apply to any existing development or use of land that is not affected by current application for erosion control or building permit, nor shall this Section apply to any rehabilitation of an existing structure so long as the size of the rehabilitated structure is not increased.
 - (3) *Development.* Any new construction or exterior improvement to real property for which application for a building permit may be required by this Code.
 - (4) *Village planning consultant.* Any Village planning consultant appointed by the Village Board.
- (c) *Development to comply with site/design standards.* No development subject to site/design review shall occur unless such development complies with all applicable site/design review standards.
- (d) *Manner of site/design review.*
 - (1) Upon application for a building permit, the applicant shall be advised by the Zoning Administrator whether compliance with site/design review standards is required by this Section. If such compliance shall be required, the applicant shall be provided with a checklist and a site/design review application, which shall be in such form as the Zoning Administrator shall approve, and which shall be accompanied by such information as may be necessary to determine and provide for enforcement of this Section.
 - (2) The site/design review application shall be reviewed by the Zoning Administrator, who may consult with a planning consultant, if necessary.
 - (3) When the Zoning Administrator deems the application to be complete, review by the Plan Commission shall be scheduled.
 - (4) The Plan Commission's determination of compliance or noncompliance with this Section shall be issued by the Zoning Administrator, in writing, within ten business days of the determination and sent to the applicant via U.S. Mail. The written determination shall specifically describe all areas

of noncompliance and shall identify changes necessary to bring the proposed development into compliance.

- (5) No building permit shall be issued for any development until the Plan Commission has determined that the development is in compliance with site/design review standards. All construction and improvement subject to site/design review shall conform with approved site/design plans.
- (6) The determinations of the Plan Commission on site/design plan applications shall be appealable to the Village Board pursuant to the procedures set forth in Section 62-113.
- (e) *Site/design standards.* In reviewing plans for development the Plan Commission shall determine that the following standards are met:
 - (1) *Grading.* Grading shall insure a positive drainage consistent with established water runoff patterns in the area. All grading shall allow for the installation and maintenance of appropriate landscape materials. Respect for the natural topography in site development will be recommended as a means of capitalizing on the sloping terrain, and earth berms are required to screen out unpleasant views and accentuate pleasant views.
 - (2) *Landscaping.* Landscaping shall be required to be installed in accordance with an approved landscaping plan as a component of site and design review. The requirements for landscaping plans are set forth in Appendix B to this Chapter [Code], Village of McFarland Landscaping Standards. All references to the Village Forester shall have the same meaning as referenced in Section 59-20(d).
 - (3) *Building relationships.*
 - a. The structures shall be related to the site to enhance or maintain current contours. New development shall consider activities on adjacent properties with relation to access from abutting streets, parking areas, service areas, building setbacks, height of structures, and color and materials of adjacent or nearby buildings.
 - b. In the development of the site, the existing quality vegetation should ordinarily be maintained in accordance with Section 59-29.
 - (4) *Lighting.* The functions of exterior lighting on private property shall be:
 - a. To illuminate building facades, especially those bearing business identification signs. Architectural lighting should be free from glare and of a type to complement the existing development in the district.
 - b. To illuminate pedestrian walks and spaces. Security lighting should provide necessary levels of illumination to insure safety of the property and its residents, while not reflecting direct rays of light into adjacent property.
 - c. To illuminate parking and service areas. Off-street parking area lighting should be so arranged as to conform with applicable provisions of Section 62-172. (The choice of equipment, design, quantity, and placement of on-site lighting shall relate to these functions. Lighting shall be adequate but not excessive. The height and number of lighting standards shall be appropriate to the building and its function and to the neighborhood.)
- (5) *Utility service.* It shall be a goal of the Village to eliminate overhead wiring within the Village. To

this end, owners of property within the Village, working with the utilities servicing the Village shall, in all new development and major additions, make provision for underground service. This shall be accomplished during building development and construction. Sanitary sewer and water utility services shall comply with Village Standard Specifications.

- (6) *Building design.* Buildings shall meet the following requirements:
- a. Materials shall be of a durable, low-maintenance type. The colors shall be harmonious with other buildings in the neighborhood.
 - b. Mechanical elements on the roof or ground shall be screened from the view of adjacent properties and roadways.
 - c. Buildings shall be designed with an architectural flavor that will complement and enrich the character of the Village.
 - d. The overall design of the building shall be of high quality, considering the importance of the particular zoning district.
 - e. With the exception of the M-IC Zoning District, the front, sides, and rear of all commercial and industrial buildings shall be entirely faced with nonmetallic or wood material. In the M-IC District, a minimum of 15 vertical feet of the front of all buildings shall be faced with nonmetallic or wood material extending across the full front of the building, and also extending a distance of not less than 20 feet on each side of the building. The portion of any building facing or backing onto public streets, or abutting a Residential Zoning District, shall be held to the same requirements as that of the front. These requirements may be waived in whole or in part by the Plan Commission.
 - f. An addition shall relate to the existing building in terms of scale, materials and color.
 - g. Structures should be designed to be compatible with the structures that are adjacent to them.
 - h. Unbroken exterior facades exceeding 70 feet in length shall be avoided.
 - i. All building elevations are of importance and should be carefully designed. Building should avoid blank facades.
- (f) *Recommendation of Village Plan Commission.* The Village Plan Commission may, during the site/design review process, suggest features of site/design, and construction, building and structural design, that are not a part of site/design standards but that, in the opinion of the Village Plan Commission, would be desirable to make the development a positive asset to the visual appearance of the community and a positive contribution to the growth and stability of the community tax base. Compliance with such recommendations shall not be required of the developer.
- (g) *Validity of site/design approval.* Where the Plan Commission has approved or conditionally approved an application for site/design approval, such approval shall become null and void within 12 months of the date of the Plan Commission's action unless construction is commenced or the current owner possesses a valid building permit under which construction is commenced within six months of the date of issuance and which shall not be renewed unless construction has commenced and is diligently pursued. No sooner than 60 days nor less than 45 days prior to the automatic revocation of such

site/design approval, the Zoning Administrator shall notify the property owner by certified mail of such revocation. Extensions of up to one year each may be granted by the Plan Commission for just cause, if application is made to the Village at least 30 days before the expiration of said permit.

- (h) *Fees.* The fee for review of a site/design review application shall be the fee established by the Village Board from time to time and provided in Appendix A to this Code, to be paid at the time of submission of the application.
- (i) *Penalties.* Violations of this Section shall be subject to Section 62-311, except that each day a violation continues shall not be deemed a separate violation until the 30 day notice period expires. Nothing herein shall preclude the Village from maintaining a separate action to prevent or abate or remove violations.

(Ord. No. 2011-06, § 1, 5-23-2011)

Editor's note— Section 1 of Ord. No. 2011-06, adopted May 23, 2011, repealed the former § 62-310, and enacted a new § 62-310 as set out herein. The former § 62-310 pertained to similar subject matter, and derived from the Code of 1998, § 13-1-224; Ord. No. 2003-03, § 1(13-1-224), adopted March 24, 2003; Ord. No. 2006-11, § 1, adopted June 26, 2006; and Ord. No. 2008-03, § 2, adopted Feb. 25, 2008.

EXHIBIT C

TID #4 – DESIGN GUIDELINES

APPROVED BY RESOLUTION 06-2008
September 22, 2008

SITE DESIGN

- Connect building entries to sidewalks and crosswalks.
- Provide bicycling parking.
- Locate service area, mechanical equipment and refuse containers to the rear of the building and screen them. Mechanical equipment may be located on top of the building if adequate screening is provided.
- Setback new building 0-10 feet from the front lot line. Large buildings may require a greater setback to provide an appropriate transition for adjacent buildings.
- Locate parking behind or to the side of the main building or underground with overhead doors facing the side or rear yard.
- Orient primary building facades parallel to the primary and abutting street with entrances to store fronts oriented to that street.
- Coordinate vehicular and pedestrian circulation with adjacent lots to promote shared parking and to minimize creation of excess paved areas.
- Developers are encouraged to refer to the Dane County Erosion Control and Stormwater Management Manual – Appendix I, 2nd Edition, January 2007, when designing stormwater plans.

BUILDING DESIGN

- Vertically mix use with commercial/retail/office on ground floor and residential above.
- Commercial buildings should be 2 – 3 stories in height. If a one story building is allowed, design exterior walls to appear at least one and one-half stories in height.
- Vary building facades by using different but complementary colors, material arrangements, wall setbacks, (staggered facades) roof lines, and/or window design. Architectural design should be compatible to surrounding structures.
- For larger buildings use various techniques to reduce apparent scale and monotony and to maintain the traditional theme of the downtown by proper use of window patterns, courtyards, parapets, articulated entranceways, wall setbacks, roof overhangs, awnings, moldings and fixtures. The front facade of wider buildings should be divided into separate bays consistent with prevailing storefronts.

- For multiple building projects design each building to create a visual relationship among all buildings.
- Provide overhangs for pedestrian shelter.
- Emphasize high quality wall materials such as brick, glass, or wood. Do not allow concrete block and vinyl siding on facades facing primary streets. Metal siding is prohibited see Section 13-1-224 (2) h.5. of the Municipal Code.
- Maintain the high proportion of transparency from ground-level display windows and doors found among existing buildings. The proportions of door and window openings should be consistent with existing pattern in the area to reinforce a strong horizontal relationship along the block.

LIGHTING

- Locate pedestrian scale lighting in front of buildings, not to exceed 12 feet in height and parking lot lighting to not exceed 25 feet in height (including concrete base). Lights shall not point or glare into 2nd story of residential units.
- Utilize light fixtures with 90° downcast cutoff fixtures (without drop lenses) to minimize lighting impacts on nearby residential properties.
- Average illumination levels in parking lots should not exceed 5 foot candles, and at the property lines shall not exceed .5 foot candles.
- Light fixtures shall have a complementary architectural style replicating the traditional architectural style of the area.
- Provide appropriately scaled lighting along pedestrian pathways along the side and rear of the buildings.
- Encourage energy efficient lighting whenever possible. Mercury vapor lights are prohibited.

PARKING

- Allow on-street parking for commercial businesses.
- Site parking should be to the rear on non-street side. Side parking may be allowed if buffered.
- Promote shared parking lots among uses with parking demands at different times of the day.
- Locate parking lots to the inside of all setbacks (to eliminate encroachments), except for approved shared parking areas.

- Provide landscape islands, each with a minimum size of 200 square feet and at the minimum rate of one island for every 12 parking spaces. The number of islands may be reduced for approved shared parking spaces.
- Encourage pedestrian walkways through parking lots to buildings.
- All parking area shall be paved with an approved hard surface such as asphalt, concrete, or pervious pavement.

SIGNAGE

- On-building signage shall be on the first floor areas of the building.
- On-building signs may be awning, projecting, wall-mounted, or window-type signs. Signs shall be shaped to reflect the use of the building, scaled with relation to the size and traditional architectural style of the building as well as the pedestrian orientation of the downtown area.
- Monument signs shall be constructed of durable materials which are the same as those materials on the main building.
- The following types of signs will not be permitted: roof signs; temporary signs(defined in Section 15-1-31(w) of the Municipal Code). displayed for more than 10 consecutive days or 30 total days in a calendar year; inflatable signs or displays; portable signs, such as mobile trailer signs, changeable message or streaming message signs; flashing signs; internally illuminated signs; rippling or sparkling signs; spotlights; and a wide variety of strings of lights, tinsel, pom pons, pinwheels, pennants, banners, streamers, and related attention-getting devices.



COMMUNITY DEVELOPMENT AUTHORITY SUMMARY SHEET

MEETING DATE: Wednesday, July 10, 2019

SECTION: Business

DEPARTMENT: Administration

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion regarding annual reports completed for all Tax Increment Districts.

PREVIOUS ACTION:

The Joint Review Board met on Tuesday, June 25th and was unanimous in accepting the reports for TIDs 3 and 4 for year 2018.

ISSUE SUMMARY:

Enclosed are the annual reports for each of the three Tax Increment Districts. This goes over the financial performance for each district for year 2018. This information is presented to the Joint Review Board for acceptance and in the case of TIDs 3 and 4 the information is also filed with the State. 2018 marked the first year of operations for TID 5 which the State requires the first report submitted after the second year so there is something to compare to. A summary about each year is enclosed within the cover memo for each District going over their performance.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Presented for information and background.

ATTACHMENTS:

1. TID #3 2018 Annual Report 07012019 mgs
2. TID #4 2018 Annual Report 07012019 mgs
3. TID #5 2018 Annual Report 06142019 mgs

Memorandum

To: Joint Review Board

From: Matthew G. Schuenke, Village Administrator *mgs*

Cc: Dane County
Madison Area Technical College
School District of McFarland

Date: June 14, 2019

Re: **2018 Annual Report** – *Tax Incremental District #3*

Executive Summary

ACT 257 was created by the State of Wisconsin as a means to require municipalities to hold annual Joint Review Board meetings with the express purpose to review an annual report with the other overlying taxing jurisdictions. Several financial metrics are required to be provided in order to demonstrate the TID's performance over time. The Village is fortunate that it has been preparing this type of annual report voluntarily through its annual auditing process since at least 2006. This cover memorandum is provided as a summary of the year in review and an introduction to the financial statements prepared for the year.

Annual Review

TID #3 was created as a post 1995 Industrial TID on August 9, 2004. It is scheduled to expire on August 9, 2027 and not presently forecasted for closure prior to this date. TID #3 has done very well with a positive fund balance of \$1,227,304 at the end of 2018. It has also served as a donor to TID #4 as authorized by the JRB on July 14, 2015. A subsidy was provided to TID #4 in 2018 of \$245,470 which offset public improvements related to the County Highway MN (Farwell Street) project. There remains an outstanding obligation from TID #4 to #3 for the repayment of the economic development incentive for Farwell Place Apartments. TID #4 made its first payment back to TID #3 for this purpose and is on track to fulfill this obligation before closure as intended.

TID #3 did experience a deficit in 2018. There were several large projects contributing to this that lined up in the same year. The subsidy previously mentioned to TID #4 followed by TID #3's share of repaving of Siggelkow Road that was completed last year. Finally the second phase of Waubesa Village approved in 2017 was paid out in 2018.

There was some activity in the district in 2018. The second phase of Waubesa Village was completed and all final payments made as a result of that agreement. The full value for this development was achieved as of January 1, 2019. The first part of 2019 has been spent on evaluating a four phase project at 4703 Terminal Drive. The first phase of this project has been approved as Apartments but the second and third phases will bring forth a three and four story office building, respectively. The last phase will add a final apartment building to the site. This property has had many challenges and sat idle for many years, but it appears as if significant new value will be added to it in the near future. The Village is also reviewing plans that will finally occupy the vacant half of what was formerly 84 Lumber with a construction supply business. Finally a Hotel Feasibility Study was completed in the Fall/Winter that suggested a hotel within this district could be supported.

The district still has about \$8.9 million in unexpended funds authorized in its project plan that could be pursued in future years including public improvements, economic development, and marketing initiatives. Also included is draft form PE 300 which is submitted to the DOR to convey the data from the financial statements.

Exhibits

Exhibit A – Compiled Financial Statements of TID #3 prepared by Baker Tilly

Exhibit B – Draft Form PE 300

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 3**

McFarland, Wisconsin

COMPILED
FINANCIAL STATEMENTS

Including Accountants' Compilation Report

As of and for the Year Ended December 31, 2018 and
From the Date of Creation Through December 31, 2018

DRAFT

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 3**

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As of and for the Year Ended December 31, 2018 and
From the Date of Creation Through December 31, 2018

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ACCOUNTANTS' COMPILATION REPORT

To the Village Board
Village of McFarland
McFarland, Wisconsin

Management is responsible for the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues and Net Cost to be Recovered Through Tax Increments and Historical Summary of Sources, Uses, and Status of Funds of the Village of McFarland's Tax Incremental District No. 3 ("district") as of and for the year ended December 31, 2018 and from the date of creation through December 31, 2018, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with *Statements on Standards for Accounting and Review Services* promulgated by the *Accounting and Review Services Committee* of the American Institute of Certified Public Accountants. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

As discussed in Note 1, the financial statements present only the transactions of the district and do not purport to, and do not, present fairly the financial position of the Village of McFarland as of December 31, 2018, the changes in its financial position, or, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. This information is the representation of management. This information was subject to our compilation engagement, however, we have not audited or reviewed the information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such information.

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the financial statements. Such missing information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economical, or historical context.

Madison, Wisconsin
June 7, 2019

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 3**

COMPILED
BALANCE SHEET
As of December 31, 2018

	Capital Projects Fund
ASSETS	
Cash and investments	\$ 602,352
Taxes receivable	871,381
Advances to village funds	<u>624,981</u>
TOTAL ASSETS	<u>\$ 2,098,714</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE	
Liabilities	
Accounts payable	\$ 29
Total Liabilities	<u>29</u>
Deferred Inflows of Resources	
Unearned revenue	<u>871,381</u>
Total Deferred Inflows of Resources	<u>871,381</u>
Fund Balance	
Restricted	<u>1,227,304</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE	<u>\$ 2,098,714</u>

See accompanying notes to financial statements.

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 3**

COMPILED
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES
AND NET COST TO BE RECOVERED THROUGH TAX INCREMENTS
For the Year Ended December 31, 2018
and From the Date of Creation Through December 31, 2018

	Year Ended	From Date of Creation
PROJECT COSTS		
Capital expenditures	\$ 358,000	\$ 2,477,747
Developer payments	350,800	3,295,670
Administration (in-house)	35,833	462,955
Professional services	14,079	191,502
Subsidy to TIF No. 4	245,470	1,089,128
Interest on advance	-	38,446
Interest and fiscal charges	66,406	2,071,261
Total Project Costs	<u>1,070,588</u>	<u>9,626,709</u>
PROJECT REVENUES		
Tax increments	821,442	8,633,717
Developer guarantees	-	504,201
Exempt computer aid	5,547	95,912
Licenses and permits	-	8,152
Investment income	15,418	52,288
Interest on advances	-	10,198
Rent	-	85,849
Miscellaneous	-	4,917
Debt premium	-	43,779
Total Project Revenues	<u>842,407</u>	<u>9,439,013</u>
NET COST RECOVERABLE (RECOVERED) THROUGH TIF INCREMENTS - DECEMBER 31, 2018		
	<u>\$ 228,181</u>	<u>\$ 187,696</u>
RECONCILIATION OF RECOVERABLE COSTS		
G.O. debt outstanding		\$ 1,415,000
Less: Fund balance		<u>(1,227,304)</u>
NET COST RECOVERABLE THROUGH TIF INCREMENTS - DECEMBER 31, 2018		
		<u>\$ 187,696</u>

See accompanying notes to financial statements.

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 3**

COMPILED
HISTORICAL SUMMARY OF SOURCES, USES, AND STATUS OF FUNDS
For the Year Ended December 31, 2018
and From the Date of Creation Through December 31, 2018

	Year Ended	From Date of Creation
SOURCES OF FUNDS		
Tax increments	\$ 821,442	\$ 8,633,717
Developer guarantees	-	504,201
Exempt computer aid	5,547	95,912
Licenses and permits	-	8,152
Investment income	15,418	52,288
Interest on advances	-	10,198
Rent	-	85,849
Miscellaneous	-	4,917
Debt premium	-	43,779
Long-term debt issued	-	7,355,000
Total Sources of Funds	<u>842,407</u>	<u>16,794,013</u>
USES OF FUNDS		
Capital expenditures	358,000	2,477,747
Developer payments	350,800	3,295,670
Administration (in-house)	35,833	462,955
Professional services	14,079	191,502
Subsidy to TIF No. 4	245,470	1,089,128
Interest on advance	-	38,446
Interest and fiscal charges	66,406	2,071,261
Principal on long-term debt	-	5,940,000
Total Uses of Funds	<u>1,070,588</u>	<u>15,566,709</u>
Excess (deficiency) of sources of funds over uses of funds	(228,181)	1,227,304
FUND BALANCE - Beginning of Period	<u>1,455,485</u>	<u>-</u>
FUND BALANCE - DECEMBER 31, 2018	<u>\$ 1,227,304</u>	<u>\$ 1,227,304</u>

See accompanying notes to financial statements.

VILLAGE OF MCFARLAND TAX INCREMENTAL DISTRICT NO. 3

COMPILED
NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018 and
From the Date of Creation Through December 31, 2018

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the Village of McFarland's Tax Incremental District No. 3 (the "district") conform to accounting principles as applicable to governmental units and as defined by Wisconsin Statutes Section 66.1105.

The Village of McFarland has implemented accounting principles generally accepted in the United States of America to the extent they apply in determining the scope of the activity of Tax Incremental District No. 3. The accompanying financial statements reflect all the significant operations of the Village of McFarland's Tax Incremental District No. 3. The accompanying financial statements do not include the full presentation of the Village of McFarland.

A. DESCRIPTION OF FUND STRUCTURE AND LONG-TERM DEBT

This report contains the financial information of the Village of McFarland's Tax Incremental District No. 3. The summary statements were prepared from data recorded in the following funds and the village's long-term debt:

General Fund
Capital Projects Fund

Detailed descriptions of the purpose of these funds and long-term debt can be found in the Village of McFarland's basic financial statements.

The data was consolidated for purposes of this report. Therefore, the amounts shown in the accompanying statements will not directly correlate with amounts shown in the basic financial statements.

The district was created under the provisions of Wisconsin Statute Section 66.1105. The purpose of that section is to allow a municipality to recover development and improvements costs in a designated area from the property taxes generated on the increased value of the property after the creation date of the district. The tax on the increased value is called a tax increment.

The statutes allow the district to collect tax increments until the net project cost has been fully recovered, or until 23 years after the creation date, whichever occurs first. Project costs uncollected at the dissolution date are absorbed by the Village of McFarland. Project costs may be incurred up to five years before the unextended termination date of the district.

<u>Original Project Plan</u>	<u>Creation Date</u>	<u>Last Date to Incur Project Costs</u>	<u>Last Year to Collect Increment</u>
TID No. 3	08/09/04	08/09/22	2028
<u>Plan Amendment</u>	<u>Adoption Date</u>	<u>Last Date to Incur Project Costs</u>	
TID No. 3	12/10/07	08/09/22	

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 3**

COMPILED
NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018 and
From the Date of Creation Through December 31, 2018

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

A. DESCRIPTION OF FUND STRUCTURE AND LONG-TERM DEBT (cont.)

Plan Amendment	Adoption Date	Last Date to Incur Project Costs
TID No. 3	06/22/15	08/09/22

B. BASIS OF ACCOUNTING

The modified accrual basis of accounting was followed in the preparation of these statements. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual, i.e., both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Project costs, other than interest on long-term debt, are recorded when the related fund liability is incurred.

District increments are recorded as revenues in the year due. Intergovernmental aids and grants are recognized as revenues in the period the related expenditures are incurred, if applicable, or when the village is entitled to the aids.

Other general revenues are recognized when received in cash or when measurable and available under the criteria described above.

C. USE OF ESTIMATES

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

D. MEASUREMENT FOCUS

The measurement focus of all governmental funds is the funds flow concept. Under the funds flow concept, sources and uses of financial resources, including capital outlays, debt proceeds and debt retirements are reflected in operations. Resources not available to finance expenditures and commitments of the current period are recognized as unavailable or unearned revenue or nonspendable fund equity. Liabilities for claims, judgments, compensated absences and pension contributions which will not be currently liquidated using expendable available financial resources are shown in the long-term debt footnote disclosure. The related expenditures are recognized when the liabilities are liquidated.

E. PROJECT PLAN BUDGET

The estimated revenues and expenditures of the district are adopted in the project plan. Those estimates are for the entire life of the district, and may not be comparable to interim results presented in this report.

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 3**

COMPILED
NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018 and
From the Date of Creation Through December 31, 2018

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

F. LONG-TERM DEBT

Short-term liabilities are recorded as fund liabilities. All other long-term liabilities are shown in the long-term debt footnote disclosure.

Proceeds of long-term debt issues not recorded as fund liabilities are reflected as "Sources of Funds" in the operating statement of the recipient fund. Retirement of these issues is reported as an expenditure in the year in which the debt matures or is repaid, whichever is earlier.

G. CLAIMS AND JUDGMENTS

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability and expenditure for claims and judgments is only reported in governmental funds if it has matured. Claims and judgments are disclosed in the long-term debt footnote when the related liabilities are incurred.

NOTE 2 – CASH AND TEMPORARY INVESTMENTS

The district invests its funds in accordance with the provisions of the Wisconsin Statutes 66.0603(1m) and 67.11(2).

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. Fair values are based on quoted market prices. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income.

The district, as a fund of the Village of McFarland, maintains common cash and investment accounts at the same financial institutions utilized by the Village of McFarland. Federal depository insurance and the State of Wisconsin Guarantee fund insurance apply to the Village of McFarland as an individual municipality, and, accordingly, the amount of insured funds is not determinable for the district.

NOTE 3 – LONG-TERM DEBT

A. GENERAL OBLIGATION DEBT

All general obligation notes and bonds payable are backed by the full faith and credit of the Village of McFarland. Notes and bonds borrowed to finance the district's expenditures will be retired by tax increments accumulated by the TIF District No. 3 fund. If those revenues are not sufficient, payments will be made by future tax levies.

VILLAGE OF MCFARLAND TAX INCREMENTAL DISTRICT NO. 3

COMPILED
NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018 and
From the Date of Creation Through December 31, 2018

NOTE 3 – LONG-TERM DEBT (cont.)

A. GENERAL OBLIGATION DEBT (cont.)

Title of Issue	Date of Issue	Due Date	Interest Rates	Original Indebtedness	Repaid	Balance 12-31-18
2004 BANS	12/28/04	12/31/09	4.50%	\$ 1,535,000	\$ 1,535,000	\$ -
2005 BANS	05/15/05	09/01/09	3.50%	1,420,000	1,420,000	-
2008 Taxable G.O. Promissory Notes	12/15/08	12/01/17	4.50-6.15%	2,635,000	2,635,000	-
2008 G.O. Refunding Bonds	12/15/08	12/01/23	4.50-4.75%	1,415,000	-	1,415,000
2008 State Trust Fund Loan	03/25/08	03/15/23	4.75%	140,000	140,000	-
2008 G.O. Promissory Notes	12/15/08	12/01/18	4.00-4.25%	210,000	210,000	-
				<u>\$ 7,355,000</u>	<u>\$ 5,940,000</u>	<u>\$ 1,415,000</u>

Aggregate maturities of all long-term debt relating to the district are as follows:

	Principal	Interest	Total
2019	\$ 260,000	\$ 66,406	\$ 326,406
2020	270,000	54,056	324,056
2021	285,000	40,894	325,894
2022	295,000	27,000	322,000
2023	305,000	13,725	318,725
Totals	<u>\$ 1,415,000</u>	<u>\$ 202,081</u>	<u>\$ 1,617,081</u>

NOTE 4 – ADVANCES TO VILLAGE FUNDS

In 2016, the TIF District No.3 advanced \$500,000 to TIF District No. 4. The amount advanced was determined by the deficiency of revenues over expenditures and other financing sources since the District's inception. Repayment for this advance began in 2018 with interest. TIF District No. 3 is charging TIF District No. 4 interest on the advance based on the average outstanding advance balance during the year at a floating interest rate. The outstanding portion of this advance was \$453,040 as of December 31, 2018. In 2018, TIF No. 3 advanced an additional \$43,763. TIF No. 3 also advanced \$128,178 to TIF No. 5 in 2018. No interest was charged on the additional advance to TIF No. 4 and the advance to TIF No. 5.

VILLAGE OF MCFARLAND TAX INCREMENTAL DISTRICT NO. 3

COMPILED
NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018 and
From the Date of Creation Through December 31, 2018

NOTE 4 – ADVANCES TO VILLAGE FUNDS (cont.)

Below is a table showing the cumulative results of the advance:

	Advance (including interest)	Cumulative
2007*	\$ 14,650	\$ 14,650
2008*	77,419	92,069
2009	145,224	237,293
2010	54,344	291,637
2011	46,231	337,868
2012	72,340	410,208
2013	69,909	480,117
2014	79,358	559,475
2015	94,684	654,159
2016	(154,159)	500,000
2017	-	500,000
Total	<u>\$ 500,000</u>	

*In 2007 and 2008, the advance to TIF District No. 4 was from the General Fund.

The following is the advance repayment schedule.

<u>Years</u>	<u>Principal</u>	<u>Interest</u>
2018	\$ 46,960	\$ 4,519
2019	49,437	2,043
2020	49,660	1,820
2021	49,883	1,596
2022	50,108	1,371
2023-2027	253,952	3,446
Totals	<u>\$ 500,000</u>	<u>\$ 14,795</u>

NOTE 5 – GUARANTEED REVENUE

HIGH TRACK, LLC

During 2004, the Village of McFarland entered into a development agreement with High Track, LLC. The agreement guarantees that the developer will pay the difference between the guaranteed tax increment and the tax increment actually levied on an annual basis.

VILLAGE OF MCFARLAND TAX INCREMENTAL DISTRICT NO. 3

COMPILED
NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018 and
From the Date of Creation Through December 31, 2018

NOTE 5 – GUARANTEED REVENUE (cont.)

HIGH TRACK, LLC (cont.)

The developer agreed to construct the cold storage facility in TIF District No. 3 so that the fair market value on January 1, 2005 would generate a tax increment of \$150,000. If the development generated less than \$150,000, the developer would owe the village the difference. The payment would be made by the developer to the village. One-half of the payment was due on or before January 31, 2006 with the balance due on or before July 31, 2006. The actual property taxes for 2005 totaled \$137,832, thus triggering a supplemental increment requirement of \$12,167. Consistent with the terms of the agreement, half of the supplemental payment was due January 31, 2006 and the remaining half due July 31, 2006.

By January 1, 2006, the developer agreed that the fair market value of the facility would generate a tax increment of \$225,000. If the development generates less than this amount, the developer is required to annually, thereafter, pay the village a sum which is the difference between the increment generated and \$225,000. This payment will be made semi-annually by developer to village on or before January 31 and July 31 of each succeeding year.

In May 2010, the High Track refrigerated warehousing business located at 4704 Terminal Drive was sold by High Track, LLC to Midwest Refrigerated Services, Inc. As a result of the sale and reduced demand for warehousing space due to the weak economy, the assessed valuation of the real estate decreased from \$15,785,900 in 2009 to \$13,600,000 in 2010. The current loan was assumed by the new owners and the annual property taxes exceeds the guaranteed annual tax increment of \$225,000.

During 2007 - 2018, the fair market value of the facility generated enough increment that no supplemental increment payment was required to be made by High Track.

SPARTAN PROPERTIES AND 84 LUMBER

The Village of McFarland also entered into development agreements with Spartan Properties and 84 Lumber under which TIF District No. 3 provided loans to facilitate two separate redevelopment projects. Both of these development agreements guarantee certain minimum assessed valuations for the properties in the year following the completion of construction. If the actual assessed values fall short of the guaranteed assessment amounts, the developers are obligated to make additional payments to the village equivalent to the property taxes that would have been due on the shortfall in valuation.

The 84 Lumber wholesale building products business located at 4414 Terminal Drive was sold in 2016. The existing loan (\$29,552) from TIF District No. 3 to 84 Lumber was due upon sale and was paid in early 2017.

Partial construction on the Spartan Properties redevelopment project located at 4915 Voges Road commenced in 2012, but challenging market conditions and tight real estate lending practices make uncertain the timetable for completing full redevelopment of the site. It is anticipated, therefore, that TIF District No. 3 will remain heavily reliant on developer make-up payments in 2016 and 2017. These make-up payments are secured by a bank letter of credit and by a mortgage to the property. The village received \$68,653 in make-up payments from Spartan Properties in 2016. As of 1/1/17, Spartan Properties had generated enough increment to no longer require any extra make-up payments.

VILLAGE OF MCFARLAND TAX INCREMENTAL DISTRICT NO. 3

COMPILED
NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018 and
From the Date of Creation Through December 31, 2018

NOTE 5 – GUARANTEED REVENUE (cont.)

WAUBESA VILLAGE

In 2015, the Village of McFarland entered into a development agreement with Waubesa Village, LLC. The agreement guarantees that Waubesa Village, LLC shall pay the difference between the guaranteed tax increment and the tax increment actually levied. A makeup payment of \$41,432 was made in 2017.

NOTE 6 – INCREMENT SHARING

As allowable under TIF statutes, the Village of McFarland may share positive TIF increments. In 2015, the Village of McFarland and the joint review board approved sharing increments from TIF District No. 3 (donor district) to TIF District No. 4 (donee district). Transfers are reflected as recoverable costs in the donor district, and as project revenues in the donee district. Transfers were approved to begin in 2015. Transfers to date total \$1,089,128. TIF increment sharing is valid for the life of the donor district or the recipient district, whichever date comes first, and the life of the donor district may not be extended. Transfers between districts are subject to various conditions in the statutes.

NOTE 7 – DEVELOPER PAYMENTS

Developer	Description	Year of Payment	Amount
High Track, LLC	Forgivable loan related to the construction of a cold storage facility and offices with a final completion value of approximately \$9,000,000	2004	\$ 1,500,000
Spartan Properties	Economic development assistance	2008	476,250
84 Lumber	Forgivable loan	2006	265,443
		2007	142,730
		2009	4,768
		2011	10,095
Waubesa Village, LLC	Economic development assistance	2016	545,584
		2018	350,800

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SUPPLEMENTAL INFORMATION

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 3**

COMPILED
DETAILED SCHEDULE OF SOURCES, USES, AND STATUS OF FUNDS
From the Date of Creation Through December 31, 2018

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Totals	Project Plan Estimate
SOURCES																	
Tax increments	\$ -	\$ -	\$ 164,170	\$ 331,293	\$ 462,568	\$ 712,470	\$ 829,770	\$ 802,316	\$ 753,774	\$ 710,116	\$ 704,314	\$ 778,000	\$ 767,184	\$ 796,300	\$ 821,442	\$ 8,633,717	\$ 26,865,307
Developer guarantee	-	-	-	-	-	16,346	28,278	33,804	-	80,104	94,120	90,966	119,151	41,432	-	504,201	-
Exempt compler aid	-	-	3,244	8,725	6,345	3,339	7,832	15,273	13,760	10,495	7,114	4,784	3,988	5,466	5,547	95,912	-
Licenses and permits	-	-	8,152	-	-	-	-	-	-	-	-	-	-	-	-	8,152	-
Investment income	-	25,513	-	-	420	1,077	41	32	33	-	-	-	-	-	-	-	-
Interest on advance	-	-	-	-	-	2,457	555	440	598	445	416	802	4,936	4,818	15,418	52,288	36,185
Rent	-	-	4,500	10,800	10,800	10,800	10,974	11,100	11,100	11,100	4,675	-	-	-	-	10,198	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	85,849	-
Debt premium	-	1,545	-	-	42,234	-	-	-	238	4,679	-	-	-	-	-	4,917	447,337
Long-term debt issued	1,535,000	1,420,000	-	-	4,400,000	-	-	-	-	-	-	-	-	-	-	7,355,000	43,779
Total Sources	1,535,000	1,447,058	180,068	350,818	4,922,367	746,489	877,450	862,965	779,503	816,939	810,639	874,562	899,744	848,016	842,407	16,794,013	44,318,393
USES																	
Capital expenditures	464,250	627,599	245,447	19,416	216,851	21,820	134,363	1,000	143,530	239,332	6,139	-	-	-	358,000	2,477,747	9,639,818
Developer payments	1,500,000	-	265,443	142,730	476,250	4,768	-	10,095	-	-	-	-	545,584	-	350,800	3,295,670	5,000,000
Administration (in-house)	16,865	36,080	23,175	29,072	25,652	28,614	32,072	32,753	31,983	32,790	32,958	33,715	35,971	35,422	35,833	462,955	975,201
Professional services	13,301	6,560	17,175	7,744	14,711	4,728	24,836	5,398	10,687	2,819	11,769	10,623	29,958	17,114	14,079	191,502	-
Subsidy to TIF No. 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest on advance	5,749	4,089	7,531	14,149	6,928	-	-	-	-	-	-	-	843,658	-	245,470	1,089,128	4,373,416
Interest and fiscal charges	28,100	32,359	173,727	115,091	212,218	270,964	208,986	194,449	178,311	160,376	140,728	122,064	101,076	66,406	66,406	38,446	38,466
Principal on long-term debt	-	-	-	-	-	3,250,000	325,000	345,000	360,000	360,000	345,000	365,000	570,000	-	-	2,071,261	3,538,049
Total Uses	2,028,265	706,687	732,498	328,202	952,610	3,580,894	725,257	598,695	724,511	815,317	536,594	531,402	2,126,247	118,942	1,070,588	15,566,709	40,490,735
Excess (deficiency) of sources of funds over uses of funds	(493,265)	740,371	(552,432)	22,616	3,969,757	(2,834,405)	152,193	274,270	54,992	1,622	274,045	343,150	(1,226,503)	729,074	(228,181)	1,227,304	-
FUND BALANCE - Beginning of Period (Deficit)	-	(493,265)	247,106	(305,326)	(282,710)	3,687,047	852,642	1,004,835	1,279,105	1,334,097	1,335,719	1,609,764	\$ 1,952,914	\$ 726,411	\$ 1,455,485	-	-
FUND BALANCE - END OF PERIOD (DEFICIT)	\$ (493,265)	\$ 247,106	\$ (305,326)	\$ (282,710)	\$ 3,687,047	\$ 852,642	\$ 1,004,835	\$ 1,279,105	\$ 1,334,097	\$ 1,335,719	\$ 1,609,764	\$ 1,952,914	\$ 726,411	\$ 1,455,485	\$ 1,227,304	\$ 1,227,304	\$ 1,227,304

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 3**

COMPILED
DETAILED SCHEDULE OF CAPITAL EXPENDITURES
AND DEVELOPER PAYMENTS
From the Date of Creation Through December 31, 2018

	Actual	Project Plan Estimate
CAPITAL EXPENDITURES		
Ivywood Trail improvements	\$ 408,153	\$ 408,153
Siggelkow Road improvements	358,000	420,000
Sanitary sewer - Terminal Drive	816,318	1,000,000
Street improvements - Terminal Drive (urban)	127,136	1,846,000
Storm water improvements - Terminal Drive/Triangle St	242,020	513,665
Triangle Street improvements	230,303	1,070,000
Meinders Road improvements	19,690	232,000
USH 51 landscaping	-	250,000
Planning and engineering redevelopment plan	136,077	400,000
Marketing and business recruitment incentives	500,000	1,000,000
Economic development	2,795,670	5,000,000
Land acquisition, relocation, demolition	140,050	2,500,000
TOTAL CAPITAL EXPENDITURES	\$ 5,773,417	\$ 14,639,818

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Municipality/TID					
Co-muni code 13154	Municipality MCFARLAND		County DANE	Due date 07-01-2019	Report type ORIGINAL
TID number 003	TID type 4	TID name TID 3	Creation date 08-09-2004	Mandatory termination date 08-09-2027	Expected termination date N/A

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$1,455,485

Section 2. Revenue	
Does this TID receive allocated funds from another TID?	No
Allocation from another TID	Allocation amount
N/A	\$0
Subtotal allocation from another TID amount	\$0
Developer guarantee name	Developer guarantee amount
Subtotal developer guarantee amount	\$0
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue amount
Subtotal other revenue source amount	\$0
Tax increment	\$821,442
Investment income	\$15,418
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$5,547
Sale of property	\$0
Total Revenue (deposits)	\$842,407

Form PE-300	TID Annual Report		2018 WI Dept of Revenue
Section 3. Expenditures			
Developer grant name		Developer grant amount	
Waubesa Village Phase 2		\$350,800	
Subtotal developer grant amount		\$350,800	
Does this TID allocate funds to another TID?		Yes	
Allocation to another TID		Allocation amount	
004		\$245,470	
Subtotal allocation to another TID		\$245,470	
Transfer to other fund name		Transfer to other fund amount	
Subtotal transfer to other fund amount		\$0	
Other expenditure name		Other expenditure amount	
Subtotal other expenditures amount		\$0	
Capital expenditures		\$358,000	
Administration		\$35,833	
Professional services		\$14,079	
Interest and fiscal charges		\$66,406	
DOR fees		\$0	
Discount on long-term debt		\$0	
Debt issuance costs		\$0	
Principal on long-term debt		\$0	
Environmental costs		\$0	
Real property assembly costs		\$0	
Total Expenditures		\$1,070,588	
Section 4. Ending Balance			
TID fund balance at end of fiscal year		\$1,227,304	
Future costs		\$24,924,026	
Future revenue		\$27,524,380	
Surplus or deficit		\$3,827,658	

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Preparer/Contact Information	
Preparer name Matt Schuenke	Preparer title Village Administrator
Preparer email matt.schuenke@mcfarland.wi.us	Preparer phone (608) 838-3153
Contact name Matt Schuenke	Contact title Village Administrator
Contact email matt.schuenke@mcfarland.wi.us	Contact phone (608) 838-3153

Submission Information	
You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	13154
TID number	003
Recording time	06-25-2019 08:56 PM
Confirmation	TIDAR201813154O1560526435755
Submission type	ORIGINAL

Memorandum

To: Joint Review Board

From: Matthew G. Schuenke, Village Administrator *mgs*

Cc: Dane County
Madison Area Technical College
School District of McFarland

Date: June 14, 2019

Re: **2018 Annual Report** – *Tax Incremental District #4*

Executive Summary

ACT 257 was created by the State of Wisconsin as a means to require municipalities to hold annual Joint Review Board meetings with the express purpose to review an annual report with the other overlying taxing jurisdictions. Several financial metrics are required to be provided in order to demonstrate the TID's performance over time. The Village is fortunate that it has been preparing this type of annual report voluntarily through its annual auditing process since this TID was created. This cover memorandum is provided as a summary of the year in review and an introduction to the financial statements prepared for the year.

Annual Review

TID #4 was created as a post 1995 Blight TID on January 14, 2008. It is scheduled to expire on January 14, 2035 and not presently forecasted for closure prior to this date. TID #4 first began collecting increment in 2017 after not having collected any since its inception. This has contributed to its financial health as it has historically had very little revenue to offset operating costs from year to year. The expenses for this TID to date have been supported by advances from TID #3 and debt service (which was paid by the advances). Its current fund balance is at (\$433,303) which is a gain following a surplus last year. Second year in a row the District generated a surplus. All of the remaining outstanding deficit is related to its obligation to pay back TID #3 for the advance to fund

the Farwell Place incentive. 2018 is the first year of ten as a payment back to TID #3 for that purpose.

Other than changes in market conditions affecting property values, the District was low on activity with respect to new construction. Staff continues to evaluate and work with property owners within this District in three areas: 1) second phase of Farwell Place Apartments; 2) Addition/renovation to the McFarland House Café property; and 3) sale of the land acquired at Bashford and Johnson streets. Most of the expense associated with 2018 was centered around capital improvements for the repaving of County Highway MN (Farwell Street) and general operations. The district still has about \$5.9 million in unexpended funds authorized in its project plan that could be pursued in future years including streetscaping, land acquisition, public improvements, economic development, and marketing initiatives. Also included is draft form PE 300 which is submitted to the DOR to convey the data from the financial statements.

Exhibits

Exhibit A – Compiled Financial Statements of TID #4 prepared by Baker Tilly

Exhibit B – Draft Form PE 300

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 4**
McFarland, Wisconsin

COMPILED
FINANCIAL STATEMENTS

Including Accountants' Compilation Report

As of and For the Year Ended December 31, 2018 and
From the Date of Creation Through December 31, 2018

DRAFT

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 4**

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As of and For the Year Ended December 31, 2018 and
From the Date of Creation Through December 31, 2018

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ACCOUNTANTS' COMPILATION REPORT

To the Village Board
Village of McFarland
McFarland, Wisconsin

Management is responsible for the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues and Net Cost to be Recovered Through Tax Increments and Historical Summary of Sources, Uses, and Status of Funds of the Village of McFarland's Tax Incremental District No. 4 ("district") as of and for the year ended December 31, 2018 and from the date of creation through December 31, 2018, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with *Statements on Standards for Accounting and Review Services* promulgated by the *Accounting and Review Services Committee* of the American Institute of Certified Public Accountants. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

As discussed in Note 1, the financial statements present only the transactions of the district and do not purport to, and do not, present fairly the financial position of the Village of McFarland as of December 31, 2018, the changes in its financial position, or, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. This information is the representation of management. This information was subject to our compilation engagement, however, we have not audited or reviewed the information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such information.

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the financial statements. Such missing information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economical, or historical context.

Madison, Wisconsin
June 7, 2019

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 4**

COMPILED
BALANCE SHEET
As of December 31, 2018

	Capital Projects Fund
ASSETS	
Tax receivable	\$ 93,135
Loans receivable	<u>63,500</u>
TOTAL ASSETS	<u>\$ 156,635</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE	
Liabilities	
Advances from village funds (TIF District No. 3)	\$ 496,803
Total Liabilities	<u>496,803</u>
Deferred Inflows of Resources	
Unearned revenue	<u>93,135</u>
Total Deferred Inflows of Resources	<u>93,135</u>
Fund Balance	
Unassigned (deficit)	<u>(433,303)</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	<u>\$ 156,635</u>

See accompanying notes to financial statement.

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 4**

COMPILED
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES
AND NET COST TO BE RECOVERED THROUGH TAX INCREMENTS
For the Year Ended December 31, 2018
and From the Date of Creation Through December 31, 2018

	Year Ended	From Date of Creation
PROJECT COSTS		
Capital expenditures	\$ 206,019	\$ 809,638
Developer payments	-	592,500
Administration (in-house)	16,247	313,170
Professional services	21,848	109,133
Interest on advance	4,519	14,717
Interest and fiscal charges	7,576	95,566
Total Project Costs	<u>256,209</u>	<u>1,934,724</u>
PROJECT REVENUES		
Tax increments	84,834	120,356
Exempt computer aid	1,374	9,778
Subsidy from TIF No. 3	245,470	1,089,128
Investment Income	-	323
Loan payments	8,750	26,250
Miscellaneous	1,300	1,300
Debt premium	-	9,286
Total Project Revenues	<u>341,728</u>	<u>1,256,421</u>
NET COSTS RECOVERABLE THROUGH TAX INCREMENTS – DECEMBER 31, 2018	<u>\$ (85,519)</u>	<u>\$ 678,303</u>
RECONCILIATION OF RECOVERABLE COSTS		
G.O. debt outstanding		\$ 245,000
Add: Deficit fund balance		<u>433,303</u>
NET COSTS RECOVERABLE THROUGH TAX INCREMENTS – DECEMBER 31, 2018		<u>\$ 678,303</u>

See accompanying notes to financial statements.

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 4**

COMPILED
HISTORICAL SUMMARY OF SOURCES, USES, AND STATUS OF FUNDS
For the Year Ended December 31, 2018
and From the Date of Creation Through December 31, 2018

	Year Ended	From Date of Creation
SOURCES OF FUNDS		
Tax increments	\$ 84,834	\$ 120,356
Exempt computer aid	1,374	9,778
Subsidy from TIF No. 3	245,470	1,089,128
Investment Income	-	323
Loan payments	8,750	26,250
Miscellaneous	1,300	1,300
Debt premium	-	9,286
Long-term debt issued	-	545,000
Total Sources of Funds	<u>341,728</u>	<u>1,801,421</u>
USES OF FUNDS		
Capital expenditures	206,019	809,638
Developer payments	-	592,500
Administration (in-house)	16,247	313,170
Professional services	21,848	109,133
Interest on advance	4,519	14,717
Interest and fiscal charges	7,576	95,566
Principal on long term debt	30,000	300,000
Total Uses of Funds	<u>286,209</u>	<u>2,234,724</u>
Excess (deficiency) of sources of funds over uses of funds	55,519	(433,303)
FUND BALANCE (DEFICIT) - Beginning of Period	<u>(488,822)</u>	<u>-</u>
FUND BALANCE (DEFICIT) - DECEMBER 31, 2018	<u>\$ (433,303)</u>	<u>\$ (433,303)</u>

See accompanying notes to financial statements.

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 4**

NOTES TO FINANCIAL STATEMENTS
As of and For the Year Ended December 31, 2018
From the Date of Creation Through December 31, 2018

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the Village of McFarland's Tax Incremental District No. 4 (the "district") conform to accounting principles as applicable to governmental units and as defined by Wisconsin Statutes Section 66.1105.

The Village of McFarland has implemented accounting principles generally accepted in the United States of America to the extent they apply in determining the scope of the activity of Tax Incremental District No. 4. The accompanying financial statements reflect all the significant operations of Village of McFarland's Tax Incremental District No.4. The accompanying financial statements do not include the full presentation of the Village of McFarland.

A. DESCRIPTION OF FUND STRUCTURE AND LONG-TERM DEBT

This report contains the financial information of the Village of McFarland's Tax Incremental District No. 4. The summary statements were prepared from data recorded in the following funds and the village's long-term debt:

General Fund
Capital Projects Fund

Detailed descriptions of the purpose of these funds and long-term debt can be found in the Village of McFarland's basic financial statements.

The data was consolidated for purposes of this report. Therefore, the amounts shown in the accompanying statements will not directly correlate with amounts shown in the basic financial statements.

The district was created under the provisions of Wisconsin Statute Section 66.1105. The purpose of that section is to allow a municipality to recover development and improvements costs in a designated area from the property taxes generated on the increased value of the property after the creation date of the district. The tax on the increased value is called a tax increment.

The statutes allow the municipality to collect tax increments until the net project cost has been fully recovered, or until 27 years after the creation date, whichever occurs first. Project costs uncollected at the dissolution date are absorbed by the Village of McFarland. Project costs may be incurred up to five years before the unextended termination date of the district.

<u>Original Project Plan</u>	<u>Creation Date</u>	<u>Last Date to Incur Project Costs</u>	<u>Last Year to Collect Increment</u>
TID No. 4	01/14/08	01/14/30	2035
<u>Plan Amendment</u>	<u>Adoption Date</u>	<u>Last Date to Incur Project Costs</u>	<u>Last Year to Collect Increment</u>
TID No. 4	06/22/15	01/14/30	2035

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 4**

NOTES TO FINANCIAL STATEMENTS
As of and For the Year Ended December 31, 2018
From the Date of Creation Through December 31, 2018

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

B. BASIS OF ACCOUNTING

The modified accrual basis of accounting was followed in the preparation of these statements. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e., both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Project costs, other than interest on long-term debt, are recorded when the related fund liability is incurred.

District increments are recorded as revenues in the year due. Intergovernmental aids and grants are recognized as revenues in the period the related expenditures are incurred, if applicable, or when the village is entitled to the aids.

Other general revenues are recognized when received in cash or when measurable and available under the criteria described above.

C. USE OF ESTIMATES

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

D. MEASUREMENT FOCUS

The measurement focus of all governmental funds is the funds flow concept. Under the funds flow concept, sources and uses of financial resources, including capital outlays, debt proceeds and debt retirements are reflected in operations. Resources not available to finance expenditures and commitments of the current period are recognized as unavailable or unearned revenue or nonspendable fund equity. Liabilities for claims, judgments, compensated absences and pension contributions which will not be currently liquidated using expendable available financial resources are shown in the long-term debt footnote disclosure. The related expenditures are recognized when the liabilities are liquidated.

E. PROJECT PLAN BUDGET

The estimated revenues and expenditures of the district are adopted in the project plan. Those estimates are for the entire life of the district, and may not be comparable to interim results presented in this report.

F. LONG-TERM DEBT

Short-term liabilities are recorded as fund liabilities. All other long-term liabilities are shown in the long-term debt footnote disclosure.

Proceeds of long-term debt issues not recorded as fund liabilities are reflected as "Sources of Funds" in the operating statement of the recipient fund. Retirement of these issues is reported as an expenditure in the year in which the debt matures or is repaid, whichever is earlier.

VILLAGE OF MCFARLAND TAX INCREMENTAL DISTRICT NO. 4

NOTES TO FINANCIAL STATEMENTS
As of and For the Year Ended December 31, 2018
From the Date of Creation Through December 31, 2018

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

G. CLAIMS AND JUDGMENTS

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability and expenditure for claims and judgments is only reported in governmental funds if it has matured. Claims and judgments are disclosed in the long-term debt footnote when the related liabilities are incurred.

NOTE 2 – CASH AND TEMPORARY INVESTMENTS

The district invests its funds in accordance with the provisions of the Wisconsin Statutes 66.0603(1m) and 67.11(2).

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. Fair values are based on quoted market prices. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income.

The district, as a fund of the Village of McFarland, maintains common cash and investment accounts at the same financial institutions utilized by the Village of McFarland. Federal depository insurance and the State of Wisconsin Guarantee fund insurance apply to the Village of McFarland as an individual municipality and, accordingly, the amount of insured funds is not determinable for the district.

NOTE 3 – LONG TERM DEBT

A. GENERAL OBLIGATION DEBT

All general obligation notes and bonds payable are backed by the full faith and credit of the Village of McFarland. Notes and bonds borrowed to finance the district's expenditures will be retired by tax increments accumulated by the Tax Incremental District No. 4 fund. If those revenues are not sufficient, payments will be made by future tax levies.

<u>Title of Issue</u>	<u>Date of Issue</u>	<u>Due Date</u>	<u>Interest Rates</u>	<u>Original Indebtedness</u>	<u>Repaid</u>	<u>Balance 12-31-18</u>
2008 G.O. Promissory Notes	12/15/08	12/01/18	4.00 - 4.25%	\$ 270,000	\$ 270,000	\$ -
2017 G.O. Promissory Notes	07/20/17	12/01/26	1.2% - 2.2%	275,000	30,000	245,000
Totals				<u>\$ 545,000</u>	<u>\$ 300,000</u>	<u>\$ 245,000</u>

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 4**

NOTES TO FINANCIAL STATEMENTS
As of and For the Year Ended December 31, 2018
From the Date of Creation Through December 31, 2018

NOTE 3 – LONG TERM DEBT (cont.)

A. GENERAL OBLIGATION DEBT (cont.)

Aggregate maturities of all long-term debt relating to the district are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 30,000	\$ 5,195	\$ 35,195
2020	30,000	4,595	34,595
2021	30,000	3,920	33,920
2022	30,000	3,245	33,245
2023	30,000	2,570	32,570
2024	30,000	1,970	31,970
2025	30,000	1,370	31,370
2026	35,000	770	35,770
Totals	<u>\$ 245,000</u>	<u>\$ 23,635</u>	<u>\$ 268,635</u>

NOTE 4 – ADVANCES FROM VILLAGE FUNDS

TIF District No. 3 is advancing funds to TIF District No. 4. As of December 31, 2016 the village forgave all advances to TIF No. 4 (see Note 6) with the exception of \$500,000. The \$500,000 represents the 2016 developer payment made for Farwell Place. In 2017, a repayment schedule was established for the advance. Payments began in 2018 with interest. TIF District No. 3 is charging the TIF District interest on the advance based on the average outstanding advance balance during the year at a floating interest rate. \$4,519 in interest was charged in 2018.

The following is the advance repayment schedule.

<u>Year</u>	<u>Principal</u>	<u>Interest</u>
2018	\$ 46,960	\$ 4,519
2019	49,437	2,043
2020	49,660	1,820
2021	49,883	1,596
2022	50,108	1,371
2023	50,334	1,145
2024	50,561	918
2025	50,789	690
2026	51,018	461
2027	51,250	232
Totals	<u>\$ 500,000</u>	<u>\$ 14,795</u>

The outstanding portion of this advance was \$453,040 as of December 31, 2018. In 2018, TIF No. 3 advanced an additional \$43,763. No interest was charged on the additional advance to TIF No. 4.

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 4**

NOTES TO FINANCIAL STATEMENTS
As of and For the Year Ended December 31, 2018
From the Date of Creation Through December 31, 2018

NOTE 5 – GUARANTEED REVENUE

In 2015, the Village of McFarland has entered into a development agreement with Farwell Place, LLC. The agreement guarantees that Farwell Place, LLC shall pay the difference between the guaranteed tax increment and the tax increment actually levied starting in 2017. The fair market value of the development generated enough increment that no supplemental increment payment was required to be made by the developer in 2017.

NOTE 6 – INCREMENT SHARING

As allowable under TIF statutes, the Village of McFarland may share positive TIF increments. In 2015, the Village of McFarland and the joint review board approved sharing increments from TIF District No. 3 (donor district) to TIF District No. 4 (donee district). Transfers are reflected as recoverable costs in the donor district, and as project revenues in the donee district. Transfers were approved to begin in 2015. A transfer of \$843,658 was made in 2016 from TIF No. 3 to TIF No. 4 to forgive a portion of the advances from TIF No. 3 to TIF No. 4 (see Note 4). TIF increment sharing is valid for the life of the donor district or the recipient district, whichever date comes first, and the life of the donor district may not be extended. Transfers between districts are subject to various conditions in the statutes. Total transfers to date total \$1,089,128.

NOTE 7 – DEVELOPER PAYMENTS

Developer	Description	Year of Payment	Amount
Washa Construction	Economic development loan/forgivable loan	2009	\$ 67,500
Farwell	Economic development	2016	500,000
Hillcrest Rentals, LLC	Grant to permit the installation of an automatic fire sprinkler system	2017	25,000

DRAFT

SUPPLEMENTAL INFORMATION

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 4**

COMPILED
DETAILED SCHEDULE OF SOURCES, USES, AND STATUS OF FUNDS
From the Date of Creation Through December 31, 2018

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Totals	Project Plan Estimate
SOURCES OF FUNDS														
Tax increments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,522	\$ 84,834	\$ 120,356	\$ 7,758,702
Exempt computer aid	-	-	-	730	511	822	789	1,018	1,595	1,585	1,354	1,374	9,778	-
Subsidy from TIF No. 3	-	-	-	-	-	-	-	-	-	843,658	-	245,470	1,089,128	4,373,416
Investment income	-	-	-	-	-	-	-	-	323	-	-	-	323	-
Loan payments	-	-	-	-	-	-	-	4,375	4,375	4,375	4,375	8,750	26,250	58,576
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	1,300	1,300	-
Debt premium	-	5,534	-	-	-	-	-	-	-	-	3,752	-	9,286	5,534
Long-term debt issued	-	270,000	-	-	-	-	-	-	-	-	275,000	-	545,000	7,159,068
Total Sources of Funds	-	275,534	-	730	511	822	789	5,393	6,293	849,618	320,003	341,728	1,801,421	19,355,296
USES OF FUNDS														
Capital expenditures	14,472	318,700	30,260	-	-	-	-	-	-	-	240,187	206,019	809,638	1,720,000
Developer payments	-	-	67,500	-	-	-	-	-	-	500,000	25,000	-	592,500	5,600,000
Administration (in-house)	-	-	29,385	32,026	32,709	31,954	32,415	32,958	37,942	35,971	31,563	16,247	313,170	929,883
Professional services	178	22,003	11,309	11,018	2,118	4,135	2,425	2,027	10,208	7,454	14,410	21,848	109,133	-
Interest on advance	-	1,668	789	555	440	598	445	416	802	4,485	-	4,519	14,717	4,911
Interest and fiscal charges	-	5,534	11,029	11,475	11,475	11,475	10,413	9,350	7,650	5,950	3,639	7,576	95,566	1,376,436
Principal on long-term debt	-	-	-	-	-	25,000	25,000	40,000	40,000	140,000	-	30,000	300,000	7,159,068
Total Uses of Funds	14,650	347,905	150,272	55,074	46,742	73,162	70,698	84,751	96,602	693,860	314,799	286,209	2,234,724	16,790,298
Excess (deficiency) of sources of funds over uses of funds	(14,650)	(72,371)	(150,272)	(54,344)	(46,231)	(72,340)	(69,909)	(79,358)	(90,309)	155,758	5,204	55,519	(433,303)	
FUND BALANCE - Beginning of Period (Deficit)	-	(14,650)	(87,021)	(237,293)	(291,637)	(337,868)	(410,208)	(480,117)	(559,475)	(649,784)	(494,026)	(488,822)	-	
FUND BALANCE - END OF PERIOD (DEFICIT)	\$ (14,650)	\$ (87,021)	\$ (237,293)	\$ (291,637)	\$ (337,868)	\$ (410,208)	\$ (480,117)	\$ (559,475)	\$ (649,784)	\$ (494,026)	\$ (488,822)	\$ (433,303)	\$ (433,303)	

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 4**

COMPILED
DETAILED SCHEDULE OF CAPITAL EXPENDITURES AND DEVELOPER PAYMENTS
From the Date of Creation Through December 31, 2018

	<u>Actual</u>	<u>Project Plan Estimate</u>
Anthony Street improvements	\$ -	\$ 70,000
Bashford/Exchange Street intersection improvements (rail improvements)	140,139	300,000
Traffic signals Bashford and Exchange	-	150,000
Farwell Street water main improvements	210,676	100,000
Stormwater improvements/engineering	-	200,000
District-wide specialty landscaping, lighting, pedestrian amenities	406,019	500,000
Contingency	-	250,000
Redevelopment funding	592,500	5,600,000
Administration, planning and legal	<u>52,804</u>	<u>150,000</u>
TOTAL CAPITAL EXPENDITURES	<u>\$ 1,402,138</u>	<u>\$ 7,320,000</u>

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Municipality/TID					
Co-muni code 13154	Municipality MCFARLAND		County DANE	Due date 07-01-2019	Report type ORIGINAL
TID number 004	TID type 2	TID name TID 4	Creation date 01-14-2008	Mandatory termination date 01-14-2035	Expected termination date N/A

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$-488,822

Section 2. Revenue	
Does this TID receive allocated funds from another TID?	Yes
Allocation from another TID	Allocation amount
003	\$245,470
Subtotal allocation from another TID amount	\$245,470
Developer guarantee name	Developer guarantee amount
McFarland House Loan Repayment	\$8,750
Subtotal developer guarantee amount	\$8,750
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue amount
Miscellaneous	\$1,300
Subtotal other revenue source amount	\$1,300
Tax increment	\$84,834
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$1,374
Sale of property	\$0
Total Revenue (deposits)	\$341,728

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

Section 3. Expenditures	
Developer grant name	Developer grant amount
None	\$0
Subtotal developer grant amount	\$0
Does this TID allocate funds to another TID?	No
Allocation to another TID	Allocation amount
N/A	\$0
Subtotal allocation to another TID	\$0
Transfer to other fund name	Transfer to other fund amount
Subtotal transfer to other fund amount	\$0
Other expenditure name	Other expenditure amount
Subtotal other expenditures amount	\$0
Capital expenditures	\$206,019
Administration	\$16,247
Professional services	\$21,848
Interest and fiscal charges	\$12,095
DOR fees	\$0
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$30,000
Environmental costs	\$0
Real property assembly costs	\$0
Total Expenditures	\$286,209

Section 4. Ending Balance	
TID fund balance at end of fiscal year	\$-433,303
Future costs	\$14,555,574
Future revenue	\$17,553,875
Surplus or deficit	\$2,564,998

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Preparer/Contact Information	
Preparer name Matt Schuenke	Preparer title Village Administrator
Preparer email matt.schuenke@mcfarland.wi.us	Preparer phone (608) 838-3153
Contact name Matt Schuenke	Contact title Village Administrator
Contact email matt.schuenke@mcfarland.wi.us	Contact phone (608) 838-3153

Submission Information	
You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	13154
TID number	004
Recording time	06-25-2019 08:57 PM
Confirmation	TIDAR201813154O1560527734005
Submission type	ORIGINAL

Memorandum

To: Joint Review Board

From: Matthew G. Schuenke, Village Administrator *mgs*

Cc: Dane County
Madison Area Technical College
School District of McFarland

Date: June 14, 2019

Re: **2018 Annual Report** – *Tax Incremental District #5*

Executive Summary

ACT 257 was created by the State of Wisconsin as a means to require municipalities to hold annual Joint Review Board meetings with the express purpose to review an annual report with the other overlying taxing jurisdictions. Several financial metrics are required to be provided in order to demonstrate the TID's performance over time. The Village is fortunate that it has been preparing this type of annual report voluntarily through its annual auditing process since this TID was created. This cover memorandum is provided as a summary of the year in review and an introduction to the financial statements prepared for the year. Filing this report for TID #5 with the DOR is not required for fiscal year 2018 since this was its first year of operation (i.e. – it has not created any increment yet). However, it did generate expenses in its first year of operations and these will still be shared as an update on the work that's been done.

Annual Review

TID #5 was created on December 11, 2017. It is scheduled to expire in 2045 and not presently forecasted for closure prior to this date. TID #5 expects to begin to create increment in fiscal operating year 2020 once values established as of January 1, 2019 are first applied and compared against base year values from January 1, 2018. This is a very new district and very much in its infancy after getting through its first year of operations in 2018.

There were two major things to happen within this new district last year. The first of which is the acquisition of 4719 Farwell Street. This purchase had the district acquire three parcels that included a small office building and two properties that were vacant. Borrowed money was used to acquire the land which the Village to go through an RFP process to select a developer to redevelop the site. Those plans are presently being reviewed as a mixed use development and its likely the first phase will break ground before the end of this year. All revenue gained last year is from the money borrowed to acquire the property and rental income from the office building that we retained for the time being.

The second major activity was the District's share of expenses related to the County Highway MN (Farwell Street) Project. The District paid for a portion of the streetscaping work and in the future will reimburse for the decorative street lighting and utility undergrounding project that took place last year. There was some additional administrative costs associated with a few of these projects also realized last year. After the first year it did fall into a deficit as a result of the road project; however, new increment gained beginning next year is anticipated to absorb this through new construction and strong market conditions.

Exhibits

Exhibit A – Compiled Financial Statements of TID #5 prepared by Baker Tilly

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 5**

McFarland, Wisconsin

COMPILED
FINANCIAL STATEMENTS

Including Accountants' Compilation Report

As of and For the Year Ended December 31, 2018 and
From the Date of Creation Through December 31, 2018

DRAFT

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 5**

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As of and For the Year Ended December 31, 2018 and
From the Date of Creation Through December 31, 2018

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ACCOUNTANTS' COMPILATION REPORT

To the Village Board
Village of McFarland
McFarland, Wisconsin

Management is responsible for the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues and Net Cost to be Recovered Through Tax Increments and Historical Summary of Sources, Uses, and Status of Funds of the Village of McFarland's Tax Incremental District No. 5 ("district") as of and for the year ended December 31, 2018 and from the date of creation through December 31, 2018, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with *Statements on Standards for Accounting and Review Services* promulgated by the *Accounting and Review Services Committee* of the American Institute of Certified Public Accountants. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

As discussed in Note 1, the financial statements present only the transactions of the district and do not purport to, and do not, present fairly the financial position of the Village of McFarland as of December 31, 2018, the changes in its financial position, or, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. This information is the representation of management. This information was subject to our compilation engagement, however, we have not audited or reviewed the information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such information.

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the financial statements. Such missing information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economical, or historical context.

Madison, Wisconsin
June 7, 2019

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 5**

COMPILED
BALANCE SHEET
As of December 31, 2018

	Capital Projects Fund
ASSETS	
Cash and investments	\$ -
TOTAL ASSETS	<u>\$ -</u>
LIABILITIES AND FUND BALANCE	
Liabilities	
Accounts payable	\$ 8,584
Advance from other fund	128,178
Total Liabilities	<u>136,762</u>
Fund Balance	
Restricted	9,191
Unrestricted	<u>(145,953)</u>
Total Fund Balances	<u>(136,762)</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE	<u>\$ -</u>

See accompanying notes to financial statements.

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 5**

COMPILED
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES
AND NET COST TO BE RECOVERED THROUGH TAX INCREMENTS
For the Year Ended December 31, 2018
and From the Date of Creation Through December 31, 2018

	<u>Year Ended</u>	<u>From Date of Creation</u>
PROJECT COSTS		
Capital expenditures	\$ 1,056,783	\$ 1,056,783
Administration (in-house)	900	900
Professional services	25,862	25,862
Interest and fiscal charges	3,500	3,500
Total Project Costs	<u>1,087,045</u>	<u>1,087,045</u>
PROJECT REVENUES		
Rent	<u>20,283</u>	<u>20,283</u>
Total Project Revenues	<u>20,283</u>	<u>20,283</u>
NET COST RECOVERABLE (RECOVERED) THROUGH TIF INCREMENTS - DECEMBER 31, 2018	<u>\$ 1,066,762</u>	<u>\$ 1,066,762</u>
RECONCILIATION OF RECOVERABLE COSTS		
G.O. debt outstanding		\$ 930,000
Less: Fund balance		<u>136,762</u>
NET COST RECOVERABLE THROUGH TIF INCREMENTS - DECEMBER 31, 2018		<u>\$ 1,066,762</u>

See accompanying notes to financial statements.

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 5**

COMPILED
HISTORICAL SUMMARY OF SOURCES, USES, AND STATUS OF FUNDS
For the Year Ended December 31, 2018
and From the Date of Creation Through December 31, 2018

	Year Ended	From Date of Creation
SOURCES OF FUNDS		
Tax increments	\$ -	\$ -
Rent	20,283	20,283
Long-term debt issued	930,000	930,000
Total Sources of Funds	<u>950,283</u>	<u>950,283</u>
USES OF FUNDS		
Capital expenditures	1,056,783	1,056,783
Administration (in-house)	900	900
Professional services	25,862	25,862
Interest and fiscal charges	3,500	3,500
Total Uses of Funds	<u>1,087,045</u>	<u>1,087,045</u>
Excess of sources of funds over uses of funds	(136,762)	(136,762)
FUND BALANCE - Beginning of Period	-	-
FUND BALANCE - DECEMBER 31, 2018	<u>\$ (136,762)</u>	<u>\$ (136,762)</u>

See accompanying notes to financial statements.

VILLAGE OF MCFARLAND TAX INCREMENTAL DISTRICT NO. 5

NOTES TO FINANCIAL STATEMENTS
As of and For the Year Ended December 31, 2018
From the Date of Creation Through December 31, 2018

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the Village of McFarland's Tax Incremental District No. 5 (the "district") conform to accounting principles as applicable to governmental units and as defined by Wisconsin Statutes Section 66.1105.

The Village of McFarland has implemented accounting principles generally accepted in the United States of America to the extent they apply in determining the scope of the activity of Tax Incremental District No. 5. The accompanying financial statements reflect all the significant operations of Village of McFarland's Tax Incremental District No.5. The accompanying financial statements do not include the full presentation of the Village of McFarland.

A. DESCRIPTION OF FUND STRUCTURE AND LONG-TERM DEBT

This report contains the financial information of the Village of McFarland's Tax Incremental District No. 5. The summary statements were prepared from data recorded in the following funds and the village's long-term debt:

Capital Projects Fund

Detailed descriptions of the purpose of this fund and long-term debt can be found in the Village of McFarland's basic financial statements.

The data was consolidated for purposes of this report. Therefore, the amounts shown in the accompanying statements will not directly correlate with amounts shown in the basic financial statements.

The district was created under the provisions of Wisconsin Statute Section 66.1105. The purpose of that section is to allow a municipality to recover development and improvements costs in a designated area from the property taxes generated on the increased value of the property after the creation date of the district. The tax on the increased value is called a tax increment.

The statutes allow the municipality to collect tax increments until the net project cost has been fully recovered, or until 27 years after the creation date, whichever occurs first. Project costs uncollected at the dissolution date are absorbed by the Village of McFarland. Project costs may be incurred up to five years before the unextended termination date of the district.

<u>Original Project Plan</u>	<u>Creation Date</u>	<u>Last Date to Incur Project Costs</u>	<u>Last Year to Collect Increment</u>
TID No. 5	12/11/17	12/11/39	2045

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 5**

NOTES TO FINANCIAL STATEMENTS
As of and For the Year Ended December 31, 2018
From the Date of Creation Through December 31, 2018

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

B. BASIS OF ACCOUNTING

The modified accrual basis of accounting was followed in the preparation of these statements. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e., both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Project costs, other than interest on long-term debt, are recorded when the related fund liability is incurred.

District increments are recorded as revenues in the year due. Intergovernmental aids and grants are recognized as revenues in the period the related expenditures are incurred, if applicable, or when the village is entitled to the aids.

Other general revenues are recognized when received in cash or when measurable and available under the criteria described above.

C. USE OF ESTIMATES

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

D. MEASUREMENT FOCUS

The measurement focus of all governmental funds is the funds flow concept. Under the funds flow concept, sources and uses of financial resources, including capital outlays, debt proceeds and debt retirements are reflected in operations. Resources not available to finance expenditures and commitments of the current period are recognized as unavailable or unearned revenue or nonspendable fund equity. Liabilities for claims, judgments, compensated absences and pension contributions which will not be currently liquidated using expendable available financial resources are shown in the long-term debt footnote disclosure. The related expenditures are recognized when the liabilities are liquidated.

E. PROJECT PLAN BUDGET

The estimated revenues and expenditures of the district are adopted in the project plan. Those estimates are for the entire life of the district, and may not be comparable to interim results presented in this report.

F. LONG-TERM DEBT

Short-term liabilities are recorded as fund liabilities. All other long-term liabilities are shown in the long-term debt footnote disclosure.

Proceeds of long-term debt issues not recorded as fund liabilities are reflected as "Sources of Funds" in the operating statement of the recipient fund. Retirement of these issues is reported as an expenditure in the year in which the debt matures or is repaid, whichever is earlier.

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 5**

NOTES TO FINANCIAL STATEMENTS
As of and For the Year Ended December 31, 2018
From the Date of Creation Through December 31, 2018

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

G. CLAIMS AND JUDGMENTS

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability and expenditure for claims and judgments is only reported in governmental funds if it has matured. Claims and judgments are disclosed in the long-term debt footnote when the related liabilities are incurred.

NOTE 2 – CASH AND TEMPORARY INVESTMENTS

The district invests its funds in accordance with the provisions of the Wisconsin Statutes 66.0603(1m) and 67.11(2).

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. Fair values are based on quoted market prices. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income.

The district, as a fund of the Village of McFarland, maintains common cash and investment accounts at the same financial institutions utilized by the Village of McFarland. Federal depository insurance and the State of Wisconsin Guarantee fund insurance apply to the Village of McFarland as an individual municipality and, accordingly, the amount of insured funds is not determinable for the district.

NOTE 3 – LONG TERM DEBT

A. GENERAL OBLIGATION DEBT

All general obligation notes and bonds payable are backed by the full faith and credit of the Village of McFarland. Notes and bonds borrowed to finance the district's expenditures will be retired by tax increments accumulated by the Tax Incremental District No. 4 fund. If those revenues are not sufficient, payments will be made by future tax levies.

<u>Title of Issue</u>	<u>Date of Issue</u>	<u>Due Date</u>	<u>Interest Rates</u>	<u>Original Indebted- ness</u>	<u>Repaid</u>	<u>Balance 12-31-18</u>
2018 STFL Notes	12/11/18	03/15/38	4.75%	\$ 930,000	\$ -	\$ 930,000
Totals				<u>\$ 930,000</u>	<u>\$ -</u>	<u>\$ 930,000</u>

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 5**

NOTES TO FINANCIAL STATEMENTS
As of and For the Year Ended December 31, 2018
From the Date of Creation Through December 31, 2018

NOTE 3 – LONG TERM DEBT (cont.)

A. GENERAL OBLIGATION DEBT (cont.)

Aggregate maturities of all long-term debt relating to the district are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ -	\$ 55,673	\$ 55,673
2021	33,853	44,175	78,027
2022	35,461	42,567	78,028
2023	37,145	40,883	78,028
2024	38,803	39,225	78,028
2025-2029	223,974	166,166	390,140
2030-2034	282,492	107,648	390,140
2035-2038	278,272	33,839	312,112
Totals	<u>\$ 930,000</u>	<u>\$ 530,176</u>	<u>\$ 1,460,176</u>

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SUPPLEMENTAL INFORMATION

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 5**

COMPILED
DETAILED SCHEDULE OF SOURCES, USES, AND STATUS OF FUNDS
From the Date of Creation Through December 31, 2018

	2018	Totals	Project Plan Estimate
SOURCES OF FUNDS			
Tax increments	\$ -	\$ -	\$ 23,564,637
Investment income	-	-	40,439
Rent	20,283	20,283	-
Long-term debt issued	930,000	930,000	13,741,389
Total Sources	<u>950,283</u>	<u>950,283</u>	<u>37,346,465</u>
USES OF FUNDS			
Capital expenditures	1,056,783	1,056,783	854,500
Developer payments	-	-	12,782,389
Administration (in-house)	900	900	-
Professional services	25,862	25,862	104,500
Interest on advance	-	-	-
Interest and fiscal charges	3,500	3,500	9,863,687
Principal on long-term debt	-	-	13,741,389
Total Uses	<u>1,087,045</u>	<u>1,087,045</u>	<u>37,346,465</u>
Excess (deficiency) of sources of funds over uses of funds	(136,762)	(136,762)	
FUND BALANCE - Beginning of Period (Deficit)	-	-	
FUND BALANCE - END OF PERIOD (DEFICIT)	<u>\$ (136,762)</u>	<u>\$ (136,762)</u>	

**VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 5**

COMPILED
DETAILED SCHEDULE OF CAPITAL EXPENDITURES
AND DEVELOPER PAYMENTS
From the Date of Creation Through December 31, 2018

	Actual	Project Plan Estimate
CAPITAL EXPENDITURES		
Infrastructure - Farwell, Retention Pond, Blackwater Channel	\$ 920,809	\$ 350,000
Streetscaping improvements	135,974	400,000
Development funds / incentives	-	12,782,389
Planning, promotion and development	-	104,500
TOTAL CAPITAL EXPENDITURES	<u>\$ 1,056,783</u>	<u>\$ 13,636,889</u>

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