

**COMMUNITY
DEVELOPMENT
AUTHORITY**

**Wednesday, September 4,
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 minutes of the meeting held he July 10, 2019.
4. BUSINESS.
 - a. Discussion for financial participation regarding a TIF Development Incentives Application from McFarland Paint & Hardware Inc. (The Lift Store), 4725 Farwell Street.
 - b. Discussion regarding initiating a territory amendment to TID #5.
 - c. Discussion and action to make a recommendation to the Village Board regarding listing for sale Village property at 5411 Bashford Street within TID #4.
5. CLOSED SESSION.
 - a. Discussion and action in order to convene in Closed Session in accordance with Wis. Stats. 19.85(1)(e) to deliberate or negotiate the investment of public funds or other specified public business whenever competitive or bargaining reasons require a closed session, specifically for the following:
 - 1) Consideration of a Real Estate Acquisition and Development Agreement by and between the Village of McFarland and Lakestone Properties & Management, LLC for 4719 Farwell Street; and
 - 2) Consideration for financial participation regarding a TIF Development Incentives Application from McFarland Paint & Hardware Inc. (The Lift Store), 4725 Farwell Street.
 - b. Discussion and action to reconvene into Open Session.
 - c. Discussion and action to make a recommendation to the Village Board regarding a Real Estate Acquisition and Development Agreement by and between the Village of McFarland and Lakestone Properties & Management, LLC, for 4719 Farwell Street.
 - d. Discussion and action to make a recommendation to the Village Board for financial participation regarding a TIF Development Incentives Application from McFarland Paint & Hardware Inc. (The Lift Store), 4725 Farwell Street.

6. SCHEDULE NEXT MEETING DATE.

- a. Wednesday, October 2, 2019 at 7:00 pm.

7. 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

July 10, 2019

Members Present: Dan Kolk, Stephanie Brassington, Scott Peters, Jerry Dietzel, Toni Stolarik, Sue Smith (arriving at 7:03)

Members Absent: Ken Brost

Staff Present: Matt Schuenke, Karen Knoll

1. Call to Order

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

Kolk moved to appoint Brassington temporary chair. Stolarik seconded the motion. Motion carried 4-0.

2. Public Appearances - None

3. Approval of Minutes

- a. Review and possible approval of the June 5, 2019 Community Development Authority minutes.

Kolk moved to approve the minutes of June 5, 2019. Dietzel seconded the motion. Motion carried 4-0.

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.

Brian Spanos, Lakestone Properties reviewed the two-phase development. The first phase will be a three-story multi use project with 47 units in the first building – 45 residential and 2 commercial. The residential units will include 16 -1 bedroom, 14 - 2 bedrooms and 15 efficiency units. There will be 41 underground parking spaces and 29 surface spaces. The two commercial units in Phase I will encompass 2,200 sq.ft. facing Farwell Street. Spanos reviewed the finishes for the project per TIF guidelines. The first phase building will have a workout room, grilling and patio areas for the residents. They are marketing for two office style tenants for phase one, phase two of the commercial aspect will be geared towards retail and restaurant use. Members discussed the height of the building, water table issues

in the area, parking lot access, and the entrance location to the property, along with where sidewalks and bike parking would be located.

Brian Stoddard architect from Knothe & Bruce Architects reviewed the plans, design, lighting and sidewalk locations.

Members discussed the staff review of the project, standards for Planned Development, design guidelines for the TIF district including building orientation, lighting, parking, design and materials, signage. Spanos reviewed the parking for both phases; they will likely have some hourly restrictions on some of the stalls for the retail portion. Kolk inquired on the retention ponds, will they be designed as wet ponds. Stoddard reviewed the retention pond locations, types proposed, and aquatic plantings. They are not proposing them to be fenced in, and have not had to do so on other similar projects. Schuenke summarized the submitted plan as proposed is compliant with the TIF standards and guidelines.

Schuenke reviewed the Planned Development process with members.

Kolk moved to make a recommendation to the Plan Commission for approval of the General Plan and Detailed Plan (Phase 1 Only) for the redevelopment of 4719 Farwell Street as presented. Peters seconded the motion. Motion carried 5-1 with Smith opposed.

- 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.

Schuenke summarized the proposal for a new building and patio at 5923 Exchange Street, and the member's duties to review it as a site design, along with the standards needing to be met.

Shaun O'Hearn summarized the site has had a second structure on the property for many years, formally used as a greenhouse; he is looking to tear it down and build a single story depot style structure on the current foundation. They wish to add a patio on the north side of the building along with improving landscaping and adding parking in the rear. They are looking to add an additional 1200 sq. ft. apartment on the third floor of the McFarland House. While the two buildings are separate, there is a connecting tunnel between the two. O'Hearn is looking to use the depot building as a meeting area with large exit doors to the patio. It will be available for rent; the front area will be set up like a tavern with beer, wine and cocktails available. The licensing has already been permitted. O'Hearn will be marketing towards rentals along the line of cocktail parties, sports events, and birthday parties. O'Hearn is not looking to host weddings or events like that. Events that are more of a cocktail party rather than plated dinners. He is looking to be holding events and serving into the winter months.

O'Hearn reviewed the exterior design; they are wishing to bring a historic feel to the look of the building, while being energy efficient. The foundation has some improvements needed. The whole building is 1700- 1800 sq. ft. with the building being only 20 feet wide.

The work to be done on the third floor of the café is not part of this proposal; he will have that in the financials of his TIF application. O'Hearn expects to be back at the August meeting with his financials and finish the project by next spring. He is eager to start working on the landscaping in the back of the property. Kolk inquired about the parking, are they adding spaces or just cleaning up the back of the property. O'Hearn replied they are cleaning it up; they will be striping the parking stalls. They have the option of using that area as the delivery area; currently they are using the front area next to the café for deliveries.

Members reviewed the spacing from the nearest residency in the area. Schuenke reviewed the standards and elements with members in regards to the site design. Kolk inquired of the makeup of the patio/deck area. O'Hearn replied they are looking into stamped concrete; he would like to stay away from treated lumber for maintenance reasons. The backyard sits somewhat in a "bowl" about five steps down. There will be fencing for security measures; they are attempting to make it look like a loading dock. He is currently looking at many options for the cable fencing. Kolk inquired if that meets the ordinance requirements. Schuenke replied he would look at it again, he did not think it raised any red flags; O'Hearn does have the height required.

Schuenke reviewed TID #4 guidelines with members. Members discussed the parking. Schuenke advised the zoning code recommendation standard calls for 183 parking stalls, when you apply what O'Hearn is proposing. Schuenke pointed out it has operated as a café for 10 years with no onsite parking, and as another business prior to that. It does create some parking issues at times, but O'Hearn's ability to add 8 stalls is appreciated. This is a downtown property and we are trying to encourage more density and walkability. There is on street parking and parking at the library, the parking lot at the Municipal Center is not that far, and time frames do not compete in that aspect. Schuenke summarized from both a site design guideline and TID #4 staff feels it complies with the code in those two areas. Members discussed possible signage on the building. O'Hearn advised he might install a small way finding sign on the property.

Kolk moved to make a recommendation to the Plan Commission to approve the site/design for the McFarland House Cafe located at 5923 Exchange Street as submitted Dietzel seconded the motion. Motion carried 6-0.

- c. Discussion regarding annual reports completed for all Tax Increment Districts. Schuenke advised annually there is a meeting of the Joint Review Board, which is made up of a resident of McFarland, the Village Board President and three representatives from the other tax entities. The statutes require they meet annually; we currently have three TID districts, only two require a report at this time. Schuenke shared the reports with members.

4. SCHEDULE NEXT MEETING DATE.

Smith inquired of the status of the sale of the vacant lot on Bashford Street. Schuenke replied per CDA recommendation it was to have been listed for sale with a realtor. A neighboring property went up for sale and Schuenke looked into purchasing it to combine with the Bashford Street site to make a larger parcel, however the neighboring site sold quickly. Schuenke advised he has not moved forward with the listing, once the new Community Development Director is in place he will hand this project over to them.

Kolk inquired about two properties on Exchange Street, and if there are any options on those buildings to encourage redevelopment. Schuenke reviewed the location of the two properties and advised they have unique issues. It is something that can be checked into.

Next meeting will be Wednesday August 7, 2019

6. ADJOURNMENT.

Kolk moved to adjourn, seconded by Stolarik. Motion carried. Meeting adjourned at 8:39 p.m.



COMMUNITY DEVELOPMENT AUTHORITY SUMMARY SHEET

MEETING DATE: Wednesday, September 4, 2019

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion for financial participation regarding a TIF Development Incentives Application from McFarland Paint & Hardware Inc. (The Lift Store), 4725 Farwell Street.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

Included within the packet is the application for Tax Increment Financing (#2019-03) for 4725 Farwell Street by McFarland Paint & Hardware Inc. (tenant Midwest Equipment Specialists). The property is located in TID #5. The property owners are proposing the following improvements:

1. Parking lot reconstruction (no expansion)
2. New roof
3. Upgrade interior and exterior light fixtures to LED
4. Structural reinforcements and primary facade improvements

Estimated total project costs are \$480,000. Applicant is requesting a 20% cash grant, or \$96,000 in TIF assistance. Included in the application is a letter of interest from the bank, contractor estimates, and preliminary front facade rendering. Finally, a memo is provided in the packet that goes over the details of the project and fiscal impact to TID #5 as they relate to the Village's Development Incentives Policy Manual (adopted 04/08/2019) and TID #5 Design Guidelines (rev. 08/13/2018). Note, at this time an application for site/design review has not been submitted for approval by the CDA or Plan Commission. This is anticipated to occur after initial discussion of the TIF application. However, an initial review of the proposed project against the Design Guidelines for TID #5, and initial staff suggestions for improvement to the initial design, is provided as the Village's consideration of commitment to provide funding assistance is intertwined with the design of the proposed exterior improvements.

The agenda includes open session discussion in order for the Applicant to present their project and request. Later in the agenda is a closed session item for the CDA to deliberate the investment of public funds.

FINANCIAL/BUDGET IMPACT:

Refer to attached staff report.

**VILLAGE PLAN REFERENCE:**

TID #5 Project Plan (12-11-2017).

Tax Increment Financing Development Incentives Policy Manual (04/08/2019)

ORDINANCE REFERENCE:

2018-13, Design Guidelines TID #5

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Presented for recommendation to the Village Board.

ATTACHMENTS:

1. 4725 Farwell St - Beyler - TIF application 8-15-19
2. 4725 Farwell TIF Incentive Staff Review_08302019
3. 4725 Farwell Street Property Photos
4. TID #5 Design Guidelines
5. 11.17.14 4725 Farwell St - CUP #258
6. 11.17.14 4725 Farwell St - Ltr
7. 11.17.14 Plan Commission Minutes

TAX INCREMENT FINANCING
DEVELOPMENT INCENTIVES
APPLICATION



Application ID: 2019 (Year) - 3 (#) to be completed by Village Community Development Director upon submittal

Please complete and submit the following information to the Village Community Development Director for a more detailed review of the feasibility of your request for Tax Incremental Financing (TIF) Development Incentives. The application is comprised of five sections: (A) Applicant Information, (B) Property Information, (C) Project/Business Information, (D) TIF Request, (E) Budget/Financing Strategy, and (F) Applicant Certification and Acknowledgement. Where there is not enough room for responses provided, please use an attachment. Where questions do not apply, mark NA (not applicable). Applicants are encouraged and may be required to submit additional information such as site plans, environmental studies, market studies, business plans, business or personal financial statements, or financial commitment letters to be included for review and consideration.

A. APPLICANT INFORMATION

Project Name: McFarland Paint & Hardware Inc
Applicant: Midwest Equipment Specialists Inc (tenant)
Mailing Address: 4725 Farwell Street
Primary Contact: Larry Beyer Telephone: 608/838-8151
Email: Midwest-equipment-specialist@ gmail.com Fax: 608/219-9330
Legal Entity: ☐ Individual(s) ☐ Joint Tenants ☐ Tenants in Common
☒ Corporation ☐ LLC ☐ Partnership ☐ Other: _____

If not a Wisconsin corporation/partnership/LLC, state where organized: _____

Will new entity be created for ownership? ☒ No ☐ Yes

Is any owner, member, stockholder, partner, officer or director of any previously identified entities, or any member of the immediate family of any such person, an employee or elected official of the Village of McFarland?

☒ No ☐ Yes, If yes, give the name and relationship of the employee: _____

RECEIVED

AUG 15 2019

VILLAGE OF McFARLAND

Provide the names of consultants (e.g. attorneys, engineers, planners, architects, contractors, etc.) authorized to act on behalf of the applicant.

Name	Title/Company	Email	Phone #

B. PROPERTY INFORMATIONParcel(s) Address: 4725 FARWELL StreetParcel(s) Tax Number: 0610-032-7034-5As the Applicant, are you the current owner of this parcel(s)? ☐ No ☒ Yes

If no, current owner is: _____

If no, do you have an agreed upon option to purchase the property? ☐ No ☐ Yes (provide

documentation and note the expiration date here: _____

Total Lot Size: _____ square feet 789 AcresParcel Contains Existing Buildings? ☐ No ☒ YesIf yes, indicate Total Building Size 12500 sq.ft.

Most recent property assessment (PA):

\$ 144400 Land \$ 434900 Improvements \$ 579300 TotalExisting Uses: CommercialExisting Zoning: C-G General Commercial

Existing Uses, Adjacent Parcels: _____ N _____ S _____ E _____ W

Existing Zoning, Adjacent Parcels: _____ N _____ S _____ E _____ W

Will a zoning change be requested? ☒ No ☐ Yes

If yes, indicate new zoning _____

Identify other approvals, permits, or licenses your project may need (e.g. County, State or Federal permits).

Existing Mortgage Holder: The Park Bank

Contact Person & Phone Number: Josh Marron

Does the property have any existing tax delinquencies, zoning or building violations? ☒ No ☐ Yes

If yes, explain: _____

C. PROJECT/BUSINESS INFORMATION

The proposed project is: ☒ An Improvement to Existing Business ☐ A New Business(s)
☐ Business Relocation ☐ Residential Development ☐ Other

Project Description. Include any plans or illustrations prepared for the project, if available. At a minimum, a concept plan shall be submitted with the application.

Exterior Renovation & update energy efficient lights

Will the project incorporate any "sustainability" or "green design" concepts? Describe.

Current annual revenue: \$ 2229935 Estimated annual revenue: \$ _____

Current annual expenses: \$ 628301 Estimated annual expenses: \$ _____

Business Plan and/or Marketing Plan attached? ☒ No ☐ Yes

Balance Sheets and Profit and Loss Statements for the past two years attached? ☐ No ☒ Yes

Describe the project schedule.

Final Plan/Specification Preparation Date: _____

Preliminary Construction Start Date: _____

Preliminary Construction Completion Date: _____

Date Occupied or Opened: _____

Number of principal buildings and estimated square footage: 1 building 12500 sqft

Estimated equalized assessed valuation after project completion (EAV)

\$144400 Land Estimated 8090 of 480000 = 384000
\$818900 Improvements \$963300 Total

Estimate the incremental property taxes to be generated by the project (attach any independent appraisals).

Pre-improvements: \$ _____ PA x _____ Mill Rate = \$ _____ Total (A)

Post-improvements: \$ _____ PA x _____ Mill Rate = \$ _____ Total (B)

Additional increment (B-A) = \$ _____

Will the proposed project result in the relocation of economic activity/businesses from another location within the Village? ☒ No ☐ Yes

If yes, discuss the nature of any anticipated relocations and the impact the relocation would have on the neighborhood where such activity is currently located.

Will the proposed project result in the relocation of economic activity from an adjacent community?

☒ No ☐ Yes

If yes, discuss the nature of any anticipated relocations and the impact the relocation would have on the community where such activity is currently located.

Identify any proposed tenants of the project. Have leases been negotiated or signed? ☐ No ☒ Yes

Current tenant will be the same

Who will own and operate the developed property? Current Owner
McFarland Paint + Hardware
INC

Do similar businesses/uses already exist in McFarland?

☒ No ☐ Yes, If yes, indicate _____

Describe any differences in your proposed business/uses to existing businesses/uses

Current and Created Jobs by Annual Wage Range (Full Time ≥ 30 hrs/week).

\$0-\$19,000

1 Full Time (current) 2 Part Time (current) _____ FT (created) _____ PT (created)

\$20,000-\$39,000

2 Full Time (current) _____ Part Time (current) _____ FT (created) _____ PT (created)

\$40,000-\$59,000

2 Full Time (current) _____ Part Time (current) _____ FT (created) _____ PT (created)

\$60,000+

1 Full Time (current) _____ Part Time (current) _____ FT (created) _____ PT (created)

Average per hour wage rate of all employees (not including benefits) \$ _____

Approximately what percentage of employees do you expect will be hired from the McFarland area (i.e. 53558 zip code) 2 _____.

Will the proposed business offer its employees a benefit package including health care and retirement benefits?

☐ No ☐ Yes

Discuss neighborhood impact/support for the project. Has the applicant discussed the project with neighboring property owners? ☒ No ☐ Yes

Discuss any history of community involvement by the applicant or business within the Village.

We started doing business in 1976 McFarland Paint & Hardware, Inc - We moved from Bishford Street to 4725 Farwell Street in 1980

Has any portion of the project already been started or completed? ☒ No ☐ Yes

If yes, describe the portions of the project completed, the work remaining, and why public financing is necessary to complete the project.

D. TIF REQUEST

State the total amount of TIF assistance being requested: \$ 96,000
480000

State the form of incentives requested:

☐ Developer Loan (pay-as-you-go) ☐ Traditional Loan ☐ Tax Increment Loan at Occupancy

☐ Tax Increment Loan at Project Start ☒ Other 20% cash grant

State the need and justification for TIF assistance. Explain how the applicant intends to demonstrate compliance with the "but for" test. Substantiate that other alternative methods of financing have been thoroughly explored.

Having been in business since 1980 at 4425 Farwell street, we are requesting aid in upgrading our facility. The TIF assistance would help us to upgrade to a more energy efficient facility. Without the TIF assistance we would have to upgrade in a lesser capacity.

Check which box(s) best describe the use of TIF funds:

- | | | |
|--|--|--|
| ☐ Land Acquisition/Survey | ☐ Environmental Audits | ☐ Site Grading |
| ☐ Demolition/Remediation | ☐ New Construction | ☒ Rehabilitation/Expansion |
| ☒ Utility Improvements | ☒ Parking/Access | ☒ Landscaping |
| ☐ Recreation/Conservation | ☐ Professional Services | ☐ Financing Costs |
| ☐ Other _____ | | |

E. PROJECT BUDGET AND FINANCIAL STRATEGY

Project Costs	Amount (\$)	Source(s) of Financing
Property Acquisition		
Environmental testing/remediation		
Demolition		
Construction of new building(s) Facade Imprv.	\$300,000	
Site Improvements Parking Lot	\$75,000	
Renovation of existing structures		
Cost of installation of machinery/equipment Exterior Lighting	\$45,000	
Architectural/Engineering fees		
Legal & other professional fees		
Permit fees		
Financing fees		
Developer fees		
Other (please specify) Roof Replacement	\$60,000	
Total Project Costs	\$480,000	

Budget source: ☐ Developer ☐ Arch/Eng ☐ Contractor ☐ Other

Sources of Financing	Amount (\$)	Percent of Total Costs
TIF	\$96,000	\$144,000 %
Equity	\$72,000	\$72,000 ~15 %
Loans	\$312,000	\$264,000 %
Grants		%
Other (please specify)		%
Total Project Costs	\$480,000	\$480,000 100.0 %

Lender for Project if in addition to the Village:

Officer:

Preapproved:

☐ No ☒ Yes, attach a Letter of Commitment from the Lender indicating that the applicant has sufficient financial resources to obtain the private financing for the project.

Grant Sources:

Grant Amount:

Grant Officer:

Phone

Email

Application Status:

Date of Grant Announcement:

F. APPLICANT CERTIFICATION AND ACKNOWLEDGEMENT

I acknowledge being informed that the Village of McFarland (Village) will, upon request by a member of the public or in the course of reporting its activities to the public, disclose the names of individuals requesting Tax Incremental Financing (TIF), the amount of TIF requested, state/federal programs used, if any, and the development impact of the TIF requested (e.g. jobs created, tax base impact and total project investment). I have been assured by the Village, and I understand, that other financial information provided by me in connection with this application or with assistance from the Village, if any is given (including, but not necessarily limited to business and personal financial statements, business operating statements, data on historical and projected future sales or other aspects of business performance, and business plans) will, to the extent permissible by law, and except for use in collection proceedings, if any, be treated as confidential. This will confirm that I have relied upon such assurance by the Village in providing financial information to the Village, and that, but for such assurances, such information would not be provided.

I certify that the information contained in this application is, to the best of my knowledge, true and correct. I agree to notify the Village, in writing, of any changes that materially affect the accuracy of this statement. I authorize the Village or its agents to verify the information provided in this application and to obtain additional information concerning the applicant(s) financial condition.

I certify through signing the TIF application that the final form and amount of financing the Village offers may differ from that requested. The form and amount of financing shall be finalized through the execution of a development agreement.

I certify that financial, insurance, and project assurances will be required as part of the final development agreement to be negotiated with the Village upon preliminary approval of this application. These may include, but are not limited to, assessment guarantees, letters of credit, personal or corporate guarantees, minimum payment agreements, lien waivers for contractors, consent of mortgagee or other loan security instrument. All terms and obligations of the Village and the applicant shall be finalized through the execution of a development agreement.

I certify, by signing and submitting this application, that additional costs, above the amount of the application fee, incurred by the Village for outside professional review or expertise of this application, and any development agreement resulting from this application, will be the responsibility of the applicant. I further certify, that denial of the application or failure to reach agreement with the Village on a development agreement shall not entitle the applicant to a refund of the application fee or any amounts of the escrow used in the review of the application.

Applicant Lawrence A. Beyler Title President
 Signature Lawrence A. Beyler Date 7/15/19

Return To:

Village of McFarland
 Attn: Village Community Development Director
 5915 Milwaukee Street
 McFarland, WI 53558
 P: 608-838-3153

August 15, 2019

Larry Beyler
Vicky Beyler
4725 Farwell Street
McFarland, WI 53558

RE: 4725 Farwell Street, McFarland, WI 53558

Dear Larry and Vicky

Park Bank (the "Bank") understands that you are seeking to upgrade the property located at 4725 Farwell Street, McFarland, WI 53558.

As you have been a valued client of The Park Bank for over three years, we greatly value your banking and financial relationship. In that span of time the bank has provided financing for several projects that have greatly benefited the local area, will all loans in good standing and paid on-time. As you know, you currently have a Six-Figure Line of Credit with our institution, with full ability to draw against this instrument, as well as several term loans. In addition, you are also carrying a solid balance(s) in deposits with the Bank.

The financial strength, detailed acumen, and operational excellence that you have provided are exceptional. Therefore, Park Bank looks forward to pursuing full underwriting, and a strong lending package, of the development/upgrade of the above mentioned site. We look forward to further due diligence on this project!

Should you or any interested parties have questions or require any further input from the Bank, please don't hesitate to contact me at (608) 278-2821 or jmarron@parkbank.com.

Sincerely



Joshua Marron
Senior Vice President
Business Banking
NMLS# 713150

Exterior Renovation Design & Budget Updates

1 message

Breidel, Mark (Keller Inc.) <mbreidel@kellerbuilds.com>
To: Midwest Equipment <midwestequipmentspecialist@gmail.com>
Cc: "Manske, Chris (Keller Inc.)" <cmanske@kellerbuilds.com>

Tue, Jun 4, 2019 at 12:40 PM

Hi Larry,

Update below on preliminary structural design and budget costs. If you're around the shop tomorrow afternoon, around 3ish, or just about anytime on Thursday I can stop by to review and discuss in person, but wanted to get this summary over to you to noodle-on in the meantime.

1. Attached is the preliminary structural design to re-inforce the existing structure for:

- o The sun shade snow and snow drift load
- o The snow drift load on the back side of the new parapet wall
- o The additional dead load of new steel and accessories

2. We established a preliminary budget price for just the structural reinforcement requirements at \$116,291.00

- o This budget price includes certain allowances for some re-work of interior finishes that will be affected by the demo and structural reinforcement. (drywall, flooring, etc.)

3. We established a preliminary budget price for just the exterior finishes of the (Front Façade Only; West side of building not included) at \$171,622.00

Let me know when you want to meet to review and discuss if you're ok with proceeding knowing these budgetary projections, and/or if we want to discuss some value engineering options to shave off some costs.

Have a great day. See you soon.

Mark Breidel
Director of Hospitality / Co-Owner

KELLER, INC.
Planners | Architects | Builders
With offices in the Fox Cities, Madison, Milwaukee and Wausau

Mobile (608) 445-2245 | Office (608) 318-2336

From: Midwest Equipment <midwestequipmentspecialist@gmail.com>
Sent: Friday, March 29, 2019 8:06 AM
To: Breidel, Mark (Keller Inc.) <mbreidel@kellerbuilds.com>
Subject: Re: Midwest Equipment_Front Elev_Concept Design sketch_.pdf

looks good I will be here today or Monday Thanks Larry



PROPOSAL C7302 P1

P.O. Box 13456
Wauwatosa, WI 53213-0456

MADISON
(608) 221-8680
Fax: (414) 476-9132

MILWAUKEE
(414) 476-9130
Fax: (414) 476-9132

RACINE
(262) 633-1105
Fax: (414) 476-9132

WI Building Contractor Registration #: 1105248

Name: Larry Beyler
Company: Midwest Equipment Specialists
Address: 4725 Farwell St.
City: McFarland, WI 53558

Phone:
Fax Number:
E-mail: midwestequipmentspecialist@gmail.com
Job Name: Midwest Equipment Specialists
Job Location: 4725 Farwell St., McFarland
Job Phone: Cell: (608) 219-9330

Date: March 25, 2019

We hereby submit specifications and estimates for:

Parking Lot Reconstruction:

Bid is based on approximately 18,300 square feet of asphalt paving.

Mill/Pulverize existing asphalt parking lot (Blue area on drawing).

Excavate and undercut 1 area to an average depth of 10" to ensure proper grade and base approximately 10,500 square feet. (Red area on drawing).

Supply 10" of stone base consisting of 5" of 3" Breaker Run & 5" of 1 1/4" crushed aggregate, up to 660 Tons (Red).

Supply up to 80 tons of 3/4" crushed aggregate to finish grade.

Finish grade and compact base stone.

Water the new base stone to ensure maximum compaction.

Construct a 2-course 3 1/2" compacted thickness hot mix asphalt pavement consisting of 2" 19MM binder course mix and 1 1/2" 12.5 MM surface course material (Blue) 7,800 square feet.

Construct a 2-course 5" compacted thickness hot mix asphalt pavement consisting of 3" 19MM binder course mix & 2" 12.5MM surface course material.

\$74,050.00

For 6" total dept in Red Areas

Add \$5,320.00

UNIVERSAL ROOFING CO. INC.

.....
2887 Hwy MN
Stoughton, WI 53589
Office (608-838-2528)
Fax (608-838-0789)
Cell (608-438-4621)
E-mail (universalroofingcoinc@yahoo.com)
Web (universalroofingcoinc.com)

April 11, 2019
Attn: Larry Beyler

To: Mid-West Equipment
4725 Farwell Street
McFarland, WI

Thank you for considering Universal Roofing Co. Inc. for your future roofing project. We would be delighted to answer any questions that are not covered by the following roof specifications.

Our proposal is as follows:

Specifications

1. Remove any abandon pipes, conduit or ventilation vents. Repair metal deck in these areas.
2. In fill 1.5 inch flute fill EPS insulations.
3. Mechanically attach 1 layer of 2 inch polyisocyanurate ridged insulations. (Approx. "R-Value 12.5).
4. Mechanically attach a new .060 mil. TPO single ply membrane roofing system in accordance to the manufacturer's specifications. (Color White).
5. Fabricate and install new 24 gauge perimeter edge metal.
6. Remove and dispose of all work related debris.

20 Year Manufacturers Membrane Warranty

Total Amount Due on Completion Date: \$59,950.00

As required by the Wisconsin Construction Lien Law, Builder hereby notifies Buyer that persons or companies furnishing labor or materials for the construction on Buyer's land may have lien rights on Buyer's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned Builder, are those who contract directly with the Buyer or those who give the Buyer notice within sixty (60) days after they first furnish labor or materials for the construction. Accordingly, Buyer will probably receive notice from those who furnish labor or materials for the construction and should give a copy of each notice received to the mortgage lender, if any. Builder agrees to cooperate with the Buyer and the lender, if any, to see that all potential lien claimants are duly paid.

Authorized
Signature _____

(Please fax or send signed Contract back to the office if work is to be completed.)

Thank you,
Steven C. Horan
President

All Prices Good for 30 Days

Bill Schneider
Vice President

Electrical Solutions, Inc.

2928 County Road MN
Stoughton, WI 53589

www.electricalsolutions-inc.com

Telephone: 608-838-5159
Fax: 608-838-0307

Proposal / Contract

June 5, 2019

Midwest Equipment Specialist
4725 Farwell Street
McFarland, WI 53558

Project: Electrical

Attention: Larry

To include the following per walk thru;

1. Remove all 8' fluorescent fixtures
2. Supply & Install 8' LED fixtures in the same locations
3. Remove all 2x4 lay in fluorescent fixtures
4. Supply & Install LED 2x4 lay in fixtures in same locations
5. Remove outside wall pack fixture
6. Supply & Install LED wall pack in same location
7. Relocate 3 - existing sign circuits in front
8. Add 6 - LED recessed can fixtures in new soffit
9. Add pipe & wire from existing front sign over to SE old pole light / Re-pull wire and terminate for both signs & Free standing Standard sign pole
10. Includes electrical permit / scissors lift / trenching equipment

Price: \$44,549.00

Approval _____ Date _____

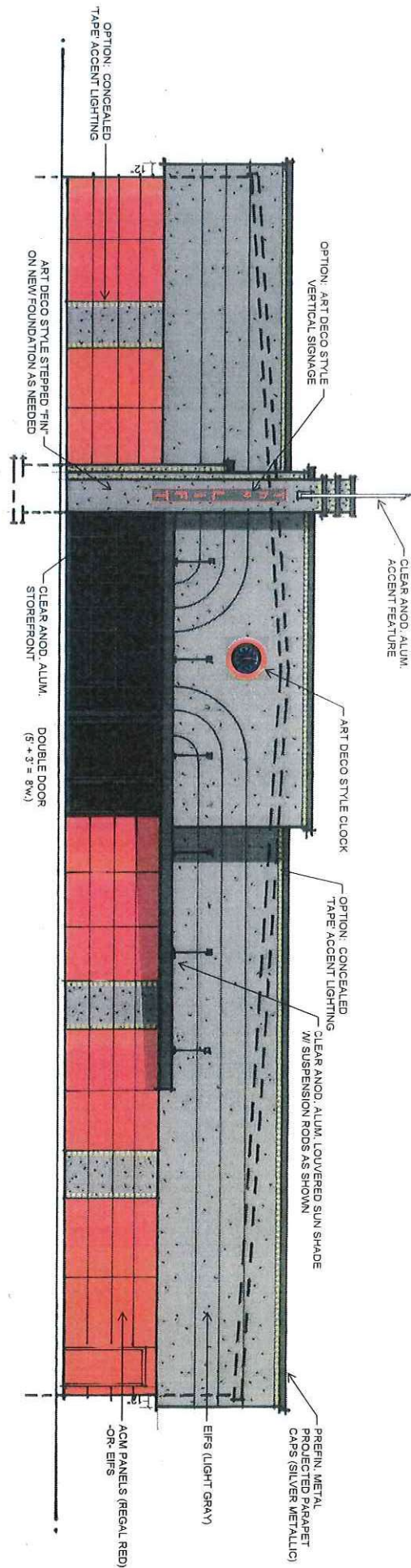
Authorized Signature


Bernard Esch

Date

6-5-19

Terms / Conditions: Payments to be made 15 days after invoice date, to the value of 100 percent (100%) of all work completed. Invoicing will be done on a monthly basis with the entire amount of contract to be paid within 15 days after completion. A finance charge computed by a periodic rate of 1 1/2% per month (APR 18%) will be applied on previous months' adjusted balance. Adjusted balance is the unpaid balance, including finance charges, less all payments and credits made since the last billing. Any alteration or modification from the above specifications involving extra cost of material or labor will be executed only upon written change order and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing
Price quote good for 10 days



MIDWEST EQUIPMENT SPECIALISTS

11/2/24

NORTH ELEVATION

dwg# 1000 3.28.19



Memorandum

To: Community Development Authority

From: Andrew Bremer, AICP
Village Community & Economic Development Director

Date: August 30, 2019

Re: **4725 Farwell Street Development Project – Staff Review (TIF Request)**

Executive Summary

The Village has received an application for Tax Increment Financing (#2019-03) for 4725 Farwell Street by McFarland Paint & Hardware Inc. (tenant Midwest Equipment Specialists). The property is located in TID #5. The property owners are proposing the following improvements:

- Parking lot reconstruction (no expansion), estimate cost: \$74,000
- New roof, estimated cost: \$60,000
- Upgrade interior and exterior light fixtures to LED, estimated cost: \$45,000
- Structural reinforcements and primary facade improvements, estimated cost: \$300,000

Estimated total project costs are \$480,000. Applicant is requesting a 20% cash grant, or \$96,000 in TIF assistance. Included in the application is a letter of interest from the bank, contractor estimates, and preliminary front facade rendering.

This memorandum will summarize the review of the project/TIF application and fiscal impact to TID #5 as they relate to the Village's Development Incentives Policy Manual (rev. 04/08/2019) and TID #5 Design Guidelines (adopted 08/13/2018). Note, at this time an application for site/design review has not been submitted for approval by the CDA or Plan Commission. This is anticipated to occur after initial discussion of the TIF application. However, an initial review of the proposed project against the Design Guidelines for TID #5, and initial staff suggestions for improvement to the initial design, is provided as the Village's consideration of commitment to provide funding assistance is likely intertwined with the quality of the design of the proposed exterior improvements.

Consistency with the Village's Adopted TIF Development Incentive Policy Manual

In 2017, the Village Board adopted a Policy Manual and Application to guide the submittal, review, and approval of future requests for development incentives in Village TIF districts. Section 6 of the policy manual includes 15 Evaluation Criteria. The criteria are summarized below including opinions regarding whether the criteria have been met. Where in staff's opinion a criterion has not been met, or can't be determined at this time, comments are provided.

- ✓ Location Criteria: The proposed project must be within the boundaries of a Village TIF district at the time of approval of a development agreement.

- ✓ Ownership Criteria: The applicant must be the owner of the property or have a written agreed option to purchase the property from the current owner at the time of approval of a development agreement. Proof of property ownership will be required prior to receiving financial assistance from the Village.
- ✓ “But For” Criteria: The applicant must demonstrate to the Village’s satisfaction that “but for” the TIF assistance, the project is not feasible on the proposed site, or would occur to a lesser extent, and that the public benefits described in Section 3 General Objectives would not be achieved.

Comment: The Applicant has indicated that without public financing assistance they would likely scale back the scope of the rehabilitation project. In staff’s opinion this could likely mean removal or delays in the proposed façade improvements as these elements of the project are likely a lower need than say a roof replacement/upgrade. In addition, the proposed improvement project meets the General Objectives of the TIF Policy Manual by preventing blight through rehabilitation activities, improving the quality of site and building designs, and modest increase in property values.

- Financial Capability Criteria: Each TIF application must include evidence that the applicant possesses the financial ability to complete and operate the project and will be liable for, or contribute equity of at least 15% of the total cost of the project. Proof of equity and private commercial lending commitment will be required prior to receiving financial assistance from the Village.

Comment. The Applicant as indicated equity contributions of 15%. In addition, the applicant has submitted a letter of interest from Park Bank indicating their interest in the project and existing line of credit with the Applicant. However, at this time a formal commercial lending commitment has not been provided to verify private lending and equity contributions. These items should be provided prior to approval of a development agreement to satisfy this criterion.

- Maximum Assistance Criteria¹: The total amount of TIF assistance in support of a project may not exceed 20% of the estimated total project costs for Tax Increment Loans at Occupancy. The Village at its discretion may include in the total percentage of project costs other costs incurred by the Village in support of bringing the subject property to shovel ready status (e.g. prior land acquisition costs, environmental remediation costs, public works costs, etc.).

Comment. The TIF request equals 20% of the Applicant’s project costs. Under Section D of the TIF Application, the Applicant requested funding as a cash grant. Per Village policy, 20% of project costs may be provided upon project completion and only 10% if funding is requested upon project start. The timing of funding, if awarded, will need to be clarified with the Applicant. It has been the Village’s past practice to allow for some portions of the 20% project funding to be paid when certain construction milestones are reached, but not to provide all 20% upfront.

- ✗ Payback Period Criteria: All requests for TIF assistance will be required to demonstrate that the tax increment estimated to be generated by the project will be sufficient to payback any TIF assistance provided by the Village (including applicable interest expenses) in support of the project according to the following terms:
 - ✗ For Tax Increment Loan at Occupancy Agreements. Within 12 years starting with the year the loan is obtained and no longer then the year in which the applicable TID terminates.

Comment. Page 6 contains a proforma analysis for the project. Under Section C of the TIF Application, the Applicant estimated a potential property assessment value increase, upon completion of the project,

of \$384,000, or 80% of the project costs. A range of 70-80% assessment to construction costs is typical of new construction projects. According to the Village Assessor, for commercial properties repair related improvements such as electrical upgrades, roofing, and having a proper parking lot are necessary enrichments. Updating the facade and giving the building a “facelift” is increasing the buildings overall appeal in the current market. Exterior upgrades to improve a buildings outward appearance are typically valued at an increase of 15% of the total value (\$579,300 x 15% = \$86,895). The proforma analysis on page six estimates an \$87,000 increase in the property value from the project. This translates to an estimated cumulative tax increment collection of \$43,000 over the life of the TID; therefore, there is insufficient revenue to pay for the requested incentive of \$96,000.

- ✓ Financial/Project Assurances Criteria: The applicant must agree to provide financial and project completion guarantees to the Village. These may include, but are not limited to, assessment guarantees, letters of credit, personal or corporate guarantees, minimum payment agreements, lien waivers for contractors, consent of mortgagee or other loan security instrument.

Comment. The Applicant signed the TIF application indicating that they understand financial/project assurances would be required as part of a development agreement for this project if the TIF application is approved.

- ✓ Technical & Operational Capability Criteria: The applicant must provide evidence satisfactory to the Village that the applicant possesses the technical ability to complete the project or has obtained construction cost estimates from professional businesses capable of performing the work. Applicants must demonstrate that they have the ability to operate the proposed use. The Village may require applicants to submit copies of contracts with design professionals and construction contractor prior to receiving financial assistance from the Village.

Comment. Contractor estimates have been provided with the TIF application.

- ✓ Insurance Criteria: Applicants shall furnish to the Village certificates of insurance for all insurance policies required under the development agreement prior to receiving financial assistance from the Village.

Comment. This criterion would be incorporated into the development agreement.

- ✗ Adherence to Local Land Use Plans Criteria: The project is consistent with the Village of McFarland Comprehensive Land Use Plan, Village Building or Zoning Ordinances, or any other applicable plans and ordinances adopted by the Village, which includes the subject property.

Comment. The development site is currently zoned C-G General Commercial and is included within the TID #5 Design Guidelines (adopted 08/13/2018). Given these factors, the Applicant will be required to get approval of a site/design permit prior to obtaining a building permit. Attached to the TIF application is a preliminary rendering of the proposed front façade along with photos of the existing property. Also in the packet is a copy of the TID #5 Design Guidelines. A summary of how the preliminary rendering meets the TID #5 Design Guidelines follows:

Building Orientation

I note the following concerns:

- *Locate service areas, mechanical equipment, and refuse containers to the rear of buildings and screen them.* The refuse containers are located in the rear yard; however, they are not within an enclosure and thus visible from Farwell Street. The proposed scope of work does not include upgrading the refuse container area; however, staff recommends working with the Applicant to consider an expansion of the project to include a decorative trash enclosure as part of the project scope and potential TID incentive.
- *Construct parking areas and landscape islands with curb and gutters at the edges.* Unclear whether the scope of the parking lot improvements includes curb and gutter.

Building Design and Materials

I note the following concerns:

- *Discourage standardized franchise or corporate architecture and bright or highly contrasting color schemes.* The proposed design calls for the removal of the existing primary brick veneer façade and replacing it with a regal red ACM (Aluminum Composite Metal) Panel or EIFS. The use of this bright and highly contrasting color schedule does not meet this guideline. The use of a bright red color would be acceptable as an accent color for building details; however, the primary façade should use a more neutral color that compliments the proposed light grey EIFS, and the remaining side elevations.
- *Continue the architectural theme, design, and detailing on all three sides of the building.* Only the front façade is included in the proposed project. Given the visibility of the west side of the building to the pending Lakestone mixed-use building, staff recommends working with the Applicant to consider expansion of the project to include utilizing the same clear anod. Alum. Louvered sun shade with suspension rods as proposed on the front façade above the three service doors on the west façade. In addition, the service doors could be replaced with clear panel doors, or partial clear panel doors. This would aid in improving the aesthetics of this portion of the building. The color of the doors should match or compliment the proposed light grey EIFS material.
- *Use natural building materials such as stone, wood, brick, and glass.* See previous comments. In addition, staff recommends working with the Applicant to consider whether the three vertical EIFS panels along the primary façade could be replaced with windows; using clear glass windows on the primary façade (rendering may indicate tinted glass), adding a small sunshade above the service door on the front right façade and replacing said door with a door that is light gray to match the proposed EIFS material.

Lighting

I note the following concerns:

- *Use building mounted lighting to highlight architectural features or main building entrances. Avoid general floodlighting or neon outlining of the building façade.* The proposed project includes optional concealed tape accent lighting to outline the building façade.
- *Use ninety degree down cast cutoff fixtures (without drop lenses) for all lighting.* The project includes replacement of the existing exterior wall pack fixtures with LED fixtures, unclear if these are ninety degree down cast full cutoff fixtures.

Parking

I note the following concerns:

- *Provide safe pedestrian walkways from the parking lot as well as from any municipal sidewalks.* The existing use is unlikely to generate significant pedestrian traffic from the sidewalk. If this is a concern, staff recommends stripping a pedestrian crosswalk from the primary entrance to the sidewalk along the west side of the eastern driveway when the parking lot is reconstructed.

Signage

The proposed rendering includes one wall-mounted sign. It is unclear whether other existing box signs on the front and west elevations would remain; however, it is desirable to minimize the continued use of these signs. In addition, I note the following concerns:

- *Use on-site monument type signs with exterior lighting and integrate with site landscaping.* The proposed scope of work does not include changes to the existing dual post freestanding sign. I recommend working with the Applicant to consider an expansion of the project to include a new monument sign that complements the final front façade improvements.

- ✓ Adherence to TIF Project Plan Criteria: All requests for TIF assistance must clearly comply with the requirements of the Wisconsin TIF Statutes and the Village's adopted TID Project Plan applicable to the subject property.

Comment. Development Incentives is an approved expenditure within the TID #5 Project Plan provided a development agreement is approved.

- ✓ Creation of Tax Increment Criteria: The project will not result in a tax exempt property, aside from any remnant portions of a parcel which are specifically dedicated to the Village for public use. Applicants will be required to return any TIF assistance provided to the Village if during the terms of the development agreement the property becomes exempt from property taxes.
- ✗ Applicant in Good Standing Criteria: The applicant does not have a history of delinquent property tax payments or own any property within the Village with known zoning or building code violations.

Comment. It has come to staff's attention during the review of this application that an existing CUP for the property has expired and likely needs to be renewed. In the packet is a copy of a CUP approved on November 17, 2014 to allow inside storage at the property for vehicles and boats. This was a temporary CUP that was to be reviewed annually based on the permit, minutes, and letter provided in the packet. Renewal of the CUP can be addressed with the Applicant by submittal of a CUP application by September 10th for the October Plan Commission meeting, or in conjunction with the site/design permit approval, if at a later date.

- ✓ Absence of Conflict of Interest Criteria: The applicant is not a member of the Village Board or a Village Committee, or any other official, employee, or agent of the Village who is authorized to exercise policy decision-making functions or responsibilities in connection with the application.
- ✓ Application Criteria: A completed application, fee, and escrow have been filed with the Village Community Development Department.

TIF Proforma Analysis

Village of McFarland Paint & Hardware - 4725 Farwell Street Rehabilitation - Proforma															
A	B	C	D	E	F	G	H	I	J	K		L	M	N	O
IMPROV. DURING YEAR	BEGINNING OF YEAR VALUE	EST. GROWTH IN VALUE FROM PROJECT. ¹	CUMULATIVE VALUE	INFLATION INCREMENT ²	END OF YEAR VALUE	TAX INCREMENT VALUE	TAX VALUE YEAR	TAX RATE ³ \$1,000	TAX INCREMENT COLLECTED	TAX COLLECTION YEAR		VILLAGE DEV LOAN PAYMENTS ⁴	ANNUAL CASH FLOW TO THE TID	CUMULATIVE TID FUND BALANCE	PAYMENT YEAR
2018	\$579,300	\$0	\$579,300	\$0	\$579,300	\$0	2019	\$20.59	\$0	2020		\$0	\$0	\$0	2020
2019	\$579,300	\$0	\$579,300	\$0	\$579,300	\$0	2020	\$20.59	\$0	2021		\$9,600	(\$9,600)	(\$9,600)	2021
2020	\$579,300	\$87,000	\$666,300	\$0	\$666,300	\$87,000	2021	\$20.59	\$1,791	2022		\$9,600	(\$7,809)	(\$17,409)	2022
2021	\$666,300	\$0	\$666,300	\$0	\$666,300	\$87,000	2022	\$20.59	\$1,791	2023		\$9,600	(\$7,809)	(\$25,217)	2023
2022	\$666,300	\$0	\$666,300	\$0	\$666,300	\$87,000	2023	\$20.59	\$1,791	2024		\$9,600	(\$7,809)	(\$33,026)	2024
2023	\$666,300	\$0	\$666,300	\$0	\$666,300	\$87,000	2024	\$20.59	\$1,791	2025		\$9,600	(\$7,809)	(\$40,835)	2025
2024	\$666,300	\$0	\$666,300	\$0	\$666,300	\$87,000	2025	\$20.59	\$1,791	2026		\$9,600	(\$7,809)	(\$48,643)	2026
2025	\$666,300	\$0	\$666,300	\$0	\$666,300	\$87,000	2026	\$20.59	\$1,791	2027		\$9,600	(\$7,809)	(\$56,452)	2027
2026	\$666,300	\$0	\$666,300	\$0	\$666,300	\$87,000	2027	\$20.59	\$1,791	2028		\$9,600	(\$7,809)	(\$64,261)	2028
2027	\$666,300	\$0	\$666,300	\$0	\$666,300	\$87,000	2028	\$20.59	\$1,791	2029		\$9,600	(\$7,809)	(\$72,069)	2029
2028	\$666,300	\$0	\$666,300	\$0	\$666,300	\$87,000	2029	\$20.59	\$1,791	2030		\$9,600	(\$7,809)	(\$79,878)	2030
2029	\$666,300	\$0	\$666,300	\$0	\$666,300	\$87,000	2030	\$20.59	\$1,791	2031		\$0	\$1,791	(\$78,087)	2031
2030	\$666,300	\$0	\$666,300	\$0	\$666,300	\$87,000	2031	\$20.59	\$1,791	2032		\$0	\$1,791	(\$76,296)	2032
2031	\$666,300	\$0	\$666,300	\$0	\$666,300	\$87,000	2032	\$20.59	\$1,791	2033		\$0	\$1,791	(\$74,504)	2033
2032	\$666,300	\$0	\$666,300	\$0	\$666,300	\$87,000	2033	\$20.59	\$1,791	2034		\$0	\$1,791	(\$72,713)	2034
2033	\$666,300	\$0	\$666,300	\$0	\$666,300	\$87,000	2034	\$20.59	\$1,791	2035		\$0	\$1,791	(\$70,922)	2035
2034	\$666,300	\$0	\$666,300	\$0	\$666,300	\$87,000	2035	\$20.59	\$1,791	2036		\$0	\$1,791	(\$69,130)	2036
2035	\$666,300	\$0	\$666,300	\$0	\$666,300	\$87,000	2036	\$20.59	\$1,791	2037		\$0	\$1,791	(\$67,339)	2037
2036	\$666,300	\$0	\$666,300	\$0	\$666,300	\$87,000	2037	\$20.59	\$1,791	2038		\$0	\$1,791	(\$65,548)	2038
2037	\$666,300	\$0	\$666,300	\$0	\$666,300	\$87,000	2038	\$20.59	\$1,791	2039		\$0	\$1,791	(\$63,756)	2039
2038	\$666,300	\$0	\$666,300	\$0	\$666,300	\$87,000	2039	\$20.59	\$1,791	2040		\$0	\$1,791	(\$61,965)	2040
2039	\$666,300	\$0	\$666,300	\$0	\$666,300	\$87,000	2040	\$20.59	\$1,791	2041		\$0	\$1,791	(\$60,174)	2041
2040	\$666,300	\$0	\$666,300	\$0	\$666,300	\$87,000	2041	\$20.59	\$1,791	2042		\$0	\$1,791	(\$58,382)	2042
2041	\$666,300	\$0	\$666,300	\$0	\$666,300	\$87,000	2042	\$20.59	\$1,791	2043		\$0	\$1,791	(\$56,591)	2043
2042	\$666,300	\$0	\$666,300	\$0	\$666,300	\$87,000	2043	\$20.59	\$1,791	2044		\$0	\$1,791	(\$54,800)	2044
2043	\$666,300	\$0	\$666,300	\$0	\$666,300	\$87,000	2044	\$20.59	\$1,791	2045		\$0	\$1,791	(\$53,008)	2045
2044	\$666,300	\$0	\$666,300	\$0	\$666,300	\$87,000	2045	\$20.59	x	2046		x	x	x	2046
Totals		\$87,000		\$0					\$42,992			\$96,000			

ASSUMPTIONS

1. Per Assessor, estimated at 15% of property value
2. No inflation or deflation of assessment values over the life of the TID
3. No change in the tax rate over the life of the TID
4. Assumes Gap Financing Request of \$96,000 is met through a TIF Loan at Occupancy. Assumes 10 year loan at 0% interest through TID #3 advance.

TID DATES

Creation Date: December 11th, 2017
Expenditure Period: December 11th, 2039
Termination Date: December 11th, 2044
Last Year to Collect Tax Increment: 2045

The numbers presented in this table are estimates subject to change based upon the actual development performance and actual lending terms. Nothing contained herein shall be construed as an official determination as to the assessment value of the property upon completion of the project.

Recommendation

The review and approval of a TIF Development Incentives Application is a two-part process:

1. Review and recommendation to the Village Board on whether to provide assistance for a project and the general terms of the assistance (i.e. funding type and amounts). If approved by the Board then it moves to step two.
2. Review and recommendation on a Development Agreement outlining the obligations of the Applicant and the Village.

The proposed project meets a major objective of the TID, which is to encourage new development or rehabilitation of existing properties and structures. However, based on the information provided by the Applicant, and the Village Assessor, the proposed project will not provide sufficient revenue to cash flow within the life of the District, or within the 12-year period specified in the policy manual, at the requested funding amount. In staff's opinion, this type of project is better suited for a Traditional Loan rather than a Tax Increment Loan. Under the TIF Development Incentives Policy Manual, Section 5 Methods of Financing, Traditional Loans are defined as:

Traditional Loan. The Village may provide financing in the form of a loan at project start (e.g. after completion of the development agreement and within 60 days of receiving all necessary building permits). The terms of the loan (i.e. interest rate, amortization schedule, collateral) will be negotiated as part of the development agreement. The Village may also consider the use of no-interest loans or loans with forgivable payments (e.g. waiving a final payment) to provide an additional incentive to the applicant based on the merits of the proposed project. The use of future tax increments generated from the project to pay back the loan from the Village is not applicable. Examples of this type of financing are usually part of a community façade improvement revolving loan program.

If the CDA recommends providing TIF assistance this form of financing might be the best fit given the characteristics of the project. The maximum amount of assistance for a Traditional Loan is 20% of the project costs. Funding could be advanced from TID #3 to avoid the Village incurring interest expense with that savings passed on to the Applicant to serve as the development incentive. In addition, to the recommendation on the TIF Application, staff has outlined a number of design related issues to discuss with the Applicant, these include in summary:

1. **Providing a trash enclosure to screen the two dumpsters.**
2. Adding curb and gutters to the parking lot reconstruction.
3. A substitute color for the proposed bright red façade.
4. **Improvements to the west facing façade (aluminum sun-shades over doors, doors with windows, and doors colors to compliment front façade elements)**
5. Adding three vertical windows to front façade in lieu of proposed EIFS.
6. Using clear glass on front façade windows.
7. Providing a sun-shade and complimentary door color for front right service door.
8. Removal of the neon lighting around exterior to the front façade.
9. Ensuring new exterior wall pack lights are full cut-off ninety degree down cast.
10. Stripping a cross walk from the sidewalk to the main entrance.
11. Clarification of the signage plan for the property and replacing the existing dual post freestanding sign with a monument sign.

Some of the above items are not within the Applicant's proposed scope of work (bold); therefore, the Village cannot compel adherence to TID # 5 Design Guidelines for those items that are not being modified. However, staff encourages discussion about these additional investments, and possibly others as identified by the CDA, given the request for financial assistance to facilitate a more impactful rehabilitation project. In consideration of an expanded project, the CDA could recommend a combination of a Traditional Loan for the majority of the requested funds with some funding provided via a cash grant.

Exhibits

- Appendix A – Exhibit A of TIF Application 2019-03
- Appendix B – TID #5 Design Guidelines
- Appendix C – Site Photos
- Appendix D – 11.17.14 4725 Farwell Street CUP
- Appendix E – 11.17.14 4725 Farewll Street CUP Letter
- Appendix F – 11.17.14 Plan Commission Minutes

4725 Farwell Street – Existing Property Photos







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.



Conditional Use Permit

Permit No.: 258

Fee Paid: \$ 275.00

Issued To: Larry Beyler
2887 Cty. Hwy MM
Stoughton, WI 53589

Issued By: Plan Commission
Village of McFarland
5915 Milwaukee Street, PO Box 110
McFarland, WI 53558-0110
(608) 838-3154

Date Issued: November 17, 2014 **Temporary:** Yes ☒ No ☐

Issued For: To allow inside storage at property.

Address: 4725 Farwell Street **Parcel No.** 0610-032-7034-5

Conditions: Annual review of CUP

Authorized Signature:

Title: _____
Community Development Director

This permit shall become null and void within twelve (12) months of the date of the Commission's action unless the use is commenced, construction is underway or the current owner possesses a valid building permit (if required) under which construction is commenced within six (6) months of the date of issuance and which shall not be renewed unless construction has commenced and is being diligently pursued. Extensions of up to one (1) year may be granted by the Plan Commission for just cause if application is made to the Village at least thirty (30) days before expiration of said permit.



November 19, 2014

Mr. Larry Beyler
2887 Cty. Hwy. MM
Stoughton, WI 53589

Dear Mr. Beyler:

The Plan Commission, at its November 17, 2014 meeting, approved your request for a Conditional Use Permit to allow inside storage of vehicles and boats at 4725 Farwell Street, McFarland, WI. This permit will be up for review in one year, and no outside storage on the property is allowed.

Enclosed is a copy of your CUP for your records. Should you have any questions please do not hesitate to call us

Sincerely,

Pauline Boness
Community Development Director

Enclosure

cc: Marty Pilger, Building Inspector

Minutes Plan Commission Meeting

November 17, 2014

Members Present: Brad Czebotar, Steve Jackson, Kate Barrett, Robert Fasick, Dan Kolk

Members Absent: Cathy Kirby, Joe Rademacher

Staff Present: Pauline Boness, Eric Rindfleisch, Karen Knoll

Others Present: Vicky Beyler, Ray Boness (Risen Savior Church), Josh Janke, Laura Stoller, Rick Hubanks, Susan Hubanks (Angelo's Restaurant) Katie Bulgrin

- 1. Call to order.** Chair Czebotar called the meeting to order at 7:00 p.m.
- 2. Review and possible approval of draft Minutes from the September 15, 2014 Plan Commission Meeting.**

Fasick indicated a correction in the minutes, the word "sound" on page 4 second paragraph should be "south" Czebotar moved for approval as corrected. Fasick seconded the motion. Motion carried 3-0-2 with Barrett and Kolk abstaining.

- 3. Public Hearing - Review and possible recommendation to the Village Board regarding Ordinance No. 2014-15. An Ordinance REZONING LANDS IN THE VILLAGE OF MCFARLAND AT 5001 HOLSCHER FROM R-3 GENERAL RESIDENCE DISTRICT TO C-G GENERAL COMMERCIAL DISTRICT.**

Czebotar opened the Public Hearing at 7:02 p.m., with no one wishing to speak Public Hearing was closed at 7:02 p.m.

Boness informed Commissioners this pertains to the small slivers of land which were deeded to Risen Savior Church for access and a storm water detention pond, so they could build the church. Veridian drew up the paperwork and legal description of the property to be rezoned. The members of the church are in favor of the rezoning.

Czebotar moved to recommend to the Village Board approval of Ordinance No. 2014-15. An Ordinance rezoning lands in the Village of McFarland at 5001 Holscher Road from R-3

General Residence District to C-G General Commercial District. Jackson seconded the motion. Motion carried 5-0.

4. Public Hearing - Review and possible action on a request by Larry Beyler for a Conditional Use Permit (CUP), to allow inside storage at his property located at 4725 Farwell Street. (former True Value Hardware). The property is zoned General Commercial (C-G).

Czebotar opened the Public Hearing at 7:04 p.m. Vicky Beyler, 2994 Beach Drive, Stoughton WI. advised this will be a temporary use, they intend to sell the property but would like to be able to use the property while they own it. Barrett inquired when this CUP would be reviewed. Boness advised she is recommending a yearly review.

Czebotar moved to approve a Conditional Use Permit, to be reviewed annually, to allow inside storage at the property located at 4725 Farwell Street. The property is zoned General Commercial (C-G)

5. Review and possible action on a request by Rick Hubanks, Angelo's Restaurant on a site/design review at his restaurant located at 4706 Farwell Street. Property is zoned Highway Commercial (C-H).

Rick Hubanks 244 Heather Drive Cottage Grove, owner of Angelo's indicated they are looking to add a small area to the bar in a footprint which already exists. They are looking to add a 4' x 15' space under the existing overhang. Everything else will remain the same. Barrett inquired if there would be anything moved or changed in regards to the entrance. Hubanks replied the door will remain in the same place; they will be replacing the windows with more energy efficient ones. He has spoken with Martin Pilger, Village Building Inspector in regards to this project. Boness inquired if the wall by the entryway will be removed as the Fire Department had asked about it. Hubanks replied the doorway and entry way will remain the same. Boness would like to see curb stops placed along the building wall to prevent parked vehicles from backing up into the building. Hubanks stated he has looked into parking barriers, he will have to place curb stops as he wanted to install bollards, but could not due to conflicts with underground gas lines. Boness asked if the interior existing support posts will be moved. Hubanks responded they will remain in place.

Barrett moved to approve the request by Rick Hubanks of Angelo's Restaurant for the site/design the restaurant located at 4706 Farwell Street. Property is zoned Highway Commercial (C-H). Fasick seconded the motion, motion carried 5-0

6. Discussion and possible recommendation to the Village Board regarding annual review of fees in lieu of parkland dedication – sec. 56-176 of the Village Of McFarland Municipal Code..

Boness advised this review occurs every year, this issue came up sooner due to the Veridian Homes project. Veridian Homes was asking for a change in the formula, but then changed their mind. We require 15 units for every acre of developable land and have a fee in lieu of \$4,115.00 per unit. The 15 units per acre is based on a model reflecting the desired amount of parkland the community would like to achieve. The Park, Recreation and Natural Resources Committee, when discussed as part of Veridian's project, gave the impression they would like to leave the formula as it stands. If Commissioners wish, this can be referred to the Park, Recreation and Natural Resources Committee to review. In regards to the fee in lieu, sales and listings are analyzed along with the consumer price index. It is difficult to come across arm length transactions at this time; we do not want to use numbers from a foreclosure or distressed sale. Boness advised she would leave the number unchanged until we see some actual comparisons. Jackson felt in 2013 land prices went up and home prices went down in the Village. Czebotar felt it was the opposite. Barrett asked as this is reviewed annually, she feels the approach is counterintuitive as there is more growth in the Village there is more demand. Jackson asked what the process is there an ordinance change needed? Boness indicated if the fees in lieu are changed to a number other than the CPI you would need an ordinance change. If you do nothing or change it to the CPI, no ordinance change is needed. Czebotar inquired if there is a change at this time what would happen to any projects in works? Boness responded they would pay whatever the fee is when they finalize the project. Czebotar advised he is torn over what to do as he does not feel the Parks and Recreation Committee looks at the whole picture of the situation. Jackson advised he would rather the see Park, Recreation and Natural Resources Committee come up with a new formula to look at this, otherwise to leave it as it is. Kolk stated he agrees with Czebotar as he does not feel Park and Recreation Committee is qualified to make that decision. Boness understands their concerns but feels if there is a change, the Park, Recreation and Natural Resources Committee should review it and make a recommendation. Barrett stated there is the misconception if developers have to look at the Village as having a lower density they are not competitive, but as you look at other communities their requirements are similar to ours, McFarland is a community people seek, due to the schools and parks, she does not feel it is just the competitive edge in construction costs developers are looking for. Czebotar stated Boness had said some communities look at what their goal is and then come up with a formula, which is something he feels the Park, Recreation and Natural Resources Committee could do, ask them what is our goal then have Staff and CDA look at what our options are. Czebotar asked if there is a timeline or deadline on this. Boness stated you can vet it out through the course of the next 6 months; or you can set a more specific timeframe, or you can take the time needed and make changes the following year. Czebotar stated he feels they do not have enough information at this time to make a recommendation to the Village Board, he would like this to go to the Park, Recreation and Natural Resource Committee to look at the bigger picture in terms of goals, what they would like, and also have staff explore what the alternatives are to what we currently have. Kolk feels it should be more specific as to what the types of spaces we want; is all open space created equal, do we need a different definition of what we want? Barrett asked it also be looked at for what is appropriate and where are we going, what is the focus, do we include bike trails in terms of a larger discussion?

7. Department Reports:

a. **Highlights:** Highlights and Updates – Branding RFP & Juniper Ridge Subdivision

Boness stated they have received three proposals which range in price and will be discussed at the upcoming Tuesday meeting of the Communications and Technology Committee. The Juniper Ridge Subdivision will be the subject of a staff meeting relating to updates on December 2nd. Park, Recreation and Natural Resource and Public Utilities Committees will have items which they will be discussing at their upcoming meetings as well.

b. **Property Maintenance**

Czebotar inquires what happens when an owner will not accept mail or will not answer the door. Boness stated this is something they are working on; the attorneys have indicated notice will have to be placed in the paper. Czebotar asked if that is then considered the notification and from there the timeframe starts, not when the actual violation occurred. Boness stated the attorney would be better versed to answer that question. Barrett stated she thinks there should be an update in the Village newsletter regarding the chicken ordinance as there appears to be a fair amount of violations.

8. **Adjournment:** Barrett moved to adjourn the meeting, Jackson seconded the motion, motion carried – meeting adjourned at 7:38 p.m.

Respectfully Submitted
Karen Knoll,
Community Development Department



COMMUNITY DEVELOPMENT AUTHORITY SUMMARY SHEET

MEETING DATE: Wednesday, September 4, 2019

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion regarding initiating a territory amendment to TID #5.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

The Village Board has entered into a purchase agreement to acquire Lot 1 on the attached CSM (4900 Larson Beach Road). The Village intends to acquire this parcel and enter into an offer to purchase with a separate developer, who recently purchased the adjacent Lot 3, for the same price as the Village's acquisition cost. The reason the Village is assisting with this purchase is because the developer intends to apply for housing tax credits in order to develop affordable housing (multi-family units) on the project site. Their WHEDA application is due in December and requires they have an option in place to acquire Lot 1 and zoning in place for the type of development proposed (PD-I Planned Development Infill, General Implementation Plan). Due to the WHEDA's application review timeline, the developer would not learn of a project award until the Spring-Summer of 2020, and therefore, would not be able to close until financing is secured. The existing owner of Lot 1 did not want to enter into a purchase agreement with that long of a closing contingency. The Village Board has previously expressed interest in redevelopment of these parcels, and is interested in advancing housing affordability, and is therefore, willing to enter into an offer to purchase with the longer closing contingency desired by the developer.

The developer has inquired about whether the Village would consider amending TID #5 to include the property. The developer has not specifically requested development incentive assistance, other than aiding in the acquisition of Lot 1. Village staff indicated we would schedule discussion of a potential TID #5 territory amendment for the CDA's September meeting.

Attached is a map of the existing TID #5 boundary. In order to add territory to TID #5 a territory amendment must be approved by the Village Board and Joint Review Board (consisting of the other property tax entities). To add parcels to an existing TID the following criteria have to be met:

- The additional territory is contiguous to the TID
 - This could be accomplished by adding the two parcels shown on the attached map.
- The assessed value of all the parcels being added to the TID, plus the tax increment value of all active TIDs, must be below 12% of the total municipal equalized value.



- The Village is currently at 4.16% of the 12% limit. Adding the additional four parcels on the attached map would raise the value to 4.5%.
 - The newly added territory is served by the improvements in the Project Plan
- Other than the land acquisition encumbrances, the project site appears to be an otherwise shovel ready site as the properties are vacant and utilities are available. Land acquisition is an eligible project expenditure in the TID #5 Project Plan; therefore, the Village could make the acquisition a TID expenditures; however, in order for the cost to be eligible the TID would have to be amended to include the property prior to the Village closing on Lot 1. Since the developer intends to purchase Lot 1 from the Village for the same cost the Village incurs to acquire the lot, it does not seems necessary to ensure that the Village's land acquisition is an eligible TID expenditure. The other remaining potential project expenditures may be development incentives and utility improvements, particularly stormwater management related to the stormwater pond on Outlot 1.

The Village is only allowed up to four territory amendments over the life of the TID. Therefore, the Village should carefully consider both the need and area to include in any proposed territory amendment. The Village Administrator and I have discussed other potential parcels in the area that the CDA may feel would benefit from inclusion in a TID, which we will discuss at the September meeting.

At this point in time, the feasibility of the development project does not appear contingent on amendment of TID #5, or alternatively, creation of a new TID for the project site. Neither does the acquisition of Lot 1. Therefore, it may not be necessary to amend TID #5 at this juncture, particularly if the discussion by the CDA at the September meeting does not yield any other desired TID additions or projects in this area of the Village. The need for a TID amendment can be reevaluated as the development project progresses.

FINANCIAL/BUDGET IMPACT:

Village Staff estimates the cost to amend TID #5 is \$2,000-\$4,000 for consultant services and WIDOR amendment fees. These costs would be eligible TID expenditures.

VILLAGE PLAN REFERENCE:

TID #5 Project Plan (12-11-2017)

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Presented for recommendation to the Village Board

ATTACHMENTS:

1. CSM 11273
2. McFarland TID#5_Boundary
3. Potential TIF #5 Territory Addition



CERTIFIED SURVEY MAP

BEING A DIVISION OF LOT 1, WOODLAND COMMONS, AS RECORDED IN VOLUME 58-039B OF PLATS, ON PAGES 212 AND 213, AS DOC. No. 3835104, DANE COUNTY REGISTRY AND LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 3, T6N, R10E AND THE SE 1/4 OF THE SW 1/4 OF SECTION 34, T7N, R10E, VILLAGE OF McFARLAND, DANE CO., WISCONSIN.



SCALE : ONE INCH = ONE HUNDRED FEET

SURVEYED BY:

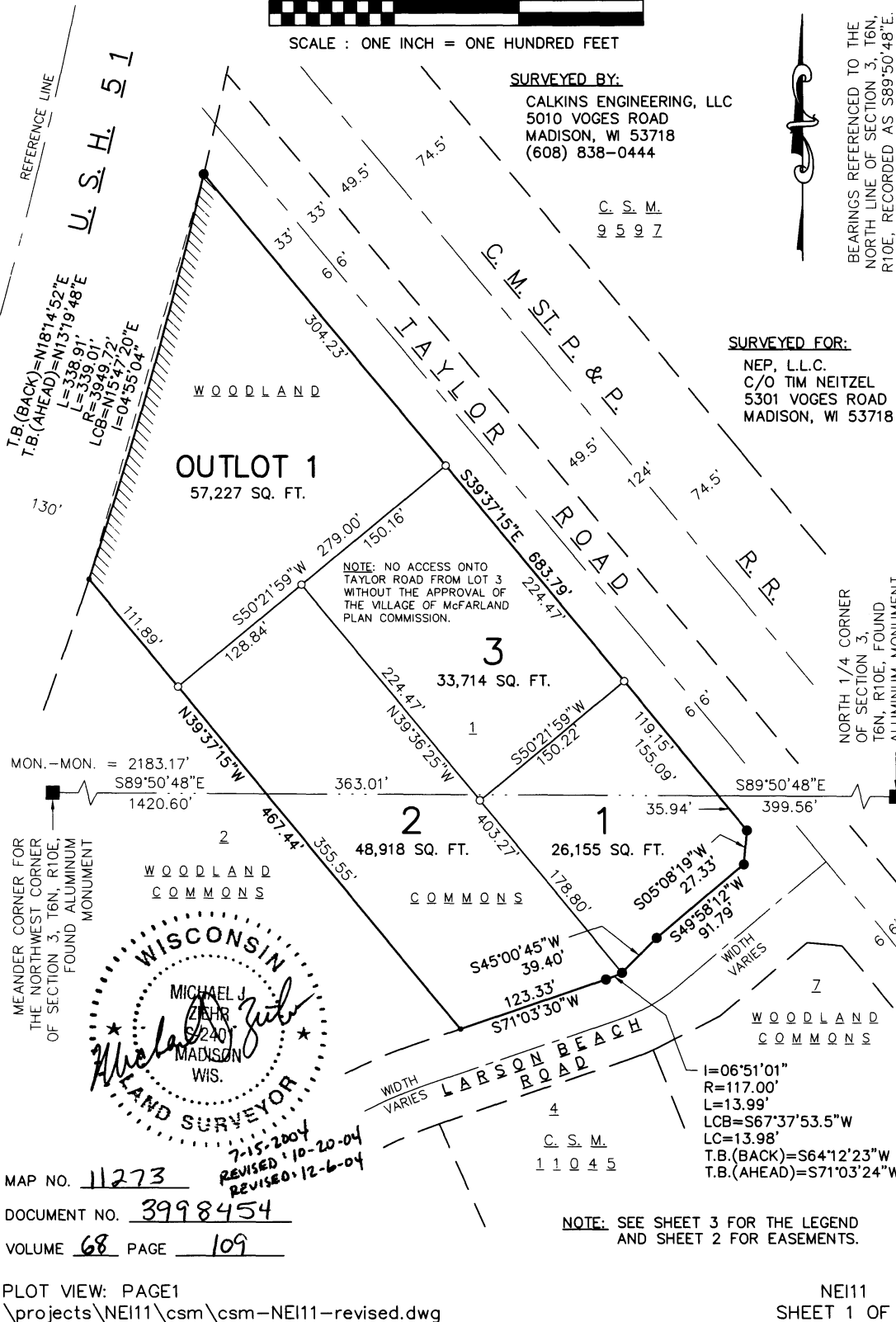
CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

C. S. M.
9 5 9 7

SURVEYED FOR:

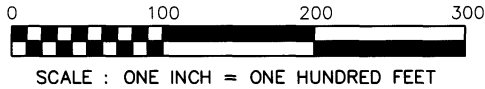
NEP, L.L.C.
C/O TIM NEITZEL
5301 VOGES ROAD
MADISON, WI 53718

BEARINGS REFERENCED TO THE
NORTH LINE OF SECTION 3, T6N,
R10E, RECORDED AS S89°50'48"E.

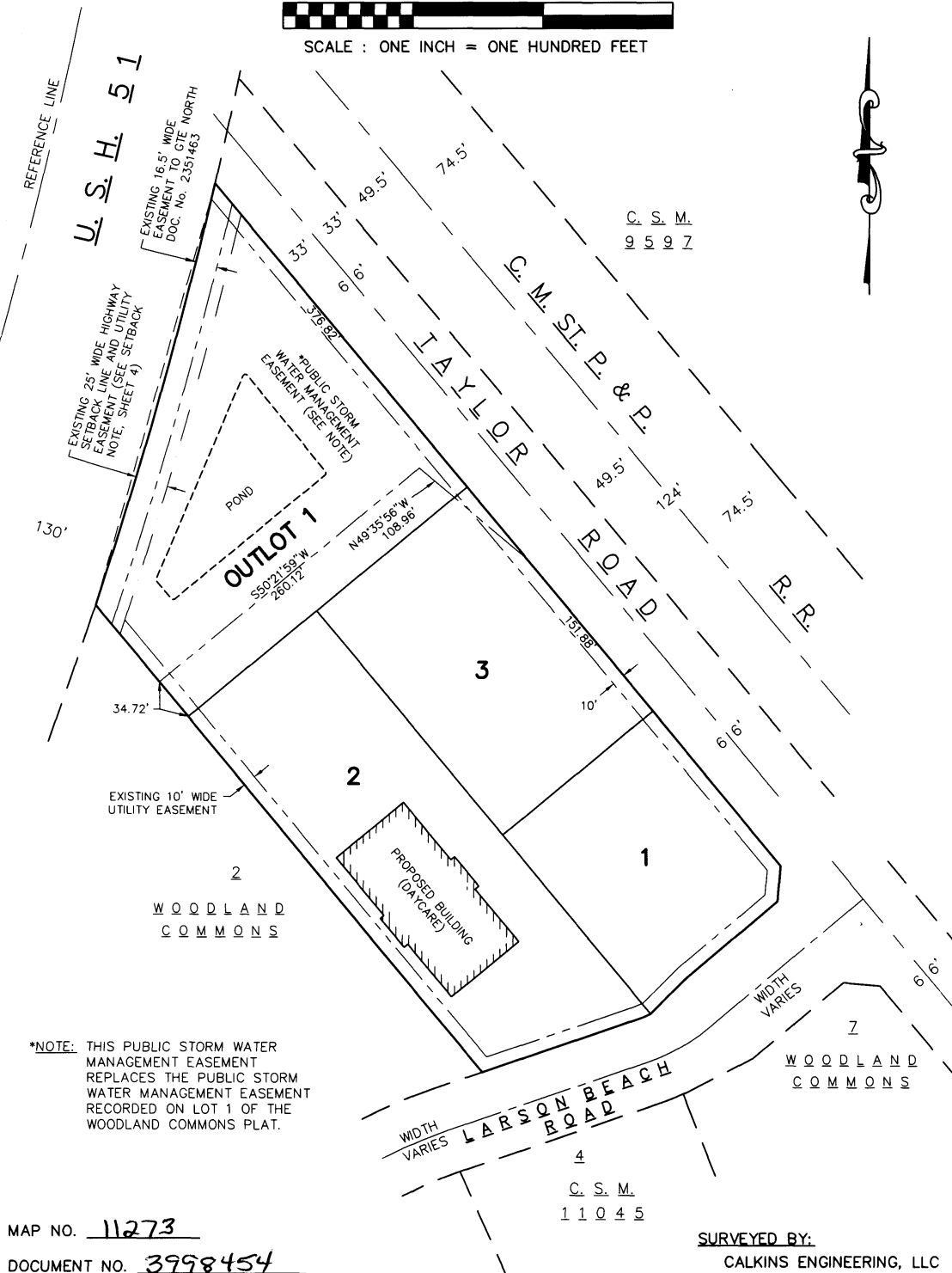


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SCALE : ONE INCH = ONE HUNDRED FEET



***NOTE:** THIS PUBLIC STORM WATER
MANAGEMENT EASEMENT
REPLACES THE PUBLIC STORM
WATER MANAGEMENT EASEMENT
RECORDED ON LOT 1 OF THE
WOODLAND COMMONS PLAT.

MAP NO. 11273
DOCUMENT NO. 3998454
VOLUME 68 PAGE 110

SURVEYED BY:
CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

PLOT VIEW: PAGE2
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SHEET 2 OF 5



Stock No. 26273

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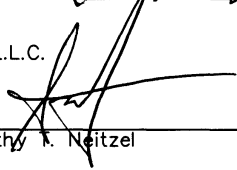
CERTIFIED SURVEY MAP

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OWNER'S CERTIFICATE

NEP, L.L.C., as owner, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on the map hereon. We further certify that this Certified Survey Map is required by S.236.34 to be submitted to the Village of McFarland for approval. Witness the hand and seal of said owner this 6 day of Dec., 2004.

NEP, L.L.C.


 Timothy T. Neitzel

State of Wisconsin)
)ss
 County of Dane)

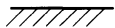
Personally came before me this 6th day of December, 2004, the above named Timothy T. Neitzel, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Sheila A. O'Connor My Commission expires: 4-1-07
 Notary Public, State of Wisconsin

LEGEND

- 3/4" SOLID IRON ROD FOUND
- 1-1/4" SOLID IRON ROD FOUND
- 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE
 NEAREST HUNDREDTH OF A FOOT.



NO ACCESS ALLOWED

NOTE: UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

MAP NO. 11273
 DOCUMENT NO. 3998454
 VOLUME 68 PAGE 111

SURVEYED BY:

CALKINS ENGINEERING, LLC
 5010 VOGES ROAD
 MADISON, WI 53718
 (608) 838-0444

PLOT VIEW: PAGE3
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NE11
 SHEET 3 OF 5



Stock No. 26273

001944

CERTIFIED SURVEY MAP

BEING A DIVISION OF LOT 1, WOODLAND COMMONS, AS RECORDED IN VOLUME 58-039B OF PLATS, ON PAGES 212 AND 213, AS DOC. No. 3835104, DANE COUNTY REGISTRY AND LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 3, T6N, R10E AND THE SE 1/4 OF THE SW 1/4 OF SECTION 34, T7N, R10E, VILLAGE OF McFARLAND, DANE CO., WISCONSIN.

CONSENT OF MORTGAGEE

McFarland State Bank, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this Certified Survey Map, and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said McFarland State Bank has caused these presents to be signed by James E. Walker, its Senior Vice President, and countersigned by Michael D. Lenz, its Ass't. Vice President, at McFarland, Wisconsin. This 6th day of December, 2004.

McFarland State Bank

By: James E. Walker MDL

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this 6th day of December, 2004, James E. Walker and Michael D. Lenz of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such Sr. Vice President and Ass't. Vice President of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Kathy J. Jansky
Notary Public, State of Wisconsin

My Commission expires: June 4, 2006

WISDOT NOTES (FROM PLAT):

Access Restriction note:

Access to USH 51 is restricted by WisDOT project T05-1(6).

Highway Setback Restriction note:

No improvements or structures are allowed between the right-of-way and the highway setback line. Improvements and structures include, but are not limited to signs, parking areas, driveways, wells, septic systems, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway department.

MAP NO. 11273
DOCUMENT NO. 3998454
VOLUME 68 PAGE 112

SURVEYED BY:

CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

PLOT VIEW: PAGE4
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NEI11
SHEET 4 OF 5

CERTIFIED SURVEY MAP

BEING A DIVISION OF LOT 1, WOODLAND COMMONS, AS RECORDED IN VOLUME 58-039B OF PLATS, ON PAGES 212 AND 213, AS DOC. No. 3835104, DANE COUNTY REGISTRY AND LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 3, T6N, R10E AND THE SE 1/4 OF THE SW 1/4 OF SECTION 34, T7N, R10E, VILLAGE OF McFARLAND, DANE CO., WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Registered Land Surveyor, hereby certify that under the direction of NEP, L.L.C., owner of said land, I have surveyed, divided and mapped Lot 1, WOODLAND COMMONS, as recorded in Volume 58-039B of Plats, on pages 212 and 213, as Document Number 3835104, Dane County Registry and located in the NE 1/4 of the NW 1/4 of Section 3, T6N, R10E and the SE 1/4 of the SW 1/4 of Section 34, T7N, R10E, Village of McFarland, Dane County, Wisconsin, described as follows:

Lot 1, WOODLAND COMMONS, as recorded in Volume 58-039B of Plats, on pages 212 and 213, as Document Number 3835104, Dane County Registry, Village of McFarland, Dane County, Wisconsin.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes in surveying, dividing and mapping the same.

Dated this 15TH day of JULY, 2004.

Signed: Michael J. Ziehr
Michael J. Ziehr, R.L.S. S-2401



VILLAGE OF McFARLAND APPROVAL

This Certified Survey Map, including any dedication shown thereon, has been duly filed with and approved by the Village of McFarland, Dane County, Wisconsin.

Deb Neal
Deb Neal, Village Clerk

REGISTER OF DEEDS CERTIFICATE

Received for recording on this 7TH day of December, 2004, at 11:19 o'clock A. m. and recorded in Volume 68 of Certified Survey Maps on pages 109-113.

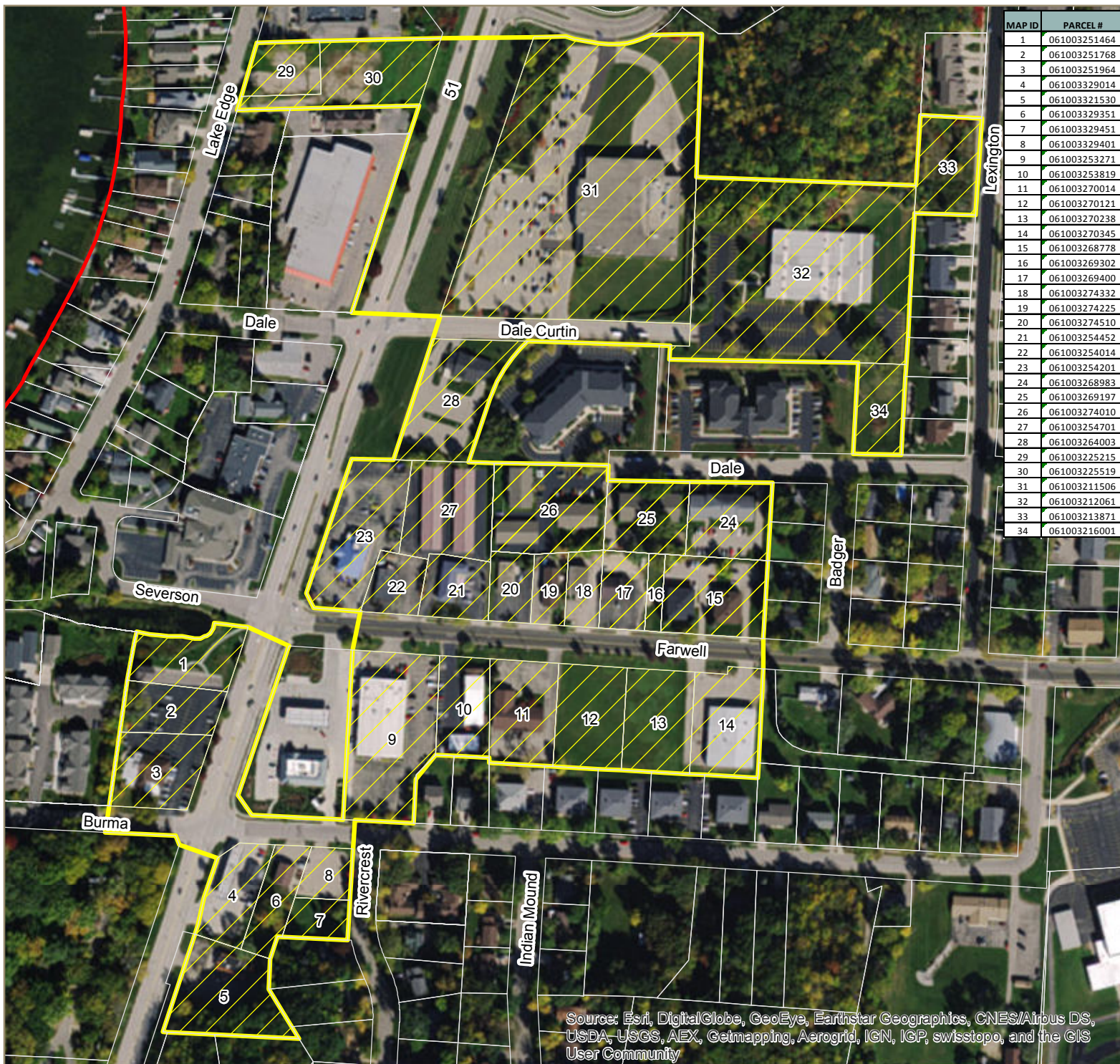
Dane Lichty, Martha Rutenfranz
Dane County Register of Deeds

MAP NO. 11273
DOCUMENT NO. 3998454
VOLUME 68 PAGES 113

SURVEYED BY:
CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

PLOT VIEW: PAGE5
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NEI11
SHEET 5 OF 5



MAP ID	PARCEL #
1	061003251464
2	061003251768
3	061003251964
4	061003329014
5	061003321530
6	061003329351
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8	061003329401
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16	061003269302
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23	061003254201
24	061003268983
25	061003269197
26	061003274010
27	061003254701
28	061003264003
29	061003225215
30	061003225519
31	061003211506
32	061003212061
33	061003213871
34	061003216001

TID #5 Boundary

LEGEND

- Municipal Limits
- Parcels
- TID #5 Boundary
- TID #5 Parcels

DATA SOURCES:
 BASE DATA PROVIDED BY DANE COUNTY
 TID DATA PROVIDED BY MSA
 AERIAL IMAGERY PROVIDED BY ESRI

VILLAGE OF MCFARLAND
 DANE COUNTY, WI



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Potential TID #5 Territory Addition





COMMUNITY DEVELOPMENT AUTHORITY SUMMARY SHEET

MEETING DATE: Wednesday, September 4, 2019

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board regarding listing for sale Village property at 5411 Bashford Street within TID #4.

PREVIOUS ACTION:

2017-2018, property purchased and cleaned up by the Village

October 3, 2018, CDA recommendation to list the property as commercial property.

ISSUE SUMMARY:

In July, the CDA discussed the status of a previous recommendation to list for sale with a realtor parcel (0610-034-0618-1), 5411 Bashford Street. The Village Administrator indicated that this project would be handed over to the new Community Development Director. The CDA had previously discussed the sale of this property in more detail at the October 3, 2018 meeting, recommending to the Village Board to list the property as commercial property, rather than residential or a combination of commercial or residential. The property is only 0.22 acres, zoned C-C Central Commercial District, and planned for Downtown uses in the Village's Comprehensive Plan. The C-C District is designed to accommodate those retail, service and office uses characteristic of the original downtown area. All uses that are permitted or conditional uses in the C-G General Commercial District are permitted or conditional uses in the C-C District. Residences permitted in the R-2 and R-3 Districts are also a conditional use in the C-C District. The property is also within the boundaries of TID #4 and is identified in the Redevelopment District No. 2 Plan as a future Residential Redevelopment site for a four unit townhouse. The Residential Redevelopment site assumed consolidation of the adjacent 5407 Bashford property in order to provide a larger redevelopment site (0.42 acres). I have not had an opportunity to discuss with the owner of 5407 Bashford their long-term intentions for the property. I recommend the Village table listing the property until this meeting occurs as there might be an opportunity to work with the owner to realize the vision in the Redevelopment Plan. I would also recommend discussing the same with the owner of 6006 Johnson to the rear of 5411, as collectively these three parcels could be combined to realize a larger project with more value to the community. Following the outcome of those discussions, I recommend the Village consider developing a conceptual site plan illustrating the potential development envelope prior to a listing in order to illustrate to potential buyers the Village's vision for the lot(s) and the potential for commercial development. Given the relatively small size of the parcels, and the one-way traffic movement on Johnson Street, there will be some challenges to the development of the property.

FINANCIAL/BUDGET IMPACT:

The Village has about \$60,000 invested in the purchase and clean-up of the property. Village Staff estimates the cost to create a conceptual site plan



is \$1,500-\$3,000 for consultant services. These costs would be eligible TID expenditures.

VILLAGE PLAN REFERENCE:

Property is zoned C-C Central Commercial

Property is identified for future "Downtown" use in the Village's Comprehensive Plan

Property is within the Redevelopment District No. 2 for TID #4, identified for Residential Redevelopment

ORDINANCE REFERENCE:

Section 62-71, Permitted Uses

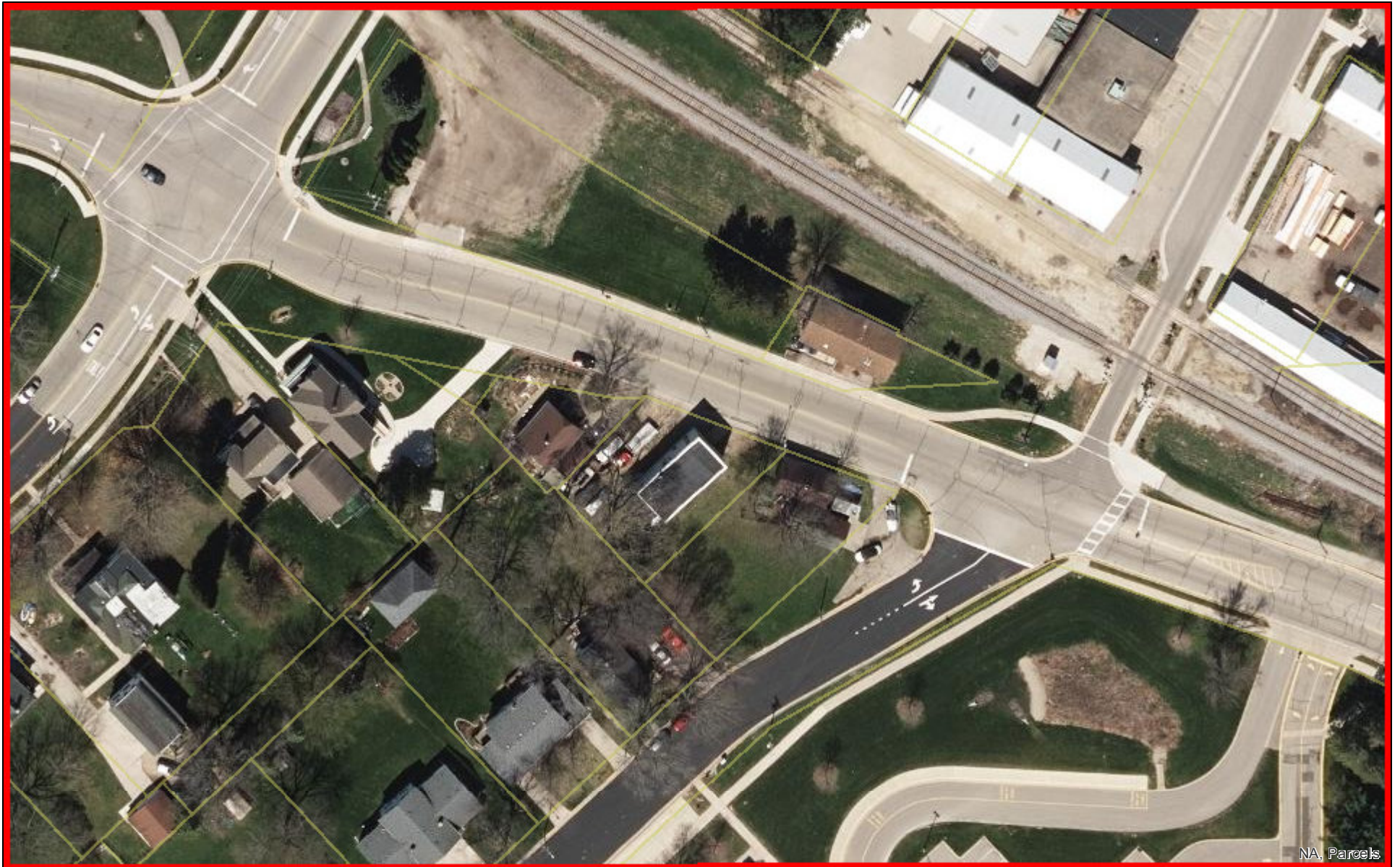
BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Table action on listing property for sale to enable discussions to occur with adjacent property owners. Creation of a conceptual site plan for the project area

ATTACHMENTS:

1. 5411 Bashford Street
2. Pages from Redevelopment District No. 2

5411 Bashford Street



August 28, 2019

 Parcels

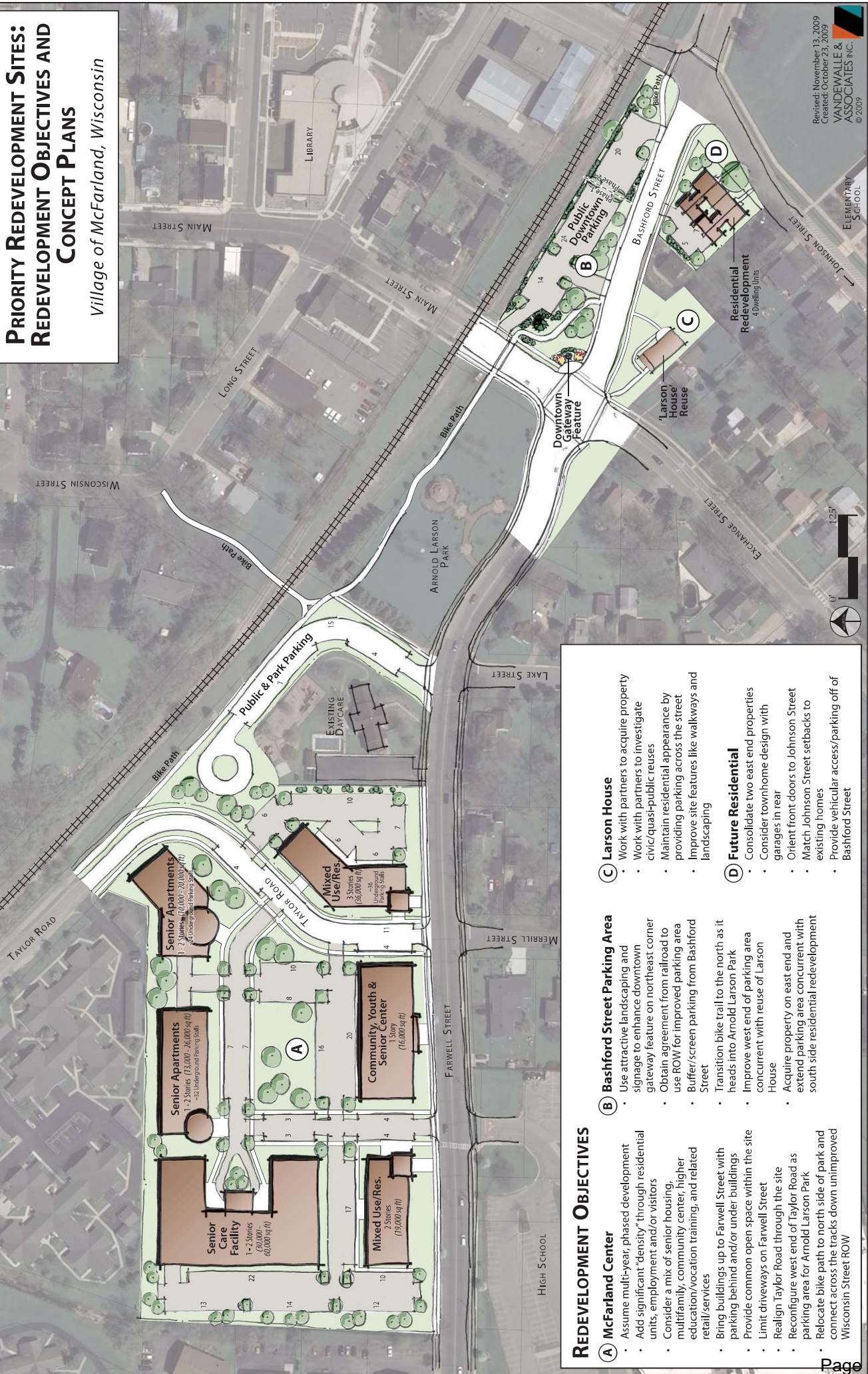
0 50 100 200 Feet



PRIORITY REDEVELOPMENT SITES: REDEVELOPMENT OBJECTIVES AND CONCEPT PLANS

Village of McFarland, Wisconsin

Revised: November 13, 2009
Created: October 23, 2009
VANDEWALLE &
ASSOCIATES INC.
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REDEVELOPMENT OBJECTIVES

A McFarland Center

- Assume multi-year, phased development
- Add significant "density" through residential units, employment and/or visitors
- Consider a mix of senior housing, multifamily, community center, higher education/vocation training, and related retail/services
- Bring buildings up to Farwell Street with parking behind and/or under buildings
- Provide common open space within the site
- Limit driveways on Farwell Street
- Realign Taylor Road through the site
- Reconfigure west end of Taylor Road as parking area for Arnold Larson Park
- Relocate bike path to north side of park and connect across the tracks down unimproved Wisconsin Street ROW

B Bashford Street Parking Area

- Use attractive landscaping and signage to enhance downtown gateway feature on northeast corner
- Obtain agreement from railroad to use ROW for improved parking area
- Buffer/screen parking from Bashford Street
- Transition bike trail to the north as it heads into Arnold Larson Park
- Improve west end of parking area concurrent with reuse of Larson House
- Acquire property on east end and extend parking area concurrent with south side residential redevelopment

C Larson House

- Work with partners to acquire property
- Work with partners to investigate civic/quasi-public reuses
- Maintain residential appearance by providing parking across the street
- Improve site features like walkways and landscaping

D Future Residential

- Consolidate two east end properties
- Consider townhome design with garages in rear
- Orient front doors to Johnson Street
- Match Johnson Street setbacks to existing homes
- Provide vehicular access/parking off of Bashford Street



COMMUNITY DEVELOPMENT AUTHORITY SUMMARY SHEET

MEETING DATE: Wednesday, September 4, 2019

SECTION: Business

DEPARTMENT: Community Development

CONTACT:

AGENDA ITEM: Discussion and action in order to convene in Closed Session in accordance with Wis. Stats. 19.85(1)(e) to deliberate or negotiate the investment of public funds or other specified public business whenever competitive or bargaining reasons require a closed session, specifically for the following:

PREVIOUS ACTION:

ISSUE SUMMARY:

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

ATTACHMENTS:

None



COMMUNITY DEVELOPMENT AUTHORITY SUMMARY SHEET

MEETING DATE: Wednesday, September 4, 2019

SECTION: Business

DEPARTMENT: Community Development

CONTACT:

AGENDA ITEM: Discussion and action to reconvene into Open Session.

PREVIOUS ACTION:

ISSUE SUMMARY:

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

ATTACHMENTS:

None



COMMUNITY DEVELOPMENT AUTHORITY SUMMARY SHEET

MEETING DATE: Wednesday, September 4, 2019

SECTION: Business

DEPARTMENT: Community Development

CONTACT:

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board regarding a Real Estate Acquisition and Development Agreement by and between the Village of McFarland and Lakestone Properties & Management, LLC, for 4719 Farwell Street.

PREVIOUS ACTION:

ISSUE SUMMARY:

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

ATTACHMENTS:

None



COMMUNITY DEVELOPMENT AUTHORITY SUMMARY SHEET

MEETING DATE: Wednesday, September 4, 2019

SECTION: Business

DEPARTMENT: Community Development

CONTACT:

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board for financial participation regarding a TIF Development Incentives Application from McFarland Paint & Hardware Inc. (The Lift Store), 4725 Farwell Street.

PREVIOUS ACTION:

ISSUE SUMMARY:

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

ATTACHMENTS:

None