VILLAGE OF MCFARLAND *NOTICE OF PUBLIC MEETING*

Community Development Authority

Wednesday, July 7, 2021 **7:00 PM** **McFarland Municipal Center**
Community Room

AGENDA

You are invited to this meeting through a Zoom webinar. The Public is strongly encouraged to watch and participate in these meetings remotely through either the webinar or telephone options listed below.

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:
https://us02web.zoom.us/j/87184697440

Or by Telephone: +1 (312) 626-6799
Webinar ID: 871 8469 7440

1. CALL TO ORDER

2. PUBLIC APPEARANCES.

3. APPROVAL OF MINUTES.
   a. Review and possible approval of the June 2, 2021 Community Development Authority meeting draft minutes.

4. BUSINESS.
   a. Discussion regarding a Tax Increment Financing Development Incentives Application from Waubesa Village LLC (Ryan Quam) for 4902 & 4908 Terminal Drive, Waubesa Village Phase 4, Tax Increment District #3.

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 purchasing of public properties, the investment of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session including the sale and purchase of property and the investment of public funds regarding:

      1) Tax Increment Financing Development Incentives Application from Waubesa Village LLC (Ryan Quam) for 4902 & 4908 Terminal Drive, Waubesa Village Phase 4, Tax Increment District #3.

      2) Acquisition of property at the following locations 4008 & 4012 Terminal Drive, including parcel# 071027386201, Tax Increment District #3.

   b. Discussion and action to reconvene into Open Session

6. RECONVENE INTO OPEN SESSION
    a. Discussion regarding Tax Increment District #3 capital expenditures.

    b. Discussion and possible action to make a recommendation to the Village Board regarding a Tax Increment Financing Development Incentives Application from Waubesa Village LLC (Ryan Quam) for 4902 & 4908 Terminal Drive, Waubesa Village Phase 4, Tax Increment District #3.

    c. Discussion and possible action to make a recommendation to the Village Board regarding the acquisition of property located at 4008 & 4012 Terminal Drive, including parcel# 071027386201, within Tax Increment District #3.

    d. Discussion regarding the 2020 Annual Reports for Tax Increment Districts #3, #4, and #5.

    e. Presentation of Community & Economic Development Director's Monthly Report

7. SCHEDULE NEXT MEETING DATE.
    a. Wednesday August 4, 2021 at 7:00 p.m.

8. 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.

Development Authority

Working Draft -MINUTES

June 2, 2021

Members Present: Justin Rupert Austen Conrad, Dan Kolk, Toni Stolarik, Stephanie Brassington, Jerry Dietzel

Members Absent: Ken Brost

Staff Present: Andrew Bremer, Stephanie Miller, Karen Knoll

1. CALL TO ORDER

Brassington called the meeting to order at 7:00 pm.

2. NEW MEMBER INTRODUCTOINS

Bremer introduced Kong Thao, a new staff member in the Community Development Department and Justin Rupert who will be the second Trustee serving on the CDA committee.

3. PUBLIC APPEARANCES

None

4. APPROVAL OF MINUTES

a. Review and possible approval of the May 5, 2021 Community Development Authority minutes.

Brassington moved to approve the May 5, 2021 Community Development Authority minutes. Conrad seconded the motion. Motion carried 6-0.

5. BUSINESS

a. Discussion regarding a Tax Increment Financing Development Incentives Application from Waubesa Village LLC (Ryan Quam) for 4902 & 4908 Terminal Drive, Waubesa Village Phase 4, Tax Increment District #3.

Bremer reviewed the application received for Phase IV Waubesa Village, a proposed three story, 27-unit garden style apartment building. Quam will be attending the Plan Commission on June 21, 2021 for a public hearing on the rezoning and CSM, with any action to be taken at the July 19, 2021 PC meeting. 4902 Terminal Drive is owned by the Village and Quam has an option to purchase the property located at 4908 Terminal Drive. Bremer reviewed the history of 4902 Terminal Drive and 4908 Terminal Drive with members along with the information and application as included in packets. The

CDA would have the opportunity tonight to provide feedback on the design of the site and building if they so choose. There is a closed session portion of the meeting tonight to discuss the TIF details; prior to that, the meeting is for the presentation and for members to ask questions.

Quam advised he is finishing Phase III at this time, there is still a demand for this type of rental, and he is renting units faster than for previous projects. Quam indicated his plans for the current driveway to Terminal Drive, which is in place for fire department access only, if he moves forward with Phase IV; it would become a permanent driveway for tenant and emergency vehicle access. Quam reviewed the plans as submitted in packets and indicated he has been speaking with staff for the past few years about the possibility of this project. He hopes to have a Phase V building in the future also, which is shown on plans, but is only a possible layout, not part of tonight's submittal.

Quam reviewed the TIF application as submitted in packets, it is for a $260,000 loan and land donation. Quam also reviewed the "but for TIF" specific project costs, stormwater plans, loan amount and contribution percentages, along with the performa.

Conrad inquired on some of the "but for's" as he feels they are for items where the project could still move forward without these items funded by the TID. Conrad asked for more details on the commercial garage door, dog washing station, MMSD fees. Quam replied he views them as what a developer would be competing with for development opportunities; some of these items are unique to the site.

b. Discussion regarding a Tax Increment Financing Development Incentives Application from 4313 LLC (CTW Flooring) for 4313 Triangle Street, Tax Increment District #3.

Bremer reviewed this item also has a closed session item later in the meeting. This project is for a new warehouse and office building for CTW Flooring who has a business on Triangle Street, and would be relocating their cabinet business from Waunakee to McFarland. They did a pre-application at both the March CDA and Plan Commission meetings. Bremer reviewed upcoming meetings for this project along with all items included in the packet for this application, including one from SunPeak to add solar to the building. The original renderings along with the updated are included in packets showing updates per meetings and suggestions from staff. Bremer reviewed the history of the property, original concept design and reviewed elevation as included in packets with members.

Joe Burkeland Jr. of CTW Flooring and Mark McCall from Bachman Construction presented the project submission reviewing the areas for Burkeland's business along with materials, future tenant space, windows for natural lighting and solar panel locations. Burkeland indicated the original renderings were a rough design for feedback only at the pre-application meeting. Burkeland advised the 5000 sq.ft. area is a future tenant space or growth space for the business. He reviewed the general floor plan along with an explanation of Wisco Cabinets Company, his business currently located in Waunakee. He will also be relocating business staff from the CTW Flooring location to this property. The business staff will occupy most of the first floor office space, along with the warehousing being on the first floor. The first floor will also have a small showroom. He mainly works with contractors; this is not a retail space. The second floor has a mezzanine and open area for the kitchen designers on his staff.

Quam indicated as this is an infill development there are space constraints, they will demo the current building and there is storm sewer work needing to be done, they are trying to locate as many parking stalls as possible, their goal is to maximize the site. They will not be disturbing the area of the property with the potential soil contamination from the former underground storage tank.

Bremer reviewed the history of the property, the TIF request as included packets, including the evaluation criteria, staff notes, and summary sheet. This would be a tax loan at occupancy. When the building is complete, the funding is provided and then paid back through tax increment generated from the new building, typically looking to recoup within twelve years from when the loan is obtained. Bremer reviewed TID #3 and when the TID closes, along with the use of reserve funds from the TID. Bremer indicated included in packets is a funding alternative of selling the property for $1.00 and then paying a smaller incentive when the project is completed, along with the solar option for the property.

Conrad indicated when moving into closed session he will be recusing himself on item 6 (a) (3) and leaving the closed session.

6. 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 purchasing of public properties, the investment of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session including the sale of property and the investment of public funds regarding:

Brassington moved to convene into closed session, Kolk seconded the motion. Motion carried on a roll call vote 6-0 with Conrad indicating he will be recusing himself from the meeting at closed session item 6 (3) Meeting moved into closed session at 7:46 p.m.

1) Real Estate Acquisition & Development Agreement with 5411 Basford Street LLC (Dan Chin Homes) for 5411 Bashford Street, Tax Increment District #4.

2) Tax Increment Financing Development Incentives Application from Waubesa Village LLC (Ryan Quam) for 4902 & 4908 Terminal Drive, Waubesa Village Phase 4, Tax Increment District #3.

3) Tax Increment Financing Development Incentives Application from 4313 LLC (CTW Flooring) for 4313 Triangle Street, Tax Increment District #3.

   Let the record show at 8:37 p.m. Conrad recused himself from the meeting and left the ZOOM closed session portion of the meeting.

   Brassington moved to reconvene in open session. Rupert seconded the motion. Motion carried 6-0. Meeting reconvened into open session at 8:49 p.m.

7. RECONVENE INTO OPEN SESSION

a. Discussion and possible action to make a recommendation to the Village Board regarding Resolution 2021-14: A Resolution Authorizing the Village President and Clerk to Execute a Real Estate Acquisition And Development Agreement With 5411 Bashford Street LLC.

   Brassington moved to postpone action to make a recommendation to the Village Board regarding Resolution 2021-14: A Resolution Authorizing the Village President and Clerk to Execute a Real Estate Acquisition And Development Agreement With 5411 Bashford Street LLC to the next CDA meeting. Rupert seconded the motion. Motion carried 6-0.

b. Discussion and possible action to make a recommendation to the Village Board regarding a Tax Increment Financing Development Incentives Application from Waubesa Village LLC (Ryan Quam) for 4902 & 4908 Terminal Drive, Waubesa Village Phase 4, Tax Increment District #3.

   Brassington moved to postpone possible action to make a recommendation to the Village Board regarding a Tax Increment Financing Development Incentives Application from Waubesa Village LLC (Ryan Quam) for 4902 & 4908 Terminal Drive, Waubesa Village Phase 4, Tax Increment District #3 until the next CDA meeting to allow staff to discuss with applicant a revised incentive amount to better meet the "but for" clause and 15% equity. Kolk seconded the motion. Motion carried 6-0.

c. Discussion and possible action to make a recommendation to the Village Board regarding a Tax Increment Financing Development Incentives Application from 4313 LLC (CTW Flooring) for 4313 Triangle Street, Tax Increment District #3.

   Brassington moved to approve a recommendation to the Village Board regarding a Tax Increment Financing Development Incentives Application from 4313 LLC (CTW Flooring) for 4313 Triangle Street, Tax Increment District #3. With the incentive to be the sale of the property for $1.00 and a $25,000 Tax Increment loan at occupancy for rooftop solar. Rupert seconded the motion. Motion carried 5-0-1 with Conrad abstaining.

d. Presentation of Community & Economic Development Director monthly report.

   Bremer reviewed his Directors report with members as provided in packets.

8. SCHEDULE NEXT MEETING DATE.

a. Wednesday, July 7th, 2021 at 7:00pm.

9. ADJOURNMENT.

Kolk moved to adjourn. Rupert seconded the motion. Motion carried 6-0. Meeting adjourned at 8:59 p.m.

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SUMMARY SHEET

MEETING DATE: **Wednesday, July 7, 2021**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director**

AGENDA ITEM: **Discussion regarding a Tax Increment Financing Development Incentives Application from Waubesa Village LLC (Ryan Quam) for 4902 & 4908 Terminal Drive, Waubesa Village Phase 4, Tax Increment District #3.**

PREVIOUS ACTION:

2006, Village acquisition of 4902 Terminal Drive
June 22, 2015 Village Board approval of Planned Development District General Plan Phase I-III and Detailed Plan Phase I.
2015 TIF Development Agreement for Waubesa Village Phase 1.
July 17, 2017 Plan Commission approval of Planned Development District Detailed Plan Phase II.
2017 TIF Development Agreement for Waubesa Village Phase 2.
July 20, 2020 Plan Commission approval of Planned Development District Detailed Plan Phase III.
2020 Amendment to TIF Development Agreement for Waubesa Village Phase 2.
April 7, 2021 Pre-Application meeting with CDA.
April 19, 2021 Pre-Application meeting with Plan Commission.
June 2, 2021 CDA review of TIF Development Incentives Application (action postponed)
June 21, 2021 Plan Commission Public Hearing on PUD & CSM Applications

ISSUE SUMMARY:

Ryan Quam has acquired an option to purchase 4908 Terminal Drive and is seeking to acquire 4902 Terminal Drive from the Village in order to develop Waubesa Village Phase 4, a three-story 27-unit garden apartment building similar to Waubesa Village Phase 2 & 3. This building would consist of a combination of one and two bedroom apartments with underground parking. Ryan also has a long-term option to purchase 4810 & 4818 Terminal Drive for the potential future development of Waubesa Village Phase 5. The Phase 4 and Phase 5 concepts were reviewed at pre-application meetings before the CDA on April 7, 2021 and the Plan Commission April 19, 2021. The current proposal is only for Phase 4. A request to develop Phase 5 would likely not occur for several years.

At the June 2nd CDA meeting, the CDA motioned to postpone consideration of the TIF request to their next meeting to allow time for the Applicant to revise their TIF request to better meet the But For, 15% Equity and Payback criteria.

Packet Attachments:

1. The Applicant's revised TIF Development Incentives Application (06.22.21). The Applicant is seeking $176,500 in a Tax Increment Loan at Occupancy (down from $260,000), plus sale of 4902 Terminal Drive for $1 (estimated value $73,255). Note the Applicant's TIF request also assumes the Village constructs the sidewalk/bike trail and curb along the full length of the property frontage on Terminal Drive as part of the Village's consideration of completion of the reconstruction of Terminal Drive in 2022, estimated value of $24,000 according to the Village Engineer. Total incentive valued at $273,755.
2. The Applicant's Plan Commission Application. This includes the revised Planned Development District General Plan for Phases 1-4, Detailed Plan for Phase 4, Certified Survey Map, and site design plans for the development. These applications will be reviewed by the Plan Commission at their June 21, 2021 meeting (public hearing only) and July 19th, 2021 meeting (potentially recommendation to Village Board). The CDA may provide input on the overall building designs as part of consideration of the TIF Development Incentives Application; however, the primary purpose of the meeting is to provide a recommendation on the Development Incentives Application. The focus of this staff report is primarily related to the funding request.
3. C&ED Director's review of the Development Incentives Application to the Village's TIF Development Incentives Policy Manual (refer to Financial/Budget Impact for additional details).
4. C&ED Director's TIF proforma for just the Waubesa Village Phase 4 parcels.
5. C&ED Director's review of the site & building design requirements from the Zoning Code and Terminal & Triangle District Plan.

Existing Property Conditions:

- 4902 Terminal Drive: Vacant, Zoned C-H Commercial Highway, 0.31 Acres, $0 Assessed Value
- 4908 Terminal Drive: Single Family Home, Zoned C-H Commercial Highway, 0.52 Acres, $233,300 Assessed Value

Tentative Project Schedule:
The following outlines a tentative schedule for various permit/project approvals for Phase 4 pending CDA/PC/VB review:

- TIF Development Incentives Application for Phase 4 (July 7th CDA recommendation, July 26th Village Board action)
- Amendment to the Planned Development, General & Detailed Development Plan for Waubesa Village Phases 1-4 (June 21 Public Hearing with Plan Commission, July 19th Plan Commission recommendation, July 26th Village Board action)
- Certified Survey Map to combine Phases 1-4 as one lot (June 21 Public Hearing with Plan Commission, July 19th Plan Commission action)

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- Real Estate & Development Agreement for Phase 4 (September 1st CDA recommendation, September 13th Village Board action)
- Closing on 4902 Terminal Drive (September 30th)
- Building Permit for Phase 4 (October, 2021)
- Start Construction Phase 4 (October/November, 2021)
- Building Occupancy Phase 4 (Summer, 2022)

FINANCIAL/BUDGET IMPACT:
TID #3 previously provided incentives of $552,583 (Phase 1) and $360,000 (Phase 2), for a total of $912,583. The Phase 1 & 2 Development Agreement obligates the Applicant to a Guarantee of Tax Increment based on a fair market value of the property of no less than $8,100,000 ($4,300,000 for Phase 1 plus $3,800,000 for Phase 2). Phase 3, currently under construction, did not include TIF development incentives. The 2021 Fair Market Value of Waubesa Village is $8,469,000, not including the majority of the anticipated value of Phase 3.

The Applicant is seeking $176,500 in a Tax Increment Loan at Occupancy (down from $260,000), plus sale of 4902 Terminal Drive for $1 (estimated value $73,255). Note the Applicant's TIF request also assumes the Village constructs the sidewalk/bike trail and curb along the full length of the property frontage on Terminal Drive as part of the Village's consideration of completion reconstruction of Terminal Drive in 2022, estimated value of $24,000 according to the Village Engineer. Total incentive valued at $273,755. The Applicant estimates land acquisition and construction cost for Phase 4 of $4,910,000. The TIF Application includes a further break down of these costs. The Applicant intends to provide an Assessment Guarantee upon completion of the project of $3,800,000 similar to the Phase 2 and Phase 3 developments. The packet includes the C&ED Director's TIF proforma for the proposed development along with the Director's review of the Development Incentives Application to the Village's TIF Development Incentives Policy Manual. The following are additional notes related to this review:

- But For Criteria. The Applicant has identified $401,255 in "But For TIF Specific Project Costs"; however, the Applicant has reduced the TIF loan at occupancy payment request from $260,000 to $176,500. The reduction reflects removing prior costs that were considered standard development costs (e.g. MMSD fees, site utilities, CSM fees, etc.), increasing the equity contribution, and meeting the payback period criteria. The $176,500 roughly reflects the cumulative costs of those site and building features the might be considered "enhancements" above traditional development and/or part of the design guidelines for TID #3 (e.g. underground parking, exterior building materials, dog washing station, etc.). The following factors contributed to consideration of reduced TIF funding as compared to Phase 1 & 2: (1) project includes market rate apartments, (2) the current high demand for housing in the Village, (3) the Applicant's own prior experience with achieving high rates of lease rentals prior to building occupancy, (4) and the higher Return on Investment estimates from the Applicant's Proforma.
- Financial Capability Criteria. Per direction from the CDA, the Applicant has increased it's equity contribution from 13.3% equity, or $653,000, to 15.0%, or $736,500, to meet

the 15% criteria.

- Payback Period Criteria. As proposed, the payback is five years, which meets the first part of the criteria. Due to TID closing in 2027 five years of increment can be collected (~$272,955 total); therefore, the project would net ~$96,455 to the TID; however, this is exclusive of prior costs for acquisition and clean-up of 4902 Terminal Drive. The Village previously invested $153,787 in property acquisition and clean-up costs. These costs have been offset by revenue from rental of the prior home (2004-2014) before its demolition, $85,849 in total rental revenue. Therefore, the TID has invested a net of $67,938 in this property. Including the requested $176,500 TIF Loan, the net increment to the TID is ~$28,5161 from the proposed project, including past TID investments into the property, and ~$4,516 inclusive of estimated share ($24,000) of Terminal Drive sidewalk and curbing costs. These figures assume no interest is charged on the TIF Loan, no appreciation or depreciation in property value or tax rate, demolition of 4908 Terminal Drive in 2021 (-$4,538 tax increment) and full value of Phase 4 achieved as of January 1, 2023.

In addition to generating tax increment revenue for TID #3, Phase 4 will also generate general revenues to the Village through the collection of building permit and impact fees, estimated at $130K. The Applicant would pay the following impact fees based on current 2021 rates:

- Park Land Impact Fees (Fees in Lieu of Parkland Dedication): $2,755.26 x 27 Units = $74,392.02
- Park Improvement Impact Fees: $990.38 x 27 Units = $26,740.26
- Library Impact Fees: $431.00 x 27 Units = $11,637.00

VILLAGE PLAN REFERENCE:

4902 & 4908 Terminal Drive are located within the following adopted Village plans available for review on the Community & Economic Development website:

- TIF District #3 (adopted 2004).
- Terminal and Triangle District Plan (adopted 2005), specifically the Mixed-Use Lakeview Village Subdistrict. Preferred land uses include mixed-use buildings & sites, office & residential, neighborhood & lake-oriented retail, higher profile buildings, and under-building parking. Map 2 and 6 of the TTDP conceptualized potential office development in the area of Phases 2-4. This was premised, in-part on a potential future transit station adjacent to Brandt Park, which is unlikely to materialize. In the Director's opinion office and mixed-use buildings (similar to Waubesa Village Phase 1) are more likely to materialize at the intersection of Terminal Drive and Siggelkow Road. The market potential/compatibility for office or commercial development on 4902 & 4908 Terminal Drive seems questionable at this time. Appendix B of the plan includes a Summary of Site and Building Design Standards applicable to the Mixed-Use Lakeview Village Subdistrict.
- Redevelopment District No. 1 (adopted 2010), specifically within the Mixed Use Commercial/Residential Subdistrict.

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- Comprehensive Plan (adopted 2017). This plan identifies the property for future Mixed Use/Flex Commercial. Figure 4.1 of the plan, identifies the General Description of Land Uses Allowed includes a carefully designed blend or option of commercial services, retail, office, business park, multiple family residential, and/or institutional land uses, including mixed use sites and/or buildings. Compared to the Neighborhood future land use category, Mixed Use/Flex Commercial areas typically are denser, include some non-residential component, and do not typically include single family housing. All uses served by public sewer and water systems. Typical Implementing Zoning Districts includes the PD Planned Development District. General Land Use Policy #5 also states to actively promote infill development and redevelopment where opportunities present themselves, particularly for underutilized properties along Terminal Drive.

ORDINANCE REFERENCE:
Sec. 62.67, PD Planned Development District
Sec. 62-73, Terminal and Triangle Design Overlay Zoning District
Sec. 62-310, Site/Design Review

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
This agenda item is presented for discussion only. The applicant will provide an overview of their project and revised TIF request and answer any questions from CDA members. The agenda includes a closed session item under Wis. Stat. 19.85(1)(e) to discuss the TIF Development Incentives applications prior to reconvening into open session to make a recommendation to the Village Board.

ATTACHMENTS:
1. Waubesa Village LLC_TIF Incentives Application_(rev. 06.22.2021)
2. 4902 & 4908 Terminal Drive_Waubesa Village Phase 4_04.05.21
3. 4908 Terminal-Waubesa Village Phase 4-TIF Evaluation-07.01.21
4. Waubesa Village Phase 4 Proforma_7.1.2021
5. Appendix B Design Guidelines for Mixed Use Lakeview Subdistrict-Waubesa Village Phase 4-06.17.21
6. Sec. 62-310 Site Design Review_Waubesa Village Phase 4_06.17.21

TAX INCREMENT FINANCING
DEVELOPMENT INCENTIVES
APPLICATION

Application ID: 2021 (Year) - 03 (#) 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: Waubesa Village - 27 Unit Building (Phase 4)

Applicant: Waubesa Village LLC

Mailing Address: 4604 Siggelkow Road, Suite A

Primary Contact: Ryan Quam Telephone: (608)838-7750

Email: Fax: (608)838-7752

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: ________________________________

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 #
Ryan Quam	Eng.-Architect / Quam Engineering	rquam@quamengineering.com	(608)838-7750
Jeff Riegert	General Contactor / Riegert builders	jeffriegert@gmail.com	(608)575-3969

B. PROPERTY INFORMATION

Parcel(s) Address: 4902 and 4908 Terminal Drive

Parcel(s) Tax Number: 071034241227 and 071034241003

As the Applicant, are you the current owner of this parcel(s)? ☒ No ☐ Yes

If no, current owner is: Village of McFarland and Timothy Blum

If no, do you have an agreed upon option to purchase the property? ☐ No ☒ Yes (provide documentation and note the expiration date here: September 1, 2021 closing

Total Lot Size: 13420 + 22771 square feet

Parcel Contains Existing Buildings? ☐ No ☒ Yes

If yes, indicate Total Building Size 1500 sq.ft.

Most recent property assessment (PA):

$ 75200 Land $ 142,000 Improvements $ 217,200 Total

Existing Uses: Vacant (Village Lot) and Residential - Single Family

Existing Zoning: C-H Commercial Highway

Existing Uses, Adjacent Parcels: Single Family N Multifamily S Single+Multi Fam E Multi-family W

Existing Zoning, Adjacent Parcels: C-H N R-3 S R-2 + R-3 E PUD W

Will a zoning change be requested? ☐ No ☒ Yes

If yes, indicate new zoning PDD for 27 Unit Apartment Building

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

WDNR WRAPP, Certified Survey Map to combine lots

Existing Mortgage Holder: Timothy Blum

Contact Person & Phone Number: Ryan Quam (608)838-7750

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.

This project is phase 4 of Waubesa Village multi-family development. The preliminary Phase 4 Grading Plan and Phase 4-5 Concept Plan are attached.

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

The project will include multiple rain gardens and storm sewer routing to rain gardens and flat grass volleyball/ice rink areas.

Current annual revenue: $N/A Estimated annual revenue: $N/A

Current annual expenses: $N/A Estimated annual expenses: $N/A

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: April 5, 2021

Preliminary Construction Start Date: Oct. 4, 2021

Preliminary Construction Completion Date: June 30, 2022

Date Occupied or Opened: July 1, 2022

Number of principal buildings and estimated square footage: 36,700 floor area

Estimated equalized assessed valuation after project completion (EAV)

$ 297,000 Land $3,503,000 Improvements $3,800,000 Total

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

Pre-improvements: $ 217,200 PA x0.01945 Mill Rate = $ 4,224.54 Total (A)

Post-improvements: $3,800,000 PA x0.0195 Mill Rate = $ 74,100.00 Total (B)

Additional increment (B-A) = $ 69,875.46

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

One and two bedroom units to be rented by qualified tenants.

Who will own and operate the developed property? Waubesa Village, LLC

Do similar businesses/uses already exist in McFarland?

☐ No ■ Yes, If yes, indicate 27 unit apartment buildings at 4606 and 4608 Siggelkow Road and 4703 Terminal Drive

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

The phase 4 building will have three garage level doors. The west door will access a proposed grass volleyball/ice rink area.

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

$0-$19,000

______Full Time (current) ______Part Time (current) ______FT (created) ______PT (created)

$20,000-$39,000

______Full Time (current) ______Part Time (current) ______FT (created) ______PT (created)

$40,000-$59,000

______Full Time (current) ______Part Time (current) ______FT (created) ______PT (created)

$60,000+

______Full Time (current) ______Part Time (current) ______FT (created) ______PT (created)

Average per hour wage rate of all employees (not including benefits) $ N/A

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

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

I have talked with Cindy Krenz about the purchase of her land to the north for a phase 5 building and permanent driveway connection to Terminal Drive.

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

Ryan Quam was a Village Board member when TID #3 was formed. Quam Engineering, LLC, and Ezra Properties, LLC are businesses owned by Ryan Quam and located in McFarland.

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: $ 176,500 TIF Loan + 73,255 Land Donation

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 ______

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.

A higher level of construction materials are being proposed to attract tenants and to overcome the blighted conditions of the overall area. Site amenities such as a dog washing station, a grass volleyball court/winter ice rink, etc. are being proposed to attract tenants. The unique site requires irregular development costs such as tree removal, mass excavations with materials to be removed from the site, sanitary lateral extension, water service extension, site storm sewers, exposed garage wall, additional doors with commercial grade entrance in the garage, Village attorney review, etc. The bank will require a minimum 20% owner contribution which will require TIF assistance to be a part of the 20% owner contribution.

In order to demonstrate compliance with the "but for" test, the applicant will provide costs for the higher level of construction materials, the site amenities, and the unique site development costs. The application will also provide the business plan proforma.

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	See Overall Costs Estimate	Applicant, Bank Loan, and TIF Loan
Environmental testing/remediation		
Demolition		
Construction of new building(s)		
Site Improvements		
Renovation of existing structures		
Cost of installation of machinery/equipment		
Architectural/Engineering fees		
Legal & other professional fees		
Permit fees		
Financing fees		
Developer fees		
Other (please specify)		
Total Project Costs	4910000	

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

Sources of Financing	Amount ($)	Percent of Total Costs
TIF	249,755	5.09 %
Equity	736,500	15.00 %
Loans	3,923,745	79.91 %
Grants		%
Other (please specify)		%
Total Project Costs		**100.0 %**

Lender for Project if in addition to the Village: State Bank of Cross Plains

Officer Casey McClymann Phone (608)416-4834 Email ____________________________

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 Ryan D. Quam Title Managing Member

Signature Ryan Quam Date 6/22/2021

Return To:

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

"BUT FOR TIF" SPECIFIC PROJECT COSTS

Land Purchase (4902 Terminal Drive)	$73,255
Attorney Fees (TIF Agreement and Developer Agreement)	$15,000
Engineering Fees (Stormwater Design)	$4,000
MMSD Fees	$7,000
Certified Survey Map	$3,000
Building Demolition and Removal	$13,000
Tree Removal	$8,000
Earthwork (8000 Cubic Yards Remove from Site at $7 per cubic yard)	$56,000
Garage Footing (partial west and partial south apartment walls)	$4,000
Exposed Garage 10% Stone Veneer and 90% LP Smartsiding	$10,000
Sanitary Lateral and Water Service Connections with Street Patching	$25,000
Boulder Retaining Walls	$18,000
Stone Veneer/Fiber Cement Exterior Upgrade (from Vinyl)	$132,000
Lower Level Two Decks (West Side)	$6,000
Garage West Commercial Door	$5,000
Dog Washing Station	$6,000
Rain Garden with building perimeter storm sewer	$16,000
Total:	**$401,255**

PHASE 4 APARTMENT BUILDING

Overall Costs Estimate

Description	Quantity	Unit	Unit Price	Total
Land				
Land (4908Terminal Drive)	1	LS	$300,000.00	$300,000.00
Land (4902 Terminal Drive)	1	LS	$73,255.00	$73,255.00
Permitting Item				
Building Permit	1	LS	$4,000.00	$4,000.00
Erosion Control and Stormwater Permit	1	LS	$2,000.00	$2,000.00
Plumbing, HVAC, Site Design Fees, TIF Application	1	LS	$4,200.00	$4,200.00
Fire Alarm and Suppression System Fee	1	LS	$1,500.00	$1,500.00
Engineering Review Fees	1	LS	$7,000.00	$7,000.00
Attorney Review Fees	1	LS	$15,000.00	$15,000.00
Public Water (2" Meter)	1	2 in	$5,201.00	$5,201.00
Impact Fee				
Park Fee-in-lieu	27	DU	$2,755.26	$74,392.02
Park Improvement and Public Library	27	DU	$1,421.38	$38,377.26
MMSD	1	LS	$7,000.00	$7,000.00
Transaction Fees				
Bank Fee	1	LS	$20,000.00	$20,000.00
Appraisal Fee	1	LS	$3,000.00	$3,000.00
Title Fee	1	LS	$3,000.00	$3,000.00
Miscellaneous Closing Fees	1	LS	$3,000.00	$3,000.00
Construction Interest Carrying Costs Through 6/2022	1	LS	$60,000.00	$60,000.00
Professional Items				
Dimension IV Architect	1	LS	$10,000.00	$10,000.00
Structural Design	1	LS	$10,000.00	$10,000.00
Ryan Quam Building Plans Drafting	1	LS	$60,000.00	$60,000.00
Quam Engineering, LLC Site Design and CSM Approva	1	LS	$43,000.00	$43,000.00
Quam Engineering, LLC Construction Staking	1	LS	$25,000.00	$25,000.00
Quam Engineering, LLC Site General Administration	1	LS	$35,000.00	$35,000.00
Ryan Quam Planning and Consulation Fee	1	LS	$40,000.00	$40,000.00
Site Items				
Rice Grading	1	LS	$118,000.00	$118,000.00
Utility Connections and Perimeter Storm	1	LS	$30,000.00	$30,000.00
Boulder Retaining Walls	450	VSF	$40.00	$18,000.00
Concrete Curb, Sidewalk, Stairs	1	LS	$36,000.00	$36,000.00
3" Asphalt Binder and Surface Course	1	LS	$35,000.00	$35,000.00
Restoration (Seed & Matting)	7000	SY	$2.50	$17,500.00
Lighting and Security	1	LS	$20,000.00	$20,000.00
Landscaping Trees & Shrubs	1	LS	$13,000.00	$13,000.00
Building Items (Interior, Exterior, and Lighting)				
Riegert Builders Contract	1	LS	$3,675,000.00	$3,675,000.00
Subtotal Costs:				$4,806,425.28
Contingency (Approx. 2-3% Building and Site):				$103,574.72
Total:				$4,910,000.00

Loan Amount & Contributions Percentage

Loan Amount Calculation	
Total Costs (See Cost Schedule)	$4,910,000
T.I.F. "Gap Loan"	-$260,000
T.I.F. Village Lot	-$73,255
Ryan Quam Downpayment	-$450,000
Ryan Quam Building Plans Drafting	-$60,000
Quam Engineering, LLC Site Design / Approvals	-$43,000
Quam Engineering, LLC Construction Staking	-$25,000
Quam Engineering, LLC Site General Administration	-$35,000
Ryan Quam Planning and Consulation Fee	-$40,000
Loan Amount Total:	**$3,923,745**

Ryan Quam Contributions Percentage Calculation	
Ryan Quam Downpayment	$533,500
Ryan Quam Building Plans Drafting	$60,000
Quam Engineering, LLC Site Design / Approvals	$43,000
Quam Engineering, LLC Construction Staking	$25,000
Quam Engineering, LLC Site General Administration	$35,000
Ryan Quam Planning and Consulation Fee	$40,000
Total Contributions:	$736,500
Ryan Quam Contributions Percentage = Total Contributions / Total Costs	**15.00%**

Village Contributions Percentage Calculation	
T.I.F. "Gap Loan" and Village Lot	$176,500
T.I.F. Village Lot	$73,255
Total Contributions:	$249,755
Village Contributions Percentage = Total Contributions / Total Costs	**5.09%**

PROFORMA

Loan Amount		
Total Costs (See Cost Schedule)	$4,910,000	
TIF Gap Loan	-$176,500	
TIF Village Lot	-$73,255	
Ryan Quam Downpayments	-$533,500	
Ryan Quam Building Plans Drafting	-$60,000	
Quam Engineering, LLC Site Design / Approvals	-$43,000	
Quam Engineering, LLC Construction Staking	-$25,000	
Quam Engineering, LLC Site General Administration	-$35,000	
Ryan Quam Planning and Consulation Fee	-$40,000	
Loan Amount	$3,923,745	
Sales/year		
27 Apartments	$436,260	{9 one-bedrm @ $1135; 14 two-bedrm @ $1420; 4 two-bedrm w/ loft @ $1565}
Pet Fees	$12,000	{25 pets at $40/pet/month}
Total	$448,260	{See rent scalar} **2.00% Rent Scalar**
Vacency	-$13,448	{Assumes 3% vacency}
Sales Total	$434,812.20	
Costs/year		
Interest	3.80%	of loan amount
Management & Insurance	8.00%	of sales amount
Maintenance	6.00%	of sales amount
Property Tax	$72,580	{1.91% of $3,800,000 (TIF Estimated Valuation}

Principal Projection	2022	2023	2024	2025	2026	2027	2028
Beginning Principal	$3,923,745	$3,771,489	$3,606,272	$3,427,468	$3,234,420	$3,026,446	$2,802,836
Interest	$149,102	$143,317	$137,038	$130,244	$122,908	$115,005	$106,508
Sales	-$434,812	-$443,508	-$452,379	-$461,426	-$470,655	-$480,068	-$489,669
Management (6% sales) & Insurance (2% of sales)	$34,785	$35,655	$36,546	$37,460	$38,396	$39,356	$40,340
Maintenance (6% of sales)	$26,089	$26,741	$27,409	$28,095	$28,797	$29,517	$30,255
Property Tax	$72,580	$72,580	$72,580	$72,580	$72,580	$72,580	$72,580
Ending Principal	$3,771,489	$3,606,272	$3,427,468	$3,234,420	$3,026,446	$2,802,836	$2,562,850
Principal Reduction	$152,256	$165,216	$178,805	$193,048	$207,974	$223,610	$239,987
Return on Investment	21%	22%	24%	26%	28%	30%	33%

PROFORMA

2029	2030	2031	2032	2033	2034	2035
$2,562,850	$2,305,715	$2,030,629	$1,736,755	$1,423,222	$1,089,121	$733,509
$97,388	$87,617	$77,164	$65,997	$54,082	$41,387	$27,873
-$499,463	-$509,452	-$519,641	-$530,034	-$540,634	-$551,447	-$562,476
$41,348	$42,382	$43,442	$44,528	$45,641	$46,782	$47,951
$31,011	$31,787	$32,581	$33,396	$34,231	$35,086	$35,964
$72,580	$72,580	$72,580	$72,580	$72,580	$72,580	$72,580
$2,305,715	$2,030,629	$1,736,755	$1,423,222	$1,089,121	$733,509	$355,402
$257,135	$275,086	$293,874	$313,533	$334,100	$355,612	$378,108
35%	37%	40%	43%	45%	48%	51%

Village of McFarland
Community & Economic Development Department

Plan Commission Application – 2021

~Application must be completed in full~

Applicant - Owner	Waubesa Village, LLC	Applicant's Agent	Ryan Quam
		Name	Received
Address	4604 Siggelkow Road, Suite A McFarland, WI 53558	Address	APR 06 2021
Email	rquam@quamengineering.com	Email	Village of McFarland
Phone #	608-838-7750	Phone #	
Fax #	154/0710-342-4122-7	Fax #	

Parcel No(s). 154/0710-342-4100-3 **Type of Proposal – Please check boxes below that apply**

Requires Public Hearing (Class One)	FEES	Requires Public Hearing (Class Two)	FEES	Public Hearing Not required	FEES
☐ Preliminary Plat	$500+AF	☐ Conditional Use	$370+F	☐ Annexation	At cost
☐ Preliminary Plat (reapplication)	$500+BF	☒ Rezoning (map)	$405+	☐ Dev. Agreement Including Addendums	$400 F
☒ Certified Survey Map	$300+FG	☐ Zoning Amendment (text)	$405 +F	☐ Final Plat	$500 +CF
☐ Condominium	$300+EF	☐ USA/MMSD Annexation	At cost	☐ Final Plat (reapplication)	$400 +DF
☐ Comprehensive Plan Amendment	$500+F			☒ Site/Design Review	$400 + F

+ = Plus publication and notification charges

A = Plus $50.00 per lot

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

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

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

E = Plus $40.00 for each unit shown

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

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

Escrow Deposits (covers costs for outside consultants; e.g., engineers, attorneys, etc.)	
☐ R-E, R-3 & PD (up to 50 acres)	$5,000
☐ R-E, R-3 & PD (greater than 50 acres)	$10,000
☐ Site/Design Review (less than 2,000 sq. ft.)	$1,000
☒ Site/Design Review (2,000 sq. ft. or more)	$2,000
☐ All Plats including condominiums	$5,000

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

The site is located at 4902 and 4908 Terminal Drive. 4902 Terminal is lot 1 of CSM 7449 and zoned "X4 - Exempt". 4908 Terminal is Lot 20 of Assessors Plat 4 Blooming Grove and zoned "G1-Residential". The application request is for a PDD to allow for a 27 unit apartment building (phase 4 of Waubesa Village).

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

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

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

Schedule: The Village of McFarland Plan Commission normally conducts meetings on the third Monday of each month at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices; all potential agenda item materials -are required to be submitted per the schedule listed below. **Three (3) copies** of all materials, **one (1) copy must be 8 ½ x 11, two (2) copies to be 11 x 17 and one (1) electronic copy** (*only one copy of application, completed in full, is necessary)* shall be submitted to the Community Development Department (608-838-3154), with fees paid **by *NOON of the deadline day**, according to the following schedule:

Village of McFarland Plan Commission 2021 Schedule

*Submittal Deadline Noon on:	For Scheduled 2021 Meeting date of:
December 8 (2020)	January Tuesday Jan. 19
January 5	February 15
February 2	March 15
March 9	April 19
April 6	May 17
May 11	June 21
June 8	July 19
July 7	August 16
August 10	September 20
September 7	October 18
October 5	November 15
November 2	December 20 (Pending)
December 7	(Pending) Tuesday, Jan. 18, 2022

*** Submittal deadline:**

- **I understand failure to provide required materials/information/fees by the submittal deadline can result in this application being withdrawn for consideration by the Plan Commission. Materials submitted for review after the submittal deadline date, or incomplete submittals, may be held over until the next scheduled meeting.**

- **I understand any fees not paid for (i.e. legal notices, mailings, etc.) will require any permits to be withheld until all payments are made in full. In addition, all application fees are non-refundable.**

X ______________________ 4-5-2021

Signature of Applicant/Agent Date

Planned Development District

Statement of Owners Intent,
Updated General Plan for Staged
Development, and Detailed Plan for
Phase 4 Development

Project:
Waubesa Village Development

Owner:
Waubesa Village, LLC
Attn: Ryan Quam

Statement of Owners Intent

It is the intent of the Owner to develop the lands controlled by the Owner as a Mixed Use development in general conformance with the TIF plan and previously approved General Plan. The purpose of this submittal is to seek the following Village approvals:

1) Updated General Plan for Phases 1-4;
2) Detailed Plan for phase 4 development;
3) Zoning amendment creating the Planned Development District to allow phase 4 development;

Legal Description

The lands controlled and uncontrolled by the Owner addresses and legal descriptions are as follows:

1) 4604, 4606, and 4608 Siggelkow Road (Lot 1, C.S.M. 14104) - Controlled;
2) 4908 Terminal Drive (Lot 20 of Assessors Plat 4 Blooming Grove) – Controlled;
3) 4902 Terminal Drive (Lot 1 of CSM 7449) – Village Land;

Description of General Plan for Staged Development

The General Plan proposes the development of the land with five buildings and associated drive aisles, parking lot, and regional pond as shown on the General Development Plan included as sheet G-1. The buildings and site layout are described as follows:

1) Phase 1 Mixed Use Building
   - Existing three story mixed use building;
   - Approximately 22,000 square feet of leased apartment space;
   - 12,300 square foot leased commercial space on first floor;
   - 6 one-bedroom and 14 two-bedroom apartment units on second and third floors;
   - 32 underground parking stalls;
   - 31 surface parking stalls;
   - Approximately 190 feet long;
   - Approximately 70 feet deep;
2) Phase 2 Apartment Building
   - Existing three story apartment building;
   - Approximately 30,000 square feet of leased apartment space;
   - Approximately 11,300 square foot footprint;
   - 28 underground parking stalls;
   - 29 surface parking stalls;
   - Approximately 175 feet long;
   - Approximately 70 feet deep;
   - 9 one-bedroom and 18 two-bedroom apartment units with individual washers and dryers and private balconies;
3) Phase 3 Apartment Building
   - Existing three story apartment building;
   - Approximately 30,000 square feet of leased apartment space;
   - Approximately 11,300 square foot footprint;
   - 28 underground parking stalls;
   - 27 surface parking stalls;
   - Approximately 175 feet long;
   - Approximately 70 feet deep;
   - 9 one-bedroom and 18 two-bedroom apartment units with individual washers and dryers and private balconies;
4) Phase 4 Apartment Building

- 27 unit, three story apartment building which will be described in the Detailed Plan for Phase 4 Development portion of this submittal;

5) Site Layout
   - 113 above ground parking stalls are proposed to supplement the underground parking and to meet overall parking requirements;
   - One regional detention pond will meet rate runoff control, sediment control requirements and multiple infiltration ponds will meet infiltration requirements for all proposed impervious areas;
   - 128 approximate total number of apartment units;
   - 22.9 Dwelling Units / Acre (overall development site which is 5.59 acres)
6) Schedule
   - Phase 1 mixed use building open on June 2016
   - Phase 2 three-story apartment building open on June 2018
   - Phase 3 three-story apartment building open on May 2021
   - Phase 4 three-story apartment building open on May 2022

Existing Site (Phase 4)

The Existing Site Plan is included as Sheet C-1 and site features are as follows:

1) 5.56 total acres;
   a. 4604, 4606, 4608 Siggelkow Road is 4.73 acres;
   b. 4908 Terminal Drive is 0.52 acres;
   c. 4902 Terminal Drive is 0.31 acres;
2) Phase 1 and 2 developments have been completed per the plans and phase 3 development is substantially completed with an anticipated June 30th completion date;
3) Detention pond has been installed and is sized for all four phases of development with minor modifications;
4) Terminal Drive is adjacent to the east;
5) Existing house and attached business are adjacent to the north;
6) Existing Waubesa Village phase 3 building is adjacent to the west;
7) Existing multifamily units are adjacent to the south;
8) Public sanitary sewer and water main is available under Terminal Drive to serve phase 4 of development;

Description of Detailed Plan for Phase 4 Development

A three story 27-unit apartment building as the fourth phase of development and the details are as follows:

1) The Site Plan is included as Sheet C-2 with features as follows:
   - 11,300 square foot footprint;
   - 175 feet long;
   - 72 feet deep;
   - 26 above ground parking stalls;
2) The Grading Plan is included as Sheet C-3 with features as follows:
   - Underground garage entrance on the north side of the building;
   - First floor doors on the west side of the building;
   - Garage floor doors on the north, south, and west side of the building;
   - Retaining walls to accommodate the natural grade changes;
3) The Rendering is included as Sheet A-1
   - Intended to meet the TIF goal to "vary building facades by using different but complementary colors, material arrangements, well setbacks (staggered facades), roof lines, and/or windows";

4) The Exterior Elevations drawing are included as Sheet A-2.1 and Sheet A-2.2
   - Intended to meet the TIF goal to "emphasize high quality natural building wall materials such as brick, block, and glass - particularly on the first floor";
   - Materials include single hung vinyl windows, aluminum railing systems, thin stone veneer, fiber-cement lap siding, and fiber-cement siding panels with reveal joints;
   - Roof materials include three dimensional asphalt shingles and standing seam metal accent roofs;
5) The Utility Plan is included as Sheet C-4
   - A 6" sanitary lateral will be extended from the Terminal Drive sanitary sewer to serve building "D";
   - A 6" water service will be extended from the Terminal Drive water main to serve building "D";
   - Inlets and catch basins will collect runoff from all impervious areas and storm sewer will carry runoff to the bioretention devices and detention pond;
6) The Landscape Plan is included as Sheet C-5
7) The Lighting Plan is included as Sheet C-6
8) The Apartments Basement Floor Plan is included as Sheet A-3
   - Tenant storage and mechanical rooms in the garage;
   - 28 parking stalls;
9) The Apartments First Floor Plan is included as Sheet A-4
   - 8,912 approximate apartments area;
   - Six two bedrooms;
   - Three one bedrooms;
   - Each unit will have individual washers and dryers and private balconies;
10) The Apartments Second Floor Plan is included as Sheet A-5
   - 8,912 approximate apartments area;
   - Six two bedrooms;
   - Three one bedrooms;
   - Each unit will have individual washers and dryers and private balconies;
11) The Apartments Third Floor Plan is included as Sheet A-6
   - 9,712 approximate apartments area;
   - Four two bedroom with lofts;
   - Two two bedrooms;
   - Three one bedrooms;
   - Each unit will have individual washers and dryers and private balconies;

Planned Development District Standards and Responses

Section 62-67(4) lists the standards shall apply in the review of all general or detailed plans proposed for the Planned Development District. The standards and this submittals responses are as follows:

a) "*The uses proposed in the planned development shall be in general conformance with the Village Comprehensive Plan*". The proposed Detailed Plan for Phase 4 Development is in general conformance with the "Mixed-use Lakeview Village Subdistrict" guidelines of the "Terminal and Triangle District Plan".
b) "*The establishment, maintenance or operation of the uses proposed in the planned development shall not substantially impair or diminish the use, value and enjoyment of other properties within the neighborhood*". The proposed Phase 4 Development will be an asset to the neighborhood and proposed building and pavement setbacks are sufficient so as to not negatively impact the neighboring buildings.

c) “*Traffic circulation into and within the development shall be designed to minimize traffic congestion and traffic hazards, provide for the accessibility of all uses and buildings and also provide for the safe and convenient movement of both vehicles and pedestrians*”. The proposed parking stalls will connect to a 24’ wide driveway and will provide safe and convenient movement of vehicles. The proposed sidewalk will connect to existing sidewalks and will provide safe movement for pedestrians.

d) “*The planned development shall incorporate environmental design considerations, including the preservation of topography, trees and ground cover, streams and natural bodies of waters, and other significant natural features and control of erosion and runoff in accord with the Village Erosion Control and Stormwater Management Ordinances*”. There are no existing environmental features to preserve. The proposed development will include storm sewer, rain garden, and detention pond to meet Village Erosion Control and Stormwater Management Ordinances. The Landscape Plan will meet Village landscaping ordinances.

e) “*The planned development shall provide for convenient and harmonious groups of buildings, structures and uses; and buildings shall be spaced and sited to ensure adequate safety, light, ventilation and privacy*”. The three existing and one proposed building will be designed with similar materials and architectural style and will be located over thirty-three feet apart to maximize privacy.

f) The following provisions shall apply:

   a. “*In a planned development for residential use, adequate open space and recreational areas shall be provided in appropriate locations, and all public and common open spaces shall be designed and located to provide safe and convenient access to residents*”. There is a proposed grass volleyball/ice rink proposed as a part of this planned development. The planned development currently includes a playground, and the lawn and landscaped areas provide a common open space that is safe and accessible to residents. Also nearby are Brandt Park, the bike trail, and McDaniel Park which also provide additional recreational opportunities.

   b. “*Planned Development District housing impacts on community resources in the same manner as other new developments, which are characterized by division of land into lots. In particular, the additional population density places demands upon Village parks and recreation areas. Accordingly, each dwelling unit newly established shall be required to dedicate land or provide fees in lieu of land, in accordance with the procedures set forth in Section 62-64.*” The existing 74 dwelling units and proposed 27 dwelling units will provide fees-in-lieu of parkland dedication, Park Improvement fees, and Library Impact fees.

g) “*The planned development will not adversely affect the ability of public agencies to provide school or other municipal services*”. The planned development will include a street connection to Terminal Drive which will improve vehicular traffic circulation within the existing Phase 1-3 development and assist with the fire access lane.

h) “*The width of street rights-of-way, width of paving, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage or other similar environmental engineering considerations shall be based on a determination and the appropriate standards necessary to implement the specific function in the specific situation; provided, however, that in no case shall standards be less than those necessary to ensure the public safety and welfare as determined by the Village*”. The proposed drive aisles are 24’ wide to accommodate two way traffic and sufficient distance to back up from 18’ deep parking stalls. Sidewalk widths are proposed to be 5’ wide which is a sufficient width for pedestrian traffic. Bollard lights and parking lot lights are provided to provide sufficient outdoor lighting. The Village and WDNR stormwater requirements will be met with the existing detention pond and proposed infiltration devices which will take advantage of the existing sandy soils.

i) "*The proponents of a Planned Development District application shall provide evidence satisfactory to the Village Board of its economic feasibility of available adequate financing and that it would not adversely affect the economic prosperity of the Village or the values of surrounding properties*". The applicant will provide a personal financial statement for the Village attorney review. The applicant has received many compliments from Village residents over the years regarding the phase 1 – 3 buildings and feels that the phase 4 development will be received similarly and will be viewed as a benefit to the Village and not adversely affect surrounding properties;

j) "*The proponents of a Planned Development District shall submit a reasonable schedule for the implementation of the development of the development to the satisfaction of the Village Board, including suitable provisions for assurance that each phase could be brought to completion in a manner that would not result in an adverse effect upon the community as a result of termination at that point*". The proposed phase 4 building anticipated completion date is May 31, 2022.

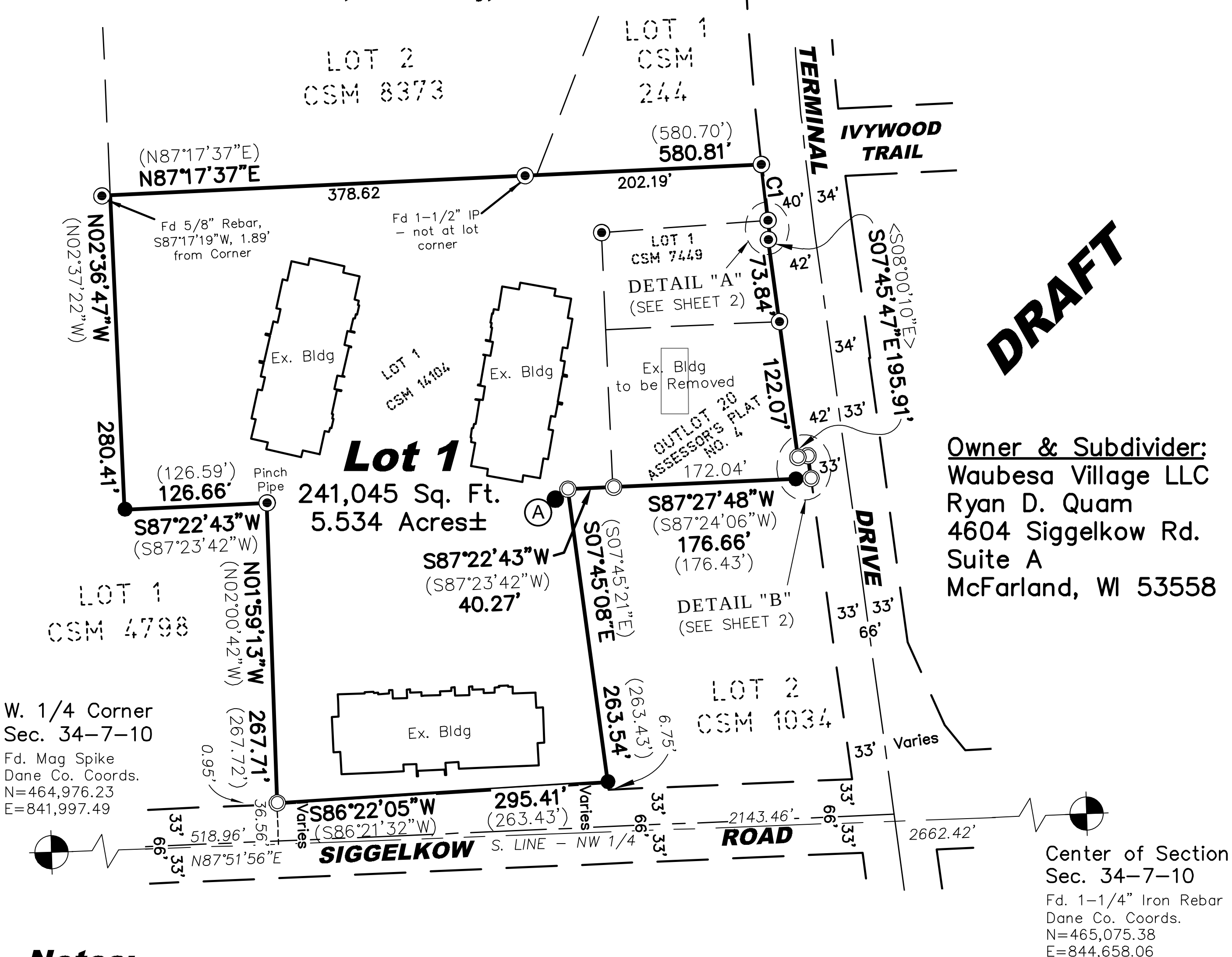
DANE COUNTY CERTIFIED SURVEY MAP # ___________

C.S.M. No. _________

Doc. No. ___________

Vol. _____ Page _____

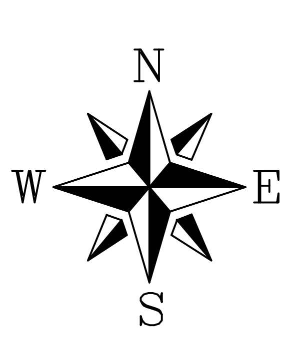
Lot 1 of Certified Survey Map No. 14104, Outlot 20 of Assessor's Plat No. 4 - Township of Blooming Grove, and Lot 1 of Certified Survey Map No. 7449, all being located in the SW 1/4 of the NW 1/4 of Section 34, T7N., R10E., Village of McFarland, Dane County, Wisconsin



Owner & Subdivider:
Waubesa Village LLC
Ryan D. Quam
4604 Siggelkow Rd.
Suite A
McFarland, WI 53558

Notes:

1. See Sheet 2 for Details "A" and "B".
2. See Sheet 2 for Curve Data.
3. This CSM was done without benefit of a Title Report and may not depict all matters of title that affect the property shown hereon.



LEGEND

◉	Found 1" Iron Pipe, Unless Noted
●	Found 3/4" Rebar
◎	3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
(303.63')	Record Data per CSM 14104
[303.63']	Record Data per CSM 8373
{303.63'}	Record Data per CSM 244
<303.63'>	Record Data per CSM 7449
———	Boundary Line
—— ——	Existing R/W Line
— —— —	Platted Lot Line
—— — — ——	Section Line

(A) Also a Fd. 1-1/2" I.P. lies S61°28'55"W, 1.46' from corner

Bearings are referenced to the South line of the Northwest 1/4 of Section 34, which is measured to bear North 87°51'56" East on the Dane County Coordinate System — NAD 83 (2011).

GRAPHIC SCALE

0 75 150 300

(IN FEET)

QUAM ENGINEERING, LLC

4604 SIGGLEKOW ROAD — SUITE A McFARLAND, WI 53558

608-838-7750 www.quamengineering.com

Project # RQ-02-15

SHEET 1 OF 5

DRAFT

DANE COUNTY CERTIFIED SURVEY MAP # ____________

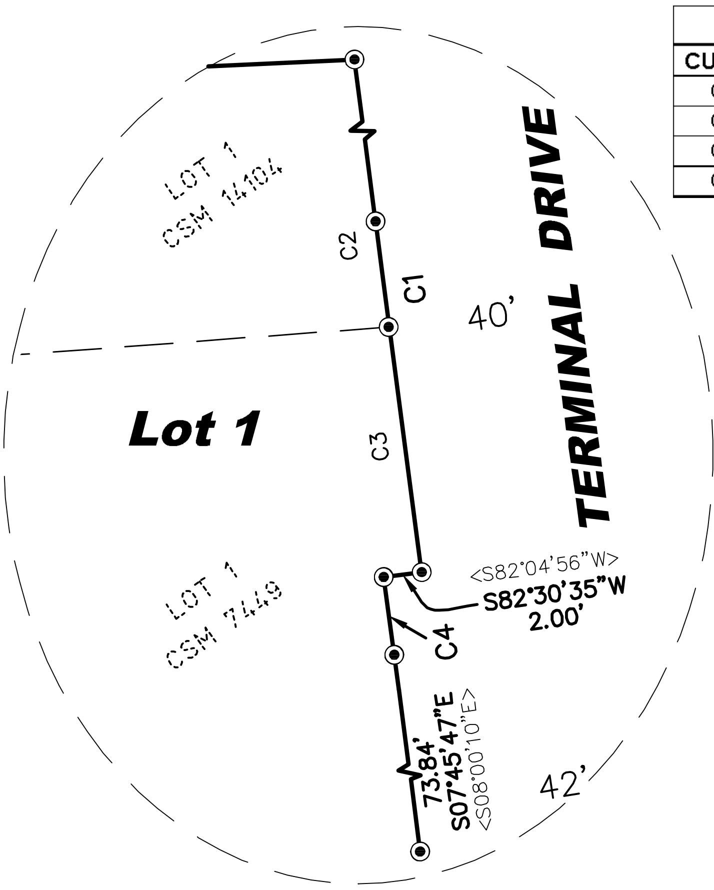
C.S.M. No. __________

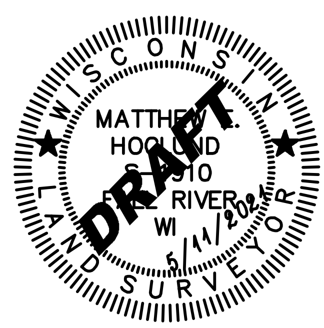
Doc. No. ____________

Vol. _____ Page _____

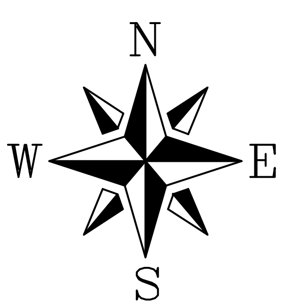
Lot 1 of Certified Survey Map No. 14104, Outlot 20 of Assessor's Plat No. 4 - Township of Blooming Grove, and Lot 1 of Certified Survey Map No. 7449, all being located in the SW 1/4 of the NW 1/4 of Section 34, T7N., R10E., Village of McFarland, Dane County, Wisconsin

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	2905.00'	01°14'35"	63.03'	S07°03'40"E - 63.03'
C2	2905.00'	00°59'21"	50.15'	S06°56'02"E - 50.15'
C3	2905.00'	00°15'15"	12.88'	S07°33'20"E - 12.88'
C4	2907.00'	00°04'50"	4.09'	S07°43'22"E - 4.09'

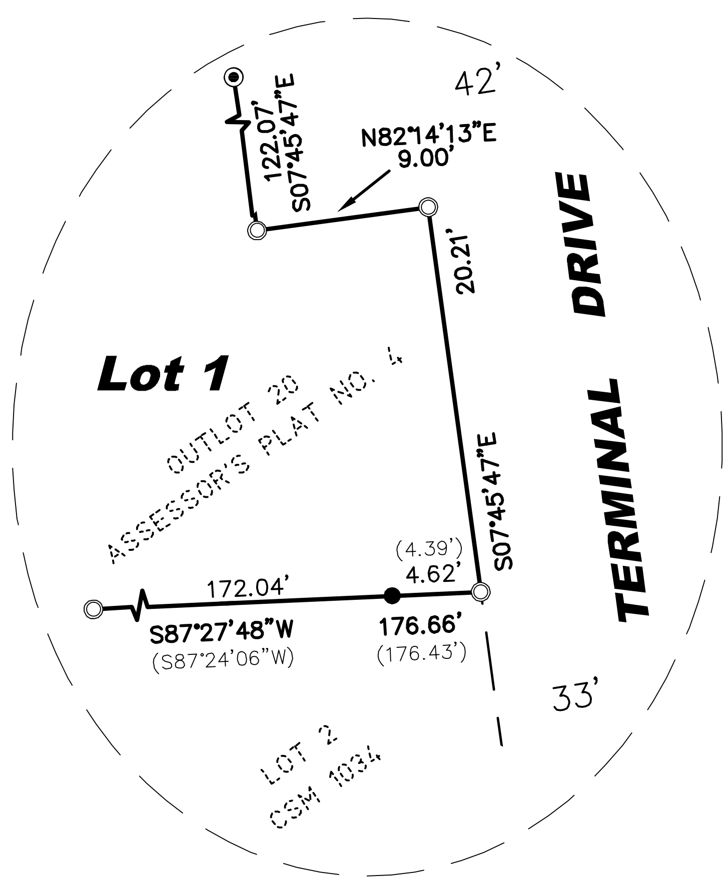




DETAIL "A"



Bearings are referenced to the South line of the Northwest 1/4 of Section 34, which is measured to bear North 87°51'56" East on the Dane County Coordinate System – NAD 83 (2011).

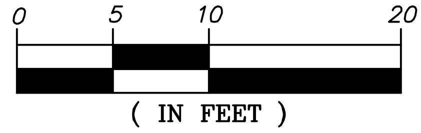


DETAIL "B"

LEGEND

- ◉ Found 1" Iron Pipe, Unless Noted
- ● Found 3/4" Rebar
- ◎ 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
- (303.63') Record Data per CSM 14104
- [303.63'] Record Data per CSM 8373
- {303.63'} Record Data per CSM 244
- <303.63'> Record Data per CSM 7449
- Boundary Line
- Existing R/W Line
- Platted Lot Line
- Section Line

GRAPHIC SCALE



QUAM ENGINEERING, LLC
4604 SIGGLEKOW ROAD – SUITE A McFARLAND, WI 53558
608-838-7750 www.quamengineering.com
Project # RQ-02-15

SHEET 2 OF 5

Drawn By: MEH
Project # RQ-02-15

DANE COUNTY
CERTIFIED SURVEY MAP #_______

Lot 1 of Certified Survey Map No. 14104, Outlot 20 of Assessor's Plat No. 4 - Township of Blooming Grove, and Lot 1 of Certified Survey Map No. 7449, all being located in the SW 1/4 of the NW 1/4 of Section 34, T7N., R10E., Village of McFarland, Dane County, Wisconsin

SURVEYOR'S CERTIFICATE:

I, Matthew E. Hoglund, Registered Land Surveyor, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided, and mapped the following Certified Survey being:

> Lot 1 of Dane County Certified Survey Map No. 14104, recorded in Volume 95 of Certified Survey Maps on Pages 54 through 56 as Document No. 5192757 of Dane County Records.
>
> Outlot 20 of Assessor's Plat No. 4 - Town of Blooming Grove, recorded in Volume 13 of Plats on Pages 15 and 16 as Document No. 777053 of Dane County Records.
>
> Lot 1 of Dane County Certified Survey Map No. 7449, recorded in Volume 38 of Certified Survey Maps on Pages 214 through 216 as Document No. 2602577 of Dane County Records.

all being located in the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 7 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, containing 241,045 square feet or 5.534 acres, more or less.

BEING SUBJECT TO all easements and agreements, if any, of record and/or fact.

I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Ryan D. Quam of Waubesa Village LLC, the owner of said land; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Village of McFarland Subdivision Regulations in surveying, dividing, and mapping the same.

Dated this 11th day of May, 2021.

____
Quam Engineering, LLC
By: Matthew E. Hoglund
P.L.S. S-1910

VILLAGE OF McFARLAND PLAN COMMISSION CERTIFICATE:

This land division is hereby approved by the Plan Commission of the

Village of McFarland on this ____ day of __________________, 2021.

____
Cassandra Suettinger, Clerk, Village of McFarland

C.S.M. No. __________

Doc. No. ____________

Vol. _____ Page _____

SHEET 3 OF 5

Drawn By: MEH
Project # RQ-02-15

DANE COUNTY
CERTIFIED SURVEY MAP #________

Lot 1 of Certified Survey Map No. 14104, Outlot 20 of Assessor's Plat No. 4 - Township of Blooming Grove, and Lot 1 of Certified Survey Map No. 7449, all being located in the SW 1/4 of the NW 1/4 of Section 34, T7N., R10E., Village of McFarland, Dane County, Wisconsin

OWNERS CERTIFICATE:

Waubesa Village LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this map. Waubesa Village LLC, does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Village of McFarland

IN WITNESS WHEREOF, the said ouffiou Waubesa Village LLC has caused these presents to be signed by Ryan D, Quam, Managing Member, at ____________________, Wisconsin, and its corporate seal to be hereunto affixed on this ________, day of ________________, 20__.

In the presence of: ______________________ _____________________

STATE OF WISCONSIN)
COUNTY DANE) SS

Personally came before me this ___ day of ________________, 20___, Ryan D. Quam, Managing Member of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be a partner of said Limited Liability Company and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) ________________________ Notary Public, __________________, Wisconsin

My commission expires _________________.

WISCONSIN LAND SURVEYOR
MATTHEW E. HOGLUND
S-2910
FALL RIVER
WI
DRAFT
5/11/2021

VILLAGE OF McFARLAND BOARD CERTIFICATE:

Resolved, that this Certified Survey Map is hereby approved and dedications accepted by the Village Board of the Village of McFarland

Dated this ___ day of __________________, 2021.

____
Cassandra Suettinger, Clerk, Village of McFarland

REGISTER OF DEEDS CERTIFICATE:

Received for recording this ___ day of _____________, 20___, at ___________ o'clock __M. and

recorded in Volume _____of Certified Survey Maps on Pages _____________

as Document No. _______________.

____
Kristi Chlebowski, Dane County Register of Deeds

SHEET 4 OF 5

Drawn By: MEH
Project # RQ-02-15

DANE COUNTY
CERTIFIED SURVEY MAP #_______

Lot 1 of Certified Survey Map No. 14104, Outlot 20 of Assessor's Plat No. 4 - Township of Blooming Grove, and Lot 1 of Certified Survey Map No. 7449, all being located in the SW 1/4 of the NW 1/4 of Section 34, T7N., R10E., Village of McFarland, Dane County, Wisconsin

CONSENT OF CORPORATE MORTGAGEE:

State Bank of Cross Plains, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this map, and does hereby consent to the above certificate of Waubesa Village LLC, owner.

IN WITNESS WHEREOF, the said ____ has caused these presents to be signed by _____________________, its President, and countersigned by _____________________, its Secretary (cashier), at ____________________, Wisconsin, and its corporate seal to be hereunto affixed on this ________, day of ________________, 20__.

In the presence of:

_____________________ ______________________ (Corporate Seal)

____ , Date: ____________
By: President

____ , Date: ____________
By: Secretary (Cashier)

STATE OF WISCONSIN)
____________COUNTY) SS

Personally came before me this ___ day of ________________, 20___, ____________________, its President, and countersigned by _____________________, its Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary(cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) ________________________ Notary Public, __________________, Wisconsin

My commission expires _________________.

CONSENT OF CORPORATE MORTGAGEE:

Village of McFarland, a ______________________________ duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this map, and does hereby consent to the above certificate of Waubesa Village LLC, owner.

IN WITNESS WHEREOF, the said ____ has caused these presents to be signed by _____________________, its ____________________, and countersigned by _____________________, its ______________________, at ____________________, Wisconsin, and its corporate seal to be hereunto affixed on this ________, day of ________________, 20__.

In the presence of:

_____________________ ______________________ (Corporate Seal)

____ , Date: ____________
By: Title

____ , Date: ____________
By: Title

STATE OF WISCONSIN)
____________COUNTY) SS

Personally came before me this ___ day of ________________, 20___, ____________________, its ___________________, and countersigned by _____________________, its __________________ of the above named ____________________, to me known to be the persons who executed the foregoing instrument, and to me known to be such ___________________ and ______________________of said ___________________, and acknowledged that they executed the foregoing instrument as such officers as the deed of said ______________________________, by its authority.

(Notary Seal) ________________________ Notary Public, __________________, Wisconsin

My commission expires _________________.

C.S.M. No. __________

Doc. No. ____________

Vol. _____ Page _____

SHEET 5 OF 5

Site and Design Plans

Check List

Date received: ____________

Subject property address: 4902-4908 Terminal Drive

Landowner's name: Village of McFarland/Tim Blum

Landowner's address: ____________

Landowner's phone/fax: ____________

Landowner's email: ____________

Agent's name: Ryan Quam - Waubesa Village

Agent's address: 4604 Siggelkow Road, Suite A McFarland, WI 53558

Agent's phone/fax: 608-838-7750

Agent's email: rquam@quamengineering.com

All A. Title Block that indicates name and address of the current property owner.

C2 B. Name and signature of the designer.

4/5/21 C. Date of original plan and latest date of revised plan.

ALL D. North arrow and graphic scale. Said scale shall not be smaller than 1 inch equals 100 ft.

\- E. Existing zoning X4 and G1 Proposed rezoning X yes ____ no

C1 & C2 F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.

C2 G. All required building setback lines.

C2 H. The location of all access points and connections to public streets, off-street parking, and loading areas on the subject property including a summary of the number of parking stalls, accessible parking stalls, and labels indicating the dimension of such areas.

C2 I. All existing and proposed building structures and paved areas, including walks, drives, decks, patios, balconies, fences, retaining walls, utility poles, exterior utility and mechanical equipment, and any accessory structures.

C1 & C2 J. Existing and proposed site and building signage.

Elevations K. Color exterior façade elevations of all proposed buildings including descriptions of materials and colors.

N/A L. The location of all outdoor storage areas; including proposed screening materials and colors.

C3 M. The location of existing and proposed drainage facilities including stormwater and erosion control plan.

C3 N. The location and type of any permanently protected green space areas.

N/A O. The location and elevation of any wetlands or floodplains.

C3 P. Grading Plan including existing & proposed topography shown at a contour interval of not more than two (2) ft.

_____ Q. In the legend, data for the subject property:

PDD (1) Lot area

PDD (2) Building area

C2 (3) Paved area

C2 (4) Total impervious area

C5 (5) Landscaping points provided and required for building foundations, gross floor area, street frontage, and paved area.

A2 (5) Building height

PDD (6) Existing zoning, proposed zoning

C2 (7) Number of parking stalls provided and required.

C5 R. Landscaping Plans including proposed species, quantity and planting size. Refer to Appendix B of the Village's Zoning Code for more information.

C4 S. Hydrant locations and Fire Department Connection.

C6 T. Lighting Plans including photometrics and description of fixture types, heights and orientation.

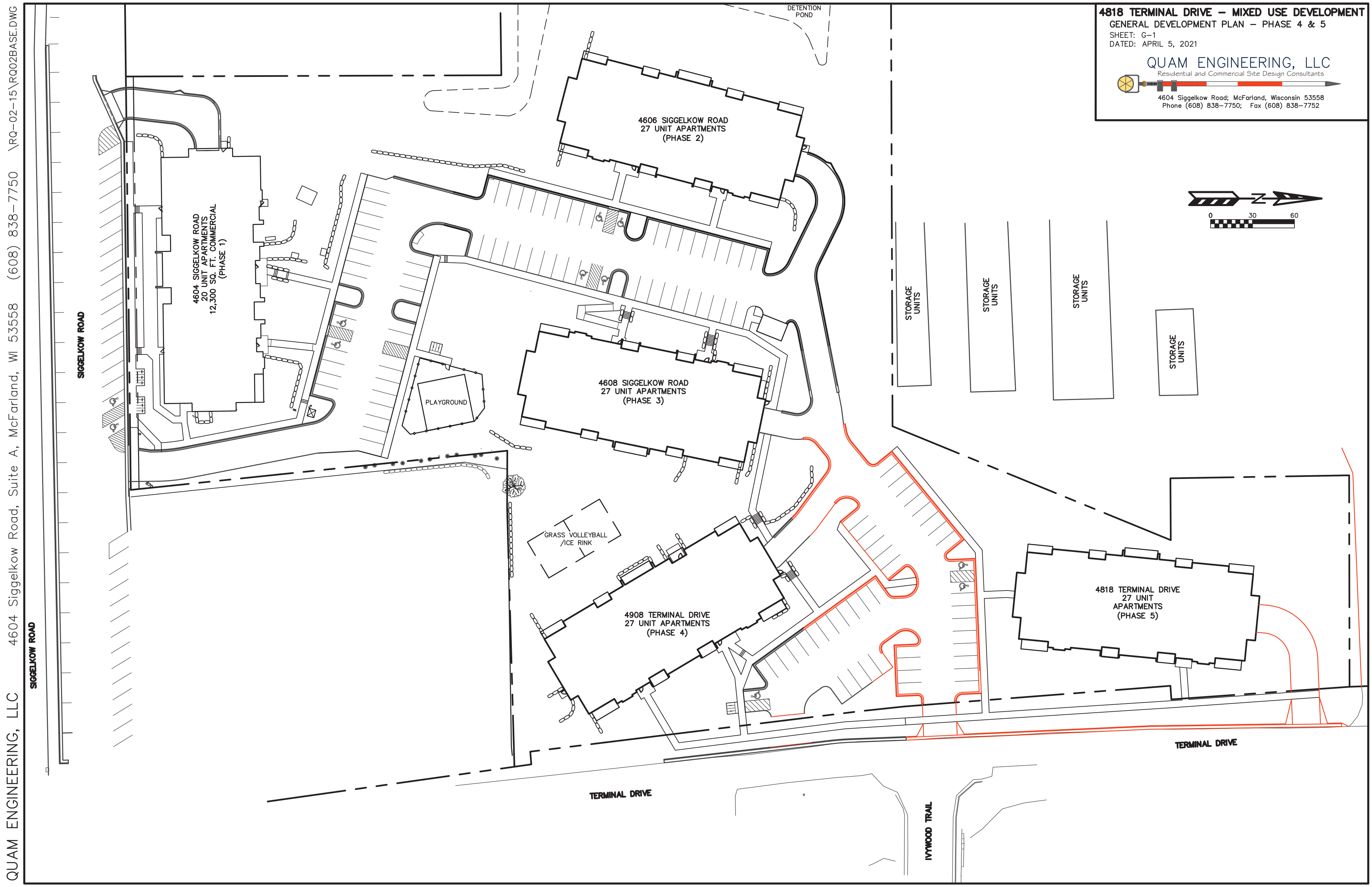
C4 U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances.

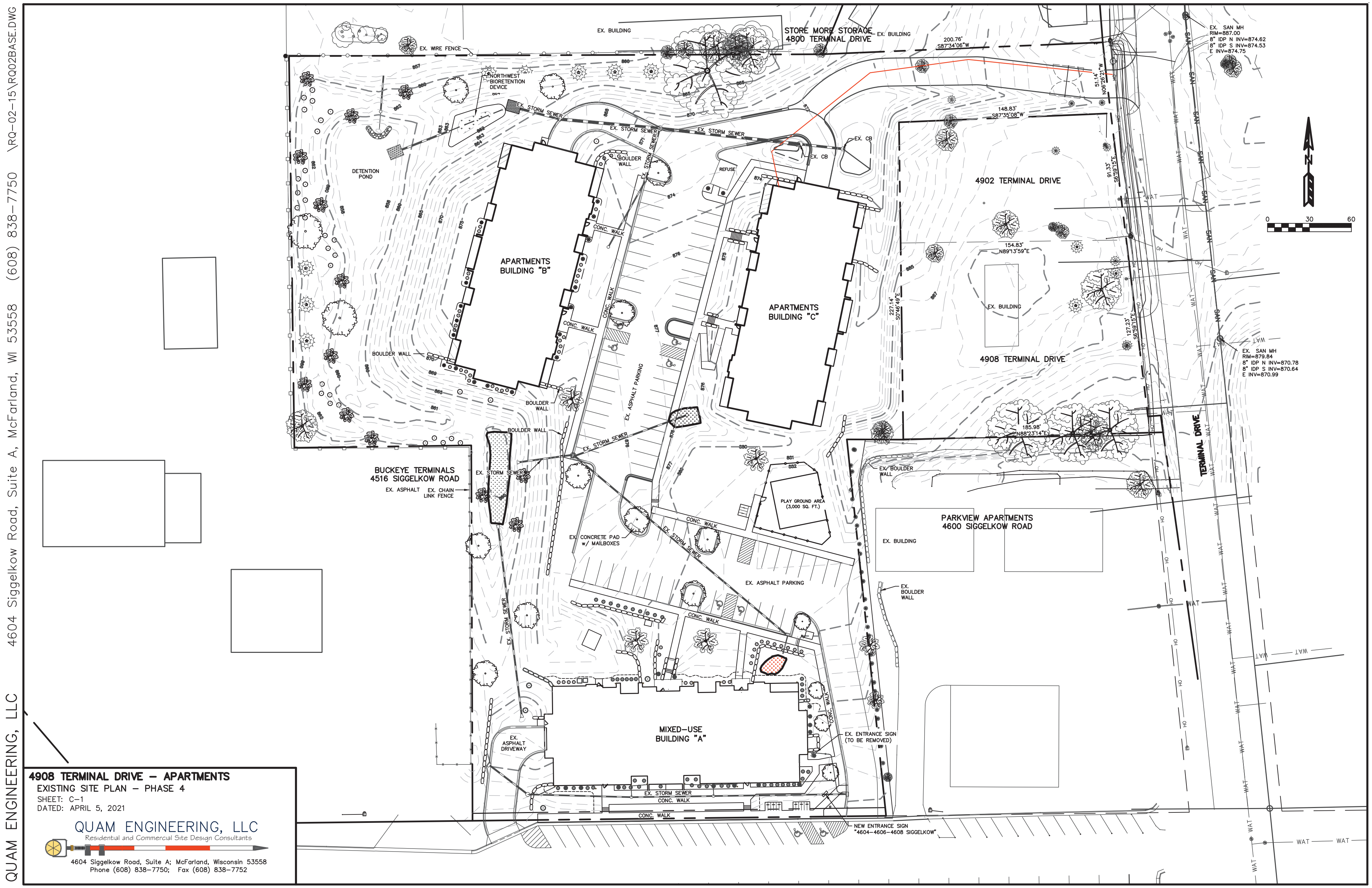
N/A V. Existing or proposed easements.

see below W. A legal description of the subject property.

General Comments: CSM of property to follow

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


4818 TERMINAL DRIVE – MIXED USE DEVELOPMENT
GENERAL DEVELOPMENT PLAN – PHASE 4 & 5
SHEET: G-1
DATED: APRIL 5, 2021
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
4604 Siggelkow Road; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752
QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A, McFarland, WI 53558 (608) 838-7750 \RQ-02-15\RQ02BASE.DWG
DETENTION POND
4606 SIGGELKOW ROAD
27 UNIT APARTMENTS
(PHASE 2)
4604 SIGGELKOW ROAD
20 UNIT APARTMENTS
12,300 SQ. FT. COMMERCIAL
(PHASE 1)
SIGGELKOW ROAD
4608 SIGGELKOW ROAD
27 UNIT APARTMENTS
(PHASE 3)
PLAYGROUND
GRASS VOLLEYBALL
/ICE RINK
4908 TERMINAL DRIVE
27 UNIT APARTMENTS
(PHASE 4)
4818 TERMINAL DRIVE
27 UNIT
APARTMENTS
(PHASE 5)
STORAGE UNITS
STORAGE UNITS
STORAGE UNITS
STORAGE UNITS
N
0
30
60
TERMINAL DRIVE
TERMINAL DRIVE
IVYWOOD TRAIL


4604 Siggelkow Road, Suite A, McFarland, WI 53558 (608) 838-7750 \RQ-02-15\RQ02BASE.DWG
QUAM ENGINEERING, LLC
EX. BUILDING
STORE MORE STORAGE
4800 TERMINAL DRIVE
EX. WIRE FENCE
NORTHWEST BIORETENTION DEVICE
EX. STORM SEWER
DETENTION POND
EX. CB
REFUSE
BOULDER WALL
CONC. WALK
APARTMENTS BUILDING "B"
APARTMENTS BUILDING "C"
4902 TERMINAL DRIVE
4908 TERMINAL DRIVE
EX. ASPHALT PARKING
BUCKEYE TERMINALS
4516 SIGGELKOW ROAD
EX. ASPHALT
EX. CHAIN LINK FENCE
EX. CONCRETE PAD w/ MAILBOXES
PLAY GROUND AREA (3,000 SQ. FT.)
EX. BOULDER WALL
PARKVIEW APARTMENTS
4600 SIGGELKOW ROAD
TERMINAL DRIVE
EX. ASPHALT DRIVEWAY
MIXED-USE BUILDING "A"
EX. ENTRANCE SIGN (TO BE REMOVED)
NEW ENTRANCE SIGN "4604-4606-4608 SIGGELKOW"
EX. SAN MH RIM=887.00 8" IDP N INV=874.62 8" IDP S INV=874.53 E INV=874.75
EX. SAN MH RIM=879.84 8" IDP N INV=870.78 8" IDP S INV=870.64 E INV=870.99
200.76' S87°34'06"W
148.83' S87°35'08"W
154.83' N89°13'59"E
185.98' N88°23'14"E
0 30 60
4908 TERMINAL DRIVE – APARTMENTS
EXISTING SITE PLAN – PHASE 4
SHEET: C-1
DATED: APRIL 5, 2021
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

SITE INFORMATION BLOCK – PHASE 4

Site Address 4908 TERMINAL DRIVE
Site acreage (total) 5.56 ACRES
Proposed Zoning PD, PLANNED DEVELOPMENT
Phase 4 Surface Coverage:

Building	12,400 SQFT
Parking Lot/Asphalt Drive	11,175 SQFT
Sidewalk & Ret. Walls	760 SQFT
TOTAL IMPERVIOUS	24,335 SQFT

Maximum Building Height: 55' – 1"

RESIDENTIAL STALLS REQUIRED	STALLS REQUIRED
1–BEDROOM: 9 D.U. AT 2.0 STALLS	= 18 STALLS REQUIRED
2–BEDROOM: 18 D.U. AT 2.0 STALLS	= 36 STALLS REQUIRED
TOTAL REQUIRED:	= 54 STALLS REQUIRED

RESIDENTIAL STALLS PROVIDED	STALLS PROVIDED
SURFACE PARKING LOT	= 26 STALLS PROVIDED
UNDERGROUND PARKING LOT	= 28 STALLS PROVIDED
TOTAL PROVIDED:	= 54 STALLS PROVIDED

4908 TERMINAL DRIVE–APARTMENTS

SITE PLAN – PHASE 4
SHEET: C–2
DATED: MAY 13, 2021

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
Phone (608) 838–7750; Fax (608) 838–7752

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A, McFarland, WI 53558 (608) 838–7750

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4604 Siggelkow Road, Suite A, McFarland, WI 53558 (608) 838-7750

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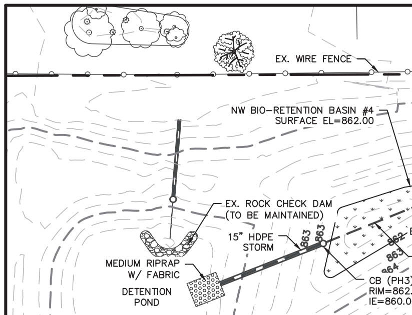
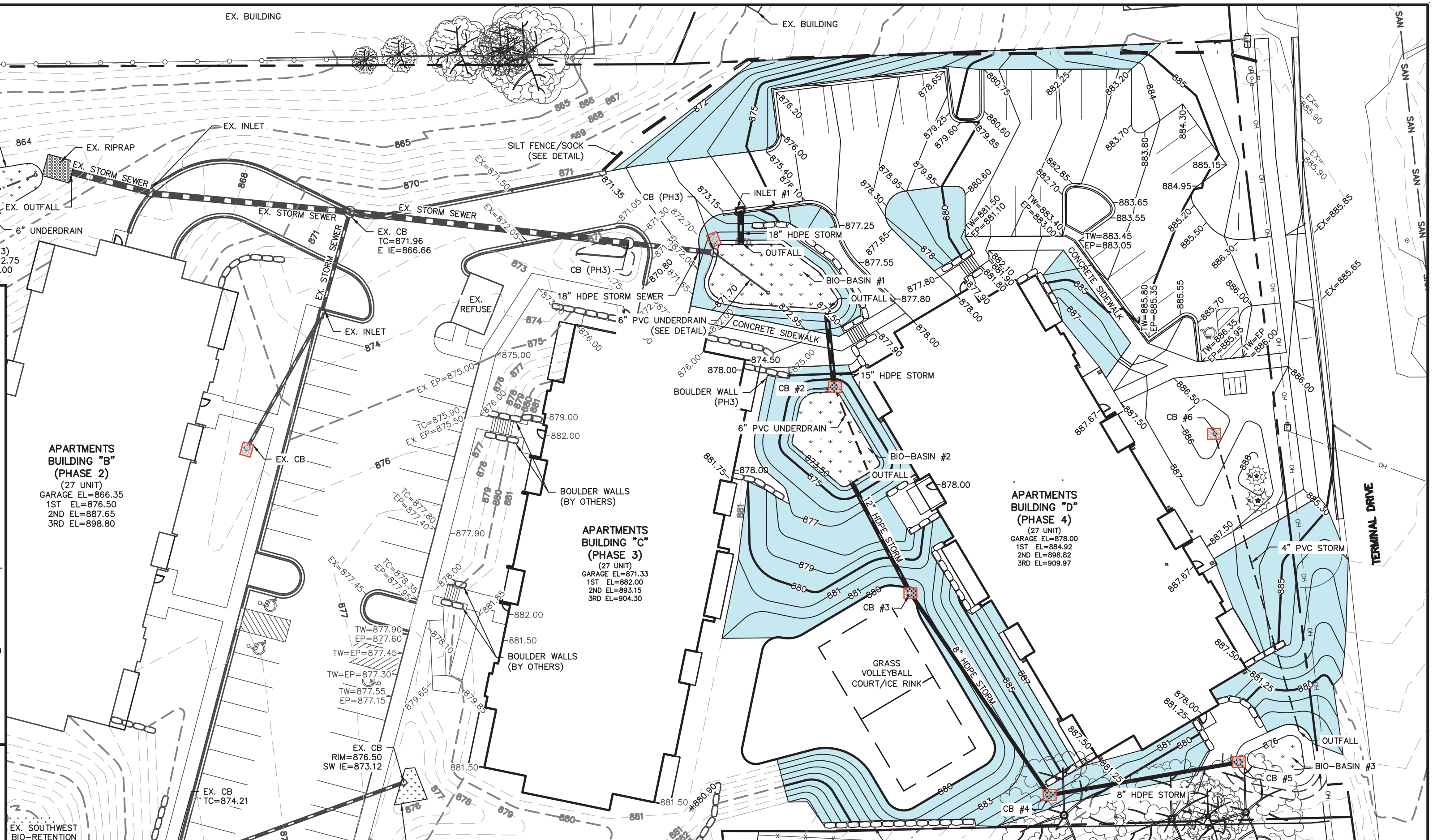




EROSION NOTES:

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

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

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

EROSION MATTING AND ASSOCIATED RESTORATION TO BE COMPLETED WITHIN 14 DAYS OF FINISH GRADING.

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

TIME SCHEDULE:

SEPTEMBER 1, 2021 – SEPTEMBER 22, 2021	INSTALL EROSION CONTROL DEVICES AND ROUGH GRADE SITE.
SEPTEMBER 22, 2021 – MAY 31, 2022	CONSTRUCT BUILDING "C" AND PARKING LOT "C" AND RESTORE DISTURBED AREAS.
APRIL 17, 2022	APPLY TEMPORARY MULCH, WOODCHIPS OR OTHER COVER, TO UNRESTORED AREAS.
MAY 1–30, 2022	INSTALL BIORETENTION DEVICE AND INFILTRATION AREA.

RESTORATION NOTES:

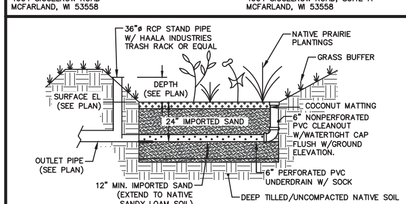
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN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

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

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

OWNER:
WAUBESA VILLAGE, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD
MCFARLAND, WI 53558

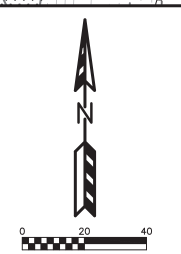
ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558

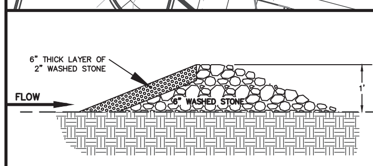


INFILTRATION DEVICE SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1003

NATIVE PRAIRIE PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE WET PRAIRIE MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.
NATIVE SOILS IN INFILTRATION AREA TO BE DEEP TILLED PRIOR TO INSTALLATION OF IMPORTED SOILS.
TO PREVENT COMPACTION OF IMPORTED SOILS AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE INFILTRATION AREA.

PHASE 4 INFILTRATION AREA DETAIL





ROCK CHECK DAM DETAIL

– INSTALL FLEXSTORM CATCH-IT INLET PROTECTION.

– INSTALL WISDOT CLASS 1 TYPE B EROSION MATTING.

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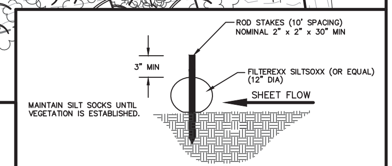
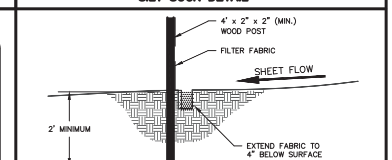
1-800-242-8511
TOLL FREE

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

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



SILT SOCK DETAIL



SILT FENCE CONSTRUCTION (SHEET FLOW)

4908 TERMINAL DRIVE–APARTMENTS

GRADING AND EROSION CONTROL PLAN

SHEET C–3
DATED: APRIL 5, 2021

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Residential and Commercial Site Design Consultants
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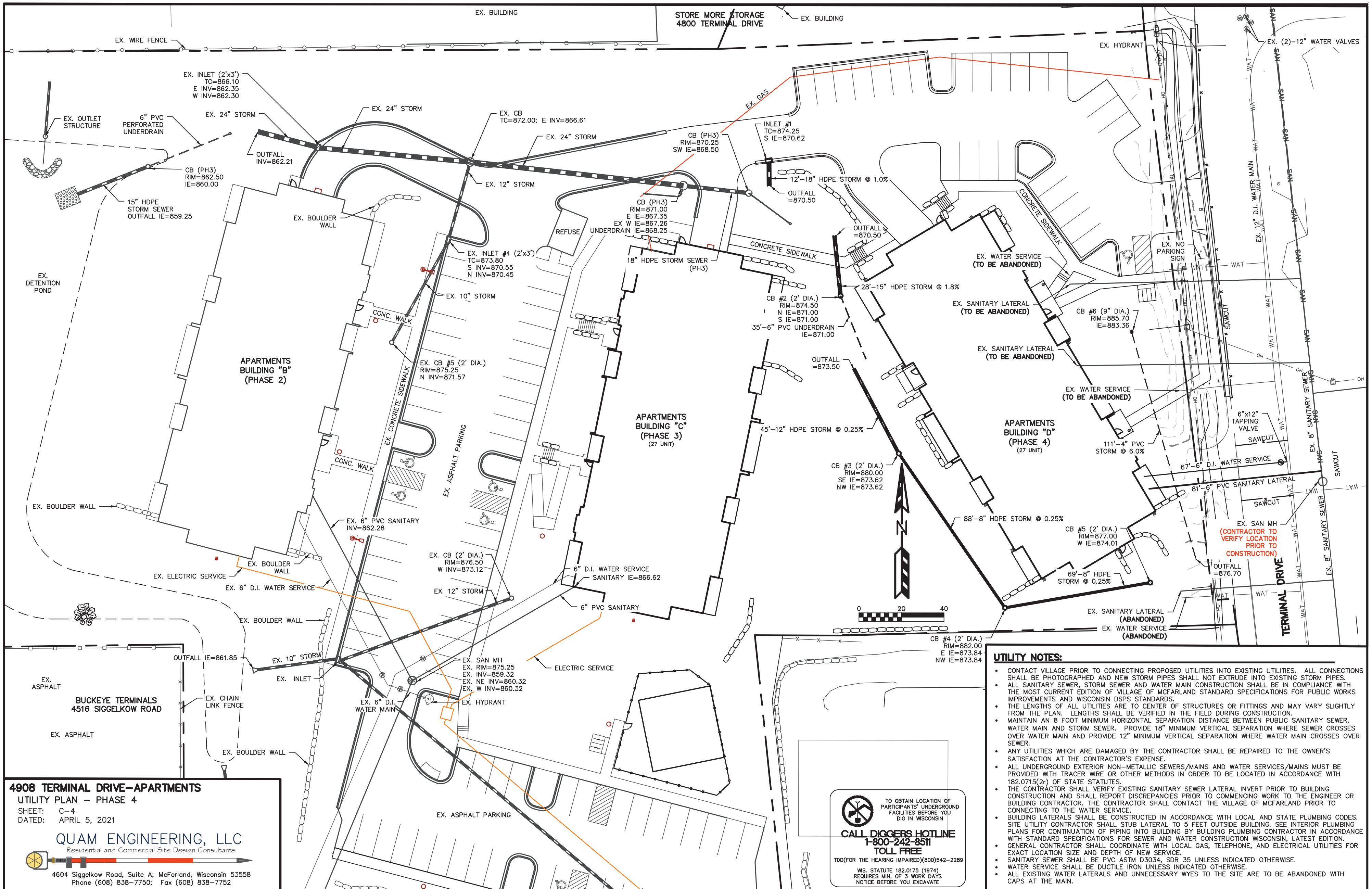
Phone (608) 838-7750; Fax (608) 838-7752

QUAM ENGINEERING, LLC (608) 838-7750 4604 Siggelkow Road, Suite A, McFarland, WI 53558 \RQ-02-15\RQ02BASE.DWG

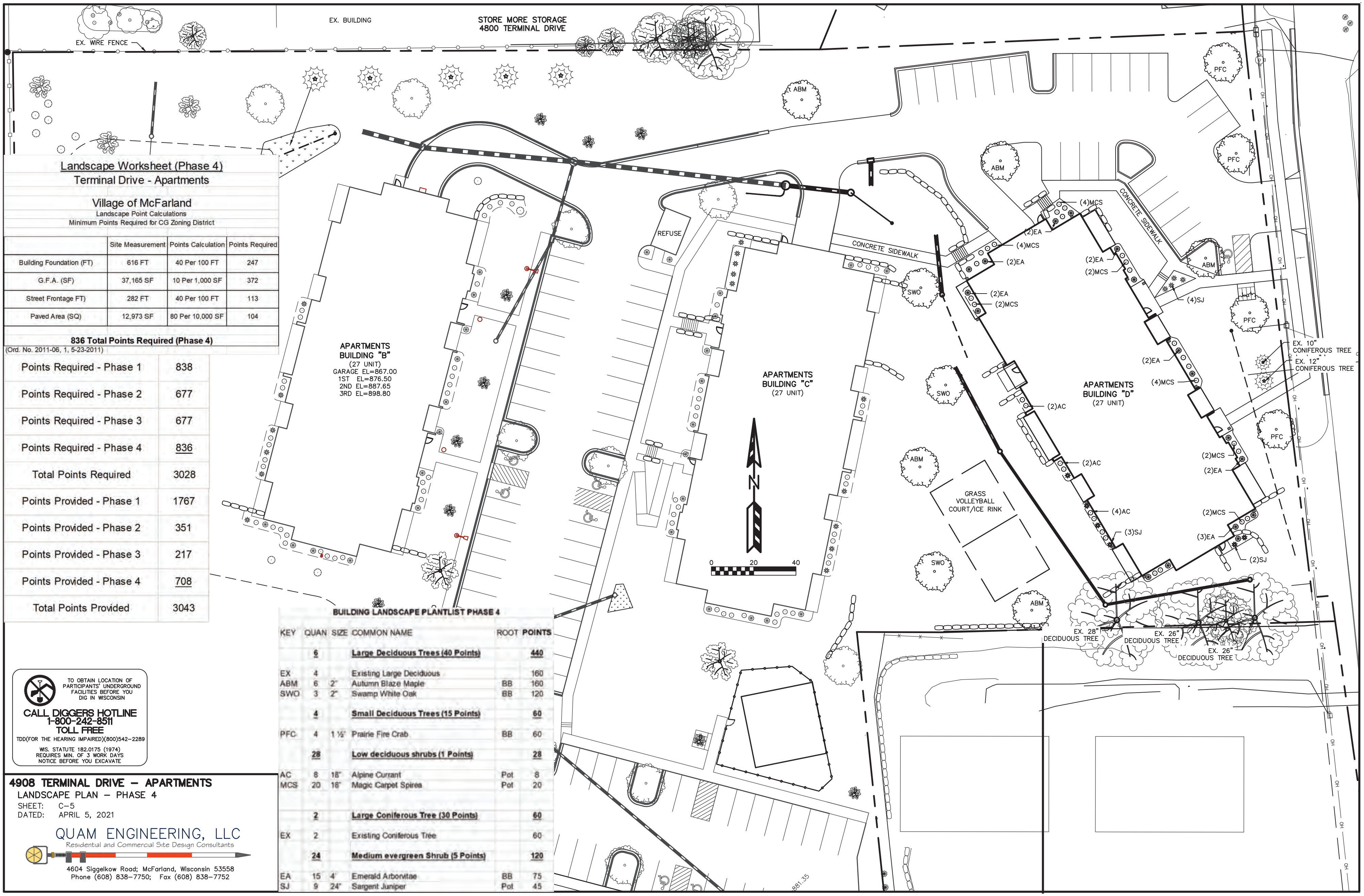


4908 TERMINAL DRIVE–APARTMENTS
UTILITY PLAN – PHASE 4
SHEET: C-4
DATED: APRIL 5, 2021

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

UTILITY NOTES:

- CONTACT VILLAGE PRIOR TO CONNECTING PROPOSED UTILITIES INTO EXISTING UTILITIES. ALL CONNECTIONS SHALL BE PHOTOGRAPHED AND NEW STORM PIPES SHALL NOT EXTRUDE INTO EXISTING STORM PIPES.
- ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE MOST CURRENT EDITION OF VILLAGE OF MCFARLAND STANDARD SPECIFICATIONS FOR PUBLIC WORKS IMPROVEMENTS AND WISCONSIN DSPS STANDARDS.
- THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
- ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- ALL UNDERGROUND EXTERIOR NON–METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.
- THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL INVERT PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF MCFARLAND PRIOR TO CONNECTING TO THE WATER SERVICE.
- BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.
- GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS, TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
- SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.
- WATER SERVICE SHALL BE DUCTILE IRON UNLESS INDICATED OTHERWISE.
- ALL EXISTING WATER LATERALS AND UNNECESSARY WYES TO THE SITE ARE TO BE ABANDONED WITH CAPS AT THE MAIN.



Landscape Worksheet (Phase 4)

Terminal Drive - Apartments

Village of McFarland

Landscape Point Calculations

Minimum Points Required for CG Zoning District

	Site Measurement	Points Calculation	Points Required
Building Foundation (FT)	616 FT	40 Per 100 FT	247
G.F.A. (SF)	37,165 SF	10 Per 1,000 SF	372
Street Frontage FT)	282 FT	40 Per 100 FT	113
Paved Area (SQ)	12,973 SF	80 Per 10,000 SF	104

836 Total Points Required (Phase 4)

(Ord. No. 2011-06, 1, 5-23-2011)

Points Required - Phase 1	838
Points Required - Phase 2	677
Points Required - Phase 3	677
Points Required - Phase 4	836
Total Points Required	3028
Points Provided - Phase 1	1767
Points Provided - Phase 2	351
Points Provided - Phase 3	217
Points Provided - Phase 4	708
Total Points Provided	3043

BUILDING LANDSCAPE PLANTLIST PHASE 4

KEY	QUAN	SIZE	COMMON NAME	ROOT	POINTS
	6		Large Deciduous Trees (40 Points)		440
EX	4		Existing Large Deciduous		160
ABM	6	2"	Autumn Blaze Maple	BB	160
SWO	3	2"	Swamp White Oak	BB	120
	4		Small Deciduous Trees (15 Points)		60
PFC	4	1 ½"	Prairie Fire Crab	BB	60
	28		Low deciduous shrubs (1 Points)		28
AC	8	18"	Alpine Currant	Pot	8
MCS	20	18"	Magic Carpet Spirea	Pot	20
	2		Large Coniferous Tree (30 Points)		60
EX	2		Existing Coniferous Tree		60
	24		Medium evergreen Shrub (5 Points)		120
EA	15	4'	Emerald Arborvitae	BB	75
SJ	9	24"	Sargent Juniper	Pot	45

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TOLL FREE

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4908 TERMINAL DRIVE – APARTMENTS

LANDSCAPE PLAN – PHASE 4

SHEET: C-5

DATED: APRIL 5, 2021

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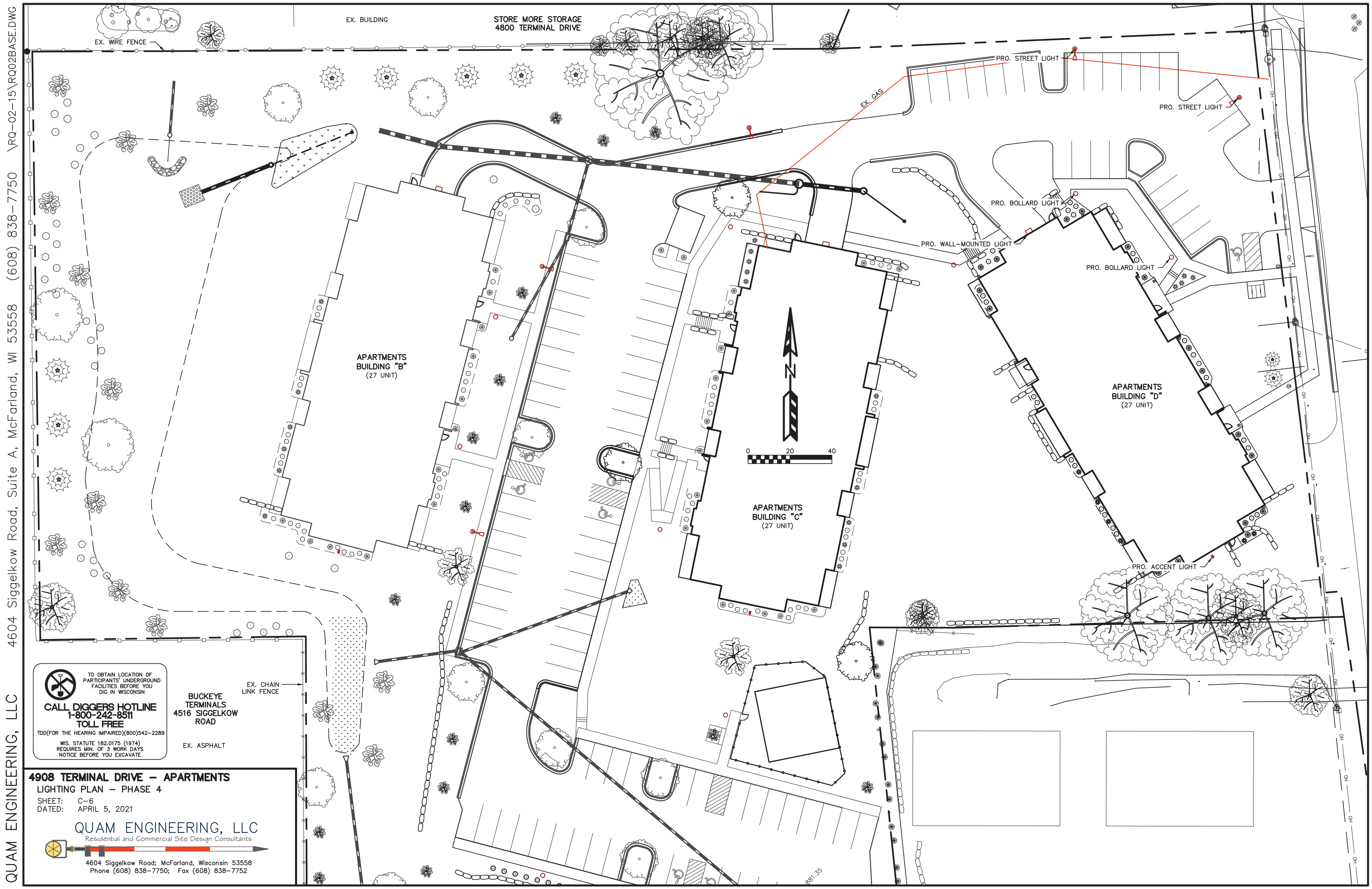
QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A, McFarland, WI 53558 (608) 838-7750 \RQ-02-15\RQ02BASE.DWG
EX. BUILDING
STORE MORE STORAGE
4800 TERMINAL DRIVE
EX. WIRE FENCE
EX. GAS
PRO. STREET LIGHT
PRO. STREET LIGHT
PRO. BOLLARD LIGHT
PRO. WALL-MOUNTED LIGHT
PRO. BOLLARD LIGHT
APARTMENTS
BUILDING "B"
(27 UNIT)
APARTMENTS
BUILDING "C"
(27 UNIT)
APARTMENTS
BUILDING "D"
(27 UNIT)
0 20 40
PRO. ACCENT LIGHT
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
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WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
BUCKEYE
TERMINALS
4516 SIGGELKOW
ROAD
EX. CHAIN
LINK FENCE
EX. ASPHALT
4908 TERMINAL DRIVE – APARTMENTS
LIGHTING PLAN – PHASE 4
SHEET: C-6
DATED: APRIL 5, 2021
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
4604 Siggelkow Road; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752
881.35

Sheet A-1 Rendering

2 **SOUTH ELEVATION**

1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND

LEGEND

FCS-1	FIBER CEMENT SIDING	SW 6102 - PORTABELLO
FCS-2	FIBER CEMENT SIDING	SW 2803 - TERRA COTTA
FCP	FIBER CEMENT PANELS	JH - IRON GRAY
TRIM	VERTICAL REVEAL TRIM	TAMLYN - PAINTED TO MATCH SIDING
FCT	FIBER CEMENT TRIM	COLOR TO MATCH SOFFIT AND FASCIA 1X4 @ WINDOWS, TYP. 1X10 @ BAND BOARD 1X12 @ FRIEZE BOARD
STN	STONE VENEER	CYPRESS DRY STACK DUTCH QUALITY STONE WATER TABLE SILL - COLOR "BROWN" DUTCH QUALITY STONE PROVIDE SILL @ WINDOW BASE, HEAD AND TOP OF STONE
CMU	SPLIT-FACE CMU	COUNTY MATERIALS 01-034A CLIFF GRAY
PCS	PRE CAST SILL	
PCL	PRE CAST LINTEL	
PMF	PREFINISHED METAL FASCIA - MUSKET (ROLLEX)	
MR	METAL RAILING SYSTEM	

GENERAL NOTES

A. NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.

B. REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.

C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.

1 **EAST ELEVATION**

1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

4908 TERMINAL DRIVE MULTIFAMILY
EXTERIOR ELEVATIONS
SHEET: A2.1
DATED: MAY 10, 2021

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QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A — McFarland, WI 53558 (608) 838-7750

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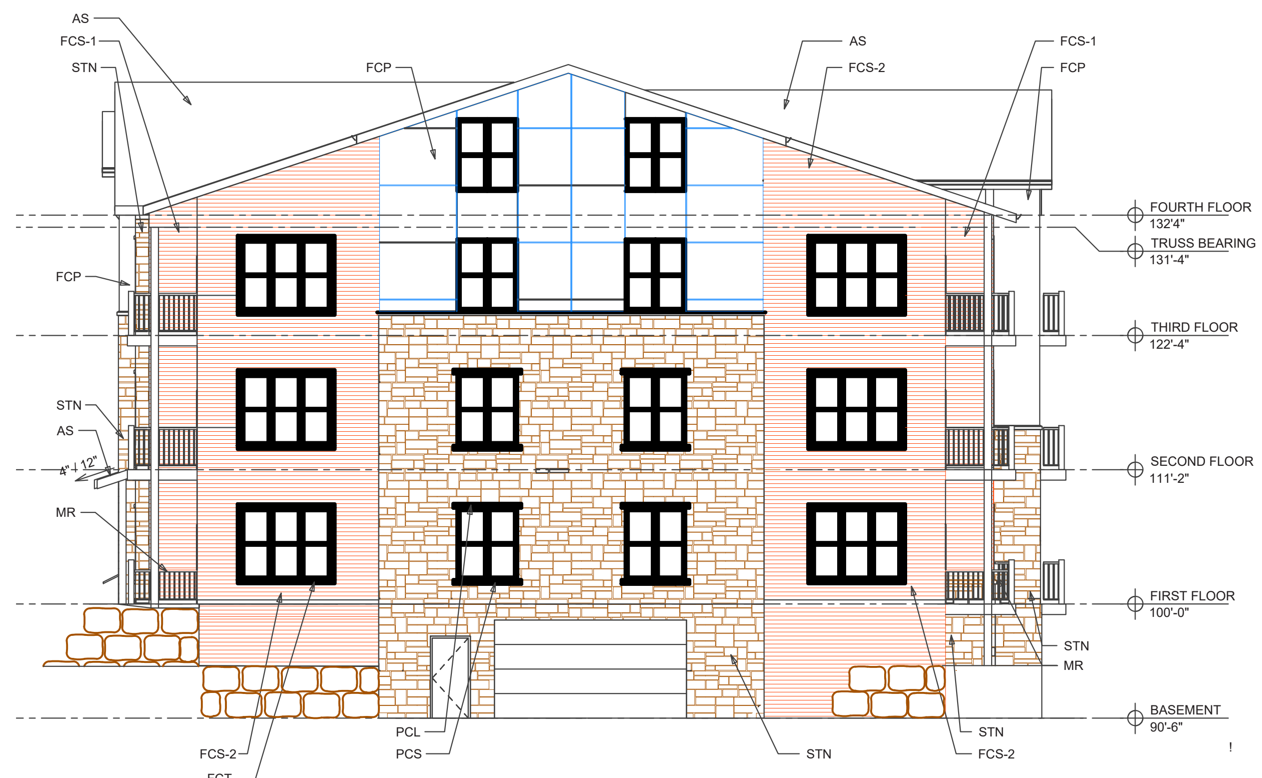

① **NORTH ELEVATION**
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

② **WEST ELEVATION**
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND

LEGEND

FCS-1	FIBER CEMENT SIDING	SW 6102 - PORTABELLO
FCS-2	FIBER CEMENT SIDING	SW 2803 - TERRA COTTA
FCP	FIBER CEMENT PANELS	JH - IRON GRAY
TRIM	VERTICAL REVEAL TRIM	TAMLYN - PAINTED TO MATCH SIDING
FCT	FIBER CEMENT TRIM	COLOR TO MATCH SOFFIT AND FASCIA 1X4 @ WINDOWS, TYP. 1X10 @ BAND BOARD 1X12 @ FRIEZE BOARD
STN	STONE VENEER	CYPRESS DRY STACK DUTCH QUALITY STONE WATER TABLE SILL - COLOR "BROWN" DUTCH QUALITY STONE PROVIDE SILL @ WINDOW BASE, HEAD AND TOP OF STONE
CMU	SPLIT-FACE CMU	COUNTY MATERIALS 01-034A CLIFF GRAY
PCS	PRE CAST SILL	
PCL	PRE CAST LINTEL	
PMF	PREFINISHED METAL FASCIA - MUSKET (ROLLEX)	
MR	METAL RAILING SYSTEM	

GENERAL NOTES

A. NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.

B. REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.

C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.

4908 TERMINAL DRIVE MULTIFAMILY
EXTERIOR ELEVATIONS
SHEET: A2.2
DATED: MAY 10, 2021

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FLOOR PLAN GENERAL NOTES

A. SEE SHEET A5.0 - 5.3 FOR LARGE SCALE PLANS.

B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.

C. PROVIDE VERTICAL CONTROL JOINTS (CJ'S) WHERE STRUCTURAL SYSTEMS CHANGE, LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.

D. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.

E. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ ELECTRICAL.

F. GENERAL CONTRACTOR TO INSTALL FOAM FILLER AT ALL MASONRY WALL CONTROL/EXPANSION JOINTS AND SEAL BOTH SIDES (WALL REINFORCING TO DISCONTINUE AT JOINTS).

G. GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN WOOD/METAL STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.

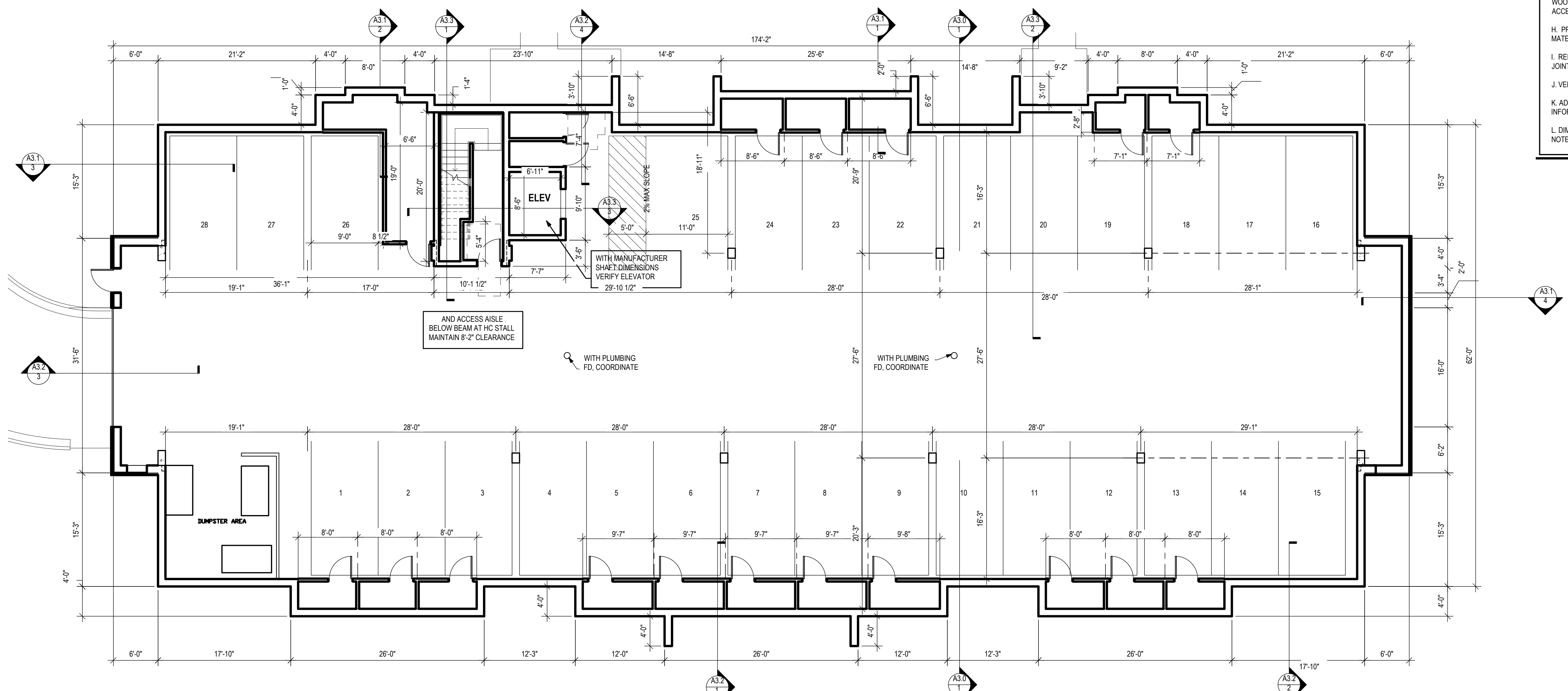
H. PROVIDE VINYL CARPET EDGE AT ALL CARPET TO DISSIMILAR FLOOR MATERIALS UNLESS NOTED OTHERWISE (U.N.O.).

I. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.

J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.

K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.

L. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.



1 **BASEMENT PLAN**
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

NORTH

0' 2' 4' 8'

WAUBESA VILLAGE – PHASE IV
BASEMENT FLOOR PLAN
SHEET: A1.0
DATED: MAY 13, 2021

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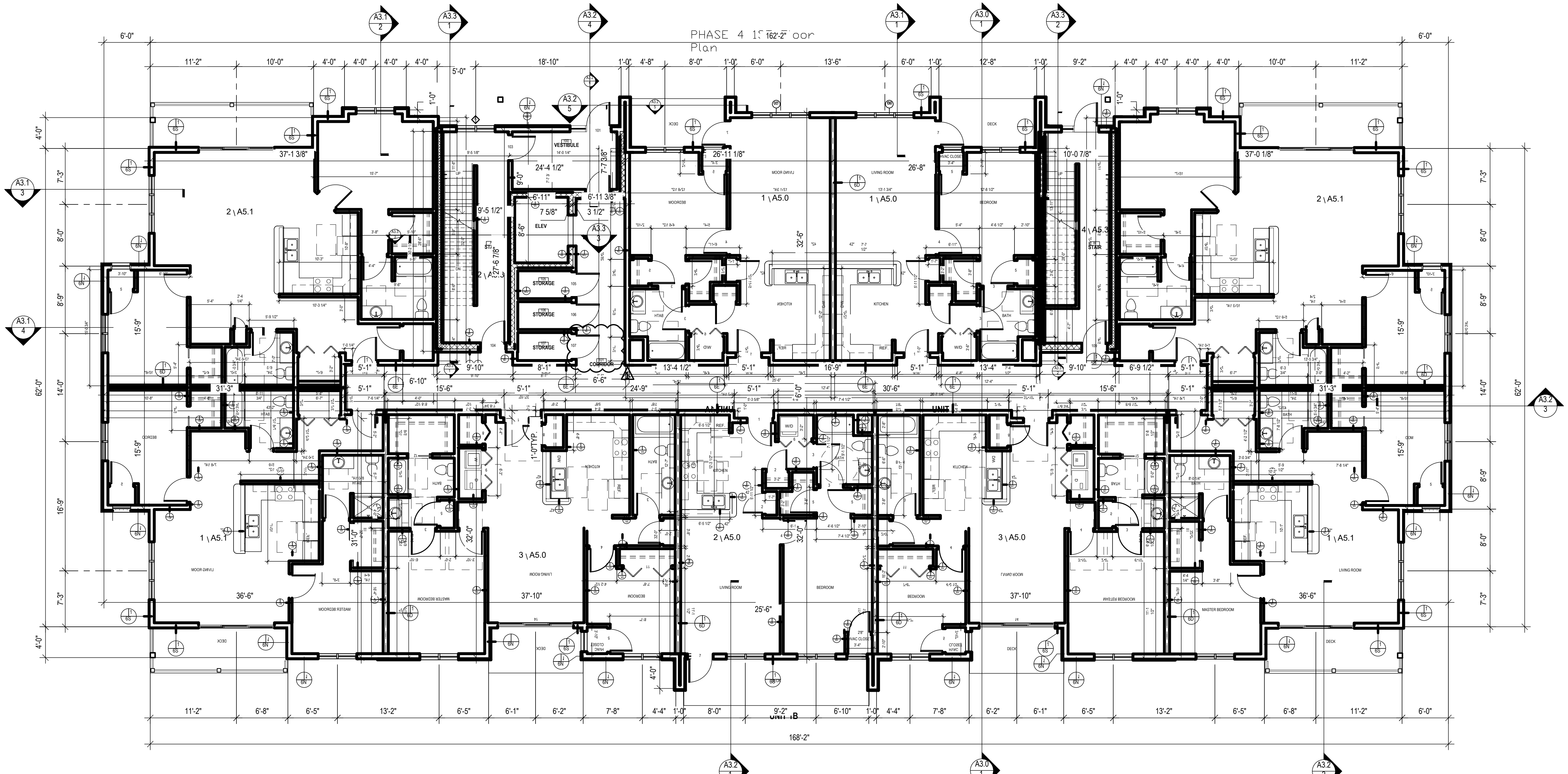

① **FIRST FLOOR PLAN**
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

NORTH

0' 2' 4' 8'

FLOOR PLAN GENERAL NOTES

A. SEE SHEET A5.0 - 5.3 FOR LARGE SCALE PLANS.

B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.

C. PROVIDE VERTICAL CONTROL JOINTS (CJ'S) WHERE STRUCTURAL SYSTEMS CHANGE, LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.

D. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.

E. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ ELECTRICAL.

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G. GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN WOOD/METAL STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.

H. PROVIDE VINYL CARPET EDGE AT ALL CARPET TO DISSIMILAR FLOOR MATERIALS UNLESS NOTED OTHERWISE (U.N.O.).

I. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.

J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.

K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.

L. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

4908 TERMINAL DRIVE MULTIFAMILY
FIRST FLOOR PLAN
SHEET: A4.0
DATED: MAY 10, 2021

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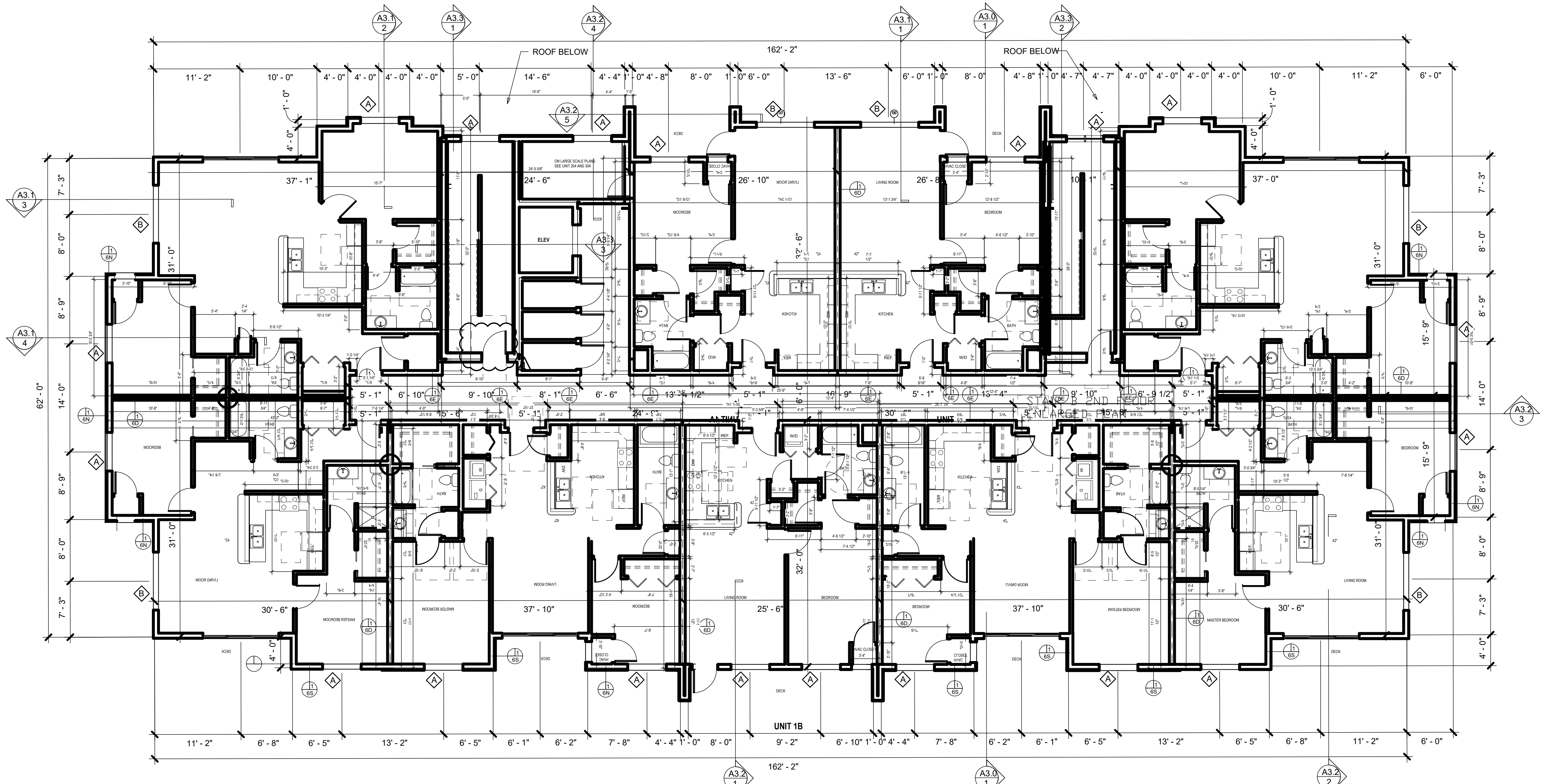

FLOOR PLAN GENERAL NOTES

A. SEE SHEET A5.0 - 5.3 FOR LARGE SCALE PLANS.

B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.

C. PROVIDE VERTICAL CONTROL JOINTS (CJ'S) WHERE STRUCTURAL SYSTEMS CHANGE, LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.

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J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.

K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.

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1 **SECOND FLOOR PLAN**
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

NORTH

0' 2' 4' 8'

4908 TERMINAL DRIVE MULTIFAMILY
SECOND FLOOR PLAN
SHEET: A5.0
DATED: MAY 10, 2021

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FLOOR PLAN GENERAL NOTES

A. SEE SHEET A5.0 - 5.3 FOR LARGE SCALE PLANS.

B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.

C. PROVIDE VERTICAL CONTROL JOINTS (CJ'S) WHERE STRUCTURAL SYSTEMS CHANGE, LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.

D. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.

E. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ ELECTRICAL.

F. GENERAL CONTRACTOR TO INSTALL FOAM FILLER AT ALL MASONRY WALL CONTROL/EXPANSION JOINTS AND SEAL BOTH SIDES (WALL REINFORCING TO DISCONTINUE AT JOINTS).

G. GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN WOOD/METAL STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.

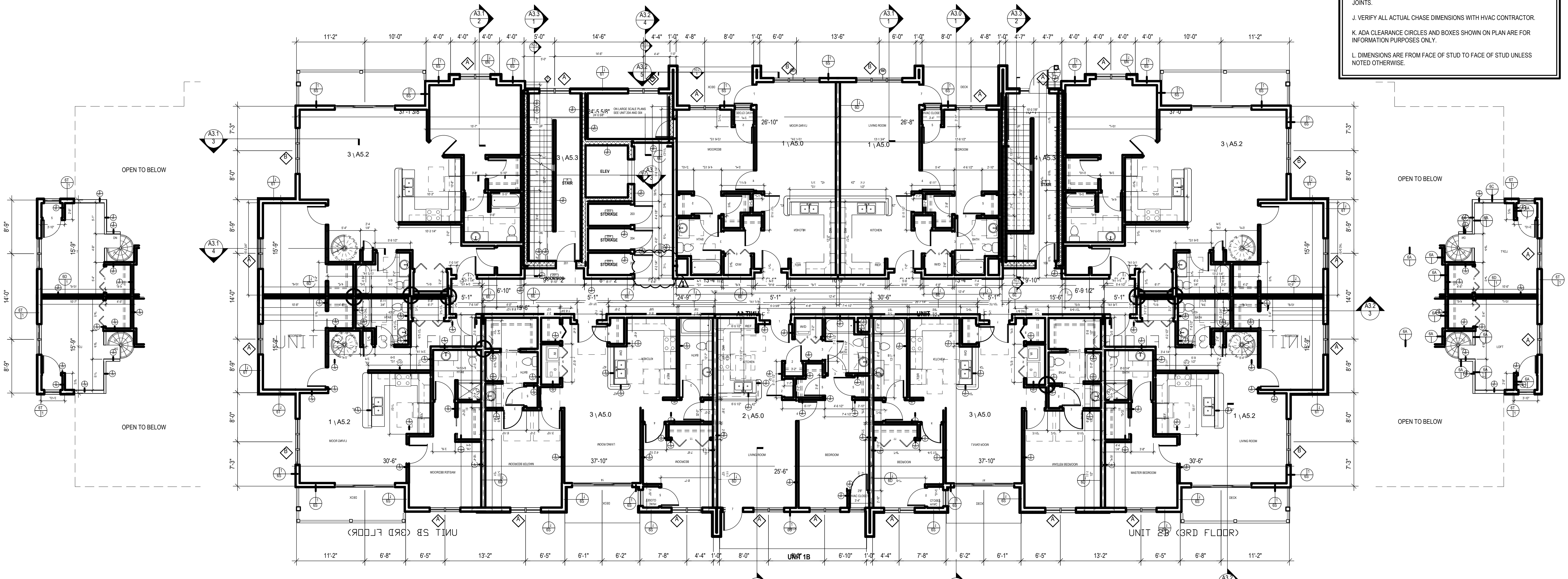
H. PROVIDE VINYL CARPET EDGE AT ALL CARPET TO DISSIMILAR FLOOR MATERIALS UNLESS NOTED OTHERWISE (U.N.O.).

I. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.

J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.

K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.

L. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.



3 **FOURTH FLOOR NORTH**
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

2 **FOURTH FLOOR SOUTH**
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

1 **THIRD FLOOR PLAN**
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

NORTH

0' 2' 4' 8'

4908 TERMINAL DRIVE MULTIFAMILY
THIRD FLOOR PLAN
SHEET: A6.0
DATED: MAY 10, 2021

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TAX INCREMENT FINANCING DEVELOPMENT INCENTIVES POLICY MANUAL

1. PURPOSE

The attached policies, and associated application, have been adopted by the Village of McFarland for the purpose of guiding decisions related to requests for development incentives within Village tax increment financing (TIF) districts.

2. DISCLAIMER

The authority to make decisions regarding the use of TIF funds is vested solely in the Village Board of the Village of McFarland. This policy manual and associated application have been prepared by the Village to provide both Village Officials and applicants a consistent process and set of criteria for reviewing requests for TIF assistance. The actual amount of TIF assistance provided to a project will be determined at the discretion of the Village Board on the basis of need, risk, project characteristics, applicant qualifications and the degree to which the project meets the public objectives of the Village described in Section 3 General Objectives and Section 6 Evaluation Criteria. The Village Board reserves the right to amend or adjust these policies, and recommend any project the Village Board deems to be in the best interests of the Village of McFarland.

The Village Board also reserves the right to reject any and all applications, even those which satisfy all of the attached criteria for the use of TIF for any reason whatsoever, without regard for the viability of the project. The Village will provide the applicant with reasons for rejecting the application. Examples why a project may be rejected include but are not limited to: the Village's own capacity to fund the project, the scale of the project is too small, the project results in minimal public benefits, failure to meet one or more evaluation criteria, other existing Village, County or State funding programs are available for the proposed project, the project results in a tax exempt property, etc.

3. GENERAL OBJECTIVES FOR THE USE OF TAX INCREMENT FINANCING – DEVELOPMENT INCENTIVES

The overall objective of the program is to stimulate redevelopment of commercial, industrial, multi-family (4+ units) residential, and mixed-use properties within the boundaries of Village TIF districts. While TIF is an important and useful economic development tool, it is essential that it be used appropriately to accomplish the Village's economic development goals and objectives. A fundamental principle of tax increment financing is that it is designed to encourage development that would not otherwise occur, or would only occur to a lesser extent, "but for" the assistance provided through tax increment financing. It is the policy of the Village Board to consider the judicious use of TIF incentives for those projects that demonstrate a substantial and significant public benefit by:

- ✓ Eliminating blight, unhealthy, or unsafe conditions
- ✓ Strengthening the employment and economic base of the Village
- ✓ Increasing property values and tax revenues
- ✓ Fostering rehabilitation and conservation activities
- ✓ Installing, constructing, or reconstructing community amenities or utilities
- ✓ Implementing plans and development strategies adopted by the Village
- ✓ Implementing high-quality site and building designs and materials

4. ELIGIBLE COSTS

Allowable uses of TIF development incentives include, but are not limited to:

- ✓ Land acquisition and surveying
- ✓ Construction costs of new building and utility improvements (interior or exterior)
- ✓ Environmental audits or remediation
- ✓ Demolition of buildings and site grading to bring sites to shovel ready status
- ✓ Rehabilitation of existing structures and utilities (interior or exterior)
- ✓ Site improvements (parking, landscaping, lighting, stormwater, signage, etc.)
- ✓ Planning, legal, engineering, architectural, financing, permit costs and reasonable developer fees

5. METHODS OF FINANCING & PROJECT COMPLETION ASSURANCES

Applications for TIF assistance require the applicant to indicate the type of financing method they are requesting from the Village from the list of options below. The list is ordered sequentially based on the Village's preferred methods of providing TIF assistance. Applicants seeking more advantageous financing terms (e.g. Tax Increment Loan at Project Start) should be aware that the Village reserves the right to both specify which form of financing the Village will offer based on the merits of the project AND to lower the amount of TIF assistance (i.e. as the Village incurs more risk the Village reserves the right to reduce the amount of assistance below the amount requested). The Village may also consider the use of a combination of financing methods.

- <u>Pay-As-You-Go (Developer Financed Loan)</u>: Under a pay-as-you-go incentive the applicant finances the upfront costs related to the construction project and the Village agrees to make an annual payment back to the applicant starting with the first year the Village receives taxes from the improved property (i.e. two years after project completion). The terms of the annual payment are subject to the development agreement negotiated and signed by both parties. The terms are typically represented as a percentage of the annual tax increment collected over a set period of years (e.g. 90% of the actual tax increment collect over 10 years or until the total requested financing amount has been reached).

- <u>Traditional Loan</u>. 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. <u>The use of future tax increments generated from the project to pay back the loan from the Village is not applicable</u>. Examples of this type of financing are usually part of a community façade improvement revolving loan program.

- <u>Tax Increment Loan at Occupancy</u>. The Village may provide financing in the form of a loan at occupancy. Under this form of financing the Village provides a cash payment at the time (e.g. within 60 days) the proposed applicant completes the project (i.e. receives a building occupancy permit from the Village). The Village reserves the right to withhold a percentage of the TIF assistance until all landscaping has been installed on the property in accordance with approved site plans. The loan is paid back through future tax increments generated from the project.

- <u>Tax Increment Loan at Project Start</u>. The Village may provide financing in the form of a loan at the start of a project. Under this form of financing the Village provides a cash payment at the time the project starts (e.g. after completion of the development agreement and within 60 days of receiving all necessary building permits). The Village reserves the right to stagger payments to the applicant from the time of obtaining building permits to the time of receiving a building occupancy permit based on meeting predetermined construction milestones. The Village reserves the right to withhold a percentage of the TIF assistance until all landscaping has been installed on the property in accordance with approved site plans. The loan is paid back through future tax increments generated from the project.

Applicants are advised that the Village will require certain financial and project completion guarantees. 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 instruments. In addition, the Village reserves the right to require an applicant to provide copies of paid invoices demonstrating actual costs incurred and to adjust accordingly any assistance provided by the Village in proportion to the ratio of estimated to actual project costs. **<u>All terms and obligations of the Village and the applicant shall be finalized through the execution of a development agreement</u>**.

6. EVALUATION CRITERIA – DEVELOPMENT INCENTIVE QUALIFICATIONS

The following criteria and qualifications will be used by the Village to evaluate requests for development incentives. All terms and obligations of the Village and the applicant shall be finalized through the execution of a development agreement.

☑ 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.

Applicant as an Accepted Offer for 4908. Offer for 4902 to be part of Development Agreement

☑ "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.

Market rate apartments, current high housing demand/prior lease-up experience, and higher estimated return on investment suggest TIF incentive could be reduced while still making the project feasible.

☑ 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. Applicant proposes 15.0% equity, or $736,500.

☑ Maximum Assistance Criteria[1]: The total amount of TIF assistance in support of a project is based on the form of incentives requested as described below and the overall value of the project to the community. For applicants requesting a combination of financing (e.g. pay-go and tax increment loan at occupancy) the maximum amount of assistance shall not exceed 30% of the estimated total project costs, with the final percentage within each form of financing determined by the Village Board. 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.).

- ☐ For Pay-As-You-Go (Developer Financed) Agreements the maximum amount of assistance is capped at 30% of the estimated total project costs.
- ☐ For Traditional Loan Agreements the maximum amount of assistance is capped at 20% of the estimated total project costs.
- ☑ For Tax Increment Loan at Occupancy Agreements the maximum amount of assistance is capped at 20% of the estimated total project costs. Applicant proposes 15.0% equity, 5.09% TID contribution, and 79.91% commercial loan.
- ☐ For Tax Increment Loan at Project Start Agreements the maximum amount of assistance is capped at 10% of the estimated total project costs.

☑ Payback Period Criteria[1]: 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 Pay-As-You-Go (Developer Financed) Agreements. Payments to the Developer shall commence with the first year in which the Village receives tax increment from the completed project and continue no longer then the year in which the applicable TID terminates, or until the maximum amount of assistance is reached, whichever comes first. In addition, the annual amount of tax increment applied toward retirement of the developer loan shall not exceed 90% of the actual annual amount of tax increment collected from the project, unless a higher percentage is granted by the Village Board.

[1] At the Village's discretion, the maximum amount of assistance and/or the payback period criteria may be modified for projects that demonstrate substantial merit (e.g. completion of LEED Certified Buildings, projects which lead to at least 50% of all jobs created with annual salaries (not including benefits) at or exceeding the median household income for the Village as reported by the U.S. Census, etc.).

Payback is 5 years, which meets first part of criteria. Due to TID closing in 2027 five years of increment can be collected (~$272,955 total); therefore, the project would net ~$96,455 to the TID at the requested $176,500 loan; however, this is exclusive of prior costs for acquisition and clean-up of 4902 Terminal Drive. Including prior net costs, $67,938, the requested $176,500 TIF Loan, would net increment to the TID of ~$28,516, which would be sufficient to cover estimated sidewalk and curbing costs (~24K) along property frontage.

- ☐ For Traditional Loan Agreements. Within 12 years starting with the year the loan is obtained and no longer then the year in which the applicable TID terminates. Interest shall be charged based on current general obligation loan interest rates from the Wisconsin Board of Commissioners of Public Lands, for the applicable loan term, at the time of Village disbursement of funds, plus 0.15%.
- ✓ 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.
- ☐ For Tax Increment Loan at Project Start Agreements. Within 7 years starting with the year the loan is obtained and no longer then the year in which the applicable TID Expenditure Period ends.

✓ 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.

Applicant proposing $3,800,000 assessment guarantee, 77% of total project costs, 84% of total land value + building + site costs, and 96% of building + site costs (hard costs). The $3.8M Assessment Guarantee is also the same as prior projects for Waubesa Village Phase 2 & 3.

✓ 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.

Quam Eng, Riegert Gen. Contractor. Prior experience with similar projects in the Village.

✓ 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.

To be included in 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.

Assuming approval of General and Detailed PUD application by PC/VB and CSM by PC. Use and zoning generally consistent with Comprehensive Plan and Terminal & Triangle District Plan and Site Design Guidelines.

✓ 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.

✓ 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.

Applicant has been meeting development agreement requirements for Waubesa Village. Some prior issues related to meeting development agreement for Ezra Properties Phase 1. Remaining TIF payment on hold pending compliance with terms of development agreement.

✓ 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 Director.

Village of McFarland **TID #3** **Waubesa Village - Phase 4**

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 NEW DEVELOP.[1]	CUMULATIVE VALUE	INFLATION INCREMENT[2]	END OF YEAR VALUE	TAX INCREMENT VALUE	TAX VALUE YEAR	TAX RATE[3] $1,000	TAX INCREMENT COLLECTED	COLLECTION YEAR	TIF PAYMENT TO WV[4]	ANNUAL CASH FLOW TO THE TID	CUMULATIVE PRJ FUND BALANCE[5]	PAYMENT YEAR
2019	$214,500	$0	$214,500	$0	$214,500	$0	2020	$19.45	$0	2021	$0	$0	($67,938)	2021
2020	$214,500	$0	$214,500	$0	$214,500	$0	2021	$19.45	$0	2022	$176,500	($176,500)	($268,438)	2022
2021	$233,300	($233,300)	$0	$0	$0	($233,300)	2022	$19.45	($4,538)	2023	$0	($4,538)	($272,976)	2023
2022	$0	$3,800,000	$3,800,000	$0	$3,800,000	$3,566,700	2023	$19.45	$69,373	2024	$0	$69,373	($203,603)	2024
2023	$3,800,000	$0	$3,800,000	$0	$3,800,000	$3,566,700	2024	$19.45	$69,373	2025	$0	$69,373	($134,230)	2025
2024	$3,800,000	$0	$3,800,000	$0	$3,800,000	$3,566,700	2025	$19.45	$69,373	2026	$0	$69,373	($64,857)	2026
2025	$3,800,000	$0	$3,800,000	$0	$3,800,000	$3,566,700	2026	$19.45	$69,373	2027	$0	$69,373	$4,516	2027
	Totals	**$3,566,700**		**$0**					**$272,955**		**$176,500**			

ASSUMPTIONS

1. Assumes $3.8M assessment value from the construction of Phase 4 (same as Phases 2 & 3). Assumes demo of 4908 Terminal in 2021, start and completion of Phase 4 in 2022.
2. No Inflation or deflation of assessment values
3. No changes in tax rate
4. Includes Tax Increment Loan at Occupancy payment of $176,500
5. Includes previous TIF expense to acquire and clean-up 4902 Terminal Drive ($153,787) minus prior rental income ($85,849), plus $24,000 in Terminal Drive sidewalk/trail and curb costs in 2022

TID DATES

Creation Date: 08-09-2004
Expenditure Period: 08-09-2022
Termination Date: 08-09-2027

Preliminary Review of Waubesa Village Phase 4 PUD, 6.17.21

Mixed-Use Lakeview Village Subdistrict

Guidelines	Yes	No
Site Design		
1. Does the project coordinate vehicular and pedestrian circulation with development on adjacent lots? Front sidewalk needs to be extended to southern property line. Refer to Village Engineer review letter. Possible inclusion as part of Village consideration of reconstruction of Terminal Drive.	✓	✗
2. Does the project include sidewalks?	✓	✗
3. Does the project connect building entries to sidewalks and crosswalks?	✓	
4. Does the project provide bicycle parking?	✓	
5. Does the project locate service areas, mechanical equipment, and refuse containers to the rear of buildings and screen them? Refuse containers in basement	✓	
6. Does the project screen ground-, roof-, and wall-mounted mechanicals? Verify location of gas meters. If in front should be screened with landscaping		
7. Does the project minimize curb cuts and access points to public streets and coordinate with the recommended street pattern? Phase 5 achieves desired coordination with Ivywood Trail, but not a given that will be constructed. Refer to Village Engineer and Fire Inspector staff review ltrs	✓	
8. Does the project construct parking areas and landscaped islands with curbs and gutters at edges? Parking lot includes islands, not all parking areas have curbs only where necessary for stormwater management purposes	✓	
9. If near the transit oriented" sites close to the future transit stop and Sigglelkow Road, does the project include urban, landscaped plazas in lieu of front lawns for?	NA	
10. Does the project include front yards, plazas and parking areas with plantings and sculpture that reflect the "lakeview village" orientation and character of this district?	✓	No sculptures; however, this has not been a requirement for past projects approved by the PC/VB.
11. Does the project preserve woods, lake views, and topography when sites develop?	✓	
12. Does the project seek out and protect Capitol views? Likely would require a taller building to maximize which may not be compatible with surrounding properties	✓	
13. Does the project have a FAR between 0.35 and 3.0? Phase 4 FAR = 1.03	✓	
14. Is a minimum of 50% of the front building wall 5' to 20' from Siggelkow Road right-of-way?	NA	
Building Design & Materials		
1. Does the project include buildings which are between two and five stories in height?	✓	
2. Does the project incorporate architectural styles that are compatible with the surrounding lakefront community? Maybe too compatible, could consider variation in secondary siding colors to distinguish from other buildings if desired	✓	
3. Do the lower levels of commercial and office buildings have at least 50% transparent surfaces?	NA	
4. Does the project create a design character easily utilized for a wide variety of business identities?	NA	
5. Does the project include buildings which continue the architectural theme, design elements, and detailing on all sides (particularly on all facades adjoining public streets)?	✓	See last comment
6. Does the project include buildings which are compatible in height and scale to surrounding buildings, or provide appropriate transitions?	✓	Surrounding buildings range from 1-3 stories. Due to base elevation of the site the property does site ~10 higher than the base elevation of the Parkview Apartments. Development proposes to maintain existing trees along shared lot line which will provide screening to aid transition. Recommended Plan Commission discussion of this aspect of development.
7. Does the project vary building facades by using different but complementary colors, material arrangements, wall setbacks, roof lines, and/or windows?	✓	
8. Does the project provide overhangs for pedestrian shelter?	✓	
9. Does the project use high-quality natural building wall materials, such as stone, brick and glass?	✓	

Guidelines	Yes	No	
Building Orientation			Building is angled based on site topography to allign entrance to underground parking with existing grade of emergency access drive. Building would need to be designed with an angle to maintain a portion parallel to Terminal Drive but may not be desired. Angle increases compatibility with height transition to SF homes on east side of Terminal Drive.
1. Does the project consider the placement and orientation of surrounding buildings and streets for cohesion between sites and an attractive street scene?	✓		
2. Does the project orient building facades parallel to the primary abutting street, with entrances and storefronts oriented toward that street?	NA-storefronts		
3. If the proposed building is oriented toward Siggelkow Road, is a minimum of 75% of the front building wall 5' to 20' from the street's right-of-way?	NA		
4. If the proposed building is not on Siggelkow Road, it is set back from the street to maximize lake and possible Capitol views and to minimize tree disturbance?	✓		Refer to prior comment on maximizing Lake and Capital views in relation to building height.
5. Does the project make public entrances clearly identifiable and accessible?	✓		
6. Does the project site buildings to allow for safe pedestrian and vehicular circulation?	✓		
Lighting The Phase 3 Detailed plan required an emergency access drive/gate along the north property line. Approval of Phase 4 would remove the necessity of a gate and reroute the access drive. Potential future development of Phase 5 would reallign access drive with Ivywood Trail. Refer to Village Engineer and Fire Inspector staff review ltrs as well.			
1. Does the project include pedestrian scale lighting in front of buildings?	✓		
2. Does the project include parking lot lighting to not exceed 25 feet in height?	TBD		Need photometric plan sheet and fixture information to confirm those marked as TBD. Phase 1-3 have met standards, anticipate similar lighting but need verification.
3. Are all exterior light fixtures at least three feet from all lot lines? Applicant to confirm setback for northern parking lot light pole	TBD		
4. Does the project utilize incandescent or high-pressure sodium (HPS) light fixtures?	LED similar to Phase 1-3	✓	
5. Do average illumination levels in parking lots exceed 5 footcandles?	TBD		
6. Do illumination levels at lot lines exceed 0.5 footcandles?	TBD		
Parking			
1. Does the project rely on-street parking (except on Terminal Drive, Highway 51, and Triangle Street before reconstruction)? Does not rely on on-street parking. Provides two off-street spaces per dwelling unit	✓		some front yard parking mostly side yard and under ground. Could use taller canopy trees to minimize front view and more landscaping shrubs on north side of parking stalls to north lot line and in front of the three stalls between the two proposed Prairie Fire Crabtrees.
2. Does the project site parking to the rear or non-street side of the main building?	✓		
3. Does the project buffer front and side parking from the public street?	✓		
4. Does the project share parking lots among uses with demands at different times?	NA		
4. Does the project divide larger parking lots into pods, each less than 100 spaces?	✓		
5. Does the project provide landscaped islands, each a minimum or 200 square feet, and at a minimum rate of one island for every 20 parking spaces?	✓		
6. Does the project encourage safe pedestrian walkways to the building? sidewalk should be extended to southern property line per Village Engineer review letter	✓		
7. Does the project include paved parking areas?	✓		
Signage			
1. Does the project locate new signs along Siggelkow Road on the first floor areas only?	Project would not include commercial style signage. Need for small monument property address sign at Terminal Drive entrance should be discussed. In addition, the likely location of CBU's for Phase 4.		
2. Does the project include signs which are shaped to reflect the use of the building, scaled with relation to the size or the building and the pedestrian orientation of the district, and designed to reflect the desired "lakeview village" theme of the area?			
3. Does the project integrate signage location and shape with building design?			
4. For sites not along Siggelkow Road, does the project include either wall-mounted or monument-style ground mounted signs only?			
5. Are monument signs constructed of durable base materials that are similar to main building materials?			
6. Do monument signs include landscaping near the base?			
7. Does the project screen external spot or flood lighting of signs?			

Sec. 62-310. - Site/design review.

(a) *Purpose.* Site/design review is implemented under municipal authority to promote the public health, safety and welfare and under municipal zoning authority by the Plan Commission. Requirements for design review and approval apply to uses and developments regardless of the characterization of the use or development within this Chapter as a permitted use or conditional use.

(b) *Scope of site/design review.*

(1) *Applicability.* The following developments shall be subject to site/design review by the Plan Commission:

a. Development of residential projects consisting of three or more dwelling units.

b. Any development in a Commercial District.

c. Any development in an Industrial District.

d. Any development for which the applicant is a public utility or governmental entity or religious organization.

e. Any parking area including five or more parking spaces.

(2) *Limit.* Site/design review shall be limited to development for which current application is made for an erosion control or building permit. This Section shall not be deemed to apply to any existing development or use of land that is not affected by current application for erosion control or building permit, nor shall this Section apply to any rehabilitation of an existing structure so long as the size of the rehabilitated structure is not increased.

(3) *Development.* Any new construction or exterior improvement to real property for which application for a building permit may be required by this Code.

(4) *Village planning consultant.* Any Village planning consultant appointed by the Village Board.

(c) *Development to comply with site/design standards.* No development subject to site/design review shall occur unless such development complies with all applicable site/design review standards.

(d) *Manner of site/design review.*

(1) Upon application for a building permit, the applicant shall be advised by the Zoning Administrator whether compliance with site/design review standards is required by this Section. If such compliance shall be required, the applicant shall be provided with a checklist and a site/design review application, which shall be in such form as the Zoning Administrator shall approve, and which shall be accompanied by such information as may be necessary to determine and provide for enforcement of this Section.

(2) The site/design review application shall be reviewed by the Zoning Administrator, who may consult with a planning consultant, if necessary.

(3) When the Zoning Administrator deems the application to be complete, review by the Plan Commission shall be scheduled.

(4) The Plan Commission's determination of compliance or noncompliance with this Section shall be issued by the Zoning Administrator, in writing, within ten business days of the determination and sent to the applicant via U.S. Mail. The written determination shall specifically describe all areas

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

(5) No building permit shall be issued for any development until the Plan Commission has determined that the development is in compliance with site/design review standards. All construction and improvement subject to site/design review shall conform with approved site/design plans.

(6) The determinations of the Plan Commission on site/design plan applications shall be appealable to the Village Board pursuant to the procedures set forth in Section 62-113.

(e) *Site/design standards.* In reviewing plans for development the Plan Commission shall determine that the following standards are met:

Review by Village Engineer

(1) *Grading.* Grading shall insure a positive drainage consistent with established water runoff patterns in the area. All grading shall allow for the installation and maintenance of appropriate landscape materials. Respect for the natural topography in site development will be recommended as a means of capitalizing on the sloping terrain, and earth berms are required to screen out unpleasant views and accentuate pleasant views.

Additional landscaping recommended. Refer to Summary Sheet in packet.

(2) *Landscaping.* Landscaping shall be required to be installed in accordance with an approved landscaping plan as a component of site and design review. The requirements for landscaping plans are set forth in Appendix B to this Chapter [Code], Village of McFarland Landscaping Standards. All references to the Village Forester shall have the same meaning as referenced in Section 59-20(d).

(3) *Building relationships.*

Refer to other notes on increasing compatibility with southern Parkview Apartments

a. The structures shall be related to the site to enhance or maintain current contours. New development shall consider activities on adjacent properties with relation to access from abutting streets, parking areas, service areas, building setbacks, height of structures, and color and materials of adjacent or nearby buildings.

b. In the development of the site, the existing quality vegetation should ordinarily be maintained in accordance with Section 59-29.

(4) *Lighting.* The functions of exterior lighting on private property shall be:

Need/details for proposed southern facade accent light TBD. Possible removal to increase compatibility with adjacent Parkview Apartments

TBD a. To illuminate building facades, especially those bearing business identification signs. Architectural lighting should be free from glare and of a type to complement the existing development in the district.

TBD b. To illuminate pedestrian walks and spaces. Security lighting should provide necessary levels of illumination to insure safety of the property and its residents, while not reflecting direct rays of light into adjacent property.

Need photometric plan sheet and fixture information to confirm those marked as TBD. Phase 1-3 have met standards, anticipate similar lighting but verification needed.

TBD c. To illuminate parking and service areas. Off-street parking area lighting should be so arranged as to conform with applicable provisions of Section 62-172. (The choice of equipment, design, quantity, and placement of on-site lighting shall relate to these functions. Lighting shall be adequate but not excessive. The height and number of lighting standards shall be appropriate to the building and its function and to the neighborhood.)

Review by Village Engineer

(5) *Utility service.* It shall be a goal of the Village to eliminate overhead wiring within the Village. To

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

Possible consideration given to utilization of different accent siding colors to differentiate from Phases 1-3?

Need to verify location of gas meters/ screening. If in front, should be screened with landscaping.

(6) *Building design.* Buildings shall meet the following requirements:

a. Materials shall be of a durable, low-maintenance type. The colors shall be harmonious with other buildings in the neighborhood.

TBD b. Mechanical elements on the roof or ground shall be screened from the view of adjacent properties and roadways.

c. Buildings shall be designed with an architectural flavor that will complement and enrich the character of the Village.

d. The overall design of the building shall be of high quality, considering the importance of the particular zoning district.

e. With the exception of the M-IC Zoning District, the front, sides, and rear of all commercial and industrial buildings shall be entirely faced with nonmetallic or wood material. In the M-IC District, a minimum of 15 vertical feet of the front of all buildings shall be faced with nonmetallic or wood material extending across the full front of the building, and also extending a distance of not less than 20 feet on each side of the building. The portion of any building facing or backing onto public streets, or abutting a Residential Zoning District, shall be held to the same requirements as that of the front. These requirements may be waived in whole or in part by the Plan Commission.

Recommend increasing landscaping on southern lot line to increase compatibility and transition to adjacent Parkview Apartments

NA f. An addition shall relate to the existing building in terms of scale, materials and color.

TBD g. Structures should be designed to be compatible with the structures that are adjacent to them.

Surrounding buildings range from 1-3 stories. Due to base elevation of the site the property does sit ~10 higher than the base elevation of the Parkview Apartments. Development proposes to maintain existing trees along shared lot line which will provide screening to aid transition. Recommend Plan Commission discussion of this aspect of development.

h. Unbroken exterior facades exceeding 70 feet in length shall be avoided.

i. All building elevations are of importance and should be carefully designed. Building should avoid blank facades.

(f) *Recommendation of Village Plan Commission.* The Village Plan Commission may, during the site/design review process, suggest features of site/design, and construction, building and structural design, that are not a part of site/design standards but that, in the opinion of the Village Plan Commission, would be desirable to make the development a positive asset to the visual appearance of the community and a positive contribution to the growth and stability of the community tax base. Compliance with such recommendations shall not be required of the developer.

(g) *Validity of site/design approval.* Where the Plan Commission has approved or conditionally approved an application for site/design approval, such approval shall become null and void within 12 months of the date of the Plan Commission's action unless construction is commenced or the current owner possesses a valid building permit under which construction is commenced within six months of the date of issuance and which shall not be renewed unless construction has commenced and is diligently pursued. No sooner than 60 days nor less than 45 days prior to the automatic revocation of such site/design approval, the Zoning Administrator shall notify the property owner by certified mail of such revocation. Extensions of up to one year each may be granted by the Plan Commission for just cause, if application is made to the Village at least 30 days before the expiration of said permit.

(h) *Fees.* The fee for review of a site/design review application shall be the fee established by the Village Board from time to time and provided in Appendix A to this Code, to be paid at the time of submission of the application.

(i) *Penalties.* Violations of this Section shall be subject to Section 62-311, except that each day a violation continues shall not be deemed a separate violation until the 30 day notice period expires. Nothing herein shall preclude the Village from maintaining a separate action to prevent or abate or remove violations.

(Ord. No. 2011-06, § 1, 5-23-2011)

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

VILLAGE OF McFarland

SUMMARY SHEET

MEETING DATE: **Wednesday, July 7, 2021**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director**

AGENDA ITEM: **Discussion regarding Tax Increment District #3 capital expenditures.**

PREVIOUS ACTION:
The CDA discussed this agenda item at it's May 5, 2021 meeting. No action was taking at that time.

ISSUE SUMMARY:
The Expenditure Period for Tax Increment District (TID) #3 will terminate on August 9, 2022. After this date no new capital or project plan expenditures can be made until the District terminates, on or before August 9, 2027. It's during those last five years from 2022-2027 that the Village may only use TID #3 revenues to pay for existing debt service, administration/account fees, and donations of excess revenues to TID #4. Therefore, if the Village desires to complete additional capital expenditures, including public works projects, land acquisition, or development incentives, etc. and allocate the costs of these projects to TID #3, those expenditures must be made or bid prior to August 9, 2022. Any projects initiated after this date would have to be paid for through another Village fund. Alternatively, the Village could establish a new overlay TID and allocate the expenditures to the new TID.

This agenda item is presented for discussion regarding those projects which have been completed within TID #3 and those that remain unfinished that the Village may want to complete or bid prior to August 9, 2022. The Village is not obligated to complete all the projects listed in the TID #3 Project Plan; however, in order to be a TID eligible expense, the projects must be listed within the Project Plan. To aid the discussion, the packet includes the following information:

- Map of the TID #3 Boundary, as amended in 2007 Project Plan
- Map of the locations of Proposed Public Improvements (2004 Project Plan)
- Table 1: Proposed Public Improvements, as amended in 2007 Project Plan
- Detailed Schedule of Capital Expenditures and Developer Payments (2020 Financial Statements)
- Updated preliminary cost estimates to reconstruct Terminal Drive, Triangle Street, and to add bicycle trail to Triangle Street.
- The Conceptual Cross Section for the redevelopment of Terminal Drive from the Terminal & Triangle District Plan (2005)

VILLAGE OF McFarland

FINANCIAL/BUDGET IMPACT:

As of 1-1-2020, TID #3 has a Current Value of $71,663,800, and a TID Value Increment of $44,666,400. This growth in TID Value Increment provides approximately $930,000 in annual Tax Increment revenue to the TID, and an estimated $7M in cumulative Tax Increment revenue through 2027. Note, depending on when the Village adopts the termination resolution an additional year of tax increment may be collected in 2028. The TID has $966,619 in existing debt service from a 2008 G.O. Bond. The TID also has $337,500 in Development Incentive payments obligated to Ezra Properties Phase 1. Distribution of these funds are on hold pending completion by the Developer of continuing obligations. TID #3 has also advanced funds to TID #4 and TID #5, with the outstanding amount due of approximately $700K.

The packet includes two proforma analysis. The first assumes no new development (increases in tax increment), other than from projects completed or under construction (Ezra, Waubesa Village Phase 3), and no new capital expenditures other than those previously approved (Ezra, McFarland Cafe, 5411 Bashford). Under these assumptions the TID could close in year 2023 as all remaining debt service would be paid for and the Village would not be able to incur any additional new project costs after August 9, 2022.

For informational purposes the packet also includes a proforma for TID #3 which considers the outstanding debt obligation of the TID ($966,619), new debt for reconstruction of full length of Terminal Drive and reconstruction of the remaining rural cross section of Triangle Street, plus a bike trail along the west side of Triangle from Siggelkow Road to Vogus Road (total of ~$6.2M), remaining development incentive for Ezra Property ($337,500), new development incentives for Waubesa Village Phase 4 ($176,500), new development incentives for CTW ($25,000), general administrative costs, and advances to TID #4 for demolition of 5817 Milwaukee Street, McFarland House Cafe, and 5411 Bashford (total of $236,800), and an additional $1.1M in unallocated development incentives as provided in the 2021 Budget for TID #3. This proforma also includes the additional tax increment revenue projections from Waubesa Village Phases 3, & 4, and CTW, along with repayment schedules for prior TID #4 and TID #5 advances. The proforma estimates a negative TID fund balance year-end 2027 of -$513,751. Note, depending on when the Village adopts the termination resolution an additional year of tax increment may be collected in 2028 to cover this deficit. In addition, increment from other private development projects between now and when the TID closes would also add additional tax increment revenue to offset the projected deficit. Other options include scaling back the amount of road reconstruction projects for 2022 and rolling the remaining projects into a new overlay TID.

VILLAGE PLAN REFERENCE:

The following plans are available on the Community & Economic Development websitefor reference:

- TID #3 Project Plan, 2004
- TID #3 Project Plan, as amended 2007
- Redevelopment District Plan No. 1
- Terminal & Triangle District Plan

VILLAGE OF

McFarland

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is presented for discussion only. Village Staff anticipate discussion will carry over into a future meeting of the CDA, after obtaining input from the Public Works and Public Utility Committees, before making a recommendation to the Village Board.

ATTACHMENTS:

1. McFarland TID 3 No New Projects Proforma_7.01.2021
2. McFarland TID 3 Proforma with New Projects_7.01.2021
3. TID #3, Boundary Map_2007
4. TID #3, Map 3 Proposed Public Improvements
5. TID #3, Table 1 Proposed Public Improvements_2007
6. Pages from McFarland, Village TIF No. 3 FINAL 12.31.20
7. TID #3 - Potential Projects
8. Terminal Drive Conceptual Cross Section_09.08.2005

Village of McFarland	TID #3	NO NEW ADDITIONAL DEVELOPMENT OR CAPITAL EXPENDITURES (draft 7.01.2021)															
L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC
PAYMENT YEAR	CAPITAL EXPENDITURE COSTS[1]	ANNUAL DEBT SERVICE[2]	INTEREST ON ADVANCES	ADMIN & OTHER COSTS[3]	SUBSIDY[4] TO TID #4	SUBSIDY[4] TO TID #5	TOTAL USES TID FUNDS	TAX INCREMENT COLLECTED	DEBT ISSUED / PREMIUM	DEVELOP GAURAN	TRANSFER FROM TID #4	TRANSFER FROM TID #5	OTHER INCOME[4]	INVESTM INCOME[5]	TOTAL SOURCES TID FUNDS	ANNUAL CASH FLOW	TID FUND BALANCE
2004	*$1,964,250*	*$28,100*	*$5,749*	*$30,166*	*$0*	*$0*	*$2,028,265*	*$0*	*$1,535,000*	*$0*	*$0*	*$0*	*$0*	*$0*	*$1,535,000*	*($493,265)*	*($493,265)*
2005	*$627,599*	*$32,359*	*$4,089*	*$42,640*	*$0*	*$0*	*$706,687*	*$0*	*$1,421,545*	*$0*	*$0*	*$0*	*$0*	*$25,513*	*$1,447,058*	*$740,371*	*$247,106*
2006	*$510,890*	*$173,727*	*$7,531*	*$40,350*	*$0*	*$0*	*$732,498*	*$164,170*	*$0*	*$0*	*$0*	*$0*	*$15,896*	*$0*	*$180,066*	*($552,432)*	*($305,326)*
2007	*$162,146*	*$115,091*	*$14,149*	*$36,816*	*$0*	*$0*	*$328,202*	*$331,293*	*$0*	*$0*	*$0*	*$0*	*$19,525*	*$0*	*$350,818*	*$22,616*	*($282,710)*
2008	*$693,101*	*$212,218*	*$6,928*	*$40,363*	*$0*	*$0*	*$952,610*	*$462,568*	*$4,442,234*	*$0*	*$0*	*$0*	*$17,145*	*$420*	*$4,922,367*	*$3,969,757*	*$3,687,047*
2009	*$26,588*	*$3,520,964*	*$0*	*$33,342*	*$0*	*$0*	*$3,580,894*	*$712,470*	*$0*	*$16,346*	*$0*	*$0*	*$14,139*	*$3,534*	*$746,489*	*($2,834,405)*	*$852,642*
2010	*$134,363*	*$533,986*	*$0*	*$56,908*	*$0*	*$0*	*$725,257*	*$829,770*	*$0*	*$28,278*	*$0*	*$0*	*$18,806*	*$596*	*$877,450*	*$152,193*	*$1,004,835*
2011	*$11,095*	*$539,449*	*$0*	*$38,151*	*$0*	*$0*	*$588,695*	*$802,316*	*$0*	*$33,804*	*$0*	*$0*	*$26,373*	*$472*	*$862,965*	*$274,270*	*$1,279,105*
2012	*$143,530*	*$538,311*	*$0*	*$42,670*	*$0*	*$0*	*$724,511*	*$753,774*	*$0*	*$0*	*$0*	*$0*	*$25,098*	*$631*	*$779,503*	*$54,992*	*$1,334,097*
2013	*$239,332*	*$540,376*	*$0*	*$35,609*	*$0*	*$0*	*$815,317*	*$710,116*	*$0*	*$80,104*	*$0*	*$0*	*$26,274*	*$445*	*$816,939*	*$1,622*	*$1,335,719*
2014	*$6,139*	*$485,728*	*$0*	*$44,727*	*$0*	*$0*	*$536,594*	*$704,314*	*$0*	*$94,120*	*$0*	*$0*	*$11,789*	*$416*	*$810,639*	*$274,045*	*$1,609,764*
2015	*$0*	*$487,064*	*$0*	*$44,338*	*$0*	*$0*	*$531,402*	*$778,000*	*$0*	*$90,966*	*$0*	*$0*	*$4,784*	*$802*	*$874,552*	*$343,150*	*$1,952,914*
2016	*$545,584*	*$671,076*	*$0*	*$65,929*	*$843,658*	*$0*	*$2,126,247*	*$767,184*	*$0*	*$119,151*	*$0*	*$0*	*$3,988*	*$9,421*	*$899,744*	*($1,226,503)*	*$726,411*
2017	*$0*	*$66,406*	*$0*	*$52,536*		*$0*	*$118,942*	*$796,300*	*$0*	*$41,432*	*$0*	*$0*	*$5,466*	*$4,818*	*$848,016*	*$729,074*	*$1,455,485*
2018	*$708,800*	*$66,406*	*$0*	*$49,912*	*$245,470*	*$0*	*$1,070,588*	*$821,442*	*$0*	*$0*	*$0*	*$0*	*$5,547*	*$15,418*	*$842,407*	*($228,181)*	*$1,227,304*
2019	*$9,200*	*$326,406*	*$0*	*$41,457*	*$79,213*	*$0*	*$456,276*	*$871,381*	*$0*	*$0*	*$0*	*$0*	*$5,681*	*$32,992*	*$910,054*	*$453,778*	*$1,681,082*
2020	*$813,609*	*$324,056*	*$0*	*$53,611*	*$217,841*	*$350,000*	*$1,759,117*	*$828,009*	*$0*	*$29,953*	*$0*	*$0*	*$52,943*	*$10,154*	*$921,059*	*($838,058)*	*$843,024*
2021	$0	$325,894	$0	$67,750	$64,800	$0	$458,444	$930,641	$0	$0	$51,479	$0	$47,000	$1,000	$1,030,120	$571,676	$1,414,700
2022	$0	$322,000	$0	$67,750	$172,000	$0	$561,750	$950,462	$0	$0	$51,479	$0	$47,000	$1,000	$1,049,941	$488,191	$1,902,891
2023	$337,500	$318,725	$0	$67,750	$0	$0	$723,975	$1,024,373	$0	$0	$51,479	$0	$47,000	$1,000	$1,123,852	$399,877	$2,302,767
2024	$0	$0	$0	$67,750	$0	$0	$67,750	$1,024,373	$0	$0	$51,479	$0	$47,000	$1,000	$1,123,852	$1,056,102	$3,358,869
2025	$0	$0	$0	$67,750	$0	$0	$67,750	$1,024,373	$0	$0	$51,479	$0	$47,000	$1,000	$1,123,852	$1,056,102	$4,414,971
2026	$0	$0	$0	$67,750	$0	$0	$67,750	$1,024,373	$0	$0	$51,479	$0	$47,000	$1,000	$1,123,852	$1,056,102	$5,471,073
2027	$0	$0	$0	$67,750	$0	$0	$67,750	$1,024,373	$0	$0	$51,482	$350,000	$47,000	$1,000	$1,473,855	$1,406,105	$6,877,178
TOTAL	**$6,933,726**	**$9,628,342**	**$38,446**	**$1,223,775**	**$1,622,982**	**$350,000**	**$19,797,271**	**$17,336,074**	**$7,398,779**	**$534,154**	**$360,356**	**$350,000**	**$582,454**	**$112,632**			
2021-2027	*$337,500*	*$966,619*	*$0*	*$474,250*	*$236,800*	*$0*	*$2,015,169*	*$7,002,967*	*$0*	*$0*	*$360,356*	*$350,000*	*$329,000*	*$7,000*			

ASSUMPTION

1. Includes Develop Incentives 2023 = remaining Ezra 50% payment
2. No new Debt Service. Remaining debt service is actual payment schedule for 2008 GO Bond
3. Administration Costs remaining years based on 2021 Budget
4. Subsidy to TID #4 & #5 (2020 = 5817 Milwaukee Street Purchase-TID #4, 4719 Farwell-TID #5; 2021 = 5817 Milwaukee Demo + 5923 Exchange Street Incentive-TID #4; 2022 = 5411 Bashford Street Incentive-TID #4)
5. Other Income (Exempt Computer Aid, Licenses and Permits, Rent, Misc) remaining years based on 2021 Budget
6. Investment Income (0.1%) and Interest on Advances

Actual Values as reported from Village Compiled Financial Statements

TID DATES

Creation Date: 08-09-2004

Expenditure Period: 08-09-2022

Termination Date: 08-09-2027

Village of McFarland	TID #3	ADDITIONAL DEVELOPMENT/INCENTIVES + $6.2M IN NEW DEBT SERVICE (draft 7.01.2021)															
L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC
PAYMENT YEAR	CAPITAL EXPENDITURE COSTS[1]	ANNUAL DEBT SERVICE[2]	INTEREST ON ADVANCES	ADMIN & OTHER COSTS[3]	SUBSIDY[4] TO TID #4	SUBSIDY[4] TO TID #5	TOTAL USES TID FUNDS	TAX INCREMENT COLLECTED	DEBT ISSUED / PREMIUM	DEVELOP GAURAN	TRANSFER FROM TID #4	TRANSFER FROM TID #5	OTHER INCOME[5]	INVESTM INCOME[6]	TOTAL SOURCES TID FUNDS	ANNUAL CASH FLOW	TID FUND BALANCE
2004	*$1,964,250*	*$28,100*	*$5,749*	*$30,166*	*$0*	*$0*	*$2,028,265*	*$0*	*$1,535,000*	*$0*	*$0*	*$0*	*$0*	*$0*	*$1,535,000*	*($493,265)*	*($493,265)*
2005	*$627,599*	*$32,359*	*$4,089*	*$42,640*	*$0*	*$0*	*$706,687*	*$0*	*$1,421,545*	*$0*	*$0*	*$0*	*$0*	*$25,513*	*$1,447,058*	*$740,371*	*$247,106*
2006	*$510,890*	*$173,727*	*$7,531*	*$40,350*	*$0*	*$0*	*$732,498*	*$164,170*	*$0*	*$0*	*$0*	*$0*	*$15,896*	*$0*	*$180,066*	*($552,432)*	*($305,326)*
2007	*$162,146*	*$115,091*	*$14,149*	*$36,816*	*$0*	*$0*	*$328,202*	*$331,293*	*$0*	*$0*	*$0*	*$0*	*$19,525*	*$0*	*$350,818*	*$22,616*	*($282,710)*
2008	*$693,101*	*$212,218*	*$6,928*	*$40,363*	*$0*	*$0*	*$952,610*	*$462,568*	*$4,442,234*	*$0*	*$0*	*$0*	*$17,145*	*$420*	*$4,922,367*	*$3,969,757*	*$3,687,047*
2009	*$26,588*	*$3,520,964*	*$0*	*$33,342*	*$0*	*$0*	*$3,580,894*	*$712,470*	*$0*	*$16,346*	*$0*	*$0*	*$14,139*	*$3,534*	*$746,489*	*($2,834,405)*	*$852,642*
2010	*$134,363*	*$533,986*	*$0*	*$56,908*	*$0*	*$0*	*$725,257*	*$829,770*	*$0*	*$28,278*	*$0*	*$0*	*$18,806*	*$596*	*$877,450*	*$152,193*	*$1,004,835*
2011	*$11,095*	*$539,449*	*$0*	*$38,151*	*$0*	*$0*	*$588,695*	*$802,316*	*$0*	*$33,804*	*$0*	*$0*	*$26,373*	*$472*	*$862,965*	*$274,270*	*$1,279,105*
2012	*$143,530*	*$538,311*	*$0*	*$42,670*	*$0*	*$0*	*$724,511*	*$753,774*	*$0*	*$0*	*$0*	*$0*	*$25,098*	*$631*	*$779,503*	*$54,992*	*$1,334,097*
2013	*$239,332*	*$540,376*	*$0*	*$35,609*	*$0*	*$0*	*$815,317*	*$710,116*	*$0*	*$80,104*	*$0*	*$0*	*$26,274*	*$445*	*$816,939*	*$1,622*	*$1,335,719*
2014	*$6,139*	*$485,728*	*$0*	*$44,727*	*$0*	*$0*	*$536,594*	*$704,314*	*$0*	*$94,120*	*$0*	*$0*	*$11,789*	*$416*	*$810,639*	*$274,045*	*$1,609,764*
2015	*$0*	*$487,064*	*$0*	*$44,338*	*$0*	*$0*	*$531,402*	*$778,000*	*$0*	*$90,966*	*$0*	*$0*	*$4,784*	*$802*	*$874,552*	*$343,150*	*$1,952,914*
2016	*$545,584*	*$671,076*	*$0*	*$65,929*	*$843,658*	*$0*	*$2,126,247*	*$767,184*	*$0*	*$119,151*	*$0*	*$0*	*$3,988*	*$9,421*	*$899,744*	*($1,226,503)*	*$726,411*
2017	*$0*	*$66,406*	*$0*	*$52,536*		*$0*	*$118,942*	*$796,300*	*$0*	*$41,432*	*$0*	*$0*	*$5,466*	*$4,818*	*$848,016*	*$729,074*	*$1,455,485*
2018	*$708,800*	*$66,406*	*$0*	*$49,912*	*$245,470*	*$0*	*$1,070,588*	*$821,442*	*$0*	*$0*	*$0*	*$0*	*$5,547*	*$15,418*	*$842,407*	*($228,181)*	*$1,227,304*
2019	*$9,200*	*$326,406*	*$0*	*$41,457*	*$79,213*	*$0*	*$456,276*	*$871,381*	*$0*	*$0*	*$0*	*$0*	*$5,681*	*$32,992*	*$910,054*	*$453,778*	*$1,681,082*
2020	*$813,609*	*$324,056*	*$0*	*$53,611*	*$217,841*	*$350,000*	*$1,759,117*	*$828,009*	*$0*	*$29,953*	*$0*	*$0*	*$52,943*	*$10,154*	*$921,059*	*($838,058)*	*$843,024*
2021	$1,100,000	$325,894	$0	$67,750	$64,800	$0	$1,558,444	$930,641	$0	$0	$51,479	$43,750	$47,000	$1,000	$1,073,870	($484,574)	$358,450
2022	$201,500	$322,000	$0	$67,750	$172,000	$0	$763,250	$950,462	$0	$0	$51,479	$43,750	$47,000	$1,000	$1,093,691	$330,441	$688,891
2023	$337,500	$1,639,129	$0	$67,750	$0	$0	$2,044,379	$1,024,373	$0	$0	$51,479	$43,750	$47,000	$1,000	$1,167,602	($876,777)	($187,886)
2024	$0	$1,320,404	$0	$67,750	$0	$0	$1,388,154	$1,062,015	$0	$0	$51,479	$54,688	$47,000	$1,000	$1,216,182	($171,972)	($359,858)
2025	$0	$1,320,404	$0	$67,750	$0	$0	$1,388,154	$1,182,688	$0	$0	$51,479	$54,688	$47,000	$1,000	$1,336,855	($51,299)	($411,157)
2026	$0	$1,320,404	$0	$67,750	$0	$0	$1,388,154	$1,182,688	$0	$0	$51,479	$54,688	$47,000	$1,000	$1,336,855	($51,299)	($462,455)
2027	$0	$1,320,404	$0	$67,750	$0	$0	$1,388,154	$1,182,688	$0	$0	$51,482	$54,688	$47,000	$1,000	$1,336,858	($51,296)	($513,751)
TOTAL	**$8,235,226**	**$16,230,361**	**$38,446**	**$1,223,775**	**$1,622,982**	**$350,000**	**$27,700,790**	**$17,848,663**	**$7,398,779**	**$534,154**	**$360,356**	**$350,000**	**$582,454**	**$112,632**			
2021-2027	*$1,639,000*	*$7,568,638*	*$0*	*$474,250*	*$236,800*	*$0*	*$9,918,688*	*$7,515,556*	*$0*	*$0*	*$360,356*	*$350,000*	*$329,000*	*$7,000*			

ASSUMPTION

1. Includes Develop Incentives (2021 $1.1M unallocated incentives from 2021 Budget, 2022 CTW $25,000, 2022 WVP4 $176,500, 2023 Ezra $337,500)
2. Includes remaining payment schedule for 2008 GO Bond plus $6.2M in new debt service for Terminal Drive and Triangle Street Reconstruction financed at 2.5% fixed over 5 years
3. Administration Costs remaining years based on 2021 Budget
4. Subsidy to TID #4 (for 2021 includes 5817 Milwaukee Demo + 5923 Exchange Street Incentive; 2022 5411 Bashford Street Incentive)
5. Other Income (Exempt Computer Aid, Licenses and Permits, Rent, Misc) remaining years based on 2021 Budget
6. Investment Income remaining years based on 2021 Budget

Actual Values as reported from Village Compiled Financial Statements

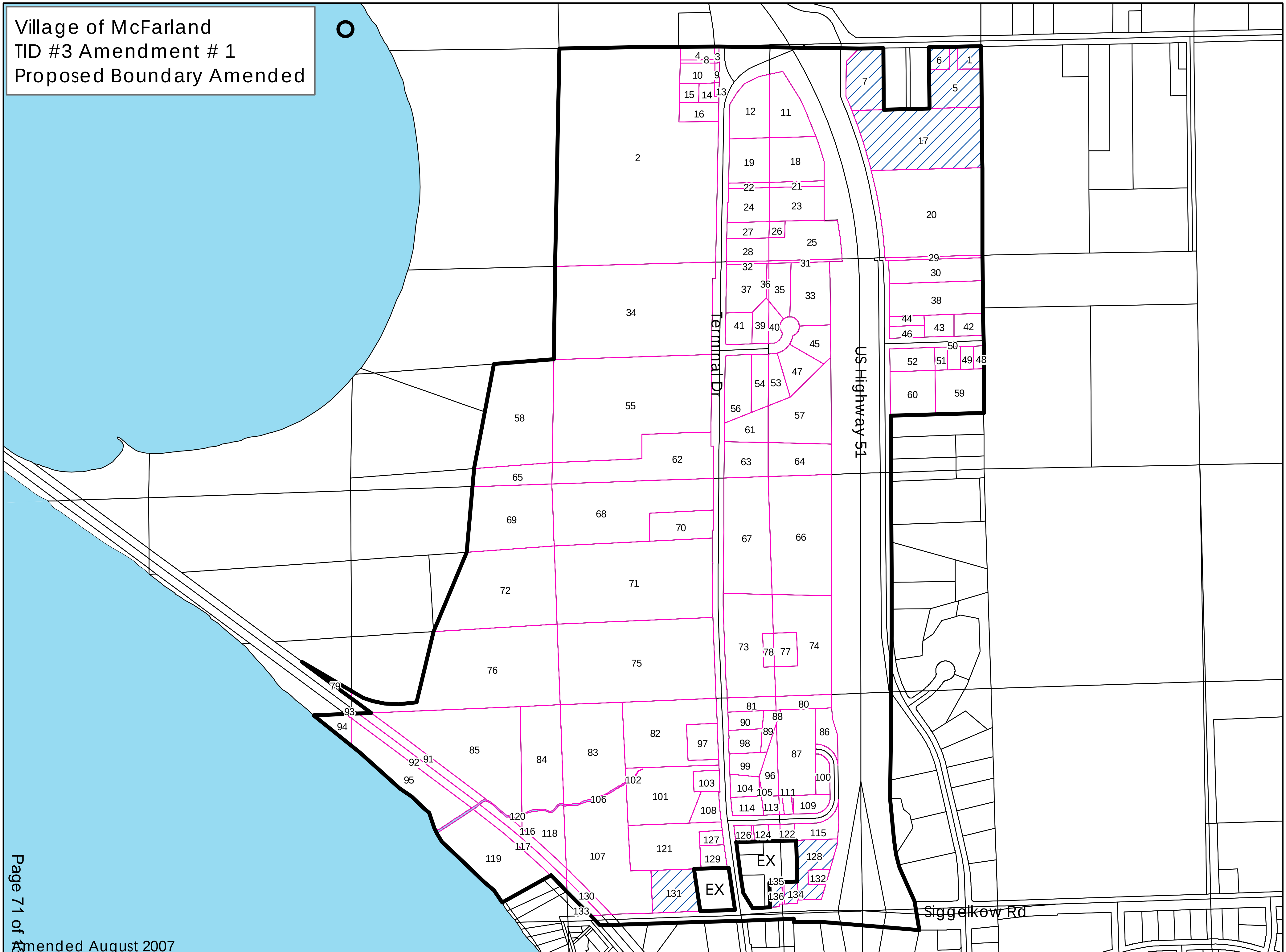
TID DATES

Creation Date: 08-09-2004

Expenditure Period: 08-09-2022

Termination Date: 08-09-2027

Village of McFarland
TID #3 Amendment # 1
Proposed Boundary Amended



Amended August 2007

Village of McFarland
TID No. 3
Map 3: Proposed Public Improvements
US Highway 51
Terminal Dr.
Meinders Rd.
Ivywood Tr.
Siggelkow Rd
TIF Boundary
Parcel Lines
N
0
200
400
800
Feet
June 1, 2004

VILLAGE OF MCFARLAND
TID #3

AMENDED TABLE 1: PROPOSED PUBLIC IMPROVEMENTS

						SOURCES OF PROJECT COST REVENUES	
YEAR	**DESCRIPTION**	**EST in ORIG PPLN**	**ACTUAL**	**TOTAL ORIG PPLN**	**AMEND PPLN**	**AMEND TID**	**AMEND NON-TID**
2004 ***2008-09***	Sanitary sewer - Terminal Drive	$857,300	$549,342	$857,300	***$1,000,000***	***$1,000,000***	$0
2004-05 ***2008-09***	Street Improvements - Terminal Drive (urban)	$1,846,000	$127,136	$1,846,000	$1,846,000	*$1,846,000*	$0
2008	Storm Water Improvements - Terminal Drive Basin (City of Madison to Lake Waubesa)	$513,665	$0	$513,665	$513,665	$513,665	$0
2009	Triangle Street Improvements	$1,070,000	$0	$1,070,000	$1,070,000	$1,070,000	$0
2009	Meinders Road Improvements	$232,000	$0	$232,000	$232,000	*$232,000*	$0
2008	USH 51 Landscaping	$250,000	$0	$250,000	$250,000	$250,000	$0
2004-2020	Planning & Engineering (not project-specific); Redevelopment Plan	$250,000	$112,615	$250,000	***$400,000***	***$400,000***	$0
2004-11	Marketing & Business Recruitment Incentives	$500,000	$500,000	$500,000	***$1,000,000***	***$1,000,000***	$0
2004-10	Economic Development Fund	$1,000,000	$1,265,443	$1,000,000	***$5,000,000***	***$5,000,000***	$0
2006-15	Land Acquisition, Relocation & Demolition	$2,500,000	$140,050	$2,500,000	$2,500,000	$2,500,000	$0
2005	Ivywood Trail Improvements	$0	$408,153	$0	***$408,153***	***$408,153***	$0
2008	Siggelkow Road widening w/ sidewalk, retaining wall & striping of angled parking	$0	$0	$0	***$194,000***	***$194,000***	$0
2008	Siggelkow Road improvements under USH 51 overpass	$0	$0	$0	***$226,000***	***$226,000***	$0
		$9,018,965	$3,102,739	$9,018,965	***$14,639,818***	***$14,639,818***	$0

Detailed Schedule of Capital Expenditures and Developer Payments
From the Date of Creation Through December 31, 2020

	Actual	Estimate
Capital Expenditures		
Ivywood Trail improvements	$ 408,153	$ 408,153
Siggelkow Road improvements	367,200	420,000
Sanitary sewer - Terminal Drive	816,318	1,000,000
Street improvements - Terminal Drive (urban)	127,136	1,846,000
Storm water improvements - Terminal Drive/Triangle St	242,020	513,665
Triangle Street improvements	706,412	1,070,000
Meinders Road improvements	19,690	232,000
USH 51 landscaping	-	250,000
Planning and engineering redevelopment plan	136,077	400,000
Marketing and business recruitment incentives	500,000	1,000,000
Economic development	3,133,170	5,000,000
Land acquisition, relocation, demolition	140,050	2,500,000
Total capital expenditures	$ 6,596,226	$ 14,639,818

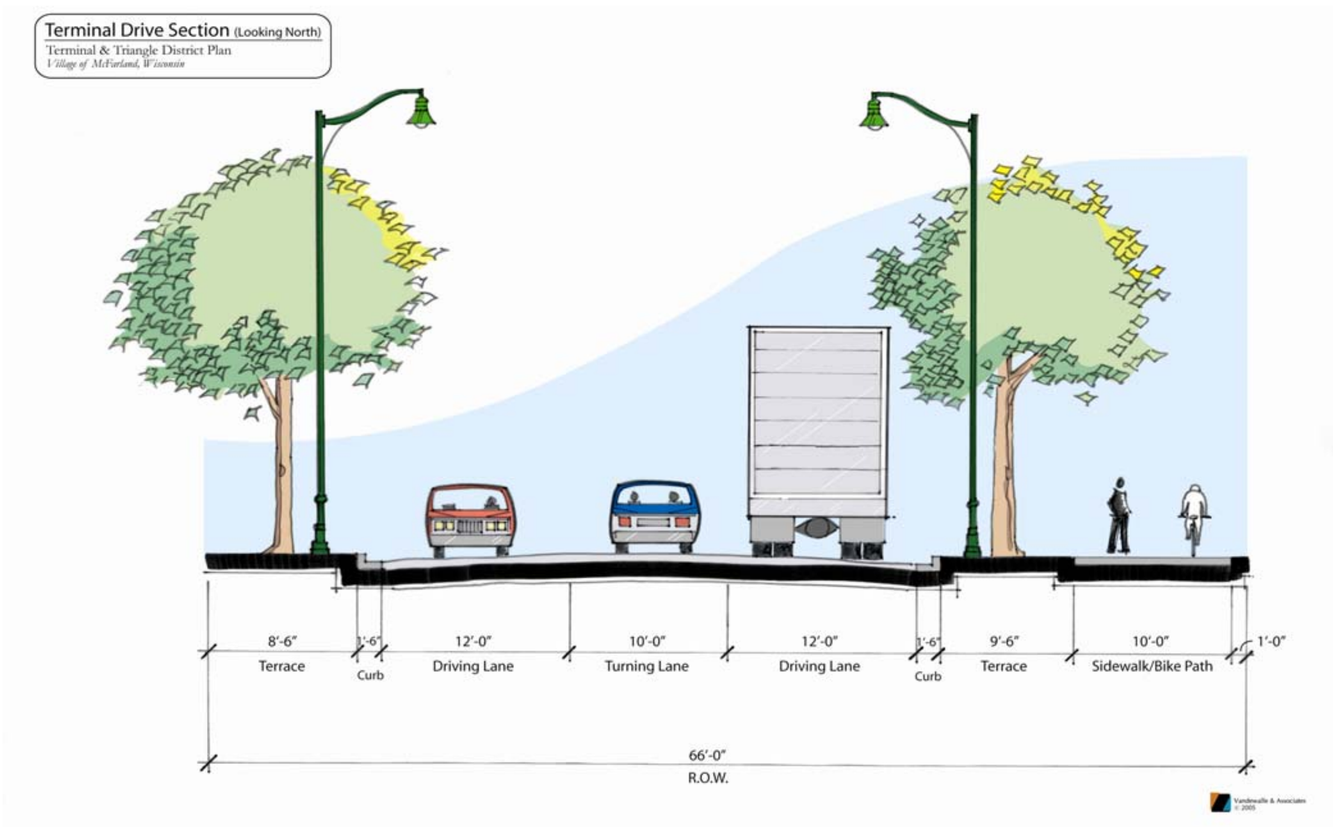
Village of McFarland
TID #3 - Potential Projects List
Cost Estimate Summary
7/1/2021

All costs include 13% estimated engineering, 4% estimated inspection, and 10% contingency
Because all projects would be TID funded (not by utility), aggregate base and asphalt are NOT assigned to underground utilities

Street and Utility Projects

Street Name	From	To	Comments	Street	Water	Sanitary Sewer	Storm Sewer	**Total**
Terminal Drive	Siggelkow Road	Lift Station 4	Urban cross-section, add sanitary sewer	$1,219,641		$191,421	$146,660	**$1,557,721**
Terminal Drive	Lift Station 4	USH 51	Urban cross-section, add sanitary sewer	$2,552,238		$519,017	$262,585	**$3,333,840**
Triangle Street	Siggelkow Road	Voges Road	Construct bike path only	$370,541				**$370,541**
Triangle Street	4501 Triangle	Voges Road	Add curbs (both sides) and sidewalk (east side)	$705,176			$233,807	**$938,983**
				$4,847,595	$0	$710,438	$643,052	$6,201,085

These recommended improvements to Terminal Drive may be phased over time. The highest priority for upgrades in accordance with these standards is within the Beltline-Oriented Commercial Subdistrict. The present rural cross section street is not compatible with the desired character of that subdistrict.



Triangle Street should also be improved to urban street standards, in a manner comparable to improvements within the McFarland Commerce Park to the south.

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Wednesday, July 7, 2021**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director**

AGENDA ITEM: **Discussion and possible action to make a recommendation to the Village Board regarding a Tax Increment Financing Development Incentives Application from Waubesa Village LLC (Ryan Quam) for 4902 & 4908 Terminal Drive, Waubesa Village Phase 4, Tax Increment District #3.**

PREVIOUS ACTION:

ISSUE SUMMARY:
The details regarding this agenda item are included under Agenda Item 4a.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
This agenda item is presented for possible recommendation to the Village Board after closed session discussion.

ATTACHMENTS:
None

VILLAGE OF

McFarland

SUMMARY SHEET

MEETING DATE: **Wednesday, July 7, 2021**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director**

AGENDA ITEM: **Discussion and possible action to make a recommendation to the Village Board regarding the acquisition of property located at 4008 & 4012 Terminal Drive, including parcel# 071027386201, within Tax Increment District #3.**

PREVIOUS ACTION:
Action on this agenda item was postponed at the January 6, 2021 CDA meeting.

ISSUE SUMMARY:

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

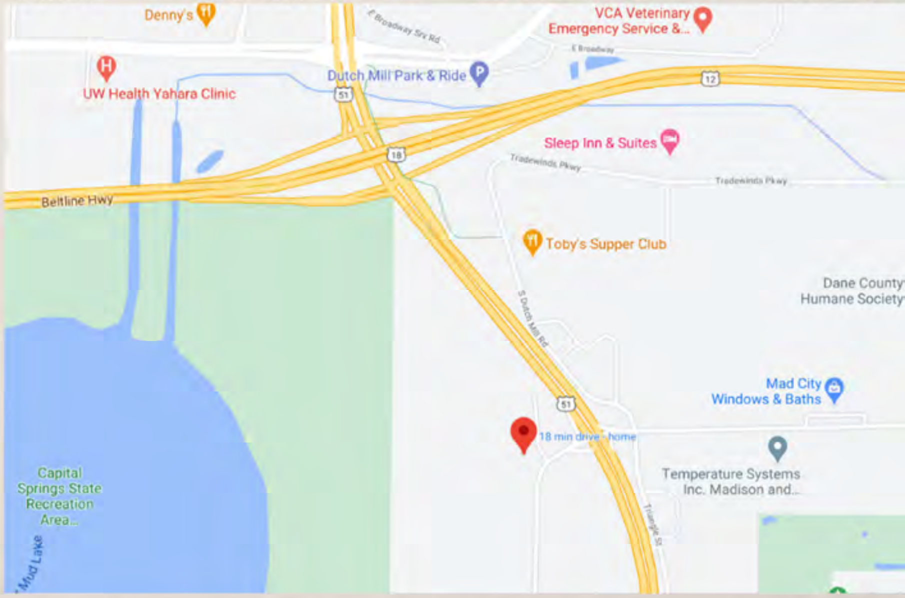
BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
This agenda item is presented for possible recommendation to the Village Board after closed session discussion.

ATTACHMENTS:
1. 4008-Terminal-Dr-McFarland-WI-Commercial-Land-Flyer

Land For Sale

4008 Terminal Drive
McFarland, WI

Three adjacent parcels of land off the intersection of Hwy 51 and 12/18 Beltline Hwy, backing up to the waterfront of Capital Springs Recreation Area.
Ideal location for a future hotel, headquarters, or high-rise office building to set the gateway to McFarland.



Highlights:

- Just south of Madison, near two highways
- Located in a TIF District of McFarland, who has interest in seeing the land developed
- Parcel Size: 5.94 Acres
- Price: $1,200,000
- Zoning: Highway/Industrial Commercial

Listing Agent:
John Schneider
Cell: 608-217-4602
Office: 608-838-4457

Co-Listing Agent:
Bryan Earleywine
Cell: 608-206-7270
Office: 608-838-4457

EXIT REALTY HGM

EXIT Realty HGM
4211 W Beltline Hwy
Madison, WI 53711

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Wednesday, July 7, 2021**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director**

AGENDA ITEM: **Discussion regarding the 2020 Annual Reports for Tax Increment Districts #3, #4, and #5.**

PREVIOUS ACTION:

ISSUE SUMMARY:
On June 30, 2021 the McFarland Joint Review Board (JRB) for Tax Increment Districts #3, #4, and #5 held their required annual meeting to review the 2020 Annual Reports for each TID. The JRB moved to accept all the reports as submitted. The packet includes a staff summary report for each TID, the required Department of Revenue PE-300 form, and the 2020 Compiled Financial States prepared by the Village's auditor Baker Tilly.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
No action is required on these reports by the CDA. This item is presented for informational purposes.

ATTACHMENTS:
1. McFarland JRB Memo_2020 TID#3 Annual Reports_06.24.21
2. McFarland JRB Memo_2020 TID#4 Annual Reports_06.24.21
3. McFarland JRB Memo_2020 TID#5 Annual Reports_06.24.21

Memorandum

To: McFarland Joint Review Board, Tax Increment Districts #3

From: Andrew Bremer, Community & Economic Development Director

Date: June 24, 2021

Re: 2020 Annual Reports for TID #3

Executive Summary

ACT 257 was created by the State of Wisconsin as a means to require municipalities to hold annual Joint Review Board meetings with the express purpose to review an annual report of each TIF District with the other overlying taxing jurisdictions. Several financial metrics are required to be provided in order to demonstrate the TID's performance over time. The Village is fortunate that it has been preparing this type of annual report voluntarily through its annual auditing process since at least 2006. This cover memorandum is provided as a summary of the year in review and an introduction to the financial statements and WDOR PE-300 forms prepared for the year.

TID #3 2020 Annual Report

TID #3 was created as a post 1995 Industrial TID on August 9, 2004. It is scheduled to expire on August 9, 2027 and not presently forecasted for closure prior to this date. TID #3 has done very well with a positive fund balance of $1,193,024 at the end of 2020, with $838,009 in tax increment collected in 2020. TID #3 did experience a deficit in 2020 that was offset by existing surplus revenues. The 2020 Tax Increment Value of the District was $44,666,400. TID #3 also serves as a donor to TID #4 as authorized by the JRB on July 14, 2015. The expenditure period for TID #3 will expire on August 9, 2022 and the Village's Community Development Authority is currently discussing potential remaining expenditures including development subsidies, real estate acquisition, and reconstruction of Terminal Drive. The district still has about $8M in unexpended funds authorized in its project plan that could be pursued in the remaining year including public improvements, economic development, and marketing initiatives.

2020 New Project/Development Highlights:

1. 4703 Terminal Drive. The first phase of 4703 Terminal Drive, a 27-unit apartment building, was completed. The full value for this first phase (~$4.2M) will be achieved as of January 1, 2022. This development site includes three additional phases, two phases for office development and a fourth phase for another 27-unit apartment. Development of the phase 2 & 3 office buildings has been slowed due to the pandemic.
2. 4608 Siggelkow Road. In 2020 the Village approved the third phase of Waubesa Village, a 27-unit apartment building which is expected to add $3.8M in value to the TID as of January 1, 2022. The same developer is currently considering a fourth phase as part of a request to redevelopment the adjacent 4902 & 4908 Terminal Drive properties for a 27-unit apartment building.
3. 4313 Triangle Street. The Village, upon recommendation of the CDA, purchased 4313 Triangle Street as an attempt to eliminate blight and assemble properties near Meinders Road as previous plans had called for. A local business, CTW Flooring, has applied to the Village to construct a

27,000 square foot office and warehouse facility for a subsidiary business Wisco Cabinets. If approved, this project would provide an additional $2.4M in value to the TID as of January 1, 2023.

Exhibits: Compiled Financial Statements of TID #3 prepared by Baker Tilly
Draft Form PE 300

bakertilly

Village of McFarland
Tax Incremental District No. 3

Compiled Financial Statements and
Supplementary Information

December 31, 2020

Table of Contents
December 31, 2020

Accountants' Compilation Report

To the Village Board of
Village of McFarland

Management is responsible for the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues and Net Cost to be Recovered Through Tax Increments and Historical Summary of Sources, Uses, and Status of Funds of the Village of McFarland's 's Tax Incremental District No. 3 (District) as of and for the year ended December 31, 2020 and from the date of creation through December 31, 2020, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with *Statements on Standards for Accounting and Review Services* promulgated by the *Accounting and Review Services Committee* of the American Institute of Certified Public Accountants. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

As discussed in Note 1, the financial statements present only the transactions of the District and do not purport to, and do not, present fairly the financial position of the Village of McFarland as of December 31, 2020, the changes in its financial position, or, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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

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

Baker Tilly US, LLP

Madison, Wisconsin
June 21, 2021

Village of McFarland Tax Incremental District No. 3

Balance Sheet
December 31, 2020

	Capital Projects Fund
Assets	
Cash and investments	$ 256,474
Taxes receivable	930,641
Advances to village funds	936,790
Total assets	$ 2,123,905
Liabilities, Deferred Inflows of Resources and Fund Balance	
Liabilities	
Accounts payable	$ 240
Total liabilities	240
Deferred Inflows of Resources	
Unearned revenue	930,641
Total deferred inflows of resources	930,641
Fund Balance	
Restricted	1,193,024
Total liabilities, deferred inflows of resources and fund balance	$ 2,123,905

See notes to financial statements

Village of McFarland Tax Incremental District No. 3

Historical Summary of Project Costs, Project Revenues and Net Cost to be Recovered
Year Ended December 31, 2020 and From the Date of Creation Through December 31, 2020

	Year Ended	From Date of Creation
Project Costs		
Capital expenditures	$ 476,109	$ 2,953,856
Developer payments	337,500	3,642,370
Administration (in-house)	34,422	527,295
Professional services	19,189	222,230
Subsidy to TIF No. 4	217,841	1,386,182
Interest on advance	-	38,446
Interest and fiscal charges	54,056	2,191,723
Total project costs	1,139,117	10,962,102
Project Revenues		
Tax increments	828,009	10,333,107
Developer guarantees	29,953	534,154
Exempt computer aid	52,721	154,314
Licenses and permits	-	8,152
Investment income	8,334	91,571
Interest on advances	1,820	14,061
Rent	-	85,849
Miscellaneous	222	5,139
Debt premium	-	43,779
Total project revenues	921,059	11,270,126
Net cost recoverable (recovered) through TIF increments, December 31, 2020	$ 218,058	$ (308,024)
Reconciliation of Recoverable Costs		
G.O. debt outstanding		$ 885,000
Less fund balance		(1,193,024)
Net cost recoverable through TIF increments, December 31, 2020		$ (308,024)

See notes to financial statements

Village of McFarland Tax Incremental District No. 3

Historical Summary of Sources, Uses and Status of Funds
Year Ended December 31, 2020 and From the Date of Creation Through December 31, 2020

	Year Ended	From Date of Creation
Sources of Funds		
Tax increments	$ 828,009	$ 10,333,107
Developer guarantees	29,953	534,154
Exempt computer aid	52,721	154,314
Licenses and permits	-	8,152
Investment income	8,334	91,571
Interest on advances	1,820	14,061
Rent	-	85,849
Miscellaneous	222	5,139
Debt premium	-	43,779
Long-term debt issued	-	7,355,000
Total sources of funds	921,059	18,625,126
Uses of Funds		
Capital expenditures	476,109	2,953,856
Developer payments	337,500	3,642,370
Administration (in-house)	34,422	527,295
Professional services	19,189	222,230
Subsidy to TIF No. 4	217,841	1,386,182
Interest on advance	-	38,446
Interest and fiscal charges	54,056	2,191,723
Principal on long-term debt	270,000	6,470,000
Total uses of funds	1,409,117	17,432,102
Excess (deficiency) of sources of funds over uses of funds	(488,058)	1,193,024
Fund Balance, Beginning	1,681,082	-
Fund Balance, Ending	$ 1,193,024	$ 1,193,024

See notes to financial statements

1. Summary of Significant Accounting Policies

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

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

Description of Fund Structure and Long-Term Debt

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

General Fund
Capital Projects Fund

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

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

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

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

Original Project Plan	Creation Date	Last Date to Incur Project Costs	Last Year to Collect Increment
TID No. 3	08/09/04	08/09/22	2028

Plan Amendment	Adoption Date	Last Date to Incur Project Costs
TID No. 3	12/10/07	08/09/22

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

Basis of Accounting

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

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

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

Use of Estimates

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

Measurement Focus

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

Project Plan Budget

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

Long-Term Debt

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

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

Claims and Judgments

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

2. Cash and Temporary Investments

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

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

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

3. Long-Term Debt

General Obligation Debt

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

Title of Issue	Date of Issue	Due Date	Interest Rates	Original Indebted-ness	Repaid	Balance 12/31/20
2004 BANS	12/28/04	12/31/09	4.50%	$ 1,535,000	$ 1,535,000	$ -
2005 BANS	05/15/05	09/01/09	3.50%	1,420,000	1,420,000	-
2008 Taxable G.O. Promissory Notes	12/15/08	12/01/17	4.50-6.15%	2,635,000	2,635,000	-
2008 G.O. Refunding Bonds	12/15/08	12/01/23	4.50-4.75%	1,415,000	530,000	885,000
2008 State Trust Fund Loan	03/25/08	03/15/23	4.75%	140,000	140,000	-
2008 G.O. Promissory Notes	12/15/08	12/01/18	4.00-4.25%	210,000	210,000	-
				$ 7,355,000	$ 6,470,000	$ 885,000

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

	Principal	Interest	Total
Years ending December 31:			
2021	$ 285,000	$ 40,894	$ 325,894
2022	295,000	27,000	322,000
2023	305,000	13,725	318,725
Total	$ 885,000	$ 81,619	$ 966,619

4. Advances To Village Funds

In 2016, the TIF District No.3 advanced $500,000 to TIF District No. 4. The amount advanced was determined by the deficiency of revenues over expenditures and other financing sources since the District's inception. Repayment for this advance began in 2018 with interest. TIF District No. 3 is charging TIF District No. 4 interest on the advance based on the average outstanding advance balance during the year at a floating interest rate. The outstanding portion of this advance was $353,944 as of December 31, 2020. In 2018, TIF No. 3 advanced an additional $43,763 to TIF No. 4. TIF No. 3 also advanced $147,635 to TIF No. 5 in 2019. In 2020, the amount of the advance to TIF No. 5 increased to $189,083. No interest was charged on the additional advance to TIF No. 4 and the advance to TIF No. 5. In 2020, the TIF District No. 3 advanced $350,000 to TIF No. 5. Repayment for this advance will begin in 2021. There is no interest being charged on the advance. The outstanding portion of this advance at December 31, 2020 was $350,000.

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

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

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

The following are the advance repayment schedules.

Years	Principal	Interest
2021	$ 49,883	$ 1,596
2022	50,108	1,371
2023	50,334	1,145
2024-2027	203,619	2,301
Total	$ 353,944	$ 6,413

Years	Principal
2021	$ 43,750
2022	43,750
2023	43.750
2024-2028	218,750
Total	$ 350,000

5. Guaranteed Revenue

High Track, LLC

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

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

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

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

During 2007 - 2020, the fair market value of the facility generated enough increment that no supplemental increment payment was required to be made by High Track.

Spartan Properties and 84 Lumber

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

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

Partial construction on the Spartan Properties redevelopment project located at 4915 Voges Road commenced in 2012, but challenging market conditions and tight real estate lending practices make uncertain the timetable for completing full redevelopment of the site. It is anticipated, therefore, that TIF District No. 3 will remain heavily reliant on developer make-up payments in 2016 and 2017. These make-up payments are secured by a bank letter of credit and by a mortgage to the property. The village received $68,653 in make-up payments from Spartan Properties in 2016. As of 1/1/19, Spartan Properties had generated enough increment to no longer require any extra make-up payments.

Waubesa Village

In 2015, the Village of McFarland entered into a development agreement with Waubesa Village, LLC. The agreement guarantees that Waubesa Village, LLC shall pay the difference between the guaranteed tax increment and the tax increment actually levied. A makeup payment of $41,432 was made in 2017. A makeup payment of $29,953 was made in 2020.

Ezra Properties

In 2019, the Village of McFarland entered into a development agreement with Ezra Properties, LLC. The agreement guarantees that TIF No. 3 will provide economic development assistance in the form of a loan in an amount up to $675,000 upon certain conditions being satisfied. The agreement guarantees that Ezra Properties, LLC shall pay the difference between the guaranteed tax increment and the tax increment actually levied for the tax year commencing January 1, 2021.

6. Increment Sharing

As allowable under TIF statutes, the Village of McFarland may share positive TIF increments. In 2015, the Village of McFarland and the joint review board approved sharing increments from TIF District No. 3 (donor district) to TIF District No. 4 (donee district). Transfers are reflected as recoverable costs in the donor district, and as project revenues in the donee district. Transfers were approved to begin in 2015. Transfers to date total $1,386,182. TIF increment sharing is valid for the life of the donor district or the recipient district, whichever date comes first, and the life of the donor district may not be extended. Transfers between districts are subject to various conditions in the statutes.

7. Developer Payments

Developer	Description	Year of Payment	Amount
High Track, LLC	Forgivable loan related to the construction of a cold storage facility and offices with a final completion value of approximately $9,000,000	2004	$ 1,500,000
Spartan Properties	Economic development assistance	2008	476,250
84 Lumber	Forgivable loan	2006	265,443
		2007	142,730
		2009	4,768
		2011	10,095
Waubesa Village, LLC	Economic development assistance	2016	545,584
		2018	350,800
		2019	9,200
Ezra Properties, LLC	Economic development assistance	2020	337,500

Village of McFarland Tax Incremental District No. 3

Detailed Schedule of Sources, Uses and Status of Funds
From the Date of Creation Through December 31, 2020

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Sources										
Tax increments	$ -	$ -	$ 164,170	$ 331,293	$ 462,568	$ 712,470	$ 829,770	$ 802,316	$ 753,774	$ 710,116
Developer guarantee	-	-	-	-	-	16,346	28,278	33,804	-	80,104
Exempt computer aid	-	-	3,244	8,725	6,345	3,339	7,832	15,273	13,760	10,495
Licenses and permits	-	-	8,152	-	-	-	-	-	-	-
Investment income	-	25,513	-	-	420	1,077	41	32	33	-
Interest on advance	-	-	-	-	-	2,457	555	440	598	445
Rent	-	-	4,500	10,800	10,800	10,800	10,974	11,100	11,100	11,100
Miscellaneous	-	-	-	-	-	-	-	-	238	4,679
Debt premium	-	1,545	-	-	42,234	-	-	-	-	-
Long-term debt issued	1,535,000	1,420,000	-	-	4,400,000	-	-	-	-	-
Total sources	1,535,000	1,447,058	180,066	350,818	4,922,367	746,489	877,450	862,965	779,503	816,939
Uses										
Capital expenditures	464,250	627,599	245,447	19,416	216,851	21,820	134,363	1,000	143,530	239,332
Developer payments	1,500,000	-	265,443	142,730	476,250	4,768	-	10,095	-	-
Administration (in-house)	16,865	36,080	23,175	29,072	25,652	28,614	32,072	32,753	31,983	32,790
Professional services	13,301	6,560	17,175	7,744	14,711	4,728	24,836	5,398	10,687	2,819
Subsidy to TIF No. 4	-	-	-	-	-	-	-	-	-	-
Interest on advance	5,749	4,089	7,531	14,149	6,928	-	-	-	-	-
Interest and fiscal charges	28,100	32,359	173,727	115,091	212,218	270,964	208,986	194,449	178,311	160,376
Principal on long-term debt	-	-	-	-	-	3,250,000	325,000	345,000	360,000	380,000
Total uses	2,028,265	706,687	732,498	328,202	952,610	3,580,894	725,257	588,695	724,511	815,317
Excess (deficiency) of sources of funds over uses of funds	(493,265)	740,371	(552,432)	22,616	3,969,757	(2,834,405)	152,193	274,270	54,992	1,622
Fund Balance (Deficit), Beginning	-	(493,265)	247,106	(305,326)	(282,710)	3,687,047	852,642	1,004,835	1,279,105	1,334,097
Fund Balance (Deficit), Ending	$ (493,265)	$ 247,106	$ (305,326)	$ (282,710)	$ 3,687,047	$ 852,642	$ 1,004,835	$ 1,279,105	$ 1,334,097	$ 1,335,719

Village of McFarland Tax Incremental District No. 3

Detailed Schedule of Sources, Uses and Status of Funds
From the Date of Creation Through December 31, 2020

	2014	2015	2016	2017	2018	2019	2020	Totals	Project Plan Estimate
Sources									
Tax increments	$ 704,314	$ 778,000	$ 767,184	$ 796,300	$ 821,442	$ 871,381	$ 828,009	$ 10,333,107	$ 26,865,307
Developer guarantee	94,120	90,966	119,151	41,432	-	-	29,953	534,154	-
Exempt computer aid	7,114	4,784	3,988	5,466	5,547	5,681	52,721	154,314	-
Licenses and permits	-	-	-	-	-	-	-	8,152	-
Investment income	-	-	4,936	4,818	15,418	30,949	8,334	91,571	36,185
Interest on advance	416	802	4,485	-	-	2,043	1,820	14,061	-
Rent	4,675	-	-	-	-	-	-	85,849	-
Miscellaneous	-	-	-	-	-	-	222	5,139	447,337
Debt premium	-	-	-	-	-	-	-	43,779	43,779
Long-term debt issued	-	-	-	-	-	-	-	7,355,000	16,925,785
Total sources	810,639	874,552	899,744	848,016	842,407	910,054	921,059	18,625,126	44,318,393
Uses									
Capital expenditures	6,139	-	-	-	358,000	-	476,109	2,953,856	9,639,818
Developer payments	-	-	545,584	-	350,800	9,200	337,500	3,642,370	5,000,000
Administration (in-house)	32,958	33,715	35,971	35,422	35,833	29,918	34,422	527,295	975,201
Professional services	11,769	10,623	29,958	17,114	14,079	11,539	19,189	222,230	-
Subsidy to TIF No. 4	-	-	843,658	-	245,470	79,213	217,841	1,386,182	4,373,416
Interest on advance	-	-	-	-	-	-	-	38,446	38,466
Interest and fiscal charges	140,728	122,064	101,076	66,406	66,406	66,406	54,056	2,191,723	3,538,049
Principal on long-term debt	345,000	365,000	570,000	-	-	260,000	270,000	6,470,000	16,925,785
Total uses	536,594	531,402	2,126,247	118,942	1,070,588	456,276	1,409,117	17,432,102	40,490,735
Excess (deficiency) of sources of funds over uses of funds	274,045	343,150	(1,226,503)	729,074	(228,181)	453,778	(488,058)	1,193,024	
Fund Balance (Deficit), Beginning	1,335,719	1,609,764	$ 1,952,914	$ 726,411	$ 1,455,485	$ 1,227,304	$ 1,681,082	-	
Fund Balance (Deficit), Ending	$ 1,609,764	$ 1,952,914	$ 726,411	$ 1,455,485	$ 1,227,304	$ 1,681,082	$ 1,193,024	$ 1,193,024	

Detailed Schedule of Capital Expenditures and Developer Payments
From the Date of Creation Through December 31, 2020

	Actual	Estimate
Capital Expenditures		
Ivywood Trail improvements	$ 408,153	$ 408,153
Siggelkow Road improvements	367,200	420,000
Sanitary sewer - Terminal Drive	816,318	1,000,000
Street improvements - Terminal Drive (urban)	127,136	1,846,000
Storm water improvements - Terminal Drive/Triangle St	242,020	513,665
Triangle Street improvements	706,412	1,070,000
Meinders Road improvements	19,690	232,000
USH 51 landscaping	-	250,000
Planning and engineering redevelopment plan	136,077	400,000
Marketing and business recruitment incentives	500,000	1,000,000
Economic development	3,133,170	5,000,000
Land acquisition, relocation, demolition	140,050	2,500,000
Total capital expenditures	$ 6,596,226	$ 14,639,818

Form PE-300	TID Annual Report	2020 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code **13154**	Municipality **MCFARLAND**		County **DANE**	Due date **07/01/2021**	Report type **ORIGINAL**
TID number **003**	TID type **4**	TID name **MCF TID 003**	Creation date **08/09/2004**	Mandatory termination date **08/09/2027**	Expected termination date **N/A**

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	**$1,681,082**

Section 3 - Revenue		Amount
Tax increment		$828,009
Investment income		$8,334
Debt proceeds		$0
Special assessments		$0
Shared revenue		$52,721
Sale of property		$0
Allocation from another TID		
Developer guarantees		
Developer name	Waubesa Village	$29,953
Transfer from other funds		
Grants		
Other revenue		
Source	Interest on Advances	$1,820
Source	Miscellaneous	$222
Total Revenue (deposits)		**$921,059**

Form PE-300	TID Annual Report	2020 WI Dept of Revenue

Section 4 - Expenditures	Amount
Capital expenditures	$476,109
Administration	$34,272
Professional services	$19,189
Interest and fiscal charges	$54,056
DOR fees	$150
Discount on long-term debt	$0
Debt issuance costs	$0
Principal on long-term debt	$270,000
Environmental costs	$0
Real property assembly costs	
Allocation to another TID	
TID number 004	$217,841
Developer grants	
Developer name Ezra Properties	$337,500
Transfer to other funds	
Other expenditures	
Total Expenditures	**$1,409,117**

Section 5 - Ending Balance	Amount
TID fund balance at end of year	**$1,193,024**
Future costs	**$23,058,633**
Future revenue	**$25,693,267**
Surplus or deficit	**$3,827,658**

Section 6 - Preparer/Contact Information	
Preparer name **Andrew Bremer**	Preparer title **Community & Economic Development Director**
Preparer email **andrew.bremer@mcfarland.wi.us**	Preparer phone **(608) 838-3154**
Contact name **Matt Schuenke**	Contact title **Village Administrator**
Contact email **matt.schuenke@mcfarland.wi.us**	Contact phone **(608) 838-2303**

Memorandum

To: McFarland Joint Review Board, Tax Increment Districts #4

From: Andrew Bremer, Community & Economic Development Director

Date: June 24, 2021

Re: 2020 Annual Reports for TID #4

Executive Summary

ACT 257 was created by the State of Wisconsin as a means to require municipalities to hold annual Joint Review Board meetings with the express purpose to review an annual report of each TIF District with the other overlying taxing jurisdictions. Several financial metrics are required to be provided in order to demonstrate the TID's performance over time. The Village is fortunate that it has been preparing this type of annual report voluntarily through its annual auditing process since at least 2006. This cover memorandum is provided as a summary of the year in review and an introduction to the financial statements and WDOR PE-300 forms prepared for the year.

TID #4 2020 Annual Report

TID #4 was created as a post 1995 Blight TID on January 14, 2008. In 2015 the Village requested, and the Department of Revenue approved, a Base Value Redetermination (BVR) of the District. The BVR adjusted the expenditure period deadline to January 14, 2028 and the termination date to January 14, 2033. The TID is not presently forecasted for closure prior to this date. TID #4 first began collecting increment in 2017 after not having collected any since its inception. This has contributed to its financial health as it has historically had very little revenue to offset operating costs from year to year. The 2020 Tax Increment Value of the District was $4,701,700. The expenses for this TID to date have been supported by advances from TID #3 and debt service (which was paid by the advances). Its current fund balance is at ($232,876) which is a reduction from the prior year deficit balance of ($334,061). In 2020, the TID collected $86,635 in tax increment. All of the remaining outstanding deficit is related to its obligation to pay back TID #3 through 2027 for the advance to fund the Farwell Place incentive. The district still has about $5.8M in unexpended funds authorized in its project plan that could be pursued in future years including streetscaping, land acquisition, public improvements, economic development, and marketing initiatives.

2020 New Project/Development Highlights:

1. 5817 Milwaukee Street. The Village acquired this property across from the Library and Municipal Center and anticipates razing the existing single family home in 2021. Long-term, the Village is considering construction of a public parking lot at this location to support future expansion needs of the Library and potential renovation of the Municipal Center to include a multi-generational community center in the space to be vacated by the Fire & Rescue and Police Departments as the Village is currently designing a new facility for these departments.
2. 5923 Exchange Street. The Village approved a small TIF incentive to the McFarland House Café as part of their plans to add two apartment units to the third floor and installation of a sprinkler

system in the building. This is the first phase of a larger potential project to renovate the existing garden building for commercial event space.

3. 5411 Bashford Street. The Village is currently working with a local developer to redevelop this site for a small mixed-use building. If constructed, the project would add ~$1.1M in tax value to the TID as of January 1, 2023.

Exhibits: Compiled Financial Statements of TID #4 prepared by Baker Tilly
Draft Form PE 300

Village of McFarland
Tax Incremental District No. 4

Compiled Financial Statements and
Supplementary Information

December 31, 2020

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December 31, 2020

Accountants' Compilation Report

To the Village Board of
Village of McFarland

Management is responsible for the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues and Net Cost to be Recovered Through Tax Increments and Historical Summary of Sources, Uses, and Status of Funds of the Village of McFarland's Tax Incremental District No. 4 (District) as of and for the year ended December 31, 2020 and from the date of creation through December 31, 2020, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with *Statements on Standards for Accounting and Review Services* promulgated by the *Accounting and Review Services Committee* of the American Institute of Certified Public Accountants. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

As discussed in Note 1, the financial statements present only the transactions of the District and do not purport to, and do not, present fairly the financial position of the Village of McFarland as of December 31, 2020, the changes in its financial position, or, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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

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

Baker Tilly US, LLP

Madison, Wisconsin
June 21, 2021

Village of McFarland Tax Incremental District No. 4

Balance Sheet
December 31, 2020

		Capital Projects Fund
Assets		
Cash and investments	$	106,681
Tax receivable		97,962
Loans receivable		58,190
Total assets	$	262,833
Liabilities, Deferred Inflows of Resources and Fund Balance		
Liabilities		
Advances from village funds (TIF District No. 3)	$	397,707
Accounts payable		40
Total liabilities		397,747
Deferred inflows of resources		
Unearned revenue		97,962
Total deferred inflows of resources		97,962
Fund Balance		
Unassigned (deficit)		(232,876)
Total liabilities, deferred inflows of resources and fund balance	$	262,833

See notes to financial statement

Village of McFarland Tax Incremental District No. 4

Historical Summary of Project Costs, Project Revenues and Net Cost to Be Recovered Through Tax Increments
Year Ended December 31, 2020 and From the Date of Creation Through December 31, 2020

	Year Ended	From Date of Creation
Project Costs		
Capital expenditures	$ 136,892	$ 961,370
Developer payments	-	592,500
Administration (in-house)	24,419	359,081
Professional services	13,301	124,054
Interest on advance	1,820	18,580
Interest and fiscal charges	4,595	105,356
Total project costs	181,027	2,160,941
Project Revenues		
Tax increments	86,635	300,126
Exempt computer aid	6,903	18,088
Subsidy from TIF No. 3	217,841	1,386,182
Investment income	611	1,611
Loan payments	-	26,250
Miscellaneous	222	1,522
Debt premium	-	9,286
Total project revenues	312,212	1,743,065
Net costs recoverable through tax increments, December 31, 2020	$ (131,185)	$ 417,876
Reconciliation of Recoverable Costs		
G.O. debt outstanding		$ 185,000
Add: Deficit fund balance		232,876
Net costs recoverable through tax increments, December 31, 2020		$ 417,876

See notes to financial statements

Village of McFarland Tax Incremental District No. 4

Historical Summary of Sources, Uses and Status of Funds
Year Ended December 31, 2020 and From the Date of Creation Through December 31, 2020

	Year Ended	From Date of Creation
Sources of Funds		
Tax increments	$ 86,635	$ 300,126
Exempt computer aid	6,903	18,088
Subsidy from TIF No. 3	217,841	1,386,182
Investment income	611	1,611
Loan payments	-	26,250
Miscellaneous	222	1,522
Debt premium	-	9,286
Long-term debt issued	-	545,000
Total sources of funds	312,212	2,288,065
Uses of Funds		
Capital expenditures	136,892	961,370
Developer payments	-	592,500
Administration (in-house)	24,419	359,081
Professional services	13,301	124,054
Interest on advance	1,820	18,580
Interest and fiscal charges	4,595	105,356
Principal on long term debt	30,000	360,000
Total uses of funds	211,027	2,520,941
Excess (deficiency) of sources of funds over uses of funds	101,185	(232,876)
Fund Balance (Deficit), Beginning	(334,061)	-
Fund Balance (Deficit), Ending	$ (232,876)	$ (232,876)

See notes to financial statements

1. Summary of Significant Accounting Policies

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

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

Description of Fund Structure and Long-Term Debt

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

General Fund
Capital Projects Fund

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

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

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

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

Original Project Plan	Creation Date	Last Date to Incur Project Costs	Last Year to Collect Increment
TID No. 4	01/14/08	01/14/30	2035

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

Basis of Accounting

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

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

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

Use of Estimates

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

Measurement Focus

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

Project Plan Budget

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

Long-Term Debt

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

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

Claims and Judgments

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

2. Cash and Temporary Investments

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

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

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

3. Long Term Debt

General Obligation Debt

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

Title of Issue	Date of Issue	Due Date	Interest Rates	Original Indebted-ness	Repaid	Balance 12/31/20
2008 G.O. Promissory Notes	12/15/08	12/01/18	4.00 - 4.25%	$ 270,000	$ 270,000	$ -
2017 G.O. Promissory Notes	07/20/17	12/01/26	1.2% - 2.2%	275,000	90,000	185,000
Total				$ 545,000	$ 360,000	$ 185,000

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

Year	Principal	Interest	Total
2021	$ 30,000	$ 3,920	$ 33,920
2022	30,000	3,245	33,245
2023	30,000	2,570	32,570
2024	30,000	1,970	31,970
2025	30,000	1,370	31,370
2026	35,000	770	35,770
Total	$ 185,000	$ 13,845	$ 198,845

4. Advances From Village Funds

TIF District No. 3 is advancing funds to TIF District No. 4. As of December 31, 2016 the village forgave all advances to TIF No. 4 (see Note 6) with the exception of $500,000. The $500,000 represents the 2016 developer payment made for Farwell Place. In 2017, a repayment schedule was established for the advance. Payments began in 2018 with interest. TIF District No. 3 is charging the TIF District interest on the advance based on the average outstanding advance balance during the year at a floating interest rate. $1,820 in interest was charged in 2020.

The following is the advance repayment schedule.

Year	Principal	Interest
2021	$ 49,883	$ 1,596
2022	50,108	1,371
2023	50,334	1,145
2024	50,561	918
2025	50,789	690
2026	51,018	461
2027	51,251	232
Total	$ 353,944	$ 6,413

The outstanding portion of this advance was $353,944 as of December 31, 2020. In 2018, TIF No. 3 advanced an additional $43,763. No interest was charged on the additional advance to TIF No. 4.

5. Guaranteed Revenue

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

In 2020, the Village of McFarland has entered in to a developer agreement with McFarland House Café (MHC) and O’Hearn Ventures. Under this agreement, TIF No. 4 will provide economic development assistance in the form of a loan in an amount up to $50,000 upon certain conditions being satisfied by MHC. The agreement guarantees that MHC shall pay the difference between the guaranteed tax increment and the tax increment actually levied for the tax year commencing January 1, 2021.

6. Increment Sharing

As allowable under TIF statutes, the Village of McFarland may share positive TIF increments. In 2015, the Village of McFarland and the joint review board approved sharing increments from TIF District No. 3 (donor district) to TIF District No. 4 (donee district). Transfers are reflected as recoverable costs in the donor district, and as project revenues in the donee district. Transfers were approved to begin in 2015. A transfer of $843,658 was made in 2016 from TIF No. 3 to TIF No. 4 to forgive a portion of the advances from TIF No. 3 to TIF No. 4 (see Note 4). TIF increment sharing is valid for the life of the donor district or the recipient district, whichever date comes first, and the life of the donor district may not be extended. Transfers between districts are subject to various conditions in the statutes. Total transfers to date total $1,386,182.

7. Developer Payments

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

Village of McFarland Tax Incremental District No. 4

Detailed Schedule of Sources, Uses and Status of Funds
From the Date of Creation Through December 31, 2020

	2007	2008	2009	2010	2011	2012	2013	2014
Sources of Funds								
Tax increments	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Exempt computer aid	-	-	-	730	511	822	789	1,018
Subsidy from TIF No. 3	-	-	-	-	-	-	-	-
Investment income	-	-	-	-	-	-	-	-
Loan payments	-	-	-	-	-	-	-	4,375
Miscellaneous	-	-	-	-	136,892	-	-	-
Debt premium	-	5,534	-	-	-	-	-	-
Long-term debt issued	-	270,000	-	-	-	-	-	-
Total sources of funds	-	275,534	-	730	137,403	822	789	5,393
Uses of Funds								
Capital expenditures	14,472	318,700	30,260	-	-	-	-	-
Developer payments	-	-	67,500	-	-	-	-	-
Administration (in-house)	-	-	29,385	32,026	32,709	31,954	32,415	32,958
Professional services	178	22,003	11,309	11,018	2,118	4,135	2,425	2,027
Interest on advance	-	1,668	789	555	440	598	445	416
Interest and fiscal charges	-	5,534	11,029	11,475	11,475	11,475	10,413	9,350
Principal on long-term debt	-	-	-	-	-	25,000	25,000	40,000
Total uses of funds	14,650	347,905	150,272	55,074	46,742	73,162	70,698	84,751
Excess (deficiency) of sources of funds over uses of funds	(14,650)	(72,371)	(150,272)	(54,344)	90,661	(72,340)	(69,909)	(79,358)
Fund Balance (Deficit), Beginning	-	(14,650)	(87,021)	(237,293)	(291,637)	(337,868)	(410,208)	(480,117)
Fund Balance (Deficit), Ending	$ (14,650)	$ (87,021)	$ (237,293)	$ (291,637)	$ (200,976)	$ (410,208)	$ (480,117)	$ (559,475)

Village of McFarland Tax Incremental District No. 4

Detailed Schedule of Sources, Uses and Status of Funds
From the Date of Creation Through December 31, 2020

	2015	2016	2017	2018	2019	2020	Totals	Project Plan Estimate
Sources of Funds								
Tax increments	$ -	$ -	$ 35,522	$ 84,834	$ 93,135	$ 86,635	$ 300,126	$ 7,758,702
Exempt computer aid	1,595	1,585	1,354	1,374	1,407	6,903	18,088	-
Subsidy from TIF No. 3	-	843,658	-	245,470	79,213	217,841	1,386,182	4,373,416
Investment income	323	-	-	-	677	611	1,611	-
Loan payments	4,375	4,375	4,375	8,750	-	-	26,250	58,576
Miscellaneous	-	-	-	1,300	-	222	1,522	-
Debt premium	-	-	3,752	-	-	-	9,286	5,534
Long-term debt issued	-	-	275,000	-	-	-	545,000	7,159,068
Total sources of funds	6,293	849,618	320,003	341,728	174,432	312,212	2,288,065	19,355,296
Uses of Funds								
Capital expenditures	-	-	240,187	206,019	14,840	136,892	961,370	1,720,000
Developer payments	-	500,000	25,000	-	-	-	592,500	5,600,000
Administration (in-house)	37,942	35,971	31,563	16,247	21,492	24,419	359,081	929,883
Professional services	10,208	7,454	14,410	21,848	1,620	13,301	124,054	-
Interest on advance	802	4,485	-	4,519	2,043	1,820	18,580	4,911
Interest and fiscal charges	7,650	5,950	3,639	7,576	5,195	4,595	105,356	1,376,436
Principal on long-term debt	40,000	140,000	-	30,000	30,000	30,000	360,000	7,159,068
Total uses of funds	96,602	693,860	314,799	286,209	75,190	211,027	2,520,941	16,790,298
Excess (deficiency) of sources of funds over uses of funds	(90,309)	155,758	5,204	55,519	99,242	101,185	(232,876)	
Fund Balance (Deficit), Beginning	(559,475)	(649,784)	(494,026)	(488,822)	(433,303)	(334,061)	-	
Fund Balance (Deficit), Ending	$ (649,784)	$ (494,026)	$ (488,822)	$ (433,303)	$ (334,061)	$ (232,876)	$ (232,876)	

Village of McFarland Tax Incremental District No. 4

Detailed Schedule of Capital Expenditures and Developer Payments
From the Date of Creation Through December 31, 2020

	Actual	Project Plan Estimate
Anthony Street improvements	$ -	$ 70,000
Bashford/Exchange Street intersection improvements (rail improvements)	154,979	300,000
Traffic signals Bashford and Exchange	-	150,000
Farwell Street water main improvements	210,676	100,000
Stormwater improvements/engineering	-	200,000
District-wide specialty landscaping, lighting, pedestrian amenities	406,019	500,000
Contingency	136,892	250,000
Redevelopment funding	592,500	5,600,000
Administration, planning and legal	52,804	150,000
Total capital expenditures	$ 1,553,870	$ 7,320,000

Form PE-300	TID Annual Report	2020 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code **13154**	Municipality **MCFARLAND**		County **DANE**	Due date **07/01/2021**	Report type **ORIGINAL**
TID number **004**	TID type **2**	TID name **MCF TID 004**	Creation date **01/14/2008**	Mandatory termination date **01/14/2035**	Expected termination date **N/A**

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	**$-334,061**

Section 3 - Revenue		Amount
Tax increment		$86,635
Investment income		$611
Debt proceeds		$0
Special assessments		$0
Shared revenue		$6,903
Sale of property		$0
Allocation from another TID		
TID number	003	$217,841
Developer guarantees		
Transfer from other funds		
Grants		
Other revenue		
Source	Miscellaneous	$222
Total Revenue (deposits)		**$312,212**

Section 4 - Expenditures	Amount
Capital expenditures	$136,892
Administration	$24,269
Professional services	$13,301
Interest and fiscal charges	$4,595
DOR fees	$150
Discount on long-term debt	$0
Debt issuance costs	$0
Principal on long-term debt	$30,000
Environmental costs	$0
Real property assembly costs	$0
Allocation to another TID	
Developer grants	
Developer name None	$0
Transfer to other funds	
Other expenditures	
Name Interest on Advance	$1,820
Total Expenditures	**$211,027**

Section 5 - Ending Balance	Amount
TID fund balance at end of year	**$-232,876**
Future costs	**$14,269,357**
Future revenue	**$17,067,231**
Surplus or deficit	**$2,564,998**

Section 6 - Preparer/Contact Information	
Preparer name **Andrew Bremer**	Preparer title **Community & Economic Development Director**
Preparer email **andrew.bremer@mcfarland.wi.us**	Preparer phone **(608) 838-3154**
Contact name **Matt Schuenke**	Contact title **Village Administrator**
Contact email **matt.schuenke@mcfarland.wi.us**	Contact phone **(608) 838-2303**

Memorandum

To: McFarland Joint Review Board, Tax Increment Districts #5

From: Andrew Bremer, Community & Economic Development Director

Date: June 24, 2021

Re: 2020 Annual Reports for TID #5

Executive Summary

ACT 257 was created by the State of Wisconsin as a means to require municipalities to hold annual Joint Review Board meetings with the express purpose to review an annual report of each TIF District with the other overlying taxing jurisdictions. Several financial metrics are required to be provided in order to demonstrate the TID's performance over time. The Village is fortunate that it has been preparing this type of annual report voluntarily through its annual auditing process since at least 2006. This cover memorandum is provided as a summary of the year in review and an introduction to the financial statements and WDOR PE-300 forms prepared for the year.

TID #5 2020 Annual Report

TID #5 was created on December 11, 2017 as a Rehabilitation and Conservation District. It is scheduled to expire in 2045 and not presently forecasted for closure prior to this date. Year 2020 was the first year the TID was eligible to collect tax increment receiving $17,708. The 2020 Tax Increment Value of the District was $2,204,700. The year-end fund balance within the District is ($539,083). This is primarily related to initial investments in the acquisition and redevelopment of 4719 Farwell Street. The District still has about $14.6M in unexpended funds authorized in its project plan that could be pursued in future years including public improvements, economic development, and marketing initiative.

2020 New Project/Development Highlights:

1. 4719 Farwell Street. The first major project for the District was the acquisition and redevelopment of 4719 Farwell Street. The first phase of this redevelopment project was completed in 2020 and consists of a 47-unit apartment building with two ground floor commercial spaces. The full value for this first phase (~$4.6M) will be achieved as of January 1, 2022. The second phase for the project will be a standalone 12,000 square foot multi-tenant commercial building. Development of the second phase has been slowed due to the pandemic as the developers are seeking an anchor restaurant/brew pub tenant.
2. 4716 Farwell Street. This property completed a small façade improvement project which did not include TID incentives.
3. 4706 Farwell Street. An expansion of Angelo's Restaurant was approved in 2020, with construction nearing completion in June of 2021. This project did not include TID incentives and will add additional tax increment to the TID in 2023.

4. 5610-14 US Highway 51. A new 5,000 square foot multi-tenant commercial building was approved in 2020, with construction completed in May of 2021. This project did not include TID incentives and will add additional tax increment to the TID in 2023.

Exhibits: Compiled Financial Statements of TID #5 prepared by Baker Tilly
Draft Form PE 300

Village of McFarland
Tax Incremental District No. 5

Compiled Financial Statements and
Supplementary Information

December 31, 2020

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December 31, 2020

bakertilly

Accountants' Compilation Report

To the Village Board of
Village of McFarland

Management is responsible for the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues and Net Cost to be Recovered Through Tax Increments and Historical Summary of Sources, Uses, and Status of Funds of the Village of McFarland's Tax Incremental District No. 5 (District) as of and for the year ended December 31, 2020 and from the date of creation through December 31, 2020, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with *Statements on Standards for Accounting and Review Services* promulgated by the *Accounting and Review Services Committee* of the American Institute of Certified Public Accountants. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

As discussed in Note 1, the financial statements present only the transactions of the District and do not purport to, and do not, present fairly the financial position of the Village of McFarland as of December 31, 2020, the changes in its financial position, or, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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

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

Baker Tilly US, LLP

Madison, Wisconsin
June 21, 2021

Village of McFarland Tax Incremental District No. 5

Balance Sheet
December 31, 2020

	Capital Projects Fund
Assets	
Taxes receivable	$ 45,936
Total assets	$ 45,936
Liabilities and Fund Balance	
Liabilities	
Advance from other fund	$ 539,083
Total liabilities	539,083
Deferred Inflows of Resources	
Unearned revenue	45,936
Total deferred inflows of resources	45,936
Fund Balance	
Unassigned (deficit)	(539,083)
Total fund balances	(539,083)
Total liabilities, deferred inflows of resources and fund balances	$ 45,936

See notes to financial statements

Village of McFarland Tax Incremental District No. 5

Historical Summary of Project Costs, Project Revenues and Net Cost to Be Recovered Through Tax Increments
Year Ended December 31, 2020 and From the Date of Creation Through December 31, 2020

	Year Ended	From Date of Creation
Project Costs		
Capital expenditures	$ 250,000	$ 1,306,783
Developer payments	350,000	350,000
Administration (in-house)	20,944	39,391
Professional services	5,924	66,374
Interest and fiscal charges	32,510	101,717
Total project costs	659,378	1,864,265
Project Revenues		
Tax increments	17,708	17,708
Intergovernmental	250,222	250,222
Rent	-	59,580
Debt premium	-	2,672
Total project revenues	267,930	330,182
Net cost recoverable (recovered) through TIF increments, December 31, 2020	$ 391,448	$ 1,534,083
Reconciliation of Recoverable Costs		
G.O. debt outstanding		$ 995,000
Less fund balance		539,083
Net cost recoverable through TIF increments, December 31, 2020		$ 1,534,083

See notes to financial statements

Village of McFarland Tax Incremental District No. 5

Historical Summary of Sources, Uses and Status of Funds

Year Ended December 31, 2020 and From the Date of Creation Through December 31, 2020

	Year Ended	From Date of Creation
Sources of Funds		
Tax increments	$ 17,708	$ 17,708
Intergovernmental	250,222	250,222
Rent	-	59,580
Debt premium	-	2,672
Long-term debt issued	-	1,925,000
Total sources of funds	267,930	2,255,182
Uses of Funds		
Capital expenditures	250,000	1,306,783
Developer payments	350,000	350,000
Administration (in-house)	20,944	39,391
Professional services	5,924	66,374
Interest and fiscal charges	32,510	101,717
Principal on long-term debt	-	930,000
Total uses of funds	659,378	2,794,265
Excess (deficiency) of sources of funds over uses of funds	(391,448)	(539,083)
Fund Balance (Deficit), Beginning	(147,635)	-
Fund Balance (Deficit), Ending	$ (539,083)	$ (539,083)

See notes to financial statements

1. Summary of Significant Accounting Policies

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

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

Description of Fund Structure and Long-Term Debt

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

Capital Projects Fund

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

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

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

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

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

Basis of Accounting

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

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Use of Estimates

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

Measurement Focus

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

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

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

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

3. Long Term Debt

General Obligation Debt

All general obligation notes and bonds payable are backed by the full faith and credit of the Village of McFarland. Notes and bonds borrowed to finance the District's expenditures will be retired by tax increments accumulated by the Tax Incremental District No. 5 fund. If those revenues are not sufficient, payments will be made by future tax levies.

Title of Issue	Date of Issue	Due Date	Interest Rates	Original Indebted-ness	Repaid	Balance 12/31/20
2018 STFL Notes	12/11/18	03/15/38	4.75%	$ 930,000	$ 930,000	$ -
2019 G.O. Refunding Bond	08/01/19	10/01/38	2.10-3.05%	995,000	-	995,000
Total				$ 1,925,000	$ 930,000	$ 995,000

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

Year	Principal	Interest	Total
2021	$ -	$ 27,180	$ 27,180
2022	50,000	26,655	76,655
2023	50,000	25,605	75,605
2024	50,000	24,505	74,505
2025	50,000	23,355	73,355
2026-2030	270,000	97,588	367,588
2031-2035	315,000	56,110	371,110
2035-2038	210,000	9,608	219,608
Total	$ 995,000	$ 290,606	$ 1,285,606

4. Advances From Village Funds

In 2019, TIF No. 3 advanced $147,635 to TIF No. 5. In 2020, the amount of the advance to TIF No. 5 increased to $189,083. No repayment schedule has been established and no interest was charged on the advance. In 2020, TIF No. 3 advanced an additional $350,000 to TIF No.5. A repayment schedule has been established for this advance and no interest is being charged.

The following is the advance repayment schedule.

Years	
2021	$ 43,750
2022	43,750
2023	43,750
2024-2028	218,750
Total	$ 350,000

5. Guaranteed Revenue

The Atwater and Lakestone Holdings

In 2019, the Village of McFarland entered into a development agreement with The Atwater, LLC and Lakestone Holdings, LLC under which TIF No. 3 will provide economic development assistance in the form of a loan in an amount up to $350,000 upon certain conditions being satisfied by The Atwater, LLC. The agreement guarantees that The Atwater, LLC shall pay the difference between the guaranteed tax increment and the tax increment actually levied for the tax year commencing January 1, 2022. Lakestone Holdings, LLC drew on the loan for the full amount in 2020.

Village of McFarland Tax Incremental District No. 5

Detailed Schedule of Sources, Uses and Status of Funds
From the Date of Creation Through December 31, 2020

	2018	2019	2020	Totals	Project Plan Estimate
Sources of Funds					
Tax increments	$ -	$ -	$ 17,708	$ 17,708	$ 29,747,490
Intergovernmental	-	-	250,222	250,222	-
Investment income	-	-	-	-	40,439
Rent	20,283	39,297	-	59,580	-
Debt premium	-	2,672	-	2,672	-
Long-term debt issued	930,000	995,000	-	1,925,000	16,232,389
Total sources of funds	950,283	1,036,969	267,930	2,255,182	46,020,318
Uses of Funds					
Capital expenditures	1,056,783	-	250,000	1,306,783	3,450,000
Developer payments	-	-	350,000	350,000	12,782,389
Administration (in-house)	900	17,547	20,944	39,391	104,500
Professional services	25,862	34,588	5,924	66,374	104,500
Interest on advance	-	-	-	-	1,193,883
Interest and fiscal charges	3,500	65,707	32,510	101,717	6,178,805
Principal on long-term debt	-	930,000	-	930,000	16,232,389
Total uses of funds	1,087,045	1,047,842	659,378	2,794,265	40,046,466
Excess (deficiency) of sources of funds over uses of funds	(136,762)	(10,873)	(391,448)	(539,083)	
Fund Balance (Deficit), Beginning	-	(136,762)	(147,635)	-	
Fund Balance (Deficit), Ending	$ (136,762)	$ (147,635)	$ (539,083)	$ (539,083)	

Village of McFarland Tax Incremental District No. 5

Detailed Schedule of Capital Expenditures and Developer Payments
From the Date of Creation Through December 31, 2020

	Actual	Project Plan Estimate
Capital Expenditures		
Infrastructure - Farwell, Retention Pond, Blackwater Channel	$ 1,170,809	$ 3,050,000
Streetscaping improvements	135,974	400,000
Development funds/incentives	350,000	12,782,389
Total capital expenditures	$ 1,656,783	$ 16,232,389

Form PE-300	TID Annual Report	2020 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code **13154**	Municipality **MCFARLAND**		County **DANE**	Due date **07/01/2021**	Report type **ORIGINAL**
TID number **005**	TID type **3**	TID name **MCF TID 005**	Creation date **12/11/2017**	Mandatory termination date **12/11/2045**	Expected termination date **N/A**

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	**$-147,635**

Section 3 - Revenue		Amount
Tax increment		$17,708
Investment income		$0
Debt proceeds		$0
Special assessments		$0
Shared revenue		$0
Sale of property		$0
Allocation from another TID		
Developer guarantees		
Transfer from other funds		
Grants		
Source	WEDC Community Development Investment Grant	$250,000
Other revenue		
Source	Miscellaneous	$222
Total Revenue (deposits)		**$267,930**

Form PE-300	TID Annual Report	2020 WI Dept of Revenue

Section 4 - Expenditures	Amount
Capital expenditures	$250,000
Administration	$20,794
Professional services	$5,924
Interest and fiscal charges	$32,510
DOR fees	$150
Discount on long-term debt	$0
Debt issuance costs	$0
Principal on long-term debt	$0
Environmental costs	$0
Real property assembly costs	$0
Allocation to another TID	
Developer grants	
Developer name The Atwater and Lakestone Holdings	$350,000
Transfer to other funds	
Other expenditures	
Total Expenditures	**$659,378**

Section 5 - Ending Balance	Amount
TID fund balance at end of year	**$-539,083**
Future costs	**$37,252,201**
Future revenue	**$43,765,136**
Surplus or deficit	**$5,973,852**

Section 6 - Preparer/Contact Information	
Preparer name **Andrew Bremer**	Preparer title **Community & Economic Development Director**
Preparer email **andrew.bremer@mcfarland.wi.us**	Preparer phone **(608) 838-3154**
Contact name **Matt Schuenke**	Contact title **Village Administrator**
Contact email **matt.schuenke@mcfarland.wi.us**	Contact phone **(608) 838-2303**

VILLAGE OF McFarland
Community & Economic Development
www.mcfarland.wi.us/communityandeconomicdevelopment | 5915 Milwaukee St, McFarland, WI 53558 | 608.838.3154

Memorandum

To: McFarland Community Development Authority

From: Andrew Bremer, AICP
Community & Economic Development Director

Date: July 1, 2021

Re: May 2021, Community & Economic Development Department Highlights

The following is a summary of new construction activity for the month and YTD, including permit numbers and associated revenues.

YTD New Construction Building Permits

Building Permits (new construction)	2020 Actual	6-Year Average	4-Year Average	2-Year Average	2021 Actual YTD
SF (Total Units)	50	52	62	58	8
Duplex (Total Units)	2	10	14	8	0
MF (Total Units)	100	34	42	64	55
Total Res. Units	**152**	**96**	**117**	**130**	**63**
Commercial	2	3	3	2	0

63 total building permits issued in the month, including one new single-family home. The year started with 17 vacant SF lots in the active east-side subdivisions (excluding Rosewood Fields), there are 10 remaining.

YTD Department Revenues

Account		2020 Actual	6-Year Average	4-Year Average	2-Year Average	2021 Budget	2021 Actual YTD	YTD % of Budget
44300-101	Building Permit	$ 107,880	$ 86,912	$ 108,271	$ 107,597	$ 100,000	$ 34,643	35%
44300-102	HVAC Permit	$ 35,771	$ 31,876	$ 39,038	$ 33,402	$ 42,500	$ 8,251	19%
44300-103	Plumbing Permit	$ 34,745	$ 33,641	$ 40,767	$ 36,058	$ 42,500	$ 10,955	26%
44300-104	Electrical Permit	$ 50,335	$ 42,755	$ 52,062	$ 48,718	$ 48,000	$ 14,121	29%
44300-105	Sprinkler Fee	$ 6,210	$ 3,197	$ 4,776	$ 4,466	$ 7,750	$ 6,315	81%
44300-106	Fire Alarm Inspection Fee	$ 2,465	$ 2,485	$ 3,728	$ 3,490	$ 5,000	$ 645	13%
44300-108	CD Occupancy Inspection Fee	$ 9,535	$ 8,148	$ 9,496	$ 8,993	$ 9,000	$ 3,345	37%
44900-000	Misc. CD Permit Fees	$ 136,217	$ 125,238	$ 156,972	$ 120,464	$ 75,000	$ 13,081	17%
46800-000	Community Development Fees	$ 22,556	$ 11,887	$ 12,530	$ 16,166	$ 12,500	$ 5,776	46%
47210-000	City - Building Inspection	$ -	$ 18,696	$ 10,159	$ -	$ -	$ -	0%
	Total Revenue	**$ 405,713**	**$ 364,834**	**$ 437,798**	**$ 379,353**	**$ 342,250**	**$ 97,132**	**28.4%**
* As of 5/31, 42% through calendar year								

Total C&ED deposits for the month were $14,594.46.

Summary of Department Activities:

- Continued work with the Ad-Hoc Sustainability Committee on development of the Sustainability Plan.
- Continued work on McFarland Park and Community Park Master Plans.
- Preliminary planning for TID #3 public works (road & utility) projects for 2022.
- Village Board action on prior month C&ED related applications/projects:
  - Public Hearing on Resolution 2021-10: Johnson Street ROW Vacation. Adoption pending.
  - Approved Resolution 2021-15, Accepting Johnson Street ROW Dedication from School.
- Status update of larger development projects previously approved:
  - 4608 Siggelkow Road (Waubesa Village Phase 3). Exterior framing completed, on-going interior finishing.
  - Condos at Prairie Place Condominium (CF Investments). Construction completed, working on final landscaping.
  - 4900 Larson Beach Road (Taylor Pointe Apt). Exterior framing/roofing nearing completion.
  - Northpointe Development (Holscher & Brodhead). Received WHEDA project funding, anticipated to start construction later this summer/fall.
  - Rosewood Fields (Veridian). Developer is working on final revisions to the final plat, phase 1 engineering plans, development agreement, and CCR's to meet prior conditions of approval.
- Public Meetings, Webinars & Conferences attended by Department Director:
  - May 3rd, Green Tier meeting
  - May 5th, CDA meeting
  - May 13th, Landmarks Commission meeting
  - May 13th, Sustainability Committee meeting
  - May 17th, Plan Commission meeting
  - May 18th, Chamber Board meeting
  - May 19th, Chamber Tourism Committee meeting
  - May 24th, Village Board meeting

Look ahead to potential July 19th, PC Agenda Items:

- Grand View Lot 3, Conditional Use Permit & Site/Design App. (Wisconsin Power & Light/Alliant)
- 4910 Triangle Street, Conditional Use Permit (Left Bank Wines)
- 4902 & 4908 Terminal Drive, PUD General & Detailed Plan & CSM (Waubesa Village Phase 4)
- Discussion of future updates to East Side Neighborhood Plan

Look ahead to potential August 4th, CDA Items:

- 5411 Bashford Street, Development Agreement (Dan Chin Homes)
- 4313 Triangle Street, Development Agreement (CTW Flooring)
- Continued discussion on TID #3 Project Plan Review & 2022 Public Improvement Projects for Terminal Drive and Triangle Street.