

Monday, July 26, 2021

Village Board
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/82123449078>

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

Webinar ID: 821 2344 9078

1. CALL TO ORDER.
2. ATTENDANCE/ROLL CALL.
3. PUBLIC ANNOUNCEMENTS AND COMMUNICATIONS.
 - a. Public Announcements
 - b. Public Communications
4. CONSENT AGENDA.
 - a. All items listed under the Consent Agenda will be approved in one motion unless a Board member requests that the item be removed for individual discussion and action. Any item(s) removed for individual consideration shall be considered in the same order in which they were originally listed on the agenda under Business.
 - 1) Motion to approve the minutes of the July 12, 2021 regular meeting.
 - 2) Motion to approve checks in the amount of \$540,513.05.
 - 3) Motion to approve an Event Permit for Karben 4 to hold a Pop-Up Biergarten event in McDaniel Park on July 31, August 21 and September 18, 2021 and a request for a variance to allow minors to be present where alcohol is served.
5. PUBLIC APPEARANCES.
 - a. This is an opportunity for members of the public to address the Village Board. Please remember this is a virtual meeting conducted through the Zoom online meeting platform. Zoom meeting attendees wishing to address the board may do so using the Question and Answer feature within the Zoom online meeting platform. You may state your name, address, and provide your comments to the board for their consideration. Members of the public who are present in person and wish to address the board should

fill out a public comment form and turn into the meeting chairperson. Members of the public may speak during public appearances or during their selected agenda item as they designate on the public comment form. Please adhere to the 3-minute time limit. Additionally, you may send your public comments to cassandra.suettinger@mcfarland.wi.us to be included as part of the meeting.

6. BUSINESS.

- a. Diversity, Equity & Inclusion Subcommittee (Trustees Brassington and Wreh)
 - 1) Discussion and action regarding a revised proposal for diversity, equity, and inclusion consulting services from Rainey Briggs and Percy Brown.
- b. Sustainable McFarland Ad-Hoc Committee (Chair Freedman & Vice-Chair Tiboris)
 - 1) Discussion and action regarding acceptance of the Sustainability Plan for the Village of McFarland.
- c. Public Safety Committee (Trustees Brassington & Wreh)
 - 1) Discussion and action on an application from Nora Bird and Nick Hougas, for a permit to operate a tourist rooming house at 4514 Wisconsin Ave.
- d. Discussion and action regarding acceptance of the Village of McFarland updated Operational Reopening Plan dated July 23, 2021.
- e. Discussion regarding scheduled presentation by the Capital Area Regional Planning Commission (CARPC) and Greater Madison Metropolitan Planning Organization (MPO) at the August 16, 2021 Plan Commission meeting.
- f. Discussion and action regarding the 2022 Budget Review/Adoption Schedule and Planning Memorandum.
- g. Community Development Authority (Trustees Brassington & Rupert)
Plan Commission (President Clow & Trustee St. Clair)
 - 1) Discussion regarding Ordinance 2021-07, An Ordinance Rezoning Outlot 20 of Assessor's Plat No. 4 – Township of Blooming Grove (4908 Terminal Drive), and Lot 1 of CSM 7449 (4902 Terminal Drive), McFarland, WI from Commercial Highway (C-H) to Planned Development District – General & Detailed Plan Approved, and related Tax Increment Finance Development Incentives Application, requested by Waubesa Village LLC.
- h. Future Authority, Board, Commission, and Committee agenda items requests and referrals - *This is an opportunity for Village board members to put forth Authority, Board, Commission and Committee agenda item requests and referrals, without discussion.*

7. 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, specifically regarding the following:

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

8. RECONVENE INTO OPTEN SESSION.

- a. Discussion and action on Ordinance 2021-07, An Ordinance Rezoning Outlot 20 of Assessor's Plat No. 4 – Township of Blooming Grove (4908 Terminal Drive), and Lot 1 of CSM 7449 (4902 Terminal Drive), McFarland, WI from Commercial Highway (C-H) to Planned Development District – General & Detailed Plan Approved. Rezoning requested by Waubesa Village LLC.
- b. Discussion and action on 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.

9. 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

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Monday, July 26, 2021

SECTION: Consent Agenda

The Consent Agenda is for routine, procedural, and self-explanatory non-controversial items. Items will be approved by one motion unless a Board member requests that the item be removed. Board members who have a question on an item on the consent agenda or would like to have additional discussion, should request an item be removed from the consent agenda and discussed separately. Items requested to be dealt with separately, will be dealt with in the same order in which they were originally listed on the Consent Agenda under Business.

VILLAGE OF MCFARLAND
Village Board Minutes
Monday, July 12, 2021 - 7:00 PM

1. CALL TO ORDER.

Village President Clow called the regular meeting of the McFarland Village Board to order at 7:00 pm in the Community Room of the McFarland Municipal Center.

2. ATTENDANCE/ROLL CALL.

Village Board members present: Village Trustee Stephanie Brassington, Village President Carolyn Clow, Village Trustee Michael Flaherty, Village Trustee Justin Rupert, Village Trustee Chris St. Clair, Village Trustee Carrie Nelson, Village Trustee Edward Wreh

Village Board members not present: None.

Staff Present: Administrator Matt Schuenke, Clerk/Treasurer Cassandra Suettinger, Police Chief Aaron Chapin, Community and Economic Development Director Andrew Bremer, Fire/EMS Director Chris Dennis, and Communications & Technology Director Stephanie Miller.

3. PUBLIC ANNOUNCEMENTS AND COMMUNICATIONS.

a. Public Announcements

b. Public Communications

4. CONSENT AGENDA.

a. All items listed under the Consent Agenda will be approved in one motion unless a Board member requests that the item be removed for individual discussion and action. Any item(s) removed for individual consideration shall be considered in the same order in which they were originally listed on the agenda under Business.

1) Motion to approve the minutes of the June 28, 2021 Village Board meeting.

2) Motion to approve the minutes of the June 29, 2021 Special Village Board meeting.

3) Motion to approve the minutes of the June 30, 2021 Special Village Board meeting.

4) Motion to approve checks in the amount of \$343,022.14.

5) Motion to approve appointing Tammy Olson to serve on the Plan Commission for a term ending April 30, 2022.

6) Motion to approve writing off the Village's portion of 2017 uncollectible personal property and 2019 rescinded taxes in the amount of \$1,229.53.

Motion by Village President Carolyn Clow, second by Village Trustee Michael Flaherty, to approve the consent agenda as presented. Motion carries 6 - 0 - 1 by acclamation with Trustee St. Clair abstaining on items 1-3 and 7 - 0 - 0 by acclamation for items 4-6.

5. PUBLIC APPEARANCES.

- a. This is an opportunity for members of the public to address the Village Board. Please remember this is a virtual meeting conducted through the Zoom online meeting platform. Zoom meeting attendees wishing to address the board may do so using the Question and Answer feature within the Zoom online meeting platform. You may state your name, address, and provide your comments to the board for their consideration. Members of the public who are present in person and wish to address the board should fill out a public comment form and turn into the meeting chairperson. Members of the public may speak during public appearances or during their selected agenda item as they designate on the public comment form. Please adhere to the 3-minute time limit. Additionally, you may send your public comments to cassandra.suettinger@mcfarland.wi.us to be included as part of the meeting.

Email from Carol Springman, on behalf of the Concerned Residents of Parkview Apartments, expressing concerns with the proposed development of Waubesa Village Phases 4 and 5 on Terminal Drive.

6. BUSINESS.

- a. Annual Update from the McFarland Food Pantry.
Peter Morehouse appeared before the Board to present the 2020 annual update from the McFarland Food Pantry. He thanked the Board and the Community for their continued support.
- b. Community Development Authority (Trustee Brassington & Trustee Rupert)
 - 1) Discussion regarding a Tax Increment Financing Development Incentives Application from 4313 LLC (CTW Flooring) for 4313 Triangle Street, Tax Increment District #3.
Community & Economic Development Director Andrew Bremer provided an overview of the request from CTW Flooring to acquire the property at 4313 Triangle St. President Clow noted this item is noticed for additional discussion in closed session later in the meeting.
- c. Future Authority, Board, Commission, and Committee agenda items requests and referrals - This is an opportunity for Village board members to put forth Authority, Board, Commission and Committee agenda item requests and referrals, without discussion.
None.

7. 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, specifically regarding the following:
 - 1) Acquisition of property at the following locations 4008 & 4012 Terminal Drive,

including parcel# 071027386201, Tax Increment District #3.

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

Motion by Village President Carolyn Clow, second by Village Trustee Michael Flaherty, to enter 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, specifically regarding the following:

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

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

Motion carries 7 - 0 - 0 on a roll call vote, with all voting aye.

A motion was made by President Clow, seconded by Trustee Rupert, and unanimously carried by the Village Board to adjourn the Closed Session at 9:17 pm and return to Open Session. Motion carried 7 - 0 - 0.

8. RECONVENE INTO OPEN SESSION.

a. Discussion and action regarding property the acquisition of 4008 & 4012 Terminal Drive, including parcel #071027386201, within Tax Increment District #3.

A motion was made by President Clow, seconded by Trustee St. Clair, and unanimously carried by the Village Board to authorize the Village Administrator to issue an offer to purchase for property located at 4008/4012 Terminal Drive including Parcel #154/0710-273-8620-1, #154/0710-273-8515-8, and #154/0710-273-8640-1 within Tax Increment District #3 following direction provided in Closed Session. Motion carried 7 - 0 - 0.

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

A motion was made by President Clow, seconded by Trustee Brassington, and carried by the Village Board to approve a Tax Increment Financing Development Incentives Application from 4313 LLC (CTW Flooring) for redevelopment of 4313 Triangle Street, Tax Increment District #3 for a Tax Increment Financing Development Incentive of \$25,000.00, payable upon building occupancy for installation of the proposed roof-top solar panels, plus sale of the land for \$1.00, valued at \$475,000, for a total incentive of \$500,000.00, conditioned on approval of a Real Estate Acquisition and Development Agreement by the Village Board. Motion carried 5 - 2 - 0 (St. Clair, Wreh nays).

9. ADJOURNMENT.

Motion by President Clow, second by Trustee Rupert, and unanimously carried by the Village Board to adjourn the meeting at 9:22 pm. Motion carried 7 - 0 - 0.

Pursuant to law, written notice of this meeting was given to the public and posted on the public bulletin boards in accordance with Open Meetings Law.

Respectfully submitted,
Matthew G. Schuenke
Village Administrator

Report Criteria:

Detail report type printed

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
4	MIDDLETON FORD	150935	VEHICLE PARTS CREDIT	1	07/12/2021	.30-	.00	.30-	07/23/2021
		150945	BATTERY	1	07/13/2021	215.92	.00	215.92	07/23/2021
		151011	VEHICLE PARTS TRUCK	1	07/20/2021	4.49	.00	4.49	07/23/2021
		151011	VEHICLE PARTS TRUCK	2	07/20/2021	4.49	.00	4.49	07/23/2021
		151011	VEHICLE PARTS TRUCK	3	07/20/2021	4.49	.00	4.49	07/23/2021
		151011	VEHICLE PARTS TRUCK	4	07/20/2021	16.45	.00	16.45	07/23/2021
Total 4:						245.54	.00	245.54	
10	ARAMARK	0016413729	MATS	1	07/14/2021	52.63	.00	52.63	07/23/2021
		0016413781	MATS	1	07/21/2021	52.63	.00	52.63	07/23/2021
Total 10:						105.26	.00	105.26	
30	ALLIANT ENERGY/WP&L	071221	MUNICIPAL CENTER	1	07/12/2021	3,264.18	.00	3,264.18	07/16/2021
		071221	PW FACILITY	2	07/12/2021	121.13	.00	121.13	07/16/2021
		071221	LIBRARY	3	07/12/2021	2,552.56	.00	2,552.56	07/16/2021
		071221	WELL #4	4	07/12/2021	1,825.03	.00	1,825.03	07/16/2021
		071221	SOCCER BUILDING - 482	5	07/12/2021	16.12	.00	16.12	07/16/2021
Total 30:						7,779.02	.00	7,779.02	
68	BADGER WELDING SUPP	3659738	WELD SUPPLIES	1	07/01/2021	3.77	.00	3.77	07/23/2021
		3659738	WELD SUPPLIES	2	07/01/2021	3.77	.00	3.77	07/23/2021
		3659738	WELD SUPPLIES	3	07/01/2021	3.77	.00	3.77	07/23/2021
		3659738	WELD SUPPLIES	4	07/01/2021	13.81	.00	13.81	07/23/2021
Total 68:						25.12	.00	25.12	
74	BAKER & TAYLOR BOOK	2036031550	JUVENILE BOOKS	1	07/19/2021	343.80	.00	343.80	07/23/2021
		2036043103	JUVENILE BOOKS	1	07/19/2021	506.96	.00	506.96	07/23/2021
		2036061024	JUVENILE BOOKS	1	07/16/2021	67.63	.00	67.63	07/23/2021
		2036076015	ADULT BOOKS	1	07/13/2021	321.50	.00	321.50	07/23/2021
		2036080615	JUVENILE BOOKS	1	07/14/2021	114.04	.00	114.04	07/23/2021
Total 74:						1,353.93	.00	1,353.93	
158	CHARTER COMMUNICATI	0003261070	CHARTER CABLE	1	07/01/2021	98.39	.00	98.39	07/16/2021
Total 158:						98.39	.00	98.39	
175	CIVIC SYSTEMS LLC	CVC20831	SEMI-ANNUAL SUPPORT	1	06/24/2021	4,153.34	.00	4,153.34	07/23/2021
		CVC20831	SEMI-ANNUAL SUPPORT	2	06/24/2021	541.74	.00	541.74	07/23/2021
		CVC20831	SEMI-ANNUAL SUPPORT	3	06/24/2021	541.74	.00	541.74	07/23/2021
		CVC20831	SEMI-ANNUAL SUPPORT	4	06/24/2021	541.74	.00	541.74	07/23/2021
		CVC20831	SEMI-ANNUAL SUPPORT	5	06/24/2021	541.74	.00	541.74	07/23/2021
		CVC20831	SEMI-ANNUAL SUPPORT	6	06/24/2021	902.90	.00	902.90	07/23/2021
		CVC20831	SEMI-ANNUAL SUPPORT	7	06/24/2021	902.90	.00	902.90	07/23/2021
		CVC20831	SEMI-ANNUAL SUPPORT	8	06/24/2021	902.90	.00	902.90	07/23/2021
Total 175:						9,029.00	.00	9,029.00	
194	CONCENTRA	103397844	PRE-EMPLOYMENT SCR	1	07/01/2021	250.50	.00	250.50	07/23/2021
		103401157	PRE-EMPLOYMENT SCR	1	07/14/2021	288.50	.00	288.50	07/23/2021

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
		103401386	RANDOM DRUG / ALCOH	1	07/14/2021	96.50	.00	96.50	07/23/2021
	Total 194:					635.50	.00	635.50	
212	CREATIVE SIGNS	071221	CREATIVE SIGNS - AMBU	1	07/12/2021	495.00	.00	495.00	07/23/2021
	Total 212:					495.00	.00	495.00	
234	DANE CO EMERGENCY	10555	COUNTY OF DANE EM -	1	07/19/2021	29.88	.00	29.88	07/23/2021
	Total 234:					29.88	.00	29.88	
274	DEPT OF ADMINISTRATI	505-0000060	SERGEANT EXAM	1	06/30/2021	175.00	.00	175.00	07/23/2021
	Total 274:					175.00	.00	175.00	
324	ELECTION SYSTEMS & S	CD2005717	ANNUAL MAINTENANCE	1	07/13/2021	227.50	.00	227.50	07/23/2021
	Total 324:					227.50	.00	227.50	
353	FERGUSON ENTERPRIS	6189437	MCDANIELS PARK	1	07/13/2021	14.78	.00	14.78	07/23/2021
		6189714	MCDANIELS PARK	1	07/13/2021	23.10	.00	23.10	07/23/2021
	Total 353:					37.88	.00	37.88	
469	ITRON INC	595719	MAINT AGREEMENT	1	07/12/2021	354.07	.00	354.07	07/23/2021
		595719	MAINT AGREEMENT	2	07/12/2021	354.06	.00	354.06	07/23/2021
	Total 469:					708.13	.00	708.13	
476	JEFFERSON FIRE & SAF	IN130906	ANNUAL TESTING	1	06/30/2021	400.00	.00	400.00	07/23/2021
		IN130961	FIRE GEAR	1	07/06/2021	11,756.00	.00	11,756.00	07/23/2021
	Total 476:					12,156.00	.00	12,156.00	
478	JENSEN EQUIPMENT CO	J-694095	MCDANIEL CAMERA REN	1	07/15/2021	250.00	.00	250.00	07/23/2021
		J-694377	PARKS FORESTRY SUPP	1	07/15/2021	11.65	.00	11.65	07/23/2021
	Total 478:					261.65	.00	261.65	
600	MAURER, JOSEPH	JM071321	K9 GOLF OUTING PRIZE	1	07/13/2021	543.97	.00	543.97	07/23/2021
	Total 600:					543.97	.00	543.97	
634	MENARDS - MONONA	15447	PW SUPPLIES	1	07/13/2021	49.49	.00	49.49	07/23/2021
		15447	PW SUPPLIES	2	07/13/2021	13.50	.00	13.50	07/23/2021
		15447	PW SUPPLIES	3	07/13/2021	13.50	.00	13.50	07/23/2021
		15447	PW SUPPLIES	4	07/13/2021	13.50	.00	13.50	07/23/2021
	Total 634:					89.99	.00	89.99	
640	MGE	11299443-07	STREET LIGHT	1	07/01/2021	733.72	.00	733.72	07/16/2021
	Total 640:					733.72	.00	733.72	
756	POMP'S TIRE SERVICE I	80244585	TURF MOWER	1	07/15/2021	4.77	.00	4.77	07/23/2021
		80244585	TURF MOWER	2	07/15/2021	4.77	.00	4.77	07/23/2021

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
		80244585	TURF MOWER	3	07/15/2021	4.77	.00	4.77	07/23/2021
		80244585	TURF MOWER	4	07/15/2021	17.49	.00	17.49	07/23/2021
	Total 756:					31.80	.00	31.80	
765	LEGAL SHIELD	0108629-JUL	LEGAL COVERAGE	1	07/15/2021	278.15	.00	278.15	07/23/2021
	Total 765:					278.15	.00	278.15	
775	PUBLIC SERVICE COMM	2106-I-03490	PSC FEE FOR RATE CAS	1	07/21/2021	279.21	.00	279.21	07/23/2021
	Total 775:					279.21	.00	279.21	
800	RELIANT FIRE APPARAT	WI000884	FD VEHICLE MAINT	1	07/15/2021	877.09	.00	877.09	07/23/2021
	Total 800:					877.09	.00	877.09	
802	RENNERT'S FIRE EQUIP	43818	E2 REPAIRS	1	07/02/2021	550.03	.00	550.03	07/23/2021
	Total 802:					550.03	.00	550.03	
836	SCHILLING SUPPLY COM	827678-00	BATHROOM SUPPLIES	1	06/02/2021	126.78	.00	126.78	07/23/2021
	Total 836:					126.78	.00	126.78	
958	TOWN & COUNTRY ENGI	22941	EXCHANGE ST PRELIMIN	1	07/15/2021	5,262.50	.00	5,262.50	07/23/2021
		22942	BIZYLOU ESCROW	1	07/15/2021	217.50	.00	217.50	07/23/2021
		22943	JUNIPER RIDGE ESCRO	1	07/15/2021	1,791.25	.00	1,791.25	07/23/2021
		22944	2020 STREET & UTILITY I	1	07/15/2021	1,094.65	.00	1,094.65	07/23/2021
		22945	EASTSIDE SEWER EXTE	1	07/15/2021	4,233.35	.00	4,233.35	07/23/2021
		22946	VERIDIAN/UTTERBACK -	1	07/15/2021	897.50	.00	897.50	07/23/2021
		22947	2021 BROADHEAD/CTH	1	07/15/2021	18,226.25	.00	18,226.25	07/23/2021
		22948	2020 DOG PARK PARKIN	1	07/15/2021	240.00	.00	240.00	07/23/2021
		22949	2021 STREET & STORM S	1	07/15/2021	345.00	.00	345.00	07/23/2021
		22950	2021 GIS SUPPORT - MC	1	07/15/2021	194.93	.00	194.93	07/23/2021
		22950	2021 GIS SUPPORT - MC	2	07/15/2021	194.93	.00	194.93	07/23/2021
		22950	2021 GIS SUPPORT - MC	3	07/15/2021	194.93	.00	194.93	07/23/2021
		22950	2021 GIS SUPPORT - MC	4	07/15/2021	194.93	.00	194.93	07/23/2021
		22950	2021 GIS SUPPORT - MC	5	07/15/2021	194.93	.00	194.93	07/23/2021
		22951	2021 STORMWATER SUP	1	07/15/2021	4,612.00	.00	4,612.00	07/23/2021
		22952	PUBLIC SAFETY CENTER	1	07/15/2021	172.50	.00	172.50	07/23/2021
	Total 958:					38,067.15	.00	38,067.15	
995	USABBLUEBOOK	645220	HYDRANT FLAGS	1	06/25/2021	2,325.27	.00	2,325.27	07/23/2021
		661101	HYDRANT TAG	1	07/13/2021	23.35	.00	23.35	07/23/2021
		661118	HYDRANT FLAGS	1	07/13/2021	3,938.20	.00	3,938.20	07/23/2021
	Total 995:					6,286.82	.00	6,286.82	
1245	PROFESSIONAL PEST C	522770	PW PEST CONTROL	1	07/12/2021	5.85	.00	5.85	07/23/2021
		522770	PW PEST CONTROL	2	07/12/2021	5.85	.00	5.85	07/23/2021
		522770	PW PEST CONTROL	3	07/12/2021	5.85	.00	5.85	07/23/2021
		522770	PW PEST CONTROL	4	07/12/2021	21.45	.00	21.45	07/23/2021
		522771	MC PEST CONTROL	1	07/12/2021	25.30	.00	25.30	07/23/2021
		522771	MC PEST CONTROL	2	07/12/2021	6.90	.00	6.90	07/23/2021
		522771	MC PEST CONTROL	3	07/12/2021	6.90	.00	6.90	07/23/2021

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
		522771	MC PEST CONTROL	4	07/12/2021	6.90	.00	6.90	07/23/2021
	Total 1245:					85.00	.00	85.00	
1256	BOUND TREE MEDICAL,	84130345	EMS - SUPPLIES	1	07/14/2021	245.23	.00	245.23	07/23/2021
	Total 1256:					245.23	.00	245.23	
1896	NAPA AUTO PARTS	786552	OIL FILTER	1	07/08/2021	58.73	.00	58.73	07/23/2021
		786598	BELT RETURN	1	07/08/2021	33.04-	.00	33.04-	07/23/2021
		786598	BELT RETURN	2	07/08/2021	9.01-	.00	9.01-	07/23/2021
		786598	BELT RETURN	3	07/08/2021	9.01-	.00	9.01-	07/23/2021
		786598	BELT RETURN	4	07/08/2021	9.01-	.00	9.01-	07/23/2021
		788538	VEHICLE PARTS TRUCK	1	07/20/2021	27.37	.00	27.37	07/23/2021
		788538	VEHICLE PARTS TRUCK	2	07/20/2021	27.37	.00	27.37	07/23/2021
		788538	VEHICLE PARTS TRUCK	3	07/20/2021	27.37	.00	27.37	07/23/2021
		788538	VEHICLE PARTS TRUCK	4	07/20/2021	100.34	.00	100.34	07/23/2021
		788925	VEHICLE PARTS TURF M	1	07/21/2021	24.44	.00	24.44	07/23/2021
		788925	VEHICLE PARTS TURF M	2	07/21/2021	6.66	.00	6.66	07/23/2021
		788925	VEHICLE PARTS TURF M	3	07/21/2021	6.66	.00	6.66	07/23/2021
		788925	VEHICLE PARTS TURF M	4	07/21/2021	6.67	.00	6.67	07/23/2021
	Total 1896:					225.54	.00	225.54	
1904	HUMPHREY SERVICE PA	1246449	VEHICLE MAINTENANCE	1	07/13/2021	84.66	.00	84.66	07/23/2021
	Total 1904:					84.66	.00	84.66	
1910	ZURBUCHEN OIL INC	253359	FIRE OIL	1	07/19/2021	726.96	.00	726.96	07/23/2021
		253359	PW OIL	2	07/19/2021	233.66	.00	233.66	07/23/2021
		253359	PW OIL	3	07/19/2021	233.66	.00	233.66	07/23/2021
		253359	PW OIL	4	07/19/2021	233.66	.00	233.66	07/23/2021
		253359	PW OIL	5	07/19/2021	856.76	.00	856.76	07/23/2021
		253458	DYED DIESEL FUEL	1	07/22/2021	511.56	.00	511.56	07/23/2021
	Total 1910:					2,796.26	.00	2,796.26	
1941	MIDWEST TRAILER SALE	1108806-00	BACK UP LAMP	1	07/13/2021	31.28	.00	31.28	07/23/2021
	Total 1941:					31.28	.00	31.28	
1989	CORPORATE BUSINESS	29665473	COPIER LEASE	1	07/07/2021	190.00	.00	190.00	07/16/2021
		29680268	PW COPIER	1	07/09/2021	14.00	.00	14.00	07/16/2021
		29680268	PW COPIER	2	07/09/2021	14.00	.00	14.00	07/16/2021
		29680268	PW COPIER	3	07/09/2021	14.00	.00	14.00	07/16/2021
		29680268	PW COPIER	4	07/09/2021	51.36	.00	51.36	07/16/2021
		29688295	COPIER	1	07/12/2021	142.30	.00	142.30	07/23/2021
	Total 1989:					425.66	.00	425.66	
2024	BURRIS EQUIPMENT	PS3003706-	MOWER PARTS	1	07/13/2021	161.87	.00	161.87	07/23/2021
		PS3003706-	MOWER PARTS	2	07/13/2021	44.14	.00	44.14	07/23/2021
		PS3003706-	MOWER PARTS	3	07/13/2021	44.15	.00	44.15	07/23/2021
		PS3003706-	MOWER PARTS	4	07/13/2021	44.14	.00	44.14	07/23/2021
	Total 2024:					294.30	.00	294.30	

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
2032	TEN-41	850	UNIFORMS	1	07/16/2021	729.82	.00	729.82	07/23/2021
Total 2032:						729.82	.00	729.82	
2058	MICROMARKETING LLC	855123	ADULT AUDIO BOOKS	1	06/30/2021	69.98	.00	69.98	07/23/2021
Total 2058:						69.98	.00	69.98	
2082	NASSCO INC	6013606	CLEANING SUPPLIES	1	07/07/2021	144.60	.00	144.60	07/23/2021
Total 2082:						144.60	.00	144.60	
2089	MIDWEST METER INC	0134008-IN	WATER METERS	1	07/14/2021	15,000.00	.00	15,000.00	07/23/2021
Total 2089:						15,000.00	.00	15,000.00	
2203	WATCH GUARD	4BOINV0007	TECHNOLOGY FOR EVID	1	06/03/2021	14,485.00	.00	14,485.00	07/23/2021
Total 2203:						14,485.00	.00	14,485.00	
2216	ANDRES MEDICAL	252281	JUNE COLLECTIONS	1	07/16/2021	2,002.08	.00	2,002.08	07/23/2021
Total 2216:						2,002.08	.00	2,002.08	
2270	UNITY POINT HEALTH	070521	SUSPECT BLOODWORK	1	07/05/2021	119.61	.00	119.61	07/23/2021
Total 2270:						119.61	.00	119.61	
9141	VERMEER WISCONSIN I	10074004	CHIPPER REPAIR	1	07/19/2021	36.33	.00	36.33	07/23/2021
		10074004	CHIPPER REPAIR	2	07/19/2021	36.33	.00	36.33	07/23/2021
		10074004	CHIPPER REPAIR	3	07/19/2021	36.33	.00	36.33	07/23/2021
		10074004	CHIPPER REPAIR	4	07/19/2021	133.20	.00	133.20	07/23/2021
Total 9141:						242.19	.00	242.19	
14037	COLLEGE PROPERTIES	062321	ESCROW BALANCE REF	1	06/23/2021	6,036.75	.00	6,036.75	07/23/2021
Total 14037:						6,036.75	.00	6,036.75	
16247	CITY TREASURER	07100600-07	STORMWATER CHARGE	1	07/08/2021	24.61	.00	24.61	07/16/2021
Total 16247:						24.61	.00	24.61	
16268	SCHROECKENTHALER,	MS062921	TRAINING MEALS	1	06/29/2021	25.87	.00	25.87	07/23/2021
		MS071521	K9 GOLF OUTING RAFFL	1	07/15/2021	40.55	.00	40.55	07/23/2021
Total 16268:						66.42	.00	66.42	
16296	DANE CO DEPT OF HUM	JUNE2021	MEALSITE DONATION - M	1	07/21/2021	3,277.00	.00	3,277.00	07/23/2021
		JUNE2021	MEALSITE DONATION - C	2	07/21/2021	658.00	.00	658.00	07/23/2021
Total 16296:						3,935.00	.00	3,935.00	
16333	WI DEPT OF JUSTICE - TI	455TIME-000	TIME ACCESS	1	07/10/2021	384.00	.00	384.00	07/23/2021
Total 16333:						384.00	.00	384.00	

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
16357	PROTECTION TECHNOL	22068	LEWIS PARK MONITORIN	1	07/21/2021	101.50	.00	101.50	07/23/2021
Total 16357:						101.50	.00	101.50	
16369	BINDER LIFT LLC	21263	PATIENT LIFT ASSIST	1	07/08/2021	847.50	.00	847.50	07/23/2021
Total 16369:						847.50	.00	847.50	
16383	ADVANCED LANDSCAPE	12059	RIDGEVIEW TOT LOT SE	1	07/01/2021	12.00	.00	12.00	07/23/2021
		12059	PW MILWAUKEE ST SEE	2	07/01/2021	84.00	.00	84.00	07/23/2021
Total 16383:						96.00	.00	96.00	
16385	THE PSYCHOLOGY CEN	193200	BASIC-PRE EMPLOYMEN	1	06/30/2021	450.00	.00	450.00	07/23/2021
Total 16385:						450.00	.00	450.00	
16489	ZIETSMA, JOEL	JZ061421	HOTEL FOR TRAINING	1	06/14/2021	88.00	.00	88.00	07/23/2021
Total 16489:						88.00	.00	88.00	
16712	LIFE-ASSIST, INC	1111663	EMS MEDICAL SUPPLIES	1	06/28/2021	270.00	.00	270.00	07/23/2021
		1115599	EMS MEDICAL SUPPLIES	1	07/13/2021	126.85	.00	126.85	07/23/2021
Total 16712:						396.85	.00	396.85	
16720	MREC VH JUNIPER RIDG	071321	REFUND OF CREDIT BAL	1	07/13/2021	68.15	.00	68.15	07/23/2021
Total 16720:						68.15	.00	68.15	
16725	FIRE CATT, LLC	9659	FIRE HOSE TESTING	1	07/02/2021	4,195.76	.00	4,195.76	07/23/2021
Total 16725:						4,195.76	.00	4,195.76	
16782	MADISON EMERGENCY	INV1072	MEDICAL DIRECTION JUL	1	07/07/2021	700.00	.00	700.00	07/23/2021
Total 16782:						700.00	.00	700.00	
17045	DETROIT SALT COMPAN	SI21-07827	ROAD SALT	1	07/19/2021	3,463.92	.00	3,463.92	07/23/2021
Total 17045:						3,463.92	.00	3,463.92	
17084	AMAZON CAPITAL SERVI	117L-QHX3-4	CPU COOLER THERMAL	1	07/15/2021	17.98	.00	17.98	07/23/2021
		13K3-W67C-	DVDS & CDS	1	07/13/2021	12.99	.00	12.99	07/23/2021
		17JK-GMGL-	DVDS & CDS	1	07/13/2021	24.75	.00	24.75	07/23/2021
		1DPP-Q77Y-	DVDS & CDS	1	07/13/2021	47.51	.00	47.51	07/23/2021
		1F1Q-JPDM-	MOWER PARTS	1	07/12/2021	24.96	.00	24.96	07/23/2021
		1F1Q-JPDM-	MOWER PARTS	2	07/12/2021	6.81	.00	6.81	07/23/2021
		1F1Q-JPDM-	MOWER PARTS	3	07/12/2021	6.81	.00	6.81	07/23/2021
		1F1Q-JPDM-	MOWER PARTS	4	07/12/2021	6.81	.00	6.81	07/23/2021
		1M4R-6FN6-	DVDS & CDS	1	07/16/2021	12.79	.00	12.79	07/23/2021
		1NWM-39NV	OFFICE SUPPLIES	1	07/22/2021	45.19	.00	45.19	07/23/2021
Total 17084:						206.60	.00	206.60	
17092	GENERAL ENGINEERING	29	BUILDING INSPECTION S	1	07/15/2021	8,277.38	.00	8,277.38	07/23/2021

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 17092:						8,277.38	.00	8,277.38	
17141	BADGERLAND DISPOSAL	0001770009	PORTABLE RESTROOM	1	07/01/2021	948.57	.00	948.57	07/23/2021
Total 17141:						948.57	.00	948.57	
17159	DOOR CREEK GOLF CO	071721	COPELAND MEMORIAL G	1	07/17/2021	4,550.00	.00	4,550.00	07/23/2021
Total 17159:						4,550.00	.00	4,550.00	
17187	B&H PHOTO	191174142	CORD FOR MONITOR	1	07/15/2021	12.60	.00	12.60	07/23/2021
		191372262	SCHOOL BOARD PURCH	1	07/21/2021	8,648.38	.00	8,648.38	07/23/2021
Total 17187:						8,660.98	.00	8,660.98	
17196	ASSOCIATED TRUST CO	20341	VILLAGE 2020 GO NOTE	1	07/09/2021	475.00	.00	475.00	07/23/2021
Total 17196:						475.00	.00	475.00	
17232	APG OF SOUTHERN WIS	28886-0721	LIQUOR LICENSES	1	07/31/2021	40.14	.00	40.14	07/23/2021
		28886-0721	PLAN PUBLIC HEARING -	2	07/31/2021	47.11	.00	47.11	07/23/2021
		28886-0721	PLAN PUBLIC HEARING -	3	07/31/2021	79.70	.00	79.70	07/23/2021
		28886-0721	PLAN PUBLIC HEARING -	4	07/31/2021	80.66	.00	80.66	07/23/2021
		28886-0721	VB PUBLIC HEARING - R	5	07/31/2021	108.91	.00	108.91	07/23/2021
Total 17232:						356.52	.00	356.52	
17318	TDS	072221-PW	PW INTERNET/PHONE	1	07/22/2021	31.48	.00	31.48	07/23/2021
		072221-PW	PW INTERNET/PHONE	2	07/22/2021	31.48	.00	31.48	07/23/2021
		072221-PW	PW INTERNET/PHONE	3	07/22/2021	31.48	.00	31.48	07/23/2021
		072221-PW	PW INTERNET/PHONE	4	07/22/2021	115.43	.00	115.43	07/23/2021
		072221-VOM	ADMIN PHONE/INTERNE	1	07/22/2021	45.08	.00	45.08	07/23/2021
		072221-VOM	COMMTECH PHONE/INT	2	07/22/2021	64.19	.00	64.19	07/23/2021
		072221-VOM	FIRE/EMS TV/INTERNET/	3	07/22/2021	284.84	.00	284.84	07/23/2021
		072221-VOM	PD TV/INTERNET/PHONE	4	07/22/2021	128.02	.00	128.02	07/23/2021
		072221-VOM	PW INTERNET/PHONE	5	07/22/2021	45.08	.00	45.08	07/23/2021
		072221-VOM	OUTREACH INTERNET/P	6	07/22/2021	45.08	.00	45.08	07/23/2021
		072221-VOM	COMMDEV INTERNET/PH	7	07/22/2021	45.08	.00	45.08	07/23/2021
		072221-VOM	WATER INTERNET/PHON	8	07/22/2021	106.63	.00	106.63	07/23/2021
		072221-VOM	SEWER INTERNET/PHON	9	07/22/2021	106.63	.00	106.63	07/23/2021
		072221-VOM	STORMWATER INTERNE	10	07/22/2021	61.87	.00	61.87	07/23/2021
		072221-VOM	LIBRARY INTERNET/PHO	11	07/22/2021	45.08	.00	45.08	07/23/2021
Total 17318:						1,187.45	.00	1,187.45	
17352	BRAY ASSOCIATES ARC	3488-13	PUBLIC SAFETY CENTER	1	07/15/2021	102,747.00	.00	102,747.00	07/23/2021
Total 17352:						102,747.00	.00	102,747.00	
17381	NEWCOMB CONSTRUCTI	8 (2713)	PUBLIC WORKS CENTER	1	06/28/2021	7,360.00	.00	7,360.00	07/23/2021
Total 17381:						7,360.00	.00	7,360.00	
17391	ENVIRONMENTAL SYSTE	94069449	LICENSE	1	07/07/2021	800.00	.00	800.00	07/23/2021
		94069449	GIS FIELD WORKER LICE	2	07/07/2021	70.00	.00	70.00	07/23/2021
		94069449	GIS FIELD WORKER LICE	3	07/07/2021	70.00	.00	70.00	07/23/2021

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
		94069449	GIS FIELD WORKER LICE	4	07/07/2021	70.00	.00	70.00	07/23/2021
		94069449	GIS FIELD WORKER LICE	5	07/07/2021	70.00	.00	70.00	07/23/2021
		94069449	GIS FIELD WORKER LICE	6	07/07/2021	70.00	.00	70.00	07/23/2021
Total 17391:						1,150.00	.00	1,150.00	
17428	IGL, LEE	LI062221	BREAKFAST - WATER MA	1	06/22/2021	40.00	.00	40.00	07/23/2021
Total 17428:						40.00	.00	40.00	
17569	MCFARLAND ACE HARD	001777/1	PARKS SUPPLIES	1	07/10/2021	9.70	.00	9.70	07/23/2021
		001807/1	PW SHOP SUPPLIES	1	07/13/2021	4.94	.00	4.94	07/23/2021
		001807/1	PW SHOP SUPPLIES	2	07/13/2021	1.35	.00	1.35	07/23/2021
		001807/1	PW SHOP SUPPLIES	3	07/13/2021	1.35	.00	1.35	07/23/2021
		001807/1	PW SHOP SUPPLIES	4	07/13/2021	1.35	.00	1.35	07/23/2021
		001811/1	PARKS SUPPLIES MCDA	1	07/13/2021	27.77	.00	27.77	07/23/2021
		001822/1	MUNICIPAL CENTER REP	1	07/14/2021	4.25	.00	4.25	07/23/2021
		001822/1	MUNICIPAL CENTER REP	2	07/14/2021	1.16	.00	1.16	07/23/2021
		001822/1	MUNICIPAL CENTER REP	3	07/14/2021	1.16	.00	1.16	07/23/2021
		001822/1	MUNICIPAL CENTER REP	4	07/14/2021	1.16	.00	1.16	07/23/2021
		001883/1	PARKS SUPPLIES MCDA	1	07/19/2021	2.51	.00	2.51	07/23/2021
		001895/1	BOOK DROP REPAIR	1	07/20/2021	28.76	.00	28.76	07/23/2021
		001910/1	BOOK DROP REPAIR	1	07/20/2021	16.32	.00	16.32	07/23/2021
		001911/1	VALVE TURNER	1	07/20/2021	.40	.00	.40	07/23/2021
		001911/1	VALVE TURNER	2	07/20/2021	.40	.00	.40	07/23/2021
		001911/1	VALVE TURNER	3	07/20/2021	.40	.00	.40	07/23/2021
		001911/1	VALVE TURNER	4	07/20/2021	1.49	.00	1.49	07/23/2021
		001924/1	PW SHOP SUPPLIES	1	07/21/2021	1.75	.00	1.75	07/23/2021
		001924/1	PW SHOP SUPPLIES	2	07/21/2021	1.75	.00	1.75	07/23/2021
		001924/1	PW SHOP SUPPLIES	3	07/21/2021	1.75	.00	1.75	07/23/2021
		001924/1	PW SHOP SUPPLIES	4	07/21/2021	6.44	.00	6.44	07/23/2021
		001925/1	CLAMP MARINE	1	07/21/2021	3.22	.00	3.22	07/23/2021
		001927/1	HOSE BARB	1	07/21/2021	3.59	.00	3.59	07/23/2021
Total 17569:						122.97	.00	122.97	
17577	BKS EXCAVATION, INC	072021	PAYAPP5 - EASTSIDE INT	1	07/20/2021	103,477.48	.00	103,477.48	07/23/2021
Total 17577:						103,477.48	.00	103,477.48	
17654	RODRIGUES LAWN SERV	07162021	LAWN MOWING - 5705 LE	1	07/16/2021	175.00	.00	175.00	07/23/2021
Total 17654:						175.00	.00	175.00	
17671	UW HEALTH	1621020	HCP/BLS CARDS - COMM	1	07/21/2021	10.00	.00	10.00	07/23/2021
Total 17671:						10.00	.00	10.00	
17673	ABSOLUTE EXHIBITS, IN	85154	CUSTOM FACE MASKS	1	07/09/2021	112.50	.00	112.50	07/16/2021
Total 17673:						112.50	.00	112.50	
17682	CF 401K TRUST	071321	REFUND OVERPAYMENT	1	07/13/2021	14.74	.00	14.74	07/23/2021
		071321-2	REFUND OVERPAYMENT	1	07/13/2021	14.74	.00	14.74	07/23/2021
Total 17682:						29.48	.00	29.48	

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
17683	PARKER, KERRI	071921	SALT SAVER REIMBURS	1	07/19/2021	75.00	.00	75.00	07/23/2021
Total 17683:						75.00	.00	75.00	
17684	ENTWISTLE, SUSAN	071921	SALT SAVER REIMBURS	1	07/19/2021	200.00	.00	200.00	07/23/2021
Total 17684:						200.00	.00	200.00	
17685	INGRAM LIBRARY SERVI	62726466	YA BOOKS	1	07/08/2021	71.45	.00	71.45	07/23/2021
		62728847	ADULT BOOKS	1	07/20/2021	275.86	.00	275.86	07/23/2021
Total 17685:						347.31	.00	347.31	
17686	KOHLMANN, JEFFREY	072021	REFUND ON FINAL BILL	1	07/20/2021	71.29	.00	71.29	07/23/2021
Total 17686:						71.29	.00	71.29	
17687	DORNBROOK, SCARLET	072021	REFUND CREDIT ON UTI	1	07/20/2021	204.42	.00	204.42	07/23/2021
Total 17687:						204.42	.00	204.42	
17688	A-BUDGET WAREHOUSI	072021	REFUND CREDIT ON UTI	1	07/20/2021	796.23	.00	796.23	07/23/2021
Total 17688:						796.23	.00	796.23	
17689	KADLEC ELECTRIC, INC	072121	OVERPAYMENT REFUND	1	07/21/2021	975.00	.00	975.00	07/23/2021
Total 17689:						975.00	.00	975.00	
17690	S&L UNDERGROUND, IN	063021	2021 CTH MN/BROADHE	1	06/30/2021	157,990.30	.00	157,990.30	07/23/2021
Total 17690:						157,990.30	.00	157,990.30	
Grand Totals:						539,609.66	.00	539,609.66	

Report Criteria:

Detail report type printed

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Amount
07/17/2021	PC	07/23/2021		FRIE, MACKENZIE	506	557.43
07/17/2021	CDPT	07/23/2021		FIRE FIGHTERS LOCAL 3	8	138.27
07/17/2021	CDPT	07/23/2021		WI SCTF	5	207.69

PAYROLL RELATED

\$903.39

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Monday, July 26, 2021

SECTION: Business

DEPARTMENT: Administration

CONTACT: Cassandra Suettinger, Village Clerk/Treasurer, Aaron Chapin, Police Chief, Jim Hessling, Public Works Director, Chris Dennis, Fire/Rescue Chief

AGENDA ITEM: Motion to approve an Event Permit for Karben 4 to hold a Pop-Up Biergarten event in McDaniel Park on July 31, August 21 and September 18, 2021 and a request for a variance to allow minors to be present where alcohol is served.

PREVIOUS ACTION:

N/A

ISSUE SUMMARY:

Attached is an application from Karben 4 for an event permit to operate a Pop-Up Biergarten event at McDaniel Park on July 31st, August 21st, and September 18, 2021. The event would take place in the newly constructed shelter at McDaniel Park. Included in the event would be sale of beer by Karben 4, food from various vendors including Chocolate Shoppe ice cream and local food carts. The event would additional include acoustic music as entertainment and lawn games for all ages. Attached are recommendations from Police, Fire/EMS and Public Works regarding the event.

The Public Safety Committee's only concern with the event permit was potential parking issues in the area. Attached is a parking study done for McDaniel Park providing additional information on parking availability and different times for the park.

FINANCIAL/BUDGET IMPACT:

Permitting Revenue

VILLAGE PLAN REFERENCE:

N/A

ORDINANCE REFERENCE:

[Chapter 36 - Events Requiring a Permit](#)

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

The Public Safety Committee unanimously recommends approval of an event permit for Karben4 to hold a Pop-up Biergarten event in McDaniel Park on July 31st, August 21st, and September 18, 2021 with the requirements contained in Chief Chapin's letter July 8, 2021 and to



recommend approval of a variance to allow minors to be present where alcohol is served.

Motion to approve an event permit for Karben4 to hold a Pop-up Biergarten event in McDaniel Park on July 31st, August 21st, and September 18, 2021 with the requirements contained in Chief Chapin's letter July 8, 2021 and to recommend approval of a variance to allow minors to be present where alcohol is served.

ATTACHMENTS:

1. Chapin Approval Letter - Karben4 Event - 07.08.2021
2. Karben4 Pop up Biergarten June 2021 letter approval
3. 20210616 Karben 4
4. Kareben 4 Event Permit Application - July PSC
5. McDaniel Park Parking Occupancy Findings, 2021 (Final)

VILLAGE OF McFarland

Police Department

5915 Milwaukee St, McFarland, WI 53558 | 608.838.3151 |
www.mcfarland.wi.us/police
Aaron P. Chapin | Chief of Police

DATE: July 8, 2021

TO: McFarland Village Board

FROM: Aaron P. Chapin, Chief of Police

REFERENCE: Recommendation of Approval

I have reviewed the special event license application for the K4 Pop-Up Biergarten Event to be held July 31, August 21, and September 18 in McDaniel Park. I am recommending approval of the application, as well as the request to allow minors to be present where alcohol is sold with the stipulation that the event coordinators provide proper carding of those purchasing alcohol utilizing a wrist banding system.

Security personnel will not be required. There will be no band, DJ or live music entertainment.

The organization will be carding at the point of sale to prevent underage persons from purchasing alcohol.

Respectfully,



Aaron P. Chapin
Chief of Police

June 16, 2021

RE: Karben4 Brewing Pop-up Biergarten

The Public Works Department does not have any conditions or issues with the Karben4 Brewing biergarten as presented at McDaniel Park for the following dates:

- July 31, 2021
- August 21, 2021
- September 18, 2021

I wish them well with their event.

Regards,

A handwritten signature in black ink, appearing to read 'Jim Hessling', is written in a cursive style.

Jim Hessling
Director of Public Works

h:\karben4 pop up biergarten june 2021 letter approval.docx



McFarland Fire & Rescue Department

5915 Milwaukee Street • PO Box 110 • McFarland, WI 53558-0110

(608) 838-3278 • Fax: (608) 838-3619

Emergency: 911

June 16, 2021

Re: Event Permit Review – K4 Pop-Up Biergarten

I have reviewed the submitted event application by Meena DeFilippis, Karben4 Brewing, LLC. for the K4 Pop-Up Biergarten Event on July 31, 2021, August 21, 2021, September 18, 2021, located at McDaniel Park in the Village.

The application has provided the requirements needed for the review of the Fire & Rescue Department.

It is recommended to approve the permit to require the event organizers to ensure traffic lanes are not blocked or reduced by the event, including staff, vehicles, and equipment. McDaniel Park and has limited access, with McDaniel Lane being the only access for emergency vehicles. Additionally, McDaniel Lane serves as the access for the Lower Yahara River Trail Boardwalk.

Sincerely,

Christopher C. Dennis, Chief
Fire & Rescue Department
Village of McFarland



Event Permit

Pursuant to Village Ordinance Chapter 11

For parades, run/walks, car shows, community events, and special events in which 200 or more attendees are anticipated at one time or that is likely to have a significant impact on neighborhood parking or the free-flow of traffic (only pertains to events that are open to the public).

☐ - Application Fee - \$100 (due with application)

Public Property vs. Private Property

Notes/Instructions

1. Will any portion of this event take place on public property?

☒ - Yes ☐ - No

If yes, please complete entire application.
If no, please complete question 1a.

1a. If no, will the event involve the sale of alcohol?

☒ - Yes ☐ - No

If yes, please complete the entire application.
If no, please contact Village Administration to determine if you need to complete the application

Applicant Information

Name(First, M.I., Last) of Primary Contact:

MEENA DEFILIPPIS

Phone:

(952) 412-8985

Address:

3098 KINSMAN BLVD MADISON, WI 53704

Email Address:

MEENA@KARBENY.COM

Agency/Organization Information – (If applicable)

Name:

KARBENY BREWING

Phone:

(608) 241-4811

Address:

3098 KINSMAN BLVD MADISON, WI 53704

Email Address:

MEENA@KARBENY.COM

Event Information

Name of Event:

KH POP-UP BIERGARTEN

Type of Event

BIERGARTEN

Location of Event:

McDaniel Park

Event Date(s):

8/21
7/31, 8/28, 9/18

Event Time(s):

12-6p

Total number of anticipated attendees:

200

Total Number of attendees anticipated being at the event at one time: 50

Set up Start Time:

10:00a

Tear Down End Time:

7p

Event Questionnaire	Notes/Instructions
1. Is this event proposed to take place on a Village street? ☐ - Yes ☒ - No	If yes, please attach map of route including all intersections and road closures.
2. Will the event involve closure of a Village Street(s)? ☐ - Yes ☒ - No	
3. Does this event include a parade which will take place on any portion of a Village street? ☐ - Yes ☒ - No	If yes, please attach map of route. *only allowed for community organizations
4. Is this event predicted to have 200 attendees at one time? ☐ - Yes ☒ - No	This only pertains to events open to the public, not private parties.
5. Will there be outdoor amplified sound? Yes - Yes ☒ - No	<i>* Acoustic music - Planned</i>
6. Will the event generate amplified sound after 10 p.m.? ☐ - Yes, a variance is requested as part of this application ☒ - No	All events generating noise after 10 p.m. require a variance from the Village Board.
7. Will alcohol be consumed? ☒ - Yes ☐ - No	
7a. If yes, will minors be present where alcohol is served? ☒ - Yes, a variance is requested as part of this application ☐ - No	All events that allow for the presence of minors where alcohol is served require a variance from the Village Board.
7b. Will alcohol be sold? ☒ - Yes ☐ - No	If yes, a temporary alcohol license is required. Please contact the Clerk at 608-838-3153. Form may also be accessed at: Mcfarland.wi.us/licensespermits
8. Will a Village Park be used? ☒ - Yes ☐ - No Please identify the park: <u>McDaniel</u>	Reservations should be made at: Mcfarland.wi.us/parks_reserve
9. Will the event involve tents, or any other activities that will require digging or turf disturbance? ☒ - Yes ☐ - No	*You are required to contact digger's hotline no less than 5 days prior to the event to provide a locate.
10. Has this event been previously approved in prior years by the Village? ☐ - Yes ☒ - No	If yes, when: _____ (month/year)
10a. If yes, have any of the event details changed from the prior years? ☐ - Yes ☐ - No	If yes, describe changes(attach additional sheets if necessary):
11. Will the event include any mobile food carts? ☒ - Yes ☐ - No	If yes, a Mobile Food Establishment Permit is required for each cart. Please contact the Clerk at 608-838-3153. Form may also be accessed at: Mcfarland.wi.us/licensespermits
12. Will the event include any vendors? ☐ - Yes ☒ - No	If yes, a Direct Seller Permit may be required for each vendor. Municipal Staff will contact you to obtain more information.

Required Attachments

- ☒ - Detailed event schedule
- ☒ - Site Plan Requirement – a site plan must be attached that identifies the event layout for the event including stages, tents, equipment, fencing, alcohol sale and carding areas, etc.
- ☐ - (if applicable) If the event will take place on a Village street, include a map of all routes or activities.
- ☒ - Insurance - The applicant shall furnish a certificate to the Village demonstrating that applicant has in force and will maintain during the time the Event Permit is in effect public liability insurance of not less than \$1,000,000 per one person, \$2,000,000 per occurrence for personal injury and \$1,000,000 for property damage naming the Village as an additional insured.

Event Details and Security Plan

As part of the application process, you will be required to meet with the McFarland Police Department to discuss details of your event and security requirements. Please provide some dates/times you would be available for a meeting:

OPEN AVAIL EXCEPT TUESDAYS.

Event Coordinators

Village requires each event to identify event coordinators who shall serve as direct contacts for the event. These should be individuals that are not directly participating in the event activities, but rather specifically assigned to monitor and assist in coordinating the activities of the event.

Identify Event coordinators (identify 1 for every 50 expected attendees) – attach additional sheets if necessary.

Name	Location at Event (Ex: Race Start, supply tent)	Time On-site (ex: 10 a.m. to 2 p.m.)	Cell Phone
MEENA	BEER TENT	10a - 7p	(952) 412-8985

Indemnification Agreement

In consideration for the issuance of the Event Permit, the undersigned, both individually and the agency or organization applying for the Event Permit, shall indemnify, defend and hold harmless the Village of McFarland and its officers, officials, agents, and employees against all loss or expense (including liability costs and reasonable attorney's fees) by reason of any claim or suit, or of liability imposed by law upon the Village or its officers, officials, agents or employees, for damages because of injury, including death at any time resulting therefrom, sustained by any person or persons, or on account of damages to property, including loss of use thereof, arising from, in connection with, caused by or resulting from the Event. The undersigned represents that he or she has authority to enter into this agreement on behalf of the agency or organization applying for this permit.

Applicant Signature:



Date:

6/15/21

Certification Section

PLEASE READ CAREFULLY BEFORE SIGNING

I understand the application and event requirements and agree to the following:

- ☒ - I agree to adhere to all applicable, federal, state and municipal laws and understand the violation of such laws will be subject to applicable fines and penalties, and failure to do so is ground for revocation of the event permit.
- ☒ - I understand that my event permit may be revoked at any time, if the Chief of Police, Fire/EMS Chief, Public Works Director, or designee, in their sole discretion, determine that health or general welfare to the public is endangered.
- ☒ - I agree to return the site to the condition that existed before the event within twenty-four (24) hours or the expiration of my parks reservation.
- ☒ - I agree to abide by all including any additional conditions imposed by the Village, and understand failure to adhere to conditions will result in revocation of the event permit.

Applicant Signature: _____



Date: _____

6/15/21

FOR VILLAGE USE ONLY

☐ - Approved ☐ - Denied Police Chief: _____ Date: _____

Application Received: _____ 45-day application requirement met?: ☐ - Yes ☐ - No

Public Safety Committee Date: _____ ☐ - Approved ☐ - Denied ☐ - Not applicable

Village Board Meeting Date: _____ ☐ - Approved ☐ - Denied

Detailed Security Plan Requirements – Appendix A

**Police Department to provide criteria regarding security plan requirements. This would include number of event coordinators required per number of attendees, security requirements when alcohol is served, etc.

Detailed Emergency Management Expectations and Requirements – Appendix B

- Actions to be taken in the event of a fire, hazardous condition, or similar emergency requiring building or tent evacuation.
 - Have an individual call 911, not all facilities that have a fire alarm notify the 911 center. The 911 operator will have several questions but know the Fire & Rescue Department will be notified while questions are being obtained.
 - If amplified music is playing, have the music stop and if possible calmly announce the need to evacuate to the nearest exit.
 - Individuals will need to be designated in assisting in evacuating individuals to the nearest exit. Keep in mind most individuals will attempt to exit the same way they accessed the area. The exit will most likely not be able to handle the number of individuals exiting and have people near the exits to allow them to exit quickly while ushering individuals to the exit.
 - Designate an area of event-goers to an assembly area that is away from the building, fire department vehicle access. We want to allow access for fire trucks and firefighters to address the situation.
 - In the event, an individual is unwilling to exit do not put individuals at risk in attempting to remove the individual. Notify the initial arriving first responders.
- Actions to be taken in the event of a medical emergency.
 - Call 911 to report the incident. The 911 operator will have several questions but know the Fire & Rescue Department will be notified while questions are being obtained.
 - Identify individuals that can assist in getting responders from the entrance of the area to the individual that is in need of medical care. Note more than one vehicle will often respond and maybe several depending on the situation. Having adequate staff to remain in locations to direct additional vehicles responding is preferred.

FOOD USES CONCESSIONS
K4 SERVES OUTSIDE w/ CADDY TENT
M = MUSIC, ACOUSTIC



K4 Pop-Up Biergarten

Proposed dates: 7/31, 8/21, 9/18 (all Saturdays)

10:00am – Arrived on-site and begin set-up.

12:00pm – 6:00pm – Serving customers

6:00 – 7:00pm – Tear down

McDaniel Park Parking Occupancy Study

(June 10 – June 27, 2021)

By Kong Thao, 6/28/2021

Executive Summary

The parking occupancy study at McDaniel Park in the Village of McFarland was conducted through the Community & Economic Development Department. Findings in the study determined the park was used below 40 percent on a given week with Sundays as an exception. The scope of the study included neighboring on-street parking on McDaniel Lane, Siggelkow Road adjacent to Brandt Park, and off-street parking at a local restaurant, Green Lantern. Overall, the days that received the most activity occurred on the weekends with Sundays being the most popular. This was due to the brunch specials made popular at the restaurant. The study ran for a little over two weeks in June 2021.

Project Background

In 2021, two new park shelters were added to McDaniel Park. McDaniel Park is one of the few public places in the Village which offers access to Lake Waubesa for residents making it one of the more popular Village parks. The Park does not offer a launch point for boats but does include access to the Lower Yahara River Trail, which connects the Village to the City of Madison. The Village has received past concerns from residents and park goers regarding the lack of parking spaces in the area. Findings from this study will help staff evaluate if additional parking is needed in the area or not.

Scope of the Study

This parking study was conducted in the summer of 2021 from June 10th through June 27th, 18 days. The target times were mostly focused on *typical* days of the week. This meant collection of data would often occur at mid-mornings (9:00 – 10:00 AM), lunch times (Noon – 1:00 PM), and evening (6:00 – 8:00 PM). For increased variability, the data was collected at two separate times, on two separate days. The scope of the study included neighboring on-street parking on McDaniel Lane, Siggelkow Road adjacent to Brandt Park, and off-street parking at a local restaurant, Green Lantern. The initial process of the study required a complete count of all available stalls in the areas. Additional factors included in the study were accessibility stalls, weather, temperature, and any events occurring that day.

Identifying On-Street vs Off-Street Parking

The study defines *On-Street Parking* as any motor vehicles such as cars, motorcycles, etc. in a stationary parked position occupying a parking stall while on the right-of way. While *Off-Street Parking* as all motor vehicles such as cars, motorcycles, etc. in a stationary parked position occupying a parking stall not directly adjacent to the right-of-way, such as in a designated parking lot. The study determined all cars parked in McDaniel Park’s parking lot as off-street parking and all cars parked on McDaniel Lane as on-street parking.

Beyond capacity

Often, cars can be found either parked illegally or parked outside a designated parking stall. In those instances, if the car was still within the area of interest and did not obstruct the flow of traffic then they were counted. An example would be a car parked on the grass next to the shelter at McDaniel Park (they were no longer unloading), or cars parked in the designated space adjacent to accessibility stalls in yellow paint. This often led to areas being parked beyond capacity.

McDaniel Park & McDaniel Lane

There are a total of 59 off-street parking stalls in McDaniel Park and 14 on-street parking stalls along McDaniel Lane from McDaniel Park to Siggelkow Road. Note, the five parking stalls on McDaniel Lane in front of the Green Lantern was deemed *On-Street Parking* and included in the McDaniel On-Street Parking count. Many of these stalls are likely used by visitors of the restaurant but are considered as part of the McDaniel Park/McDaniel Lane count.

Green Lantern Restaurant

The Green Lantern Restaurant is located approximately between McDaniel and Brandt parks. The Village has heard anecdotally that visitors of the parks sometimes use the private off-street parking lot, and vice versa, visitors of the restaurant sometimes use parking stalls at the parks. The Green Lantern has a total of 61 off-street parking stalls.

Siggelkow Road/Brandt Park

This location only includes *On-street parking* between Erling Avenue and Terminal Drive. Running east and west, Siggelkow connects frequent travelers and residents to McDaniel Park as it is right off Highway-51. With two baseball diamonds at Brandt Park along with the recently developed Waubesa Village, the area offered an increase in foot traffic. There are a total of 44 on-street parking stalls in this location.

Among the three areas selected for this study, there were 178 total parking stalls. Table 1 gives the distribution of stalls according to each area in the study. It is important to note that for this study, Siggelkow Road only offers on-street parking while Green Lantern only offers off-street parking.

The nearby roads Erling Avenue, Card Avenue, and Beckler Street were excluded in this study based on the following. It was determined off-street parking on Card Avenue and Beckler Street were too narrow and therefore unlikely. Erling Avenue seemed more probable, but on-street parking was not observed throughout the study.

Summary of Findings

	Available Parking	Average (cars/count)	Percent Occupied	Site Highs (%) / Lows (%)
McDaniel Park	73	27.7	38%	58 High, (79%) / 17 Low, (23%)
On-street	14	8.1	58%	17 High, (121%) / 1 Low, (7%)
Off-street	59	19.6	33%	42 High, (71%) / 9 Low, (15%)
Green Lantern	61	31.6	52%	61 High, (100%) / 6 Low, (10%)
Siggelkow Road	44	18	41%	36 High, (82%) / 6 Low, (14%)
Total	178	77.2	43%	125 High, (70%), 50 Low (28%)

Table 1: McDaniel Park Study Highlights

McDaniel Park Findings

The highest observed percentage of occupancy occurred over the weekend from Friday through Sunday with Sundays being the highest at 79 percent occupancy. During weekdays, the highest observed day occurred on a Monday morning at 44 percent occupancy. At no point was the entire lot completely occupied nor was it above capacity.

The observed on-street parking on McDaniel Lane is a good example of exceeding the 14 stalls available. On two occasions, Friday June 18th, and Sunday June 20th, both days observed above capacity parking for on-street parking at 17 and 16 cars, respectively. The overcapacity was due to cars parked on the street in undesignated parking stalls. The lowest observed on-street parking was on Monday, June 14th, with just one car parked. The average on-street and off-street parking for McDaniel Park combined comes to 27.6 cars per count, or 38 percent occupancy.

Table 2 shows the one instance the shelter was used for a gathering at McDaniel Park. This event occurred on a Sunday evening. On this day, the occupancy was only at 30 percent.

Date	Time	McDaniel (73 total)					
		<i>On-street (McDaniel Lane)</i>	<i>% On-street (14)</i>	<i>Off-street (McDaniel Parking Lot)</i>	<i>% Off-street (59)</i>	<i>Total McDaniel Occupied</i>	<i>Total McDaniel % (73)</i>
10-Jun	1:32 PM	9	64%	9	15%	18	25%
14-Jun	12:05 PM	1	7%	25	42%	26	36%
15-Jun	9:45 AM	5	36%	15	25%	20	27%
16-Jun	6:45 PM	11	79%	21	36%	32	44%
17-Jun	1:00 PM	7	50%	15	25%	22	30%
18-Jun	8:20 PM	17	121%	24	41%	41	56%
19-Jun	3:52 PM	8	57%	23	39%	31	42%
20-Jun	10:45 AM	16	114%	42	71%	58	79%
21-Jun	12:15 PM	3	21%	26	44%	29	40%
22-Jun	9:55 AM	6	43%	20	34%	26	36%
24-Jun	9:52 AM	4	29%	13	22%	17	23%
25-Jun	8:03 PM	8	57%	15	25%	23	32%
26-Jun	6:25 PM	12	86%	10	17%	22	30%
27-Jun	6:35 PM	6	43%	16	27%	22	30%
AVERAGE		8.07	58%	19.57	33%	27.64	38%

Table 2: McDaniel Park Occupancy Summary

Green Lantern

The highest observed percentage of occupancy occurred on a Sunday at 100 percent occupancy around 11:00 AM. The lowest observed occupancy rate was on a Monday at 10 percent. Further research on the Green Lantern website revealed Sunday Brunch is very popular at this time and the restaurant has reduced hours on Mondays, typically closing at 4:00 PM, compared to their usual 11:00 PM. The average parking occupancy at the Green Lantern is 31.6 cars per count, or 52 percent occupancy. If we exclude Mondays as an outlier based on the changed schedule, the average changes to 35.8 cars per count, or 58 percent occupancy. Another factor to consider is the impact of the COVID pandemic which may affect the number of patrons versus pre-COVID norms.

Date	Time	GreenLantern (61 total)	
		<i>Occupied</i>	<i>% occupied (61)</i>
10-Jun	1:32 PM	18	30%
14-Jun	12:05 PM	7	11%
15-Jun	9:45 AM	33	54%
16-Jun	6:45 PM	45	74%
17-Jun	1:00 PM	26	43%
18-Jun	8:20 PM	39	64%
19-Jun	3:52 PM	28	46%
20-Jun	10:45 AM	61	100%
21-Jun	12:15 PM	6	10%
22-Jun	9:55 AM	30	49%
24-Jun	9:52 AM	35	57%
25-Jun	8:03 PM	48	79%
26-Jun	6:25 PM	41	67%
27-Jun	6:35 PM	25	41%
AVERAGE		31.57	52%

Table 3: Green Lantern Occupancy Summary

Siggelkow Road Findings

The highest observed percentage of occupancy was 82 percent on a Wednesday night. The high occupancy was due to an adult softball league occupying both baseball diamonds at Brandt Park. The lowest percentage of occupancy was observed twice on a Sunday and Friday at 14 percent with 6 cars. The average parking occupancy was 18 cars per count, or 41 percent occupancy.

Date	Time	Siggelkow (44 Total)	
		<i>On-street (Siggelkow)</i>	<i>% On-street (44)</i>
10-Jun	1:32 PM	14	32%
14-Jun	12:05 PM	18	41%
15-Jun	9:45 AM	28	64%
16-Jun	6:45 PM	36	82%
17-Jun	1:00 PM	17	39%
18-Jun	8:20 PM	25	57%
19-Jun	3:52 PM	20	45%
20-Jun	10:45 AM	6	14%
21-Jun	12:15 PM	17	39%
22-Jun	9:55 AM	24	55%
24-Jun	9:52 AM	21	48%
25-Jun	8:03 PM	6	14%
26-Jun	6:25 PM	9	20%
27-Jun	6:35 PM	11	25%
AVERAGE		18	41%

Table 4: Siggelkow Road Occupancy Summary

Total Among All Sites

The highest observed percentage of occupancy among all areas was 70 percent on a Sunday with 125 total cars. There were no events observed at either Brandt Park or McDaniel Park on this day. The lowest observed percentage of occupancy was 28% on a Thursday with 50 total cars. The average parking occupancy found among all sites combined is 77.2 cars per count, or 43 percent occupancy. The full data observed can be found in the Appendix Section.

Conclusion

Based on the data collected over the two-and-a-half-week window, it is evident that no action for additional parking at McDaniel Park would be needed at this time. As observed, people are less likely to park at Siggelkow and then walk to McDaniel Park. Those who park on Siggelkow are more likely to have an interest in the amenities at Brandt Park rather than McDaniel Park. Furthermore, off-street parking in this area is more likely to be used by the nearby multi-family housing units. Should the stalls on Siggelkow be at capacity, the east side of Brandt Park, on Terminal Drive, offers additional off-street parking for attendees. Whereas the west side of Brandt Park, Erling Avenue does not seem likely as it is separated by a railroad track and a nearby pub is more likely their reasoning for off-street parking.

Having observed each location at various dates and times, at no point were all three locations at capacity at the same time. Table 5 shows the data if we exclude Siggelkow Road from the study, since it did not support the theory of individuals parking then walking to McDaniel. The occupancy rate would only increase 1 percent. This would support the statement to exclude the option of parking on Siggelkow Road.

	Total Parking Available	Average (cars/count)	Occupancy Rate
Total (McD, Sig, Grn Ltrn)	178	77.2	43%
Only McD + Grn Ltrn	134	59.2	44%

Table 5: Occupancy Rating without Siggelkow Road

Although, Siggelkow Road might not be the preferred off-street parking for Green Lantern customers and McDaniel Park goers, in the event parking at those sites are at capacity, having a third alternative space for parking overflow improves parking supply in the area.

In Table 6, when exploring the data for only McDaniel Park, if we consider Sundays as an outlier per the previous statement of overflow parking from Green Lantern to McDaniel Park, the average drops slightly from 27.6 to 25.6 cars per count and 38 percent to 35.1 percent. A difference of 2.0 cars per day and 2.9 percent. Conclusively, the findings in this study would support the statement that the recent additions to McDaniel Park have not led to overall demand for parking exceeded capacity with less than 40 percent occupancy rate throughout a typical week.

	Total Parking Available	Average (cars/count)	Occupancy Rate
Total McDaniel Park	73	27.6	38.0%
McDaniel Park w/o Sundays	73	25.6	35.1%

Table 6: McDaniel Park Occupancy without Sundays

Recommended Next Steps

Below are some suggestions regarding how off-street parking at McDaniel Park, Green Lantern, or Brandt Park to be accommodated should demand increase:

1. Working with the owner of the Green Lantern to discuss lot expansion for additional space to the area. Razing the home on Parcel # 071034333593 (5002 Card Ave) and combining with the existing parcel Green Lantern is on. Since it is the same owner, this could prove useful for increased activity from customers, additional parking stalls, and decreased costs associated with vehicular damages from narrow corners.
2. Acquisition of the two lots between Green Lantern and McDaniel Park, Parcel # 071033164456 (4912 McDaniel Lane) and 071033164250 (4914 McDaniel Lane). Though narrow and privately owned, acquisition of these lots would support future expansion of the park, including some additional off-street parking areas.
3. Acquisition of Parcel #071034322881 (4519 Siggelkow Rd). This single-family home is adjacent to Brandt Park at the intersection of Siggelkow Road and Erling Avenue. The location could provide a small off-street parking lot to serve Brandt Park and as additional overflow parking for McDaniel Park and the Green Lantern during peak events/times.
4. Updating the trail and wayfinding signs. Though this task is already partially underway, further development could support better infrastructure that supports bike access paths and walkability among park goers to decrease the number of trips to these destinations by vehicles.

Discussion

Weather & Summertime

The average temperature was around 77.6 degrees with a high of 90 and low of 66. Considering it was also summer and the school year had concluded, it was an optimal time to conduct the study. Surprisingly, on the day of the low 66-degree, it was quite sunny but only seemed to have 45 percent occupancy among all three locations. Rain and scattered storms did not seem to deter residents as those days still observed 23 and 22 parked cars at McDaniel Park.

Cars to count and cars not counted

There were often two or three cars always found parked on the north side of Green Lantern. These cars were never parked in designated painted stalls. It was assumed that they belonged to the restaurant owners and managers and therefore not included in the study. Additionally, cars were often found parked in front of the dumpsters area on busier days while cars pulling trailers occupied two stalls. These were included

in the count although parking was not assigned but they were generally still in the lot of the Green Lantern. Cars with trailers were counted as one even though they occupied more than one parking stall. The lot was mostly empty during these occurrences.

COVID Pandemic

The COVID Pandemic has impacted communities in a variety of ways. Strict policies had to be established to reduce the spread of the virus among people. Policies which limited the use of public parks, a curfew, and social gatherings. Many businesses and shops had to limit number of people in their buildings if they were to abide by acceptable social-distancing standards of six feet. Since the peak of the pandemic, very slowly are businesses returning to normalcy and full capacity.

McDaniel Park Occupancy Study 2021

Date	Day of week	Time	McDaniel (73 total)						Siggelkow (44 Total)		GreenLantern (61 total)	
	<i>M, Tu, W, Th, F, Sa, Su</i>		<i>On-street</i>		<i>Off-street</i>		<i>Total</i>	<i>Total</i>	<i>On-street</i>		<i>Occupied</i>	
			<i>(McDaniel Lane)</i>	<i>% On-street (14)</i>	<i>(McDaniel Parking Lot)</i>	<i>% Off-street (59)</i>	<i>McDaniel Occupied</i>	<i>McDaniel % (73)</i>	<i>(Siggelkow)</i>	<i>% On-street (44)</i>		<i>% occupied (61)</i>
10-Jun	Thursday	1:32 PM	9	64%	9	15%	18	25%	14	32%	18	30%
14-Jun	Monday	12:05 PM	1	7%	25	42%	26	36%	18	41%	7	11%
15-Jun	Tuesday	9:45 AM	5	36%	15	25%	20	27%	28	64%	33	54%
16-Jun	Wednesday	6:45 PM	11	79%	21	36%	32	44%	36	82%	45	74%
17-Jun	Thursday	1:00 PM	7	50%	15	25%	22	30%	17	39%	26	43%
18-Jun	Friday	8:20 PM	17	121%	24	41%	41	56%	25	57%	39	64%
19-Jun	Saturday	3:52 PM	8	57%	23	39%	31	42%	20	45%	28	46%
20-Jun	Sunday	10:45 AM	16	114%	42	71%	58	79%	6	14%	61	100%
21-Jun	Monday	12:15 PM	3	21%	26	44%	29	40%	17	39%	6	10%
22-Jun	Tuesday	9:55 AM	6	43%	20	34%	26	36%	24	55%	30	49%
24-Jun	Thursday	9:52 AM	4	29%	13	22%	17	23%	21	48%	35	57%
25-Jun	Friday	8:03 PM	8	57%	15	25%	23	32%	6	14%	48	79%
26-Jun	Saturday	6:25 PM	12	86%	10	17%	22	30%	9	20%	41	67%
27-Jun	Sunday	6:35 PM	6	43%	16	27%	22	30%	11	25%	25	41%
AVERAGE			8.07	58%	19.57	33%	27.64	38%	18	41%	31.57	52%

McDaniel Park Occupancy Study 2021

Total	Total %	Weather conditions		Event?	Accessibility stalls occupied?			Notes	
(McD, Sig, GrnLtrn)	(total/178)	Temp (°F)	Weather (i.e. Sunny)	Y/N ?	McDaniel, 3	Siggelkow, 4	GrnLtrn, 1		
50	28%	90°	Sunny	No	0	0	0		
51	29%	79°	Sunny	No	0	0	0		
81	46%	75°	Sunny	Yes	0	0	1	Youth baseball practice at Brandt Park, both fields occupied	
113	63%	81°	Sunny	Yes	0	1	1	Adult softball league at Brandt Park, both fields occupied	
65	37%	87°	Sunny	No	0	0	1		
105	59%	81°	Partly Cloudy	Yes	0	1	1	Softball game, one field occupied	
79	44%	82°	Sunny	No	1	0	0		
125	70%	77°	Cloudy	No	0	0	1		
52	29%	67°	Sunny	No	0	0	0		
80	45%	66°	Sunny	No	0	0	1		
73	41%	75°	Cloudy	No	0	0	1		
77	43%	75°	Scattered Storm	No	0	0	1		
72	40%	75°	Scattered Rain	No	0	0	1		
58	33%	77°	Sunny	Yes	0	0	1	Birthday party at McDaniel and one game at Brandt Park	
77.21	43%								

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Monday, July 26, 2021

SECTION: Business

DEPARTMENT: Administration

CONTACT: Matt Schuenke, Village Administrator, Stephanie Miller, Comm & Technology Director

AGENDA ITEM: Discussion and action regarding a revised proposal for diversity, equity, and inclusion consulting services from Rainey Briggs and Percy Brown.

PREVIOUS ACTION:

The DEI Subcommittee met on June 16, 2021 to recommend approval of the proposal.

The Village Board met on June 28, 2021 to conditionally approve the proposal.

The DEI Subcommittee met on July 21, 2021 to recommend approval of the revised proposal.

ISSUE SUMMARY:

This proposal was previously recommended for approval by the Subcommittee at the last meeting in June. The Village Board reviewed the recommendation and authorized approval of the proposal that same month. There were some concerns discussed as part of the Village Board review which generated conditions of approval that the Administrator had to follow up on with the Consultant. As part of this follow up to satisfy the conditions there were several changes developed to improve the structure of the agreement that go beyond the approval granted by the board requiring it to come back to confirm. The concepts and work tasks are all the same, nothing has been changed in that respect. More detail has been added to the items to fill in each of the areas of work on adding structure to the format. This mainly centers around adding additional information on deliverables of the work that is proposed. The Village Administrator has worked with the Consultants to prepare the revisions to the proposal that are included in your packet, and they are agreeable to the changes. The Subcommittee has also reviewed this revised proposal and recommends its approval again.

FINANCIAL/BUDGET IMPACT:

The 2021 Budget presently has allocated \$25,000 to be spent for diversity, equity, and inclusion initiatives. The total base cost of the proposal is \$43,000. The funds not allocated in 2021 will be included as part of the 2022 Budget.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:



None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended action to be taken:

Motion to approve the revised proposal for diversity, equity, and inclusion consulting services from Rainey Briggs and Percy Brown in the amount of \$43,000.

ATTACHMENTS:

1. McFarland Equity PD proposal- Revised 07232021 mgs



Village of McFarland Consultant Proposal:

This agreement is by and between Meraki Consulting LLC and the Village of McFarland (herein referred to as VOM). For the purposes of this agreement, reference to the Village of McFarland through the acronym VOM will refer to the municipal organization and the use of the word Community shall refer to the Village at large. The parties agree to the following terms:

1. Consultant, Rainey Briggs (Meraki Consulting) shall participate as trainer/facilitator for VOM administrator and community based teams in the development of systemic critical consciousness for the remainder of 2021 and 2022, ending on June 30, 2022.
2. Sub-Consultant, Percy Brown (Critical Consciousness) shall assist the lead Consultant as a trainer/facilitator for VOM administrator and community based teams in the development of systemic critical consciousness for the remainder of 2021 and 2022, ending on June 30, 2022.
3. Scope of Work: Consultation with VOM staff on the planning and preparation for each session.

A. **Equity Audit**

- i. Description – Quantitative data collection and analysis of the VOM as an organization based on areas selected by the Village Board upon recommendation of the DEI Subcommittee and Department Heads. Dates to be determined in consultation with VOM leaders.
- ii. Definition – The goal of an Equity Audit is to identify institutional practices that produce discriminatory trends in data that affect communities, students, school systems, and organizations. Equity Audits are conducted to analyze data in three key areas: Departmental Equity; Recruitment, Hiring and Retention Equity; and Community Collaboration Equity (Skrla, McKenzie & Scheurich, 2009). In Section 3(A)(iii) are examples of guiding questions related to each of the three areas of equity to study. These questions help community leaders find areas of concern that may require further investigation.
- iii. Guiding Questions:

Departmental Equity

- Which population groups are underrepresented in particular areas of focus?
- Which groups are overrepresented or underrepresented in particular departments etc?

Recruitment, Hiring and Retention of VOM Staff Equity

- What efforts have taken place to recruit and hire VOM staff that reflects McFarland?
- What are the current demographics of VOM staff?
- What efforts have taken place to provide village staff equity based professional learning opportunities?
- Are there certain departments that have high employee mobility? Why?

VOM and Community Collaboration Equity

- In what ways does the VOM collaborate with the McFarland School District?
- In what ways does the VOM collaborate with community-based stakeholders (community-based organizations, clergy, chamber of commerce, etc...)?
- What is the purpose and mission of the VOM DEI Committee?

When the Meraki Consulting facilitates equity audits with organizations, we work together to discover the institutional changes that will ensure equitable, diverse and inclusive environments for all community members.

- iv. Data Collection and Review – An equity audit requires data collection from stakeholders across the VOM organization. Organizations collect data in many forms to provide them with a wide range of influences that contribute to better service for all residents of the VOM. Data collection can come from a variety of sources, including but not limited to the following:
- Listening sessions with stakeholders/community leadership;
 - Organization observations;

- Focus group interviews with community members;
- Reviews of VOM policies, mission statement, vision statement, and ordinances;
- Information provided on the organization's website;
- Organization climate surveys;
- Attrition and retention reports; and
- State reports based on the organization.

Several community characteristics help tell the story of data. These include race, gender and gender identity, family income, national origin. Data indicators for community achievement include job opportunities; incarceration rates; restorative opportunities within the community with criminal justice system; and family and community engagement and leadership etc.

- v. Deliverables – The deliverables of this process will be identifying challenges in the Community regarding diversity, equity, and inclusion. Additionally it will provide involvement from people who do not always have a voice at the table to give them a chance to be heard. That input collected through this audit will be crucial in plan development within the institute process to shape desired outcomes that consistently address the challenges outlined within the audit and SWOT analysis. This alignment between these efforts are key to ensure our message is consistent so that our targeted outcomes can be achieved. The Consultant will work with the VOM on the development of a survey template in order to extract and collect the necessary data from the organization. Consultant will organize and engage data collection where necessary as identified in Section 3(A)(iv) of this proposal with assistance from VOM as needed.

B. **SWOT Analysis**

- i. Description – Planned to run concurrently with or adjacent to the Equity Audit as a means to gather more information about the Village as an organization and how it operates within the Community. SWOT analysis with following groups: Families, VOM staff, Students, and Board members and other stakeholder groups as recommended by the Village Administrator. (Dates to be determined in consultation with VOM leaders.)
- ii. Definition – SWOT stands for Strengths, Weaknesses, Opportunities, and Threats. The analysis will look at these four elements against the organization drawing vantage points from several different stakeholders both internal and external the

organization. The intent is to partner this information with the data collected in the Equity Audit in order to fuel the learning process in the Equity Institute and recommendation planning within Leadership Development.

- iii. Deliverables – Each session will be approximately 90-120 minutes in length led by the Consultant(s). A report will be prepared upon completion of the sessions that summarizes the findings and input received. Consultant will provide presentation to Village Board and DEI Subcommittee on preliminary findings at the conclusion of this item.

C. **Equity Institute**

- i. Description – Equity Institute for up to 60 individuals within key stakeholder groups to be determined by the Village Board upon recommendation of the DEI Subcommittee. Dates to be determined in consultation with VOM leaders.
- ii. Definition – The Equity Institute is designed for government staff and community members who want to address equity challenges in the VOM. Through experiential based learning, participants will explore the implications of historical and contemporary discrimination in governmental policies, housing policies, economic opportunities and hiring practices on historically disenfranchised groups. Data from the Equity Audit and SWOT Analysis will be used to bridge foundational learning and place it in the context of the VOM. The facilitators will use personal narratives and research-based content to engage participants in meaningful self-reflection, small/large group dialogue and community building.
- iii. Deliverables – The Institute will take place over the period up to three workshops with dates/times to be determined with the Consultant. Flexibility can be provided to conduct this work over consecutive days, nights, and weekends at the availability of all involved. The objective of the institute is to deepen the awareness of inequities in the VOM and its relationship to inequities across Dane County and the State of Wisconsin. Outcomes of the institute will be the development of recommendations, benchmarks, and progress monitoring tools that will guide the work of the VOM. Participants in the workshop will experience:
 - A deepened awareness of why discrimination exists.
 - Learning about equity challenges in the Community.
 - Learning about inequities through personal narratives from facilitators.

- Action planning to advance the work of the VOM DEI Subcommittee.

D. Leadership Development

- i. Description – Delivery of a full day in person or virtual leadership development in the area of diversity, equity and inclusion for the VOM including the Village Board, Diversity, Equity, and Inclusion (DEI) Subcommittee, and Department Heads. Dates to be determined in consultation with VOM leaders and responsive discussion of next steps.
- ii. Definition – Leadership Development is an exercise to take all the data through the audit, gather all the input through the SWOT analysis, and create education awareness through the institute in order to prepare recommendations for the VOM. These recommendations will outline goals and objectives on key diversity, equity, and inclusion initiatives that are specific to improving the VOM and its work within the Community. Additionally this will also include built in tools to monitor progress on how these recommendations can be implemented and maintained.
- iii. Deliverables – This step will take place over the course of a workshop at a time and date to be determined. It will be completed with a report provided outlining the recommendations developed and monitoring tools provided.

4. Cost Proposal: VOM agrees to pay Meraki Consulting LLC for services rendered as follows:

A. Year 1- 2021/2022 – VOM agrees to pay educational consultant for services rendered as follows:

- i. Equity Audit – \$8,000 for the items listed in Section 3(A). Paid within 30 days of completion.
- ii. SWOT Analysis – \$7,000 for the items listed in Section 3(B). Cost is per group that is paid within 30 days of the workshop.
- iii. Equity Institute – \$20,000 for the items listed in Section 3(C). Paid within 30 days of workshops.
- iv. Leadership Development – \$8,000 for the items listed in Section 3(D). Responsive discussion, goal setting, & next steps. Paid within 30 days of the workshop.
- v. If applicable- mileage to be paid at the rate of \$.58 per mile.

B. Year 2- 2022/Beyond – Community Engagement to be determined.

5. The parties agree and understand that Meraki Consulting, LLC retains sole and exclusive right and title to all intellectual property produced under this agreement. Furthermore, the parties agree VOM retains the right to use the work products from the consulting engagements to support the VOM boards, commissions, committees, and departments in DEI activities. The right does not extend to hosting workshops using the consultant's intellectual property or materials.
6. Consultants enter into this agreement as, and shall continue to be, an independent contractor. In no circumstances shall educational consultants look to VOM as her/his employer, partner, agent, or principal. Educational Consultant shall not be entitled to any benefits accorded to VOM.
7. The undersigned Consultants shall be solely liable and responsible to pay all required taxes and other obligations including, but not limited to, withholding and Social Security.
8. The Consultants will maintain insurance coverage and shall provide the VOM with a copy of the Certificate of Insurance.
9. The Consultants will adhere to all privacy policies, practices and laws with regard to information, events, anecdotal, qualitative and quantitative data collected and used as part of this contract.
10. This contract may be terminated under mutual agreement of both parties or due to negligence or violations of policy, statute, or federal law.

Signatures to follow on the next page.

For Meraki Consulting, LLC:

Signed _____
Dr. Rainey Briggs Educational Consultant

Date _____

For Village of McFarland:

Signed _____
Carolyn A. Clow, Village President

Date _____

Signed _____
Cassandra Suettinger, Village Clerk/Treasurer

Date _____

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Monday, July 26, 2021

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action regarding acceptance of the Sustainability Plan for the Village of McFarland.

PREVIOUS ACTION:

January 2020, Village Board approval of Resolution 2020-04 to create the Sustainable McFarland Ad-Hoc Committee.

March 2020, Village Board appointment of Ad-Hoc Committee members.

April 26, 2021 Staff from MSA presented an update to the Village Board on the progress toward completing the Sustainability Plan.

July 8, 2021 Ad Hoc Sustainability unanimously recommended acceptance of the Sustainability Plan to the Village Board.

ISSUE SUMMARY:

In January 2020 the Village Board approved Resolution #2020-04 to create the Sustainable McFarland Ad-Hoc Committee. Membership of the committee consists of seven volunteer residents appointed by the Village Board in March 2020. Resolution #2020-04 tasked the Sustainability Committee with three primary assignments:

1. Evaluate and make recommendations on the Village joining the Wisconsin Department of Natural Resources Green Tier Program.
2. Work with the public, Village Staff, and consultants to draft and develop a Sustainability Plan for implementation in McFarland.
3. At the conclusion of all work, make a recommendation to the Village Board regarding the Ad-Hoc Committee being established as a standing committee under the McFarland Municipal Code.

The Resolution further directed the Committee to provide its recommendations by May 1, 2021, unless otherwise extended by the Village Board. Due to the start of the pandemic the Committee was not able to begin meeting until June of 2020, but has since been meeting monthly. Initial Committee meetings included presentations by WDNR Green Tier Staff and related due diligence to evaluate the Green Tier Program. Last September, the Committee recommended, and the Village Board adopted, Resolution #2020-22 to join the WDNR Green Tier Program, completing task #1 from Resolution #2020-04.

Last summer, the Committee developed a Request for Proposal (RFP) to select a consultant to



assist with the development of the Sustainability Plan. In October, the Village Board accepted the recommendation of the Committee to hire MSA Professional Services to complete the Sustainability Plan. Staff from MSA begin meeting with the Committee in December. MSA's scope of services included a number of Committee and public outreach activities, one of which was to meet with the Village Board about mid-way through the project to review the progress to date, draft vision statements, and to address any Board questions. This meeting occurred at the April 26, 2021 Board meeting. Other activities included a Public Visioning Meeting held last February and a Community Survey in May.

The packet includes the final draft Village of McFarland Sustainability Plan. Staff from MSA Professional Services will be present to review the plan and discuss questions from Trustees. Members of the Sustainability Committee have also been invited to the meeting to be available to address Trustee questions. As is typical of Village planning projects, the final plan is being presented to the Village Board for acceptance to acknowledge the work requested has been completed. The plan then becomes a tool for use by Village staff, committees, commissions, and boards to guide the consideration of various future public and private projects, municipal purchases, capital improvement plans, annual budgets, etc.

FINANCIAL/BUDGET IMPACT:

Funding for this project was included in the 2020 capital borrowing with unused funding carried forward into the 2021 budget.

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to accept the Sustainability Plan for the Village of McFarland.

ATTACHMENTS:

1. McFarland Sustainability Plan_FINAL_7-20-2021

Sustainability Plan



Sustainability: *“Meeting the needs of the present without compromising the ability of future generations to meet their own needs.” (Bruntland Report, 1987)*

ACCEPTED: _____



PREPARED BY:
MSA PROFESSIONAL SERVICES



PREPARED FOR:
VILLAGE OF MCFARLAND, WI

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ACKNOWLEDGEMENTS

Village of McFarland Ad-Hoc Sustainability Committee

Angela Freedman, Chair
Michael Tiboris, Vice Chair
Bruce Fischer, Resident Member
Isabella Gletty-Syoen, Resident Member
Amber Meyer Smith, Resident Member
Mary Robb, Resident Member
Judy Taber, Resident Member

Village Board

Carolyn Clow, Village President
Stephanie Brassington, Trustee
Mike Flaherty, Trustee
Carrie Nelson, Trustee
Justin Rupert, Trustee
Chris St. Clair, Trustee
Ed Wreh, Trustee

Village Staff

Andrew Bremer, Community & Economic Development Director
Matt Schuenke, Village Administrator
Jim Hessling, Public Works Director



EXECUTIVE SUMMARY

On January 13, 2020, the McFarland Village Board of Trustees adopted Resolution #2020-04, which created a Sustainable McFarland Ad-Hoc Committee for the purpose of studying and creating a plan for sustainability within the Village. The Board tasked the Committee with the following:

1. Work with the public, Village staff, consultants and others to draft and develop a sustainability plan for implementation in McFarland.
2. Evaluate and make recommendations on the Village joining the WI Department of Natural Resources Green Tier Program.
3. At the conclusion of all work, make a recommendation to the Village Board regarding the Ad-Hoc Committee being established as a standing committee.

On September 14, 2020, the Village Board adopted Resolution #2020-16 approving participation in the Wisconsin Department of Natural Resources Green Tier Legacy Community Program. The mission of the Green Tier program is to help communities across the state of Wisconsin move continuously toward a sustainable future through initiatives that promote environmental stewardship, economic growth, public health, and social equity. Also in September, the Village joined Sustain Dane. Sustain Dane's mission is to inspire, connect, and support people to accelerate sustainable actions for community wellbeing. The missions of these organizations align with the purpose of the Sustainability Committee. Participation in these organizations provide motivation, structure, support, and educational resources to aid the Committee's efforts to study ways to improve sustainability within the Village and to take on actions that may not otherwise happen without the support gained through these agencies. The Green Tier program also provides additional benefits to the Village including receiving prioritization in applying for certain DNR grants and streamlining in certain DNR permitting processes through gaining access to a DNR staff liaison.

Beginning in October of 2020, the Committee began working on the McFarland Sustainability Plan: a systems approach to making the Village efficient, sustainable, and resilient. This summary explains the Sustainability Plan, as well as the public process through which the plan was developed.

The Sustainability Plan addresses six separate, yet interconnected aspects of life within the Village of McFarland: Energy, Transportation, Solid Waste, Water, Land Use & Development, and Community Health. For each of these six categories, the Village created a vision statement; identified indicators by which performance can be measured; selected desired performance trends; and prioritized a list of possible actions to accomplish these objectives.

Guiding Plan Visions:



Energy

Village government, residents and businesses embrace energy efficiency strategies and renewable energy sources. Efforts are aimed at reducing the local use of energy derived from fossil fuels each year, making steady progress toward a 100% clean energy future.



Transportation

McFarland has an extensive multi-modal transportation network that is accommodating to the needs of all people, regardless of age, ability or income. Community members are enabled to make sustainable transportation choices when

traveling to and from work, school, and other daily activities. Village transportation infrastructure is sustainably designed and integrated with a regional system that combines timely, cost-effective public transportation options, like buses and light rail, with a safe and ubiquitous network of routes for walking and bicycling.



Solid Waste

The residents, businesses, and government of McFarland utilize the most efficient and effective methods available to reduce, reuse, compost, and recycle waste. Village government uses incentives and policies to limit unnecessary waste and promote the lesser use and safe disposal of hazardous materials. Village residents and businesses are knowledgeable and responsible about waste management methods, and they value and celebrate the creative reuse of goods and materials.



Water

McFarland has an abundance of clean water, including surface water and groundwater, for both recreation and drinking. Public and private users limit their use of groundwater while also seeking to optimize infiltration of stormwater through best practices. Village government, residents and businesses endeavor to keep groundwater and local waterways free of chemicals, salt, trash, soil, and excess nutrients.



Land Use & Development

The Village of McFarland prioritizes the protection of environmentally sensitive areas and biodiversity in land use decisions and preserves land strategically for those purposes. The Village encourages diversity in both the built and business environments, seeking mixed-use developments, neighborhoods with a mix of housing types and price points, and a variety of business types in order to expand access to housing, jobs, services, recreation, social interaction, and other basic needs. Higher density and infill developments are encouraged so that land and infrastructure resources are used efficiently. Streets and development sites utilize resilient, native landscaping that enhances the aesthetic appearance and ecological health of the Village.



Community Health

McFarland, including its government, residents, and businesses, embraces community health and wellbeing as an integral part of sustainability. McFarland is intentional about embracing diversity and inclusivity, such that all residents are able to live happy and satisfying lives. Healthy food, clean water, housing, jobs, recreation opportunities and health care are available and accessible to all residents regardless of age, ability, gender identity, sexual-orientation, income, or ethnicity. The community values social connections and civic participation and works together to meet the needs of its most vulnerable residents.

The Sustainability Plan is a living document and continual improvement and annual updates are an integral part of the system. This living Plan is designed to help the Village adapt and improve performance each year through incremental changes that will cumulatively result in increased efficiency, cost-savings, environmental benefits, and long-term resilience. Each year the Village will evaluate performance, adjust the desired targets if appropriate, and revise the action plan.

The process through which this Plan was developed included:

- Numerous public working meetings with the Village Sustainability Committee, November 2020 through June 2021
- A Public Visioning Session, February 11, 2021
- A Community Survey, May 2021
- A Business and Developer Focus Group, June 24, 2021
- Progress reports to the Village Board, periodically
- Review of the final draft and recommendation to the Village Board by the Ad-Hoc Committee, July 8, 2021
- Public presentation and acceptance by the Village Board, July 26, 2021

Through this intensive public process, the Village has made strides toward integrating sustainability and resiliency into all facets of municipal operations and influence. This plan enables future actions and investments toward improved environmental performance, continued fiscal prudence, and a high quality of life for all residents.



1. WHAT IS THE MCFARLAND SUSTAINABILITY PLAN?

This plan offers a guiding vision, measurable objectives, and targeted strategies (plans of action) to help the Village and its residents and property owners operate more efficiently and sustainably. This plan acts as an adjunct to the Village's Comprehensive Plan and serves to directly support the Village's Community Vision and Mission:¹

Community Vision:

The vision of McFarland is to create an inviting, dynamic, diverse community that offers a high quality of life and a supportive environment in which all citizens may practice their individual value choices. The community actively seeks to preserve its proud heritage, protect its abundant natural resources, plan for responsible and balanced residential and commercial growth, promote a viable economic base, support educational excellence, provide diverse leisure options, and foster a healthy social fabric.

Community Mission:

With direction encouraged from an engaged citizenry, Village elected officials and employees will maintain and enhance the quality of life of the community by delivering quality services in an efficient and accountable manner and by providing an orderly, unbiased system of government that is transparent and accessible.

Guiding Principles

Sustainability is defined commonly as, "**meeting the needs of the present without compromising the ability of future generations to meet their own needs.**" (Brundtland Report, 1987)

Sustainability is referred to as a whole *systems* approach addressing the environment, social equity, and the economy, which are also known as the three "E's" or the "triple bottom line." Sustainability emphasizes the importance of balancing **all three considerations** in every decision-making process. This concept of sustainability incorporates effort and impacts at both the local and global scale – the Village affects and is affected by change at both scales, including global climate change.

This plan embraces the following sustainability principles:

1. Reduce dependence on fossil fuels and extracted underground metals and minerals.
2. Reduce dependence on chemicals and other manufactured substances that can accumulate in nature.
3. Reduce dependence on activities that harm life-sustaining ecosystems.
4. Reduce barriers to achieving present and future human needs equitably and efficiently.

Equity

Sustainability in the Village of McFarland, as it relates to equity, is focused on enabling people with the resources necessary to balance environmental and economic systems. We strive to deconstruct barriers which limit the equitable distribution of goods and services to those who live in our community. A system

¹ McFarland Strategic Plan 2020-2030

that addresses the needs of some people more than the needs of others is not sustainable. This plan seeks to enable all residents to meet their needs.

Plan Organization

This plan is organized into the following focus areas: **Energy, Transportation, Solid Waste, Water, Land Use & Development, and Community Health**. Within each focus area the plan identifies:

- A **vision statement** to describe in qualitative terms what sustainability looks like within that section.
- **Specific indicators** that will serve as baseline sustainability indicators to align with the vision statement by which the Village can quantify performance and progress.
- **Specific goals and performance targets** to which the Village aspires.
- An **action plan** that provides for specific projects, programs, and initiatives to help the Village achieve the set targets and vision.

2. Previous Planning Efforts

The Village's *Strategic Plan 2020-2030* (adopted 2020), the *Comprehensive Plan* (adopted 2017), the *East Side Neighborhood Growth Plan* (adopted 2008), and the Village Board Goals 2019-2020 (adopted 2019) all include visions, goals and objectives related to sustainability.

The *Strategic Plan* states:

The vision of McFarland is to create an inviting, dynamic, diverse community that offers a high quality of life and a supportive environment in which all citizens may practice their individual value choices. The community actively seeks to preserve its proud heritage, protect its abundant natural resources, plan for responsible and balanced residential and commercial growth, promote a viable economic base, support educational excellence, provide diverse leisure options, and foster a healthy social fabric.

A goal from the *Comprehensive Plan*:

Pursue Local Opportunities to Mitigate and Adapt to Climate Change. The Village will advance local practices to mitigate or reduce the release of greenhouse gasses, and work to increase the community's resilience to the impacts of climate change.

A 2019 Village Board objective:

Develop measurable actions and standards for the advancement of sustainable initiatives within the Village.

A complete summary of existing goals, objectives, policies and actions from recently approved Village Plans is located in **Appendix D**.

3. Planning Process

The Sustainability Plan is designed to be a living document that is constantly evolving and growing to meet the needs of the Village. An essential component to the System is an active public process. Opportunities for public participation included a series of Sustainability Committee working meetings, meetings with Village staff, a public visioning event, an internet survey, the public presentation of the Plan, and finally, adoption of the Plan by the Village Board.

Sustainability Committee Meetings

The Village formed an Ad-Hoc Sustainability Committee to coordinate and guide the development of the Sustainability Plan. The Sustainability Committee consists of residents of the Village and the Community Development Director who served as staff for the Committee and as liaison to other Village Department Heads. The Committee met on a monthly basis to develop the Plan, beginning in June of 2020. All the meetings were open to the public and public comment was allowed. The Sustainability Committee kept the Village Board informed on progress throughout the process.

Public Visioning Session

On February 11, 2021, the Sustainability Committee hosted a virtual public visioning session to help kick off the project. The meeting's activities were organized around the six categories or systems upon which this project focuses: Energy, Transportation, Solid Waste, Water, Land Use & Development, and Community Health. During the meeting, participants were put into breakout rooms, facilitated by consulting staff and committee members. Each breakout focused on two topics and asked participants to brainstorm visions, barriers to the vision, and actions to achieve the vision for each topic. There were three rounds of breakouts, which allowed participants to comment on all six topics. Each round had the participants brainstorm using an online tool called Miro² (see Figure 1). The tool enabled participants to place sticky notes on boards just as they would have at an



Questions:

1. In an ideal world, what does sustainability in energy/transportation look like in McFarland?
2. Why doesn't it look this way now? What are the barriers/roadblocks to achieving the vision?

Repeat questions one and two for the second topic prior to moving on to question 3

3. Brainstorm actions you think McFarland could take in order to reach your ideal vision for either/both topics.

*Utilize sticky notes (the symbol under the arrow on the left side of the page) to place thoughts onto the appropriate boards.

*The facilitator will tell you when to start and stop placing sticky notes on a particular board(s).

² <https://miro.com/>

in-person meeting. The visioning session was attended by more than 30 community members. A full summary of visioning session results is in **Appendix C**. The comments were synthesized into the six vision statements in the Executive Summary above.

Community Survey

In May of 2021, the Sustainability Committee and the Village of McFarland hosted an online survey to gain a deeper insight into Village residents' desired future direction for the Village. The survey asked for feedback regarding the level of support for the draft visions and select actions proposed to achieve those visions. Comments and ideas from the community survey, the public meetings, as well as input from Village staff and elected officials were all used to inform the action items found in the next section of this document.

As with any survey, there were a wide range of responses, ranging from people who are very excited and passionate, as well as knowledgeable, about sustainability issues to respondents who were neither interested nor willing to support the efforts; and there were many responses that fell in between these two extremes. In general, survey respondents embraced many of the different facets of sustainability presented in the survey. However, there was also a general concern with the expenses of implementing many of the actions and with duplicating efforts that were already underway by other organizations. The complete survey results, including a summary, can be found in **Appendix B**.

Focus Group

A focus group discussion was held on June 24, 2021 with six developers from the McFarland area. The developers specialized in everything from single-family subdivision development, senior housing, commercial, and multi-family development, both market rate and affordable. We asked the participants four main questions, regarding how they are proactively addressing sustainability, what the barriers are to addressing sustainability, how the Village can help, and whether they had any feedback on the proposed actions of this plan.

The most common ways the participants said they address sustainability now is through building envelope efficiency/insulation, in-floor radiant heating, solar, allowing renewable energy in neighborhood covenants and native plantings. Barriers mentioned included cost, lack of available financing, and lack of knowledge about techniques and incentives. They said the Village could help by sharing information on best practices and incentive programs, giving additional tax increment financing incentives to projects that include renewable energy, and granting credits on impact fees if a development utilizes more green building techniques. There was general support for the actions in the plan, but there was also consensus that more incentives are better than more regulations.

4. ACTION PLAN

The Sustainability Framework is the core of the Village of McFarland Sustainability Plan. This action plan is organized into the six interrelated topic areas: Energy, Transportation, Solid Waste, Water, Land Use & Development, and Community Health.

Within each topic area are five types of information:

- Background
- Vision Statement
- Sustainability Indicators
- Targets
- Actions to achieve the targets

Indicators

The sustainability indicators in each area were chosen in accordance with the following criteria:

1. Is the indicator worth tracking to see a pattern over time?
2. Does the indicator measure an area where action items can have an impact?
3. Is the indicator easy to measure?
4. Is the data readily available and reproducible on an annual basis?
5. Are the action items related to the indicators accomplishable?

The sources and baseline years of the indicator data are included in **Chapter 7 – Methods and Sources**.

Targets

Targets are the improvement goals that the Village has set for itself. The majority of the targets look ahead 10 years. Some of the targets are very specific, others are a simple “decrease” or “increase.” The main purpose of the targets is to help the Village track progress toward its visions. The targets may be reevaluated every 2-3 years.

Actions

Each set of actions is broken down into near-term, mid-term and long-term actions. These timeframes are defined as follows:

- Near-Term = action should begin within 1-2 years
- Mid-Term = action should begin within 2-4 years
- Long-Term = action should begin within 4+ years

The timeframes are meant to indicate roughly when the Village would like to begin working on the actions. Thus, the near-term actions are what the Village has deemed to be the highest priority, the mid-term actions are a secondary priority, and the long-term actions are a third priority.

The actions were prioritized based on an assessment of the following criteria:

1. Impact – how big of an impact the action is likely to have on the indicators.
 - a. Low
 - b. Medium

- c. High
- 2. Cost – roughly how much it will cost the Village to complete the action.
 - a. \$ = likely can be done at staff level with little to no expenditures
 - b. \$\$ = likely requires both staff involvement and potential professional consultant
 - c. \$\$\$ = likely requires major capital expenditures by the Village
- 3. Staff Effort – the level of staff effort needed to complete the action.
 - a. Low
 - b. Medium
 - c. High
- 4. Duration – approximately how much time it takes to complete the action, once begun.
 - a. 3-6 months
 - b. 6 months – 1 year
 - c. 1-3 years
 - d. 3+ years
 - e. Ongoing
 - f. Recurring
- 5. Status – current status of the action.
 - a. Not begun
 - b. In progress

The visions, indicators, targets and actions can be found on the following pages, organized by topic area. The indicators and targets are listed here in their entirety; the actions are listed in simple priority groupings.

The full action spreadsheets, which include all the prioritization criteria listed above, as well as an identification of the party(ies) responsible for completing the action, are included in **Appendix A**. It should be noted that the Ad-Hoc Sustainability Committee is not listed under “Responsible Committee or Commission” in the spreadsheet because it is assumed the Committee will be involved in all aspects of the implementation of this plan. The listed Committee or Commission in the spreadsheet is the responsible party *in addition* to the Ad-Hoc Committee. In order to efficiently implement the actions of this Plan, it is recommended that the Ad-Hoc Sustainability Committee be turned into a standing Sustainability Committee.

Energy



According to the *Inventory of U.S. Greenhouse Gas Emissions and Sinks 1990–2019*, 25% of total U.S. greenhouse gas (GHG) emissions came from the energy sector.³ Increasing energy efficiency and conservation by Village residents, businesses and in municipal operations will allow McFarland to reduce its overall energy use and thus reduce GHG emissions. The adoption of renewable energy sources will further assist McFarland in becoming more energy self-sufficient, reducing demand for fossil fuels.

VISION STATEMENT

Village government, residents and businesses embrace energy efficiency strategies and renewable energy sources. Efforts are aimed at reducing the local use of energy derived from fossil fuels each year, making steady progress toward a 100% clean energy future.

Energy Indicators	Baseline	Goal
Total Municipal Electricity Consumption per Year (kWh/yr)*	538,533.3	Decrease by 20% by 2030
*Public Works (kWh/yr/sq. ft.)	2.4	Decrease
*Library (kWh/yr/sq. ft.)	10.0	Decrease
*Municipal Center (kWh/yr/sq. ft.)	8.6	Decrease
Municipal Electricity Consumption for Streetlights per Year (kWh/yr)	46,289.2	Decrease by 50% by 2030
Total Municipal Natural Gas Consumption per Year (Therms/yr) *	25,857.7	Decrease by 20% by 2030
*Public Works (Therms/yr/sq. ft.)	0.2	Decrease
*Library (Therms/yr/sq. ft.)	0.6	Decrease
*Municipal Center (Therms/yr/sq. ft.)	0.3	Decrease
Total Residential Electricity Consumption per Capita per Year (kWh/yr)	26,653.4	Decrease by 10% by 2030
Total Commercial/Industrial Electricity Consumption per Year (kWh/yr)	71,222,724	Decrease by 10% by 2030
Total Residential Natural Gas Consumption per Capita per Year (Therms/yr)	288	Decrease by 10% by 2030
Total Commercial/Industrial Natural Gas Consumption per Year (Therms/yr)	1,101,335.4	Decrease by 10% by 2030
Total Properties with Solar & kW Production per Year	30 (since 2011)	Increase
Community-Wide Percentage of Total Energy Consumed Generated from Renewables per Year	13.5% (MG&E)	50% by 2040 & 100% by 2050
Municipal Percentage of Total Energy Consumed Generated from Renewables per Year	0.0%	50% by 2030 & 100% by 2040

³ <https://cfpub.epa.gov/ghgdata/inventoryexplorer/>

Energy Actions

Near-Term Actions

- Conduct energy audits of all municipal facilities to identify potential energy efficiency improvements.
- Establish a policy requiring all major remodeling of municipal buildings and any new municipal buildings include energy efficiency measures.
- Replace stoplights with LEDs.
- Replace streetlights with LEDs.
- Utilize the Outlook Newsletter, or other forms of print and social media, to annually distribute information on rebates and tax incentives for renewable energy and energy efficiency.
- Work with energy providers to develop a community-scale solar energy installation and/or develop a program for leasing municipal rooftops for solar.

Mid-Term Actions

- Utilize the EPA's Greenhouse Gas Equivalencies Calculator to measure and track greenhouse gas emissions from municipal facilities and operations.⁴
- Complete EPA Energy Star Portfolio Manager spreadsheet for government energy use.⁵
- Utilize the EPA's Greenhouse Gas Equivalencies Calculator to measure and track greenhouse gas emissions community-wide.⁶
- Develop a financial assistance program to help private property owners with renewable energy improvements.

Long-Term Actions

- Adopt a Residential Energy Conservation Ordinance (time-of-sale certification and upgrades).
- Retrofit streetlights with solar power.
- Hold a sustainability fair to bring in renewable energy companies to demonstrate and provide education on their products.



⁴ <https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator>

⁵ <https://www.energystar.gov/buildings/benchmark>

⁶ <https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator>

Transportation



The transportation sector is the largest contributor of GHG emissions in the U.S. According to the *Inventory of U.S. Greenhouse Gas Emissions and Sinks 1990–2019*, transportation accounted for the largest portion (29%) of total U.S. GHG emissions in 2019.⁷ By increasing the availability of alternative modes of transportation, the Village will be able to reduce its overall carbon footprint and have less of an impact on the surrounding atmosphere, which will also improve community health. Additionally, it will lead to a more equitable transportation system, giving those who do not have access to a car the opportunity to reach destinations, like work and school.

VISION STATEMENT

McFarland has an extensive multi-modal transportation network that is accommodating to the needs of all people, regardless of age, ability or income. Community members are enabled to make sustainable transportation choices when traveling to and from work, school, and other daily activities. Village transportation infrastructure is sustainably designed and integrated with a regional system that combines timely, cost-effective public transportation options, like buses and light rail, with a safe and ubiquitous network of routes for walking and bicycling.

Transportation Indicators	Baseline	Goal
Number of Public EV Charging Stations	0	Increase
Percentage of Collector and Minor Arterial Roadways with Marked Bike Lanes	33.6%	Increase to 80% by 2030
Percentage of Roadways with Sidewalks on At Least One Side	42.7%	Increase
Ratio of Off-Street Multi-Use Path Miles to Total Street Length	7:55	Increase
Percentage of People who take Public Transportation to Work	0.4%	Increase to 5% by 2030
Percentage of People who Carpool to Work	6.2%	Increase

Municipal Transportation Fleet	Baseline	Goal
Number of Hybrids	0	Increase # as replace vehicles
Number of Electric Vehicles	0	Increase # as replace vehicles
Gasoline Used (gallons/yr)	14,237.8	Decrease
Diesel Used (gallons/yr)	7,473.8	Decrease
Alternative Fuels Used (CNG, biodiesel, propane, etc.)	0	Increase

⁷ <https://www.epa.gov/greenvehicles/fast-facts-transportation-greenhouse-gas-emissions>

Transportation Actions

Near-Term Actions

- Amend the parking ordinance to require bike parking for all new commercial and multifamily buildings.
- Amend the parking ordinance to reduce minimum off-street parking requirement and/or add parking maximums for new development to limit excess pavement.
- Any proposal to add lanes to a two-lane roadway will be evaluated for a center turn lane, the preferred option over an expansion to four lanes.
- As municipal vehicles need replacement, evaluate the purchase of hybrid, electric or alternative fuel vehicles.
- Work with Madison Metro to connect the Village to Metro transit services.
- Develop more on- and off-road bike trails.
- Provide electric vehicle charging stations at municipal facilities.

Mid-Term Actions

- Ban idling for more than 5 minutes with municipal vehicles except for emergency vehicles.
- Utilize the Outlook Newsletter, or other forms of print and social media, to annually inform residents of existing ridesharing programs.
- Amend the Zoning Ordinance to require electric vehicle charging stations in new multi-family developments.
- Collaborate with the school district to survey students about transportation choices and evaluate safe routes conditions at each school.

Long-Term Actions

- Add sidewalks within existing neighborhoods where none currently exist.
- Apply for Bicycle Friendly Community status with the League of American Bicyclists and work to achieve silver or gold status.⁸



⁸ <https://www.bikeleague.org/community>

Solid Waste



Landfills are the third-largest source of human-related methane emissions in the United States, accounting for approximately 15% of these emissions in 2019. Methane is a powerful GHG; 28-36 times more powerful than CO₂. According to the U.S. EPA, the methane emissions from landfills in 2019 were approximately equivalent to the greenhouse gas (GHG) emissions from more than 21.6 million passenger vehicles driven for one year or the CO₂ emissions from nearly 12.0 million homes' energy use for one year.⁹ By reducing the amount of waste that goes to the landfill, McFarland and its residents can lower the Village's carbon footprint.

VISION STATEMENT

The residents, businesses, and government of McFarland utilize the most efficient and effective methods available to reduce, reuse, compost, and recycle waste. Village government uses incentives and policies to limit unnecessary waste and promote the lesser use and safe disposal of hazardous materials. Village residents and businesses are knowledgeable and responsible about waste management methods, and they value and celebrate the creative reuse of goods and materials.

Solid Waste Indicators	Baseline	Goal
Total Solid Waste Generated Including Recycling (tons/yr)	3,849.76	Decrease by 10% by 2030
Percentage of Solid Waste Recycled by Weight	31.7%	Increase to 45% by 2030

⁹ <https://www.epa.gov/lmop/basic-information-about-landfill-gas>

Solid Waste Actions

Near-Term Actions

- Create a municipal purchasing policy that requires consideration be given to whether a product is made from renewable and/or recycled materials.
- Utilize the Outlook Newsletter, or other forms of print and social media, to annually inform residents about recycling, backyard composting, product re-use and waste reduction.
- Facilitate a group buy program to offer compost bins to Village residents.

Mid-Term Actions

- Create a program to encourage and facilitate the practical reuse of waste from private and municipal construction projects.

Long-Term Actions

- Create a Village compost site for food waste.
- Create a community upcycle location or event.



Water



Water is life, yet the average family in the U.S. can waste up to 180 gallons a week due to household leaks and inefficient faucets.¹⁰ Half of the rivers and streams and more than a third of the lakes in the U.S. are polluted.¹¹ Nutrient pollution (nitrates and phosphates) is the leading source of contamination, owing mainly to farm waste and lawn fertilizer runoff. By making efforts to conserve water and by using sustainable methods of paving, lawn and landscape maintenance, McFarland and its residents can have a direct positive impact on the Village's surface water and groundwater resources.

VISION STATEMENT

McFarland has an abundance of clean water, including surface water and groundwater, for both recreation and drinking. Public and private users limit their use of groundwater while also seeking to optimize infiltration of stormwater through best practices. Village government, residents and businesses endeavor to keep groundwater and local waterways free of chemicals, salt, trash, soil, and excess nutrients.

Water Indicators	Baseline	Goal
Municipal Gallons of Groundwater Used per Year*	682,200	Decrease by 20% by 2030
*Public Works (gallons/yr/sq. ft.)	14.5	Decrease
*Library (gallons/yr/sq. ft.)	4.5	Decrease
*Youth Center (gallons/yr/sq. ft.)	12.0	Decrease
*Municipal Center (gallons/yr/sq. ft.)	7.4	Decrease
Percentage of Ground Water Lost per Year	10.1%	Decrease or maintain
Residential Gallons of Groundwater Pumped per Capita per Year	148,961,400	Decrease by 20% by 2030
Commercial/Industrial Gallons of Groundwater Pumped per Customer per Year	23,204,400	Decrease by 10% by 2030
Wastewater Discharged per Capita per Year (gallons)	28,150.1	Decrease by 10% by 2030

¹⁰ <https://www.epa.gov/watersense/statistics-and-facts>

¹¹ <https://www.nrdc.org/stories/water-pollution-everything-you-need-know>

Water Actions

Near-Term Actions

- Exceed county and state minimum requirements for protection of green spaces that play a key role in water infiltration.
- Purchase rain barrel kits and hold classes through McFarland Recreation Activities & Play for residents to purchase the kits at a discount and make and decorate their own rain barrels.
- Utilize the Outlook Newsletter, or other forms of print and social media, to annually inform residents about waterway health best practices for lawn care, landscaping and fall leaf management.
- Develop a program or work with existing agencies to assist residents with purchasing and installing low-flow water fixtures and replacing water softeners.
- Minimize and find alternatives to the use of salt on low traffic roadways.
- Evaluate the Subdivision Ordinance for reductions in required pavement width for new roads in new subdivisions to reduce the amount of impervious surface.

Mid-Term Actions

- Instal low-flow water fixtures in municipal facilities.
- Incentivize water conservation by increasing water rates for higher usage during next rate review with PSC.
- Replace all toilets using > 1.6 gpf in all municipal facilities.
- Install waterless urinals in men's restrooms at all municipal facilities.
- Install rain barrels at all municipal facilities and utilize rainwater for municipal watering.

Long-Term Actions

- Join EPA's WaterSense Program for water utilities.¹²
- Identify culverts that obstruct fish migration and install fish friendly culverts where needed.
- Perform a system-wide water audit and develop a water loss control plan.
- Develop a program for financial assistance for sewer lateral replacements.
- During road or public parking lot reconstruction, develop a plan for reduction of paved surfaces or inclusion of permeable pavement where possible.



¹² <https://www.epa.gov/watersense>

Land Use & Development



Growth and development are essential for any community, but if not well planned, it can lead to urban sprawl, excessive segregation of land uses, car dependence, and loss of important environmental corridors. The Village can create a more socially, environmentally, and economically sustainable community by encouraging a diversity of land uses and businesses, by locating important amenities within walking or biking distance of residential areas, and by ensuring new developments are designed to minimize their environmental impact.

VISION STATEMENT

The Village of McFarland prioritizes the protection of environmentally sensitive areas and biodiversity in land use decisions and preserves land strategically for those purposes. The Village encourages diversity in both the built and business environments, seeking mixed-use developments, neighborhoods with a mix of housing types and price points, and a variety of business types in order to expand access to housing, jobs, services, recreation, social interaction, and other basic needs. Higher density and infill developments are encouraged so that land and infrastructure resources are used efficiently. Streets and development sites utilize resilient, native landscaping that enhances the aesthetic appearance and ecological health of the Village.

Land Use & Development Indicators	Baseline	Goal
Residents per Square Mile within the Village Limits	1,893	Maintain or increase
Residents per Square Mile of Land in Urban Service Area within Residential Districts (including PUD; excluding RH-1 & RH-4)	5,266	Maintain or increase
Percentage of Housing that is Multi-Unit	17.7%	Increase
Percent of Land Area within the Urban Service Area Developed as Mixed Use (Residential & Commercial)	0.3%	Increase
Walkability Index	5.76-10.50	Increase to above 10.5 by 2030
Area (sq. ft.) of Community Gardens per 1,000 Residents	6,812	Maintain or increase
Area (acres) of Active Parkland per 1,000 Residents	17.9	18.4 by 2030

Land Use & Development Actions

Near-Term Actions

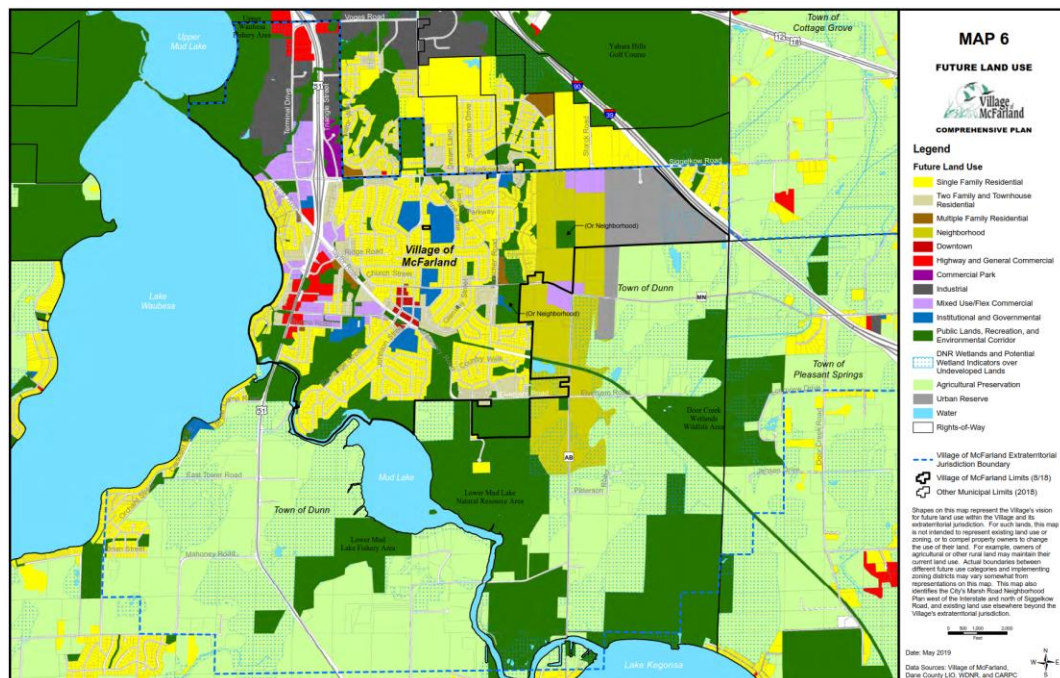
- Instead of grass lawns, utilize more native landscaping on municipal properties that are not used for recreation purposes.
- Require native landscaping in buffer areas around surface water and wetlands on both public and private property to protect water quality.
- Utilize the Outlook Newsletter, or other forms of print and social media, to annually inform residents about native landscaping.
- Amend Village ordinances to allow for a no-mow May.
- Identify streets lacking trees and develop a plan to plant trees.

Mid-Term Actions

- Amend the zoning ordinances to allow for more housing options, including accessory dwelling units and attached unit housing.
- Review and update Village plans and ordinances to look for opportunities to utilize land more efficiently, such as reducing setbacks and minimum lot sizes.
- Make progress towards no net annual loss of wetlands or purchase wetland mitigation credits where impacts to wetlands may not be avoidable.
- Identify and inventory priority areas for infill development, including those eligible for brownfields funding.

Long-Term Actions

- Create a second community garden.
- Amend the zoning ordinances to allow beekeeping in single- and two-family residence districts.



Community Health



Community sustainability is ultimately about sustaining a high quality of life for residents, and the health of individuals and families is critical to quality of life. Health is interconnected with the economic and environmental conditions that determine community sustainability. A healthy community is also an equitable community, in which all residents have adequate resources and opportunities to maintain their health.

VISION STATEMENT

McFarland, including its government, residents, and businesses, embraces community health and wellbeing as an integral part of sustainability. McFarland is intentional about embracing diversity and inclusivity, such that all residents are able to live happy and satisfying lives. Healthy food, clean water, housing, jobs, recreation opportunities and health care are available and accessible to all residents regardless of age, ability, gender identity, sexual-orientation, income, or ethnicity. The community values social connections and civic participation and works together to meet the needs of its most vulnerable residents.

Community Health Indicators	Baseline	Goal
Rates of Homeownership	78.5%	Increase
Percent of People Living in Poverty	2.6%	Decrease
Village Median Household Income	\$87,394	Track
Households with an Internet Subscription	92.1%	Increase to 100% by 2030
Percentage of Students that Qualify for Free and Reduced Lunch	17.0%	Track
Percentage of middle school students who participate in programs at McFarland Youth Center	20.0%	Increase to 50% by 2030
Percentage of Women Owned Businesses	40.8%	Increase
Percentage of Minority Owned Businesses	4.7%	Increase
AARP Livability Index Score	66	Increase

Community Health Actions

Near-Term Actions

- Adopt a Health and Equity in All Policies resolution.¹³
- Add additional community service days.
- Build a multi-generational community center.
- Prohibit tobacco and e-cigarette use on all municipal properties, including parks.

Mid-Term Actions

- Increase recreation programs through the Village.
- Incorporate community health and wellness considerations when updating existing plans.
- Evaluate multi-family design guidelines related to outdoor spaces and amenities.

Long-Term Actions

- Utilize Crime Prevention Through Environmental Design (CPTED) and active threat planning to make public spaces, such as recreational space, crime free.¹⁴



¹³ <https://www.apha.org/topics-and-issues/health-in-all-policies>

¹⁴ <https://www.cpted.net/>

APPENDIX A – ACTION RANKING SPREADSHEETS

KEY	
Responsible Committee or Commission*	
CW	Committee of the Whole
FC	Finance Committee
PC	Plan Commission
PK	Parks Committee
PS	Public Safety Committee
PU	Public Utilities
PW	Public Works Committee
n/a	Can be done at staff level without committee or commission involvement.
Priority Rankings	
Near-Term =	First Priority - Begin in 1-2 years
Mid-Term =	Second Priority - Begin in 2-4 years
Long-Term =	Third Priority - Begin in 4+ years
<i>*These responsible committees/commissions are in lieu of, or in addition to, a Sustainability Committee if the Village Board does not create a standing Sustainability Committee.</i>	

Energy Actions	Impact	Cost	Staff Effort	Duration	Status	Responsible Person or Department	Responsible Committee or Commission
Near-Term Actions							
Conduct energy audits of all municipal facilities to identify potential energy efficiency improvements.	Medium	\$	Medium	6 mos - 1 yr	Not Begun	Public Works	PW
Establish a policy requiring all major remodeling of municipal buildings and any new municipal buildings include energy efficiency measures.	Medium	\$	Low	3-6 mos	Not Begun	Administration/Public Works	PW
Replace stoplights with LEDs	Medium	\$	Low	Ongoing	In Progress	Public Works	PW
Replace streetlights with LEDs	Medium	\$	Low	Ongoing	In Progress	Public Works	PW
Utilize the Outlook Newsletter, or other forms of print and social media, to annually distribute information on rebates and tax incentives for renewable energy and energy efficiency.	Low	\$	Low	Recurring	In Progress	Community Development/ Communication & Technology	n/a
Work with energy providers to develop a community-scale solar energy installation and/or develop a program for leasing municipal rooftops for solar.	High	\$\$\$	High	1-3 yrs	Not Begun	Community Development/Public Works/Administration	CW/PW/PC
Mid-Term Actions							
Utilize the the EPA's Greenhouse Gas Equivalencies Calculator to measure and track greenhouse gas emissions from municipal facilities and operations (https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator).	Low	\$	Medium	Recurring	Not Begun	Community Development/Public Works	PW
Complete EPA Energy Star Portfolio Manager spreadsheet for government energy use (https://www.energystar.gov/buildings/benchmark).	Low	\$	Medium	3-6 mos	Not Begun	Community Development/Public Works	PW
Utilize the the EPA's Greenhouse Gas Equivalencies Calculator to measure and track greenhouse gas emissions community-wide (https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator).	Low	\$	High	Recurring	Not Begun	Community Development/Public Works	PW
Develop a financial assistance program to help private property owners with renewable energy improvements.	High	\$\$	High	6 mos - 1 yr	Not Begun	Administration	CW/FC
Long-Term Actions							
Adopt Residential Energy Conservation Ordinance (time-of-sale certification and upgrades).	Low	\$	Low	3-6 mos	Not Begun	Community Development	PC
Retrofit streetlights with solar power	Medium	\$\$\$	Medium	Ongoing	Not Begun	Public Works	PW
Hold a sustainability fair to bring in renewable energy companies to demonstrate and provide education on their products.	Low	\$	High	Recurring	Not Begun	Community Development	n/a

Transportation Actions	Impact	Cost	Staff Effort	Duration	Status	Responsible Person or Department	Responsible Committee or Commission
Near-Term Actions							
Amend the parking ordinance to require bike parking for all new commercial and multifamily buildings.	Low	\$	Medium	3-6 mos	Not Begun	Community Development	PC
Amend the parking ordinance to reduce minimum off-street parking requirement and/or add parking maximums for new development to limit excess pavement.	Medium	\$	Medium	3-6 mos	Not Begun	Community Development	PC
Any proposal to add lanes to a two-lane roadway will be evaluated for a center turn lane, the preferred option over an expansion to four lanes.	High	\$	Medium	Ongoing	Not Begun	Public Works	PW
As municipal vehicles need replacement, evaluate the purchase of hybrid, electric or alternative fuel vehicles.	Medium	\$\$	Low	Ongoing	Not Begun	Public Works/Police/Fire & Rescue	PW/PS
Work with Madison Metro to connect the Village to Metro transit services.	Medium	\$\$\$	High	6 mos - 1 yr	Not Begun	Community Development/ Administration/Public Works	CW/PC/PW
Develop more on- and off-road bike trails.	High	\$\$\$	High	3+ yrs	In Progress	Public Works	PW/PK
Provide electric vehicle charging stations at municipal facilities.	Medium	\$\$	Medium	6 mos - 1 yr	Not Begun	Public Works	PW
Mid-Term Actions							
Ban idling for more than 5 minutes with municipal vehicles except for emergency vehicles.	Low	\$	Low	3-6 mos	Not Begun	Public Works	PW
Utilize the Outlook Newsletter, or other forms of print and social media, to annually inform residents of existing ridesharing programs.	Low	\$	Low	Recurring	Not Begun	Community Development/ Communication & Technology	n/a
Amend the Zoning Ordinance to require electric vehicle charging stations in new multi-family developments.	Medium	\$	Low	3-6 mos	Not Begun	Community Development	PC
Collaborate with the school district to survey students about transportation choices and evaluate safe routes conditions at each school.	Low	\$\$	Medium	Recurring	Not Begun	School District/Community Development	n/a
Long-Term Actions							
Add sidewalks within existing neighborhoods where none currently exist.	Medium	\$\$\$	High	3+ yrs	Not Begun	Public Works	PW
Apply for Bicycle Friendly Community status with the League of American Bicyclists and work to achieve silver or gold status.	Low	\$	Medium	6 mos - 1 yr	Not Begun	Community Development/Public Works	PK

Solid Waste Actions	Impact	Cost	Staff Effort	Duration	Status	Responsible Person or Department	Responsible Committee or Commission
Near-Term Actions							
Create a municipal purchasing policy that requires consideration be given to whether a product is made from renewable and/or recycled materials.	Medium	\$	Low	3-6 mos	Not Begun	Administration	CW/FC
Utilize the Outlook Newsletter, or other forms of print and social media, to annually inform residents about recycling, backyard composting, product re-use and waste reduction.	Low	\$	Low	Recurring	Not Begun	Community Development/Communication & Technology	n/a
Facilitate a group buy program to offer compost bins to Village residents.	Low	\$	High	Recurring	Not Begun	Public Works	PW
Mid-Term Actions							
Create a program to encourage and facilitate the practical reuse of waste from private and municipal construction projects.	Medium	\$\$	High	6 mos - 1 yr	Not Begun	Community Development/Public Works	PW/PC
Long-Term Actions							
Create a Village compost site for food waste.	Medium	\$\$	High	1-3 Years	Not Begun	Public Works	PW
Create a community upcycle location or event.	Low	\$\$	High	Recurring	Not Begun	Community Development/Public Works	PW

Water Actions	Impact	Cost	Staff Effort	Duration	Status	Responsible Person or Department	Responsible Committee or Commission
Near-Term Actions							
Exceed county and state minimum requirements for protection of green spaces that play a key role in water infiltration.	High	\$	Medium	Ongoing	Not Begun	Community Development	PC/PW
Purchase rain barrel kits and hold classes through McFarland Recreation Activities & Play (MRAP) for residents to purchase the kits at a discount and make and decorate their own rain barrels	Low	\$	High	Recurring	Not Begun	MRAP/Library/Public Works	PW
Utilize the Outlook Newsletter, or other forms of print and social media, to annually inform residents about waterway health best practices for lawn care, landscaping and fall leaf management.	Low	\$	Low	Recurring	Not Begun	Community Development/Communication & Technology	n/a
Develop a program or work with existing agencies to assist residents with purchasing and installing low-flow water fixtures and replacing water softeners.	High	\$	High	6 mos - 1 yr	In Progress	Public Works/Administration	PU/FC/CW
Minimize and find alternatives to the use of salt on low traffic roadways.	High	\$	Low	Ongoing	Not Begun	Public Works	PW
Evaluate the Subdivision Ordinance for reductions in required pavement width for new roads in new subdivisions to reduce the amount of impervious surface.	Medium	\$	Medium	3-6 mos	Not Begun	Community Development	PC
Mid-Term Actions							
Installing low-flow water fixtures in municipal facilities.	Medium	\$\$	High	1-3 yrs	Not Begun	Public Works	PW
Incentivize water conservation by increasing water rates for higher usage during next rate review with PSC.	Medium	\$	Medium	1-3 yrs	Not Begun	Public Works	PU
Replace all toilets using > 1.6 gpf in all municipal facilities.	Medium	\$\$	High	1-3 yrs	Not Begun	Public Works	PW
Install waterless urinals in men's restrooms at all municipal facilities.	Medium	\$\$	High	1-3 yrs	Not Begun	Public Works	PW
Install rain barrels at all municipal facilities and utilize rainwater for municipal watering.	Low	\$	High	6 mos - 1 yr	Not Begun	Public Works	PW
Long-Term Actions							
Join EPA's WaterSense Program for water utilities.	Low	\$	Medium	3-6 mos	Not Begun	Public Works	PU
Identify culverts that obstruct fish migration and install fish friendly culverts where needed.	High	\$\$\$	High	3+ yrs	Not Begun	Public Works	PW
Perform a system-wide water audit and develop a water loss control plan.	Medium	\$	High	6 mos - 1 yr	Not Begun	Public Works	PU
Develop a program for financial assistance for sewer lateral replacements.	Medium	\$\$	High	1-3 yrs	Not Begun	Public Works/Administration	PU/FC/CW
During road or public parking lot reconstruction, develop a plan for reduction of paved surfaces or inclusion of permeable pavement where possible.	Medium	\$	High	Ongoing	Not Begun	Public Works/Community Development	PW

Land Use & Development Actions	Impact	Cost	Staff Effort	Duration	Status	Responsible Person or Department	Responsible Committee or Commission
Near-Term Actions							
Instead of grass lawns, utilize more native landscaping on municipal properties that are not used for recreation purposes.	Medium	\$	Low	Ongoing	Not Begun	Parks/Public Works	PK/PW
Require native landscaping in buffer areas around surface water and wetlands on both public and private property to protect water quality.	High	\$	Low	3-6 mos	Not Begun	Community Development	PC
Utilize the Outlook Newsletter, or other forms of print and social media, to annually inform residents about native landscaping.	Low	\$	Low	Recurring	Not Begun	Community Development/ Communication & Technology	n/a
Amend Village ordinances to allow for a no-mow May.	Low	\$	Medium	3-6 mos	Not Begun	Community Development	PC
Identify streets lacking trees and develop a plan to plant trees.	Medium	\$\$		6 mos - 1 yr	Not Begun	Public Works	PW
Mid-Term Actions							
Amend the zoning ordinances to allow for more housing options, including accessory dwelling units and attached unit housing.	Medium	\$	Medium	3-6 mos	Not Begun	Community Development	PC
Review and update Village plans and ordinances to look for opportunities to utilize land more efficiently, such as reducing setbacks and minimum lot sizes.	Medium	\$	Medium	6 mos - 1 yr	Not Begun	Community Development	PC
Make progress towards no net annual loss of wetlands or purchase wetland mitigation credits where impacts to wetlands may not be avoidable.	High	\$\$	Medium	Ongoing	Not Begun	Community Development/Public Works	PW
Identify and inventory priority areas for infill development, including those eligible for brownfields funding.	Medium	\$	Medium	6 mos - 1 yr	Not Begun	Community Development	PC
Long-Term Actions							
Create a second community garden.	Low	\$	Medium	1-3 yrs	Not Begun	Parks/Community Development	PK
Amend the zoning ordinances to allow beekeeping in single and two-family residence districts.	Low	\$	Medium	3-6 mos	Not Begun	Community Development	PC

Community Health Actions	Impact	Cost	Staff Effort	Duration	Status	Responsible Person or Department	Responsible Committee or Commission
Near-Term Actions							
Adopt a Health and Equity in All Policies resolution.	Medium	\$	Low	3-6 mos	Not Begun	Community Development	CW
Add additional community service days.	Low	\$	Medium	3-6 mos	Not Begun	Senior Outreach	PK
Build a multi-generational community center.	Medium	\$\$\$	High	1-3 yrs	Not Begun	Administration	CW
Require tobacco-free and e-cigarette free on all municipal properties, including parks.	Low	\$	Low	3-6 mos	Not Begun	Public Works	PK
Mid-Term Actions							
Increase recreation programs through the Village.	Medium	\$\$\$	High	1-3 yrs	Not Begun	Parks	PK
Incorporate community health and wellness considerations when updating existing plans.	Medium	\$	Low	Ongoing	Not Begun	Community Development	PC
Evaluate multi-family design guidelines related to outdoor spaces and amenities.	Medium	\$	Medium	3-6 mos	Not Begun	Community Development	PC
Long-Term Actions							
Utilize Crime Prevention Through Environmental Design and active threat planning to make public spaces, such as recreational space, crime free.	Low	\$	High	Ongoing	Not Begun	Parks/Police	PK/PS

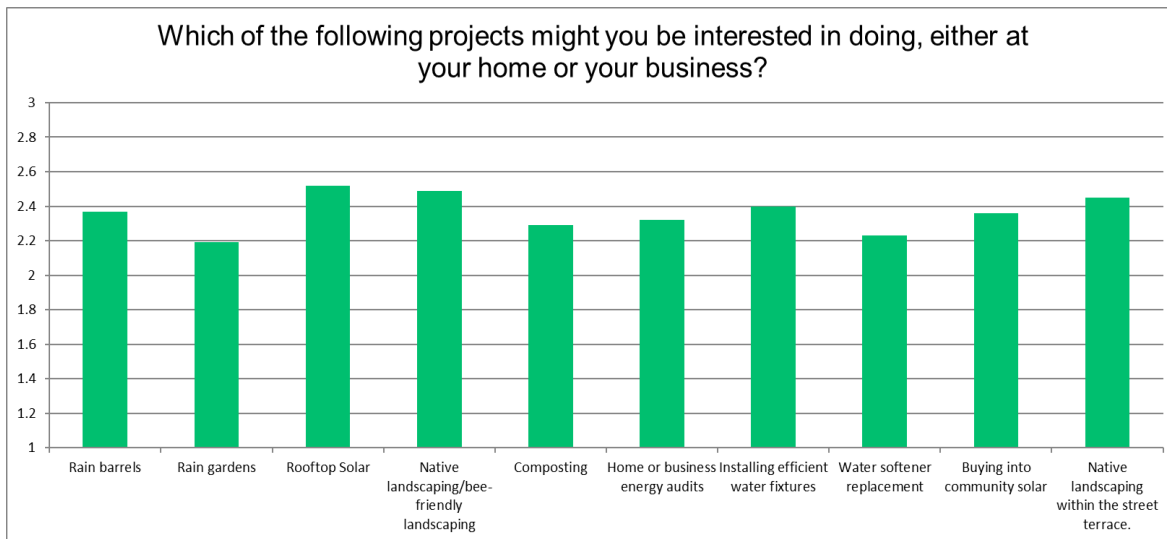
APPENDIX B – COMMUNITY SURVEY RESULTS

Summary of Results

There were 344 respondents and the survey had a 73% completion rate. The first and second questions asked about the respondents' places of residence and work. The majority, a little over 95%, of respondents lived in McFarland, 5% owned a business in the Village and 6% said they worked in the Village. Ten respondents (3%) were from outside of the Village, mostly from Madison, the Town of Dunn and the Town of Blooming Grove. The 334 respondents from the Village represent a response rate of approximately 3.7% of the Village's population.

The third question asked about the respondents' level of interest in doing certain projects at their places of residence or work. Answer choices were "Not Interested," "Neutral" and "Interested," represented below on a scale of 1-3. The highest level of interest (a weighted average of 2.52) was in rooftop solar and native landscaping (2.49); the lowest was in rain gardens (2.19) and water softener replacement (2.23). However, there is nothing below with an average rating lower than 2, which means there was generally a higher level of interest than disinterest in *all* the projects.

Figure 1: Projects of Interest Weighted Averages



The remainder of the survey was divided into six sections corresponding to the six topic areas of this plan:

- Energy
- Transportation
- Water
- Land Use and Development
- Solid Waste
- Community Health

Each section asked two questions - one about level of support for the vision statement and one about level of support for actions aimed at achieving that vision. Answer choices were "Strongly Oppose," "Oppose," "Neutral," "Support," and "Strongly Support." Answers were weighted on a scale of 1-5, with 1 being "Strongly Oppose" and 5 being "Strongly Support." Within each section and at the end of the survey, respondents were given the opportunity to leave comments, which are included in Appendix B.

Energy

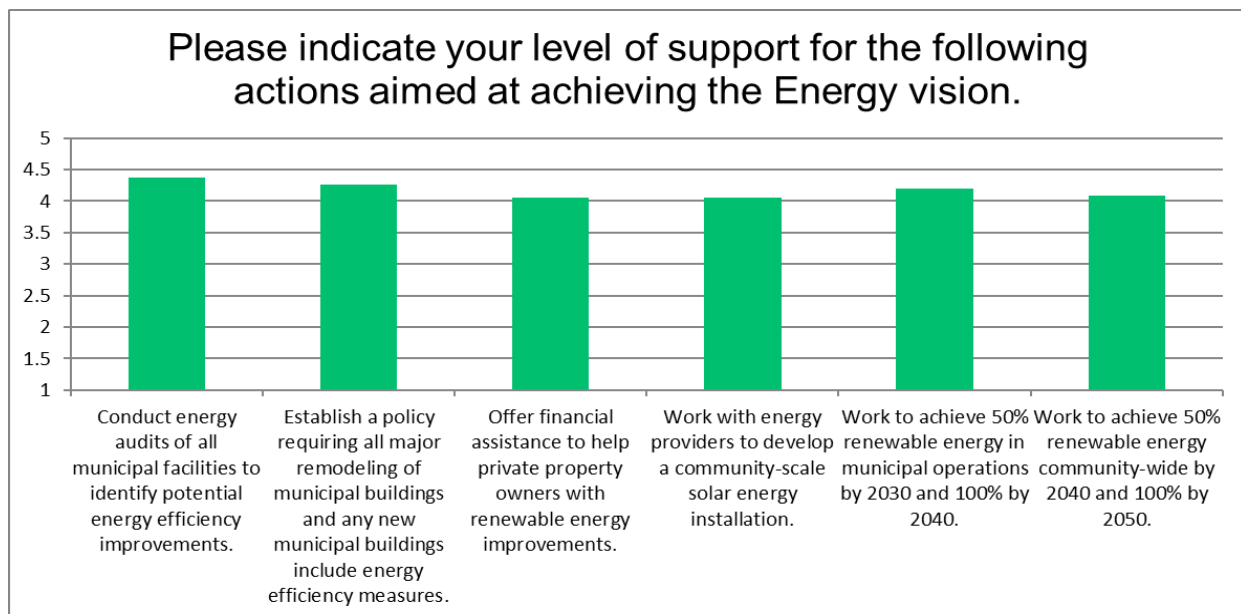
Respondents were supportive of the Energy vision statement. Over 86% answered “Support” or “Strongly Support;” the weighted average of all answers was 4.3.

The survey asked about the following actions:

1. Conduct energy audits of all municipal facilities to identify potential energy efficiency improvements.
2. Establish a policy requiring all major remodeling of municipal buildings and any new municipal buildings include energy efficiency measures.
3. Offer financial assistance to help private property owners with renewable energy improvements.
4. Work with energy providers to develop a community-scale solar energy installation.
5. Work to achieve 50% renewable energy in municipal operations by 2030 and 100% by 2040.
6. Work to achieve 50% renewable energy community-wide by 2040 and 100% by 2050.

There was similar support for all the above actions. The weighted averages for all the actions were between 4.06 at the low end and 4.38 at the high end. The highest rated action was to conduct energy audits at municipal facilities.

Figure 2: Energy Actions Weighted Averages



There were 19 comments under Energy. Five respondents commented that they were worried about the costs of these actions to taxpayers, while three others stated that they preferred a more aggressive schedule for achieving 50% renewable energy. There were also several supportive statements towards a community solar project.

Transportation

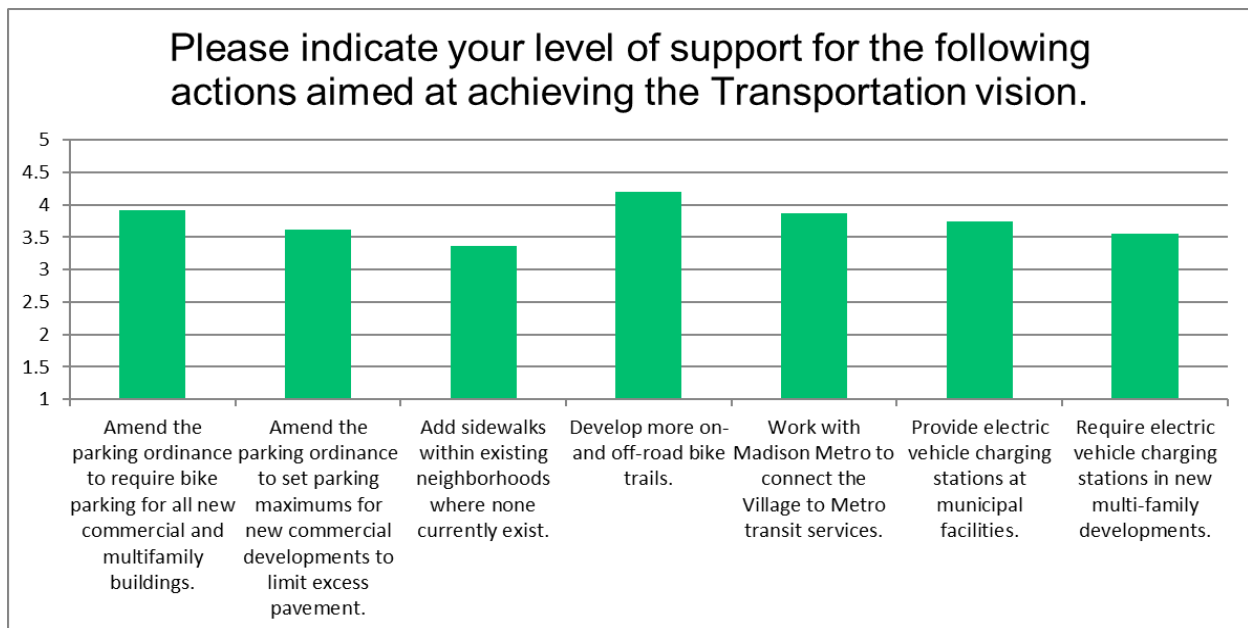
Respondents were also supportive of the Transportation vision statement. Over 80% answered “Support” or “Strongly Support;” the weighted average was 4.16, slightly lower than for the Energy vision (4.3).

The survey asked about the following actions:

1. Amend the parking ordinance to require bike parking for all new commercial and multifamily buildings.
2. Amend the parking ordinance to set parking maximums for new commercial developments to limit excess pavement.
3. Add sidewalks within existing neighborhoods where none currently exist.
4. Develop more on- and off-road bike trails.
5. Work with Madison Metro to connect the Village to Metro transit services.
6. Provide electric vehicle charging stations at municipal facilities.
7. Require electric vehicle charging stations in new multi-family developments.

There was general support for all the above actions, with slightly more support for actions related to bike facilities than for others. The highest rated actions were to develop more on- and off-road bike trails (4.2) and to require bike parking for new commercial and multi-family buildings (3.91). The lowest rated action was to add sidewalks where none currently exist (3.37).

Figure 3: Transportation Actions Weighted Averages



There were 29 comments under Transportation. There were six respondents who commented that not every street needs a sidewalk and that the Village should focus on high traffic streets. Eight respondents commented that there needs to be a regional transit solution – both Madison Metro and light rail were mentioned. Two respondents were concerned about introducing additional requirements on developers and one mentioned the use of pervious pavement as an alternative to traditional paving methods.

Water

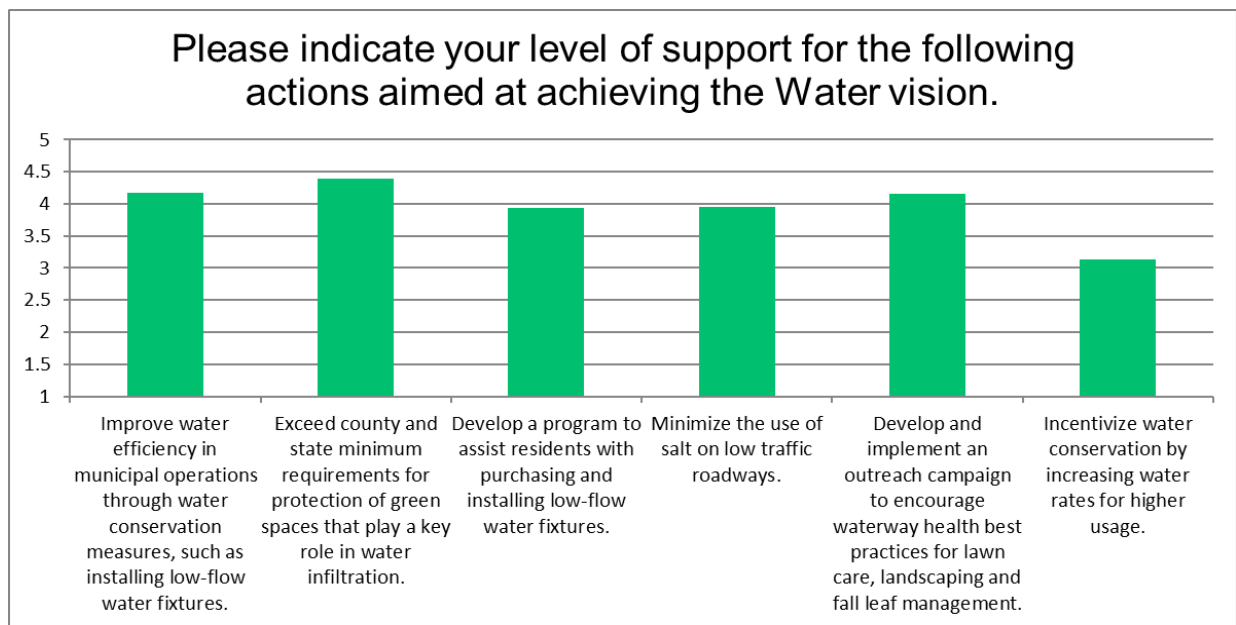
The Water vision statement had the highest level of support among all the vision statements, at a rating of 4.42. Over 92% of respondents supported or strongly supported the statement.

The survey asked about the following actions:

1. Improve water efficiency in municipal operations through water conservation measures, such as installing low-flow water fixtures.
2. Exceed county and state minimum requirements for protection of green spaces that play a key role in water infiltration.
3. Develop a program to assist residents with purchasing and installing low-flow water fixtures.
4. Minimize the use of salt on low traffic roadways.
5. Develop and implement an outreach campaign to encourage waterway health best practices for lawn care, landscaping and fall leaf management.
6. Incentivize water conservation by increasing water rates for higher usage.

Again, there was support for all the actions, but there was a bit larger gap here between the highest and lowest ratings. The highest rated action (4.39) was to exceed county and state standards for protection of green spaces. The lowest rating (3.14) was for increasing water rates to incentivize conservation. Of note: these were also the highest and lowest ratings of any actions in the whole survey.

Figure 4: Water Actions Weighted Averages



There were 25 comments under Water. There were eight comments on leaf management and lawn care and how there needs to be more education and more effort on the Village's part to ensure residents are not dumping yard waste into the street, including more enforcement actions. Five respondents commented that the Village uses too much salt on roadways in the winter. Seven respondents offered comments against increasing water rates and one person suggested lowering rates for lower usage rather than increasing rates for higher usage.

Land Use and Development

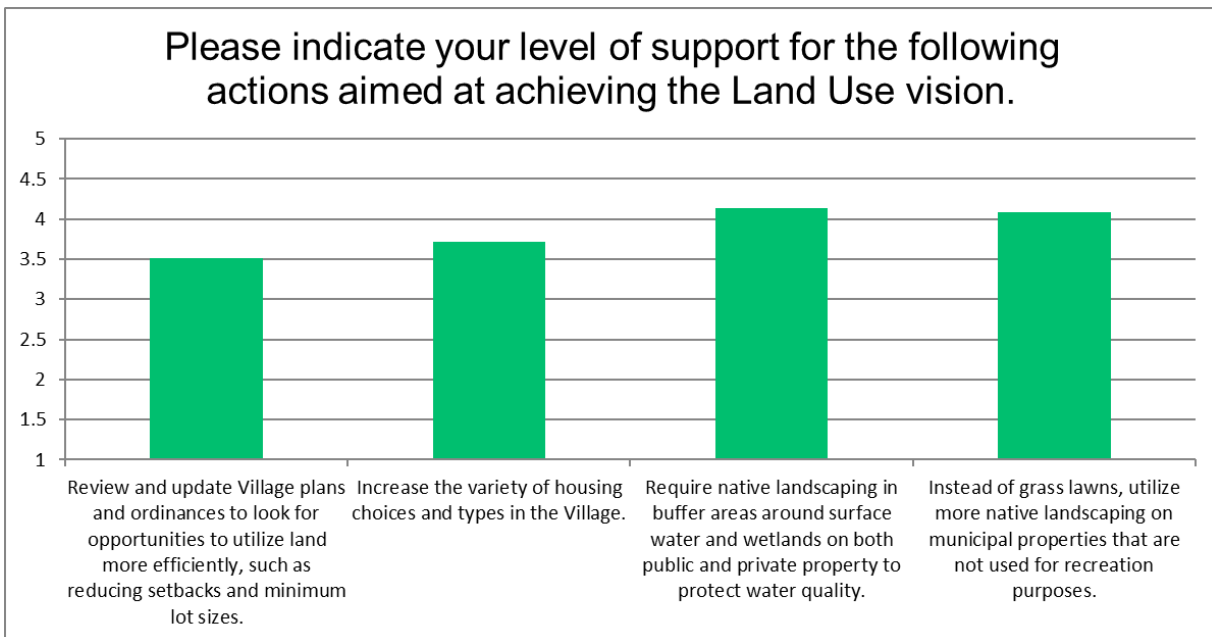
The Land Use and Development vision statement had the lowest level of support among all the vision statements, at an average rating of 3.98. Only 74% answered “Support” or “Strongly Support,” while 19% answered “Neutral” and 7% answered “Oppose” or “Strongly Oppose.” Given the large percentage of respondents who were neutral, this could perhaps indicate a lack of understanding as one reason this vision statement rated lower than the others.

The survey asked about the following actions:

1. Review and update Village plans and ordinances to look for opportunities to utilize land more efficiently, such as reducing setbacks and minimum lot sizes.
2. Increase the variety of housing choices and types in the Village.
3. Require native landscaping in buffer areas around surface water and wetlands on both public and private property to protect water quality.
4. Instead of grass lawns, utilize more native landscaping on municipal properties that are not used for recreation purposes.

There was general support for all the actions. The highest rated action (4.13) was to require native landscaping around surface water; the lowest rated action (3.51) was to review and update plans and ordinances to find ways to use land more efficiently.

Figure 5: Land Use Actions Weighted Averages



There were 29 comments under Land Use. Ten respondents indicated concern with decreased lot sizes and increased density. This seems to be another reason this topic’s vision statement was rated lower. There was also general support for native landscaping, but there were concerns about making it a requirement, including questions about enforcement.

Solid Waste

The Solid Waste vision statement was supported or strongly supported by 89% of respondents, with a weighted average of 4.27.

The survey asked about the following actions:

1. Work to achieve zero landfill waste in municipal operations by 2040.
2. Offer compost bins for Village residents.
3. Create a municipal purchasing policy that requires consideration be given to whether a product is made from renewable and/or recycled materials.
4. Create a program to encourage and facilitate the practical reuse of waste from private and municipal construction projects.
5. Create a Village compost site for food waste.

Again, there was general support for all actions. The highest rated action (4.26) was offering compost bins to Village residents and the lowest rated action (3.89) was the creation of a purchasing policy that requires the Village to consider how a product is made prior to purchase.

Figure 6: Solid Waste Actions Weighted Averages



There were 17 comments under Solid Waste. As in Energy, there were multiple comments (4) which indicated concern about the cost of these initiatives, specifically the municipal purchasing policy. There were also three comments suggesting that the Village collect food waste curbside for a community compost site. Two respondents commented that there needs to be sufficient public education and outreach for whatever program or policies the Village chooses because there is already confusion over what should be thrown out versus what should be recycled.

Community Health

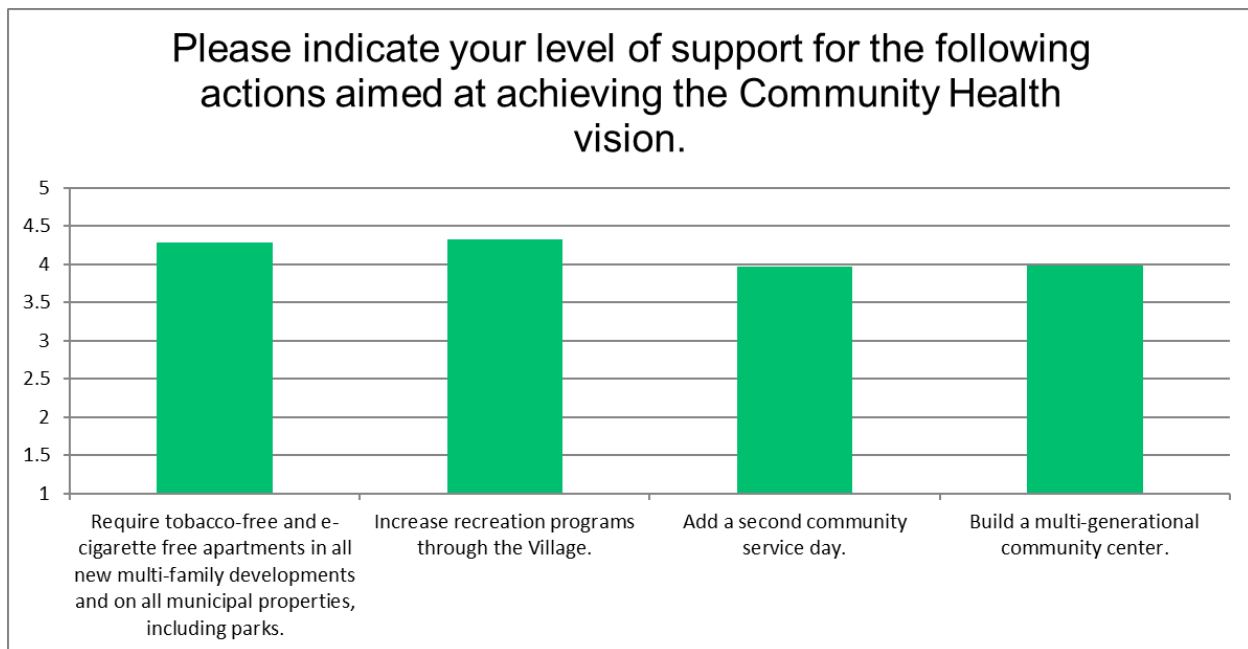
The Community Health vision statement received the second highest ratings. The statement was supported or strongly supported by 90% of respondents, with an average rating of 4.41.

The survey asked about the following actions:

1. Require tobacco-free and e-cigarette free apartments in all new multi-family developments and on all municipal properties, including parks.
2. Increase recreation programs through the Village.
3. Add a second community service day.
4. Build a multi-generational community center.

There was general support for all the actions. The highest rated action (4.29) was to require tobacco and e-cigarette free apartments; the lowest rated action (3.97) was adding a second community service day.

Figure 7: Community Health Actions Weighted Averages



There were 19 comments under Community Health. Four respondents indicated disappointment with the lack of diversity, equity and inclusion subject matter in the survey, with one respondent commenting that “DEI is essential to environmentalism.” Four comments indicated strong support for a new community center and others complimented the thoroughness of the survey.

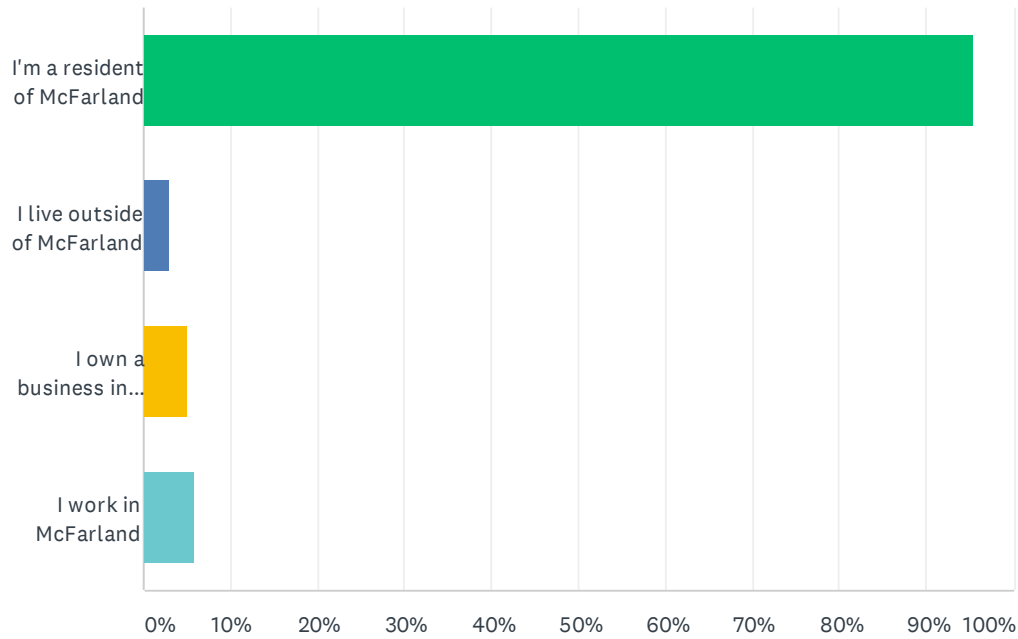
Additional Comments

There were 50 additional comments at the end of the survey. Again, cost concerns were mentioned numerous times. There were comments related to diversity, equity and inclusion and how that needs to be a consideration. A couple respondents asked for classes on sustainable gardening and lawn care. There were also comments related to the need to revitalize the downtown and bring in more businesses to create more jobs.

Full Results

Q1 Please check all that apply.

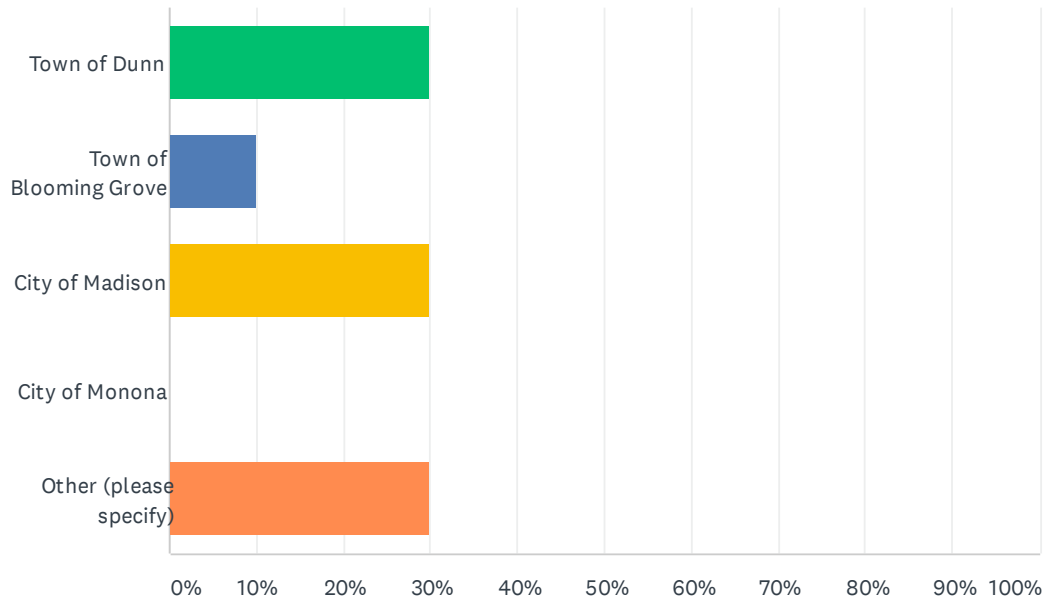
Answered: 343 Skipped: 1



ANSWER CHOICES	RESPONSES	
I'm a resident of McFarland	95.34%	327
I live outside of McFarland	2.92%	10
I own a business in McFarland	4.96%	17
I work in McFarland	5.83%	20
Total Respondents: 343		

Q2 If you live outside of McFarland, where do you live?

Answered: 10 Skipped: 334

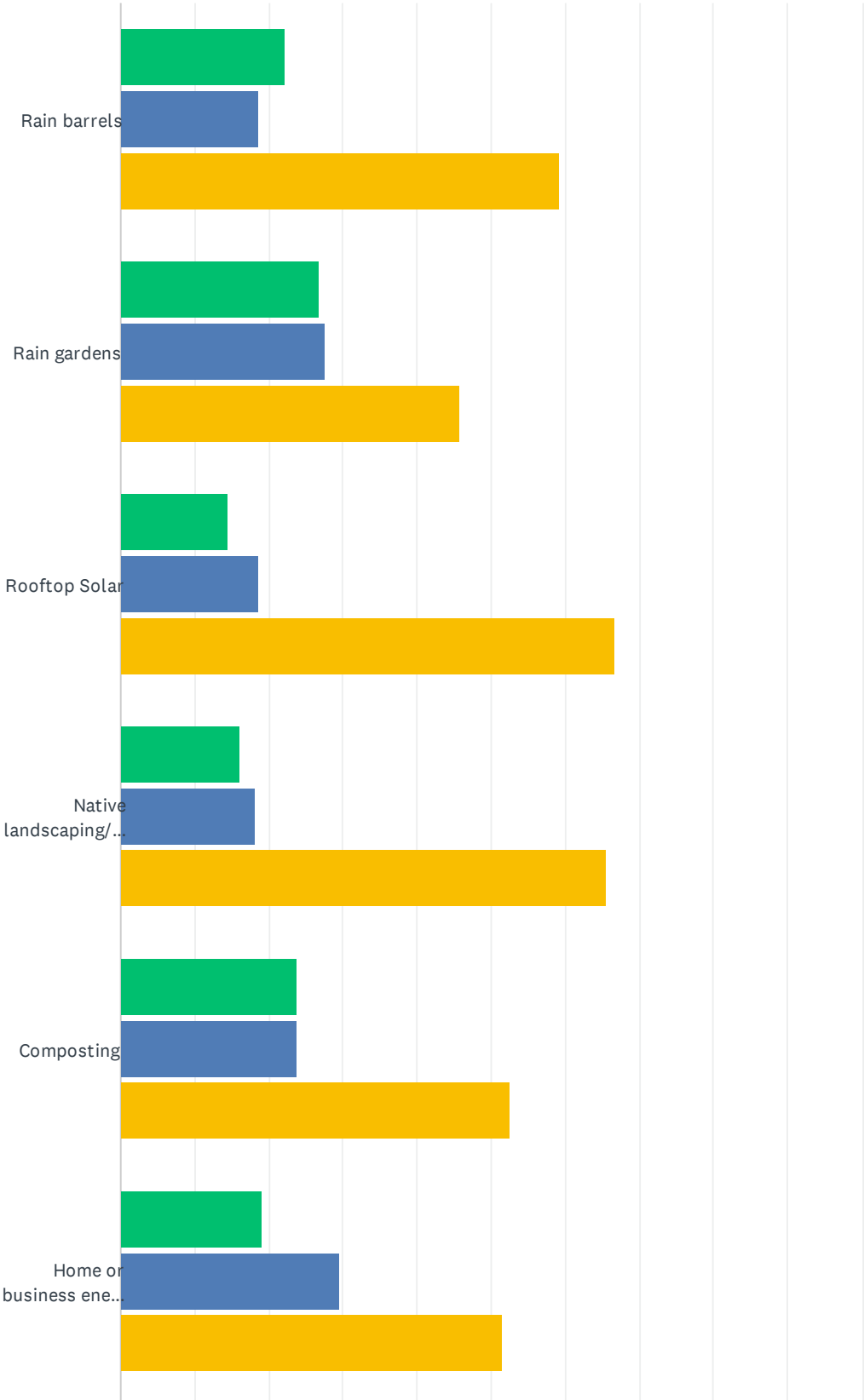


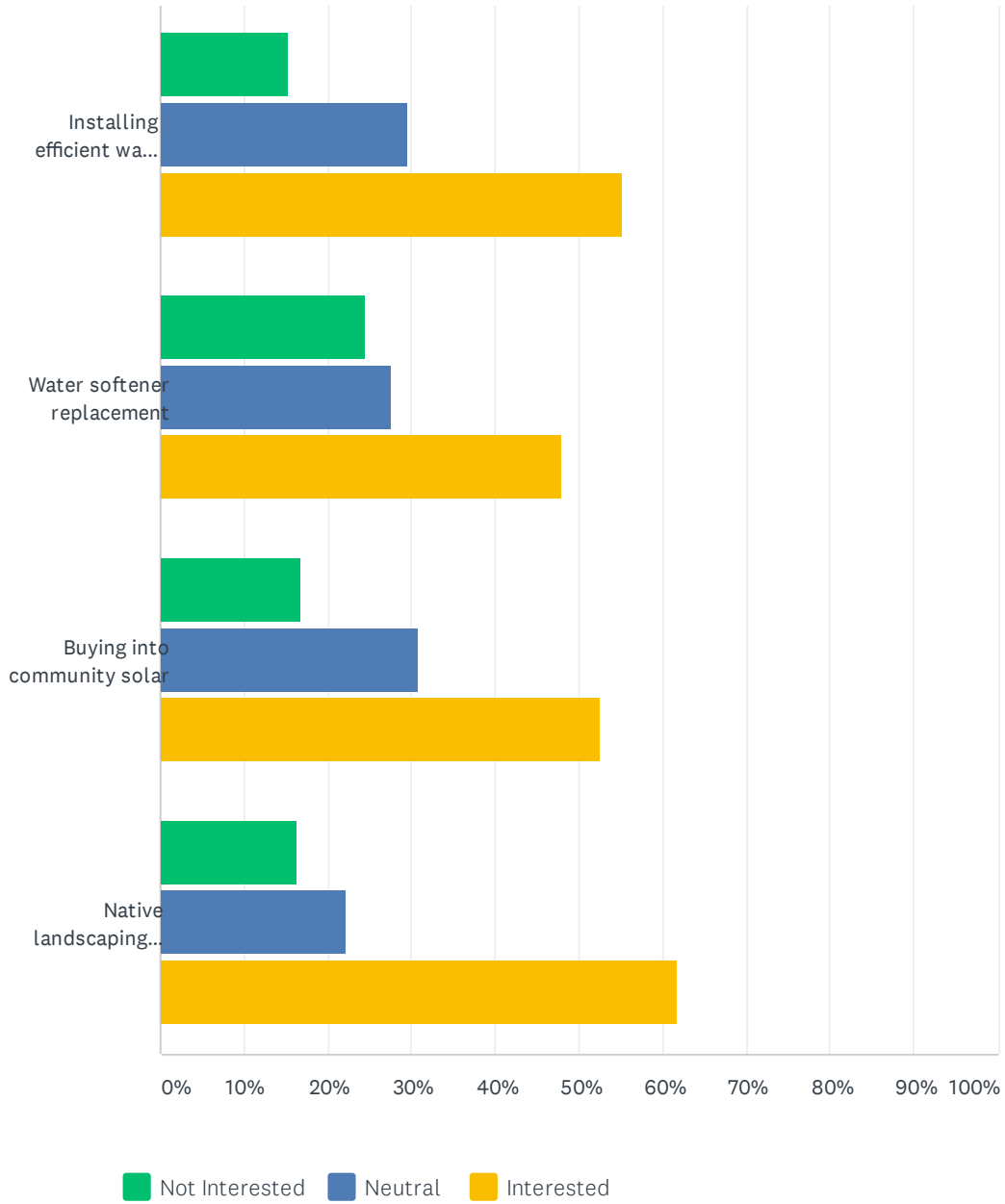
ANSWER CHOICES	RESPONSES	
Town of Dunn	30.00%	3
Town of Blooming Grove	10.00%	1
City of Madison	30.00%	3
City of Monona	0.00%	0
Other (please specify)	30.00%	3
TOTAL		10

#	OTHER (PLEASE SPECIFY)	DATE
1	Town of West Point	5/26/2021 8:27 PM
2	pleasant springs	5/14/2021 11:40 AM
3	Stoughton	5/6/2021 7:04 PM

Q3 Which of the following projects might you be interested in doing, either at your home or your business?

Answered: 250 Skipped: 94



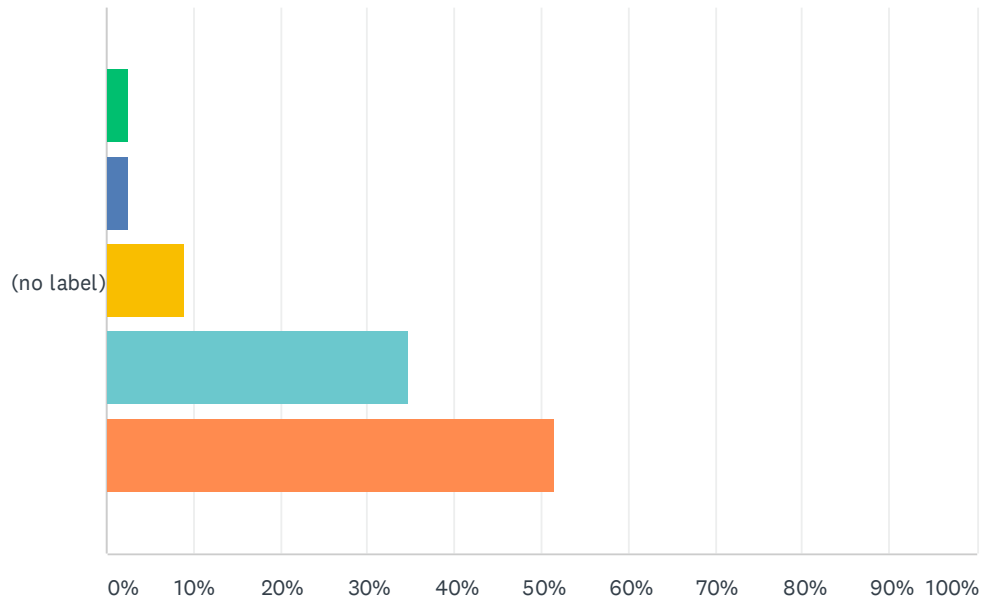


	NOT INTERESTED	NEUTRAL	INTERESTED	TOTAL	WEIGHTED AVERAGE
Rain barrels	22.22% 54	18.52% 45	59.26% 144	243	2.37
Rain gardens	26.69% 63	27.54% 65	45.76% 108	236	2.19
Rooftop Solar	14.52% 35	18.67% 45	66.80% 161	241	2.52
Native landscaping/bee-friendly landscaping	16.18% 39	18.26% 44	65.56% 158	241	2.49
Composting	23.77% 58	23.77% 58	52.46% 128	244	2.29
Home or business energy audits	18.99% 45	29.54% 70	51.48% 122	237	2.32
Installing efficient water fixtures	15.35% 37	29.46% 71	55.19% 133	241	2.40
Water softener replacement	24.58% 58	27.54% 65	47.88% 113	236	2.23
Buying into community solar	16.81% 40	30.67% 73	52.52% 125	238	2.36
Native landscaping within the street terrace.	16.25% 39	22.08% 53	61.67% 148	240	2.45

#	OTHER (PLEASE SPECIFY)	DATE
1	Interest in electric lawn mower and snow blower; also for the Village to use	5/26/2021 9:01 PM
2	Other actions supporting local watershed health	5/25/2021 7:26 PM
3	i live in an apartment	5/23/2021 8:35 AM
4	Milk delivery in reusable glass bottles, meatless days at schools, plastic grocery bag ban	5/20/2021 6:44 PM
5	Live in a new condo which is why I'm answering accordingly	5/20/2021 12:41 PM
6	I strongly support Rain gardens, rooftop solar, high efficient water fixtures, and updated water softeners, but either have installed them or cannot utilize them on our property	5/17/2021 11:30 AM
7	Native Americans lived in and around McFarland for thousands of years and were able to live sustainably and in harmony with the environment. I would like this committee to also see the intersectional aspects of sustainability as they relate to the consequences of colonialism.	5/17/2021 5:54 AM
8	Sustainable housing builds, smaller housing options, green neighborhoods	5/14/2021 11:44 AM
9	I live in an apartment building...	5/7/2021 3:09 PM
10	Lake ecology improvement measures and support for healthy waterways	5/6/2021 9:32 PM
11	Light pollution.	5/6/2021 8:21 PM
12	I don't need this from the government! Private citizens can pay for this with their private funds. You want to fund this with taxpayer dollars? You will get voted out in disgrace the next cycle	5/6/2021 7:39 PM
13	Turning off outdoor lights at night; less intense outdoor lighting	5/6/2021 7:11 PM
14	I am all about sustainability! I will do almost anything I can to encourage this forward thinkin for our community.	5/6/2021 7:07 PM
15	Bee keeping	5/6/2021 2:53 PM
16	Food Scrap program	5/6/2021 2:43 PM
17	Native/pollinator-friendly landscaping in our parks and village owned land, community	5/6/2021 11:02 AM

Q4 Please indicate your level of support for the Energy vision statement.

Answered: 247 Skipped: 97



Strongly Oppose Oppose Neutral Support Strongly Support

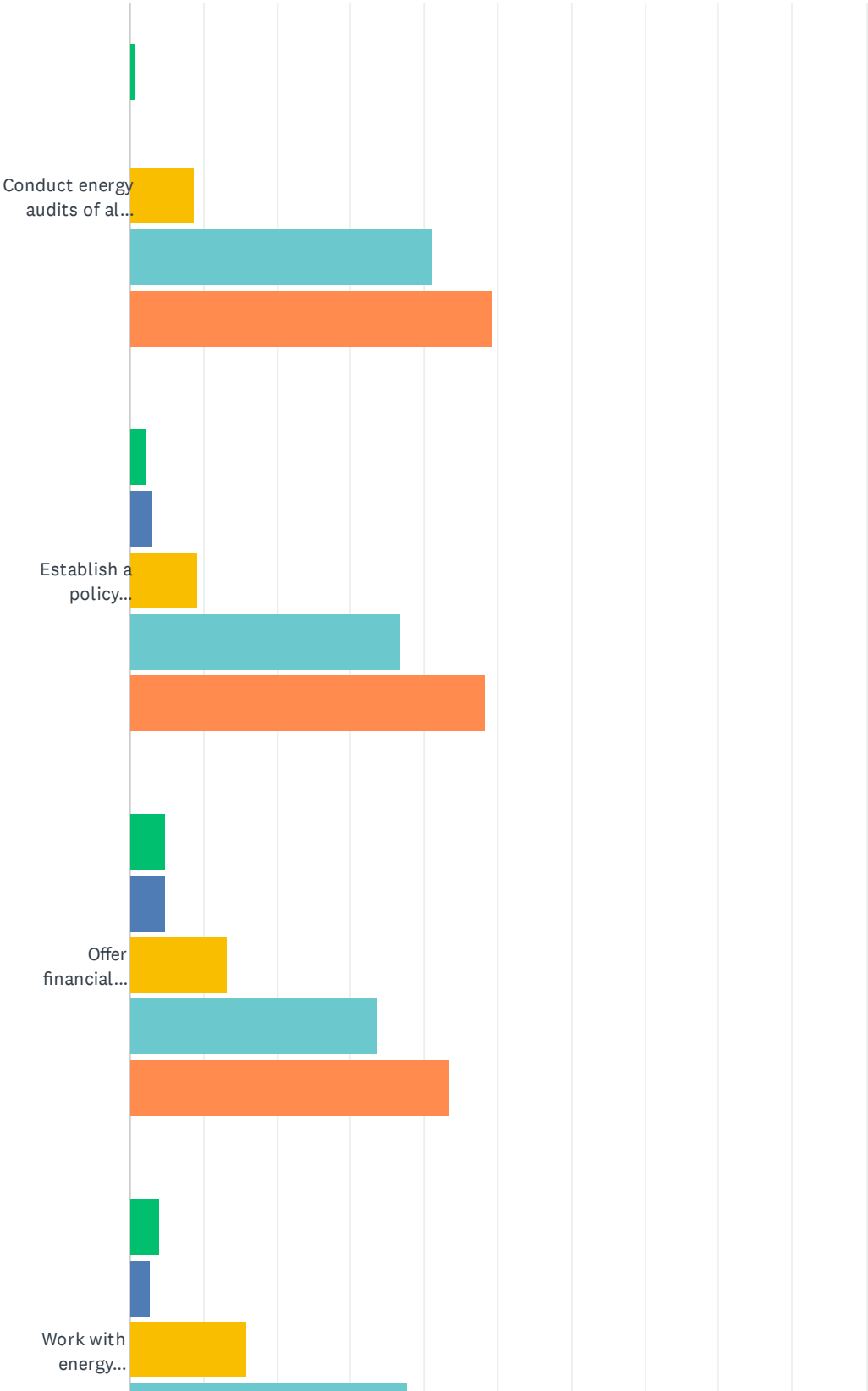
	STRONGLY OPPOSE	OPPOSE	NEUTRAL	SUPPORT	STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	2.43% 6	2.43% 6	8.91% 22	34.82% 86	51.42% 127	247	4.30

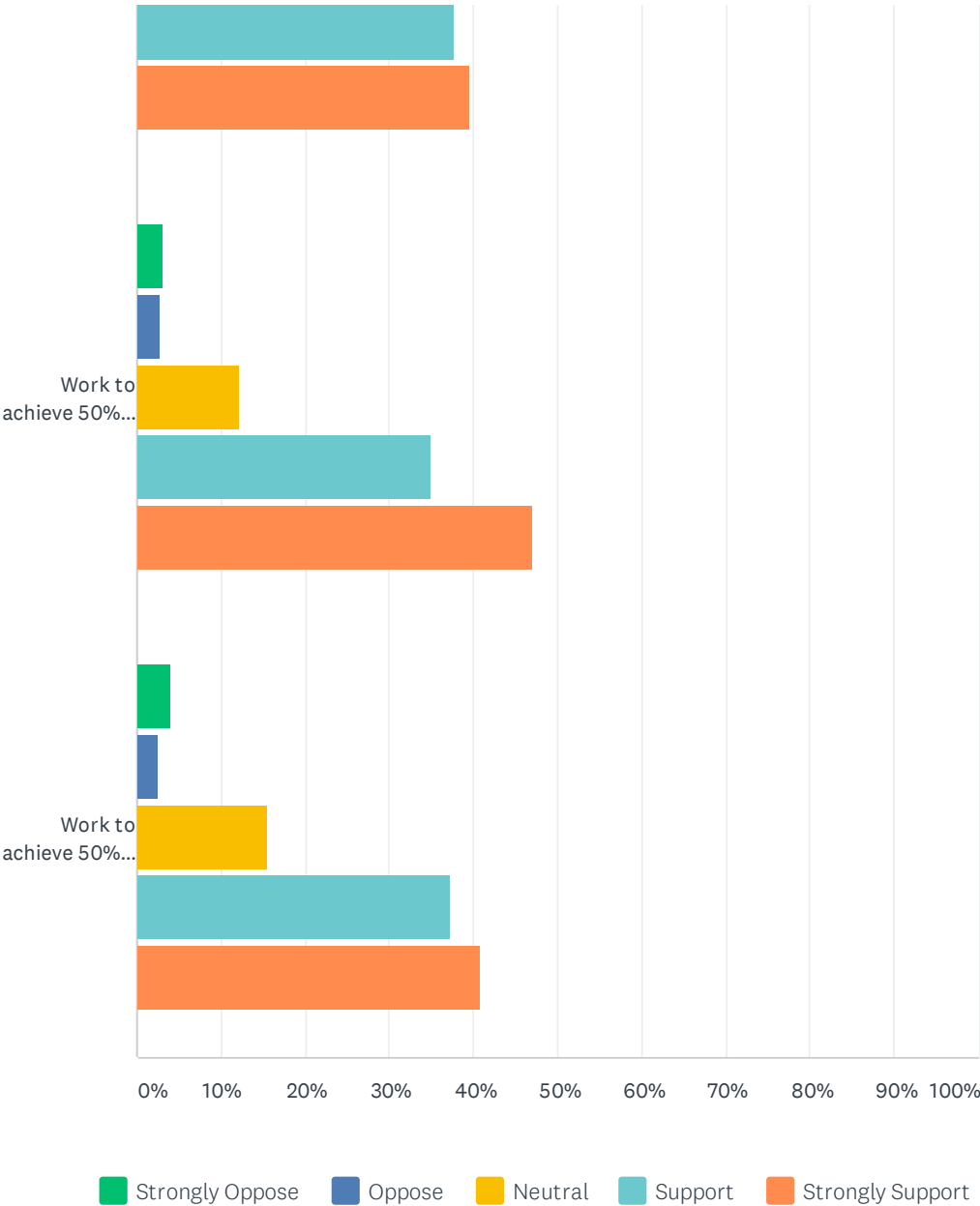
VISION STATEMENT

Village government, residents and businesses embrace energy efficiency strategies and renewable energy sources. Efforts are aimed at reducing the local use of energy derived from fossil fuels each year, making steady progress toward a 100% clean energy future.

Q5 Please indicate your level of support for the following actions aimed at achieving the above vision.

Answered: 250 Skipped: 94





	STRONGLY OPPOSE	OPPOSE	NEUTRAL	SUPPORT	STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
Conduct energy audits of all municipal facilities to identify potential energy efficiency improvements.	0.80% 2	0.00% 0	8.80% 22	41.20% 103	49.20% 123	250	4.38
Establish a policy requiring all major remodeling of municipal buildings and any new municipal buildings include energy efficiency measures.	2.40% 6	3.20% 8	9.20% 23	36.80% 92	48.40% 121	250	4.26
Offer financial assistance to help private property owners with renewable energy improvements.	4.80% 12	4.80% 12	13.20% 33	33.60% 84	43.60% 109	250	4.06
Work with energy providers to develop a community-scale solar energy installation.	4.00% 10	2.80% 7	16.00% 40	37.60% 94	39.60% 99	250	4.06
Work to achieve 50% renewable energy in municipal operations by 2030 and 100% by 2040.	3.21% 8	2.81% 7	12.05% 30	34.94% 87	46.99% 117	249	4.20
Work to achieve 50% renewable energy community-wide by 2040 and 100% by 2050.	4.05% 10	2.43% 6	15.38% 38	37.25% 92	40.89% 101	247	4.09

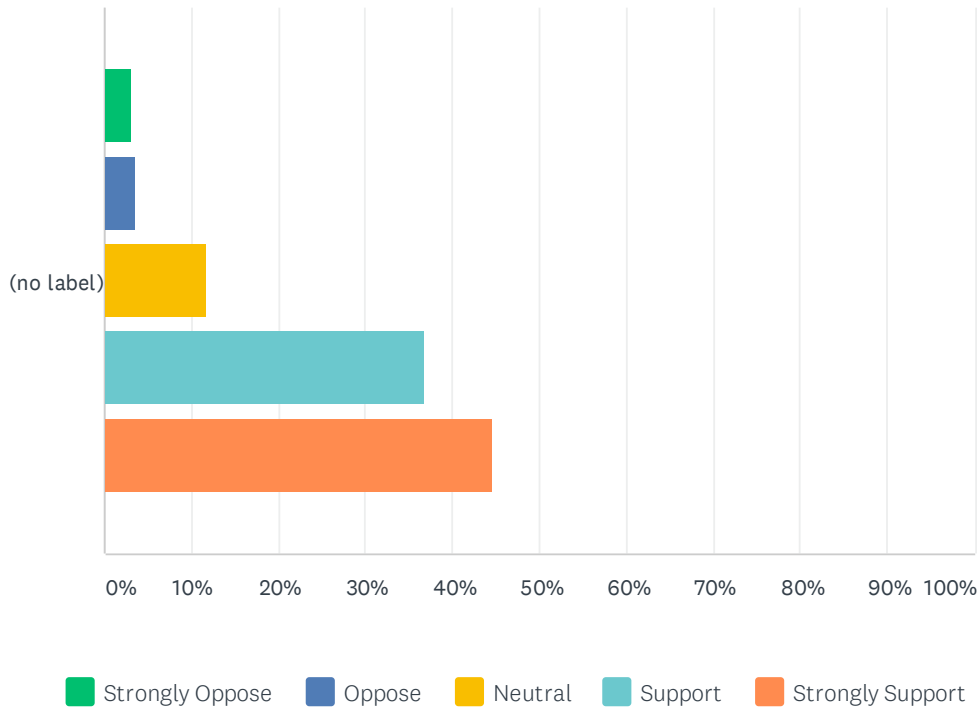
#	COMMENTS	DATE
1	Alliant Energy is already committed to reduce carbon from electricity. To invest here is not efficient use of dollars.	5/28/2021 4:12 AM
2	Renewable energy goals are good. Specific targets of 50% by 2030 and 100% by 2040 may not be the right numbers.	5/27/2021 12:09 PM
3	So many variables make it difficult to "click a statement"...	5/27/2021 9:43 AM
4	Clean energy should be a community shared project as not every house nor small business would need to install solar panels for example. Maximize use by installing on large rooftops and sharing the energy.	5/26/2021 9:01 PM
5	Many "renewable" energy sources still depend quite heavily on fossil fuels. I'd love to support it but it's not the right solution.	5/26/2021 1:37 PM
6	I'm hopeful that we will be able to achieve these last two items by 10 years or more.	5/17/2021 11:30 AM
7	The arrogance to think this is going to make a difference in the big picture is so typical of Dane County attitudes. I think it is virtue signaling, "BS" and will most likely cost tax payers more in the end but we'll be told we should feel good about it. I'm against it.	5/17/2021 8:01 AM
8	I think the community and developers need to become green before the municipal buildings are done. That should be done as improvements are done. our taxes are high enough as it is. How will this be paid for? I'm all for going green. Are the developers going to be required to build green houses or at least part way? they should be....	5/17/2021 6:56 AM
9	I am not sure if the targets are strict enough. I also would encourage the committee to consider community energy systems (heat sources and sinks like geo/pond/lake, bio digesting,). Perhaps have commercial and residential buildings require energy modeling.	5/17/2021 5:54 AM
10	Please be careful about imposing energy efficiency on the Fire and Rescue department facilities. There are certain compromises that they should not have to make in the name of efficiency where it could affect their readiness to respond to emergencies and to train.	5/15/2021 8:22 AM
11	Take off your tinfoil hat!	5/14/2021 7:04 PM
12	It seems like the village wants to create an energy consciousness, but it's can't happen when all that is being built for housing in mcfarland are giant 5-bedroom houses and m mansions. It	5/14/2021 11:44 AM

seems like if you really want to focus on the betterment of the community, you should make greener, smaller, affordable housing options that serve the entire population, not just rich, white married couples with kids.

13	I don't know enough about this topic to know what would be a reasonable goal by what time frame. But I am very interested in helping to do my part and would support community action in that direction.	5/6/2021 8:36 PM
14	I support installing rooftop solar panels on existing buildings, especially big, flat, commercial buildings.	5/6/2021 7:11 PM
15	Would love a community wide solar project!	5/6/2021 7:07 PM
16	MGE and Alliant are already committed to 65 percent by 2030 and 100 percent by 2050. Investing in rooftop solar will only add costs to everyone. The most cost effective carbon reductions will be made by electrifying vehicles and conservation vs. replicating what the utilities are doing.	5/6/2021 5:03 PM
17	With the goal of ensuring costs of using renewable energy does not outpace historical inflation of fossil fuels. Paying more for something else will not deter the detractors.	5/6/2021 2:53 PM
18	Energy efficiency measures in new buildings and remodels should only be done when they make sense, not because they are required.	5/6/2021 2:44 PM
19	Unclear how to respond to the two options of timing for attaining 100% renewable energy. I support both but prefer the more aggressive schedule.	5/6/2021 11:02 AM

Q6 Please indicate your level of support for the Transportation vision statement.

Answered: 247 Skipped: 97



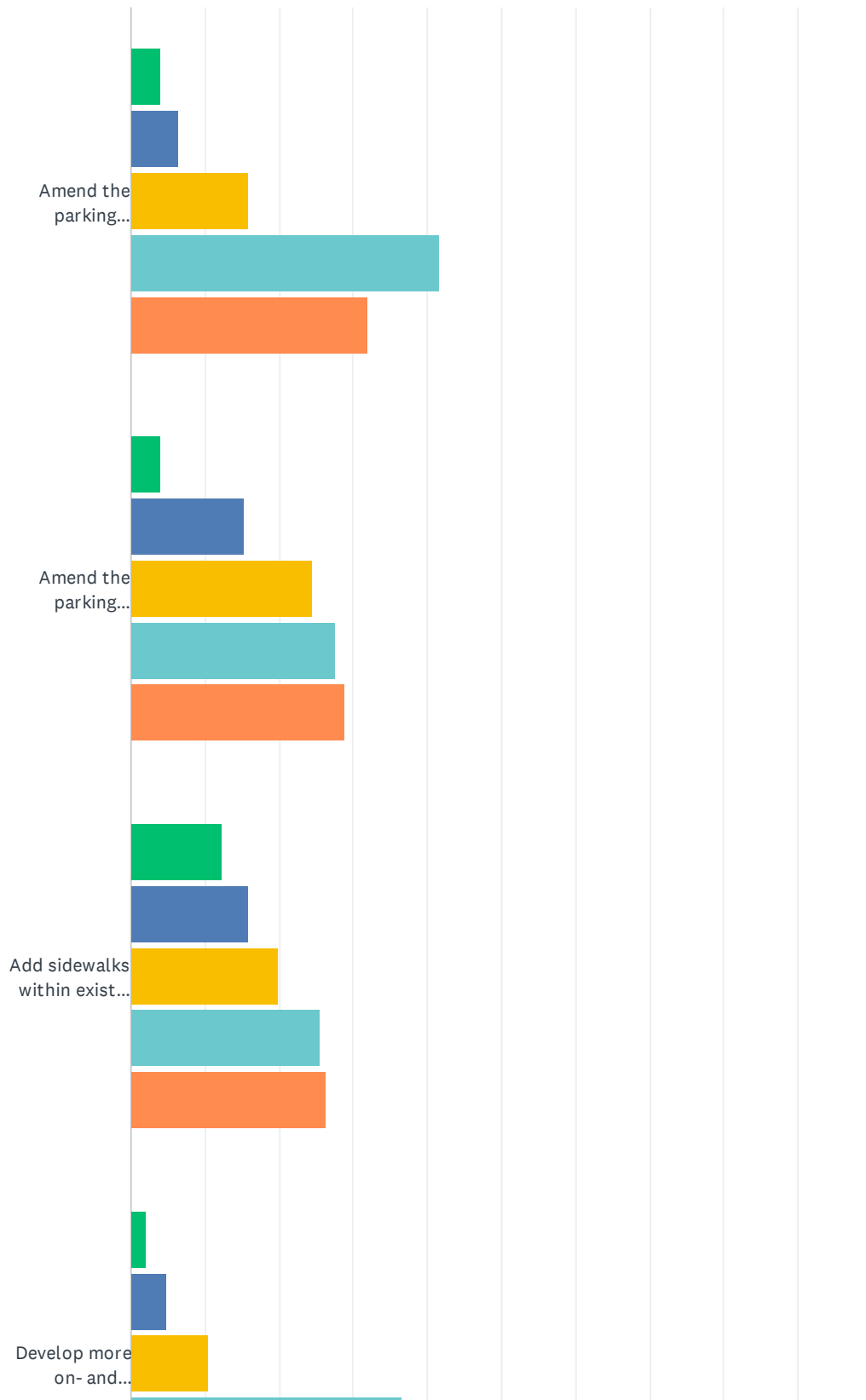
	STRONGLY OPPOSE	OPPOSE	NEUTRAL	SUPPORT	STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	3.24% 8	3.64% 9	11.74% 29	36.84% 91	44.53% 110	247	4.16

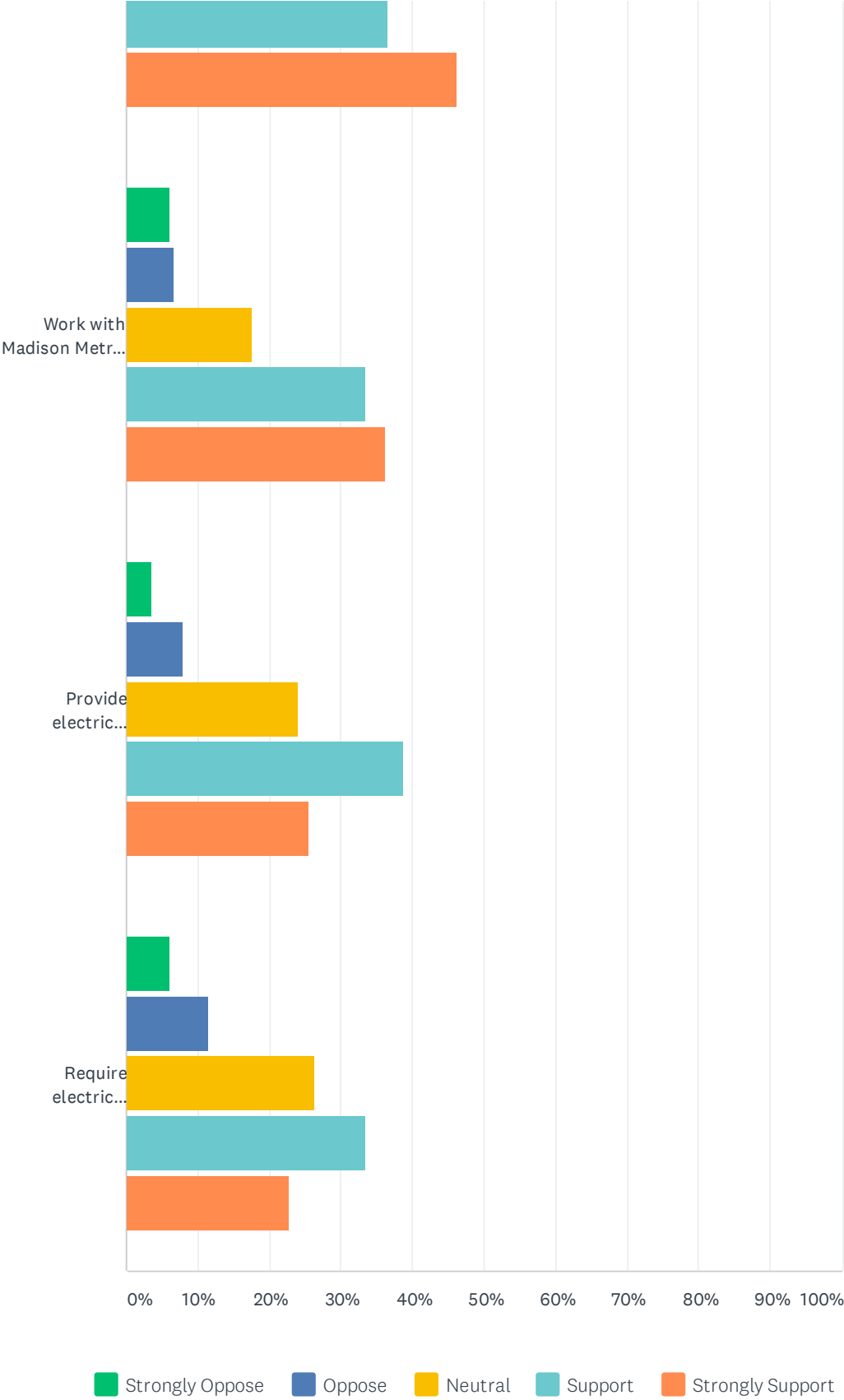
VISION STATEMENT

McFarland has an extensive multi-modal transportation network that is accommodating to the needs of all people, regardless of age, ability or income. Community members are enabled to make sustainable transportation choices when traveling to and from work, school, and other daily activities. Village transportation infrastructure is sustainably designed and integrated with a regional system that combines timely, cost -effective public transportation options, like buses and light rail, with a safe and ubiquitous network of routes for walking and bicycling.

Q7 Please indicate your level of support for the following actions aimed at achieving the above vision.

Answered: 251 Skipped: 93





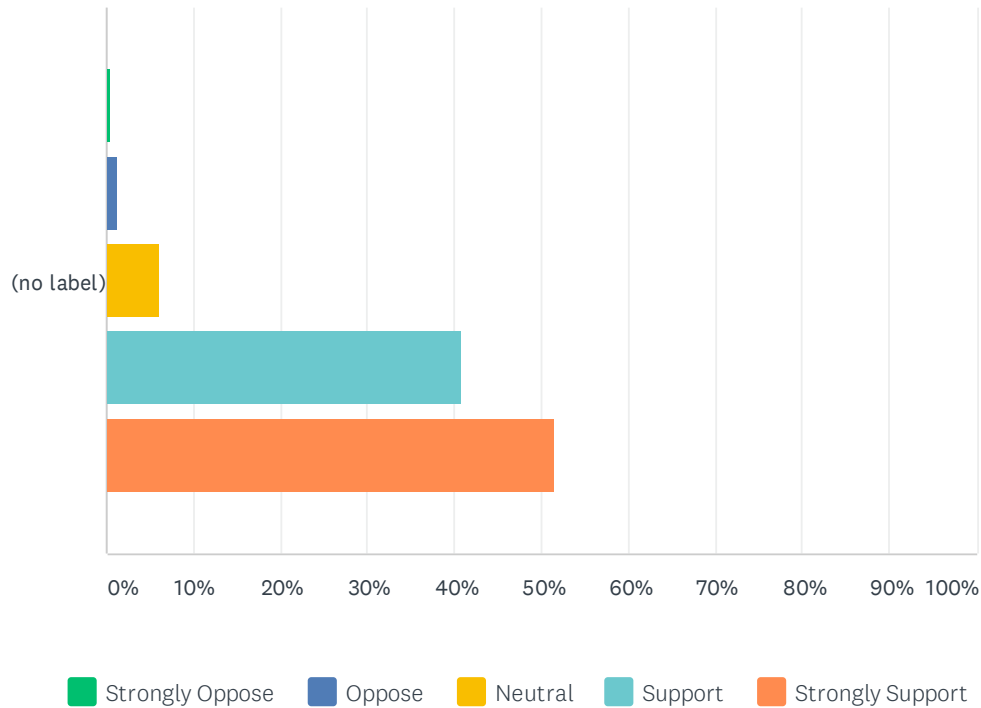
	STRONGLY OPPOSE	OPPOSE	NEUTRAL	SUPPORT	STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
Amend the parking ordinance to require bike parking for all new commercial and multifamily buildings.	4.00% 10	6.40% 16	16.00% 40	41.60% 104	32.00% 80	250	3.91
Amend the parking ordinance to set parking maximums for new commercial developments to limit excess pavement.	4.00% 10	15.20% 38	24.40% 61	27.60% 69	28.80% 72	250	3.62
Add sidewalks within existing neighborhoods where none currently exist.	12.35% 31	15.94% 40	19.92% 50	25.50% 64	26.29% 66	251	3.37
Develop more on- and off-road bike trails.	1.99% 5	4.78% 12	10.36% 26	36.65% 92	46.22% 116	251	4.20
Work with Madison Metro to connect the Village to Metro transit services.	5.98% 15	6.77% 17	17.53% 44	33.47% 84	36.25% 91	251	3.87
Provide electric vehicle charging stations at municipal facilities.	3.60% 9	8.00% 20	24.00% 60	38.80% 97	25.60% 64	250	3.75
Require electric vehicle charging stations in new multi-family developments.	5.98% 15	11.55% 29	26.29% 66	33.47% 84	22.71% 57	251	3.55

#	COMMENTS	DATE
1	We don't need mandates.	5/28/2021 4:12 AM
2	Broad community support of regional transit services is required to reduce auto use significantly.	5/27/2021 12:09 PM
3	Light rail needs to be also in the forefront, connecting McFarland to madison.	5/27/2021 12:37 AM
4	Not every street needs sidewalks; too much cement especially when streets are wide and safe walking is possible. More cement leads to more salt use and more runoff. Especially interested in light rail connections to Madison, Milwaukee and beyond.	5/26/2021 9:01 PM
5	most families that live in multi-family developments don't have the money to own electric vehicles. Requiring charging stations there seems highly unnecessary and a burden on the property owners - and takes up space and resources for something that won't be used regularly.	5/26/2021 7:49 AM
6	Limiting parking spaces to save pavement space should not create more on-road parking. Too many apartment complexes already do not have enough on property parking	5/24/2021 7:37 AM
7	recently bought a Chevy Volt and would very much like to see the electric vehicle infrastructure improved.	5/23/2021 8:35 AM
8	Sidewalks are not necessary in certain neighborhoods. The disruption to areas that don't need the sidewalks is not worth it. Please focus on main high traffic areas.	5/21/2021 5:35 PM
9	I don't think sidewalks are necessary in all neighborhoods; would rather have high-pedestrian traffic areas repaired and expanded first.	5/20/2021 9:30 AM
10	Until the price of electric vehicles comes down so households below median income can afford them, I'm hesitant to support requiring charging stations in development a.	5/19/2021 6:56 AM
11	Expanded Metro service would be great. I lived in Sun Prairie when they added Route 23 and it was a great option for commuting. I used it right up to the pandemic before we built a home in McFarland. We will be going back to the office soon and the current options for Metro service in McFarland is less than ideal. I'm hoping for that to change with the upcoming BRT.	5/17/2021 9:32 PM
12	Not sure we need sidewalks everywhere in our Village	5/17/2021 11:30 AM

13	It's hard enough to attract businesses to McFarland without putting additional requirements on them. McFarland has a reputation of being not that friendly to businesses, unless of course it's one of the town's "favored business owners" (i.e. Locke, Gannon, Bisbee & Neitzel to name a few).	5/17/2021 8:01 AM
14	Electric vehicle charging stations should be the first to have renewable energy sources (oppose to coal/gas generated electricity) to help reduce the cars' carbon neutrality.	5/17/2021 5:54 AM
15	How about development of pavement materials that allow water to percolate through?	5/15/2021 12:34 PM
16	We very much need Metro connectivity to Madison or other mass transit. Also consider the Monona Express model which has a city owned small bus running a route around town before going straight to downtown Madison and other common work locations.	5/15/2021 8:22 AM
17	Madison metro isn't convenient	5/14/2021 6:50 PM
18	In some Blue Zone communities, the more outlying neighborhoods form groups who will organize walking children to school with one or more adults. This could be a fun alternative to busing the children who live farther from school or who attend daycare centers.	5/14/2021 1:41 PM
19	You can't have affordable housing if you put demands on builders.	5/9/2021 6:48 PM
20	I didn't see that you put anything about the light rail, even though you briefly mentioned it in the paragraph. I feel very strongly we need that to connect to Madison. and then of course it would need to be in madison as well I suppose.	5/7/2021 9:02 AM
21	Community incentives for businesses and private residences to install electric vehicle charging stations are encouraged as well.	5/7/2021 7:42 AM
22	Sidewalks, Half the people do not use the sidewalks we have now. Exchange Street is good example. people jog in the street rather than the sidewalk because cement is to hard on there feet, if this is the case lets asphalt the existing side walks. Streets that have not had side walks for 40 years plus really do not need them. Some of the existing sidewalks are so bad people can not walk on the, maybe it is time to fix what we have not make more problems. Again use Exchange street for a example, a lot of the walks are not shoveled in the winter so again people have to walk in the street. Develop Bike trails when the people that use them help support them get a enforceable license fee in place and a trail usage fee.	5/6/2021 9:58 PM
23	We don't yet have standards for EV charging so that is bad spend. I live on a cul de sac and don't need a sidewalk we are a suburb and people need and will own cars. Focus on solutions where form follows function.	5/6/2021 9:32 PM
24	I love all these ideas! I especially like working with Metro transit to extend public transportation to McFarland. This is great for SO many reasons, not only sustainability.	5/6/2021 7:07 PM
25	Don't mandate, educate. Developers are already offering charging stations as amenities.	5/6/2021 5:03 PM
26	It is shameful that Madison Metro and especially the Badger Bus for people with disabilities do not expand into McFarland. I have my elderly and disabled mother on the waiting list for the new senior apartment building that is being built behind the Forward Pharmacy strip mall. But, she will not be able to move into the village because she is fully dependent upon the Badger Bus for her transportation needs. (She has an electric scooter. She cannot walk. I cannot afford the equipment to modify my vehicle or purchase a new vehicle to transport her everywhere.)	5/6/2021 3:01 PM
27	I don't believe all streets need to have sidewalks. We live on a short street without a sidewalk and the street is plenty wide enough for pedestrians to safely walk on the side of the road (there aren't that many people walking down our street as it is). I prefer to have the green grass of the yards rather than adding more concrete to our lesser-used village streets.	5/6/2021 2:52 PM
28	Requiring these things sounds great, but again, they should only be done when and where they make sense. Instead, incentives, like tax breaks for installation may be a better approach.	5/6/2021 2:44 PM
29	maximize permeability of landscaping/terrace (aka not paving over median and terrace areas)	5/6/2021 11:02 AM

Q8 Please indicate your level of support for the Water vision statement.

Answered: 245 Skipped: 99



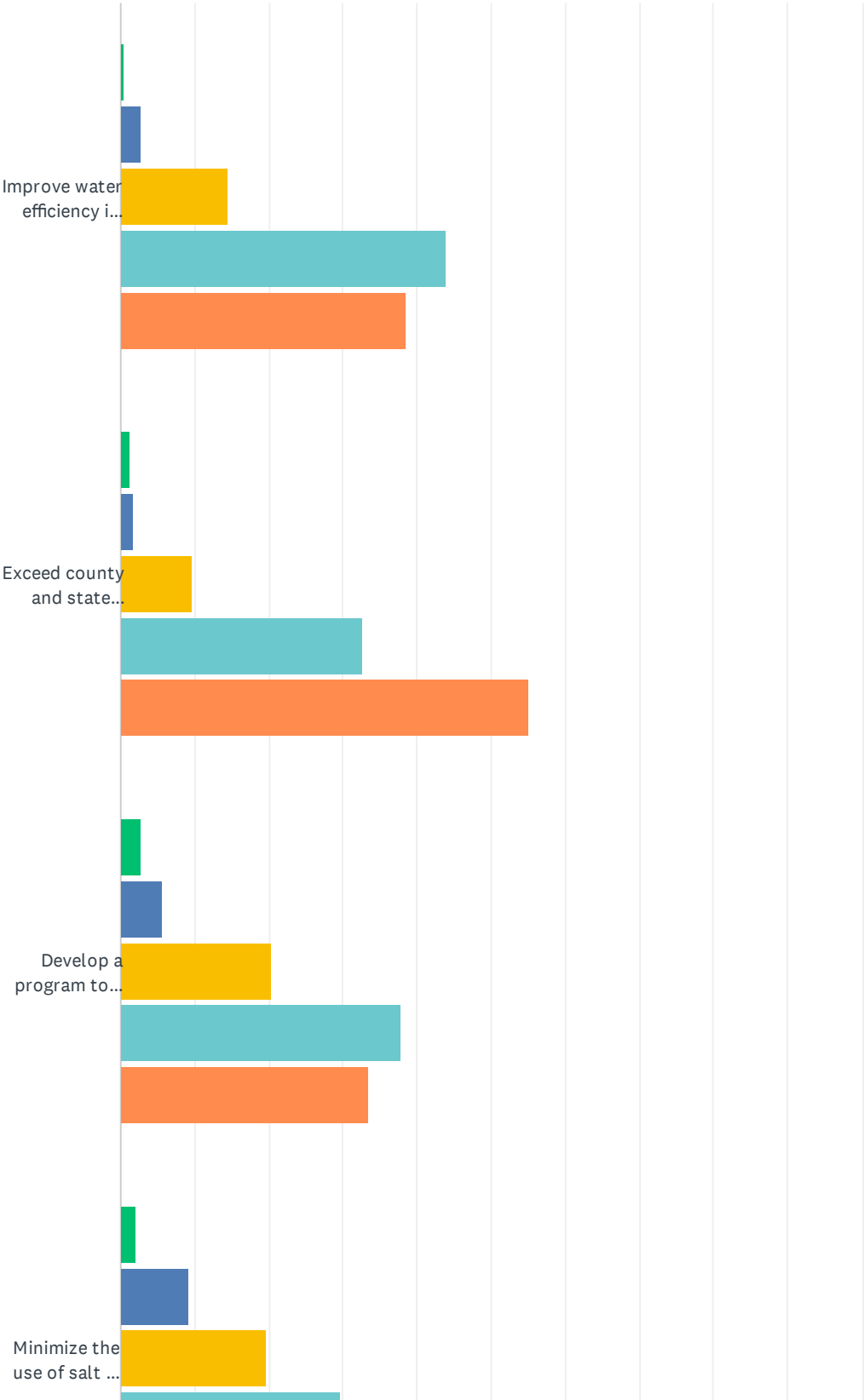
	STRONGLY OPPOSE	OPPOSE	NEUTRAL	SUPPORT	STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	0.41% 1	1.22% 3	6.12% 15	40.82% 100	51.43% 126	245	4.42

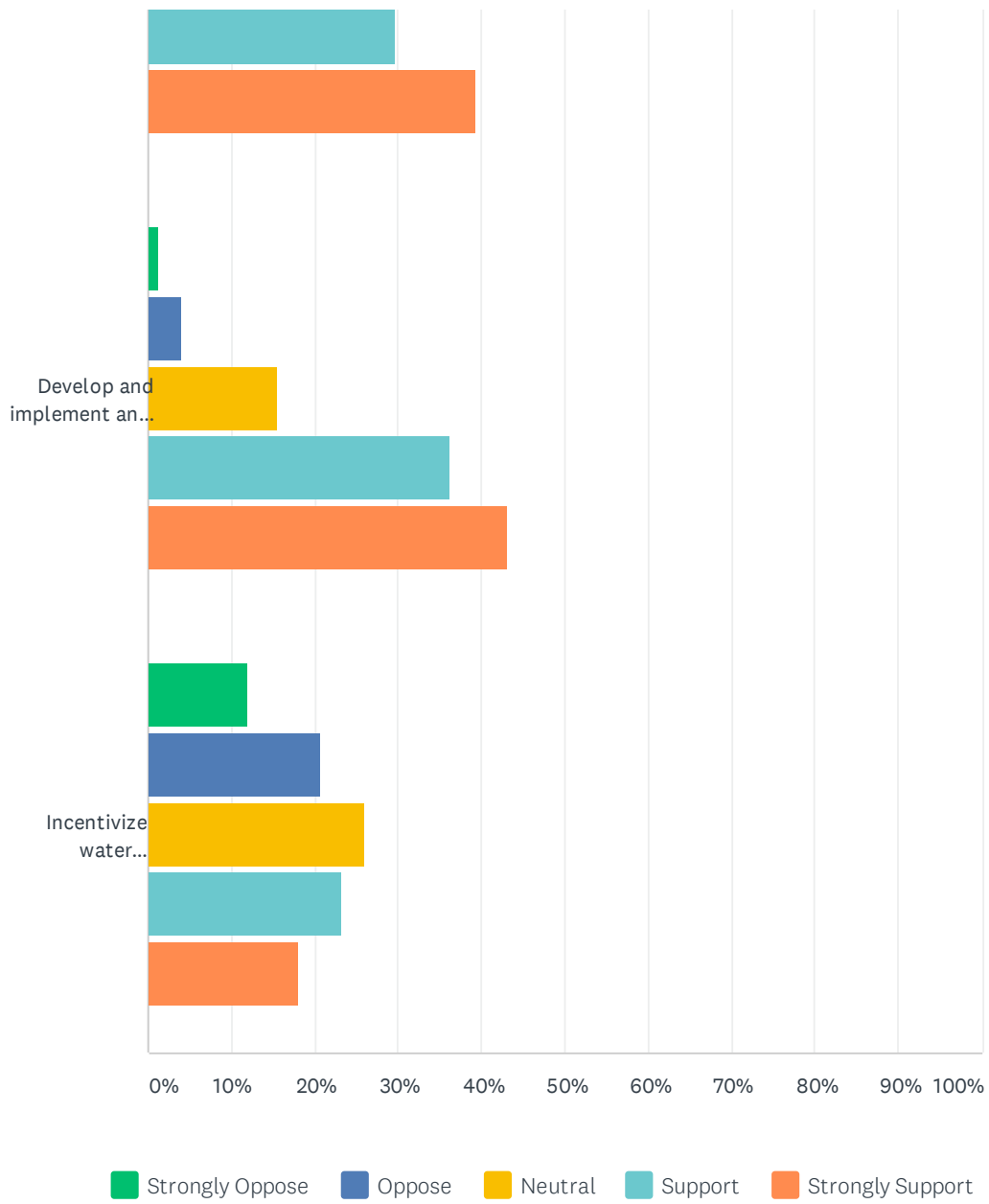
VISION STATEMENT

McFarland has an abundance of clean water, including surface water and groundwater, for both recreation and drinking. Public and private users limit their use of groundwater while also seeking to optimize infiltration of stormwater through best practices. Village government, residents and businesses endeavor to keep groundwater and local waterways free of chemicals, salt, trash, soil, and excess nutrients.

Q9 Please indicate your level of support for the following actions aimed at achieving the above vision.

Answered: 251 Skipped: 93





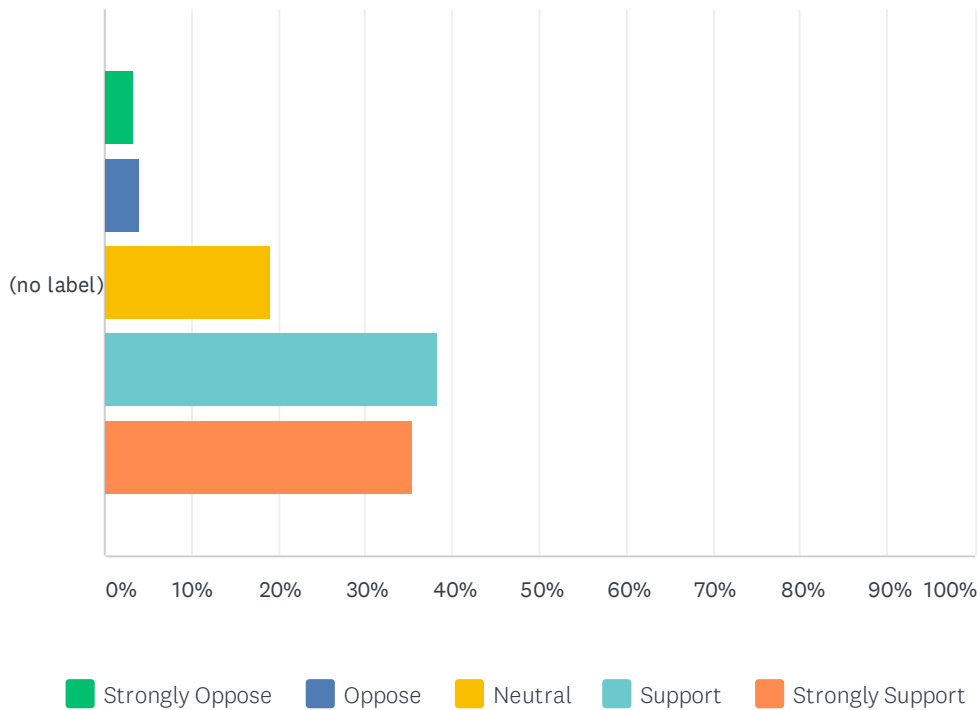
	STRONGLY OPPOSE	OPPOSE	NEUTRAL	SUPPORT	STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
Improve water efficiency in municipal operations through water conservation measures, such as installing low-flow water fixtures.	0.40% 1	2.80% 7	14.40% 36	44.00% 110	38.40% 96	250	4.17
Exceed county and state minimum requirements for protection of green spaces that play a key role in water infiltration.	1.20% 3	1.59% 4	9.56% 24	32.67% 82	54.98% 138	251	4.39
Develop a program to assist residents with purchasing and installing low-flow water fixtures.	2.79% 7	5.58% 14	20.32% 51	37.85% 95	33.47% 84	251	3.94
Minimize the use of salt on low traffic roadways.	2.01% 5	9.24% 23	19.68% 49	29.72% 74	39.36% 98	249	3.95
Develop and implement an outreach campaign to encourage waterway health best practices for lawn care, landscaping and fall leaf management.	1.20% 3	3.98% 10	15.54% 39	36.25% 91	43.03% 108	251	4.16
Incentivize water conservation by increasing water rates for higher usage.	12.00% 30	20.80% 52	26.00% 65	23.20% 58	18.00% 45	250	3.14

#	COMMENTS	DATE
1	We don't have a clean lake. Our run off runs directly into lake Waubesa.	5/28/2021 4:12 AM
2	Slow development on marshy areas. Stop allowing building so close to the lakes. It is unfortunate the lake is surrounded by private homes which more easily pollute and restricts public access to enjoy the lake. Create a program to assess why someone may have high useage of water, may have leaks, not know about more efficient ways. Create buy in and incentives rather than punishment	5/26/2021 9:01 PM
3	the salt use by the village is out of control in the winter, we need to reduce this by at least half. Also, we need to do a better job of helping people keep leaves off the street by having pickups at the curb and educating people about "love your lakes, don't leaf them". Also, so many pesticides and fertilizers used privately and publicly... we need to do more to help our lakes and pollinators.	5/26/2021 12:12 PM
4	Higher rates for increasing water usage can be tricky, would you charge more in a dry spell for watering lawns? What if there is a leak that goes unnoticed and you would get charged more for that? I think it may be a good idea in some cases but accidents and things happen that you shouldn't get penalized for...	5/21/2021 8:59 AM
5	1. leaf management needs to include free/included residential pickup 2. increasing water rates for higher usage is not a good solution; doesn't really incentivize people, just punishes and puts financial burden on places that have higher water needs	5/20/2021 9:30 AM
6	I have one less person in my house now and my water bill ig higher than ever. I guess if you want to reduce the use of water in your plan, just keep raising the prices and you may feel good about your numbers but the citizens will be the ones hurt and paying for it in the end.	5/17/2021 8:01 AM
7	It would be really nice for the community to know that they are directly connected to our watershed, so when they blow debris off their driveways, salt their drives, wash their cars, etc. they realize the consequences of those actions. Again, native Americans lived in our village for thousands of generations and didn't have issues like this (nor crazy algae blooms).	5/17/2021 5:54 AM
8	Water rates have gone up enough in recent years without adding additional increases.	5/14/2021 7:04 PM
9	Start dining people who take their leaves and debris into the roads. My neighbors do it weekly year round. They have been talked to but no fines so they keep doing it.	5/14/2021 6:50 PM

10	I see a lot of room for improvement here. We recently moved from Madison and were shocked by how much more salt McFarland uses and residents use, especially on neighborhood streets.	5/7/2021 8:04 AM
11	We live in a water rich area. West coast arid climate solutions won't be as impactful as understanding our ecosystem and working to solve runoff and water body eutrophication issues.	5/6/2021 9:32 PM
12	I think there is a lot of education to be done within the community. It sickens me every year to see neighbors raking and putting leaves in plastic bags to then transport and dispose of.	5/6/2021 8:38 PM
13	People with swimming pools should pay for water. Encourage participation in using community pool. At the high school.	5/6/2021 7:14 PM
14	IN particular, I support the increased rates for higher usage. This should even carry over into trash pickup and recycling where we incentivize generating less trash.	5/6/2021 7:11 PM
15	I would love an outreach program not just for lawn care, but to educate the effect of grass lawns and their required maintenance on our ecosystems. And then further educate how beneficial natural and native lawns/landscaping would be for our community.	5/6/2021 7:07 PM
16	The benefits of low flow faucets and shower heads are negated by the the extra time it takes to rinse the soap off or out.	5/6/2021 5:56 PM
17	Don't get into punitive rate designs. This could negatively impact customers who have a need for water use, such as a brewery.	5/6/2021 5:03 PM
18	How about lower cost rates for those who use less instead	5/6/2021 3:23 PM
19	With regard to reducing salt usage on low-traffic streets, I totally agree with this. One significant issue related is drivers' lack of attention to how slippery the roads will be. Perhaps some public service announcements to the effect of "slow down" in general, and specifically when roads are iced over, would be beneficial.	5/6/2021 3:13 PM
20	Ensure the costs of conservation are not passed on to the customer by raising rates simply because the funds are needed.	5/6/2021 2:53 PM
21	I support "minimizing" the use of salt on low-traffic roadways but not ELIMINATING the use of salt on those roads. As one who lives on what may be deemed a "low-traffic" road, we still need to be able to safely get to the "high-traffic" roads during icy winter conditions. You need to define "higher usage" when it comes to raising water rates. I'm not sure I trust that the Village won't increase rates on a vast majority of people vs. those with super expensive homes on the lake who have yards going right up to the water and are more responsible for damage to the lake. Any increases need to be tightly targeted. Our property tax assessments have been dramatically increasing in recent years (15% this year) and it seems the Village should be able to incorporate that added tax revenue to fund these measures instead of raising rates on a majority of residents. We need to make sure our community remains affordable for people of ALL income levels. That should be the highest priority.	5/6/2021 2:52 PM
22	The lawn care, grass clippings, leaves, etc get commonly swept into the drains that go to the lake. Marking the drains would be a simple way to warn everyone not to inadvertently pollute the waterways!	5/6/2021 1:13 PM
23	The Village already owns equipment for brining roadways rather than using salt. Why don't they use it?	5/6/2021 12:28 PM
24	The recent price increase from 2019 to now has been almost too much. I dont want to move because i cannot afford the cost of local utilities. It has been quite a shock to see the difference and has hurt the bank account with the statement comes in the mail.	5/6/2021 11:19 AM
25	I'm particularly passionate about ecologically friendly lawn care. If the village took on community composting, perhaps it Coyle be made available for lawn care for residents	5/6/2021 11:02 AM

Q10 Please indicate your level of support for the Land Use vision statement.

Answered: 246 Skipped: 98



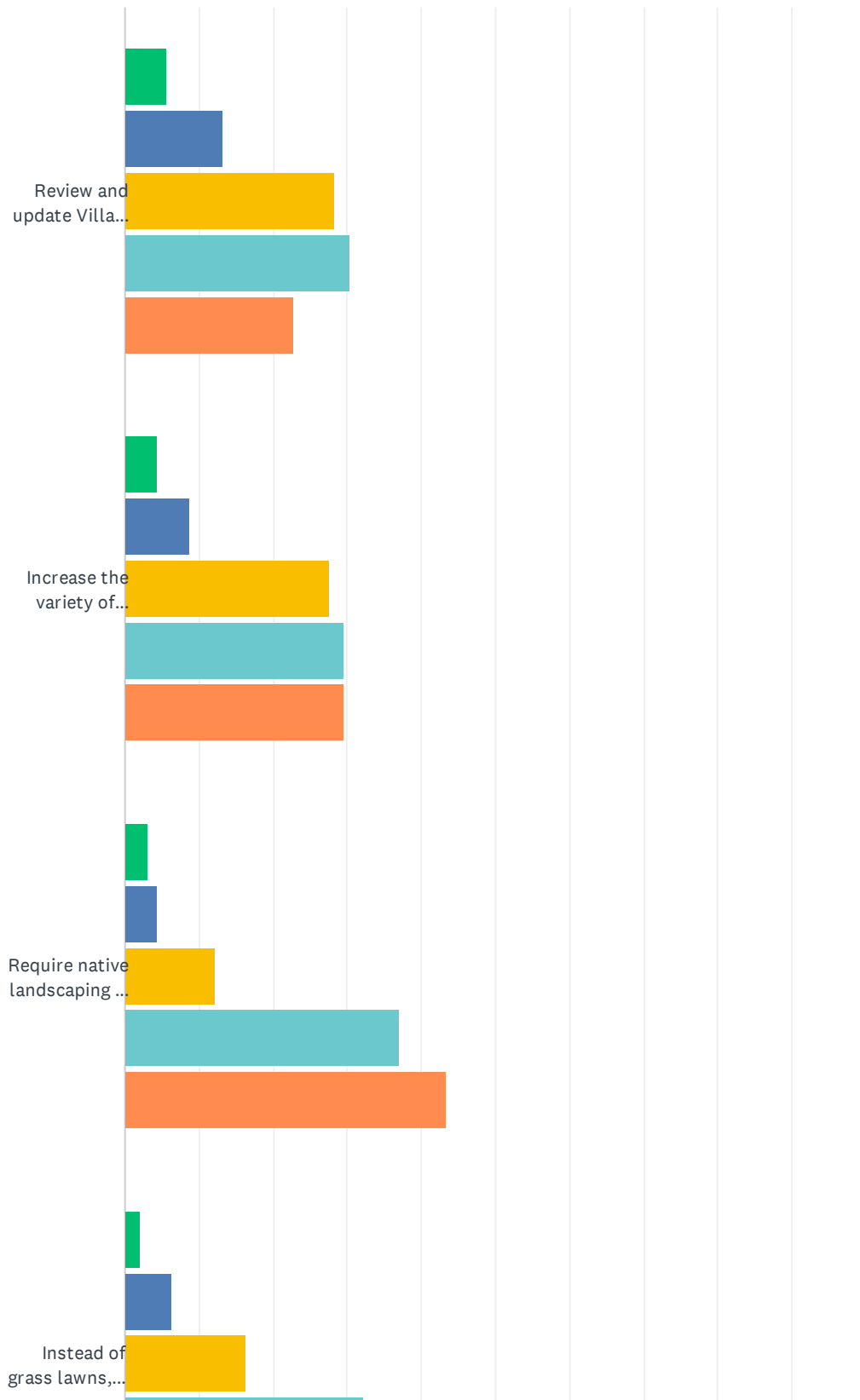
	STRONGLY OPPOSE	OPPOSE	NEUTRAL	SUPPORT	STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	3.25% 8	4.07% 10	19.11% 47	38.21% 94	35.37% 87	246	3.98

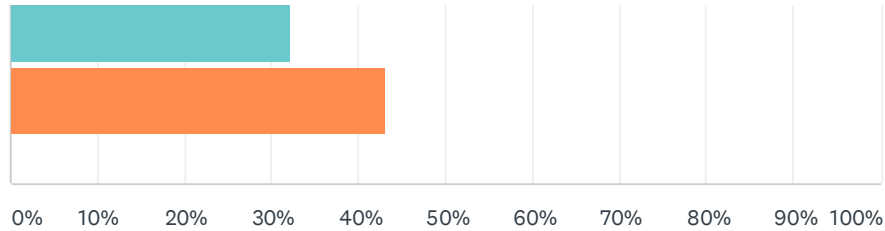
VISION STATEMENT

The Village of McFarland prioritizes the protection of environmentally sensitive areas and biodiversity in land use decisions and preserves land strategically for those purposes. The Village encourages diversity in both the built and business environments, seeking mixed-use developments, neighborhoods with a mix of housing types and price points, and a variety of business types in order to expand access to housing, jobs, services, recreation, social interaction, and other basic needs. Higher density and infill developments are encouraged so that land and infrastructure resources are used efficiently. Streets and development sites utilize resilient, native landscaping that enhances the aesthetic appearance and ecological health of the Village.

Q11 Please indicate your level of support for the following actions aimed at achieving the above vision.

Answered: 251 Skipped: 93





■ Strongly Oppose
 ■ Oppose
 ■ Neutral
 ■ Support
 ■ Strongly Support

	STRONGLY OPPOSE	OPPOSE	NEUTRAL	SUPPORT	STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
Review and update Village plans and ordinances to look for opportunities to utilize land more efficiently, such as reducing setbacks and minimum lot sizes.	5.58% 14	13.15% 33	28.29% 71	30.28% 76	22.71% 57	251	3.51
Increase the variety of housing choices and types in the Village.	4.40% 11	8.80% 22	27.60% 69	29.60% 74	29.60% 74	250	3.71
Require native landscaping in buffer areas around surface water and wetlands on both public and private property to protect water quality.	3.21% 8	4.42% 11	12.05% 30	36.95% 92	43.37% 108	249	4.13
Instead of grass lawns, utilize more native landscaping on municipal properties that are not used for recreation purposes.	1.99% 5	6.37% 16	16.33% 41	32.27% 81	43.03% 108	251	4.08

#	COMMENTS	DATE
1	There is no consideration of cost in any of these statements.	5/28/2021 4:12 AM
2	Native landscaping reduces access across public areas in many cases. Not clear what "Increase the variety of housing choices" means.	5/27/2021 12:09 PM
3	How would requiring natural landscaping be enforced, current rules are not enforced (sweep grass and leaves from sidewalks and curbs, pick up after pets, junky home lots). Tall plants near buildings will house rodents and "hide" peoples' junk. Who would define "native planting" and what is acceptable? And then enforce it? How? Fines? Encourage green spaces allowed to remain, stop developers from removing so many trees in order to build more houses to sell; we need green space to live and breathe, but at least use the wood rather than chip led trees that were simply roughly knocked over (I've watched this done and it's disgusting)	5/26/2021 9:01 PM
4	I feel like this is using environmental concerns to try to increase the number of large development in McFarland. I like the wide spaced and pretty homes. I think big apartment complexes, or closer together homes is not necessarily environmentally friendly. I am opposed to requiring natural landscaping in private properties - I could see encouraging it, but the word requirement concerns me.	5/26/2021 7:49 AM
5	Allow tiny homes	5/26/2021 1:40 AM
6	Reduce or eliminate use of toxic chemicals in public spaces such as parks, near bike & walking paths, etc. Implement programs to naturally control & reduce invasive species.	5/20/2021 9:55 PM
7	help residents move to native landscaping too	5/20/2021 9:30 AM
8	I don't know the area well enough to form an opinion on the types of housing McFarland needs.	5/17/2021 9:32 PM
9	Wow. Let's require, let's require, let's require.	5/17/2021 8:01 AM
10	I've considered tiny house living, but I'm not sure if the local ordinances are conducive for	5/17/2021 5:54 AM

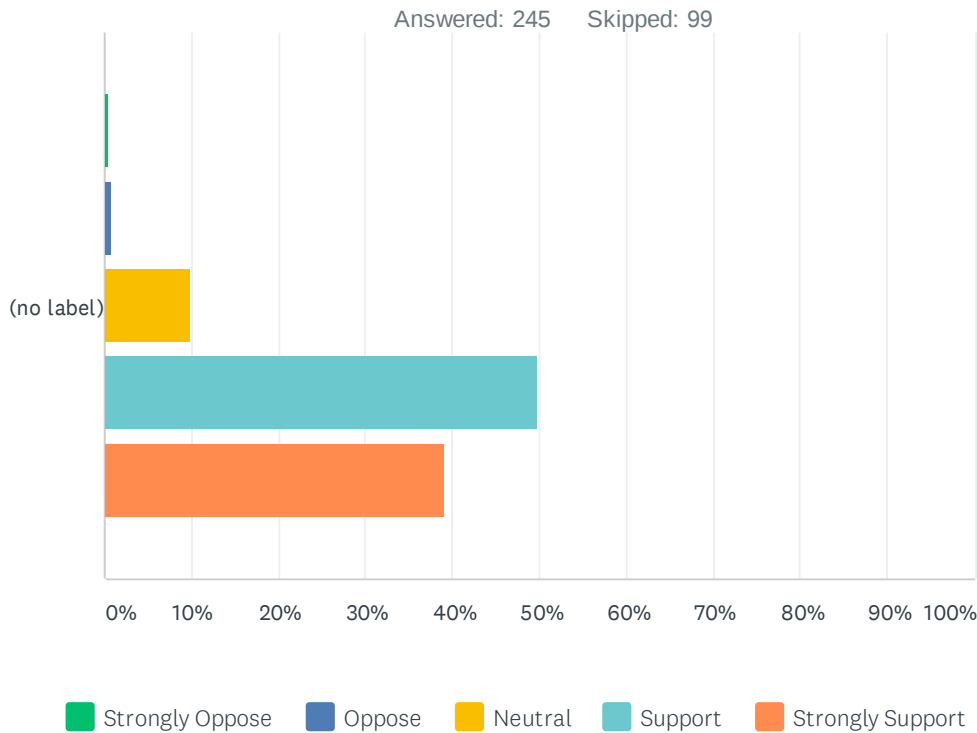
something like this.

11	Landscaping around water and wetlands has not been kept ideal. I live on a storm water detention pond and the plants on our side on a rather steep slope do not filter water and do allow for erosion of the earth around the pond. When the pond was dredged out years ago, the grassy covering was lost and now the covering has very shallow roots and is not very dense. The village should be more interested in taking care of this.	5/15/2021 12:34 PM
12	These ideas all sound so good! Thank you and great work!	5/14/2021 1:41 PM
13	Mcfarland NEEDS to have affordable housing options, other than apartments (that aren't that affordable). As a lower income resident, all I see being built are ridiculously high prices and HUGE houses or condos, which is neither green nor sustainable. I can not afford anything in mcfarland, and am assuming it's just going to skyrocket from here. It is obvious to me that the village is putting out this message of wanting to be environmentally friendly and accepting of all, but literally all the new developments are for rich, white people. It's disappointing. Unless you make over 100k a year, Mcfarland is not an affordable option.	5/14/2021 11:44 AM
14	Mcfarland has a way to go with this. The new developments are getting more and more expensive making McFarland less affordable.	5/7/2021 2:40 PM
15	The only thing that worries me is that I have many outdoor allergies, so if we do this all over, we may need to move, or won't be able to visit certain areas of the village :(	5/7/2021 9:02 AM
16	While minimizing setback requirements and reducing lot sizes are great to densify the village, it also limits the choices for residents when buying or building a home. Having subdivisions with larger lots than .25 acre shall be considered.	5/7/2021 7:42 AM
17	For the last 30 years (after living in McFarland for 47 years all i have heard is how McFarland is landlock, yet every direction you look there is housing being built, I think there is enough variety of housing.	5/6/2021 9:58 PM
18	Minimum lot sizes decrease urban sprawl but reduce available property for "green use". If I have a 5000sf lot I don't have adequate space to Support a garden, green space, and a lawn. Expanded lot sizes to .5 acre allow quality of life to be balanced with all three goals. I can have/support pollinator areas and traditional lawn area.	5/6/2021 9:32 PM
19	Less mowing & less use of herbicides and pesticides should save tax dollars.	5/6/2021 7:11 PM
20	Yes! to the native landscaping	5/6/2021 7:07 PM
21	Native landscaping on all property would be great. I'm a bit confused by the first question- are you saying that lots sizes will become smaller or larger? Larger lots allow for more green space and less tapping into the water table per resident. (I would hope.)	5/6/2021 5:07 PM
22	Educate, don't mandate.	5/6/2021 5:03 PM
23	We also need to look at long term runoff when building. No one ever comes back to look at these areas years after the development goes up to see if the drainage is working properly, or even needs to be maintained.	5/6/2021 3:25 PM
24	We don't need more condominiums and apartment buildings that drive down neighborhood property values.	5/6/2021 2:53 PM
25	If "native landscaping" means weeds like dandelions and others, I oppose. If it means planting wildflowers, I agree. As for housing, we MUST have more lower- to middle-income housing options to allow for a more diverse citizenry. And it shouldn't be packed into one or two massive apartment complexes. We don't need a return of the failed concept of "projects" of the 1970s/80s. More affordable single-family homes and duplexes should be encouraged, too. We also need to stop giving away lakefront property to developers. That high-income monstrosity behind Walgreens (former Beach House) was a huge fail for the Village. At a minimum, it should have been redeveloped for a new bar/restaurant, if not another lakefront community park. You'd be hard-pressed to legitimately call this a "lake" village because our elders did not develop the lakefront for public access, other than the small McDaniel Park. It's a shame that it all went to super-expensive private property.	5/6/2021 2:52 PM
26	Stop letting the village turn into a Veridian style neighborhood. Lots are too small and houses are too close in all new developments. There is no character in these new neighborhoods.	5/6/2021 2:44 PM
27	I really think the village needs to offer LARGER homes as well as more variety in the lower	5/6/2021 1:13 PM

income bracket... Dane county is generally very expensive cost of living. Mcfarland has a great plan, that's why we're here and it's was sad to realize all the CUP makes our possible for huge apartments to be put where there's supposed to be townhouses. Diversity is great, however I'd like to point out there are basically no homes above 3500 Sq ft either. So, if there aren't any large lots available, that is frustrating for wealthier families. Keep in mind, families that want to come to the area for the schools are in all tax bracket levels.

28	Can the village ask HOAs not be so restrictive about their policies in their neighborhoods?	5/6/2021 11:19 AM
29	My concerns about reducing setbacks and Ming lot sizes is that you end up with a greater percentage of impermeable surfaces... I do support efficient land use. If fewer people have yards, I would like to see more space for community gardens as locally produced/'home grown' food has many ecological benefits	5/6/2021 11:02 AM

Q12 Please indicate your level of support for the Solid Waste vision statement.



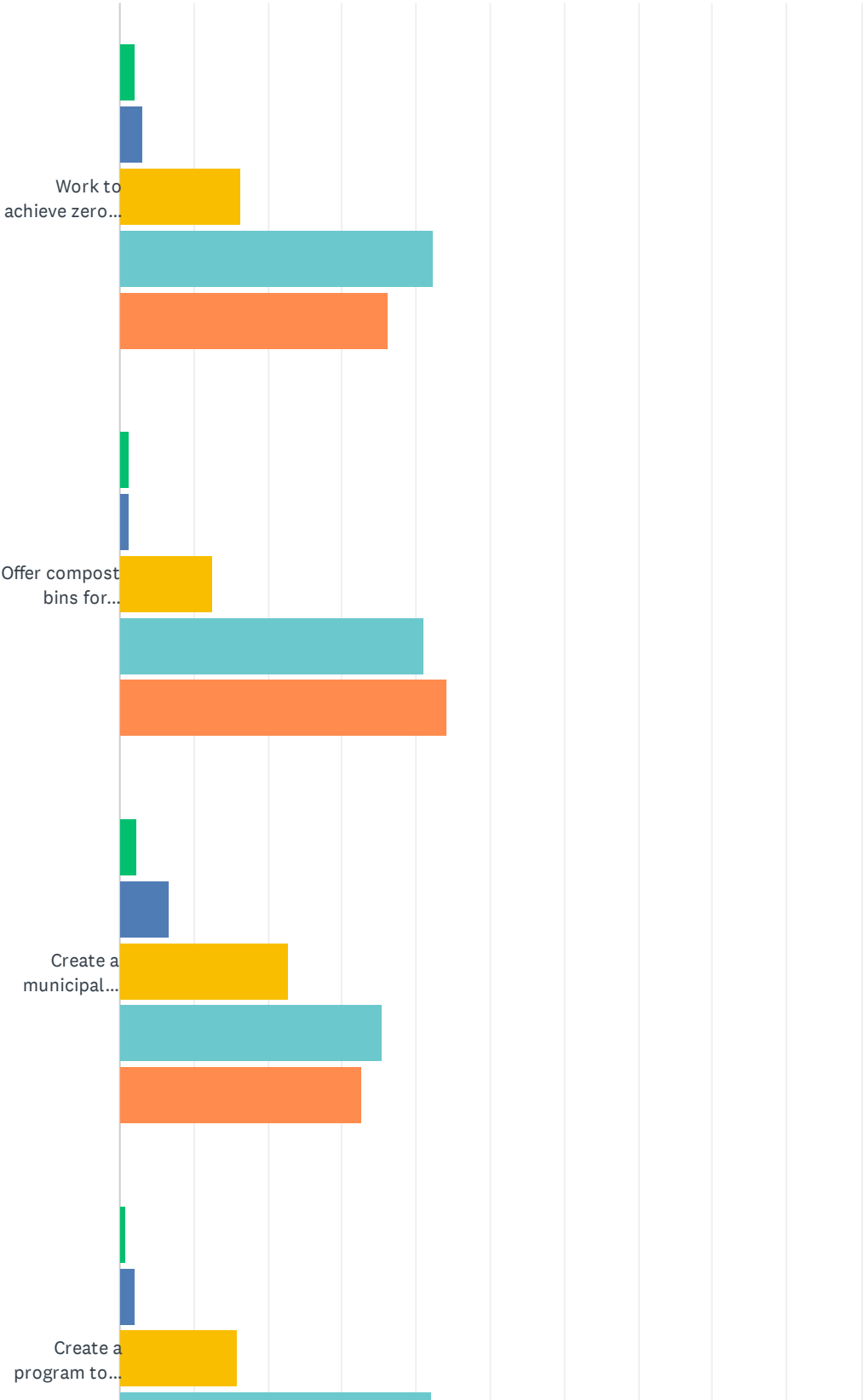
	STRONGLY OPPOSE	OPPOSE	NEUTRAL	SUPPORT	STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	0.41% 1	0.82% 2	9.80% 24	49.80% 122	39.18% 96	245	4.27

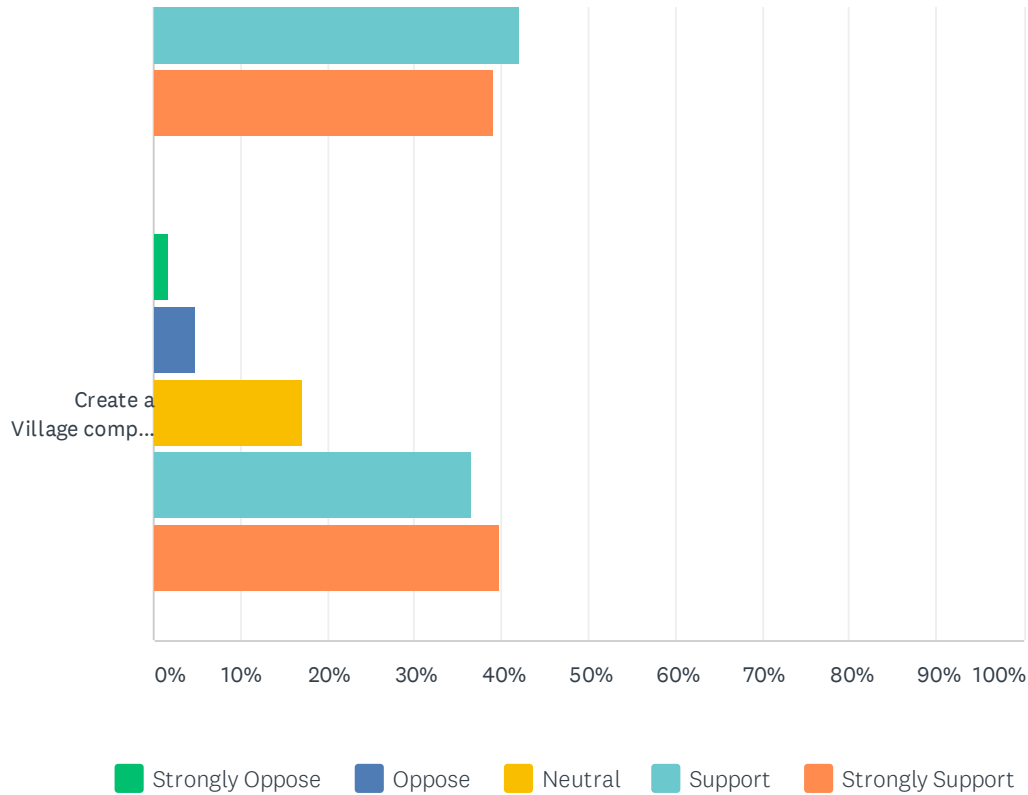
VISION STATEMENT

The residents, businesses, and government of McFarland utilize the most efficient and effective methods available to reduce, reuse, compost, and recycle waste. Village government uses incentives and policies to limit unnecessary waste and promote the lesser use and safe disposal of hazardous materials. Village residents and businesses are knowledgeable and responsible about waste management methods, and they value and celebrate the creative reuse of goods and materials.

Q13 Please indicate your level of support for the following actions aimed at achieving the above vision.

Answered: 251 Skipped: 93





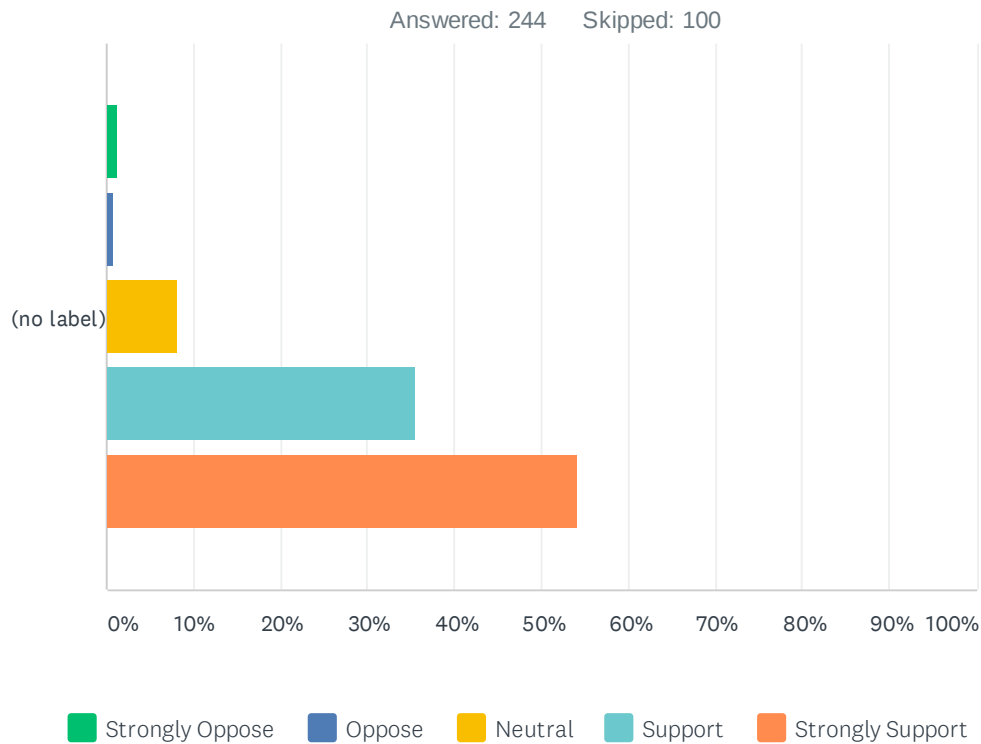
	STRONGLY OPPOSE	OPPOSE	NEUTRAL	SUPPORT	STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
Work to achieve zero landfill waste in municipal operations by 2040.	1.99% 5	3.19% 8	16.33% 41	42.23% 106	36.25% 91	251	4.08
Offer compost bins for Village residents.	1.20% 3	1.20% 3	12.45% 31	40.96% 102	44.18% 110	249	4.26
Create a municipal purchasing policy that requires consideration be given to whether a product is made from renewable and/or recycled materials.	2.39% 6	6.77% 17	22.71% 57	35.46% 89	32.67% 82	251	3.89
Create a program to encourage and facilitate the practical reuse of waste from private and municipal construction projects.	0.80% 2	2.00% 5	16.00% 40	42.00% 105	39.20% 98	250	4.17
Create a Village compost site for food waste.	1.59% 4	4.78% 12	17.13% 43	36.65% 92	39.84% 100	251	4.08

#	COMMENTS	DATE
1	There is no consideration of cost in any of these proposals.	5/28/2021 4:12 AM
2	Zero landfill waste seems grandiose, lots of educating and buy in work to be done. Educate more or have places available to residents to recycle small electronics, household batteries and lightbulbs easy access drop boxes to recycle batteries similar to medicine drop boxes would be helpful.	5/26/2021 9:01 PM
3	I am very eco, but I am not going to compost. Rotting food on properties is not a good thing for varmints and other wildlife.	5/26/2021 12:12 PM
4	need any initiatives to have clear, easy guidelines-- challenging when recycling and other rules differ from city to village- different in Madison than McFarland...	5/20/2021 9:30 AM
5	We currently belong to a local composting group who provides a bucket and biodegradable	5/17/2021 9:32 PM

bags and picks up once a week. If the village provided this for all residents that would be great.

6	I think having individually owned compost sites makes more sense	5/17/2021 11:30 AM
7	The 2040 target might be too far away; we could be doing much of these things now. My partner is a zero waste sustainability analyst at AmFam and has much insight and resources on the subject. Please reach out for more info.	5/17/2021 5:54 AM
8	Instead of have a purchase policy that allows over spending on items just to be political correct, how about spending more money in a way that would save the village taxpayer money instead of cost more.	5/6/2021 9:58 PM
9	This is the single most feasible and supportable area for sustainable development. We are lacking in support for diverting biomass from landfills where it contributes to climate degradation in the form of CH4 emissions. .	5/6/2021 9:32 PM
10	These all sound like expensive endeavors with little value.	5/6/2021 5:03 PM
11	Other communities have had problems with a community compost site	5/6/2021 4:07 PM
12	This is a hard one for me. It's one thing to 'plan on' or 'work toward', it's an entirely different thing to achieve it. I'm all for zero landfill waste as a goal, but question whether the effort and energy are as worthwhile as increasing housing density and overall energy efficiency.	5/6/2021 3:13 PM
13	To keep my kitchen scraps out of the landfill I have an arrangement with a friend across town who lets me put my scraps in her compost bin. Of course I drive there which negates some of the positive impact of this arrangement. The village should have curbside food scrap pickup.	5/6/2021 3:01 PM
14	Yes to community composting.	5/6/2021 2:53 PM
15	I would like to see our Village adopt free vacuum leaf pickup in the fall like other communities have. Given our property tax rate, we shouldn't have to pay for plastic bags and put the leaves in them to have them picked up. Raking them to the edge of the yard to be vacuumed up by Village makes the most sense and would be a service that would help residents FAR MORE than spending our tax money on things such as additional amenities at a dog park. That was an obscene waste of our tax money that only benefits a small segment of our population. Be better! Also, it would be helpful to have a free annual large-item trash pickup to encourage residents to get rid of objects they may be stashing in their back yards or filling their houses with because they can't afford to move them or don't have a truck to be able to transport them to the landfill. Make this investment that will allow people a fresh start towards a sustainability focused lifestyle by giving them a cost-free way to rid themselves of these unwanted items.	5/6/2021 2:52 PM
16	Incorporate food waste pick up into garbage pick up. City of Dubuque, IA has a good program you could check out! Not sure if folks would haul food scraps to a site.	5/6/2021 2:43 PM
17	I would support further incentivizing residents switching to the small garbage cans. Provide TerraCycle drop off at municipal buildings. Offer financial assistance to help families afford CSA memberships.	5/6/2021 11:02 AM

Q14 Please indicate your level of support for the Community Health vision statement.



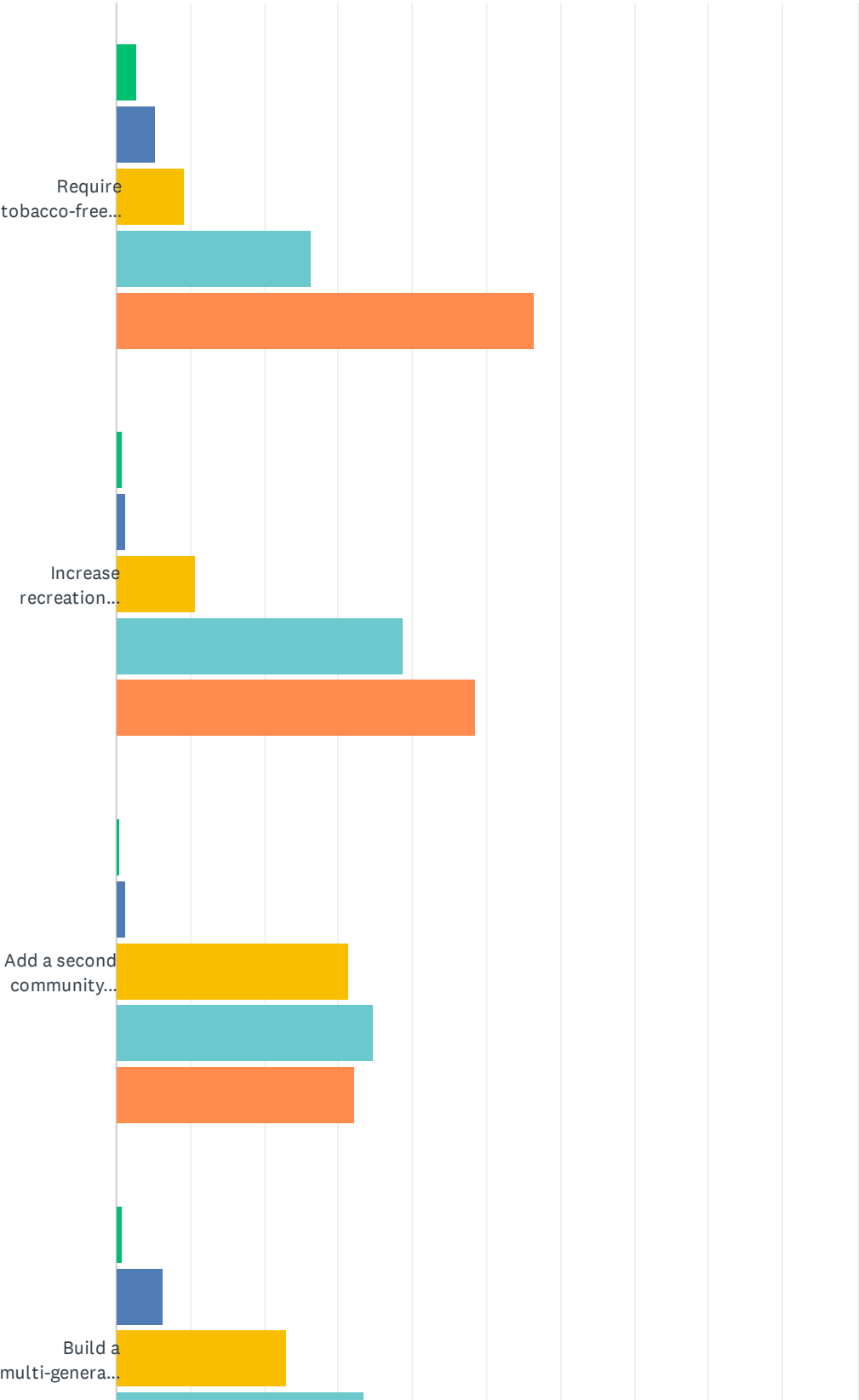
	STRONGLY OPPOSE	OPPOSE	NEUTRAL	SUPPORT	STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	1.23% 3	0.82% 2	8.20% 20	35.66% 87	54.10% 132	244	4.41

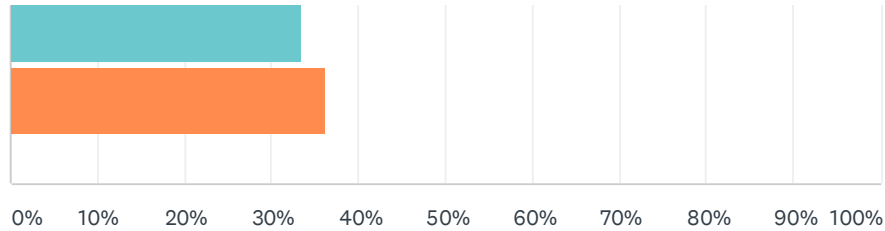
VISION STATEMENT

McFarland, including its government, residents, and businesses, embraces community health and wellbeing as an integral part of sustainability. McFarland is intentional about embracing diversity and inclusivity, such that all residents are able to live happy and satisfying lives. Healthy food, clean water, housing, jobs, recreation opportunities and health care are available and accessible to all residents regardless of age, ability, gender identity, sexual-orientation, income, or ethnicity. The community values social connections and civic participation and works together to meet the needs of its most vulnerable residents.

Q15 Please indicate your level of support for the following actions aimed at achieving the above vision.

Answered: 251 Skipped: 93





■ Strongly Oppose
 ■ Oppose
 ■ Neutral
 ■ Support
 ■ Strongly Support

	STRONGLY OPPOSE	OPPOSE	NEUTRAL	SUPPORT	STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
Require tobacco-free and e-cigarette free apartments in all new multi-family developments and on all municipal properties, including parks.	2.79% 7	5.18% 13	9.16% 23	26.29% 66	56.57% 142	251	4.29
Increase recreation programs through the Village.	0.80% 2	1.20% 3	10.76% 27	38.65% 97	48.61% 122	251	4.33
Add a second community service day.	0.40% 1	1.20% 3	31.47% 79	34.66% 87	32.27% 81	251	3.97
Build a multi-generational community center.	0.80% 2	6.37% 16	23.11% 58	33.47% 84	36.25% 91	251	3.98

#	COMMENTS	DATE
1	There are plenty of non-smoking areas and recreational programs!	5/26/2021 11:49 PM
2	All of the above can lead to a healthy living environment BUT many of the identified items throughout the above survey will be beyond the means and ability of many folks who will then feel judged and/or excluded. I would encourage incentives rather than requirements that may not be enforceable. Create an environment where we want to help each other.	5/26/2021 9:01 PM
3	In addition to a community center, our village is in desperate need of an outdoor pool or splash pad.	5/26/2021 11:03 AM
4	This Community needs to increase its recreational opportunities. Please take Fund 80 from the district and utilize the monies for the entire community, not just school aged kids. Our family is forced to travel outside McFarland for these, especially outdoor swimming!	5/26/2021 10:49 AM
5	Well done!!! 🙌🙌🙌🙌	5/26/2021 7:47 AM
6	Rather than adding a community service day, regularly share how people can be involved in the community. Connect those who need help and those who want to give it. You've not proposed anything about ensuring equity and inclusivity for marginalized populations who live in the Village. Consider what opportunities you have their for people to share about their cultures and raise awareness and find solutions for concerns people may have about how well they feel included in the village community.	5/25/2021 7:57 PM
7	DEI is essential to environmentalism.	5/17/2021 5:54 AM
8	You left out anything do to with actual inclusivity and diversity as well as providing for the physical and mental health of residents. What's the use of them being in the vision statement if there are no action goals to work toward them?	5/15/2021 11:11 AM
9	The community center concept which includes activities for senior citizens has long been bandied about. I think its time has come!	5/14/2021 1:41 PM
10	Building a community center and having tobacco free areas are nice, but it's a bandaid to a bigger problem. Housing prices in mcfarland are out of control and it is not an affordable place to live unless you're rich	5/14/2021 11:44 AM

11	We have lobbied for a senior/community center for 14 years. It's time!	5/7/2021 8:26 AM
12	Parks how much money was spent on Parkland out by the interstate, For What? Don't we have enough parks that at this point are probably underused.	5/6/2021 9:58 PM
13	Our problem isn't smoking and natural trends toward healthy lifestyle will eliminate the need for investment in this area. Facilitate healthy lifestyle through opportunity not regulation.	5/6/2021 9:32 PM
14	Set up a village wide tour of homes with "alternative" lawns; offer native plants to residents to install in their yards, make a contest out of reducing lawn and going native for the pollinators, install native plants at all municipal and public buildings. Replace grass with native plants in areas around town and draw attention to it with signage such a "bee-friendly" or pollinator friendly or bird friendly signs.	5/6/2021 7:11 PM
15	Don't mandate personal choices.	5/6/2021 5:03 PM
16	A multi-generational center should be built instead of a new police/fire building.	5/6/2021 4:07 PM
17	It's a shame that we consider ourselves a lake community but do not have any beach access (McDaniel Park is NOT a beach) or an outdoor community pool. We have given away our valuable lakefront property to private developers and wealthy individuals. Instead of spending our tax money on narrowly targeted projects like dog park amenity expansion (do we *really* need a party facility there?!?), we should be investing in community amenities such as an OUTDOOR public pool that would benefit the constant influx of residents with school-age children as well as our retired or soon-to-be-retired residents who have been investing in the Village by paying property taxes for years. Saying we have a public pool at the high school is not sufficient. That's not a summertime or family friendly amenity. Nobody wants to be inside a hot pool area in the summer and the high school pool is built for lap swimming and competition, not for relaxation and family enjoyment with zero-entry areas and areas for small children. Having such a facility would encourage community health and camaraderie and residents of all ages would benefit from it. Based on past comments on our community Facebook groups, it seems that there is significant community support for such a project. Our trustees should make it happen. It's more important than adding another 4- or 5-story apartment complex with a bar/retail that can't even be filled on Farwell Street. Also, until such a facility could be built, McFarland should consider entering into an agreement with Monona to allow for a reduced rate for McFarland residents to use their community pool. There are A LOT of our community members who are forced to go there because there is no option here.	5/6/2021 2:52 PM
18	Why not have monthly community service days? Or weekly for that matter.	5/6/2021 2:44 PM
19	Would love to see a community group form to exchange ideas about how to live environmentally friendly lives.	5/6/2021 11:02 AM

Q16 Is there anything else you would like us to know?

Answered: 50 Skipped: 294

#	RESPONSES	DATE
1	All items need to be considered in terms of cost.	5/28/2021 4:12 AM
2	I would like to see McFarland invest in more amenities for Village residents with families such as a splash pad or pool similar to all the other Madison suburbs. I would also like to see better businesses in McFarland such as better restaurants, bars and other commercial spaces.	5/26/2021 9:47 PM
3	Encourage revitalization of the downtown as a place residents want to/enjoy being as well as more enjoyable public access to the lake. We have been severed into "lake people" and "the other side".	5/26/2021 9:01 PM
4	make it easier to walk without fear of being killed by a vehicle. There are several dangerous ped intersections including Taylor/Paulson, trying to cross Hwy 51 on the south end of town, (how about a bridge or tunnel) and traffic calming techniques like roundabouts, bump outs and speed bumps (Valley, for instance is dangerous sometimes!)	5/26/2021 12:12 PM
5	All new apartment buildings should be required to offer commercial space. There are many people that would love to open businesses here, but there are few options for them. More businesses in the community will lead to less traveling for residents.	5/26/2021 10:49 AM
6	Build a Splash pad!	5/26/2021 1:28 AM
7	Pool	5/25/2021 9:32 PM
8	Build a splash pad	5/25/2021 8:43 PM
9	I wish that this survey had included questions about job creation in the village. It would really be great to see some effort put into economic support for the area that doesn't come from property taxes from homeowners.	5/25/2021 8:09 PM
10	Provide sites or information on the proper disposal of old gasoline, and other hazardous materials. A site at the Public Works building would be good, even if it had limited hours and had to be overseen by staff. Right now all that is offered is used oil disposal.	5/25/2021 12:16 PM
11	This survey obviously took some thought to put together, nice job team!	5/24/2021 7:37 AM
12	So glad to see this coming! Thank you for this very thoughtful survey and vision!!	5/20/2021 6:44 PM
13	quit wasting money on projects that benefit no one; over priced contracts and insane subcontracting that leads to poor work on projects	5/20/2021 9:30 AM
14	I'm glad the village is asking these questions and look forward to hearing about the general interest from the rest of the community.	5/17/2021 9:32 PM
15	We need to create more of a shopping area that will bring people in rather than send them to Madison. Is there a plan to create a 'downtown' area similar to what some of the other villages have done (Waunakee or what Oregon has)?	5/17/2021 6:56 AM
16	I am also a sustainability expert within the built environment (commercial green building). If you need any more info along those lines, please let me know. Thank you for considering these topics. ~Matthew Duffy, 608.354.2988	5/17/2021 5:54 AM
17	Great ideas!!!	5/16/2021 4:49 PM
18	Leave us alone and stop passing regulations that make you feel good but do nothing other than increase fines	5/15/2021 5:15 PM
19	Any program that requires creating new restrictions to the homeowners should be considered very carefully. We pay for food stewardship of our tax dollars and only need protection by the police and fire depts. We don't need every nes thing that comes along as an amenity. Our churches and service orgs along with small businesses in McF offer so much already and it	5/15/2021 4:51 PM

keeps people working together as families and neighborhoods. We don't need the village to provide it all for us.

20	I was with you until the last 'Community Health statement. The action goals to actually help ALL residents have access to physical and mental health as well as ANYTHING about actual inclusivity and diversity were completely non-existent. Very, very disappointed. These need to be addressed badly in McFarland.	5/15/2021 11:11 AM
21	My number one personal wish is that we will get public transit connectivity to Madison.	5/15/2021 8:22 AM
22	Yes, Where does all the TAX money come from to support some of your "utopia" ideas?	5/14/2021 7:04 PM
23	Just remember you can't be diverse with the townie cliques and nepotism in the village departments and schools. We all see it.	5/14/2021 6:50 PM
24	Do the schools currently have a gardening class or program? School gardens can be a great place to learn to garden, but can also incorporate shop/building projects such as raised beds, trellises, fencing, etc. and art - growing plants and fruiting vines are quite artistic, and cooking classes about how to prepare and consume healthy foods. Plus, students who grow food could be allowed to take food home and thus educate and feed their families. Thank you for all your work and this excellent survey.	5/14/2021 1:41 PM
25	With the substantial influx of residential properties, the Village should also consider what it will take to draw more business to the area, particularly a more substantial supermarket than the one currently in town.	5/14/2021 12:42 PM
26	Invest in sewer upgrades to prevent excessive runoff, causing premature erosion and black ice formation.	5/14/2021 11:08 AM
27	INCREASE RESIDENT ACCESS TO LAKES!!!! PUBLIC PIERS, KAYAKING, TRAILS, CLEAN BEACH. THAT WAS IN THE COMPREHENSIVE PLAN WHEN WE MOVED HERE AND IS NOT MENTIONED AT ALL HERE.	5/7/2021 9:31 PM
28	We need to somehow find and punish all of those who are littering!!! There is so much litter within the Village and country areas. It is totally sickening!!!	5/7/2021 3:09 PM
29	Property tax are forcing the elderly to choose between rising health care costs or saving to pay their taxes.	5/7/2021 2:10 PM
30	Why is there not McFarland Village Plan and Vision to try to quit spending Tax money like there is no end to it. Quit using the excuse it is Grant money, Where does Grant money come from our taxes? Over the years how many improvements have done for citizen want, only for that citizen to move out of town 5 to 10 years later and leave the people that have lived here for many years to pay for.	5/6/2021 9:58 PM
31	We just moved here last July, so haven't really had the opportunity to see it at it's best. Looking forward to our future here. Love it so far.	5/6/2021 8:21 PM
32	Limited government	5/6/2021 7:39 PM
33	Public swimming pool?!	5/6/2021 7:15 PM
34	— build REAL affordable housing! — accepted ALL people and make McFarland a model of diversity thru racial equity, diverse sexuality and turn into the kindest community around!!!!	5/6/2021 7:14 PM
35	I am not much help. Some of these programs are very well intended but end up costing taxpayers more in property taxes. We can just jam everything on the property taxes as this will decrease property values. I really like these ideas but we need to find a way to do it at a reasonable and realistic cost to the property owners.	5/6/2021 7:13 PM
36	Both of my kids go to McFarland schools and we plan to move there one day.	5/6/2021 7:08 PM
37	McFarland is so beautiful and our Village has so much potential for growth. It is so important to me that we carefully consider the impact that each decision has on our natural environment and sustainability AND inclusion (racially, socio-economically, accessibility, etc). Thank you for providing us this opportunity to give feedback about this issue!	5/6/2021 7:07 PM
38	traffic flow at major 4-way intersections is a mess as everyone politely waits for the right-hand driver to go. It may be time to install traffic lights.	5/6/2021 6:36 PM
39	I would love some sustainable type classes through the rec program: building bee habitats,	5/6/2021 5:07 PM

	natural landscaping, keeping chickens, etc.	
40	Please be good stewards of the taxpayer's money and do not simply add fees to municipal fees that are already too high such as water because you see it as the environmentally correct future. Village residents cannot afford such measures. Also, imposing new requirements on private residences is not a good way to get environmental progress. Carrot is better than the stick.	5/6/2021 4:07 PM
41	Minimize development of current green space. I hate seeing so many new houses, condos, apartments etc being built further and further into what was once green space or countryside. People talk about seeing more deer, foxes and coyotes in the village - its because the more we build and develop land, the more we force them out of their homes. Time to really look at that when new developments are proposed.	5/6/2021 4:00 PM
42	Anything that aims to keep people in McFarland rather than go elsewhere for business and pleasure should be a top priority. Make McFarland a destination; it is currently not.	5/6/2021 2:53 PM
43	We are longtime (White) residents who believe that Black Lives Matter. Our Village Board should insist that our new police chief and his department are providing reports each year (if not quarterly) on their efforts to train officers in de-escalation practices and eliminate racial profiling. There are too many troubling reports shared on our community social media of our Black residents being followed by police. That must stop and a clear message needs to be shared with our police department that it is not acceptable. Our tax money is being used to build a new facility for them. After all, they report to US and are supposed to serve and protect. It should not be a revenue-based service focused on making traffic stops and arrests. Our community should be a leader in the national effort to reform police policy and practices.	5/6/2021 2:52 PM
44	A lot of these programs will cost more than they save. So how will you convince people to want to participate?	5/6/2021 2:45 PM
45	In addition to the natural resources...how are the plentiful cultural resources in McFarland ... native american mounds... are being cared for and preserved. A local expert is willing to help advise on this...608-718-9324	5/6/2021 2:43 PM
46	We want a splash pad!!!	5/6/2021 1:22 PM
47	Review & change the conditional use permits for land, enforce the green space on the land... don't let developers buy their way out of it, keep up with the actual plan of the village... stop with the randomness!	5/6/2021 1:13 PM
48	Increase the number of things that can be recycled and dropped off in the Village such as cardboard, plastic bags, Styrofoam, batteries and small electronics.	5/6/2021 11:18 AM
49	Would love to join this group or at least attend their meetings! It looks like there might be room for more, but why is there a maximum of 9 residents allowed?	5/6/2021 11:02 AM
50	Please prohibit the natural gas sub station next to Grandview Trail. Please keep our natural areas natural and beautiful for our village.	5/6/2021 10:37 AM

APPENDIX C – VISIONING RESULTS

Energy Visioning Board Comments

Energy		
Visions	Barriers	Actions
All new construction and municipal buildings are net-zero (7)	Initial costs/lack of incentives (7)	Education on existing rebates and tax incentives - in schools, in water bills, welcome packet for new residents (5)
Renewables used for all residences, gov. and commercial buildings (4)	Regulatory policies (3)	Grants and financial incentives to help with initial costs (4)
There are shared community renewables to buy into (3)	Finding qualified contractors who understand the technology (3)	Educational pilot programs to demonstrate the effectiveness of energy efficiency and renewables (4)
There is broad community buy-in regarding renewables & energy efficiency (3)	Mindset and cultural norms (3)	Energy audits to identify energy drains in gov., residential and commercial buildings (4)
Every home and business is energy efficient and weatherized (3)	Historic investment in fossil fuels (2)	Social marketing, community ambassadors/liasons to new residents (4)
All renewable energy by 2050 (2)	Inefficiency of utilities in providing power	Develop a community resource center and/or a resource manual on best practices and incentive programs (2)
Street lights and traffic lights are all solar powered (2)	Lack of resident involvement in government	Support organizations like Project Home
Municipal operations are 100% GHG emission free	Lack of marketing/communication	Collaborations and partnerships with other municipalities
Village purchasing decisions will follow plan goals	Lack of knowledge about energy efficiency programs and incentives	Carbon credits to bring in revenue
	Income disparities	Waive municipal fees for energy efficiency upgrades
		More appliance upgrade incentives
		Hold a sustainability fair to bring in contractors to showcase their programs to residents
		Push power companies to adopt more aggressive sustainability actions

Common Themes

- Net-zero for all new construction
- Renewables on all buildings
- Weatherization
- Community buy-in
- Community solar

Transportation Visioning Board Comments

Transportation		
Visions	Barriers	Actions
More public transit options and useage - Metro stop in Village (6)	Money (5)	Promote ride-sharing/work with State (5)
The Village is safe for biking and walking (6)	Cultural norms (4)	Develop a Village bike-sharing or e-bike program (3)
More ride-sharing (6)	Regulatory policies - no RTAs allowed by State (3)	Promote local businesses that are accessible by biking and walking (3)
Light rail to Madison (5)	Time (2)	Create better infrastructure for e-vehicles - require for new buildings (2)
There are more interconnected on and off-road bike/ped facilities (5)	Income disparities	Education on transportation alternatives
All municipal vehicles are electric (2)	Shipping long distances is unsustainable	Pilot programs
Easy access to charging stations for e-vehicles (2)	Low public transit use compared to cost to join	Study to find out where/why people travel for amenities
Kids walk or bike to school	Lack of e-vehicle charging stations	Social marketing to change culture and perceptions of public transit and biking
Accessible after school and summer programs	Public transit is inaccessible	Summer buses to take kids to parks or pool
E-vehicles make up a larger percentage of all vehicles in Village		Work with Madison to establish e-bike stations as part of the Madison system
Zero emissions from vehicles		Establish a park and ride connected to a Metro bus stop
All school buses are electric		Lobby to change State laws regarding RTAs
Decrease VMT		Work with school district to increase busing options
		Purchase e-vehicles for Village

Common Themes

- Access to public transit
- Safety for bikes and pedestrians
- Ridesharing/bike-sharing
- Light rail
- Interconnectivity
- Charging stations for e-vehicles
- Village vehicles all electric
- School/summer programs accessible by walking/biking

Solid Waste Board Comments

Solid Waste		
Visions	Barriers	Actions
Volume of trash reduced (2)	Recycling rules are complicated (3)	More public events/access to clean sweep, e-recycling, shredding and battery disposal (10)
Construction waste is reduced and reused/repurposed (2)	Cultural norms - always wanting "new" and "better" (3)	Recycle food waste/community compost site (10)
No recycling ends up in trash	Lack of incentives to reduce waste (2)	Ban/reduce use of single-use plastics and promote alternatives (5)
Single-use plastics are no longer used	Costs	Incentivize sustainable building materials and reuse/repurposing of building materials during permitting process (4)
Food waste is eliminated	School practices - time and resources	Waste free community events (3)
All toxic waste disposed of properly	Recycling needs to be exported to be recycled	More recycling education (3)
	Lack of compliance with recycling laws	Require recycling at businesses (2)
	Lack of cradle to grave product sustainability	Facilitate relationships between grocery stores and food banks
	Lack of data on whether residents would use compost site	Develop local recycling programs
	State government prohibition on local control of single use plastics	Encourage more recycling at schools
	Excessive packaging	Municipal purchasing policies for recycled or recyclable products
		Waste reduction requirements on Village projects
		Equipment sharing program to reduce demand and waste
		Community upcycle location
		Celebrate successes to maintain momentum
		Consistently measure and report on waste amounts collected

Common Themes

Reduced volume of waste/food waste

No recycling in trash

More access to clean sweep, e-recycling, etc.

Community compost site

Reuse/repurpose construction waste

Water Visioning Board Comments

Water		
Visions	Barriers	Actions
Reduced nutrients entering the lake (10)	Lack of knowledge about pollutants (fertilizers, leaf management) (3)	Reduce salt use on roadways and private property (5)
Clean lakes and beaches for swimming (5)	Costs (3)	More education/encouragement on sustainable lawn management (5)
Safe and clean drinking water (3)	Cultural norms - perfectly manicured lawns (3)	More green infrastructure (4)
Increased opportunities for volunteering (2)	State regulatory roadblocks to local control (2)	Encourage native plantings, raingardens and rain barrels on public and private property (4)
Water used more efficiently (2)	Influences outside Village borders that impact water quality (2)	Decrease impervious surfaces to reduce runoff (2)
Strong awareness and buy-in for clean run-off practices	Increased severe weather events (2)	More testing for pollutants in groundwater (2)
	Lack of local incentives	Increase local incentives to use groundwater wisely (2)
	Salt use - safety vs environment	Redirect runoff to natural treatment areas like wetlands
	Lack of public land adjacent to waterways for green infrastructure	Create systemic way to collect and manage leaf litter
	Perception that water is a limitless resource	Incentivize organic agriculture
		Allow for grey water system development
		Work with other communities in same watershed
		Strengthen erosion control ordinance
		Incentives for shoreland owners to preserve native vegetation

Common Themes

- Reduced nutrients entering lakes
- Clean lakes/beaches for recreation
- Clean drinking water
- Efficient water use
- Reduced salt use

Land Use and Development Visioning Board Comments

Land Use		
Visions	Barriers	Actions
Natural areas/native species are protected and mature trees preserved (4)	Costs (5)	Incentives for energy efficiency/green building - e.g. waiving permit fees, tax incentives (7)
Parks will be accessible to all and have year round activities (4)	Village ordinances - minimum lot sizes/parking requirements (3)	Education and outreach - clearly communicate vision (6)
More green space and green infrastructure to protect surface water (3)	Resistance to high-density development (2)	Adopt/update codes and ordinances that support green infrastructure - amend parking regulations (3)
Everyone will have access to interconnected walking and biking facilities (3)	Lack of Village incentives for energy efficiency/green building	Ensure all water is treated on-site before entering waterways (3)
Net-zero construction for all Village buildings (2)	Lack of knowledge about green infrastructure	Develop partnerships with other groups working towards same goals (2)
There is more high-density, mixed-use, infill development (2)	Local politics	Incentives and education on native landscaping (2)
The downtown will be a vibrant community center with year-round activities (2)		Update Village plans to include more opportunity for high-density and mixed-use (2)
Clean lakes and waterways (2)		Update road specifications to allow for narrower streets (2)
Homeowners will use native plants in landscaping		Encourage higher buildings - build up rather than out
There is a good balance between development and natural perservation		Incentives for higher density development
Parking lots will be locations for infill development		Develop relationships with developers who value sustainable practices
More public access to lakes		Develop an eco-friendly business park
		Create Village boundary constraints

Common Themes

- Preservation of natural areas, trees
- Interconnected walking and biking trails
- Accessible parks with year-round activities
- Clean lakes
- High-density, mixed-use construction
- Green, net-zero buildings
- Vibrant downtown
- More green infrastructure; less impervious surface

Community Health Visioning Board Comments

Community Health		
Visions	Barriers	Actions
Access to healthy local food options for all, including school children (6)	Cultural norms/attitudes about sustainability/lawn upkeep (3)	Budget each year for more sidewalks and bike lanes/complete streets projects (7)
Healthy lakes and rivers (4)	Costs (3)	Encourage civic participation through Village sponsored civic activities, forums, coffehouse-style meetings (6)
Recreation programming and parks accessible to all abilities (3)	Lack of enough testing of drinking water (2)	Build a multigenerational community center (5)
A community that is intentional about inclusion and embracing diversity (2)	Only one grocery store (not local)	Develop partnerships with other groups working towards same goals (4)
Access to clean drinking water for all (2)	Village ordinances	Expand community gardening, urban agriculture, and add a winter farmer's market (3)
Public parks within walking distance of all homes (2)	State doesn't sponsor community health initiatives	Clearly communicate the Village's vision with the community (3)
A community that provides for its most vulnerable (2)	Competition with larger area farmer's markets	Partner with schools for use as recreation spaces for the community (3)
Access to preventative care for all (2)	Too much surface water pollution	Build a community health and wellness center (2)
Residents who are civicly engaged	Lack of sidewalks	Restrict/eliminate phosphorus and fertilizer use on public and private property (2)
100% walkable community	Lack of quality data	Find alternatives to salt use in winter (2)
Healthier residents - low obesity levels		Seek grants
Reduced exposure to PFAS		Work with local sports organizations to come up with alternatives to fertilizers on athletic fields
Residents able to get everything they need in the Village		Community composting site
		Offer more exercise classes
		Draw in business that support local farmers
		Continue to use Zoom
		Local summer youth programming

Common Themes

- Healthy local food/urban agriculture
- Clean water - surface and drinking
- Recreation opportunities for all abilities
- Intentional about embracing diversity
- Providing for most vulnerable
- Walkability/bikability
- Civic participation
- Partnerships
- Access to health care for all

APPENDIX D – PREVIOUS PLANNING EFFORTS

The following is a summary of existing goals, objectives, policies, or implementation actions identified around the terms "climate change", "energy efficiency", "green", "greenhouse", "health(y)", "resilience" and "sustainability", within recently approved or accepted Village plans.

Strategic Plan 2020 to 2030, adopted 2020:

- Community Vision (page 6)
 - The vision of McFarland is to create an inviting, dynamic, diverse community that offers a high quality of life and a supportive environment in which all citizens may practice their individual value choices. The community actively seeks to preserve its proud heritage, protect its abundant natural resources, plan for responsible and balanced residential and commercial growth, promote a viable economic base, support educational excellence, provide diverse leisure options, and foster a healthy social fabric.
- Community Values (page 8)
 - To create and sustain a high level of confidence in Village government, we pledge to function with: environmental sustainability.
- Goal B: Plan for and align physical facilities and open space to support future service delivery, quality of life and infrastructure needs (page 10).
 - Strategy #2. Improve current Village facilities, including maintenance enhancements, and identify new systems to promote sustainability.
 - Implementation Steps (page 20)
 - Research building systems that promote longevity and sustainability.
- Goal D: Improve the safety and wellbeing of Village residents, businesses and visitors (page 12)
 - Strategy #4. Promote the concept of a healthy community in an integrated way, from policy to planning to development.
 - Implementation Steps (page 26)
 - Research best practices on how to integrate healthy living into policy, planning and development.
 - Draft healthy community policies for consideration by the Village Trustees
 - Train staff in the use of healthy living best practices and policies.

Village Board Goals 2019-2020, adopted 2019:

- Goal A. A safe, healthy, and secure community (page 2)
 - Objective 5. Develop measurable actions and standards for the advancement of sustainable initiatives within the Village.
 - Action Steps. Assess energy consumption through energy use audit. Develop program that promotes sustainability in Community. Build in sustainable features into facilities planning.

- Goal D. A healthy and growing, regionally and globally integrated economy that supports local initiatives (page 5).

Comprehensive Land Use Plan, adopted 2017:

- General Goals 1 & 3 (page 5 of Volume 2)
 - A healthy and growing, regionally and globally integrated economy that supports local initiatives.
 - A safe, healthy, and secure community.
- Initiatives for Natural and Agricultural Resources (page 11 and 19 of Volume 2)
 - Pursue Local Opportunities to Mitigate and Adapt to Climate Change. The Village will advance local practices to mitigate or reduce the release of greenhouse gasses, and work to increase the community's resilience to the impacts of climate change.
- Goals for Policies for Natural and Agricultural Resources (page 12 of Volume 2)
 - Support energy efficiency and environmental sustainability as criteria in the design of public facilities and infrastructure.
 - Emphasize use and enhancement of natural drainage systems wherever practical for greater sustainability and value.
- Initiatives for Housing and Neighborhoods (page 61 of Volume 2)
 - Encourage neighborhood development on the Village's East Side. Lands at and near the Village's eastern edge provide the greatest opportunity for significant new housing development. Such development will contribute to community health, provide recreational amenities for the entire community, and preserve topographic and natural areas through conservation neighborhood design.
- Policies for Utilities and Community Facilities (page 71 of Volume 2)
 - Plan for public facility and utility projects based on community- or basin-wide utility or stormwater analyses and sustainability, rather than looking at individual projects without careful reference to a larger context.
- Initiatives for Transportation (page 84 of Volume 2)
 - Expand McFarland's Bicycle and Pedestrian Network. The Village will advance improvements to sidewalks, trails, and on-street bike facilities to make McFarland an even more safe, healthy, and sustainable community.
- Initiatives for Intergovernmental and Stakeholder Cooperation (page 94 of Volume 2)
 - Serve the Greater McFarland Community in Collaboration with the School District. The health of the Village and School District are intertwined. The Village welcomes collaboration on matters such as school expansions, land acquisition and disposition, joint programming and facility use, cross-service on committees, community growth, traffic management, and safe routes to schools.

East Side Neighborhood Growth Plan, adopted 2008:

- Page 23. The plan embraces sustainable development practices including minimal site disturbance, preservation of existing natural features and habitat, restoration of native plant communities, and implementation of energy-efficient and low-impact development techniques for infrastructure design.

- Pages 63-65 include various sustainable development strategies around the themes of site design, transportation, environment, and community.

APPENDIX E – METHODS & SOURCES

Indicator Calculations

The indicator calculations are based upon obtainable data that is normalized for the community in order to compare similar data from year to year. Many indicators utilize data from multiple sources.

❖ **Population – Village of McFarland**

- **Source:** Annual Department of Administration Estimate
- **Baseline:** Year-end 2019 estimate = 8,952

Energy Indicators

Energy indicators will measure the amount and sources of energy consumed in McFarland.

❖ **McFarland Municipal Energy Use**

- **Indicator:** Total Municipal Electricity Consumption
 - **Calculation:** Electricity delivered to municipal properties through regulated electric distribution grid.
 - **Source:** MG&E and Alliant Energy
 - **Base Years:** 2017-2019
- **Indicator:** Municipal Electricity Consumption per Square Foot
 - **Calculation:** Electricity consumed per building ÷ square footage per building for the Public Works building, Library and Municipal Center.
 - **Source:** MG&E and Alliant Energy and Village data
 - **Base Years:** 2017-2019
- **Indicator:** Municipal Natural Gas Consumption
 - **Calculation:** Natural gas delivered to municipal properties through regulated natural gas distribution system.
 - **Source:** MG&E and Alliant Energy
 - **Base Years:** 2017-2019
- **Indicator:** Municipal Natural Gas Consumption per Square Foot
 - **Calculation:** Natural gas consumed per building ÷ square footage per building for the Public Works building, Library and Municipal Center.
 - **Source:** MG&E and Alliant Energy and Village data
 - **Base Years:** 2017-2019
- **Indicator:** Municipal Electricity Consumption for Streetlights
 - **Calculation:** Municipal electricity consumed for streetlights delivered through the regulated electric distribution grid.
 - **Source:** MG&E and Alliant Energy
 - **Base Years:** 2015-2019

❖ **McFarland Community Energy Use**

- **Indicator:** Residential Electricity Consumption
 - **Calculation:** Electricity delivered to residential customers through regulated electric distribution grid.
 - **Source:** MG&E and Alliant Energy
 - **Base Years:** 2015-2019
- **Indicator:** Residential Natural Gas Consumption
 - **Calculation:** Natural gas delivered to residential customers through regulated natural gas distribution system.
 - **Source:** MG&E and Alliant Energy
 - **Base Years:** 2015-2019
- **Indicator:** Commercial/Industrial Electricity Consumption
 - **Calculation:** Electricity delivered to commercial and industrial customers through regulated electric distribution grid.
 - **Source:** MG&E and Alliant Energy
 - **Base Years:** 2015-2019
- **Indicator:** Commercial/Industrial Natural Gas Consumption
 - **Calculation:** Natural gas delivered to commercial and industrial customers through regulated natural gas distribution system.
 - **Source:** MG&E and Alliant Energy
 - **Base Years:** 2015-2019

❖ **Renewable Energy Use**

- **Indicator:** Total Properties with Solar and kW Production
 - **Calculation:** Number of properties with solar installations and their kW production per year.
 - **Source:** Village permit data
 - **Base Year:** 2019
- **Indicator:** Community-Wide Renewable Energy Consumption
 - **Calculation:** Percentage of total energy consumed generated from renewables per year.
 - **Source:** MG&E
 - **Base Years:** 2015-2019
- **Indicator:** Municipal Renewable Energy Consumption
 - **Calculation:** Percentage of total energy consumed in municipal operations generated from renewables per year.
 - **Source:** MG&E, Alliant Energy and Village data
 - **Base Year:** 2019

Transportation Indicators

Transportation indicators provide a measurement of the opportunity for all forms of transportation within the Village of McFarland and provide a picture of the municipal transportation fleet.

❖ Alternative Modes of Transportation

- **Indicator:** Number of Public Electric Vehicle Charging Stations
 - **Calculation:** Number of electric vehicle charging stations provided at municipal facilities.
 - **Source:** Village data
 - **Base Year:** 2019
- **Indicator:** Percent of Collector and Minor Arterial Roads with Marked Bike Lanes
 - **Calculation:** Miles of collector and arterial roads with marked bike lanes ÷ total miles of collector and arterial roads.
 - **Source:** Village GIS data
 - **Base Year:** 2019
- **Indicator:** Percent of Roadways with Sidewalks on at Least One Side
 - **Calculation:** Road miles with sidewalk on one or both sides ÷ total road miles.
 - **Source:** Village GIS data
 - **Base Year:** 2019
- **Indicator:** Ratio of Off-Street Multi-Use Path Miles to Total Street Length
 - **Calculation:** Total off-street multi-use path miles ÷ total road miles.
 - **Source:** Village GIS data
 - **Base Year:** 2019
- **Indicator:** People Who Take Public Transit to Work
 - **Calculation:** Percentage of people who take public transportation to work.
 - **Source:** US Census American Community Survey 5-yr estimates
 - **Base Year:** 2014-2018
- **Indicator:** People Who Carpool to Work
 - **Calculation:** Percentage of people who carpool to work.
 - **Source:** US Census American Community Survey 5-yr estimates
 - **Base Year:** 2014-2018

❖ Municipal Transportation Fleet

- **Indicator:** Alternative Vehicles in Municipal Fleet
 - **Calculation:** Number of hybrid and electric vehicles used in municipal operations.
 - **Source:** Village data
 - **Base Year:** 2019
- **Indicator:** Gasoline Use in Municipal Fleet
 - **Calculation:** Gallons of gasoline used per year in municipal vehicles.
 - **Source:** Village data
 - **Base Year:** 2019

- **Indicator:** Diesel Use in Municipal Fleet
 - **Calculation:** Gallons of diesel used per year in municipal vehicles.
 - **Source:** Village data
 - **Base Year:** 2019
- **Indicator:** Alternative Fuel Use in Municipal Fleet
 - **Calculation:** Gallons of alternative fuels (CNG, biodiesel, propane) used per year in municipal vehicles.
 - **Source:** Village data
 - **Base Year:** 2019

Solid Waste Indicators

Solid Waste indicators provide a measurement of the efficiency with which the Village of McFarland residents utilize the materials in the environment. This includes measuring the amount of material disposed and the amount of which is recycled.

❖ Waste Produced

- **Indicator:** Total Solid Waste Generated
 - **Calculation:** Tons per year of waste, including recycling, collected by Village contracted waste hauler.
 - **Source:** Village contracted waste hauler records
 - **Base Years:** 2015-2019

❖ Waste Recycled

- **Indicator:** Percentage of Waste that is Recycled
 - **Calculation:** Tons per year of waste recycled by Village contracted waste hauler ÷ tons per year of waste, including recycling, collected by Village contracted waste hauler.
 - **Source:** Village contracted waste hauler records
 - **Base Year:** 2019

Water Indicators

Water indicators measure the amount of use and the efficiency of the delivery and collection system.

❖ Water Use and Loss

- **Indicator:** Groundwater Pumped for Municipal Use
 - **Calculation:** Metered gallons at groundwater extraction point going to municipal properties.
 - **Source:** Village Water Utility records
 - **Base Years:** 2015-2019
- **Indicator:** Groundwater Pumped for Municipal Facilities per Square Foot
 - **Calculation:** Metered gallons of groundwater delivered to each building ÷ square footage per building for the Public Works building, Library, Youth Center and Municipal Center.
 - **Source:** Village Water Utility records
 - **Base Years:** 2015-2019

- **Indicator:** Gallons of Groundwater Lost
 - **Calculation:**
 - **Source:** Village Water Utility records
 - **Base Years:** 2015-2019
- **Indicator:** Groundwater Pumped for Residential Use per Capita
 - **Calculation:** Metered gallons at groundwater extraction point going to residential customers ÷ population.
 - **Source:** Village Water Utility records
 - **Base Years:** 2015-2019
- **Indicator:** Groundwater Pumped for Commercial/Industrial Use
 - **Calculation:** Metered gallons at groundwater extraction point going to commercial and industrial customers ÷ number of commercial and industrial customers.
 - **Source:** Village Water Utility records
 - **Base Years:** 2015-2019
- **Indicator:** Wastewater Discharged per Capita
 - **Calculation:** Gallons of wastewater discharged ÷ population
 - **Source:** Village Water Utility records
 - **Base Years:** 2015-2019

Land Use & Development Indicators

Land Use indicators measure the efficiency of land use and the amount of green space and recreational uses.

❖ Development

- **Indicator:** Overall Population Density
 - **Calculation:** Population ÷ total land area in square miles.
 - **Source:** Village GIS data
 - **Base Year:** 2019
- **Indicator:** Population Density in Residential Districts
 - **Calculation:** Population ÷ total land area in square miles in the urban service area zoned residential (including PUD, excluding RH-1 and RH-4).
 - **Source:** Village GIS data
 - **Base Year:** 2019
- **Indicator:** Percentage of Housing that is Multi-Unit
 - **Calculation:** Number of multi-unit family homes ÷ (Number of single-family homes + Number of multi-family homes)
 - **Source:** Village data
 - **Base Year:** 2019
- **Indicator:** Mixed-Use Developments
 - **Calculation:** Acres of land developed as mixed-use ÷ total acres of land within the urban service area.

- **Source:** Village GIS data
- **Base Year:** 2019
- **Indicator:** Walkability Index
 - **Calculation:** Calculated by US Environmental Protection Agency based on Census Data Block Groups.
 - **Source:** US EPA (Census Data)
 - **Base Year:** 2010
- ❖ **Greenspace**
 - **Indicator:** Community Garden Area per 1,000 Residents
 - **Calculation:** Total area of community gardens in square feet ÷ (total population ÷ 1,000).
 - **Source:** Village data
 - **Base Year:** 2019
 - **Indicator:** Active Parkland per 1,000 Residents
 - **Calculation:** Acres of active parkland ÷ (total population ÷ 1,000).
 - **Source:** Village GIS data
 - **Base Year:** 2019

Community Health Indicators

Community Health indicators provide a measure of the social and economic conditions of the community.

- ❖ **Socioeconomic**
 - **Indicator:** Rates of Homeownership
 - **Calculation:** Data point from US Census.
 - **Source:** US Census American Community Survey 5-yr estimates
 - **Base Years:** 2014-2018
 - **Indicator:** Percent of Residents Living in Poverty
 - **Calculation:** Data point from US Census.
 - **Source:** US Census American Community Survey 5-yr estimates
 - **Base Years:** 2014-2018
 - **Indicator:** Village Median Household Income
 - **Calculation:** Data point from US Census.
 - **Source:** US Census American Community Survey 5-yr estimates
 - **Base Years:** 2014-2018
 - **Indicator:** Percent of Households with an Internet Subscription
 - **Calculation:** Data point from US Census.
 - **Source:** US Census American Community Survey 5-yr estimates
 - **Base Years:** 2014-2018

❖ Youth

- **Indicator:** Percentage of Students that Qualify for Free and Reduced Lunch
 - **Calculation:** Number of students that qualify for free and reduced lunch ÷ total number of students
 - **Source:** McFarland Youth Center
 - **Base Year:** 2019
- **Indicator:** Percent of Middle School Students Participating in McFarland Youth Center Programs
 - **Calculation:** Number of middle school students participating in MYC programs ÷ total number of middle-school students
 - **Source:** McFarland Youth Center
 - **Base Year:** 2019

❖ Equity

- **Indicator:** Percentage Businesses Owned by Women
 - **Calculation:** Data point from US Census.
 - **Source:** US Census Quick Facts
 - **Base Years:** 2014-2018
- **Indicator:** Percent of Businesses Owned by Minorities
 - **Calculation:** Data point from US Census.
 - **Source:** US Census Quick Facts
 - **Base Years:** 2014-2018

❖ Livability

- **Indicator:** Livability Index
 - **Calculation:** From AARP – “Livability Index assesses seven broad categories of community livability: housing, neighborhood, transportation, environment, health, engagement, and opportunity. Metric values and policy points within each category are combined to create the category score. Those category scores are then averaged to create a location’s total livability score.”
 - **Source:** AARP Livable Communities
 - **Base Year:** 2018



VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Monday, July 26, 2021

SECTION: Business

DEPARTMENT: Administration

CONTACT: Cassandra Suettinger, Village Clerk/Treasurer

AGENDA ITEM: Discussion and action on an application from Nora Bird and Nick Hougas, for a permit to operate a tourist rooming house at 4514 Wisconsin Ave.

PREVIOUS ACTION:

N/A

ISSUE SUMMARY:

The Village received an application to license a tourist rooming house at 4514 Wisconsin Avenue for the period ending June 30, 2022. The application is complete and was forwarded to the Public Safety Committee for review. All property owners within 300 feet were notified of the date and time of the meeting and noticed of their opportunity to provide input on the request. The ordinance provides if the PSC committee determines that the application meets the requirements of the article it shall be forwarded to the Village Board for approval.

The Public Safety Committee reviewed the request on July 14th at their meeting. Neighbors who had concerns with the request were provided an opportunity to speak. Neighbors and the proposed TRH Operator were able to discuss concerns and come to a resolution that the TRH owner would construct a fence or decorative shrubbery on the property.

FINANCIAL/BUDGET IMPACT:

Permitting Revenue

VILLAGE PLAN REFERENCE:

N/A

ORDINANCE REFERENCE:

[Chapter 11, Article XI - Tourist Rooming Houses](#)

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

The Public Safety Committee review the request and unanimously recommended approval of the issuance of a tourist rooming house permit for Nora Bird and Nick Hougas to operate at 4514 Wisconsin Avenue with the recommendation that the TRH operator's install a fence in the backyard to alleviate concerns from the neighborhood.

Motion to approve the issuance of a tourist rooming house permit for Nora Bird and Nick



Hougas to operate at 4514 Wisconsin Avenue with the recommendation that the TRH operator's install a fence or privacy in the backyard to alleviate concerns from the neighborhood no later than June 30, 2022.

ATTACHMENTS:

1. 4514 Wisconsin Ave Application
2. 4514 Wisconsin Ave Compliance Inspections
3. TRH Feedback - Crowley
4. TRH Feedback - Bina
5. TRH Feedback - Jerke



Tourist Rooming House Permit - New
Pursuant to Village Ordinance Chapter 11

License Type:

- ☒ - Original Application Fee (includes all required inspections) - \$500
☐ - Resident Agent Fee, if applicable - \$50

Applicant Information

Property Owner Name (First, Middle Last):

Nora C M Bird Nick R Hougas

Property Owner Address:

4514 Wisconsin Ave

City, State and Zip Code:

McFarland, WI 53558

Property Owner Telephone Number:

Property Owner Email Address:

Lodging Facility Physical Address:

4514 Wisconsin Ave

Name of responsible agent (if applicable):

Telephone number of Agent:

Email Address of Agent:

Attachments

The following must be attached or the application will be considered incomplete and returned:

☒ - A Tourist Rooming House License issued through Public Health Madison and Dane County. For more information visit: <https://www.publichealthmdc.com/environmental-health/licensing-permits/places-to-stay/short-term-rentals>

☒ - A Nuisance Response Plan

☐ - Proof of liability insurance - *must be a commercial general liability, or hotel or short-term rental policy that specifically covers liabilities arising from rental of the tourist rooming house for short-term rentals. No less than \$1,000,000 per occurrence*

☐ - Copy of Wisconsin Seller's permit issued through the Wisconsin Department of Revenue - *not required if only selling through Airbnb per WI DOR*

☒ - Responsible Agent Application (if applicable) - If the property is not your primary residence, and you reside outside a 30-mile radius from the tourist rooming house, or you will be absent while the property is rented, you must appoint an agent

☒ - Site Plan - must include location, number of units, number of people in each unit, laundry facilities, restroom facilities, onsite parking dimensions

☐ - Distance to any neighboring tourist rooming houses - contact Village Clerk at village.administration@mcfarland.wi.us to obtain this information

☐ - Authorization of Condominium Association (if applicable)

Additional Information:

BEDROOMS:

#1 13 x 7 = 91 S.F.
#2 _____ x _____ = 0 S.F.
#3 _____ x _____ = 0 S.F.
#4 _____ x _____ = 0 S.F.
#5 _____ x _____ = 0 S.F.
#6 _____ x _____ = 0 S.F.
#7 _____ x _____ = 0 S.F.
#8 _____ x _____ = 0 S.F.
#9 _____ x _____ = 0 S.F.
#10 _____ x _____ = 0 S.F.

DINING ROOM _____ x _____ = 0 S.F.

LIVING ROOM 10 x 14 = 140 S.F.

FAMILYROOM/DEN _____ x _____ = 0 S.F.

TOTAL HABITABLE AREA = 231 S.F.

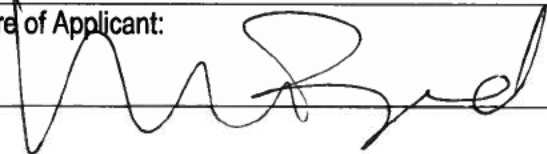
BATHROOMS 1 FULL _____ ³/₄ _____ ¹/₂ _____

PARKING STALLS (9'x18' stall per 4 occupants) 2 stalls

Certification

To the Village of McFarland, Dane County, State of Wisconsin, that I the undersigned, understand that by applying for this housing permit, that I am bound to all Municipal Codes including Chapter 11 and any other codes or regulations that may apply. I also grant that an inspection of this property be conducted by the Village Housing Inspector prior to approval of this permit.

Signature of Applicant:



Date:

6-15-21

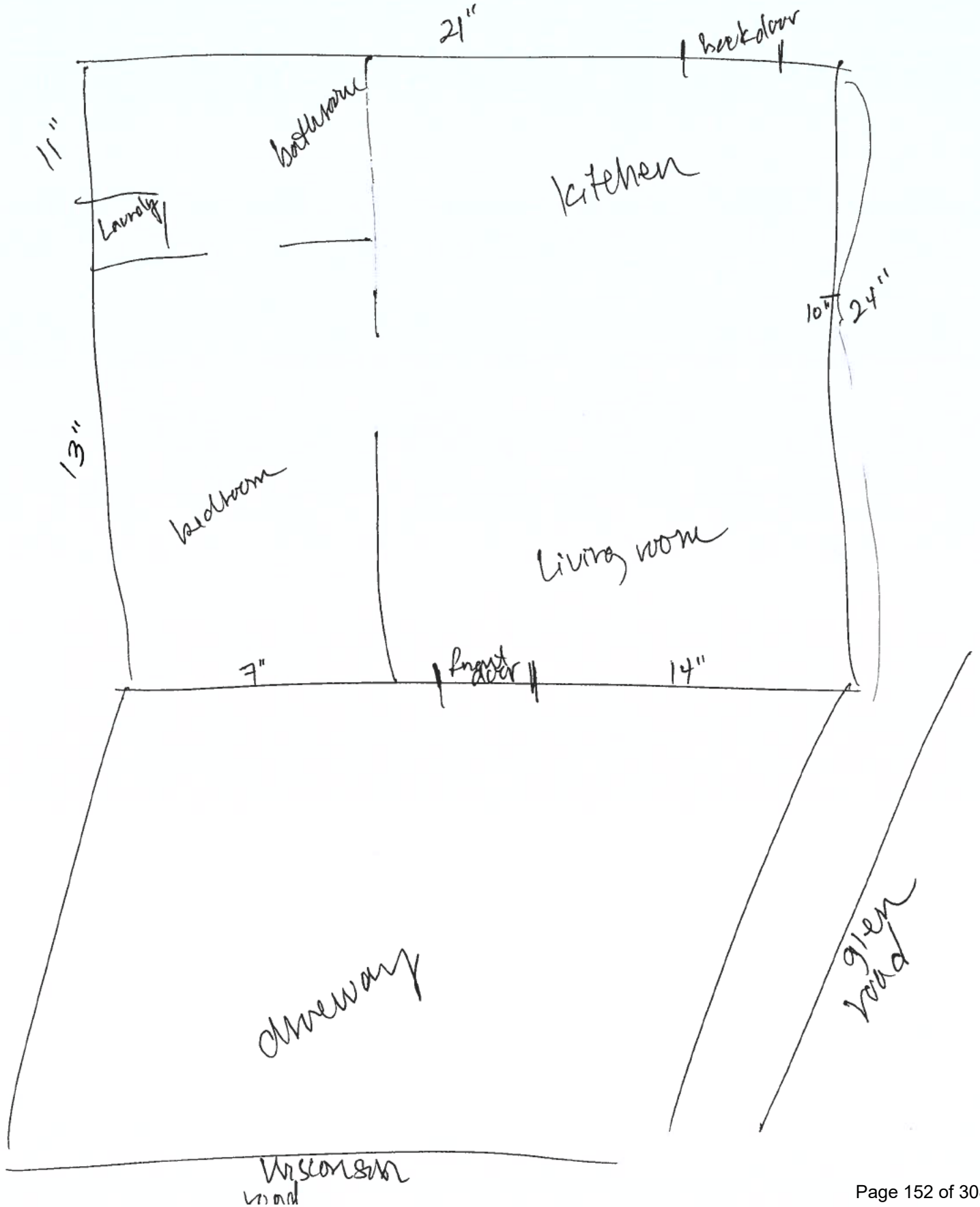


Tourist Rooming House Permit- Nuisance Response Plan
Pursuant to Village Ordinance Chapter 11

The agent shall be responsible for promptly responding to or causing a prompt response to a nuisance complaint arising out of the occupancy or use of the short-term rental by tenants, their visitors or their guests. A return telephone call to a complainant within 45 minutes of the initial complaint shall be deemed prompt.

Agent Information	
Owner Name (First, Middle Last): Nora C M Bird Nick R Hougas	
Owner Mailing Address: 4514 Wisconsin Ave	
Owner Telephone Number [REDACTED]	
Local Agent Name (First, Middle Last):	
Local Agent Address:	
Cell Phone Number:	Proposed Maximum Number of Overnight Occupants: 2
Number of Off-street Parking Spaces: 2	Number of Bedrooms Available: 1
The manner of responding to or causing a response to a nuisance complaint, including but not limited to the manner in which the complainant(s) will be notified of the response and the method of documenting prompt responses and timely corrective action: Calling the renter and assessing the situation. It will be a 10 min drive from where we will stay when the house is rented. A drive to the house to check the situation. If the situation is severe the renter will be asked to find other accomidations.	
The manner of assuring timely corrective action to remedy the conditions that caused the nuisance complaint. This shall include, at a minimum, a telephone call to the primary adult occupant of the short-term vacation rental within 45 minutes of the initial nuisance complaint: Calling the renter and assessing the situation. It will be a 10 min drive from where we will stay when the house is rented. A drive to the house to check the situation. If the situation is severe the renter will be asked to find other accomidations.	

4514 Wisconsin Ave Site Plan





Tourist Room House Inspection

Per Village of McFarland Code of Ordinances

License Type:

- ☒ - New Application
☐ - Renewal Application

Information

Premises Address:

4514 Wisconsin Ave

Owner Name:

Nora Bird/Nick Hougas

Phone:

608-228-4126

Owner Address:

5022 Card Ave, McFarland WI 53558

Contact Name:

Same

Contact Phone:

Same

Agent/Contact Address:

Same

Inspection Information

Inspection Date:

Inspection Time:

An inspection of the above premises has disclosed the following:

Ord. Number	Code Section	Description of Violation	Must be completed by
☒ - No Violations Observed		☐ - Hold for Corrections	

Determination

RECOMMENDATION FROM:

☒ - Fire Department ☐ - Community Development Department

☒ - Grant License ☐ - Refuse License ☐ - Noncompliant: Order No. _____

Signature: _____

Mitchell Dutter

Date: June 16, 2021 _____



Tourist Room House Inspection

Per Village of McFarland Code of Ordinances

License Type:

- ☒ - New Application
☐ - Renewal Application

Information

Premises Address:
4514 Wisconsin Ave

Owner Name:
Nora Bird/Nick Hougas

Phone:
608-228-4126

Owner Address:
5022 Card Ave, McFarland WI 53558

Contact Name:
Same

Contact Phone:
Same

Agent/Contact Address:
Same

Inspection Information

Inspection Date:

Inspection Time:

An inspection of the above premises has disclosed the following:

Ord. Number	Code Section	Description of Violation	Must be completed by
☐ - No Violations Observed		☐ - Hold for Corrections	

Determination

RECOMMENDATION FROM:

☐ - Fire Department ☒ - Community Development Department

☒ Grant License ☐ - Refuse License ☐ - Noncompliant: Order No. _____

Signature: _____

Date: 6.25.21

Cassandra Suettinger

From: Therese Crowley <packerfan1968@yahoo.com>
Sent: Friday, July 9, 2021 12:23 AM
To: Cassandra Suettinger
Subject: Tourist rooming house 4514 Wisconsin Ave

I am opposed to a tourist rooming house at this location. This is a very small and family oriented neighborhood. I have concerns regarding parking, traffic, noise, and privacy. I am not opposed to it being a rental, however, a short term rental of this nature and size will not attract people that will be mindful of the narrow streets, people walking children/pets, or the noise level where properties are quite close together.

Thank you,
Therese Crowley
5209 Card St

Sent from my iPhone

Cassandra Suettinger

From: Tom Bina <bina.tom@yahoo.com>
Sent: Friday, July 9, 2021 9:25 AM
To: Cassandra Suettinger
Subject: Proposed Tourist Rooming House Comments

Dear Public Safety Committee,

Thank you for sending us the notice regarding the attempted tourist rooming house permit for the property at 4514 Wisconsin Avenue. I will be attending the Public Safety Committee review meeting on July 14th, but also felt the need to get our family's concerns over to you prior to the meeting. Ultimately, this housing permit could affect our family the most because this rental home is right in our backyard.

Our family moved to McFarland this January and we chose our new home for many reasons. The biggest selling point for us was that this is a family oriented neighborhood. With this potential rental property being a 480 square foot, one bedroom house, there will not be families staying at this home. The rental will also not likely attract anyone looking to visit Madison because of the hundreds of Airbnb and hotel options with closer proximity and similar pricing. There are currently two larger homes in McFarland that are being rented out as Airbnb's, with both of them being directly on the lake. Our neighbors and my family are concerned for the types of short-term renters this residential housing would attract. Which leads me to our concern about safety.

My wife and I have a two-year-old daughter and a two-week-old daughter so safety was at the top of our priority list when choosing our home. Having a short-term rental is a safety concern because Airbnb is very clear that the background checks they perform "have several limitations" and do not capture full criminal history for guests. Also, anyone staying with the guest does not receive a background check. Airbnb has known issues regarding safety, along with concerns in disrupting the order of neighborhoods and communities. The increased safety risk to my family makes this reason enough to not allow this permitting.

Our backyard runs right into the backyard of 4514 Wisconsin Avenue with no clear lot line or privacy fence, as the property was recently separated from one into two (see attached picture from our yard for reference). This was not a concern to us when we initially moved here in January because we assumed we would have a neighbor that we would get to know. However, the thought of having our young girls and neighborhood kids playing out in the yard with a different stranger staying there every week is scary. With this being a 480 square foot tiny home, guests will most likely want to get out of the small space and utilize the backyard fire pit, which is roughly 20' from our lot line. This means that we will constantly have strangers within 10-20' of our home where my kids like to play. The Public Safety Committee can't possibly find this safe without a privacy fence to keep our children safe. And we'd ask that if for some reason the permit is allowed, the rental property put up a privacy fence to clearly separate the properties. Additionally, this Airbnb listed as 'Pet Friendly', which we are not ok with, especially without a fence. We have already had issues with Nora having her dog off-leash and letting it run up to my two year old and lick her face, which scared her. Their dog has also ran around our yard off-leash and peed in several locations. If Nora can't control her own dog, I don't expect her

to be able to enforce anything with her guests. Nora also mentions on her Airbnb posting that “the blue house behind us has a dog that is not friendly with other dogs.”, which refers to us. We do not want her posting anything about our house, family, or dog, especially when we only want people to abide by local ordinances, such as leash laws.

Our neighborhood and household turn in for the night quite early. Our bedroom windows face the backyard and we are definitely concerned that there will be a significant amount of noise coming from the bonfire area in close proximity to us and the surrounding neighbors. I also fear that there will be alcohol consumption around the bonfire and people could find their way into our yard without a privacy fence, or it could lead to public intoxication. We have many concerns with strangers and travelers not following local safety ordinances.

All in all, this is a family neighborhood. This 1 bedroom Airbnb would not attract the type of people we want in our community or in my backyard. The safety concerns and the risks for my family are too great for the Public Safety Committee to approve this permitting. I know that everyone in our neighborhood would be more accepting of a long-term rental at this home, but the short-term model will not work. Our close-knit neighbors have expressed similar concerns around having a one-bedroom tourist rental among all of our family homes and hopefully you receive their concerns in addition to ours.

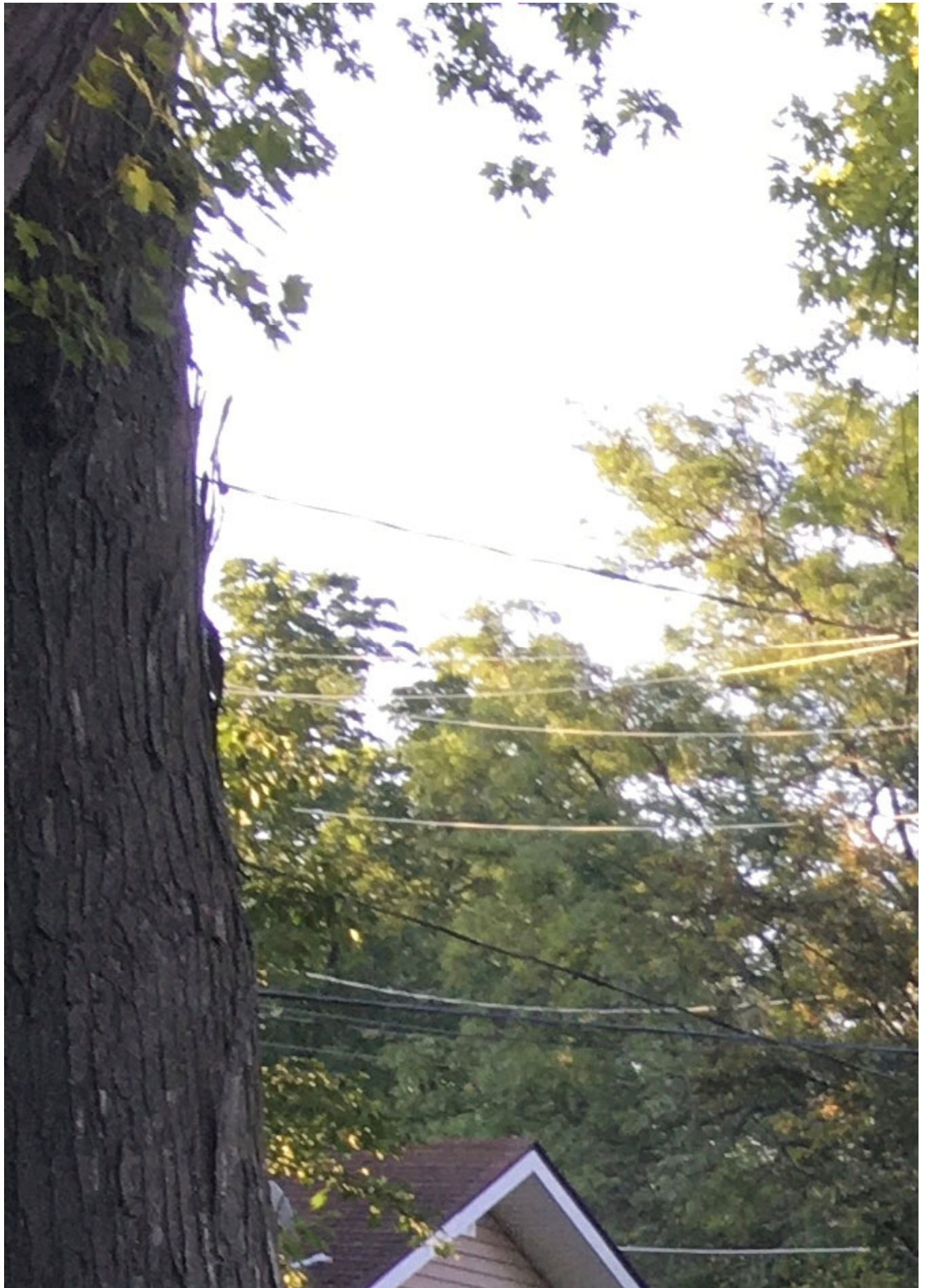
I hope that you can hear our concerns about granting the permit. We appreciate that the Village of McFarland focuses on maintaining and enhancing the quality of life of the community and feel this tourist housing permit would not align with those values for our neighborhood.

Thank you for your time and consideration on such an important decision for the safety and cohesion of our family's home and neighborhood. We look forward to hearing the Committee's decision and hope it's in favor of the safety and condition of our neighborhood.

Tom and Katie Bina

Attachment: Picture from our yard (that goes up to the tree line) into neighbor's property.

Sent from Yahoo Mail. [Get the app](#)



Cassandra Suettinger

From: Megan Jerke <jerkemegan@gmail.com>
Sent: Tuesday, July 13, 2021 3:48 PM
To: Cassandra Suettinger
Cc: TJ Jerke
Subject: Comments for PSC re: Application for Tourist Rooming House at 4514 Wisconsin Avenue

Dear Public Safety Committee Members:

We write to you as the owners of 5224 Bremer Road, located directly across Glen Road from the property seeking the Tourist Rooming House Permit.

As customers of AirBnb and VRBO, we understand the value and benefits of owning and listing a property on these websites, as well as the commitment often seen in the upkeep and maintenance of such properties. However, after reviewing the application materials, we wish for you to consider the following concerns:

1. The subject property is already available to rent online via Airbnb's website: https://www.airbnb.com/rooms/47729208?source_impression_id=p3_1626206756_HCtrdFJ%2BfUGnKfnp&guests=1&adults=1. It is concerning that the applicants are accepting reservations prior to obtaining the Village's approval.
2. The information provided as part of the Nuisance Plan does not address steps to mitigate any potential issues or concerns. We appreciate the close proximity the applicants live to the property, but the plan would be more valuable with procedures for handling issues, and assuring nearby residents that all precautions will be taken to mitigate any nuisances.
3. The proposed Airbnb is currently listed online as "Pet Friendly." While most animal owners believe their animals to be well-behaved, we know animals can respond to different environments, people, and neighborhood animals, in different ways. Given the close proximity of the property to the road, and daily number of neighborhood residents, children and animals that walk by, we believe that should the committee approve the application, that it be contingent upon the installation of a fence on the property.
4. We are concerned about the short-term, high turnover rate the property may have as a Tourist Rooming House. If a short-term rental were located in a small neighborhood such as ours, we would share neighbors' concerns of unknown visitors residing for unknown lengths of time, as well as attracting potentially disruptive visitors. Short-term renters do not have stake in the community and may not understand nor care how the neighborhood could suffer from their activities – such as excessive noise, increased traffic on our narrow roadways and the potential discomfort of strangers coming and going.

We moved to our home in McFarland just over one year ago and feel very fortunate to have developed relationships with a number of the surrounding neighbors. As a young family ourselves, we wish to keep our tranquil neighborhood safe, family-friendly and a place where we can continue to build relationships with the other Village residents.

Thank you for your time and consideration.

Megan & TJ Jerke

McFarland
SUMMARY SHEET

MEETING DATE: Monday, July 26, 2021

SECTION: Business

DEPARTMENT: Administration

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action regarding acceptance of the Village of McFarland updated Operational Reopening Plan dated July 23, 2021.

PREVIOUS ACTION:

The original Operational Reopening Plan was accepted by the Village Board at their meeting on June 8, 2020.

The revised Operational Reopening Plan was accepted by the Village Board at their meeting on May 24, 2021.

ISSUE SUMMARY:

Enclosed within your packet is the revised Operational Reopening Plan for Village services that has been updated from when it was last accepted in May. The plan was updated to advance bringing back additional services that we initially held back on to phase in reopening. There are also some changes to the initial directives. The main change in the introduction would be that masks would no longer be required in common areas of our facilities. We would follow the CDC recommendations in that vaccinated individuals do not have to wear a mask while encouraging unvaccinated individuals to wear a mask within the facilities. This would apply to Staff and the Public while in the building as well as our public meetings. All of the changes are outlined in track changes. Our intent is to implement these changes immediately upon acceptance of this plan. There remains no orders in place from the State or Health Department since the last time we accepted the last reopening plan.

FINANCIAL/BUDGET IMPACT:

There were several costs incurred as a result of the original operational reopening plan authorized in 2020. The costs are noted within this plan, have been incurred, and were also offset with funds from the Federal Government. The benefit of the original plan laying the groundwork for these improvements is what's putting us in the position we are in today to be able to more easily transition with very little cost to do so at this time.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.



BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended action to be taken:

Motion to accept the Village of McFarland updated Operational Reopening Plan dated July 23, 2021.

ATTACHMENTS:

1. McFarland Operational Reopening Plan 07232021



OPERATIONAL REOPENING PLAN

COVID-19 RESPONSE
July 23, 2021

Reopening Plan – Updated Version 2.0

Introduction

In June of 2020, a reopening plan was developed for all of our Departments that was in line with Dane County's Forward Dane Plan. These plans outlined the phased approach to reopening of the County and in turn through our local plan how we planned to reintroduce our services as they had been impacted by the pandemic. It is not clear when exactly, but the Forward Dane Plan was to some extent abandoned in the second half of last year as the spread of the virus impacted the region greatly. Things have improved since and the County through the Dane County Madison Health Department has opted to address reopening through their order making authority. As of Wednesday, June 2, 2021, Tuesday, May 18, 2021, Dane County ~~plans to rescinded~~ all prior orders and presently there are no new orders issued. effective on June 2, 2021. This included~~s~~ their mask mandate, requirements on employment policies, social distancing, restrictions on gatherings, etc. None of these requirements ~~are will be~~ in effect by the Health Department as of that date. Village Staff prepared an update to its Reopening Plan that was reviewed and accepted by the Village Board at our meeting on May 24, 2021. This Updated Version 2.0 of the Reopening Plan is further introduced as an update from the last accepted plan regarding and updated to address what the steps that are needed yet by the Village to address our own local reopening and how that might effect our services.

Village Reopening

Municipal facilities have reopened as follows:~~are planning to reopen as follows:~~

- McFarland Municipal Center – As of June 2, 2021 with hours of operation from 8:00 am to 4:30 pm, Monday through Friday.
- McFarland Public Works Center – As of June 2, 2021 with hours of operation from 7:00 am to 3:00 pm, Monday through Friday.
- E.D. Locke Public Library – This facility had previously opened under the jurisdiction of the Library Board on April 28, 2021 with hours of operation from 10:00 am to 6:00 pm, Monday through Friday. Additionally, curbside service is provided on Saturdays from 10:00 am to 1:15 pm.

Additional Directives Applied

- Maintain Departmental Cohorts – Each internal Department will still remain isolated from other internal Departments in an effort to avoid cross contamination. This will involve encouraging communication between Departments via telephone, virtual, or in outdoor meeting formats. It will also require that one member of a Department does not access the work areas of another Department unless it is necessary (i.e. – maintenance, emergency, etc.) This has been in place since the beginning of the pandemic and will be reinforced as part of this reopening plan. ~~Employees in common areas like breakrooms, restrooms, etc. will also be asked to continue to wear masks as well.~~
- Public Meetings – This plan does not address public meetings. The Village Board by separate action has addressed the plan for Public Meetings and will continue to manage it separately from this plan. ~~We will be preparing a separate plan to address public meetings going forward outside of this reopening plan. Virtual public meetings will continue for the time being until such time it has been addressed by the Village Board via its own dedicated plan.~~
- Mask Requirements – Acceptance of this reopening plan will supersede past requirements on masks in order to be up to date on current Centers for Disease Control (CDS), State, and County recommendations. Please note the following:
 - The CDC has ~~ds previously recently~~ determined that it is safe for vaccinated individuals to be indoors without wearing face coverings. Therefore, in the absence of new orders, vaccinated individuals may continue to wear face coverings but are not required to do so within Village facilities and/or outdoors. All unvaccinated individuals, including both Village employees and members of the public, should continue to properly wear face coverings while in Village facilities in accordance with CDC Guidelines.
 - Face covering guidance applies to all Village facilities regardless of the physical distance between individuals or the number of people present. ~~All employees regardless of vaccination status will continue to be asked to wear a mask within common areas. This includes while waiting to enter a facility, conference rooms, kitchenettes, bathrooms, hallways, and corridors.~~

- Unvaccinated employees who are unable to wear face coverings due to physical or mental health conditions or disability should notify Clerk/Treasurer and/or Administrator for assistance in requesting an accommodation.
- Unless otherwise specified in Village policy, verification of vaccine status (e.g., by showing a vaccination card) will not be required for employees to go without a face covering indoors.
- Face coverings may be removed when eating, drinking, communicating with someone who is deaf or hard of hearing, and when communication cannot be achieved through other means, to confirm identity if requested, or if in an enclosed space where no other person is present.
- Employees who have concerns regarding face-covering compliance are encouraged to discuss their concerns with their Supervisor. Employees and supervisors are prohibited from discriminating against individuals who choose to wear a face covering regardless of the reason. Please remember that there are a multitude of reasons why someone may choose to wear a face covering and wearing a face covering is not necessarily an indication that the person is not vaccinated.
- Cleaning –Cleaning protocols have not changed and will remain in place as they have been. This used to be 3 times per week and was increased to 5 days per week last year along with enhanced cleaning of touchpoints. This will continue for the foreseeable future.

Matthew G. Schuenke
Village Administrator

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Section A *Administration*

Cassandra Suettinger, Village Clerk/Treasurer

Section B *Communications and Technology*

Stephanie Miller, Director

Section C *Community Development*

Andrew Bremer, Director

Section D *Fire and Rescue*

Chris Dennis, Chief

Section E *Library*

Heidi Cox, Director

Section F *Municipal Court*

Wendy Motl, Court Clerk

Section G *Police*

Aaron Chapin, Chief

Section H *Public Works*

Jim Hessling, Director

Section I *Senior Outreach*

Lori Andersen, Director

Reopening Plan – Updated

Section A

Administration

Summary

The Department has been able to provide and/or resume all services it normally does. With the opening of the Municipal Center, this will provide for a new opportunity for in person interaction on licensing, permitting, paying bills, etc. Steps have been taken to provide a glass barrier at the front counter to provide separation and protection to front office staff when they interact with the public. Additionally, Staff have been separated or distanced within the Department to provide isolation while working. This has worked well during ~~the~~ elections when they were required to be open. The Department will again continue to serve as the main point of contact within the building.

Conference Room renting at the Municipal Center will again resume. This will include the Community Room ,Conference Room A, Conference Room C, and Conference Room E. The Community Room will continue to be the main location for public meetings to be held in person as well as the meal delivery program, but we will start to allow exercise classes to use this space. The remainder of the rooms will be available for rent as they were before with the exception of the Training Room which will not be made available at this time.

Still Limited

Ongoing operations have generally returned to normal with this last change to allow room rentals again. All other services will continue to be provided as they have been.

~~The only area that will not be provided upon reopening is renting of Conference Rooms. This plans calls out these conference rooms for specific use by Department to give each a place to interact in person with the public for meeting when applicable. The objective is to keep these clean and isolated by Department while not mixing with the general public utilization at this time. This will continue indefinitely and be reevaluated after 30 days following reopening to determine feasibility of reopening this opportunity.~~

Reopening Plan - Updated

Section B

Communications and Technology

Summary

This department is largely unaffected by recent changes in Health Department orders. They have been able to provide for the services they normally offer and even have resumed broadcasting sporting events, musicals, and other programs through the School District. Their service delivery will continue as it has been. Access to the department by the public will remain restricted, however. Access control was updated last year because of the pandemic and implemented to provide better control of ingress/egress of the hallway shared with Senior Outreach. Staff will meet with or schedule appointments with people in person within Conference Room A if needed, but will attempt to address things virtually, by telephone, or in an outdoor format where possible.

Still Limited

The only exception to the above is public meetings which has been. ~~These are still being broadcasted but via Zoom. Decisions made on public meetings are being evaluated within this department and will be~~ addressed as part of a separate plan.

Reopening Plan

Section C

Community & Economic Development

Summary

Building inspection and property maintenance inspections have continued throughout the pandemic. In person permitting has been handled mainly through email and the drop box, but with the facility reopening will resume at the service window as another option. The Department implemented several barriers recommended from the plan last year including a glass divider for the service window and new wall/door shielding access to employee work spaces. Staff will schedule appointments to meet with people in person within Conference Room E, but still likely lean very heavily on virtual and telephone meetings where possible.

General Outlook

Ongoing operations have generally returned to normal and biggest change in this plan is that in person access will now be granted within the Municipal Center. All other services will continue to be provided as they have been.

Reopening Plan – Updated

Section D

Fire & Rescue

Summary

The Department has more or less has been required to operate at normal service levels for a vast majority of services offered since the pandemic began. Emergency calls for service have obviously continued as well as fire inspections and other essential functions of the Department. They have also been able to find ways to continue to train and stay up to date on these requirements as well. In person meetings as needed will occur in the training room and the Department can be made accessible under current contact methods.

The Department will continue to utilize increased personal protective equipment (PPE) while responding to medical calls regardless of individual staff member vaccination status. The Department's stockpile of PPE is sufficient to sustain and increase PPE usage for the foreseeable future with vendors able to replenish as needed.

The Department has restarted small and unique programs that include individual CPR instruction and individual outreach for at risk individuals. We plan to begin reopening the bay doors and allowing public tours to return. In September we plan to bring larger CPR and fire prevention classes. We are planning to bring back our annual open house in October with modification on serving food.

Still Limited

The only ongoing limitation is public access to the Department either through tours or other programs. ~~This will continue to be evaluated but will remain indefinitely restricted for the near future. Small unique special programs have been to be restarted. The programs include individual CPR skill verification for certifications that are expiring and individual outreach for at risk individuals. The individual outreach includes individuals that are often interacted with during medical incidents with the intent to reduce severity or the need for the Department services in an emergency setting.~~

Reopening Plan – Updated

Section E

Library

Summary

The Library facility has already reopened as of the end of April. Jurisdiction regarding operations of the Library remain under the discretion of the Library Board. A number of precautions are in place for the facility to help protect the safety of patrons and Staff while providing desired access to the resources. Please click on this link to view their update on reopening outlining current expectations and standards:

<https://www.mcfarlandlibrary.org/reopening-update>

Still Limited

All events and programs will remain virtual, but for some things that may take place outdoors this Summer. The meeting room is currently unavailable and rentals of this part of the facility are not being provided. Consult the update link above for more information.

Reopening Plan – Updated

Section F

Municipal Court

Summary

Municipal Court continues to do most of its work virtually under the requirements of the State judicial system they report to. Approval to return in person has been provided and will be exercised as is appropriate by the court where possible. Most everything provided by the court has previously resumed but for access to the facility. With the Municipal Center reopening, the service window for the court will be active again for people to access in person as needed.

[In person Court hearings and trials will begin again in September of 2021.](#)

Still Limited

No ongoing limitations noted.

Reopening Plan – Updated

Section G

Police Department

Summary

Nearly all services provided by the Department have previously returned to normal levels. With the reopening of the Municipal Center, individuals will be able to access the service window for the Department as they were able to previously. In person meetings where applicable will be conducted in Conference Room C or adjoining soft interview room.

Finger printing and ride along services will be conducted by scheduled appointment. Other in person programs are being evaluated for implementation later this year.

Still Limited

Similar to other Departments, access to the work spaces via tours or other programs will not be conducted at this time. ~~Additionally not conducting finger printing services and ride along trips. Other in person programs are being evaluated for implementation later this year.~~

Reopening Plan – Updated

Section H

Public Works

Summary

The Department is running at normal operations using social distancing guidelines, when practical. The provision of all essential services provided by the Department have continued through the pandemic. Last year the facility was renovated to change the way the public interacted with the facility with the public entrance moving from a public access point in the middle of the work space to an area on the outside of the building helping to provide for safer interactions. All playgrounds have been previously reopened and remain operational. Public restrooms within the parks are active and being cleaned daily according to enhanced protocols. Park Shelter reservations are available again and already being accessed for use by the public. It is more typical for in person meetings of this Department to take place outside given the nature of the work. If in person is required indoors, arrangements are made to meet within the shop or a park shelter as appropriate. Otherwise meetings are held via telephone or by virtual means. ~~Programming has even returned with a drive through and virtual event being held this week. Programming as~~ needed will resume in person when applicable.

Still Limited

No other ongoing limitations are noted at this time.

Reopening Plan – Updated

Section I

Senior Outreach

Summary

Impacts on this Department have been significant since the outset of the pandemic due to the at risk population they frequently work with. However, the Department has taken great strides to still aide people when needed arranging for rides, conducting home visits, providing home delivered meals, coordinating vaccine response locally, rental closet, and many other core services in case management and nutrition. Access to the Department has been limited due to new access control put in place last year for the hallway shared with Communications and Technology. In person meetings when needed will take place within Conference Room A to limit access to employee workspaces. The following is a current update:

- Case Management Services – Offered in person, either in the building or in clients homes. All parties are asked to mask to their comfort level regardless of vaccination status. Even though the Municipal Center is open to the public, walk in access to the Department is not presently available. Most office visits will be held in a conference room. Appointments are suggested but will continue to serve walk in clients as needed. Please contact us at 838-7117 prior to heading in or go to the front office to have them notify us.
- Loan Closet – Services are available for lending out or returning items.
- Meal Program – Remains a home delivered program only at this time. Our staff continue to follow enhanced precautions. That includes disinfecting equipment, personal sanitation and use of PPE according to current health standards. We are still following enhanced delivery precautions, but Volunteers can mask to their comfort level unless a specific request is received by a client. We anticipate bringing back the meal site the first week in September.

- Programs – Mah Jong is being held at the McFarland Park Shelter. Yoga is being held at the McFarland United Church of Christ at this time. Additional in person programs for exercise groups will be returning to the Municipal Center this Fall.
- Transportation – Services are available on a regularly *scheduled* basis. There are regularly scheduled trips to Pick N Save and Walmart in Monona. Other destinations to McFarland, Madison's' east side or Monona are available by request.

Still Limited

Ongoing operations have generally returned to normal and biggest change in this plan is that in person access will expand at the Municipal Center. All other services will continue to be provided as they have been.

~~In person activities through specialized services and the meal site will remain on hold. The space availability at the Municipal Center is a factor as we consider how we adapt or transition back to normal operations. Areas like the Community Room will likely need to be pre-programmed for public meetings and are already staged for the meal delivery program. This will continue to be monitored through Dane County which provides guidance for all of the focal points and has thus far not recommended returning to in person for meals and programs at this time. We will continue to reevaluate but likely availability of space combined with safety and comfort will all be factored into such decisions.~~

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Monday, July 26, 2021

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion regarding scheduled presentation by the Capital Area Regional Planning Commission (CARPC) and Greater Madison Metropolitan Planning Organization (MPO) at the August 16, 2021 Plan Commission meeting.

PREVIOUS ACTION:

ISSUE SUMMARY:

Staff from the Capital Area Regional Planning Commission (CARPC) and Greater Madison Metropolitan Planning Organization (MPO) will be attending the August 16th Plan Commission meeting. CARPC will be providing an overview of their 2050 Regional Development Framework and the MPO on their Connect Greater Madison Regional Transportation Plan 2050.

Over the course of the next year the Plan Commission will be working on an update to the Village's East Side Neighborhood Plan. An RFP for this project will be developed in the next couple of months for Village Board approval. As a lead up to our planning process, CARPC and the MPO will provide an update on their regional land use and transportation planning projects.

Since 2019, CARPC has been preparing an update to the Vision 2020: Dane County Land Use and Transportation Plan known as the Regional Development Framework (RDF). The RDF draws on public priorities, local government input, and growth projections to establish goals, objectives, and strategies for accommodating future growth in the Dane County region.

The purpose of the Connect Greater Madison Regional Transportation Plan (RTP) for 2050 is to identify how the region intends to invest in the transportation system to accommodate current travel demands and future growth, while setting investment priorities balancing limited funds. The plan will also include strategies to address important trends such as rapidly evolving transportation technology and the rise of teleworking, as well as addressing critical issues including equity and climate change. The RTP addresses all transportation modes, including roadways, public transit, bicycling, pedestrians, inter-regional travel, and freight. The RTP will ensure that transportation projects are coordinated between the various levels of government (municipal, county, state, and federal). Finally, the plan will ensure eligibility of projects for federal transportation funding as the plan serves as the framework for guiding federally funded transportation investments.

FINANCIAL/BUDGET IMPACT:



VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This item is presented for discussion only to provide advanced notice to Trustee's and the public that might be interested in attending the August 16th Plan Commission meeting to hear the presentations.

ATTACHMENTS:

None

Memorandum

To: Village Board of Trustees

From: Matthew G. Schuenke, Village Administrator 

Date: July 23, 2021

Re: **2022 Budget Planning Memorandum**

Executive Summary

At the beginning of the creation of any budget, it is common for the board to set goals and objectives early in the process in order to provide guidance for Staff as the budget is drafted and then presented for approval. The Village Board will complete this process through its Annual Retreat that will be completed in August. The Village continues to build on its success through the development of an annual budget for 2022 that meets our service needs, is transparent, and moves the Village forward in accomplishing its objectives. The board should also establish at this time how the process to review the document should be formatted and set different timing mechanisms when certain aspects of the review should be completed. This memorandum will summarize the goal setting process as well as recommend a process and schedule to lead us to the final decision. The Village Board may also provide direction to Staff on general parameters it wishes to see addressed when submitted for their review.

Goals and Objectives

Annually the Village Board holds a retreat to review the former year's goals and objectives as well as set new benchmarks for the coming year. Two meetings were set on June 29th and 30th respectively to set the Goals and Objectives for the coming year. Most of this work mirrors what was established in 2020 through the Strategic Plan and carries forward these initiatives as appropriate. The next meeting(s) will be scheduled on August 2nd to go over these Goals and Objectives with Department Heads and the presented Action Plan that is proposed. Elements of the Action Plan prepared in order to meet Goals and Objectives will then be built into next year's budget for the Village Board to consider as part of their review in the Fall. Presently, this work remains in progress.

Process and Schedule

Please note the following process and corresponding schedule that is recommended:

TASK	OWNER	DEADLINE	NOTES
Retreat I – Discussion Goals and Objectives Mtg. 1	Village Board	June 29	
Retreat II – Discussion Goals and Objectives Mtg. 2	Village Board	June 30	
Introduce Goals/Objectives to Department Heads	Staff	July 21	
Set 2021 Budget Process and Schedule	Village Board	July 26	
Retreat III – Board & Dept Head Discussion	Village Board	Aug 2, 6 pm	
Distribute Budget Worksheets to Dept Heads	Staff	Aug 6	
Budget Worksheets Due to Administrator	Staff	Aug 27	1
Preliminary Draft of Budget Complete	Staff	Sept 3	
Final Draft of Budget Complete	Staff	Sept 17	
Final Review of Budget Complete	Staff	Sept 22	
Budget Transmitted to Village Board	Village Board	Sept 27, 7 pm	
Budget Review 1	Village Board	Oct 7, 6 pm	2
Budget Review 2	Village Board	Oct 11, 7 pm	2
Budget Review 3	Village Board	Oct 14, 6 pm	2
Utility Review	Utilities Comm	Oct 19, 6 pm	
Budget Review 4	Village Board	Oct 25, 7 pm	2
General Fund, Capital Review	Finance Comm	Oct 27, 6:30 pm	
Deadline for Trustees to Submit Change Items	Village Board	Oct 28	3
Budget Review 5 (Trustee Changes Review)	Village Board	Nov 4, 6 pm	2
Budget Review 6 (<i>OPTIONAL</i> , as needed)	Village Board	Nov 8, 7 pm	2
Notice of Public Hearing Published	Staff	Nov 4	
Public Hearing and Adopt Budget	Village Board	Nov 22, 7 pm	4

Notes:

1. The Administrator will prepare the 2022 Budget document including the 2020 Actual Numbers, 2021 Budget, and 2021 6-month figures for all Village funds. This information is referred to as the Budget Worksheets and will be distributed to the Department Heads for completion by August 27th.

2. The above schedule provides for 6 different meeting times for the Village Board to meet to consider the budget. Additionally, two other meetings are provided for Committees to conduct their review as applicable. Budget Review meetings 1-4 are considered mandatory in order to get through the entire budget. Budget Review meeting 5 is typically to review all changes submitted by Village Board

members. Meeting 6 is optional in case more time is needed for additional review. This schedule will be more defined as we get closer to the meeting dates as it will be listed on agendas what topics will be discussed when.

3. Deadline for Village Trustees to submit requests for specific changes to the budget. These requests will be compiled and distributed for evaluation by the Village Board as part of Budget Review meeting 5.

4. A public hearing is required by Statute in order to adopt the budget and usually happens at the end of the process. Public Comment is still available at all board meetings and applicable committee meetings as the entire review is conducted in open session. Once the public hearing is closed, then the board may consider final changes and approval of the document via ordinance.

Budget Parameters

As may be desired by the Village Board, it may provide direction on parameters how the Administrative Submittal in September is to be transmitted. Sometimes these are limitations on spending or guidelines on compensation, but if there are things the board wishes Staff to consider as part of its review this is the time to discuss and apply these directives.

Recommendation

Following discussion and possible revisions/additions to this process, Staff recommends that the Village Board accept this document as the 2022 Budget Planning Memorandum.

McFarland
SUMMARY SHEET

MEETING DATE: Monday, July 26, 2021

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion regarding Ordinance 2021-07, An Ordinance Rezoning Outlot 20 of Assessor's Plat No. 4 – Township of Blooming Grove (4908 Terminal Drive), and Lot 1 of CSM 7449 (4902 Terminal Drive), McFarland, WI from Commercial Highway (C-H) to Planned Development District – General & Detailed Plan Approved, and related Tax Increment Finance Development Incentives Application, requested by Waubesa Village LLC.

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 held public hearing on proposed rezone.

July 7, 2021, CDA unanimously recommended a TIF Development Incentives Application to the Village Board (refer to Financial Budget Impact)

July 19, 2021, Plan Commission motion to recommend Ordinance 2021-07 failed on a vote of 3-3.

ISSUE SUMMARY:

Summary of Request

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. A request to develop Phase 5 would likely not



occur for several years. In addition to the request for Planned Development General Plan Approval and Detailed Plan Approval, the associated project includes a request for approval of a Certified Survey Map to combine 4902 & 4908 Terminal Drive with the existing Waubesa Village Phase 1-3 lot (action postponed at the July 19th Plan Commission meeting pending Village Board action on Ordinance 2021-07).

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

Planned Development District Standards

The packet includes the revised Planned Development General Plan for Waubesa Village Phase 1-4, and the Detailed Plan for Phase 4. This includes the Applicant's responses to the standards for PDD general and detailed plans under Sec. 62-67 of the Zoning Code. A copy of Sec. 62-67 is provided in the packet for reference purposes. The following are some initial staff comments regarding Sec. 62-67(a) General Requirements for Planned Development District:

1. Use. Refer to Village Plan Reference. Noting also that the existing Commercial Highway zoning would allow for potential commercial uses (permitted or conditional) that may be deemed less compatible to adjacent properties compared to multi-family residential.
2. Density. The revised density of Waubesa Village (Phases 1-4) would be 18.25 DU/AC. Sec. 62-67(a)(2) provides no prescribed density requirements for the PDD. For comparison purposes, the Village's R-3 General Residence District allows up to 15 DU/AC.
3. Off-Street Parking. Sec. 62-67(a)(3) provides no prescribed off-street parking requirements. The proposed development provides 28 underground parking stalls (at least one per unit) and 26 surface stalls for a total of 54 stalls. For non-PDD projects, the Zoning Code requires two spaces per one and two bedroom units. Therefore, the Phase 4 Detailed Plan meets the off-street parking requirements for a non-PDD project.
4. Standards.
 - Grouping of Buildings (setbacks). The proposed building would be located at an angle to Terminal Drive in order to take advantage of the existing grade for access to the underground parking lot from the existing emergency access drive serving Phases 1-3. At it's closest point, the proposed building is 22 feet from the front property line; however, this increases to over 80 feet at the northeast corner of the building. Similar at it's closest point, the building would be setback 33 feet from the Phase 3 building currently under construction; however, this increases to 140 feet at the southwest corner of the building. The building would be setback 83 feet from the north property line and 24 feet from the southern property line. For comparison purposes, the minimum setback requirements to property lines for the R-3 General Residence District are 25 feet (front), 10 feet (side), 35 feet



(rear). In addition, under the current C-H Commercial Highway zoning, the minimum setback requirements are 35 feet (front), 10 feet (side) and 30 feet (rear). Adjacent Parkview Apartments are setback ~30 feet from shared lot line.

Structures would be ~54 feet apart. Addressing question/concerns regarding compatibility/transitions with adjacent Parkview Apartments recommended for discussion.

- Landscaping. Concerning the review of 4908 Terminal Drive Apartments C-5, Landscaping Plan for the Waubesa Village Development, Phase 4 Development Plan, staff found the points required in the earlier phases have been met with the large surplus from Phase 1. Although Phases 2 & 3 do not meet the required points in their respective phases, Phase 1 supports the total points provided up to this point. The current phase 4 requires 836 points based on the development. The points provided, along with any additional points from the prior phases, does not meet the required points due to several issues. To elaborate, the southern exterior of the proposed building had five shrubs unaccounted for. By inferring the similarity in the placement and symbols used, staff identified these plants as: two Emerald Arborvitae (EA), two Magic Carpet Spirea (MCS) and one Sargent Juniper (SJ). This gives an additional 17 points provided to the total. The deficit falls in staff only being able to identify five of the six proposed Large Deciduous Trees, Autumn Blaze Maple. This large canopy tree creates a deficit of 40 points. The corrected total for phase 4 will be 685 points provided. From the total points required including Phase 4, the total comes to 3,028 points. With the corrected Phase 4 points provided, this puts the total points provided at 3,020, a difference of 8 points. In consideration of the request for PDD zoning, and to increase compatibility with surrounding properties, staff recommend the following additional landscaping installations:

- Increase landscaping along southern lot line. Include a mix of shrubs, deciduous and evergreen trees to provide enhanced year-long, and varying height, screening to adjacent property. An additional solid decorative fence could be considered here as well. Note, the Applicant has provided a revised Landscaping Plan (dated July 8, 2021) included in the packet for the southern lot line. Applicant has proposed adding 2 Norway Spruce trees and 6 Arborvitae to the existing and planned landscaping along the shared lot line. The revised Landscaping Plan also includes the locations of existing arborvitae and shrubs on the adjacent Parkview Apartments property to further illustrate the existing screening. Staff recommends further consideration for additional Norway Spruce (or similar evergreen species) along other portions of the shared lot line to provide greater year-round screening.
- Provide small-medium evergreen or deciduous shrubs along northern property line adjacent to the front of the three parking locations marked as 7-stalls, 6-stalls, and 3-stalls. These should have a mature height of 3-6 feet to screen vehicles. This recommendation considers the developer's plans for potential reconstruction of the access drive and parking lot in this area for Phase 5, as costs of removal of small



species of trees and shrubs would be less impactful compared to a larger canopy tree.

- Note the Applicant has provided a revised Landscaping Plan dated July 23, 2021 to address these two staff comments. Some adjustments to location of the Norway Spruces may be necessary to more evenly distribute.
 - Lighting. Note, the Applicant has provided a revised Lighting Plan (dated June 19, 2021) which addresses the Director's request for confirmation of the setback for the northern property line and south facing ground mounted accent light. Director recommends removal of this light feature for increased compatibility with Parkview Apartments. Confirmation of specifications for the proposed light fixtures and a photometric plan for the property is still needed to confirm acceptance to Village requirements.
5. Minimum Area. The required minimum lot size for PDD projects are three acres. The proposed PDD is 5.534 acres.
6. Subdivision (CSM) Review. The Applicant has include a request for approval of a Certified Survey Map to combine 4902 & 4908 Terminal Drive with the existing Waubesa Village Phase 1-3 (Lot 1 of CSM No. 14104). Recommend consideration to removing, through dedication to the Village, the two small jogs in the property line to maintain a consist right-of-way of 42 feet for the entire length of the property. Action postponed at the July 19th Plan Commission meeting pending Village Board action on Ordinance 2021-07.

Parkland Dedication

The proposed development site is not identified in either the Village's Comprehensive Plan, or Outdoor Recreation & Open Space Plan, for a future Village park, thus requiring a parkland dedication under Sec. 56-173(a). The latter does propose an off-street bike/ped path along Terminal Drive, as envisioned in the Terminal & Triangle District Plan. The proposed CSM provides sufficient right-of-way to accommodate this planned trail and the Village is currently discussing this improvement as part of a potential reconstruction of Terminal Drive (or a portion thereof) in 2022. Sec. 8-464(c) provides that a park-land impact fee shall be collected for construction of all new single-family and multi-family residential units, condominium units, and additions that increase the number of dwelling units on a lot. If the Village accepts dedication of parkland from the developer, the fee required under this paragraph shall apply only with respect to the number and type of dwelling units in excess for which the land dedication was made. The Applicant is proposing to provide fees in lieu of parkland dedication in an amount to meet the service standards under Sec. 56-173(a) and Appendix A of the Municipal Code.

Payment of the park-land impact fee will be included as part of a Real Estate Acquisition and Development Agreement for the property.

Site Design Review Standards

The proposed development is subject to the site design requirements in Sec. 62-310 and the Mixed Use Lakeview Subdistrict Design Guidelines from the Terminal and Triangle District Plan. A staff review of these site and building design requirements and guidelines are included in the packet. Note, the Applicant has provided a revised Site Plan (dated June 19, 2021) that includes the location of the planned cluster mail box units (CBU) and ground mounted building



address sign. The following items have been called out for consideration:

1. The proposed sidewalk and curbing along Terminal Drive should be shown as extending the full frontage of the lots to the southern property line.
2. Confirmation required of site light fixtures and photometrics. Consideration of necessity for the southern building wall accent light, possibility of removal for increased compatibility with Parkview Apartments.

Other Village Staff Comments

Review letters from the Village Engineer, Fire Inspector, and Police Chief are included in the packet.

Public Comments

The packet includes a copy of written comments received by the Department prior to the June 21 public hearing from residents of the adjacent Parkview Apartments (dated June 17, 2021), and a second letter for the July 19 Plan Commission meeting (dated July 19, 2021). The packet includes a letter from Ryan Quam (dated July 9, 2021) addressing responses to several of the concerns raised in the June 17 Parkview Letter. The packet includes a memo from the Village Engineer (dated July 15, 2021) addressing those items of concern from the June 17th Parkview Letter regarding the stormwater management. The packet also includes a memo from the Village Fire Chief (dated July 3, 2021) addressing proximity and safety concerns regarding proximity to existing bulk storage tanks, and from the Village Attorney (dated July 16, 2021) addressing land sale and TIF concerns from the June 17 Parkview Letter. The Parkview Letter included a number of concerns and requests. Staff responses are summarized below:

- Late Notice of Parties/Request for Delay. All notice requirements of the Village Zoning Code were met or exceeded concerning the June 21, 2021 public hearing.
- Constructing Any New Buildings Near Tank Farms/Safety Studies. The packet includes a memo from the Village Fire Chief (dated July 3, 2021) addressing proximity and safety concerns from the Parkview Letter regarding the existing fuel tank terminals.
- Use of TIF Funds/Need or Appraisal. The packet includes a memo from the Village Attorney addressing this matter.
- Location of Detention Ponds/Revisit & Redesign. The packet includes a letter from Ryan Quam (dated July 9, 2021) and a memo from the Village Engineer (dated July 15, 2021) addressing those items of concern from the Parkview Letter regarding the stormwater management.
- Adverse Impacts to Residents Enjoyment of Living at Parkview. The packet includes a letter from Ryan Quam (dated July 9, 2021) with his responses to these concerns. Refer also to the Director's comments within this staff report regarding potential design improvements to improve compatibility with the adjacent Parkview Apartments.

The packet also includes a letter from the Applicant to address comments raised at the July 19, 2021 Plan Commission meeting for Village Board review.



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 (revised from \$260,000) in a Tax Increment Loan at Occupancy plus sale of 4902 Terminal Drive for \$1 (estimated value \$73,255), plus completion by the Village of the curbing and sidewalk along Terminal Drive (estimated value \$24,000) as part of future Village consideration of reconstruction of Terminal Drive, for a total incentive valued at \$273,755. The Village acquired 4902 Terminal Drive for the purpose of blight removal and to encourage redevelopment of the property. TID #3 previously invested \$153,787 in the acquisition and clean-up of 4902 Terminal Drive. 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, TID #3 has invested a net of \$67,938 in this property. The prior single family home was razed due to its poor condition. The Applicant estimates land acquisition and construction cost for Phase 4 of \$4,910,000. 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. This would provide an estimated \$69,373 in additional annual tax increment to TID #3 upon build-out and an estimated \$272,955 prior to closure of the District. At the July 7th CDA meeting, the CDA motioned to recommend approval by the Village Board of the revised TIF request as summarized in the first sentence of this paragraph.

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 originally 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 (original CDA submittal) to \$176,500 following the recommendation of the CDA. 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, higher quality 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 its 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 ~\$28,516 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. 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. Page 20 of the plan notes "the south end of



Terminal Drive could include mixed use residential with minor commercial."

- 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. Page 33 of Volume Two further describes that "in these spots, the actual future land use is less critical than in success in land use transitions and in managing impacts on surrounding land uses." 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, including the rezoning request (Ordinance 2021-07) and the TIF request and answer any questions from Village Board Trustees. 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 take separate action, first on Ordinance 2021-07 to consider approval the PUD rezone, followed by action to consider approval of the TIF request.

ATTACHMENTS:

1. 6.21.21 - Quam - rezone - Terminal dr
2. 2021-07 Rezoning 4902 & 4908 Terminal Drive
3. 4902 and 4908 Terminal Drive_Waubesa Village Phase 4 Plans_04.05.21
4. Waubesa Village Phase 4 Revised Site Plan 6-19-21
5. Waubesa Village Phase 4 Revised Lighting Plan 6-19-21
6. Waubesa Village Phase 4 Landscape Plan - South Lot Line 7-8-21
7. Landscape Phase 4 7-23-21
8. Waubesa Village LLC_TIF Incentives Application_(rev. 07.09.2021)
9. 4908 Terminal-Waubesa Village Phase 4-TIF Evaluation-07.01.21
10. Waubesa Village Phase 4 Proforma_7.1.2021
11. Appendix B Design Guidelines for Mixed Use Lakeview Subdistrict-Waubesa Village Phase 4-06.17.21
12. Sec. 62-310 Site Design Review_Waubesa Village Phase 4_06.17.21
13. Village Engineer Ltr_Waubesa Village Phase 4-06.11.21



14. Police Department Ltr-Waubesa Village Phase 4-06.15.21
15. Fire & Rescue Ltr-Waubesa Village Phase 4-05.05.21
16. CONCERNED RESIDENTS OF PARKVIEW APARTMENTS Ltr_06.17.2021
17. Quam Letter-Village of McFarland - Responses to Concerned Resident of Parkview Apartments Letter
18. Chief Dennis Memo - Waubesa Village 4-5 with Terminals - 07.03.21
19. Village Attorney Waubesa Village Phase 4 Property Sale Memo_07.16.21
20. Village Engineer Waubesa Village Phase 4 Stormwater Letter_07.15.21
21. CONCERNED RESIDENTS OF PARKVIEW APARTMENTS Ltr_07.19.2021
22. Letter-Village of McFarland - Responses to Plan Commission Commercial Use Discussion
23. McFarland_Comprehensive_Plan_-_Future_Land_Use_Map
24. Figure 4.1(page 36)
25. Map_2_-_Planned_Land_Use_TTD Plan
26. Map_6_-_Mixed-use_Lakeview_Village
27. Sec. 62-67 Planned Development District
28. Waubesa Village Phase 4 Zoning Protest Petition

Please publish in the
McFarland Thistle on
June 3, 2021 and June 10, 2021

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

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Monday, June 21, 2021 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

Ordinance No. 2021-07, An Ordinance Rezoning Outlot 20 of Assessor's Plat No. 4 – Township of Blooming Grove (4908 Terminal Drive), and Lot 1 of CSM 7449 (4902 Terminal Drive), McFarland, WI from Commercial Highway (C-H) to Planned Development District – General & Detailed Plan Approved. Rezoning requested by Waubesa Village LLC.

Information regarding this request is available for review online at www.mcfarland.wi.us/activedevelopmentprojects or at the Village of McFarland Municipal Center lobby, 5915 Milwaukee Street, McFarland, WI 53558 (Monday-Friday, 8:00 a.m. to 4:30 p.m.).

COVID-19 RELATED INFORMATION

Due to the COVID-19 Pandemic, the Village recommends and **URGES** all residents to view the meeting that evening live on the Charter cable channel 982; TDS channel 1009 or online at mcfarlandcablechannel.com and those who wish to participate and provide public comment do so via Zoom (the Village's virtual meeting software). You can join the Zoom Webinar by visiting <https://us02web.zoom.us/j/87130361177> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: Webinar ID: 871 3036 1177.

Due to limitations from Dane County Public Health, only 10 non-employees are allowed in the Municipal Center at one time. **If you choose to attend the meeting in-person, the Village CANNOT GUARANTEE you will be allowed a spot inside the building to view the meeting.** Those who wish to provide public comment at the meeting will be ushered in and out of the building to accommodate the 10 person gathering limit.

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

ORDINANCE 2021-07

AN ORDINANCE TO REZONE LANDS ON TERMINAL DRIVE FROM THE C-H ZONE, COMMERCIAL HIGHWAY DISTRICT, TO THE PLANNED DEVELOPMENT DISTRICT - GENERAL PLAN APPROVED AND DETAILED PLAN APPROVED.

Purpose: To rezone the lands on Terminal Drive as part of the proposed project at 4902 and 4908 Terminal Drive, Waubesa Village Phase 4.

Sponsor: Community & Economic Development Director Bremer

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 2 Notice

WHEREAS, the developer of the proposed 4902 & 4908 Terminal Drive, Waubesa Village Phase 4 Development, submitted a development plan to the Village on April 6, 2021, a copy of which is attached hereto as Exhibit A, and requested that the General Plan and the Detailed Plan for Waubesa Village Phase 4 be processed and approved as a single stage Planned Development District; and

WHEREAS, the developer has submitted documents fulfilling the requirements for approval of an amendment to the General Plan for Phases 1-3 of Waubesa Village to include Phase 4 for the planned development for the lands specified below, as well as the Detailed Plan for Phase 4 of the development; and

WHEREAS, the Village Board is willing to conditionally approve the General Plan and the Detailed Plan, and the Village Board finds approval thereof is in the public interest;

NOW, THEREFORE, the Village Board of the Village of McFarland, does ordain as follows:

1. Section 62-62(a) of the McFarland Municipal Code and the Official Zoning Map are hereby amended so that the following described real estate is hereby rezoned from the C-H Zone, Commercial Highway District, to Planned Development District – General and Detailed Plan Approved (PD-GPA and PD-DPA):

PARCEL A (Waubesa Village Phase 4):

All of Outlot 20 of Assessor's Plat No. 4 – Township of Blooming Grove (4908 Terminal Drive) and Lot 1 of CSM 7449 (4902 Terminal Drive), all being located in the SW ¼ of the NW ¼ of Section 34, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin.

2. The Zoning Administrator is hereby directed to label these changes on the Official Zoning Map, once the rezoning is effective.

3. This ordinance does not constitute approval of any earthwork or building construction within any of the property described in the ordinance. No construction of any kind, including earthwork or building construction, is permitted on Parcel A until a development agreement is reached between the Village and developer. If the developer fails to reach a development agreement with the Village within one (1) year after the approval of this ordinance, then this ordinance shall become null and void, and the zoning of Parcel A shall continue to be the existing C-H zoning.

The above and foregoing Ordinance was duly adopted at a regular meeting of the McFarland Village Board on the _____ day of _____, 2021.

APPROVED:

Carolyn A. Clow, Village President

ATTEST:

Cassandra Suettinger, Village Clerk-
Treasurer

ORDINANCE 2021 -07	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Brassington -	Rupert -
Clow -	St. Clair -
Flaherty -	Wreh -
Nelson -	
VOTING RESULTS	
Motion Carried:	
Motion Defeated:	

**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 Stiggelkow 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

Village of McFarland Plan Commission 2021 Schedule

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.

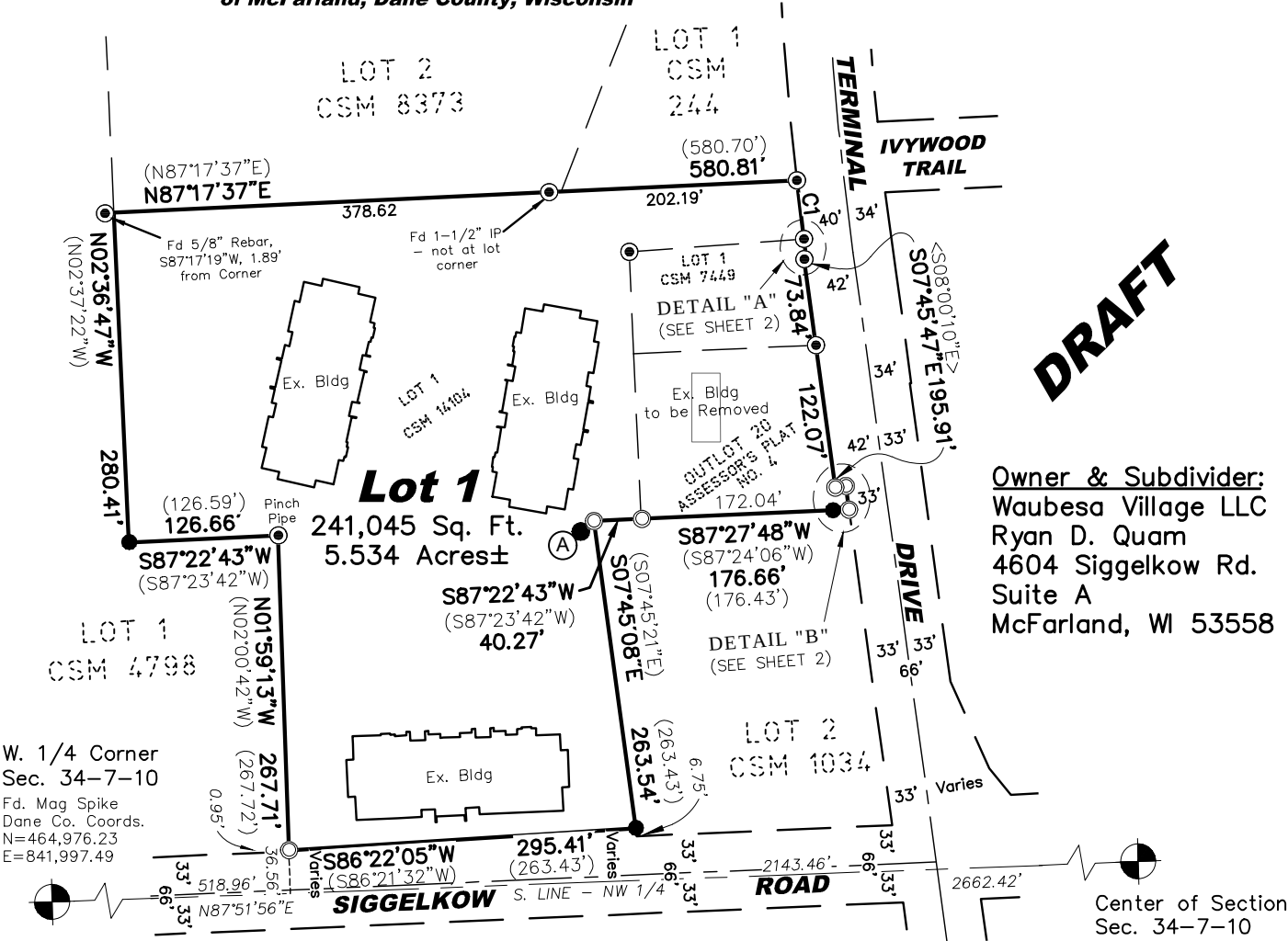
DANE COUNTY
CERTIFIED SURVEY MAP #

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

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____



Notes:

1. See Sheet 2 for Details "A" and "B".

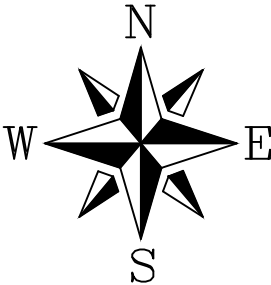
2. See Sheet 2 for Curve Data.

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

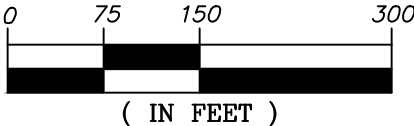
- Found 1" Iron Pipe, Unless Noted
- Found 3/4" Rebar
- 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
- (303.63') Record Data per CSM 14104
- [303.63'] Record Data per CSM 8373
- {303.63'} Record Data per CSM 244
- <303.63'> Record Data per CSM 7449
- Boundary Line
- Existing R/W Line
- Platted Lot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



DRAFT

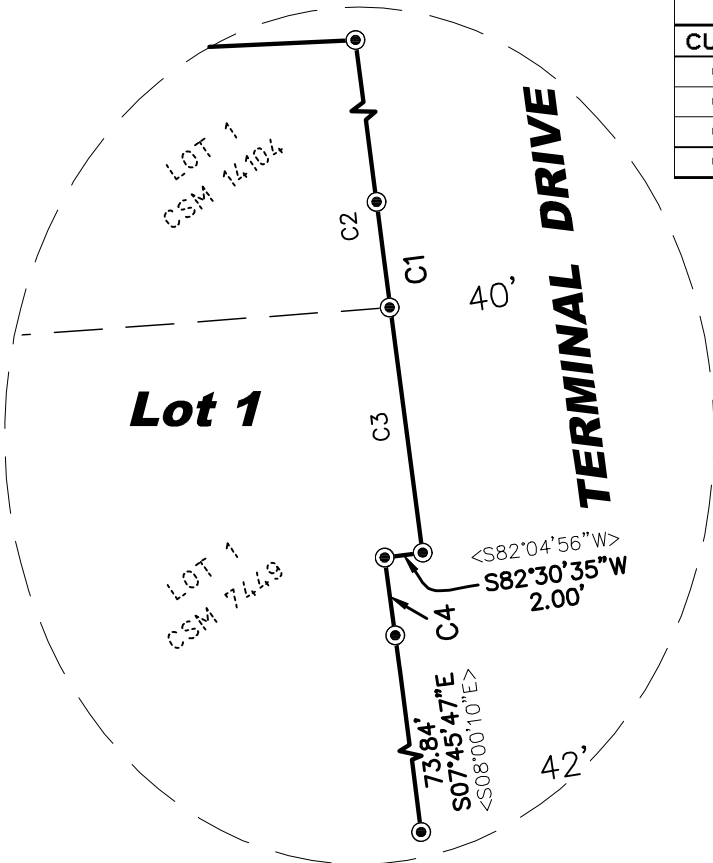
DANE COUNTY
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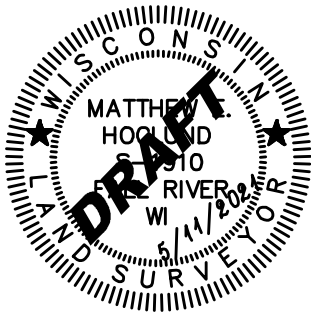
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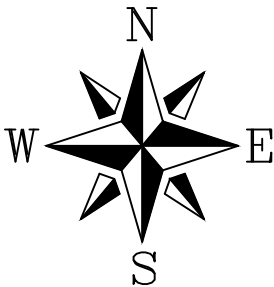
Vol. _____ Page _____



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'



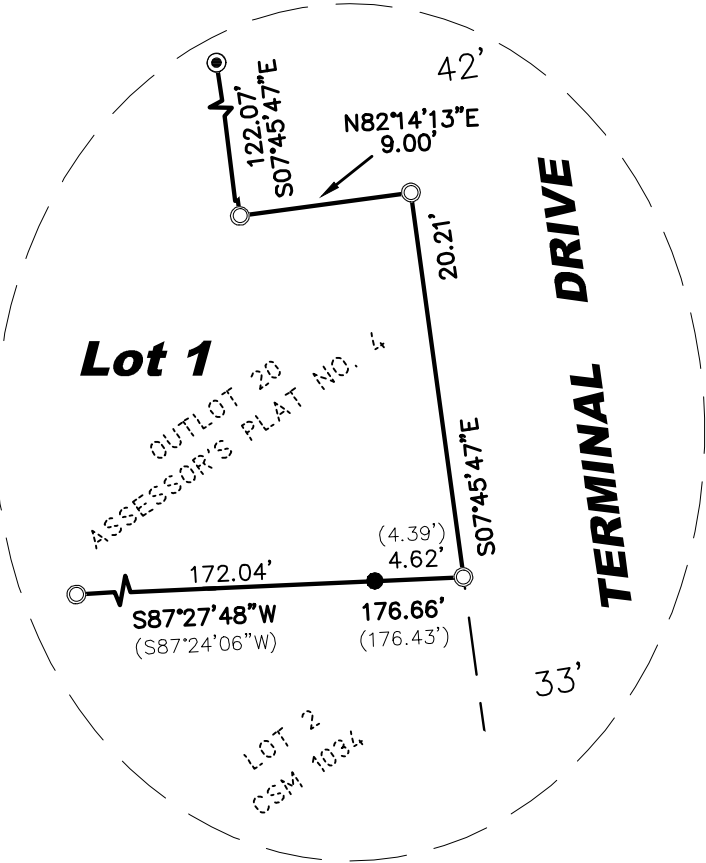
DETAIL "A"



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).

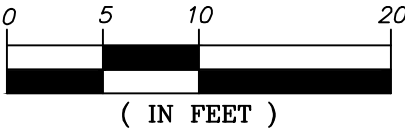
LEGEND

- Found 1" Iron Pipe, Unless Noted
- Found 3/4" Rebar
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- {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



DETAIL "B"

GRAPHIC SCALE



QUAM ENGINEERING, LLC

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

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.

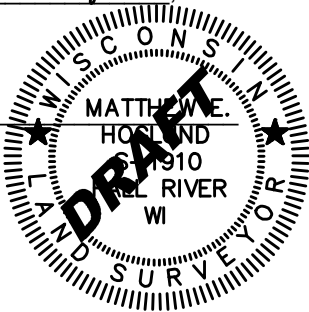
all being located in the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 7 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, containing 241,045 square feet or 5.534 acres, more or less.

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 _____

Drawn By: MEH
Project # RQ-02-15

DANE COUNTY
CERTIFIED SURVEY MAP # _____

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- 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__.

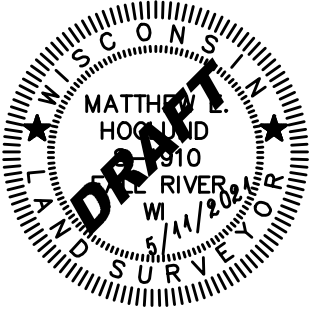
In the presence of: _____

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 _____.



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

Drawn By: MEH
Project # RQ-02-15

DANE COUNTY
CERTIFIED SURVEY MAP # _____

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- 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)

By: _____, Date: _____
President

By: _____, Date: _____
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)

By: _____, Date: _____
Title

By: _____, Date: _____
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 _____

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: _____

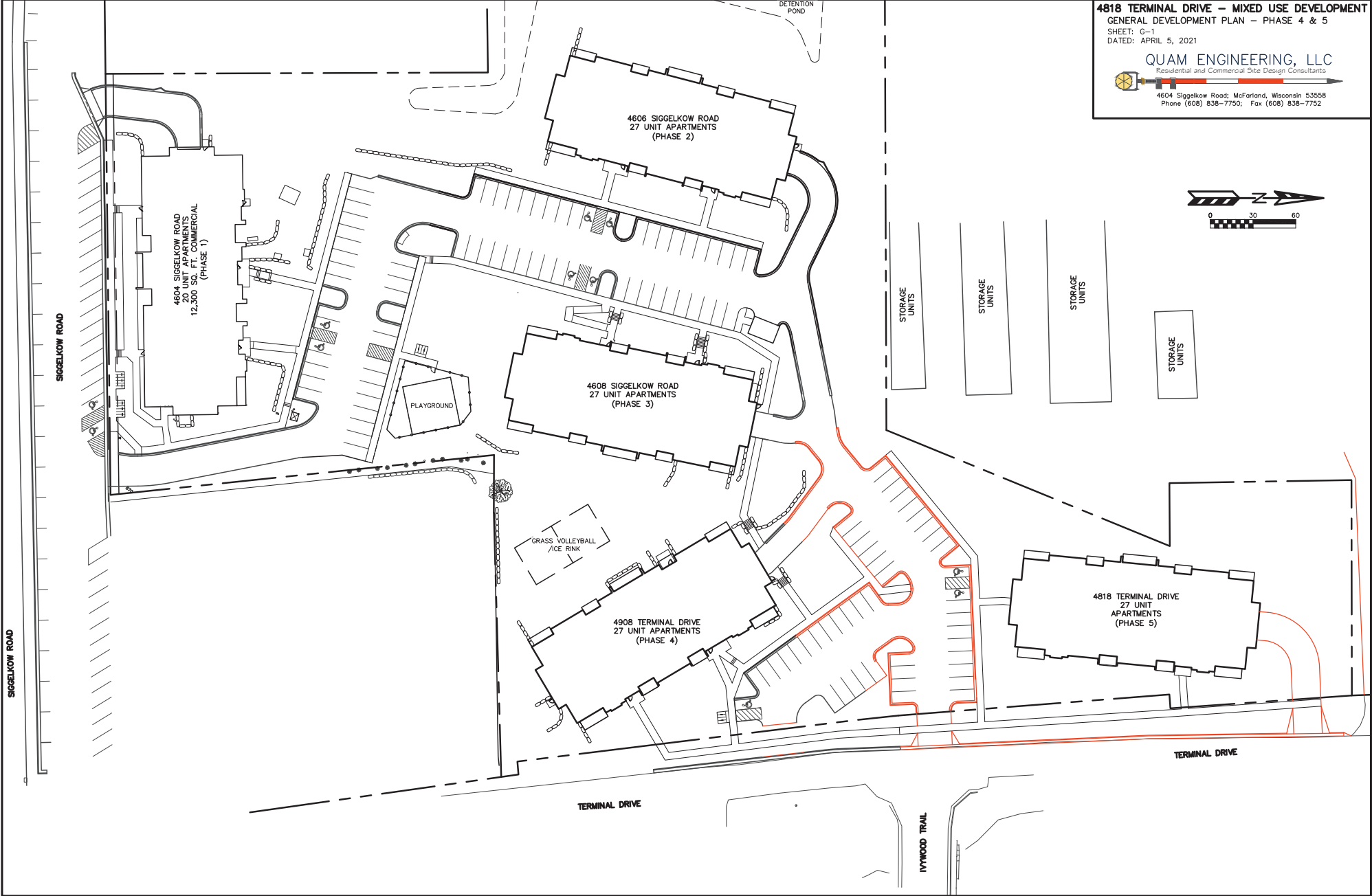
Agent's name:	Ryan Quam - Waubesa Village
Agent's address:	4604 Siggelkow Road, Suite A McFarland, WI 53558
Agent's phone/fax:	608-838-7750
Agent's email:	rquam@quamengineering.com

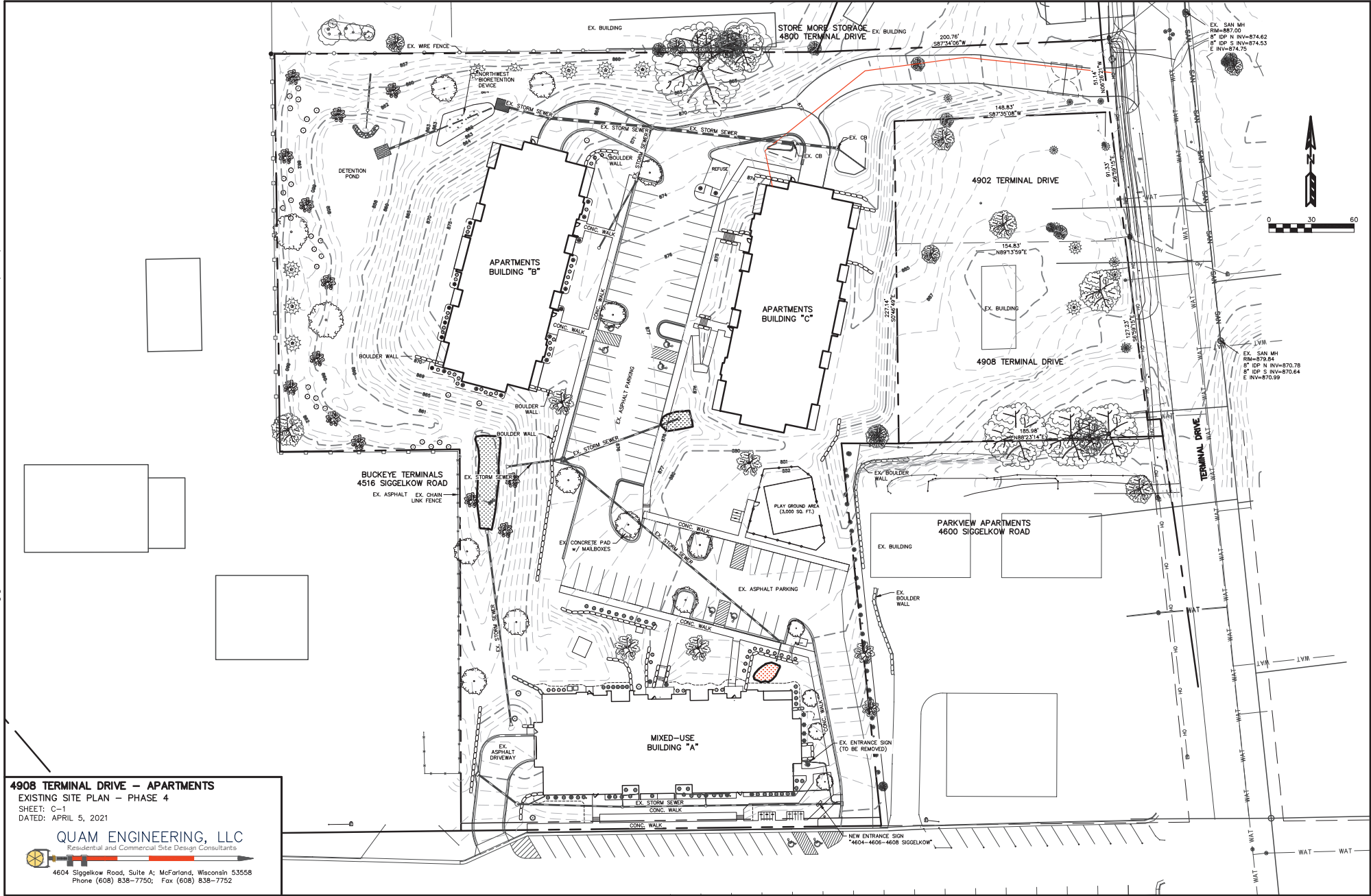
- All A. Title Block that indicates name and address of the current property owner.
- C2 B. Name and signature of the designer.
- 4/5/21 C. Date of original plan and latest date of revised plan.
- ALL D. North arrow and graphic scale. Said scale shall not be smaller than 1 inch equals 100 ft.
- E. Existing 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.

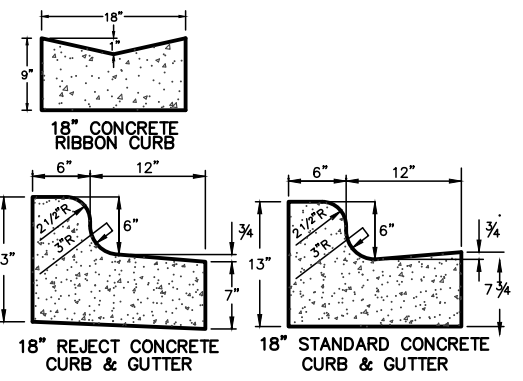
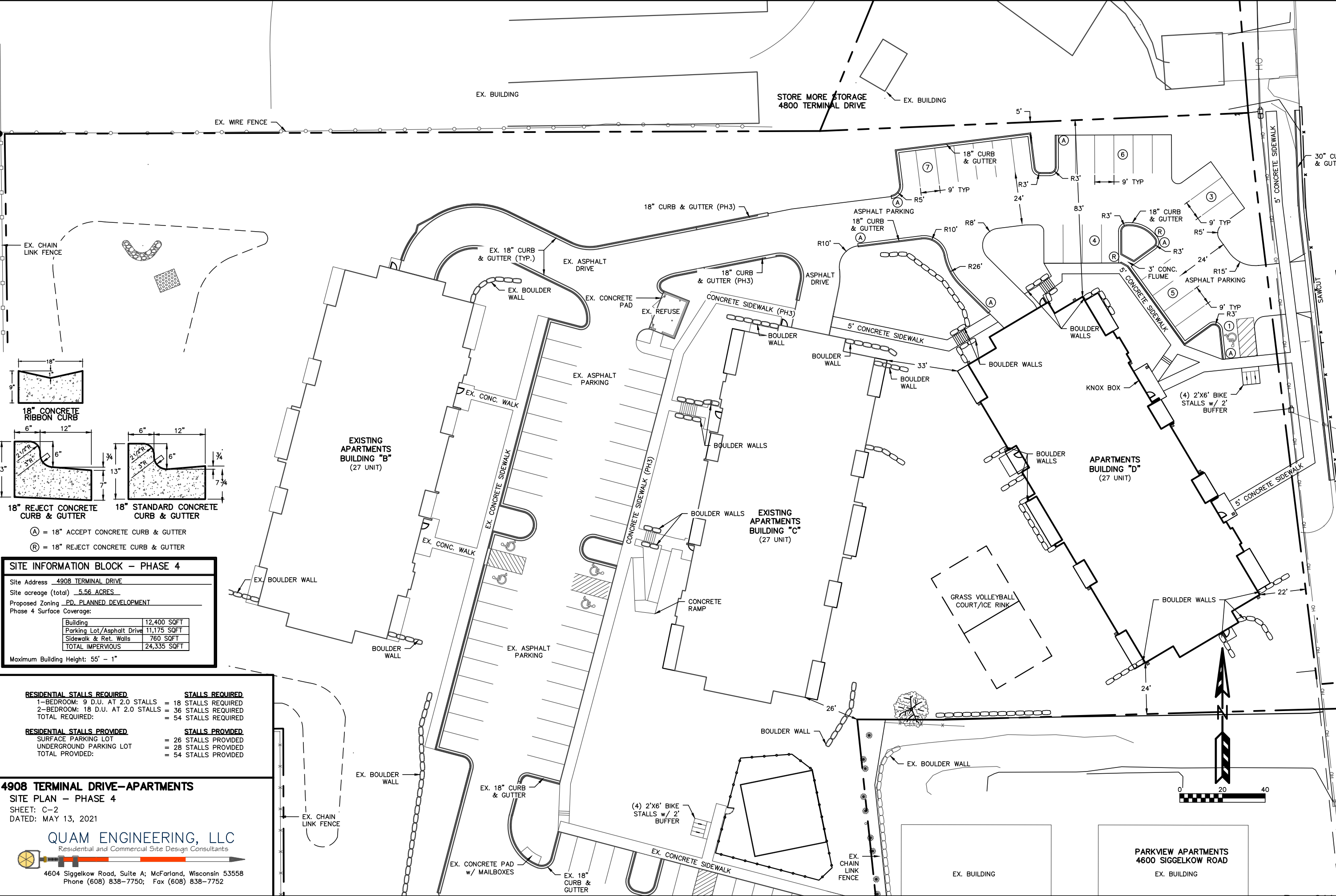
- | | |
|---------------|---|
| <u>C3</u> | P. Grading Plan including existing & proposed topography shown at a contour interval of not more than two (2) ft. |
| <u> </u> | Q. In the legend, data for the subject property: |
| PDD | (1) Lot area |
| PDD | (2) Building area |
| C2 | (3) Paved area |
| 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. |
| <u>C5</u> | R. Landscaping Plans including proposed species, quantity and planting size. Refer to Appendix B of the Village's Zoning Code for more information. |
| <u>C4</u> | S. Hydrant locations and Fire Department Connection. |
| <u>C6</u> | T. Lighting Plans including photometrics and description of fixture types, heights and orientation. |
| <u>C4</u> | U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances. |
| <u>N/A</u> | 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.







(A) = 18" ACCEPT CONCRETE CURB & GUTTER
(R) = 18" REJECT CONCRETE CURB & GUTTER

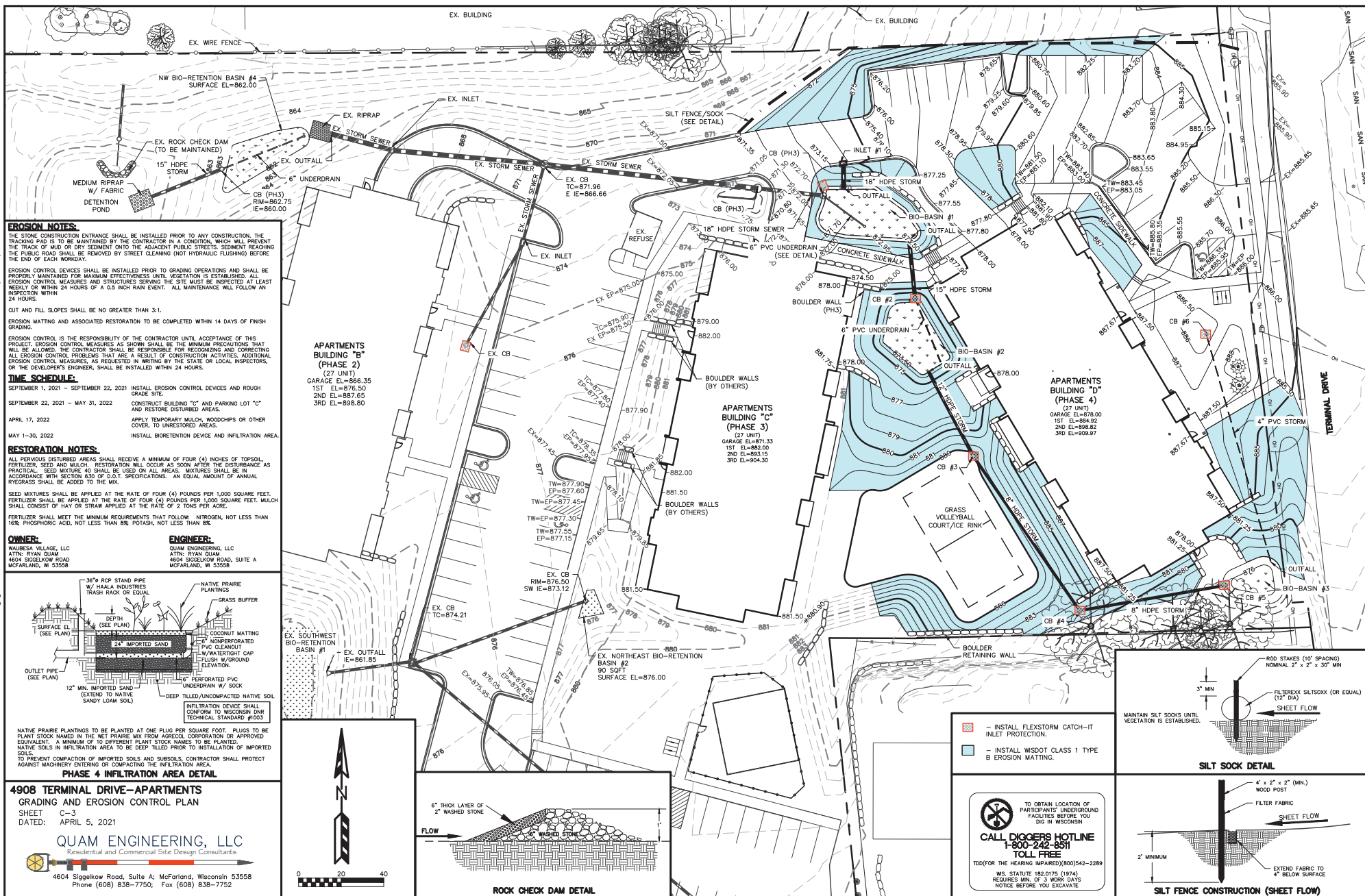
SITE INFORMATION BLOCK - PHASE 4	
Site Address	4908 TERMINAL DRIVE
Site acreage (total)	5.56 ACRES
Proposed Zoning	PD, PLANNED DEVELOPMENT
Phase 4 Surface Coverage:	
Building	12,400 SQFT
Parking Lot/Asphalt Drive	11,175 SQFT
Sidewalk & Ret. Walls	760 SQFT
TOTAL IMPERVIOUS	24,335 SQFT
Maximum Building Height: 55' - 1"	

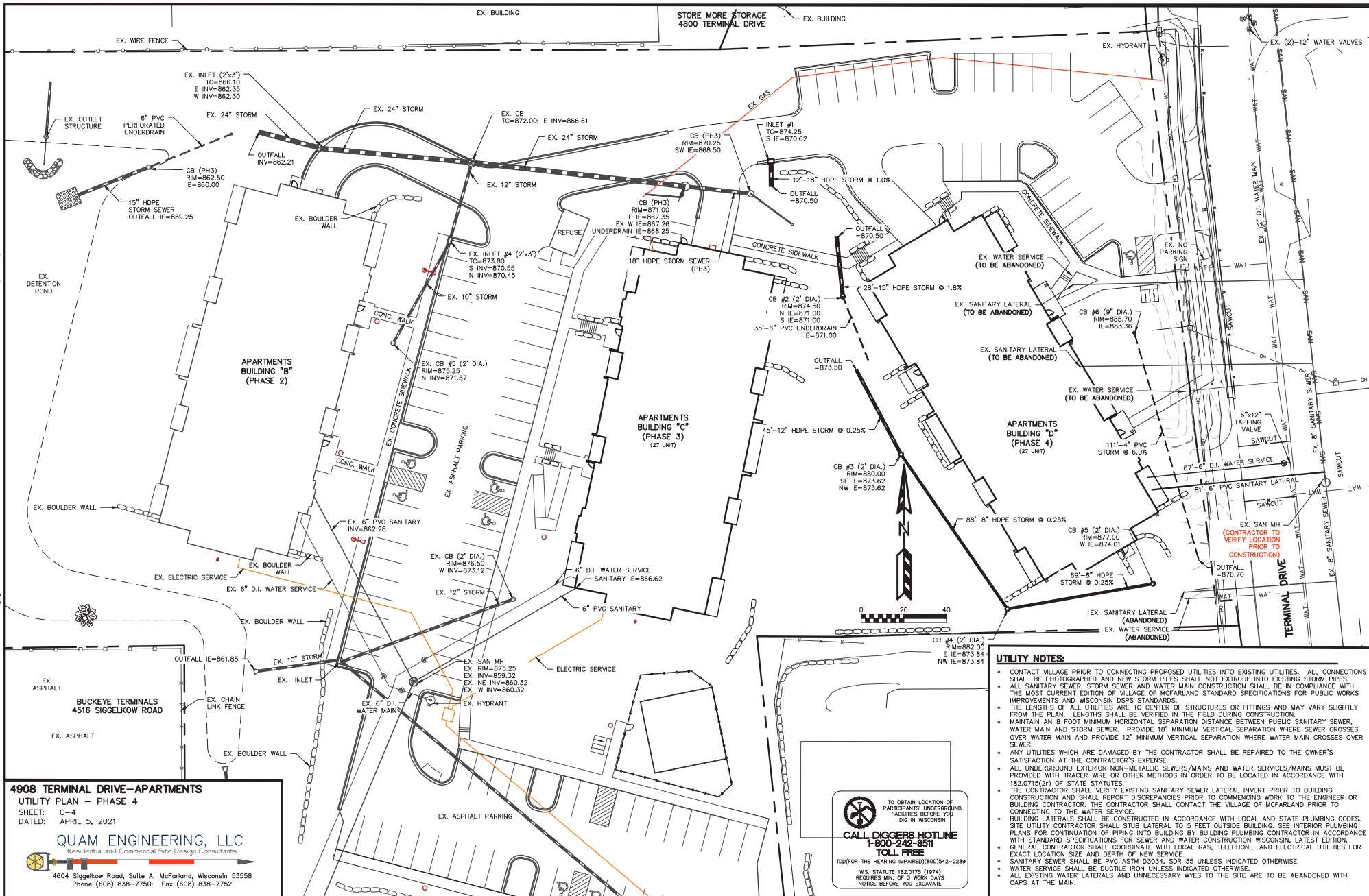
RESIDENTIAL STALLS REQUIRED		STALLS REQUIRED	
1-BEDROOM: 9 D.U. AT 2.0 STALLS	= 18 STALLS REQUIRED	1-BEDROOM: 9 D.U. AT 2.0 STALLS	= 18 STALLS REQUIRED
2-BEDROOM: 18 D.U. AT 2.0 STALLS	= 36 STALLS REQUIRED	2-BEDROOM: 18 D.U. AT 2.0 STALLS	= 36 STALLS REQUIRED
TOTAL REQUIRED:	= 54 STALLS REQUIRED	TOTAL REQUIRED:	= 54 STALLS REQUIRED
RESIDENTIAL STALLS PROVIDED		STALLS PROVIDED	
SURFACE PARKING LOT	= 26 STALLS PROVIDED	SURFACE PARKING LOT	= 26 STALLS PROVIDED
UNDERGROUND PARKING LOT	= 28 STALLS PROVIDED	UNDERGROUND PARKING LOT	= 28 STALLS PROVIDED
TOTAL PROVIDED:	= 54 STALLS PROVIDED	TOTAL PROVIDED:	= 54 STALLS PROVIDED

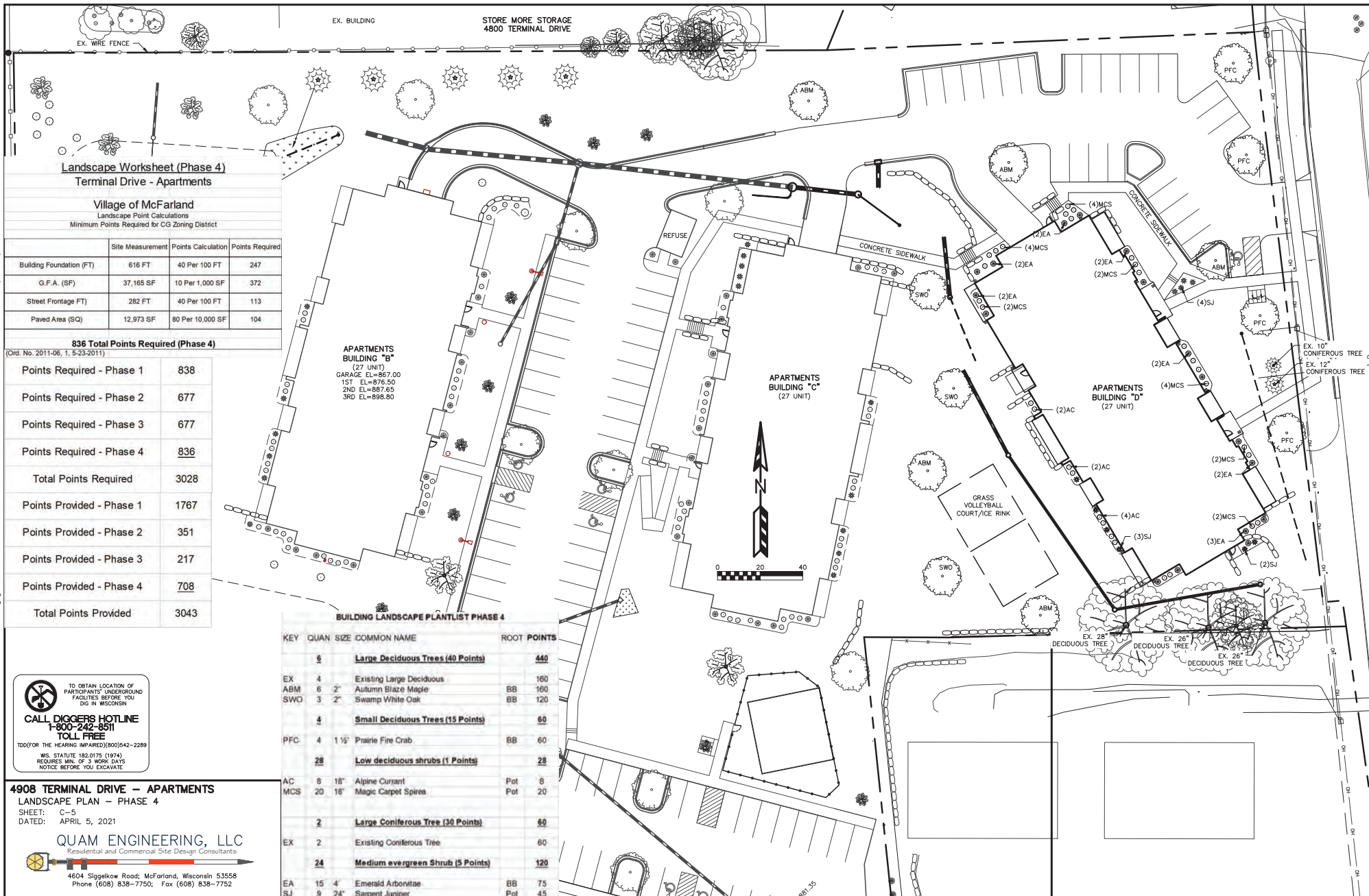
4908 TERMINAL DRIVE-APARTMENTS
SITE PLAN - PHASE 4
SHEET: C-2
DATED: MAY 13, 2021

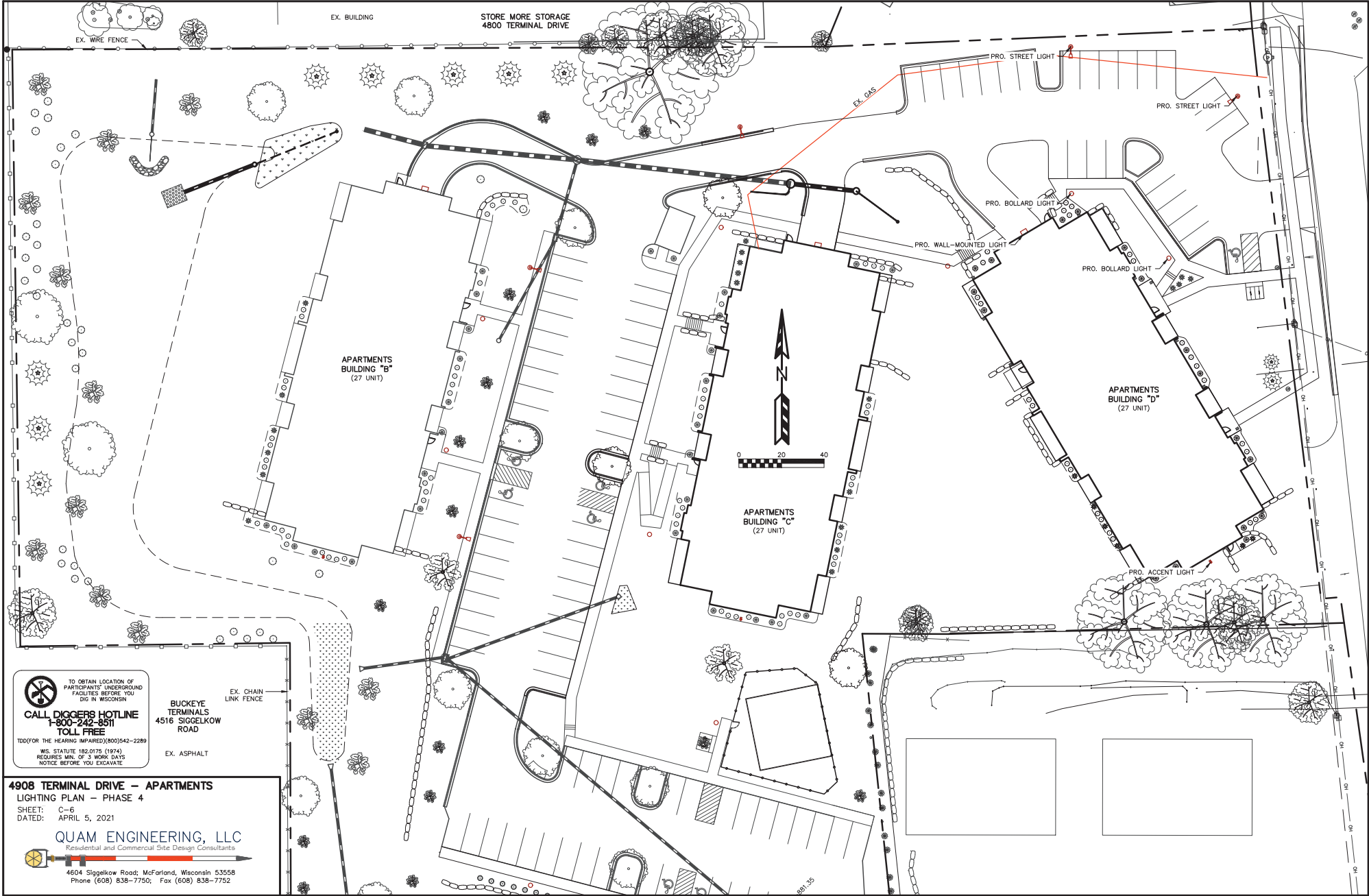
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Phone (608) 838-7750; Fax (608) 838-7752













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



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

EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND

LEGEND	
FCS-1	FIBER CEMENT SIDING
FCS-2	FIBER CEMENT SIDING
FCP	FIBER CEMENT PANELS
TRIM	VERTICAL REVEAL TRIM
FCT	FIBER CEMENT TRIM
	SW 6102 - PORTABELLO
	SW 2803 - TERRA COTTA
	JH - IRON GRAY
	TAMLYN - PAINTED TO MATCH SIDING
	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 (ROLEX)
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: A2.1
DATED: MAY 10, 2021

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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



Residential and Commercial Site Design Consultants

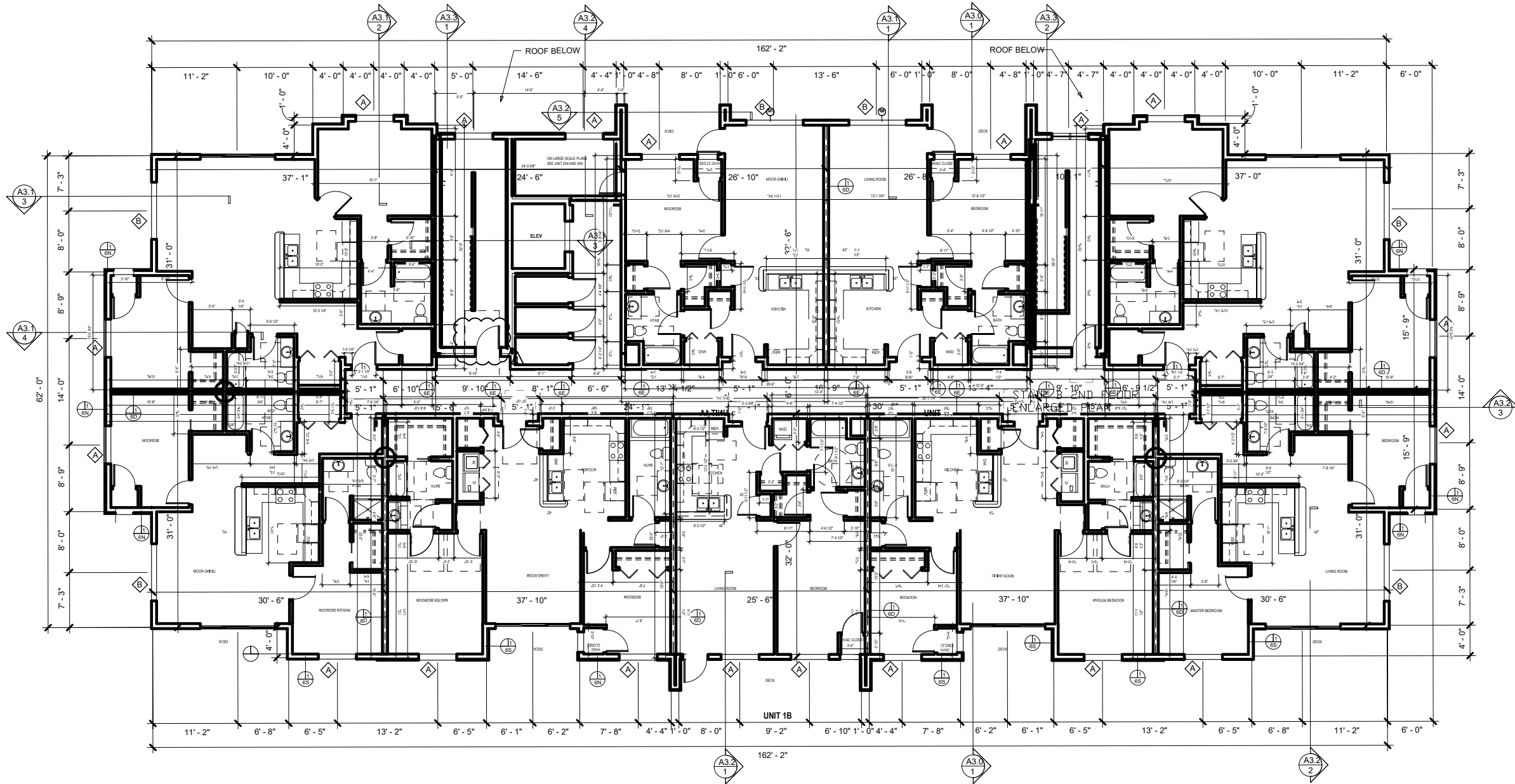
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



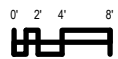
- A. SEE SHEET A5- 5.3 FOR LARGE SCALE PLANS.
- B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.
- C. PROVIDE VERTICAL CONTROL JOINTS (C/J'S) WHERE STRUCTURAL SYSTEMS CHANGE. LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURERS INSTALLATION RECOMMENDATIONS.
- D. VERIFY SIZE AND LOCATIONS OF 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 WOODMETAL 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 (I.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.

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



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 (CJS) 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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- K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.
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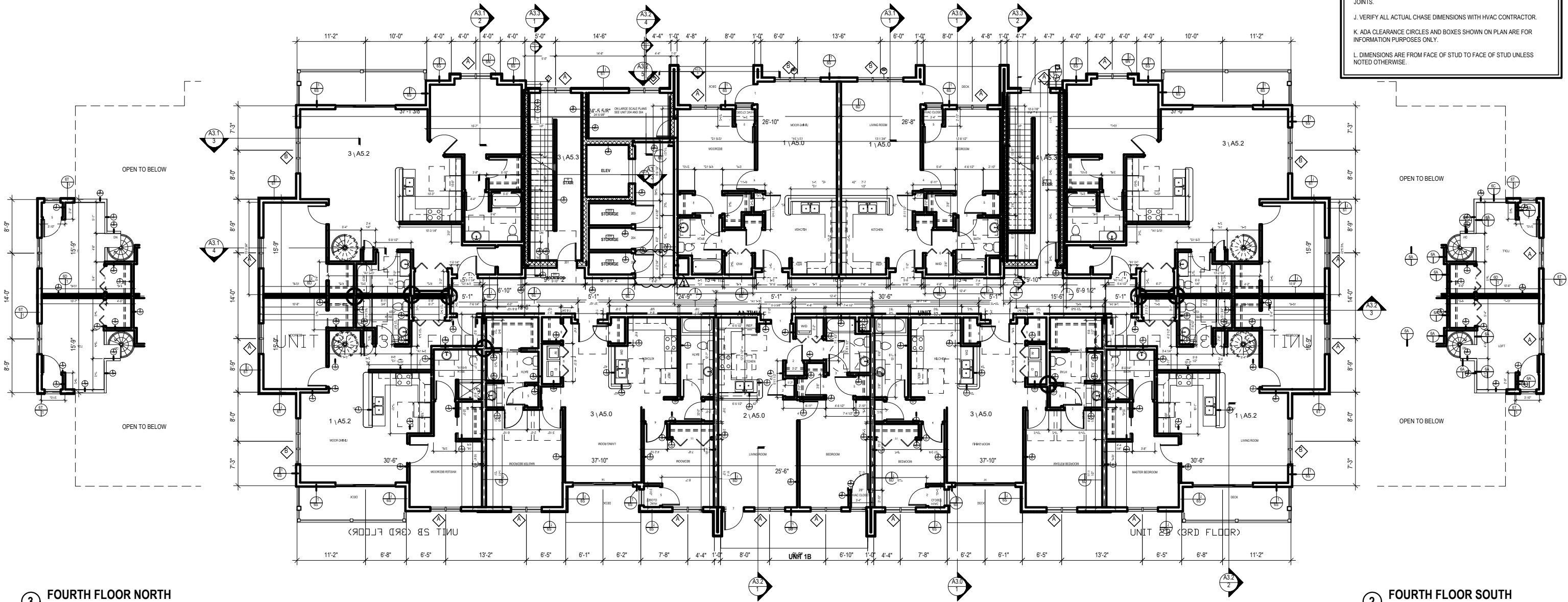
4908 TERMINAL DRIVE MULTIFAMILY
SECOND FLOOR PLAN
SHEET: A5.0
DATED: MAY 10, 2021

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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 (CJS) 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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- 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

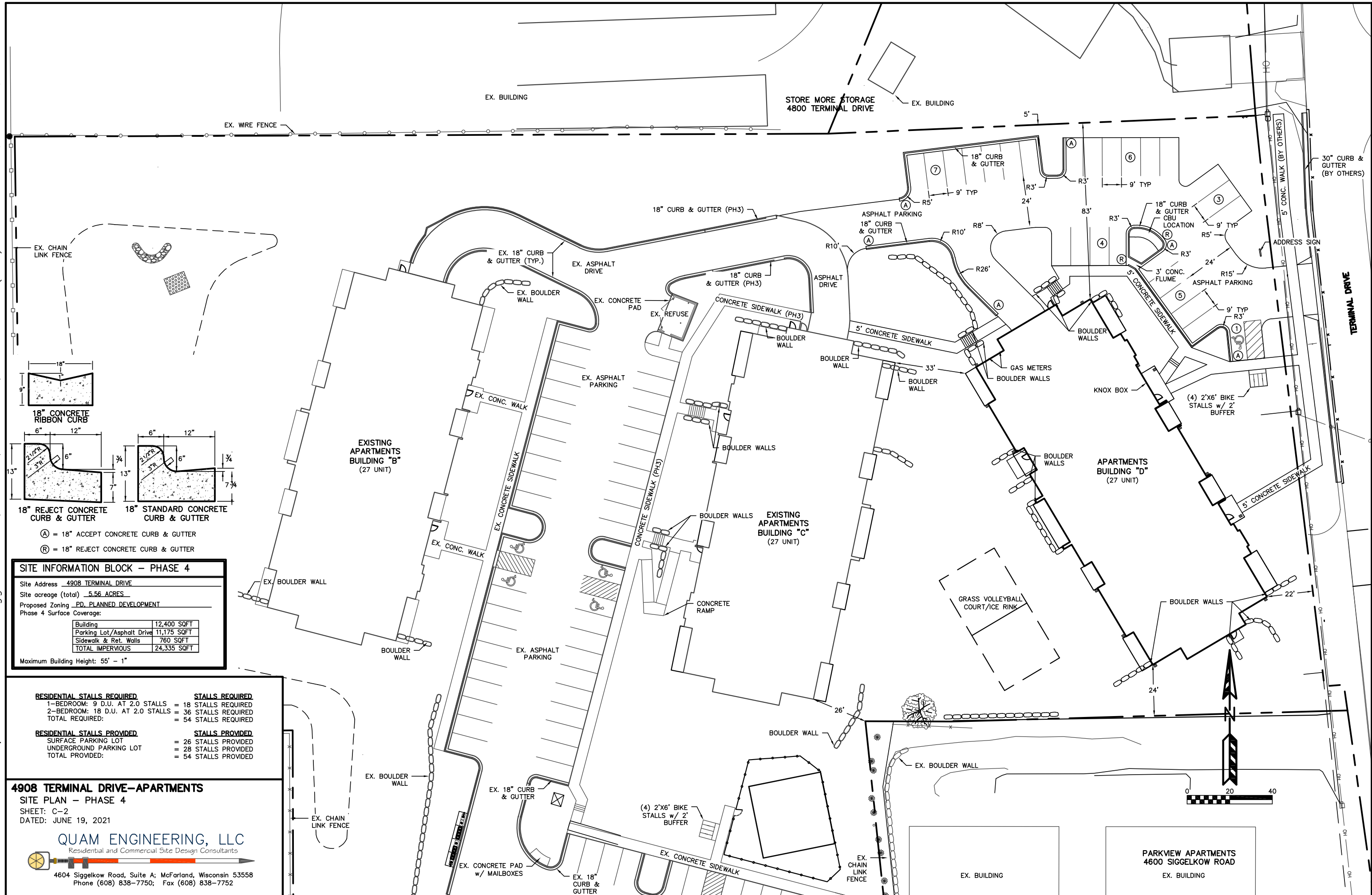
① THIRD FLOOR PLAN
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

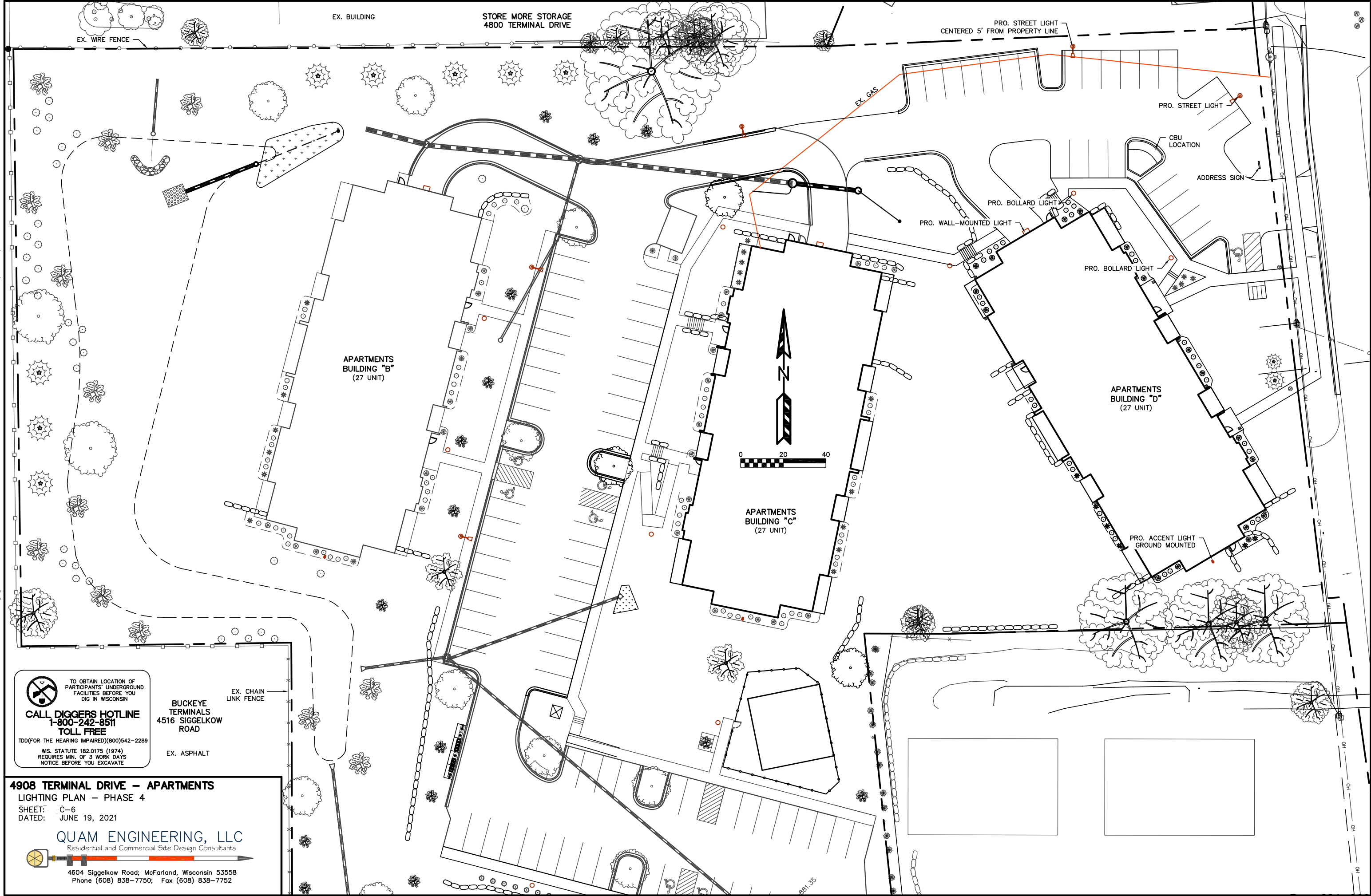


4908 TERMINAL DRIVE MULTIFAMILY
THIRD FLOOR PLAN
SHEET: A6.0
DATED: MAY 10, 2021

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

BUCKEYE
TERMINALS
4516 SIGGELKOW
ROAD

EX. ASPHALT

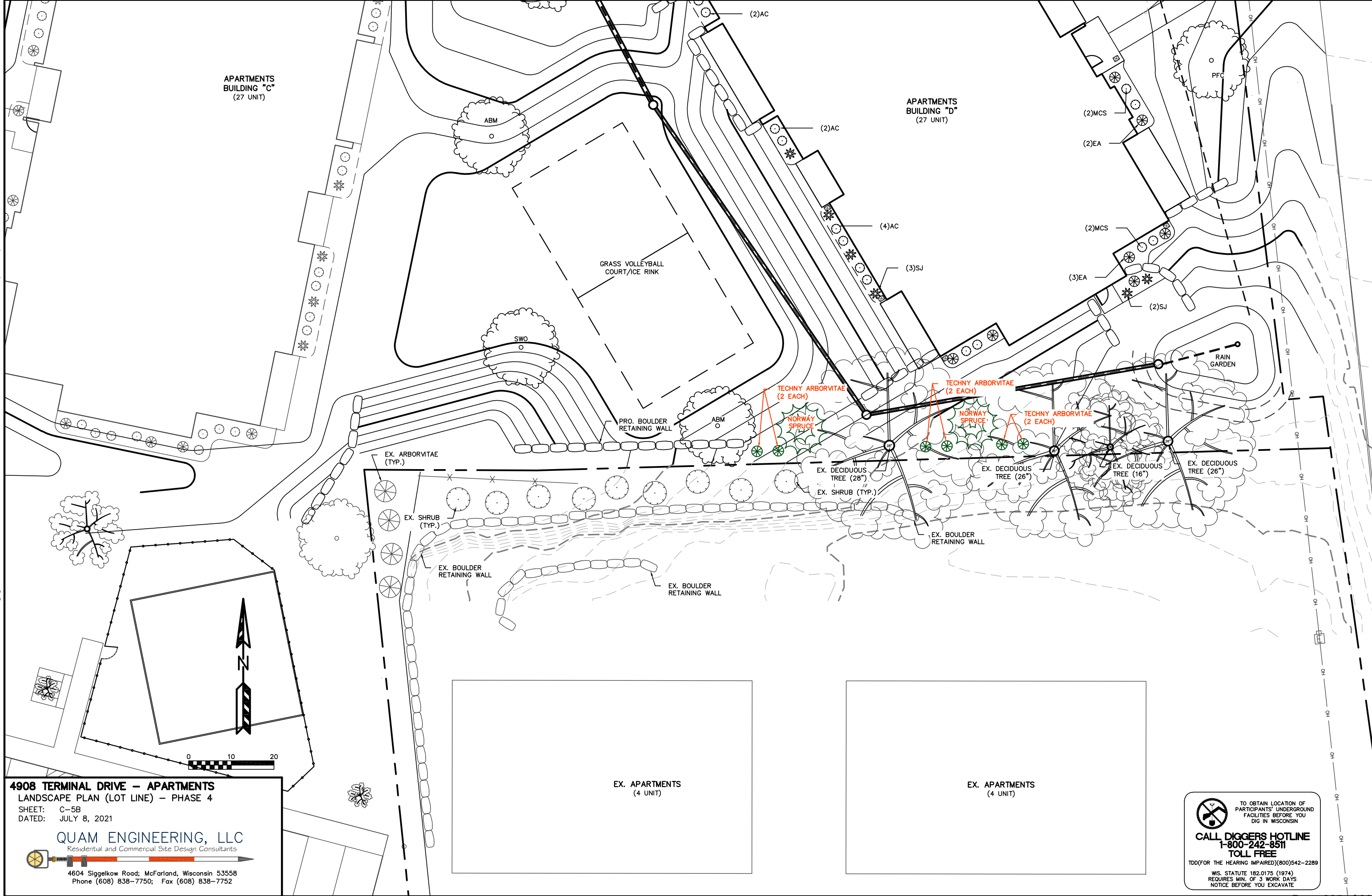
4908 TERMINAL DRIVE – APARTMENTS
LIGHTING PLAN – PHASE 4

SHEET: C-6
DATED: JUNE 19, 2021

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



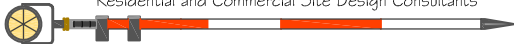
4604 Siggelkow Road; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



4908 TERMINAL DRIVE - APARTMENTS
LANDSCAPE PLAN (LOT LINE) - PHASE 4

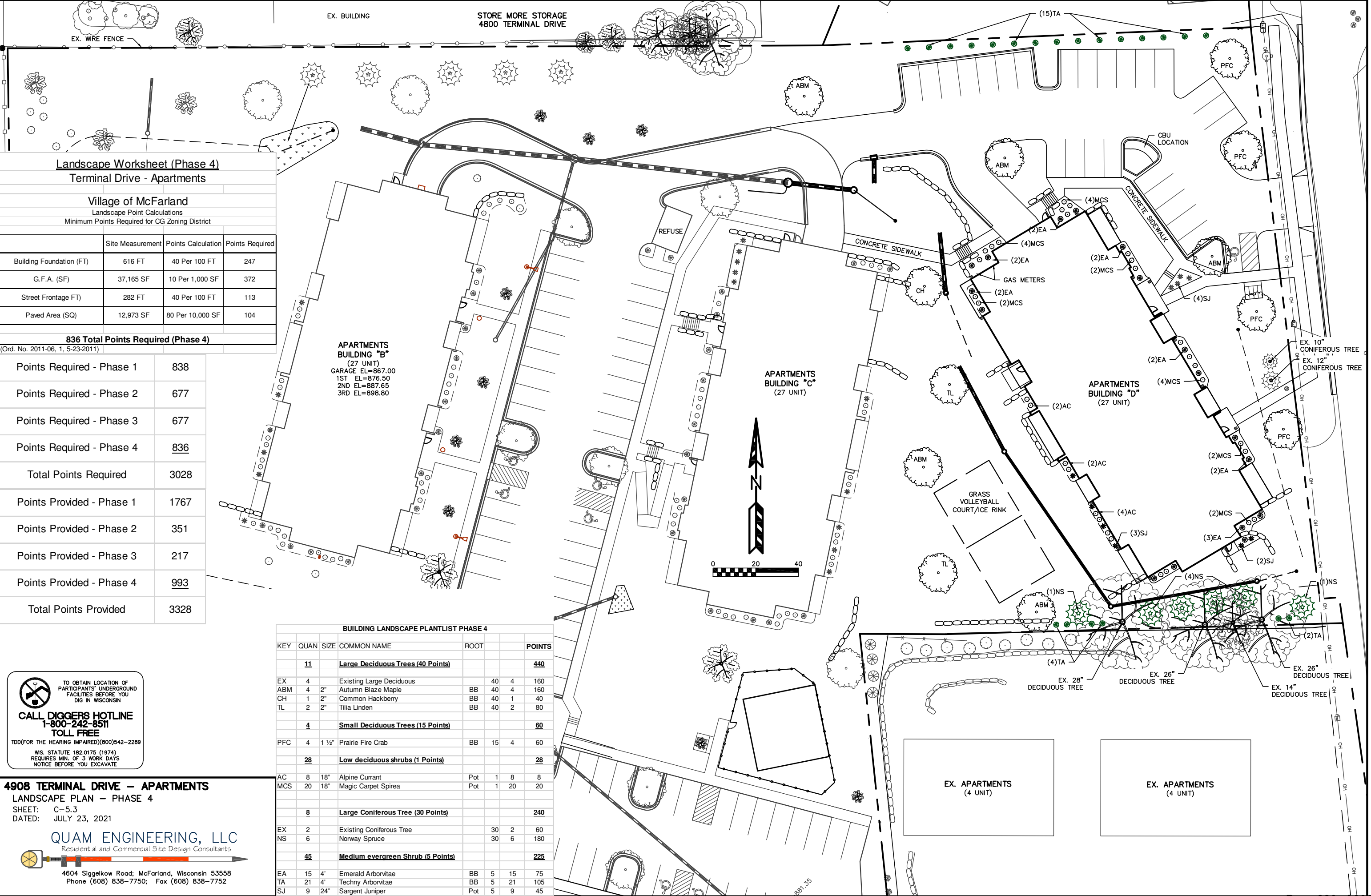
SHEET: C-5B
DATED: JULY 8, 2021

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



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TO OBTAIN LOCATION OF
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REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



**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):

\$ 75,200 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 Multi-family 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 BlumContact Person & Phone Number: Ryan Quam (608)838-7750Does 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. 1, 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 x 0.01945 Mill Rate = \$ 4,221.54 Total (A)

Post-improvements: \$ 3,800,000 PA x 0.0195 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. Quan Title Managing Member
 Signature [Signature] Date 6/22/2021
 Return To: [Signature]

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

"BUT FOR TIF" SPECIFIC PROJECT COSTS

Attorney Fees (TIF Agreement and Developer Agreement)	\$13,500
Garage Footing (partial west and partial south apartment walls)	\$4,000
Exposed Garage 10% Stone Veneer and 90% LP Smartsiding	\$10,000
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	<u>\$6,000</u>
Total:	\$176,500

PHASE 4 APARTMENT BUILDING

Overall Costs Estimate

Description	Quantity	Unit	Unit Price	Total
<u>Land</u>				
Land (4908 Terminal Drive)	1	LS	\$300,000.00	\$300,000.00
Land (4902 Terminal Drive)	1	LS	\$73,255.00	\$73,255.00
<u>Permitting Item</u>				
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
<u>Impact Fee</u>				
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
<u>Transaction Fees</u>				
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
<u>Professional Items</u>				
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 Consultation Fee	1	LS	\$40,000.00	\$40,000.00
<u>Site Items</u>				
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
<u>Building Items (Interior, Exterior, and Lighting)</u>				
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:				<u>\$4,910,000.00</u>

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:	<u>\$3,923,745</u>

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:	<u>\$736,500</u>

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:	<u>\$249,755</u>

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	<u>\$3,923,745</u>

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}
Vacancy	-\$13,448 {Assumes 3% vacancy}
Sales Total	\$434,812.20

2.00% Rent Scalar

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%
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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%

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.

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

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 Criteria¹:** 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 Criteria¹:** 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 than 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

Mixed-Use Lakeview Village Subdistrict

Guidelines	Yes	No
Site Design		
1. Does the project coordinate vehicular and pedestrian circulation with development on adjacent lots?		
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?		
6. Does the project screen ground-, roof-, and wall-mounted mechanicals?		
7. Does the project minimize curb cuts and access points to public streets and coordinate with the recommended street pattern?		
8. Does the project construct parking areas and landscaped islands with curbs and gutters at edges?		
9. If near the transit oriented sites close to the future transit stop and Siggelelkow 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?		
13. Does the project have a FAR between 0.35 and 3.0?		
14. Is a minimum of 50% of the front building wall 5' to 20' from Siggelelkow 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?		
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			
1. Does the project consider the placement and orientation of surrounding buildings and streets for cohesion between sites and an attractive street scene?		✓	Building is angled based on site topography to align entrance to underground parking with existing grade of emergency access drive.
2. Does the project orient building facades parallel to the primary abutting street, with entrances and storefronts oriented toward that street?	NA-storefronts		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.
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 realign 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 of 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 of 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.



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

(3) *Building relationships.*



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



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

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

- 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.
- 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.)



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

Additional landscaping recommended. Refer to Summary Sheet in packet.

Refer to other notes on increasing compatibility with southern Parkview Apartments

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

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.

Review by
Village
Engineer

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.

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

(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.
- 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.

June 11, 2021

Mr. Andrew Bremer, AICP
Community & Economic Development Director
Village of McFarland
5915 Milwaukee Street
P.O. Box 110
McFarland, WI 53558

Subject: Waubesa Village Apartment Development – Phase 4 review

Dear Andrew:

We have received the revised project plans for the a new 4th phase of Waubesa Village Apartments, located on Siggelkow Road, received May 19, 2021 and dated May 10, 2021. The plan proposes to construct a fourth building with connections to Terminal Drive for both utilities and vehicle access (a future 5th phase is contemplated on the site plan). The stormwater management plan for this 4th phase involves utilizing previous phase best-management-practices, with some modifications to account for the additional impervious areas.

The plans have been reviewed from a public works perspective and are combined with those from Public Works staff below:

- The building does not show any new dumpster enclosure. The applicant should confirm that the existing garbage facilities on the site are sufficient for the additional building.
- The drive aisle coming off of Terminal Drive has a reverse curve that may be difficult to navigate for long trucks. The applicant should show the turning movements for a fire truck through this area.
- The existing sewer and water laterals for the site must be abandoned at the main. New sewer and water laterals are proposed to connect to the existing mains in Terminal Drive. Pavement patches associated with both of these items should have a minimum 10 foot length and extend across the entire width of Terminal Drive.
- A new sidewalk and curb and gutter is proposed along the west side of Terminal Drive. These should be extended to cover the entire frontage to make connection to future Village infrastructure on this corridor.
- Relative to the proposed sidewalk, we recommend that it be placed 1 foot off of the right-of-way line per Village practice to maximize snow storage area and flexibility for future roadway projects.

Please feel free to contact us with any questions or comments regarding this review.

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.



Brian R. Berquist, P.E.
President

cc: Mr. Jim Hessling, Director of Public Works, Village of McFarland (*5915 Milwaukee Street, P.O. Box 110, McFarland, WI 53558*)

Mr. Matthew Schuenke, Administrator, Village of McFarland (*5915 Milwaukee Street, P.O. Box 110, McFarland, WI 53558*)

Mr. Ryan Quam, Quam Engineering, LLC (*4604 Siggelkow Road, Suite A, McFarland, WI 53558*)

BRB:brb

J:\TCDead\McFarland\Mc-90-15 Waubesa Village\Admin\Review Letter 5.docx

VILLAGE OF McFarland

Police Department

5915 Milwaukee St, McFarland, WI 53558 | 608.838.3151 | www.mcfarland.wi.us/police

Aaron P. Chapin | Chief of Police

DATE: June 15, 2021

TO: Andrew Bremer – Community and Economic Development Director

FROM: Aaron P. Chapin, Chief of Police

REFERENCE: Recommendation of Approval

I have reviewed the Plan Commission Application for 4902 & 4908 Terminal Dr and do not have any issues with the plan as presented.

Respectfully,



Aaron P. Chapin
Chief of Police



McFarland Fire & Rescue Department

5915 Milwaukee Street • PO Box 110 • McFarland, WI 53558-0110

(608) 838-3278 • Fax: (608) 838-3619

Emergency: 911

May 5, 2021

Andrew Bremer, AICP
Community & Economic Development Director
5915 Milwaukee St.
McFarland, WI 53558

RE: 4902 and 4908 Terminal Drive-Waubesa Village Phase 4 & 5 Fire & Rescue
Department Position Statement

Dear Andrew,

I have reviewed the 4902 and 4908 Terminal Drive, Waubesa Village Phase 4 & 5 development in the Village of McFarland.

At this time, the proposal does not show any indication there would be any conflicts with the International Fire Code-2015 (IFC), Appendix D.

However, this review is based on compliance with the International Building Code (IBC) - 2015 Edition, section 420, all buildings within the proposed development having fire sprinkler and fire alarm protection.

The following will also be required for conditional approval:

1. All new commercial or multi-residential properties will require a Knox Box to be installed.
2. McFarland Fire & Rescue is a Delegated Agency of the Department of Safety and Professional Services (DSPS). Therefore, all fire protection systems plans (fire alarm and sprinkler) shall be submitted for approval to the McFarland Fire & Rescue along with a completed application and corresponding fees.
3. A Fire Prevention Inspection will take place upon building construction completion and building occupancy permit issued

McFarland Fire & Rescue would request electronic floor plans of the building if available.

The McFarland Fire & Rescue would like to offer to have a meeting with the project engineers and project developer to address any issues in regards to the fire protection systems and fire hydrant requirements. The goal would be to attempt to achieve an agreement that addresses the concerns of the fire department yet allowing the developer to meet their project objectives.

If you have any questions regarding the above, please contact me via phone at 608-838-3278 or via email at mitchell.sutter@mcfarland.wi.us

Sincerely,

A handwritten signature in black ink that reads "Mitchell Sutter". The signature is written in a cursive, flowing style.

Mitchell Sutter

Fire Inspector/Public Education Specialist

Cc: Chris Dennis, Fire & EMS Chief (McFarland Fire & Rescue Department)

CONCERNED RESIDENTS OF PARKVIEW APARTMENTS

June 17, 2021

McFarland Plan Commission

Email: community.development@mcfarland.wi.us

Re: Objections to Plan Commission Application – 2021
Waubesa Village, LLC Expansion Rezoning Proposal

Dear Chairperson Clow:

These objections were prepared in response to the above-identified Rezoning Application submitted by Waubesa Village, LLC via its agent, Ryan Quam (Quam) and received by the Village of McFarland (the Village) on April 6, 2021 (the Application). I, Carol Austin, am the author of this document and am currently acting as spokesperson for the undersigned. I am a resident of McFarland, a property tax payer via rent and a voter.

The parties to these objections (the Objections) are individual residents who reside at Parkview Apartments either at 4616, 4618 or 4620 Siggelkow Rd (Residents). The Residents have mutual Objections although those living in the 4618 and 4620 buildings are more directly and significantly affected by the outcome of the Application. PV LLC, the owner/manager of Parkview Apartments, via its agent, Dale Weidemann (PV), signs onto these Objections in support of the Residents. The Residents' Objections are found in Part II.

In addition the Residents' Objections, some Objections would likely affect all or most McFarland residents, including, of course, the Residents (McFarland Citizens). These Objections are addressed in Part I.

Upon information and belief, all Residents are voters and taxpayers.

I. OBJECTIONS AFFECTING MCFARLAND CITIZENS

A. Late Notice to the Parties Subverts Due Process

As noted above, Quam's rezoning Application was stamped as received by the Village on April 6, 2021. Yet, the Village did not provide PV with notice until Friday, June 4, 2021, essentially two full months later. PV immediately notified its residents the following business day: Monday, June 7, 2021. The Plan Commission's (the Commission) meeting to address the Application is scheduled for June 20, 2021.

Upon information and belief, Quam did not provide any advance notice to the Residents or PV of this scheduled Commission meeting.

The Village's failure to provide a reasonably timely notice to PV and thereby its Residents, subverts due process and creates substantial obstruction of the Residents' due process rights. The Commission and Quam should know that the Application involves complex issues and that giving affected parties only 13-16 days to investigate and respond is inherently unfair and even appears to lack good faith.

McFarland Citizens are likewise deprived of their due process rights through this untimely notice since it will likely be only through, or when, the Residents' Objections are made public that McFarland Citizens will become aware of the reasons to express their own concerns and objections to the Application.

Please note that I have been consulting with and considering retaining legal counsel about this matter. In addition, I have been contacting expert input for some of the Objections. This matter presents several serious safety issues that need to be fully investigated, researched and publicly addressed before the Commission makes a recommendation. The Residents, therefore, require additional time to develop a strategic action plan.

Request: In in order to give the Residents reasonable time to adequately prepare for objecting to the Application and alerting McFarland Citizens of this matter, the Residents request that the Commission not make an initial determination on the Application at the June 20 meeting and instead reschedule the initial rezoning meeting for Monday, September 19, 2021, or at a later date to be determined by the Commission.

B. Constructing Any New Buildings Near BSTs/Tank Farms Violates McFarland Ordinances Secs. 62-5 (a), 62-15 and 20-112 (g) and(h) and Possibly Other Applicable Laws and Regulations

1. The Village is Aware that Tank Farms are Potentially Dangerous

McFarland has within its boundaries approximately 108 currently in-use bulk storage tanks (BSTs), mostly placed aboveground (ASTs) but a few underground (USTs). See Exhibit. The vast majority of these BSTs are located within the Terminal/Triangle District aka Redevelopment District #1 (RD #1). The BSTs generally hold explosive, flammable and toxic petroleum and chemical fluids and gases. The McFarland-based BSTs were first constructed in the 1960s (the Tank Farms). In the 1980s, McFarland started permitting more residential properties to be built in RD#1. RD #1 is also the location of Waubesa Village and its proposed expansion. PV and each of the Residents also reside in RD#1. PV was built and first occupied in 1993. Phase 1 of Waubesa Village was approved by the Commission some 22 years after PV's construction; Waubesa Village Phase 1 has been occupied since 2018.

Various scientific studies have been conducted on the dangers of ASTs and USTs which include fires, explosions and toxic chemical releases. In one 2005 study, fires and explosions accounted for 85% of the BST accidents, lightening 33%, and human

error 30%. Other lesser causes were equipment failure, sabotage, structural issues, leaks, static electricity, natural disaster and worst of all ... runaway reaction, i.e., where adjacent tanks explode or burn in a domino effect from a first tank exploding and burning. (See recent photos of June 15, 2021 Rockton, IL explosion as an example of why proper zoning is required near BSTs. As of this date, the fire is still burning.)

Several Village planning documents created in the last 15 years clearly acknowledge the existence of the Tank Farms and even give lip service to potential safety, environmental and other serious health and welfare issues involving siting redevelopment areas near hazardous facilities. Incredibly, the 2010 Comprehensive Plan even references the possibility of developing the buffer property of the Tank Farm owners. However, to date, I have not been able to find any substantive proof that the Village took affirmative steps to study these issues.

The Residents understand and are grateful that the Tank Farms have not suffered any catastrophic events which endangered the nearby residents, the public and/or the environment. **The Residents are NOT advocating for closing the Tank Farms as it is recognized that they have seniority rights, contribute financially to the Village, provide necessary services to the Village and Wisconsin citizens, and also take their responsibilities to the public seriously.** However, it seems to be the Village that does not recognize that there is always the potential for a catastrophic event and that the Village has the responsibility to plan for and protect the public should such event happen in the future.

It is my understanding that one or more McFarland Citizens even voiced concerns over this exact issue while Waubesa Village was in the development process. Unfortunately, it appears that these concerns were summarily dismissed without further investigation. To date, I have not discovered or been made aware of any safety studies undertaken by the Village (or Quam). If such a document exists, I would like a copy of it.

2. McFarland's Ordinances Prohibit Unsafe Construction

McFarland's Zoning Ordinance Sec. 62-5(a), requires the Commission to "... protect the comfort, public health, safety, morals, prosperity, aesthetics and general welfare of the people." Similarly, subsection (g) restricts the use of structures that do not "secure safety from fire, panic, flooding, pollution, contamination and other dangers." Sec. 62-15 addresses potential hazards and public nuisances which include fire and explosive hazards where it threatens public health, safety, comfort or welfare. Finally, under the Public Nuisance ordinances (Sec. 20-112 (h) and (l), noxious odors and air pollution are prohibited.

Each of those subsections reference the potential dangers of a catastrophic Tank Farm incident. Since Tank Farms are widely and patently known to be potentially dangerous to the public, it is puzzling to see more construction -- and residential in particular -- to be permitted in RD#1 when that entire area is in such close proximity to the Tank

Farms. For example, Quam's Terminal Drive 27-unit apartment building development (which may or may not be part of Waubesa Village) is just a stone's throw (approximately 300 feet) from a 2 million gallon tank. And, Quam's Phases 1 and 2 apartment buildings overlook the Siggelkow Drive fuel station at an approximate distance of 200-300 feet.

To most McFarland Citizens, the Ordinance subsections cited above would mean that any rezoning application would first be reviewed to see if the proposed construction is in compliance with these health and welfare sections and, if not, would be denied. The Residents' position at this time is that the Application does not meet the non-negotiable criteria set forth in the McFarland Ordinances and should be denied.

3. Federal Regulations Require a **ONE MILE** Buffer from ASTs

As mentioned in Objection A above, the Residents are still in the process of investigating this matter and, due to the late notice, have not had the opportunity to complete their investigation. However, I was able to easily discover that the federal government has been aware of the potential dangers of residing near tank farms for decades and have taken regulatory steps to protect people's lives and property along with federal funds.

The Department of Housing and Urban Development (HUD) has established a **ONE MILE buffer zone** to be required for any project involving residential (especially those projects increasing residential density), institutional, office, recreational, commercial or industrial uses if the project includes any HUD subsidy, grant, assistance, loan, loan guarantee or mortgage insurance. Beginning in the 1980s, HUD thoroughly studied the dangers involved in hazardous siting, even to the point of studying at what temperatures and distance human skin burns. The outcome of their study was the creation of the Acceptable Separation Distance Guidebook (ASD) which offers calculators and other tools for professionals to use. The ASD is currently being updated. There are also limited mitigation standards that may apply to a project to determine if it can be sited within the one mile buffer but if the mitigation does not meet the ASD guidelines, then the project must be cancelled or a different site in compliance found.

I have also discovered other authorities which have adopted similar BST buffer zone standards, including Massachusetts which passed a **5,000 foot** buffer in 2008 ... just 280 feet short of a mile. Some localities have used NFPA LPG BST structure separation distance standards which is (or was) 10 feet for lpg tanks up to 500 gallons and 25 feet for 501-1,000 gallons. In those instances, a 2 million gallon AST like the one within approximately 300 feet of Quam's Terminal Drive apartment extrapolate to an almost **one mile** buffer. And, typically if there is a catastrophic event involving a BST, the evacuation buffer zone is also generally **one mile**. See news reports of the Rockton, IL event.

The Residents do not know at this time, of course, whether there are any HUD-assisted dollars involved in the currently-occupied or proposed expansion of Waubesa Village.

Presumably the Village knows the answer to that question. But, even if there is none, it is clear that the federal government has set a reasonable buffer safety standard for siting projects near Tank Farms. What the Residents want to know is ... what safety standards does the Village use?

Request: The Residents request that the Commission either (1) stay any recommendation on the Application until such time that the Village retains qualified experts to determine if it is reasonably safe and entirely legal under all applicable Ordinances, laws and regulations to rezone for the purpose of expanding Waubesa Village, including whether the appropriate public services including a comprehensive evacuation plan, have been established, or (2) in the alternative, deny the Application in its entirety.

Further, the Residents request that Waubesa Village Phase 3 (or 4, it's unclear from Quam's Application what project building number is assigned to the building at 4608 Siggelkow Rd) not be permitted an approved Certificate of Occupancy until this matter is fully settled. It is not fair (or potentially safe) to allow people to move into Quam's apartment building if it does not and cannot meet the Ordinance criteria and safety standards.

Finally, it is requested that the Village amend the Planned Development District Standards to include issues covering the safety, health & welfare of McFarland Citizens.

C. TIF Funds Should Not be Used for the Waubesa Village Expansion

As noted several times in these Objections, the Residents have not been provided the opportunity to fully research and investigate all of the complex issues presented by this rezoning Application. And, one of the most complex for the uninitiated is those involving TIF/TID funding.

It is my understanding that Quam and the Village have an agreement which provides that the Village will give Quam the Village-owned property located at 4902 Terminal Drive for the Waubesa Village expansion. It is the Residents' further understanding that Wisconsin law provides that public funds cannot be used for private purposes except in limited circumstances. Clearly, Quam's Application to rezone this parcel for the purpose of expanding his Waubesa Village enterprise is solely for his private purpose.

As noted in the Wisconsin League of Municipalities (WLM) FAQ 1, "(f)or the public purpose requirement to be met, the subject matter of the appropriation must be a public necessity, convenience or welfare." Based on the safety issues raised above, it would seem that Quam's purpose is the complete opposite of those requirements.

In addition, the same WLM FAQ advises that municipalities "should obtain an appraisal of any parcels to be sold to eliminate possibility of a successful taxpayer's suit challenging the adequacy of the purchase price. ** If a municipal governing body sells property for substantially less than a fair consideration in money or other benefits, it may

have been found to have abused its discretion. ** This is especially true if the land is sold to private parties who intend to use the land for purely private purposes."

McFarland Citizens, are affected by and have an interest in the use of their property tax dollars for redevelopment projects. We have the right to know that public funds are being used for a public purpose. The Parties do not believe that the Waubesa Village expansion meets the public purpose criteria for several reasons, including that it is not safe to construct more residential buildings near Tank Farms. In addition, there is no evidence that 4902 Terminal Drive has been independently appraised for its fair market value.

Request: That the Village either (1) not grant to Quam the Village-owned property at 4902 Terminal Drive under any TIF or other financing agreement, or (2) not grant the property to Quam until and unless such time an independent appraisal assessing the fair market value of this parcel is determined and is in compliance with the applicable Ordinances and Wisconsin laws.

D. The Location of the Detention Ponds Creates a Serious Safety Hazard

There are a number of studies and reports on the dangers of detention and retention ponds, especially for children. These ponds are routinely viewed as public nuisances and best engineering practices advise that they should not be placed where children can routinely and easily access them. Basically, they should not be a visual temptation causing anyone to play near to or enter into the pond. Nor should any pond be located so close to a road that if a driver loses control of their vehicle for any reason (icy roads are the most prominent cause), they will not slide into the pond. It was shocking when researching this subject to learn that there are more drowning deaths from these ponds than ever imagined.

Quam's Application contains markings for the location of various detention/retention ponds for the expansion. However, several are shown to be adjacent to Terminal Drive which is regularly frequented by young pedestrians or bike riders.

It is unclear what type of ponds Quam has envisioned in the expansion as he uses the words "detention", "retention" and "biobasin" and possibly other terms interchangeably. Detention ponds are designed to stay dry until a large rain event happens and the rainwater collects in the detention area until it drains through the designed means. Retention ponds, on the other hand, contain water all of the time. In comparison, it is retention ponds that are more hazardous but children (mostly) have also drowned in detention ponds after a sudden rain event when trapped underwater. The stories are tragic and horrific.

It is of great concern to the Residents and the McFarland Citizens that all detention/retention ponds be designed and located with utmost regard for public safety. As the Commission knows, there are several parks located in this immediate area which means children are often in the area. As an example from Quam's current expansion plan, the pond sited at the southwest corner of the expansion is adjacent to Terminal Drive and is also on a downward slope. Icy road conditions could lead to a tragedy if a

vehicle or bicyclist -- or even pedestrian --loses control and ends up trapped underwater.

Request: Quam's design and location of all of the ponds sited on his expansion plan documents should be revisited to review and re-design in order to eliminate potentially dangerous locations, according to engineering best practices.

II. OBJECTIONS SOLELY AFFECTING THE RESIDENTS

A. The North Expansion Adjacent to PV Property Will Adversely Affect and Substantially Impair the Residents Enjoyment of Living at PV

As mentioned in Part I -1 above, Quam not only never provided notice of this Application to the Residents or PV, but he also never inquired of the Residents (or PV) whether the Waubesa Village project, including the proposed expansion, would negatively impact or have an adverse effect upon the Residents (or PV), including whether we would continue to enjoy living at PV.

This issue is raised here because the Application section covering Planned Development District Standards and Responses includes Quam's responses to certain standards. Please take note of the following:

The Village standard states that "[t]he 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." (Emphasis added). Quam's response? "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." Contrary to Quam's assumption, the proposed "building" directly adjacent to PV property contains eight occupied apartments whose Residents are indeed substantially impaired based on loss of enjoyment of living in these units. Those ways in which the Residents will lose the right to quiet enjoyment of living at PV because of this expansion are described below.

B. Ways the Residents' Quality of Life and Enjoyment Will Be Substantially Impaired by the Expansion

The following list describe the ways in which the proposed expansion shall substantially impair the Residents' quality of life and enjoyment for living at PV.

1. Privacy – The Residents have to right to privacy under the Ordinances, along with state and federal law. While Quam assures the Commission that privacy will be achieved because (his buildings?) will be 33 feet apart, the siting of both Phase 3 and proposed Phase 4 offer no such privacy to the Residents as Phase 4 is sited 24' from PV's lot line and 26' from Phase 3's lot line. Perhaps the Commission should make a site visit to Waubesa Village to see how our privacy has been and will be even more affected by the expansion.

Then there is Quam's plan to add a "grass volleyball and ice rink" directly in view of the 4618 Residents. The noise and lighting emitting from volleyball games are extremely intrusive disturbances to the Residents and those Quam residents who are in this area will have a close-up and direct view of the Resident's living rooms through the patio doors unless the Residents keep their blinds pulled. Unfortunately, this action would still not block the noise.

2. Natural Environment – Part of the reason that the Residents enjoy living at PV had to do with the natural environment found on the north side of the PV buildings. The Village has Ordinances about retaining green space and the natural environment. Just three years ago, because of the many trees and other natural features found in this area, wild turkeys, fox, rabbits, chipmunks, raccoons, ground hogs, various birds, etc., could be seen by the Residents on a regular basis. However, in the three years' time of constructing Waubesa Village, that regular enjoyment has been dissipating. Yet, Quam responds that "there are no existing environmental features to preserve" to the standard controlling preservation of topography and trees. He also plans to destroy all trees in the adjacent property and level the ground for his Phase 4 building. He basically has destroyed all of the exterior charm of living at PV.

3. Safety - As a related example of Quam's destroying the topography and natural environment as described above, when constructing the Phases I – 3 of Waubesa Village, prior to the construction, there was a hill on the property which acted as a natural berm to protect PV and its residents from an explosion or fire from the Siggelkow Rd fueling station. This natural topographical feature would have met the ASD mitigation requirements for PV. Now, Quam plans to again level the adjacent property which also acts as an acceptable natural berm to protect the Residents from a catastrophic Tank Farm event.

4. Traffic – Aside from the Residents concern about an established and adequate emergency evacuation plan due to the proximity to the Tank Farms, all phases of the Waubesa Village has negatively impacted the Residents and created a real safety issue. First, there is the PV Siggelkow driveway (the only one) within approximately 6 feet of the Waubesa Village Siggelkow driveway. Then, there are angled public parking spaces in front of PV and Phase I which very often block the vision needed to see whether traffic is approaching from the Siggelkow/Terminal intersection and/or from Siggelkow from the west. After the Waubesa Village driveway was sited so close to PV's, a Resident leaving PV is put at undue risk in attempts to see if the traffic is clear. Upon information and belief, Quam was directly notified of this issue but failed to correct it.

5. Financial Impact – I am already aware of a few of the Residents who plan to move if the latest proposal is approved and Quam is allowed to construct the next Phase. I also plan to move. I love living at PV as these are beautiful apartments which PV takes excellent care of. I had planned on living here the remainder of my life. However, our quality of life and statutory and contractual right to quiet enjoyment

(including at least two more years of construction noise) will so breached that it makes continued living in this location intolerable. Obviously, moving is costly both financially and in other ways. Essentially, Quam's proposal will cause a constructive eviction of some of the PV residents.

For the reasons set forth above, the Residents request that the Application be permanently denied.

I plan to attend by telephone and speak at the meeting. Because of the short timeframe from notice to scheduled meeting, I have not had the opportunity to talk to every resident about this matter but for those with whom I have spoken, I have commitments to be active participants.

I want the Commission to be aware that even if the Application is approved and construction of the expansion proceeds constructively forcing me to move from PV, I will actively remain involved in protecting the people of McFarland from the Tank Farms. There should be someone who stands up for people over profits/tax dollars and if it has to be, so be it.

The Residents reserve the right to add to these Objections as further relevant information is discovered.

Submitted by:

Carol Austin, on behalf of herself and the Residents
4618 Siggelkow Rd #2
McFarland, WI 53558
608-838-1428

Supported by:

s/s

Dale Weidemann, on behalf of PV LLC

Tank Search Public Access

Number of matching records: 108

6/12/2021 4:25 PM

Tank Type	Tank ID	Facility ID	Street Address	Tank Status	Tank Contents	Tank Size(Gal)	Facility Owner
County: Dane County, FDID: 1301							
Underground Storage Tank	102587	<u>433272</u>	5206 Siggelkow Rd	In Use	Fuel Oil	1,111	Greg CALLAWAY/WEBER Realty
Underground Storage Tank	68442	<u>441521</u>	5102 Siggelkow Rd	In Use	Leaded Gasoline	250	Maurie Peterson
County: Dane County, FDID: 1305							
Underground Storage Tank	108980	<u>412479</u>	4701 Farwell St	In Use	Gas-Ethanol Blend	10,000	Kwik Trip Inc *
Underground Storage Tank	110229	<u>412479</u>	4701 Farwell St	In Use	Unleaded Gasoline	10,000	Kwik Trip Inc *
Underground Storage Tank	111400	<u>412479</u>	4701 Farwell St	In Use	Diesel	12,000	Kwik Trip Inc *
Underground Storage Tank	113927	<u>412479</u>	4701 Farwell St	In Use	Unleaded Gasoline	15,000	Kwik Trip Inc *
Underground Storage Tank	114658	<u>412479</u>	4701 Farwell St	In Use	Unleaded Gasoline	20,000	Kwik Trip Inc *
Underground Storage Tank	106490	<u>412616</u>	4701 Burma Rd	In Use	Diesel	8,000	Loeder Oil Co
Underground Storage Tank	107118	<u>412616</u>	4701 Burma Rd	In Use	Unleaded Gasoline	8,000	Loeder Oil Co
Underground Storage Tank	109682	<u>412616</u>	4701 Burma Rd	In Use	Unleaded Gasoline	10,000	Loeder Oil Co
Underground Storage Tank	111949	<u>412616</u>	4701 Burma Rd	In Use	Unleaded Gasoline	12,000	Loeder Oil Co
Aboveground Storage Tank	9917	<u>413597</u>	4402 Terminal Dr	In Use	Empty	278	U S Venture Inc *
Aboveground Storage Tank	9918	<u>413597</u>	4402 Terminal Dr	In Use	Other	278	U S Venture Inc *
Aboveground Storage Tank	9919	<u>413597</u>	4402 Terminal Dr	In Use	Other	278	U S Venture Inc *
Aboveground Storage Tank	9920	<u>413597</u>	4402 Terminal Dr	In Use	Other	278	U S Venture Inc *
Aboveground Storage Tank	21364	<u>413597</u>	4402 Terminal Dr	In Use	Other	2,000	U S Venture Inc *
Aboveground Storage Tank	21728	<u>413597</u>	4402 Terminal Dr	In Use	Chemical	2,500	U S Venture Inc *
Aboveground Storage Tank	22827	<u>413597</u>	4402 Terminal Dr	In Use	Other	4,135	U S Venture Inc *
Aboveground Storage Tank	24269	<u>413597</u>	4402 Terminal Dr	In Use	Other	8,225	U S Venture Inc *
Aboveground Storage Tank	24462	<u>413597</u>	4402 Terminal Dr	In Use	Chemical	9,840	U S Venture Inc *
Aboveground Storage Tank	27444	<u>413597</u>	4402 Terminal Dr	In Use	Chemical	20,538	U S Venture Inc *
Aboveground Storage Tank	27445	<u>413597</u>	4402 Terminal Dr	In Use	Other	20,538	U S Venture Inc *
Aboveground Storage Tank	28080	<u>413597</u>	4402 Terminal Dr	In Use	Bio Diesel	51,000	U S Venture Inc *
Aboveground Storage Tank	28276	<u>413597</u>	4402 Terminal Dr	In Use	Fuel Oil	692,748	U S Venture Inc *
Aboveground Storage Tank	28323	<u>413597</u>	4402 Terminal Dr	In Use	Unleaded Gasoline	1,028,286	U S Venture Inc *
Aboveground Storage Tank	28324	<u>413597</u>	4402 Terminal Dr	In Use	Unleaded Gasoline	1,033,578	U S Venture Inc *
Aboveground Storage Tank	28352	<u>413597</u>	4402 Terminal Dr	In Use	Unleaded Gasoline	1,325,478	U S Venture Inc *

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Aboveground Storage Tank	28381	<u>413597</u>	4402 Terminal Dr	In Use	Diesel	1,820,532	U S Venture Inc *
Aboveground Storage Tank	28393	<u>413597</u>	4402 Terminal Dr	In Use	Unleaded Gasoline	2,122,218	U S Venture Inc *
Underground Storage Tank	103253	<u>413597</u>	4402 Terminal Dr	In Use	Other	2,000	U S Venture Inc *
Underground Storage Tank	105021	<u>414159</u>	4004 Terminal Dr	In Use	Diesel	6,000	Gurmail S Mangat
Underground Storage Tank	105807	<u>414159</u>	4004 Terminal Dr	In Use	Unleaded Gasoline	6,000	Gurmail S Mangat
Underground Storage Tank	112474	<u>414159</u>	4004 Terminal Dr	In Use	Unleaded Gasoline	12,000	Gurmail S Mangat
Underground Storage Tank	108916	<u>415355</u>	4800 Larson Beach Rd	In Use	Gas-Ethanol Blend	10,000	Loeder Oil Co
Underground Storage Tank	110152	<u>415355</u>	4800 Larson Beach Rd	In Use	Unleaded Gasoline	10,000	Loeder Oil Co
Underground Storage Tank	114536	<u>415355</u>	4800 Larson Beach Rd	In Use	Unleaded Gasoline	20,000	Loeder Oil Co
Aboveground Storage Tank	13046	<u>434838</u>	4103 Triangle St	In Use	Chemical	500	Cenex Petroleum Terminal
Aboveground Storage Tank	22024	<u>434838</u>	4103 Triangle St	In Use	Chemical	3,000	Cenex Petroleum Terminal
Aboveground Storage Tank	23997	<u>434838</u>	4103 Triangle St	In Use	Chemical	8,000	Cenex Petroleum Terminal
Aboveground Storage Tank	23998	<u>434838</u>	4103 Triangle St	In Use	Chemical	8,000	Cenex Petroleum Terminal
Aboveground Storage Tank	23999	<u>434838</u>	4103 Triangle St	In Use	Chemical	8,000	Cenex Petroleum Terminal
Aboveground Storage Tank	27758	<u>434838</u>	4103 Triangle St	In Use	Chemical	30,000	Cenex Petroleum Terminal
Aboveground Storage Tank	27759	<u>434838</u>	4103 Triangle St	In Use	Chemical	30,000	Cenex Petroleum Terminal
Aboveground Storage Tank	28200	<u>434838</u>	4103 Triangle St	In Use	Fuel Oil	231,000	Cenex Petroleum Terminal
Aboveground Storage Tank	28298	<u>434838</u>	4103 Triangle St	In Use	Unleaded Gasoline	840,000	Cenex Petroleum Terminal
Aboveground Storage Tank	28300	<u>434838</u>	4103 Triangle St	In Use	Unleaded Gasoline	840,000	Cenex Petroleum Terminal
Aboveground Storage Tank	28301	<u>434838</u>	4103 Triangle St	In Use	Unleaded Gasoline	840,000	Cenex Petroleum Terminal
Aboveground Storage Tank	28302	<u>434838</u>	4103 Triangle St	In Use	Unleaded Gasoline	840,000	Cenex Petroleum Terminal
Aboveground Storage Tank	28362	<u>434838</u>	4103 Triangle St	In Use	Fuel Oil	1,470,000	Cenex Petroleum Terminal
Aboveground Storage Tank	18119	<u>434865</u>	4606 Terminal Dr	In Use	Chemical	1,000	Citgo Petroleum Corp
Aboveground Storage Tank	21726	<u>434865</u>	4606 Terminal Dr	In Use	Chemical	2,500	Citgo Petroleum Corp
Aboveground Storage Tank	22021	<u>434865</u>	4606 Terminal Dr	In Use	Chemical	3,000	Citgo Petroleum Corp
Aboveground Storage Tank	25291	<u>434865</u>	4606 Terminal Dr	In Use	Other	10,000	Citgo Petroleum Corp
Aboveground Storage Tank	28332	<u>434865</u>	4606 Terminal Dr	In Use	Unleaded Gasoline	1,050,000	Citgo Petroleum Corp
Aboveground Storage Tank	28363	<u>434865</u>	4606 Terminal Dr	In Use	Unleaded Gasoline	1,470,000	Citgo Petroleum Corp
Aboveground Storage Tank	28413	<u>434865</u>	4606 Terminal Dr	In Use	Unleaded Gasoline	2,310,000	Citgo Petroleum Corp
Aboveground Storage Tank	20830	<u>435359</u>	4405 Terminal Dr	In Use	Chemical	2,000	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	20831	<u>435359</u>	4405 Terminal Dr	In Use	Chemical	2,000	Flint Hills Resources Pine Bend, LLC

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Aboveground Storage Tank	20832	<u>435359</u>	4405 Terminal Dr	In Use	Chemical	2,000	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	20833	<u>435359</u>	4405 Terminal Dr	In Use	Chemical	2,000	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	20834	<u>435359</u>	4405 Terminal Dr	In Use	Chemical	2,000	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	22522	<u>435359</u>	4405 Terminal Dr	In Use	Chemical	4,000	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	22523	<u>435359</u>	4405 Terminal Dr	In Use	Chemical	4,000	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	22524	<u>435359</u>	4405 Terminal Dr	In Use	Chemical	4,000	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	25601	<u>435359</u>	4405 Terminal Dr	In Use	Chemical	11,845	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	25602	<u>435359</u>	4405 Terminal Dr	In Use	Chemical	11,845	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	28100	<u>435359</u>	4405 Terminal Dr	In Use	Other	69,762	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	28187	<u>435359</u>	4405 Terminal Dr	In Use	Chemical	215,000	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	28311	<u>435359</u>	4405 Terminal Dr	In Use	Unleaded Gasoline	987,126	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	28354	<u>435359</u>	4405 Terminal Dr	In Use	Unleaded Gasoline	1,344,840	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	28401	<u>435359</u>	4405 Terminal Dr	In Use	Diesel	2,291,310	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	28402	<u>435359</u>	4405 Terminal Dr	In Use	Unleaded Gasoline	2,291,352	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	28410	<u>435359</u>	4405 Terminal Dr	In Use	Fuel Oil	2,310,000	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	28487	<u>435359</u>	4405 Terminal Dr	In Use	Unleaded Gasoline	4,200,000	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	14034	<u>436036</u>	6002 Lake Edge Rd	In Use	Unleaded Gasoline	500	Steve Barrs Resort
Aboveground Storage Tank	11826	<u>436499</u>	4715 Farwell Dr	In Use	Waste/Used Motor Oil	300	Kenneth F Olson
Aboveground Storage Tank	16265	<u>437243</u>	5115 Terminal Dr	In Use	Waste/Used Motor Oil	550	Village Of Mcfarland
Aboveground Storage Tank	12239	<u>437282</u>	4009 Triangle St	In Use	Chemical	350	Zenith Energy Terminals Holdings LLC
Aboveground Storage Tank	17030	<u>437282</u>	4009 Triangle St	In Use	Chemical	595	Zenith Energy Terminals Holdings LLC
Aboveground Storage Tank	22022	<u>437282</u>	4009 Triangle St	In Use	Chemical	3,000	Zenith Energy Terminals Holdings LLC
Aboveground Storage Tank	24032	<u>437282</u>	4009 Triangle St	In Use	Chemical	8,000	Zenith Energy Terminals Holdings LLC
Aboveground Storage Tank	27667	<u>437282</u>	4009 Triangle St	In Use	Chemical	29,600	Zenith Energy Terminals Holdings LLC

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Aboveground Storage Tank	28327	<u>437282</u>	4009 Triangle St	In Use	Diesel	1,050,000	Zenith Energy Terminals Holdings LLC
Aboveground Storage Tank	28344	<u>437282</u>	4009 Triangle St	In Use	Unleaded Gasoline	1,260,000	Zenith Energy Terminals Holdings LLC
Aboveground Storage Tank	28377	<u>437282</u>	4009 Triangle St	In Use	Diesel	1,680,000	Zenith Energy Terminals Holdings LLC
Aboveground Storage Tank	28415	<u>437282</u>	4009 Triangle St	In Use	Unleaded Gasoline	2,310,000	Zenith Energy Terminals Holdings LLC
Underground Storage Tank	103278	<u>437282</u>	4009 Triangle St	In Use	Other	2,000	Zenith Energy Terminals Holdings LLC
Aboveground Storage Tank	14511	<u>437319</u>	4517 Triangle St	In Use	Waste/Used Motor Oil	500	Klemm Tank Lines
Aboveground Storage Tank	25003	<u>437319</u>	4517 Triangle St	In Use	Diesel	10,000	Klemm Tank Lines
Aboveground Storage Tank	13428	<u>437434</u>	5806 Main	In Use	Diesel	500	Verizon North Inc
Aboveground Storage Tank	12238	<u>444444</u>	4516 Siggelkow Dr	In Use	Chemical	350	Buckeye Terminals LLC
Aboveground Storage Tank	20394	<u>444444</u>	4516 Siggelkow Dr	In Use	Chemical	1,500	Buckeye Terminals LLC
Aboveground Storage Tank	24224	<u>444444</u>	4516 Siggelkow Dr	In Use	Other	8,000	Buckeye Terminals LLC
Aboveground Storage Tank	24225	<u>444444</u>	4516 Siggelkow Dr	In Use	Other	8,000	Buckeye Terminals LLC
Aboveground Storage Tank	28277	<u>444444</u>	4516 Siggelkow Dr	In Use	Chemical	693,000	Buckeye Terminals LLC
Aboveground Storage Tank	28340	<u>444444</u>	4516 Siggelkow Dr	In Use	Unleaded Gasoline	1,244,430	Buckeye Terminals LLC
Aboveground Storage Tank	28361	<u>444444</u>	4516 Siggelkow Dr	In Use	Unleaded Gasoline	1,411,200	Buckeye Terminals LLC
Aboveground Storage Tank	28434	<u>444444</u>	4516 Siggelkow Dr	In Use	Fuel Oil	2,545,200	Buckeye Terminals LLC
Aboveground Storage Tank	28435	<u>444444</u>	4516 Siggelkow Dr	In Use	Unleaded Gasoline	2,545,200	Buckeye Terminals LLC
Aboveground Storage Tank	217625	<u>444444</u>	4516 Siggelkow Dr	In Use	Fuel Oil	5,000	Buckeye Terminals LLC
Aboveground Storage Tank	10215	<u>444514</u>	4015 Terminal Dr	In Use	Waste/Used Motor Oil	280	Lawrence National Lease
Aboveground Storage Tank	14577	<u>445072</u>	5402 Paulson Rd	In Use	Waste/Used Motor Oil	515	Toms Automotive Center - Tom Schoenemann
Aboveground Storage Tank	9232	<u>449908</u>	4910 Triangle St	In Use	Bio Diesel	275	Left Bank Wine Company
Aboveground Storage Tank	9251	<u>449908</u>	4910 Triangle St	In Use	Chemical	275	Left Bank Wine Company
Aboveground Storage Tank	28092	<u>450031</u>	4508 Terminal Dr	In Use	Unleaded Gasoline	63,000	West Shore Pipeline Co
Aboveground Storage Tank	28093	<u>450031</u>	4508 Terminal Dr	In Use	Unleaded Gasoline	63,000	West Shore Pipeline Co
Underground Storage Tank	73164	<u>458233</u>	3922 County B	In Use	Leaded Gasoline	300	George R Stenjem
Aboveground Storage Tank	24983	<u>463665</u>	4215 Terminal Dr	In Use	Diesel	10,000	Venture Fuels LLC



July 9, 2021

McFarland, Village of
Attn: Andrew Bremer
5915 Milwaukee Street
McFarland, WI 53558-0110

Re: Waubesa Village – Phase 4
Responses to Concerned Residents of Parkview Apartments Letter

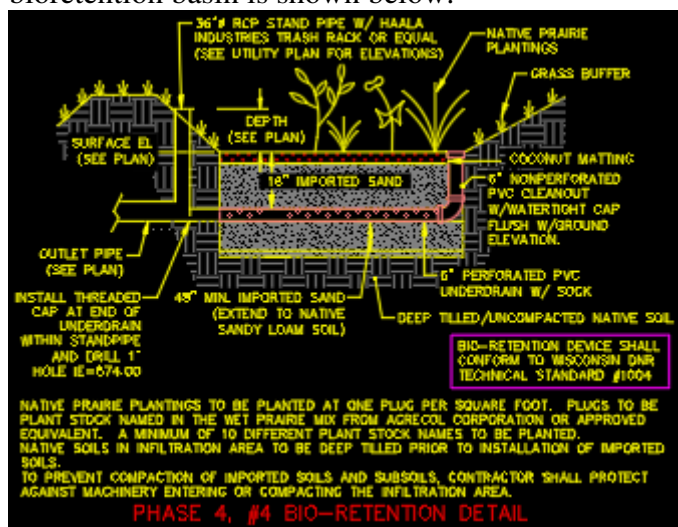
Dear Mr. Andrew Bremer,

In preparation for the upcoming Plan Commission meeting, I have prepared some responses to the “Concerned Residents of Parkview Apartments” letter. Some of the stated concerns and the associated responses are as follows:

Concern:

D. The Location of the Detention Ponds Creates a Serious Safety Hazard

Response: The proposed bioretention basins are proposed to meet infiltration requirements. They have been designed according to WDNR requirements and specifications and I would consider them safe. They will have up to 12” of standing water in them during rain events and will be drained dry within 24 hours of the end of rain. They are planted with native prairie grasses and flowers. A detail of the bioretention basin is shown below:



Concern:

A. The North Expansion Adjacent to PV Property Will Adversely Affect and Substantially Impair the Residents Enjoyment of Living at PV

Response: I have worked with the landowner of Parkview Apartments to prepare the attached Landscape Plan for the south lot line. The landscape plan displays the large amount of existing vegetation, the proposed landscaping, the existing boulder walls, and the proposed boulder walls. The proposed landscaping includes six additional “Techny Arborvitae” as well as two additional “Norway Spruce” trees to assist with year-round screening between the buildings. The boulder walls and 3:1 slopes will limit foot traffic in the area. There are no decks on the south side of the building so I feel the property line area will be very private.

Concern:

B. Ways the Residents' Quality of Life and Enjoyment Will Be Substantially Impaired by the Expansion

Response: Note that the grass volleyball and ice rink are not to be lighted. The floor of the grass volleyball and ice rink area is 3' – 6' below the shared property line and there are existing retaining walls, proposed retaining walls, existing shrubs, and proposed trees and arborvitae between the grass volleyball/ice rink and the Parkview Apartments.

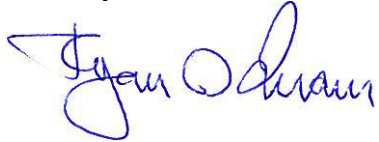
Concern:

4. Traffic – Aside from the Residents concern about an established and adequate emergency evacuation plan due to the proximity to the Tank Farms, all phases of the Waubesa Village has negatively impacted the Residents and created a real safety issue. First, there is the PV Siggelkow driveway (the only one) within approximately 6 feet of the Waubesa Village Siggelkow driveway. Then, there are angled public parking spaces in front of PV and Phase I which very often block the vision needed to see whether traffic is approaching from the Siggelkow/Terminal intersection and/or from Siggelkow from the west. After the Waubesa Village driveway was sited so close to PV's, a Resident leaving PV is put at undue risk in attempts to see if the traffic is clear. Upon information and belief, Quam was directly notified of this issue but failed to correct it.

Response: The sight distance to Siggelkow Road westbound traffic is significantly less than the sight distance to Siggelkow eastbound traffic. The historic street parking adjacent to Parkview Apartments limits the sight distance to westbound traffic. The Waubesa Village driveway prevents historic Siggelkow Road parking near the Parkview Apartments driveway and increases the sight distance to Siggelkow eastbound traffic. The new phase 1 handicap parking stall is 5' further west than the historic parallel parking stall which has improved the sight distance. I have not been notified of any increase in vision issues since building Waubesa Village Phase 1. The proposed phase 4 building would provide a driveway connection to Terminal Drive which would reduce the use of the Siggelkow Road driveway.

I look forward to the Plan Commission meeting on Monday, July 19th and please feel free to contact me if you have any questions or comments,

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan D. Quam". The signature is fluid and cursive, with the first name "Ryan" being more prominent than the last name "Quam".

Ryan D. Quam, P.E.

FN: RQ-02-17



McFarland Fire & Rescue Department

5915 Milwaukee Street • PO Box 110 • McFarland, WI 53558-0110

(608) 838-3278 • Fax: (608) 838-3619

Emergency: 911

July 13, 2021

Andrew Bremer, AICP
Community & Economic Development Director
Village of McFarland
5915 Milwaukee Street
McFarland, WI 53558

Re: Bulk Fuel Terminals with Waubesa Shores Development

I am writing in response to the submitted plans for Phase 4 and Phase 5 of the Waubesa Shores and the relationship to the bulk fuel terminals in the area. I understand some concerns have risen with developing in the area bulk fuel terminals, resulting in risks for the facility owners, operators, residents, and the Village of McFarland. The facilities have many safety features to help mitigate the risk, but there is still risk present. I will share some of the safety features of the bulk fuel terminals, provide an overview of our response plans to significant hazard incidents, and review some of the concerns noted with the proposed development.

Below is a list of Terminal safety features and aspects located on Siggelkow Road, which is the closest to the proposed development.

- Storage tanks are inspected once a year by the Wisconsin Department of Agriculture, Trade, and Consumer Protection.
- The facility is inspected by McFarland Fire & Rescue twice a year
- The facility is equipped with an Emergency Shut Down system that will stop all equipment if a safety alarm or emergency button is pushed
- The vehicle loading rack is equipped with a foam fire suppression system
- The storage tanks are remote from most of the facility. Providing separation from spark-generating items.
- The electrical equipment located near any piping, tanks, or areas of liquids or vapors is rated for vapor separation and withstand an explosion.
- The storage tanks are provided with diking surrounding the tanks to contain leaks within the tank farm.

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- The storage tanks are equipped with high-level alarms that sound an alarm when the tank is nearing full and a high-high interface that will create an emergency stop before allowing the tank to be overfilled.
- The large storage tanks are equipped with internal floating ceilings with seals to reduce vapor accumulation inside the tank.
- Transport trucks are loaded from the bottom with vapor recovery to reduce vapors being released into the atmosphere
- Transport trucks are required to be grounded and interlocked with the loading equipment to dissipate static electricity.

The general response for an incident involving chemical, flammable liquid, or flammable gas includes identification, isolation, mitigation, and recovery. The scale applied to each phase is unique, with each incident based on numerous factors from the product involved, amount of product, location of the incident, etc. Our first step is the identification of the product, which can be completed through several different means. The first being placarding and general knowledge of the products. Secondly we will rely on the facility staff, drivers, conductors, and restricted software.

Once we have identified the product, we utilize a few tools that include emergency response guidebooks, modeling software, facility staff, and regional resources to determine our isolation zones. The isolation zones will vary from a hundred feet to miles and typically include a responder zone with limited protection, often referred to as a warm zone, and an active hazard zone where complete protection is required often referred to as a hot zone. Once we have identified the initial isolation zones, we will begin evacuating individuals, establishing perimeters around the zones, and eliminating possible hazards. Some hazard elimination may be disconnecting utilities to the isolation zones. We will be monitoring the zones to ensure the zones are adequately sized.

After the isolation zones are established, a mitigation plan is developed in conjunction with the responsible party. The responsible party is included in the mitigation plan developed as they will be responsible for the financial impacts of implementing the mitigation plan. The mitigation plan will depend on several different factors: stopping a leak, applying suppression foam, deploying third-party vendors, etc. The mitigation plan can be complex and consider the impact on human life, environmental, economic, and convenience of residents. Our Village does have substantial transportation routes that

have hazards near or associated with them. The Highway 51 corridor and the railroad, both if closed for a significant amount of time, will impact the region's economics and must be considered in the mitigation plan but will not supersede human life. While the mitigation plan may include private parties, the incident commander will have the final approval of the migration plan and oversight.

Once the mitigation plan has been developed and completed, the process of the recovery phase will begin. Recovery may include the responsible party, adjoining properties, the Village, County, State, or Federal resources. The recovery phase will often have a plan to return residents to their homes in a safe manner. The phase can be short to a long time measured in days or even years. Returning residents may occur during the mitigation phase for more prolonged incidents. Like the mitigation plan, the responsible party will be involved in the recovery phase as they will be responsible for the implementation and financial aspects.

While we have plans to respond to incidents involving hazardous materials that pose significant risks to the residents and visitors of McFarland, the problematic issue is balancing the amount of risk allowed and life within the Village. The proposed expansion of the Waubesa Village Apartment is an example of the balance required with the existing properties and new development. If an incident occurred at the Buckeye Terminal located on Sigglekow Road, it may or may not impact the Waubesa Village apartment complex. Small spills, loading rack fire, or larger diesel spills will more than likely impact the Terminal only. Larger spills of gasoline or ethanol may require the evacuation of 1,000 feet minimum from the spill. The general area would include Brandt Park, north of Card Avenue, Ivywood Trail, north portion Sigglekow road to Whitehorse Place, and Terminal Drive to the 4500 block (Citgo Terminal). In a large fire such as a tank fire, a similar area would be required to be evacuated but would be increased based on smoke dispersion.

The codes restricting development adjacent to fuel terminals are limited. Generally, the codes require minimum standards of construction within the terminal and fence lines of the terminals. The HUD Acceptable Separation Distance (ASD) guide does provide separation guidance for projects to meet with HUD funding. The ASD is not a standard is adopted into a code that applies for the Village of McFarland. The HUD ASD references the usage of the electronic assessment tool to determine the acceptable distance from Hazardous Operations Handling Conventional Fuels or Chemicals of an

Explosive or Flammable Nature. The tool utilizes information beyond the storage capacity of a tank. The first component is if a tank is pressurized (or under pressure) or not. The tanks of concern are not pressurized. A pressurized tank has an increased capacity of impact from explosions. The next is if the tank contains cryogenic liquified gas or not. The tanks of concern do not have a cryogenic liquefied gas. The trouble with cryogenic liquified gas is often associated with the heating and conversion to gas with the rapid expansion possibility. The third component that significantly impacts the tanks of concern is whether the tanks are diked. The diking refers to an earth berm around the tanks to contain the tank's liquid in the event of a leak or tank wall failure. The tanks of concern are diked and sized based on the tank capacity. When a tank is not diked, the contents are not contained with an area, and the size of a possible must be considered in determining acceptable distances. The ASD doesn't base the separation of diked tanks on the capacity of the tanks but the square footage of the diked area. We completed a review of the diked areas of the tanks in question and noted the largest diked area resulted in 190' separation from buildings based on the ASD. The results of the ASD assessment tool for buildings have been applied to the map below for reference.

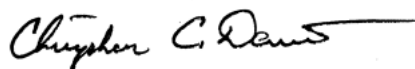


It should be noted that several existing commercial buildings are included in the area identified by the ASD assessment tool for buildings.

In summary, the fuel terminals in McFarland do present a risk to the community that we must keep in mind. If one of the facilities experiences a large spill or fire, the area around the affected tank will be required to be evacuated and will be impacted for hours and maybe even days. An additional factor to consider is the methods of transport for fuel in and out of the terminals. The transport modes include underground pipelines, railroad, and semi-trucks. The underground pipeline and railroad both transect the Village through many of the residential neighborhoods. The semi-trucks are directed to use Sigglekow Road and Highway 51 for the Sigglekow Road Terminal. The Terminal Drive and Triangle Street Terminals, the semi-trucks are directed to entry and exit from the north to avoid residential areas as much as possible. The railroad and underground pipeline are existing, and there is no mechanism that I am aware of modifying their locations or operations for the Village. The method of transport we can is the semi-truck traffic routes, and we have done so in the best manner available in my opinion.

The Terminals have increased safety standards over the years and have provided a record of safe operations within the Village. I wish to eliminate risks to the residents and visitors in the Village as much as possible. However, we need to do so within the limits of the codes and ordinances that have been adopted. I am not aware of any codes or ordinances that can be applied to restrict the development of the property as being requested within the scope of the Fire & Rescue Department.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher C. Dennis", with a long horizontal flourish extending to the right.

Christopher C. Dennis
Fire & Rescue Chief
Village of McFarland

REUTER, WHITISH & EVANS, S.C.

**ATTORNEYS AT LAW
44 EAST MIFFLIN ST., SUITE 306
MADISON, WISCONSIN 53703**

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BARBARA O. WHITISH (1952-2013)
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(608) 250-9054**

MEMORANDUM

To: Andrew Bremer, Community & Economic Development Director
From: Allen D. Reuter, Village Attorney
Date: July 16, 2021
Re: Sale of municipally-owned real estate.

You asked for my opinion with regard to a concern raised by a local resident regarding the Village's authority to sell real property. The resident letter quotes several selected sections of an FAQ response published by the League of Wisconsin Municipalities for the proposition that the Village-owned property involved in the Waubesa Village Phase 4 development should not be conveyed to the developer for less than an appraised fair market value. The FAQ at issue addresses the long-standing "Public Purpose" doctrine and is a reasonable summary of the rules. However, the selected quotes do not address the broad discretion the Village has in determining an appropriate purchase price. The FAQ at issue also says:

Cities and villages are expressly authorized to sell and convey property. See Wis. Stat. secs. 61.34(3) and 62.22(1). The statutes do not specify any procedures a municipality must follow when selling property. We often get asked whether a municipality must, when selling property, solicit bids and sell to the highest bidder. A municipality may, but is not required to, use a competitive bidding process when selling property. A municipality may, just as well, choose to list the property with a real estate broker or establish any other reasonable sales procedure.

When a party interested in buying a particular parcel of land from a municipality initiates discussion with the municipality about the possibility of purchasing the parcel, the municipality may negotiate exclusively with the interested party and need not publicly advertise the property's availability before selling the property to the interested party.

* * *

The courts have stated that what constitutes a public purpose is, in the first instance, a matter for the legislature to determine and that the legislature's determination is entitled to great weight.

Consideration received by a municipality for property sold is not limited to the cash price paid, but rather considers the obligations assumed by the purchaser to promote a public purpose. The benefits provided by developers may include one or more of the following:

- Creation of a guaranteed amount of new taxable value, which provides revenues to fund the project and other projects in the Tax Incremental District (TID), and provide new revenue to offset tax rates when the TID closes.
- The expansion of commercial or housing opportunities deemed beneficial by the municipality.
- Job creation benefitting residents of the municipality and surrounding areas.
- Removal of blight conditions increasing the property value of the site and neighboring properties.
- Encouragement of other beneficial development in the TID or the area in general.

The Wisconsin Statutes recognize that the sale price of property consists of more than the cash received at closing. For example, Wis. Stats. §66.1333(9)(a)1.b, which regulates redevelopment authorities provides:

Any real property sold or leased under subd. 1. a. shall be leased or sold at its fair market value for uses in accordance with the redevelopment plan, notwithstanding that the fair market value may be less than the cost of acquiring and preparing the property for redevelopment. *In determining fair market value, an authority shall give consideration to the uses and purposes required by the redevelopment plan; the restrictions upon and covenants, conditions and obligations assumed by the purchaser or lessee, the objectives of the redevelopment plan for the prevention or recurrence of slum and blighted areas; and other matters that the authority considers appropriate.*

Similarly, the TIF Law contemplates the use of TIF funds to provide land “write downs” to encourage development in the TID. “Project Costs” which may be recovered through tax increments generated by the development include:

Real property assembly costs, meaning any deficit incurred resulting from the sale or lease as lessor by the city of real or personal property within a tax incremental district for consideration which is less than its cost to the city.

Wis. Stats. §66.1105(2)(f)1.c.

The sale of municipal land is permissible if the Village reasonably determines that the consideration received, both in cash and in benefits to the public, is reasonable. It is not uncommon that land is sold for development deemed beneficial to the municipality with a cash payment substantially below the full value of the property. Appraisal is not required either of the land itself or the public benefits anticipated from the sale.

Please let me know if you have additional questions.

July 15, 2021

Mr. Andrew Bremer, AICP
Community & Economic Development Director
Village of McFarland
5915 Milwaukee Street
P.O. Box 110
McFarland, WI 53558

Subject: Waubesa Village Apartment Development – Phase 4 stormwater discussion

Dear Andrew:

We had previously received and reviewed the project plans for a new 4th phase of Waubesa Village Apartments, located on Siggelkow Road, dated May 10, 2021. The plan proposes to construct a fourth building with connections to Terminal Drive for both utilities and vehicle access (a future 5th phase is contemplated on the site plan). The stormwater management plan for this 4th phase involves utilizing previous phase best-management-practices BMPs, with some modifications to account for the additional impervious areas.

The intent of this letter is to discuss the proposed types of stormwater management on the site and how they physically are located and how they relate to Village ordinance.

- The site utilizes several different BMPs for previous phases and this newly proposed phase.
 - Detention Pond: The site's existing pond will continue to operate. It is normally dry, but will fill during rain events. The depth can be 1-4 feet depending on the severity of the storm. The water is stored temporarily and then drains out over 1-2 days.
 - Bio-Retention Area: The existing site has five of these, with the proposed Phase 4 adding four additional areas. These are shallower depressions planted with deep-rooted specie that can tolerate inundation. In normal times these are dry, but in rain events will hold approximately 12-inches of water. In normal events the water will infiltrate over the next 1-2 days. In large events (or in frozen ground conditions) there are fixtures in place to allow for either drain down or stable overflow to downstream areas.
 - Infiltration Area: The bottom of the existing detention pond is also constructed to encourage infiltration via soil amendments.
- The new bio-retention areas are located in various locations around the propose Phase 4 building, in configurations fairly typical throughout the Village. These are located outside of the public right-of-way and are separated from the roadways by ditching.
- The BMPs as designed and proposed satisfy the Village, County, and State requirements and are consistent with industry practices. While some property owners have chosen to construct fencing around stormwater ponds, this is typically only done for "wet" ponds that have a permanent pool of water that are in high-traffic areas (like the Village pond near Valley Drive).

Please feel free to contact us with any questions or comments regarding this review.

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.



Brian R. Berquist, P.E.
President

cc: Mr. Jim Hessling, Director of Public Works, Village of McFarland (*5915 Milwaukee Street, P.O. Box 110, McFarland, WI 53558*)

Mr. Matthew Schuenke, Administrator, Village of McFarland (*5915 Milwaukee Street, P.O. Box 110, McFarland, WI 53558*)

Mr. Ryan Quam, Quam Engineering, LLC (*4604 Siggelkow Road, Suite A, McFarland, WI 53558*)

BRB:brb

J:\TCDead\McFarland\MC-90-15 Waubesa Village\Admin\Stormwater Letter.docx

CONCERNED RESIDENTS OF PARKVIEW APARTMENTS

July 19, 2021

McFarland Plan Commission

Email: community.development@mcfarland.wi.us

Re: Comments re Agenda Business Items 4 (d) and (e) – Waubesa Village LLC Rezoning Applications for Expansion to Phases IV and V

Dear Chairperson Clow:

This letter contains the current comments of the Concerned Residents of Parkview Apartments regarding the continuing matter involving the expansion of Waubesa Village to Phase IV (along with the planned development of Phase V) and specifically responds to the submissions by (a) the McFarland Fire & Rescue Department letter, dated July 13, 2021, (b) Reuter, Whitish & Evans, S.C. letter, dated July 16, 2021, and (c) Quam Engineering, LLC letter, dated July 9, 2021. The comments will be addressed in the order noted.

Also, please include and incorporate as part of our Comments, (i) the first objection letter to the Plan Commission, dated June 17, 2021, (ii) the Memorandum on 2021/2022 Strategic Plan Issues to the Board of Directors, dated June 29-30, 2021, and (iii) an email to Village President Carolyn Clow from Carol Springman, dated July 12, 2021. (Last two are attached).

I. Comments to McFarland Fire & Rescue Department Letter

A. The Risk is NOT Acceptable and the Village has Safety Ordinances

First, we found no comfort in the matters addressed in the MFD letter. That is, not only no comfort for the residents of Parkview Apartments but more broadly, there is no comfort for those residents currently living in Waubesa Village Phases I - III or those who may come to live in Phases IV and V should the Village approve Quam's expansion plans, and absolutely no comfort at all for those who live at 4703 Terminal Drive (Quam's "Humble Oaks" complex).

While the risk of living in this area is acknowledged, the MFD seems to find it as an acceptable risk because the Village is not required to comply with HUD safety standards if HUD funds are not involved, the AST terminals have been safe so far and the Village only has to comply with the codes and ordinances that have been adopted. As stated in our previous submissions, however, the Village has adopted several specific safety Ordinances obviously applies to development in the Terminal/Triangle District. The question about HUD/federal funding was not answered by the MFD but section B of this letter references other federal laws and regulations applicable to ASTs and pipelines that must be considered, too.

Observation shows that the majority of the Waubesa Village and Humble Oaks residents are younger individuals ... many with children. They are likely not aware, as neither were most of the Parkview Residents until this matter came up, of the dangers of living near tank farms. I challenge the Village to survey the residents of Waubesa Village and Humble Oaks, after informing them of the actual risks using the scientifically studied safety standards as found in the ASD, whether they find the risk of living in these building as acceptable.

B. MFD Letter Does Not Cite ASD Human Requirement or Potential Risks

While we recognize the MFD as a top-notch professional and conscientious organization which we hold in great respect and appreciation for the service provided to McFarland, we do not recognize the MFD as an expert in safety matters relating to tank farms, pipelines, etc. MFD's letter highlights some terminal safety features, provides a general and brief overview of an emergency response and mitigation plan for mostly spillage events and then offers a section on "using" the ASD calculation method as an example for some of the US Oil tanks west of the Phases IV and V properties. However, their cited calculation appears to be inaccurate, partially because of the size of the diked area used, but more importantly, because their "result" only gives the separation distance as it relates to buildings, not humans.

For an accurate example, Humble Oaks sits within 360 feet from Flint Hills' 2-4 million gallon ASTs. Calculating for the nearest 4 million gallon tank, the ASD for humans is 856.58 feet while the ASD for buildings is 175.86 feet. Calculating for the nearest 2 million gallon tank, the ASD for humans is 745.92 feet and for buildings it is 150.94 feet. Obviously, the safety requirement for humans is much stricter (larger) than for buildings in all ASD calculations. Based on these ASD calculations, Humble Oaks clearly would not meet the ASD safety standards. But yet, there it is... built and fully occupied by humans. Is this an acceptable risk?

The MFD letter also does not even mention all of the potential physical and environmental uncontrollable risks involved with these huge storage tanks, including domino effect, vapor cloud explosion, loss of containment from overflow or failure, etc.

Finally, the US Department of Transportation regulates hazardous pipelines and considers ASTs as "an integral part of the pipeline systems." The DOT has a comprehensive pipeline safety website with many helpful fact sheets including information for local government and real estate developers on land use development issues within these high risk areas. There is even one citing Wisconsin regulations applicable to pipeline safety.

C. McFarland Residents Are Entitled to Federal Standards Protection

There is no evidence presented in the MFD letter that at any point in time, any expert safety/risk analysis was undertaken to determine if development in the Terminal/Triangle District, especially of high density residential properties, is reasonable and safe. What has the Village relied upon to approve development in this unique area? The 2010 and 2017 Comprehensive Plans note that there are safety concerns but then ignore the elephant in the room. As shown from our first submission, federal safety standards have been available for decades.

Whether or not there is federal/HUD funding on any of Quam's projects, and whether or not mistakes have been made in the past in approving development in unsafe areas, the Village is now aware of applicable federal safety standards and is also required to comply with its own safety Ordinances. Our position remains that all McFarland residents should have the protection offered by the federal government's well-researched safety standards.

Therefore, we believe that the only way the risk can ever be considered "acceptable" -- and any further development can be approved in the Terminal/Triangle District -- is if a qualified, expert firm, i.e., one that understands the HUD ASD and other applicable pipeline standards, is retained to analyze all of the safety issues of developing land in this area and that this firm ultimately finds that all of these current and proposed apartment complexes are safe by federal standards (unless more protective ones are available).

II. Comments to Allen Reuter Letter

Allen Reuter, as the Village's attorney, opined about the sale of Village real property to Quam so that Quam can proceed with his expansion plans. The finding conveyed by Reuter apparently is that if it is reasonable to the Village and benefits the public, then the Village can sell/give the property to Quam without an appraisal or, oddly, even without determining the public benefits. We are not lawyers so unless this matter proceeds further, no challenge will be made to this finding now but we reserve the right to address it at a later time, as and if necessary.

That being stated, we still have issues with the sale of the real property as it relates to TIF/TID. At the June 21 Plan Commission meeting, Chris St. Clair raised concerns about the use of TIF for Phase IV. Further investigation by a knowledgeable Parkview associate supports St. Clair's concerns. Attached are questions and comments about the TIF issues which Parkview residents have adopted, some of which are highlighted below:

1. Why is the Village acting as a bank for Quam's Phase IV project?
2. Has the Village Finance Committee stated that TIF is needed for Phase IV?
3. Where is the green space that the Village claims it values?
4. How is the Waubesa Village expansion meeting the Village's high standards when both Phases IV and V have to be shoe-horned into the available space, eliminating green space, creating congestion, possibly interfering with emergency vehicles (especially long firetrucks) due to sharp turn into the Phase IV parking lot?
5. How can Phases IV and V currently benefit the public when the entire Terminal/Triangle District needs to be analyzed for safety issues?

These questions need to be answered before any forward movement on Quam's projects.

III. Comments to Ryan Quam's Letter

Response to Detention Pond Issue: If Quam's statements are accurate, then it would seem the safety issues raised are not of major concern at this time.

Response to expansion will adversely affect and substantially impair PV residents' enjoyment of living at PV: With all due respect to Parkview Apartments' landowner, he does not live here ... we do. This sentiment was publicly stated in support of our position by the landowner at the June 21 meeting. Quam doesn't live in Waubesa Village either. So, whatever Quam and PV's landowner have subsequently agreed upon is irrelevant to us. Despite Quam's statements, much of the existing landscape will be destroyed by the expansion. How can it not be destroyed if he's grading the land to street level to cram in yet another 27-unit apartment building that will tower over our apartments? In addition, there will be constant parking lot noise just as there is now with Phases I-III. The volleyball court and ice rink will generate noise. Residents living on the 2nd floor of PV will be forced to look at a parking lot, volleyball court and ice rink whereas now they have a lovely green space with wildlife sightings.

It's nice that Quam "feels" it will be very private for Parkview residents but we feel the exact opposite. The truth is our privacy and enjoyment of living here will be shattered by this

expansion, let alone another year or two of constant noise, dust and other disturbances from constructing both of the Phases.

Response to PV Residents' QOL being substantially impaired: Most of current PV residents did not see the land where Quam built Phases I-II prior to construction but we understand the drumlin (which offered natural protection from an explosion at the Siggelkow Rd loading station ... protection that we no longer have) qualified as a green space. And, before Quam built Phase III, there was green space in that area and, of course, it offered real privacy to PV residents. Now, that area is also all parking lot and another building creating loss of PV privacy due to Phase III towering over us.

Quam again plans to decimate the other natural barrier Parkview residents are afforded by the solid ground culminating in the PV boulder wall. While he modified his original plan to dig out the earth just three feet from the boulder wall and instead plans to dig out seven feet, that still destroys our natural protective buffer to a potential explosion of an AST to the north. Why is our safety not given precedence by Quam and the Village?

Does Quam think that planting a few trees and shrubs will halt apartment noise and act as a brick wall? It seems that he does by his many references to plans to use trees and shrubs to mitigate the damage to PV residents.

We don't understand Quam's response to the traffic issues we initially raised. Yes, we agree that it will be helpful if the Terminal Drive access is available to all Waubesa Village residents. But the Village had previously found it too dangerous for that purpose since it's on an upgrade and would be difficult to see on-coming traffic. Has the Village changed its position? And, the problem with Waubesa Village's Siggelkow Road driveway being within a few feet of the PV driveway has been made much worse by the occupation of the Phase III building. We also have not noticed any improvement with any location change for a handicap stall.

Finally, all previously stated concerns with emergency evacuation and even emergency vehicle access are magnified by Quam's expansion plans.

IV. Conclusion

For the reasons we have submitted herein along with those concerns set forth in all of our submissions to the Plan Commission and the Board of Directors, we strongly oppose and continue to object to Quam's rezoning applications.

Instead, we continue to request that the Village take the decent, responsible and safe action by retaining an expert firm to conduct a risk/safety analysis of the Terminal/Triangle District before approving any further development, especially those involving residential buildings.

If the Village believes all safety requirements have been met and approves the rezoning, then it is only fair to current and future residents that Quam and the Village be required to inform potential residents that it has determined there is an acceptable risk to living within the Terminal/Triangle District based solely on the Village's "analysis" which "analysis" is supported by the Village's attorney and insurer.

Submitted by: Carol Springman o/b/o Concerned Residents of Parkview Apartments

Attachment regarding Section II follows along with copy of BOD Memorandum and Clow email.

TIF and the Rezoning Hearing Request for Phase 4 of Waubesa Village

During the hearing on June 17, Commissioner Chris St. Clair brought to light concerns regarding the use of TIF for Phase 4 of Waubesa Village. He was correct in doing so. A review of TID 3's financial record since it was created in 2004 and then made a donor TID in 2015 through Plan Amendment #2 clearly shows the Village is offering too much to Ryan Quam for what it is getting in return. Moreover, a review of the Dept. of Revenue's (DOR) annual audit shows that TID 3 remains healthy for its remaining six years before closure in 2027 with a 2019 surplus of \$3,827,658. So, the question of giving Quam another \$260,000 in TIF incentives for Phase 4 beyond the sales value of 4902 Terminal Drive (\$73,255) becomes even more important. This being especially true because he sought and received no TIF assistance from the Village for Phase 3. Why does he need \$260,000 for Phase 4?

The Village has a comprehensive TIF policy that provides guidelines for the use of TIF. Given that TID 3 has provided positive economic return to the Village and played a useful role in assisting TID 4 (money which must be paid back), it is necessary to do some serious soul searching on what is really being gained by giving more TIF assistance to Quam since he has already received nearly \$1 million from the Village for Phases 1 and 2. TIF is not just about economic and tax return to the Village (already achieved in my opinion); it is about making sure that development meets the high standards and aesthetics of the Village. The Village is NOT bound to automatically give Quam what he is seeking IF his development does not make for a better community.

So, what is Quam really doing? Phase 4 with a contingent Phase 5 lurking is jamming too many apartment units in too small of a space. Not only did the Phase 4 building have to be turned to "shoe horn" it into the .8 acre area, but the resulting elevational shifts and parking space compromises add major congestion and landscaping detriments to Terminal Drive. Moreover, proper emergency vehicle access and fire fighting is threatened by the entrance configuration. A fire in the Phase 4 building will almost have to be fought from Terminal Dr. There is yet another major problem: where is the green space? Answer: Quam is buying his way out of green space by offering an in lieu of payment of \$74,400. Really? Does McFarland really think the nearly 300 residents that would live in the Waubesa Village complex (main bldg.. plus Phases 2 -5) don't deserve adequate green space? Is this a quality community? Is this the intent of the Village TIF policy?

It is not the role of TIF to serve as a "bank" for developers. Quam did not receive TIF assistance for Phase 3, so why is he requesting it here and why is the Village not holding him to higher standards of development quality? TID 3 is already operating with a surplus; there is no need excessive growth in the area. Each development must be evaluated on its own merits for meeting the high standards of McFarland. Some words from Project Plan #2, 2015 are worth repeating here (page 13): *"each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions, budgetary constraints and merits of the project at the time the project is scheduled for consideration"*. Which brings up a final question? Has the Villages 's Finance Committee weighed in on the use of TIF for Phase 4? No information was provided at the hearing. Did they complete a comprehensive assessment of TIF and how it has been applied to Waubesa Village over the years and TID 3's current health for the future? This seems an important question given the above information.

MEMORANDUM ON 2021/2022 STRATEGIC PLAN ISSUES

To: Village of McFarland Board of Directors
(Submitted via email to Chairperson and Directors)

From: Concerned Residents of ParkView Apartments (via Carol Austin)

Date: Special Village Board Sessions for June 29 – 30, 2021

Subject: 2021/2022 Strategic Plan Business – Issues regarding
Goals C (Responsible Growth) and D (Safety Improvement)

I. Purpose

McFarland holds a unique position in Dane County in that there are approximately 108 aboveground and underground storage tanks (Tank Farm) located at its northwestern boundary, commonly referred to as the Terminal/Triangle District. These storage tanks contain hazardous, flammable and toxic liquids which flow through the above and underground pipelines throughout this area.

It does not appear that any comprehensive safety and/or risk assessments have been undertaken by qualified experts to determine whether it is safe and responsible to permit residential or any other development involving occupied buildings¹ in the Terminal/Triangle District. Further, as of this date, it does not appear that there is any updated Emergency Response Plan that adequately addresses the potential risks to lives and property in the event of a catastrophe in the Terminal/Triangle District.

Based, in part, on the foregoing, it is the purpose of this Memorandum to bring this critical matter to the Board's attention so that steps can be taken to (1) ensure the safety of all McFarland current and future residents, visitors and businesses, and (2) assist the Board with determining what will be allowed as responsible growth in the Terminal/Triangle District.

Attached to this Memorandum is the June 17, 2021 letter from the Concerned Residents of Parkview Apartments which sets forth objections to the rezoning proposal for the Waubesa Village, LLC expansion (the Objections). Part 1, Subpart B of the Objections is incorporated into this Memorandum as it specifically raises and addresses many of the safety issues along with the question of responsible growth in the Terminal/Triangle District in light of the proximity to the Tank Farm.

Page 2 depicts why this Memorandum is submitted to the Board.

¹ Under federal regulations, an occupied building is any building in which a human is inside for two or more hours a day. Any such building – residential, office, commercial, etc. – within a mile of the Tank Farm would not meet HUD's Acceptable Separation Distance guidelines without mitigation. See Objections for further information.



Figure 1 April 2018 Husky Tank Farm Explosion (Superior, WI)



Figure 2 June 2021 Rockton, IL Plant Explosion

II. Background

Wisconsin is home to in-use terminal and bulk plant storage tanks in seven counties: Brown, Chippewa, Dane, Douglas, Fond du Lac, Milwaukee and Portage. Of the 108 tanks in the Terminal/Triangle District, those of the greatest concern range in size from 2,000 – 4,200,000 gallons. These tanks are filled with flammable, hazardous, and toxic liquids and are located within a narrow area of approximately one mile long by half-mile wide (including those tanks sited east of Stoughton Road and south of Voges). This area covers approximately 350 acres of land. In comparison, the Superior Terminal in Chippewa County is home to only 45 aboveground tanks on 550 acres. Clearly, the Terminal/Triangle District is a high density tank farm.

Wisconsin law requires that all municipalities retain substantial responsibility for the well-being of their residents. McFarland Ordinance Sec. 62-15 is a legal mandate that new construction is prohibited if it “threatens public health, safety, comfort or welfare.”

Although both the 2010 and 2017 Comprehensive Plans briefly mention the safety issues in the Terminal/Triangle District, the authors virtually brush aside the serious potential hazards of any redevelopment near the Tank Farm. There is no recommendation that further expert safety and/or risk inquiry applying strict safety standards -- as required by HUD since the 1980s -- should be undertaken before any redevelopment in this area is permitted.

In addition, a review of the McFarland Emergency Response Plan (ERP) does not seem to directly cover or recognize the unique dangers of the Tank Farm, as shown in the ERP Hazard Summary (Appendix 9). Lightening is one of the top causes of storage tank explosions according to the experts, yet it does not appear anywhere on the list. Tank farm potential hazards also include explosion, overpressurization, overfilling, vapor cloud escape, equipment failure and human error. If there actually is an ERP covering the Tank Farm, does it include an updated evacuation plan for all of Waubesa Village and 4703 Terminal Drive? If not, should Waubesa Village Phase 3 even be occupied until the safety of all residents can be reasonably assured?

III. Action Requested

The 2017 Comprehensive Plan references a “new Tank Farm policy” which generally opposes expansion of the Tank Farm. However, the Village may consider expansion if the company can prove that it utilizes “best practices with regard to safety measures.”

The Concerned Residents of ParkView Apartments request that the Village adopt a best practice to abide by Ordinance Sec. 62-15 and comply with its Strategic Plan Goals for 2021/2022 by retaining a qualified expert firm to conduct a safety/risk assessment of the Terminal/Triangle District before permitting any redevelopment in this area. In addition, the Village must ensure that the ERP addresses all potential hazards of a Tank Farm catastrophe and covers all residents and development in the Terminal/Triangle District.

Re: Comments for Tonight and Tomorrow Night BOD Meeting

Jul 12 at 1:06 PM

[PrintRaw message](#)

Carol Springman <cspringman@yahoo.com>

To: Carolyn Clow <carolyn.clow@mcfarland.wi.us>

Cc: Cassandra Suettinger <cassandra.suettinger@mcfarland.wi.us>

Carolyn,

Thank you for the update. I appreciate your continued interest in learning more about the issues surrounding safe development near tank farms.

I have also been doing more research and learned there is a hazardous liquid pipeline approximately 1,000 feet from the Waubesa Village proposed Phases 4 and 5 on Terminal Drive. I am in the process of learning of the safety issues regarding development near these pipelines. It appears that the federal government has extensive regulations on this subject so this should be helpful with understanding what best practices the Village should be following.

In addition, Phases 4 and 5 are also less than 400 feet from the 5,000 gallon gasoline tankers US Oil loading facility at the end of Siggelkow. Of course, the other three Waubesa Village buildings are even closer to that facility. There is evidence that loading facilities experience more hazardous events than even storage tanks.

I am committed to learning the facts about the safety requirements of land use development near areas such as found in the Terminal/Triangle District. As raised in our first submission to the Plan Commission, even if there are no HUD funds involved in these apartment buildings, no reasonable person, especially one charged with protecting humans, would consider it a best practice to allow development in an area where the federal government standards (via the ASD guidebook) have already shown that it is unsafe for humans. It is our continued position that we, and any future McFarland residents and the public, deserve to be protected by the federal standards unless more protective ones are applied.

And, it also continues to be our position that the Village needs to retain a qualified firm to analyze the safety of developing in this area before permitting any further construction.

Please consider this as our our public comment for tonight's Village Board meeting.

Carol Springman

(on behalf of the Concerned Residents of Parkview Apartments)



July 23, 2021

McFarland, Village of

Attn: Andrew Bremer

5915 Milwaukee Street

McFarland, WI 53558-0110

Re: Waubesa Village – Phase 4
Responses to Plan Commission Commercial Use Discussion

Dear Mr. Andrew Bremer,

I have another meeting on Monday night starting at 6:00 and I may not be able to attend the Village Board meeting.

I am writing this letter to provide a response to the commercial use discussion raised by one of the Plan Commission members. As a developer and civil engineer, I don't believe a commercial use is appropriate at this location and my reasons are as follows:

- 1) **Lack of Demand** – As the developer of 4703 Terminal Drive, I would be very excited to build a commercial building on the two available commercial lots overlooking US Highway 51. These two lots have been available and have been marketed for the past two years and my commercial brokers have not received any interest. I hope and believe the demand for commercial uses will increase in the future but believe the trend is to have less commercial space at this time.
- 2) **Lack of Visibility** – There is very little traffic along Terminal Drive to bring attention to this lot which makes it less attractive to a commercial user. In comparison the two commercial lots I have for sale at 4703 Terminal Drive overlook US Highway 51 and offer visibility to much more traffic.
- 3) **Shallow Depth of Lot** – The lot is only approximately 160' deep from the street frontage to the back lot line. After removing the front yard setback (10'), rear yard setback (30'), parking lot width (60'), and sidewalk and landscape width (10'), there is only 50' remaining for the building depth. This shallow depth does not allow a building with underground parking or many creative architecture options (canopies, offset walls, etc.). In comparison, the two lots available for sale at 4703 Terminal Drive are over 190' wide.
- 4) **Stormwater Management** – If the development includes over 20,000 square feet of new impervious area, then the project is required to provide a pond or underground stormwater device to meet rate runoff control and sediment control requirements and a rain garden to meet infiltration requirements. The proposed apartment building stormwater approach was to pass the proposed impervious

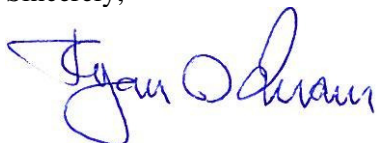
areas through a series of rain gardens and then safely convey the overflow runoff through existing and proposed storm sewers to the existing detention pond which was going to be deepened to handle the additional runoff. A proposed commercial building would face the following stormwater challenges:

- a. Space requirements for a pond or rain garden.
- b. Prohibitive costs associated with an underground storage device.
- c. Grading issues to create the volume necessary for a pond and rain garden due to the sloping nature of the site.
- d. Safe outlet because a concentration of runoff would not be allowed to discharge onto the existing 2:1 slope along the east side of the existing Waubesa Village Lot.
- e. Stormwater outfall location would need to be to Terminal Drive. The existing drainage basins indicate that only approximately ½ of the runoff from these lots currently sheet drains toward Waubesa Village and ½ drains to the southeast corner of the lot and the Terminal Drive ditch. The Terminal Drive ditch is the only safe outlet available for a commercial development by others.

- 5) **Second Entrance onto Terminal Drive** – Without approval for the phase 4 apartment building, the Waubesa Village apartments will be required to extend a fire lane to Terminal Drive within the Waubesa Village lot frontage with Terminal Drive. A future commercial building will need to add another entrance to Terminal Drive to serve the commercial building.
- 6) **Reduced Increment** – The phase 4 apartment building will guarantee 3.8 million in assessed value. Based upon the shallow depth of lot, stormwater management space requirements, loss of use of 50' wide Waubesa Village land, and commercial parking requirements, I would anticipate the maximum commercial building size to be 7,000 square feet with an approximate assessed value of 1.0 million.

I hopefully will be able to attend and look forward to the Village Board meeting on Monday, July 26th and please feel free to contact me if you have any questions or comments,

Sincerely,



Ryan D. Quam, P.E.

FN: RQ-02-17



MAP 6

FUTURE LAND USE



COMPREHENSIVE PLAN

Legend

Future Land Use

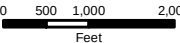
- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor
- DNR Wetlands and Potential Wetland Indicators over Undeveloped Lands
- Agricultural Preservation
- Urban Reserve
- Water
- Rights-of-Way

Village of McFarland Extraterritorial Jurisdiction Boundary

Village of McFarland Limits (8/18)

Other Municipal Limits (2018)

Shapes on this map represent the Village's vision for future land use within the Village and its extraterritorial jurisdiction. For such lands, this map is not intended to represent existing land use or zoning, or to compel property owners to change the use of their land. For example, owners of agricultural or other rural land may maintain their current land use. Actual boundaries between different future use categories and implementing zoning districts may vary somewhat from representations on this map. This map also identifies the City's Marsh Road Neighborhood Plan west of the Interstate and north of Siggelkow Road, and existing land use elsewhere beyond the Village's extraterritorial jurisdiction.



Date: May 2019

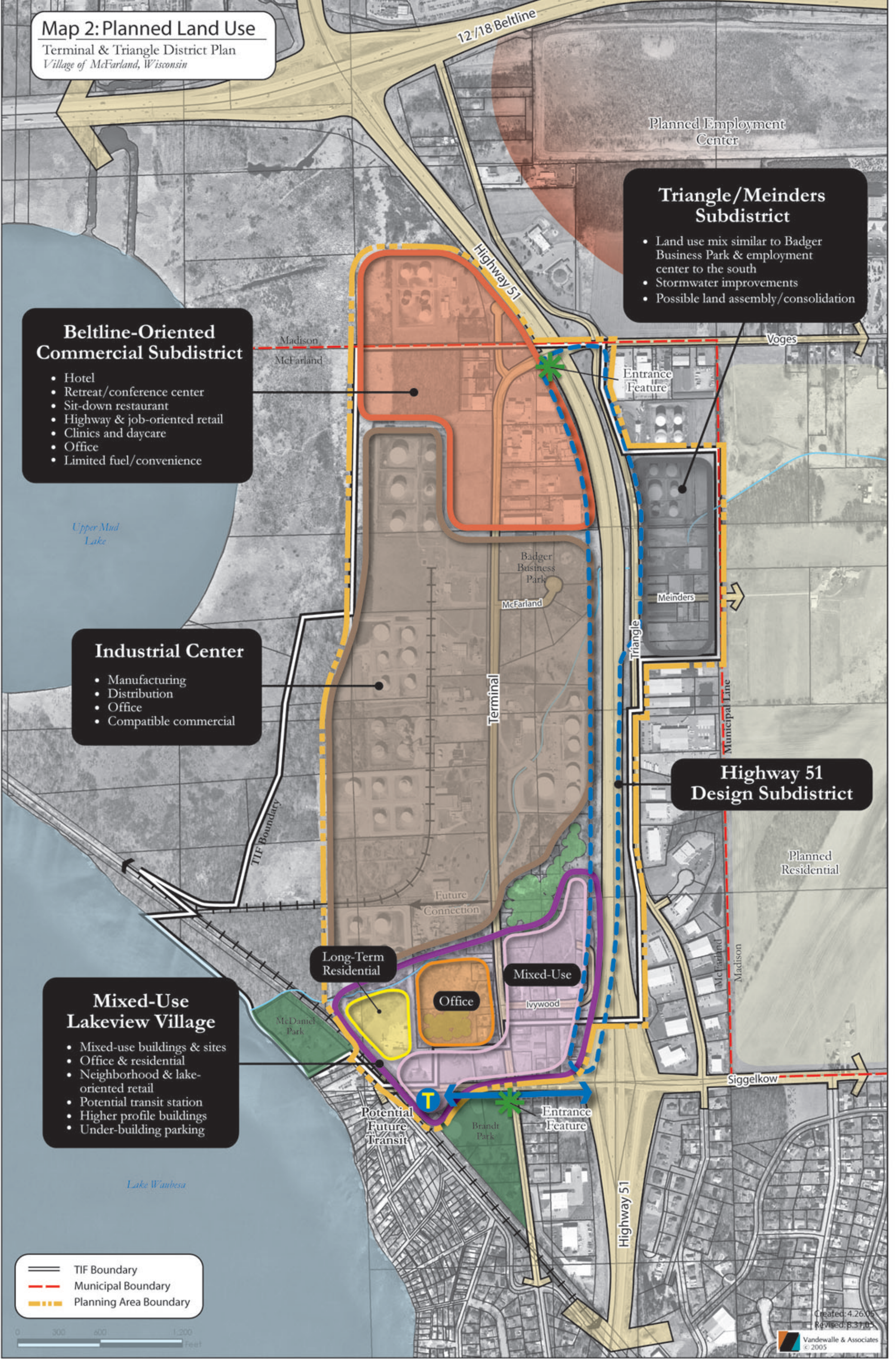
Data Sources: Village of McFarland, Dane County LIO, WDNR, and CARPC



Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Commercial Park	Light industrial, office, research, testing, health care, and other compatible and support uses (e.g., day care, health club, bank). Arranged in a controlled commercial, business, or office park setting, where allowable uses and activities include those associated with low levels of environmental impact, noise, odor, vibrations, and particulate emissions. Served by public sewer and water.	C-P Commercial Park PD Planned Development C-H Highway Commercial (limited use) C-G General Commercial (limited use)	1. Design Commercial Park areas to result in higher-end business campus settings, with high quality building, site, landscape, lighting, signage, and other aspects of project design. 2. Direct heavy industry, truck terminals, large warehouses, and other higher-impact uses to planned Industrial areas instead. 3. Restrict outdoor storage and activities, except where essential to the business operation and fully screened from nearby uses and streets. Fully screen loading and other less attractive areas from off-site views. 4. Rezone sites designated for Commercial Park use only after public sanitary sewer and water service is available, the land is within Village limits, and a specific development proposal is offered. 5. Promote lot sizes and site design that enables future on-site expansion.
Industrial	Manufacturing, warehousing, distribution, office, storage, utility, and other compatible businesses and support uses (e.g., day care, health club, bank). May include screened outdoor storage, and more intensive uses than in other future land use categories. All uses served by public sewer and water systems.	M-IC Manufacturing-Intensive Commercial C-H Highway Commercial (limited use) C-G General Commercial (limited use) Some lands may also be mapped within the “Terminal and Triangle Design Overlay District”	1. Rezone sites designated for Industrial use only after public sanitary sewer and water service is available, the land is within Village limits, and a specific development proposal is offered. 2. Require performance standards as necessary to avoid placing excessive demand on municipal utilities and roads, or creating environmental hazards or unwanted neighborhood impacts. 3. Encourage the redevelopment or intensification of older industrial, storage, and contractor uses and buildings in the Terminal and Triangle District area. Refer to more detailed plans such as the TID #3 Project Plan and Terminal and Triangle District Plan for more detailed policies and recommendations for planned Industrial areas. 4. Encourage the redevelopment of older fuel storage or blending facilities and sites. See the Economic Development chapter for the Village’s updated policy related to new or expanded fuel storage and blending operations.
Mixed Use/Flex Commercial	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.	Appropriate traditional zoning districts (e.g., C-H, C-P, R-3) or PD or PD-I Planned Development zoning	1. Design “Mixed Use/Flex” areas to skillfully mix different uses on the same area, site, and/or building, and/or to serve as transitions between broader areas of different land uses. This future land use category is NOT intended to enable an unplanned or haphazard mix of different uses on any site or in any area. 2. Preserve and blend with surrounding residential character through appropriate building scale, building appearance, landscaping, screening, signs, and limited traffic and loading, and access from the adjacent collector or arterial street. Utilize the approach and standards in Figure 4-2 in such settings. 3. Rezone sites designated for Mixed Use/Flex use only after public sanitary sewer and water service is available, the land is within Village limits, and a development proposal is offered. 4. Refer also to policies applicable to Two and Multiple Family Residential, Highway and General Commercial, Commercial Park, and other more specific future land use categories that logically guide the development of each planned Mixed Use/Flex area given the range of proposed uses there.

Map 2: Planned Land Use

Terminal & Triangle District Plan
Village of McFarland, Wisconsin



Planned Employment Center

Triangle/Meinders Subdistrict

- Land use mix similar to Badger Business Park & employment center to the south
- Stormwater improvements
- Possible land assembly/consolidation

Beltline-Oriented Commercial Subdistrict

- Hotel
- Retreat/conference center
- Sit-down restaurant
- Highway & job-oriented retail
- Clinics and daycare
- Office
- Limited fuel/convenience

Industrial Center

- Manufacturing
- Distribution
- Office
- Compatible commercial

Highway 51 Design Subdistrict

Mixed-Use Lakeview Village

- Mixed-use buildings & sites
- Office & residential
- Neighborhood & lake-oriented retail
- Potential transit station
- Higher profile buildings
- Under-building parking

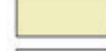
- TIF Boundary
- - - Municipal Boundary
- ... Planning Area Boundary

0 300 600 1,200 Feet

Map 6: Mixed-Use Lakeview Village

Terminal & Triangle District Plan
Village of McFarland, Wisconsin

Legend

-  Commercial - Retail or office
-  Office
-  Mixed Use - Ground floor commercial residential above
-  Residential
-  Parking
-  Existing Residences
-  Existing Businesses
-  Existing trees
-  Proposed trees

Industrial Center

High-Track

Future Access

Exxon-Mobil

Prairie Plantings

See Alternative Office Plan on Page 35

Area could be developed as a mix of office, residential, and retail uses

Future Commuter Rail & Multi-Use Path

Possible Capital View

Lake Views

Train Depot

SIGGELKOW

Brandt Park

WHITEHORSE

HIGHWAY 51

Potential Future Commercial Redevelopment



Condominium



Office



Mixed Use



Train Depot

Created: 5.02.05

Vandewalle & Associates
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Sec. 62-67. - PD Planned Development District.

(a) *General requirements.*

- (1) *Use regulations.* The uses allowable in this district are the uses approved as part of the general or detailed plan for particular sites that are placed in the Planned Development District.
- (2) *Density and dimensional regulations.* This Section sets no prescribed density or dimensional regulations in the Planned Development District.
- (3) *Off-street parking and loading.* There shall be no prescribed requirements for off-street parking and loading in the Planned Development District. However, in the review and approval of any general or detailed plan in a Planned Development District, due consideration shall be given to Subdivision IV of this Division of regulations and requirements for off-street parking and loading facilities for uses similar to those proposed in such plan.
- (4) *Standards.* The following standards shall apply in the review of all general or detailed plans proposed for the Planned Development District:
 - a. The uses proposed in the planned development shall be in general conformance with the Village Comprehensive Plan.
 - b. The establishment, maintenance or operation of the uses proposed in the planned development shall not substantially impair or diminish the use, value and enjoyment of other properties within the neighborhood.
 - c. Traffic circulation into and within the development shall be designed to minimize traffic congestion and traffic hazards, provide for the accessibility of all uses and buildings and also provide for the safe and convenient movement of both vehicles and pedestrians.
 - d. The planned development shall incorporate environmental design considerations, including the preservation of topography, trees and ground cover, streams and natural bodies of waters, and other significant natural features and control of erosion and runoff in accord with the Village Erosion Control and Stormwater Management Ordinances.
 - e. The planned development shall provide for convenient and harmonious groups of buildings, structures and uses; and buildings shall be spaced and sited to ensure adequate safety, light, ventilation and privacy.
 - f. The following provisions shall apply:
 1. In a planned development for residential use, adequate open space and recreational areas shall be provided in appropriate locations, and all public and common open spaces shall be designed and located to provide safe and convenient access to residents.
 2. Planned Development District housing impacts on community resources in the same manner as other new developments, which are characterized by division of land into

lots. In particular, the additional population density places demands upon Village parks and recreation areas. Accordingly, each dwelling unit newly established shall be required to dedicate land or provide fees in lieu of land, in accordance with the procedures set forth in Section 62-64.

- g. The planned development will not adversely affect the ability of public agencies to provide school or other municipal services.
 - h. The width of street rights-of-way, width of paving, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage or other similar environmental engineering considerations shall be based on a determination of the appropriate standards necessary to implement the specific function in the specific situation; provided, however, that in no case shall standards be less than those necessary to ensure the public safety and welfare as determined by the Village.
 - i. The proponents of a Planned Development District application shall provide evidence satisfactory to the Village Board of its economic feasibility of available adequate financing and that it would not adversely affect the economic prosperity of the Village or the values of surrounding properties.
 - j. The proponents of a Planned Development District shall submit a reasonable schedule for the implementation of the development to the satisfaction of the Village Board, including suitable provisions for assurance that each phase could be brought to completion in a manner that would not result in an adverse effect upon the community as a result of termination at that point.
- (5) *Minimum area.* A Planned Development District shall not be less than three acres of contiguous land under the same ownership. This Subsection shall not be interpreted to prohibit the post-development sale of all or part of an approved PD subject to the provision of this Section and all applicable statutes and Subdivision regulations.
- (6) *Subdivision review.* The applicable Subdivision review under Chapter 56 shall be carried out as an integral part of the review of a Planned Development District. The plan required must be submitted in a form that substantially satisfies requirements of the Subdivision regulations for the Preliminary and Final Plat approvals. Subdivision application may be submitted for the whole, a part, or parts of the overall planned development as indicated by phases in the detailed plan for staged development.
- (b) *Procedure for establishment of Planned Development Districts.* The provisions set forth in Division 4 of this Article shall apply for the establishment of any Planned Development District, provided the amendatory ordinance shall be considered only in conjunction with a general or detailed plan.
- (c) *Preapplication procedures.* Applicants are encouraged to seek preapplication, conceptual review of proposed plans by the Plan Commission. The Plan Commission is under no obligation to give a

response to such submittals at the same meeting as they are presented. The Plan Commission is entitled to seek outside assistance and sources of critique. No responses by the Plan Commission or by individual Plan Commissioners shall bind the Plan Commission or the Village unless the response is on behalf of the Plan Commission, is in writing and is expressed as a binding response.

- (d) *Approval of general or detailed plan and adoption of zoning ordinance amendment.* In the event that the Village Board approves a general (or detailed) plan and adopts a zoning amendment creating a Planned Development District in connection with such general (or detailed) plan, the requirements of the plan shall constitute the zoning regulations for the district and the zoning district maps shall be amended to show all lands included in such general (or detailed) plan as within the Planned Development District. In the approval of any general (or detailed) plan, the Village Board may stipulate any conditions or restrictions in the establishment, maintenance and operation of any uses proposed in such plan and may also require any guarantees, including the filing of a contract together with a surety, satisfactory in form to the Village Attorney and satisfactory in amount to the Village Engineer, with the Village to ensure that improvements will be installed and completed as proposed in the plan.
- (e) *Recording of approved general or detailed plans and zoning ordinance amendments.* Whenever the Village Board designates land as being within a Planned Development District, the Village Attorney shall record in the Office of the Register of Deeds of Dane County a facsimile copy of the approved general (or detailed) plan, together with a certified copy of the related zoning ordinance amendment and any other action taken thereon by the Village Board. The cost for preparing a facsimile copy of the general (or detailed) plan in recordable form and the recording fee shall be paid by the owners of the lands included in the general (or detailed) plan.
- (f) *Changes or modifications to general or detailed plans and zoning ordinance amendments.* Any approved general or detailed plan, together with the related zoning ordinance amendment, may be amended in whole or in part pursuant to the same procedure and subject to the same limitations by which general or detailed plans were approved and the zoning ordinance amended. However, minor modifications may be made by any general or detailed plan upon approval of the Village Plan Commission provided that such modifications shall be in general conformity with the approved general or detailed plan and shall not substantially change the concept of such approved plan. All approved minor modifications shall become a part of the approved general or detailed plan and shall be recorded as provided in Subsection (e) of this Section. The Plan Commission shall decide whether a proposed amendment is minor or major, with appeals made to the Village Board.
- (g) *Construction of building and establishment of uses.* No zoning or building permit shall be issued until the detailed plan and the related zoning ordinance amendment have been recorded as required above. Within one year of the date of recording of any detailed plan and the zoning ordinance, construction thereon must begin; and construction must be substantially completed

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

- (h) *Procedure for establishment of the Planned Development District—General plan for staged development.*
- (1) *Submittal of general plan.* The general plan shall contain any information and representations deemed necessary by the Plan Commission and shall consist of a statement entitled "Planned Development District—General Plan, Statement of Owner's Intent and Description of Development," which shall include, without limitation, the following:
- a. A legal description describing all of the tract of land included in the proposed development.
 - b. A statement indicating the nature of the applicant's interest in the land included in the proposed development.
 - c. A statement describing the proposed development, including the character, method and operation of the development and a development schedule or timetable for construction.
 - d. A statement as to the following data or graphic information referenced to a map or plan of the proposed development:
 1. The location and size of the site including dimensioned exterior boundaries, topography and other salient features, and existing buildings and structures, and also adjacent properties and streets, including all public utilities and public easements.
 2. The use and approximate location and bulk of buildings and structures, including number of stories and dimensions of buildings.
 3. The approximate location of vehicular and pedestrian facilities, such as streets, sidewalks and off-street parking areas, including approximate number of parking spaces.
 4. The approximate location of areas for public or common open spaces and for other public or semipublic uses.
 5. A tabulation of land areas for the different types of uses in relation to the total area.
 6. A tabulation of the gross floor areas of buildings by types of uses.
 7. A tabulation of the number of types of dwelling units.
- (2) *Review of general plan.* The Plan Commission shall review the general plan and determine whether it complies with the standards set forth in Subsection (h)(1) of this Section. Following

the review of the general plan, the Plan Commission shall forward the petition to the Village Board, together with a recommendation that the general plan be either approved as submitted, or approved with modifications or disapproved.

(3) *Approval of general plan.*

- a. In the event that the Village Board approves the general plan and adopts the related zoning ordinance amendment, the zoning district maps shall be amended to include all of the lands within the general plan as within the Planned Development District (general plan approved). However, no building construction shall be permitted in any portion of the approved general plan until a detailed plan prepared in accordance with the requirements hereunder has been approved by the Village as provided below.
- b. In the event the Village Board fails to approve the general plan and ordinance, the Village Board shall communicate its objections back to the Plan Commission for reconsideration and further discussions.

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

- (1) *Submittal of plan.* Within one year after the recording of the general plan and the copy of the related zoning ordinance amendment, a detailed plan for at least one stage of the general plan shall be filed with the Village Clerk-Treasurer, unless an extension is granted by such Village Board. The detailed plan shall contain any information and representation deemed necessary by the Plan Commission and shall consist of a statement entitled, "Planned Development District—Detailed Plan, Statement of Owner's Intent and Description of Development," which shall include without limitations, the following:
 - a. A legal description describing all of the tract of land included in the proposed development, referenced to a locational map indicating the relationship of the tract to the total general plan.
 - b. A statement indicating the nature of the applicant's interest in the land included in the proposed development.
 - c. A statement describing the proposed development, including the character, method and operation of the development, and a development schedule or timetable for construction. Where the formation of organizations such as a homeowners' association is proposed, such statement shall include any agreements, bylaws or covenants which govern the organizational structure, use, maintenance and protection of the development and any of its common services, common open spaces or other common facilities.
 - d. A statement as to the following data or graphic information referenced to a map of the proposed development:
 1. The location and size of the site, including dimensioned exterior boundaries, topography and other salient features, and existing buildings and structures, and also

adjacent properties and streets.

2. The use and location of all buildings or structures, including the architectural character and design of each building, the number of stories and dimensions of each building, and the dimensioned yards between buildings or structures and lot lines.
3. The location of vehicular and pedestrian facilities, including dimensioned streets, walkways, access driveways, off-street parking spaces and loading berths, and refuse receptacle areas.
4. The location and size of areas for public or common open spaces and for other public and semi-public uses.
5. A grading plan, including any storm sewer system, a landscaping plan, and an erosion control plan.
6. A sanitary sewer and water distribution system plan.
7. A tabulation of land areas for the different uses in relation to the total tract area.
8. A tabulation indicating the number of buildings and the use and the total gross floor area for each building.
9. A tabulation indicating the number and types of dwelling units in each building.

(2) *Review of the detailed plan.*

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

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

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

(Code 1998, § 13-1-46; Ord. No. 2003-03, § 1(13-1-46), 3-24-2003; Ord. No. 2017-13, § 29, 7-24-2017)

**PROTEST PETITION TO THE VILLAGE OF MCFARLAND BOARD
REGARDING WAUBESA VILLAGE LLC APPLICATION TO REZONE ALL OF OUTLOT 20
OF ASSESSOR'S PLAT NO. 4 TOWNSHIP OF BLOOMING GROVE, PARCEL NO. 071034241003
(4908 TERMINAL DRIVE)**

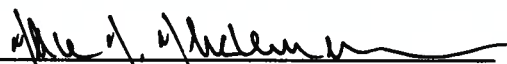
Pursuant to Section 62-344 of the McFarland Code of Ordinances, the identified properties below are located immediately adjacent to and/or are located within 100 feet of 4908 Terminal Drive street frontage, as shown on the attached map hereto.

PROPERTY OWNERS' QUALIFICATIONS, ACKNOWLEDGEMENTS AND SIGNATURES

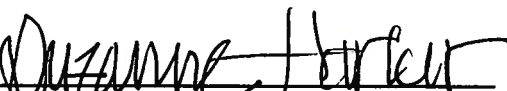
Each of the following owners of their identified properties acknowledge that they are the legal owner/s thereof and affirm that they have duly signed this Protest Petition in opposition to any rezoning applications, changes and/or amendments for 4908 Terminal Drive, which has a current zoning status of C-H ZONE, COMMERCIAL HIGHWAY DISTRICT. The undersigned further acknowledge that any rezoning application, change and/or amendment shall not become effective except by favorable vote of three-fourths of the full Village Board membership.

OWNERS' PROPERTIES AND SIGNATURES:

PV LLC

By: 
Dale D. Weidemann, its Manager
Property Address: 4616-4620 Siggelkow Rd
Parcel No. 071034240120
(Immediately adjacent to 4908 Terminal Drive)

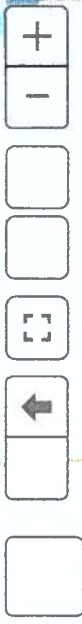
Date: 7-24-21

By: 
Suzanne Harker, Member
Property Address: 4616-4620 Siggelkow Rd
Parcel No. 071034240120
(Immediately adjacent to 4908 Terminal Drive)

Date: 7.24.21


Michael A. Decker
Property Address: 4903 Terminal Drive
Parcel No. 071034273792
(Within 100 feet street frontage of 4908 Terminal Drive)

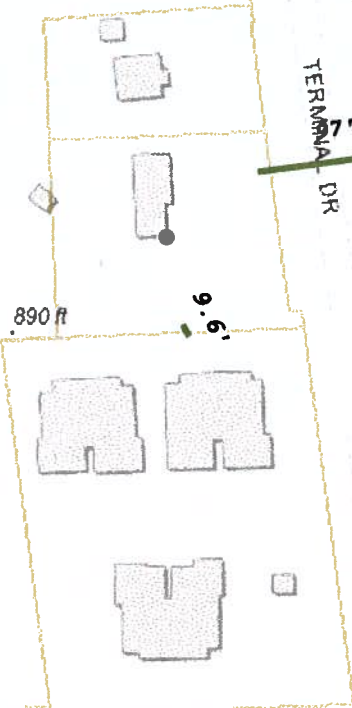
Date: 7/24/21



071034241003



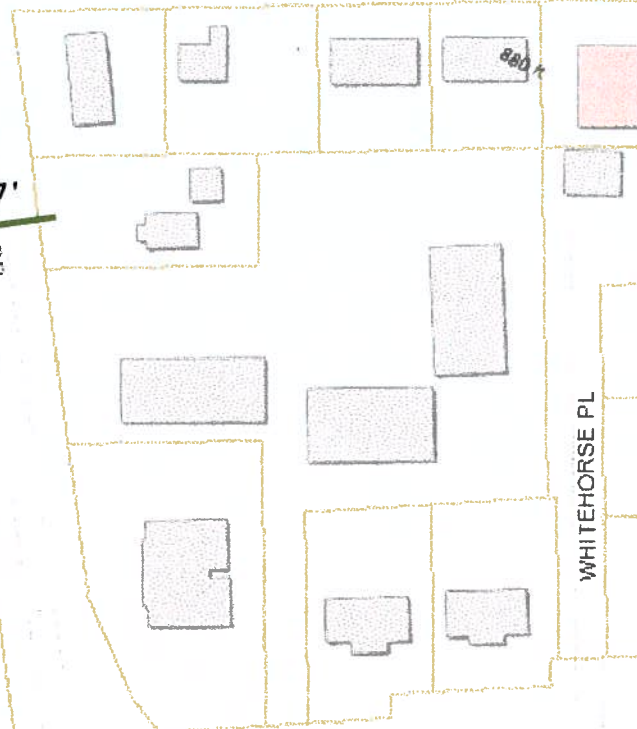
Show search results for 071034241003



TERMINAL DR



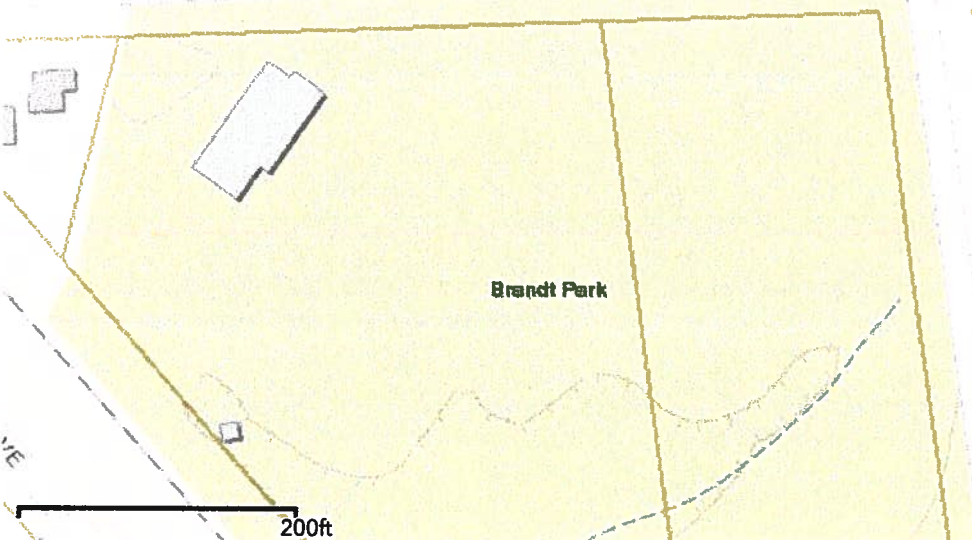
IVYWOOD TRL



WHITEHORSE PL

SIGGELKOW RD

SIGGELKOW RD



Brandt Park



McFarland
SUMMARY SHEET

MEETING DATE: Monday, July 26, 2021

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action on Ordinance 2021-07, An Ordinance Rezoning Outlot 20 of Assessor's Plat No. 4 – Township of Blooming Grove (4908 Terminal Drive), and Lot 1 of CSM 7449 (4902 Terminal Drive), McFarland, WI from Commercial Highway (C-H) to Planned Development District – General & Detailed Plan Approved. Rezoning requested by Waubesa Village LLC.

PREVIOUS ACTION:

ISSUE SUMMARY:

All of the background materials for this agenda item are included under Business Item 6.d.1.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

If the Village Board moves to approve Ordinance 2021-07 the following is the staff recommended conditions of approval:

Motion to approve Ordinance 2021-07, An Ordinance Rezoning Outlot 20 of Assessor's Plat No. 4 – Township of Blooming Grove (4908 Terminal Drive), and Lot 1 of CSM 7449 (4902 Terminal Drive), McFarland, WI from Commercial Highway (C-H) to Planned Development District – General & Detailed Plan Approved, condition on:

1. Approval of a Real Estate Acquisition and Development Agreement by the Village Board.
2. Addressing those conditions of approval provided in the May 5, 2021 McFarland Fire & Rescue Department staff memo.
3. Addressing those conditions of approval provided in the June 11, 2021 Village Engineer staff memo.
4. Revising the Landscape Plan to include installation of (4) additional Norway Spruce (or similar evergreen species) along the southern lot line and installation of (15) Arborvitae (or similar evergreen species) along the northern lot line between the 16 off-street



parking spaces and the adjacent property line. Said installations in addition to those on the revised Landscaping Plan dated July 8, 2021.

5. Revising the proposed Lighting Plan to remove the proposed ground mounted building accent light on the south facing building wall.
6. Submittal of specifications for the proposed light fixtures and a photometric plan for the property to the Community Development Director for staff review and acceptance.
7. Applicant to submit revised site plans addressing the conditions of approval to the Community Development Director for staff review and acceptance prior to issuance of a building permit.
8. Approval by the Plan Commission of a Certified Survey Map to combine Lot 1 of CSM 14104, Outlot 20 of Assessor's Plant No. 4 - Township of Blooming Grove, and Lot 1 of CSM 7449.

ATTACHMENTS:

1. 2021-07 Rezoning 4902 & 4908 Terminal Drive

ORDINANCE 2021-07

AN ORDINANCE TO REZONE LANDS ON TERMINAL DRIVE FROM THE C-H ZONE, COMMERCIAL HIGHWAY DISTRICT, TO THE PLANNED DEVELOPMENT DISTRICT - GENERAL PLAN APPROVED AND DETAILED PLAN APPROVED.

Purpose: To rezone the lands on Terminal Drive as part of the proposed project at 4902 and 4908 Terminal Drive, Waubesa Village Phase 4.

Sponsor: Community & Economic Development Director Bremer

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 2 Notice

WHEREAS, the developer of the proposed 4902 & 4908 Terminal Drive, Waubesa Village Phase 4 Development, submitted a development plan to the Village on April 6, 2021, a copy of which is attached hereto as Exhibit A, and requested that the General Plan and the Detailed Plan for Waubesa Village Phase 4 be processed and approved as a single stage Planned Development District; and

WHEREAS, the developer has submitted documents fulfilling the requirements for approval of an amendment to the General Plan for Phases 1-3 of Waubesa Village to include Phase 4 for the planned development for the lands specified below, as well as the Detailed Plan for Phase 4 of the development; and

WHEREAS, the Village Board is willing to conditionally approve the General Plan and the Detailed Plan, and the Village Board finds approval thereof is in the public interest;

NOW, THEREFORE, the Village Board of the Village of McFarland, does ordain as follows:

1. Section 62-62(a) of the McFarland Municipal Code and the Official Zoning Map are hereby amended so that the following described real estate is hereby rezoned from the C-H Zone, Commercial Highway District, to Planned Development District – General and Detailed Plan Approved (PD-GPA and PD-DPA):

PARCEL A (Waubesa Village Phase 4):

All of Outlot 20 of Assessor's Plat No. 4 – Township of Blooming Grove (4908 Terminal Drive) and Lot 1 of CSM 7449 (4902 Terminal Drive), all being located in the SW ¼ of the NW ¼ of Section 34, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin.

2. The Zoning Administrator is hereby directed to label these changes on the Official Zoning Map, once the rezoning is effective.

3. This ordinance does not constitute approval of any earthwork or building construction within any of the property described in the ordinance. No construction of any kind, including earthwork or building construction, is permitted on Parcel A until a development agreement is reached between the Village and developer. If the developer fails to reach a development agreement with the Village within one (1) year after the approval of this ordinance, then this ordinance shall become null and void, and the zoning of Parcel A shall continue to be the existing C-H zoning.

The above and foregoing Ordinance was duly adopted at a regular meeting of the McFarland Village Board on the _____ day of _____, 2021.

APPROVED:

Carolyn A. Clow, Village President

ATTEST:

Cassandra Suettinger, Village Clerk-
Treasurer

ORDINANCE 2021 -07	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Brassington -	Rupert -
Clow -	St. Clair -
Flaherty -	Wreh -
Nelson -	
VOTING RESULTS	
Motion Carried:	
Motion Defeated:	

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Monday, July 26, 2021

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action on 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:

All of the background materials for this agenda item are included under Business Item 6.d.1.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is presented for possible action after closed session discussion by the Village Board.

ATTACHMENTS:

None