VILLAGE OF MCFARLAND **Community Development Authority** *NOTICE OF PUBLIC MEETING*

Wednesday, May 11, 2022 **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/89876488398

Or by Telephone: +1 (312) 626-6799
Webinar ID: 898 7648 8398
Press *9 to raise/lower hand. Press *6 to mute/unmute.

1. CALL TO ORDER

2. PUBLIC APPEARANCES.
   a. This is an opportunity for members of the public to address the Community Development Authority. Please remember this is a virtual meeting conducted through the Zoom online meeting platform. Zoom meeting attendees wishing to address the Authority 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 Authority for their consideration. Members of the public who are present in person and wish to address the Authority 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 community.development@mcfarland.wi.us to be included as part of the meeting.

3. APPROVAL OF MINUTES.
   a. Motion to approve the minutes of the April 6, 2022 Community Development Authority meeting.

4. BUSINESS.
   a. New Member Introductions

   b. Presentation and discussion regarding a Tax Increment Financing Development Incentives Application from Brett Riemen and Brian Spanos, Lakestone Holdings LLC, for Phase II of the Atwater Development located at 4719 Farwell Street, Tax Increment District #5.

   c. Discussion and possible recommendation to the Village Board to prepare a new Tax Increment District Project Plan for 5979 Siggelkow Road.

   d. Discussion regarding East Side Neighborhood Plan update.

5. CLOSED SESSION.

a. Discussion and action to convene into 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, specifically related to:

   1) A Tax Increment Financing Development Incentives Application from Lakestone Holdings LLC, for Phase II of the Atwater Development located at 4719 Farwell Street, Tax Increment District #5.

   2) Acquisition of property located at 5802 Main Street, 5804 Main Street, and 5307 Hough Street, Tax Increment District #4.

b. Motion to adjourn Closed Session and reconvene in Open Session to discuss and take action on items of business discussed in closed session.

6. ACTIONS ON ITEMS DISCUSSED IN CLOSED SESSION

   a. Discussion and possible action to make a recommendation to the Village Board regarding a Tax Increment Financing Development Incentives Application from Brett Riemen and Brian Spanos, Lakestone Holdings LLC, for Phase II of the Atwater Development located at 4719 Farwell Street, Tax Increment District #5.

7. SCHEDULE NEXT MEETING DATE.

   a. Wednesday June 8, 2022 @ 7:00 p.m.

8. ADJOURNMENT.

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

Community Development Authority

Working Draft MINUTES

April 6, 2022

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

Members Absent:

Staff Present: Andrew Bremer, Kong Thao, Karen Knoll

1. CALL TO ORDER

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

2. PUBLIC APPEARANCES

None

3. APPROVAL OF MINUTES

a. Review and possible approval of the Community Development Authority draft minutes from the February 2, 2022 meeting.

Brost moved to approve the February 2, 2022 Community Development Authority minutes. Rupert seconded the motion. Motion carried 7-0.

4. BUSINESS.

a. Discussion regarding East Side Neighborhood Plan Update.

Bremer summarized the status of the project. The Village has finalized the contract with the consultant MSA Professional Services and they have started work on the project. The project is currently in the background and data collection phase. There is a project website link on the Villages website along with an option to sign up to receive emails with updates and surveys. Bremer reviewed the project website with members. Bremer is looking to schedule a joint Plan Commission/CDA meeting in June. The upcoming Outlook newsletter will have an article in it along with information on the survey for residents.

b. Discussion regarding possible amendments to the Village's Tax Increment Financing Development Incentives Policy Manual and Application

Bremer reviewed the changes in the manual and application as discussed with members at the February CDA meeting. Members discussed the proposed changes along with additional changes they would like to see in the policy and application. Members also discussed application fees and escrow amounts along with how the escrow funds are used.

Bremer indicated this could be ready for potential recommendation to the Village Board, which could include a joint meeting with them to present the edits being discussed with possible action in that joint meeting. Bremer will be working with Brassington and Clow offline for this.

c. Presentation of Directors report.
Bremer reviewed his director's report with members as provided in packets.

5. CLOSED SESSION

a. Discussion and action in order to convene in Closed Session in accordance with Wis. Stats. 19.85(1)(e) to deliberate or negotiate the purchasing of public properties, the investment of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session including the sale of property and the investment of public funds regarding:

1) Acquisition of property located at 5802 Main Street, 5804 Main Street, and 5307 Hough Street, Tax Increment District #4.

Brassington moved to convene into closed session, Conrad seconded the motion. Motion carried on a roll call vote 7-0.

Meeting moved into closed session at 7:47 p.m.

b. Discussion and action to reconvene in Open Session.

Dietzel moved to reconvene in open session. Brost seconded the motion. Motion carried 7-0. Meeting reconvened into open session at 8:35 p.m.

6. BUSINESS

a. Discussion and possible action to make a recommendation to the Village Board regarding the acquisition of property located at 5802 Main Street, 5804 Main Street, and 5307 Hough Street, Tax Increment District #4.

Brost moved to recommend to the Village Board submittal of an offer to purchase for the property located at 5802 Main Street, 5804 Main Street, and 5307 Hough Street, Tax Increment District #4. Rupert seconded the motion. Motion carried 7-0.

7. SCHEDULE NEXT MEETING DATE.

a. Wednesday May 11, 2022 at 7:00pm.

8. ADJOURNMENT.

Brost moved to adjourn. Rupert seconded the motion. Motion carried 7-0. Meeting adjourned at 8:40 p.m.

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Wednesday, May 11, 2022**

SECTION: **Business**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **New Member Introductions**

PREVIOUS ACTION:

ISSUE SUMMARY:
As part of the Village Board annual meeting in April, some reorganization of committee, commission, and board appointments occurred. The CDA welcomes Trustee TJ Jerke in replacement of former Trustee Rupert. In addition, Toni Stolarik has elected not to renew her term on the CDA. There is currently a vacancy with six of the seven positions filled. We thank former Trustee Rupert and Committee Member Stolarik for their service. Finally, Kong Thao has accepted a promotion within the Department to the position of Associate Planner.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
This agenda item is presented for discussion only.

ATTACHMENTS:
None

McFarland

VILLAGE OF

SUMMARY SHEET

MEETING DATE: **Wednesday, May 11, 2022**

SECTION: **Business**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **Presentation and discussion regarding a Tax Increment Financing Development Incentives Application from Brett Riemen and Brian Spanos, Lakestone Holdings LLC, for Phase II of the Atwater Development located at** 4719 Farwell Street, **Tax Increment District #5.**

PREVIOUS ACTION:
July 22, 2019. Village Board approval of Ordinance 2019-13, rezoning the property from C-G Commercial General to Planned Development Infill District - General Plan Approved and Phase I Detailed Plan Approved.
October 30, 2019. Village Board approval of a Real Estate Acquisition and Development Agreement for Phase I of the Atwater project

ISSUE SUMMARY:

Summary of Request

Lakestone Properties (Brett Riemen and Brian Spanos) are requesting preliminary approval of a Tax Increment Financing Development Incentives Application in the amount of $305,000 (Pay-Go) in support of the development of Atwater Phase II development at 4719 Farwell Street. The development project consists of the construction of an approximate 12,078 square foot multi-tenent commercial building. The building will consist of 4 to 6 businesses with targeted businesses consisting of food & drink, general retail, and medical. The total estimated construction budget for the project is $3,589,300, with an estimated assessment value of $1,932,480 upon project completion (January 1, 2024 assessment). The packet includes the following applications:

1. Lakestones TIF Development Incentive Application. The CDA will consider a recommendation to the Village Board on this application.
2. Lakestones Plan Commission Application. This application includes the site plan drawings and renderings for the development project. The CDA is not taking action on this application; however, the CDA is encouraged to provide Lakestone and Village Staff with any comments regarding the site and building designs for consideration by the Plan Commission as part of its approval of this application.

Existing Property Conditions

The property consists of Lot 1 of CSM 15246 and is 1.210 acres in size with a 2021 fair market assessed value of $228,788. The lot is currently vacant as the prior commercial building was razed when the Atwater Phase 1 building was constructed on the adjacent Lot 2. Lot 2 of CSM 15246 consists of a mixed-use 3-story apartment building, Atwater Phase I (4721 Farwell Street). The Phase 1 property has a 2021 fair market assessed value of $4,651,299, which exceeds the minimum fair market value of $4,605,000 required under the existing development agreement with the Village. On July 22, 2019, the Village Board approved Ordinance 2019-13, rezoning Lot 1 and 2 of CSM 15246 from C-G Commercial General to Planned Development Infill District - General Plan Approved and Phase I Detailed Plan Approved. The Applicants are seeking approval of the Phase II Detailed Plan by the Plan Commission.

Tentative Project Schedule
Requests for TIF development incentives are reviewed and considered by the CDA and Village Board using a two-step process. The initial step is to review and provide preliminary approval of the TIF application regarding the general amount and terms of any TIF development incentives. If the initial application is approved, the Applicant proceeds to step two where the Village Attorney will draft a development agreement for review by the CDA and approval by the Village Board (final approval). The following outlines a tentative schedule for various permits/project approvals pending CDA/PC/VB review and approvals:

- May 11, CDA review and recommendation regarding the TIF Development Incentives Application
- May 17, Plan Commission public hearing on the Phase II Detailed Plan
- May 24, Village Board action on the TIF Development Incentives Application
- June 21, Plan Commission action on the Phase II Detailed Plan
- July 13, CDA review and recommendation regarding the TIF Development Agreement
- July 26, Village Board action on the TIF Development Agreement
- August, obtain building permits
- August or September, commencement of building construction
- April or May 2023, completion of building construction

FINANCIAL/BUDGET IMPACT:
The packet includes the C&ED Director's review of the development incentives application to the Village's TIF Development Incentives Policy Manual. All of the policy manual criteria appear to be met. In regards to addressing the "but for" requirements for TIF incentives, the Applicant has indicated the need for TIF assistance to overcome higher site and building construction costs. In addition, the Applicant has identified $3,589,300 in total project costs, 75% of which will be financed through a commercial loan of $2,691,975, 16.5% through developer equity of $592,325, leaving a TIF Gap of $305,000 (8.5% of the Total Project Costs).

The packet includes a TIF proforma for the project (Atwater Phase II TIF Proforma_5.5.2022) which includes the following assumptions:

- A $305,000 TIF incentive payable through a Developer Pay Go Payment. This is the least riskiest form of incentives for the Village as there are no upfront costs to the Village.

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- A minimum of $1,932,480 fair market assessment guarantee upon completion (1.1.2024 assessment). Note, given the project's anticipated August-September construction schedule, the proforma assumes a partial increase in the assessment as of 1.1.2023, with the majority of the value increase occurring in 2023, 1.1.2024 assessment.
- No property value inflation or deflation over the life of the TID.
- No increases or decreases in tax rate over the life of the TID.
- Based on these assumptions the Phase II project would generate $689,029 in tax increment over the life of the TID.
- The TID payments (Column L), assume returning 90% of the tax increment collected starting in year 2024 and continuing until year 2035, or until the requested amount of TIF incentives of $305,000 is met. Under this scenario, the payment period for the TIF incentive is 12 years; however, this could be more or less depending on the actual annual assessment and tax rate.

The packet includes a second TIF proforma (McFarland TID 5 Proforma_Atwater Phase II_5.5.2022) which includes the actual expenditures and revenues for TID #5 since inception with the addition of the $305,000 pay-go developer incentive for Phase II. Expenditures and revenues for year 2021 are unaudited. Year 2020 was the first year the TID was eligible to collect increment and increment payments have accelerated in recent years, including a 2022 collection of $201,753, due to redevelopment activities in the TID, including but not limited to Atwater Phase 1. While the TID fund balance is projected to continue in the red through year 2029, annual cash flow projections for the TID are projecting in a positive direction. Assuming no other capital expenditures, which is unlikely given the number of years left in the TID and the desire to complete more redevelopment projects, the TID is currently projected to have a surplus of $2.5M when it closes in year 2045.

The packet includes a final TIF proforma (Atwater Phase I & II TIF Proforma_5.5.2022) which includes the TID's overall contribution to the redevelopment of the mixed-use Atwater Phase 1 (4721 Farwell) and Phase II (4719 Farwell) development, including the Village's original land acquisition debt service costs. The total estimated TID investment in the property is $1.93M, or approximately 18.8% of the estimated $10.3M in total construction costs for Phase 1 & II. Based on the assumptions, Phase I & II are anticipated to increase the value of the property by over $5.85M, generate an estimated $2.56M of tax increment over the life of the TID, with an estimated net increment of $630K.

VILLAGE PLAN REFERENCE:

2020 Strategic Plan

Goal C: Promote responsible growth, increase economic development, and retain existing businesses.

2017 TIF District #5 Project Plan

The property is identified as a potential mixed-use redevelopment site within the TID Project Plan.

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2017 Comprehensive Plan
The property is identified as Mixed Use/Flex Commercial on the Future Land Use Map of the Village's Comprehensive Plan. Figure 4.1 provides a General Description of Land Uses allowed including "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. Figure 4.1 also describes Typical Implementing Zoning Districts to include the PD or PD-I districts. Page 58 of Volume II, notes that McFarland is particularly interested in attracting and retain the following types of businesses: A wider variety of retailers, restaurants, and services, including one or more coffee shops, bakeries, delis, cafes, brewpubs, wine and cheese shops, specialty grocery, jewelry, clothing/shoes, specialty retail/gifts, toys, health care/wellness, dry cleaners, florists, galleries (art/book store), family-oriented entertainment, and lesson space (sports/dance/music).

The project also supports the following plan policies, objectives, and initiatives:

- Actively promoting infill development and redevelopment where opportunities present themselves, particularly for underutilized properties along Terminal and Triangle Drive, Highway 51, Farwell Street, and the downtown area.
- Encourage employment, retail, service, and recreational uses in areas that conveniently serve Village neighborhoods and the greater McFarland community that includes Dunn and the Madison subdivisions that border the Village.
- Proactively work to retain and grow existing businesses.
- Expand the local tax base and good paying jobs through business park development and redevelopment.
- Continued private reinvestment in the downtown and Farwell Street areas. This is further illustrated on Map 7, McFarland's "Main Street" Vision.

ORDINANCE REFERENCE:
Sec. 62-66, PD-I Planned Development Infill District
Sec. 62-67, PD Planned Development District
Sec. 62-310, Site/Design Review
TID #5 Design Guidelines

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

ATTACHMENTS:
1. 4719 Farwell_Atwater Phase II_TIF App_04.11.22

2. 4719 Farwell Street_Atwater Phase II PD-I Detailed Plan_04.05.22
3. Atwater Phase II TIF Proforma_5.5.2022
4. McFarland TID 5 Proforma_Atwater Phase II_5.5.2022
5. Atwater Phase I and II TIF Proforma_5.5.2022
6. McFarland_Comprehensive_Plan_-_Future_Land_Use_Map
7. Figure 4.1(page 36)
8. Map 7 McFarland's 'Main Street' Vision

TAX INCREMENT FINANCING DEVELOPMENT INCENTIVES APPLICATION

Application ID: 2022 (Year) - 01 (#) 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: Atwater - Phase II

Applicant: Lakestone Properties

Mailing Address: 5910 Main St, Suite 1, McFarland WI 53558

Primary Contact: Brian Spanos Telephone: 608-838-1900

Email: brian@lakestoneproperties.com Fax:

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	Quam Engineering	rquam@quamengineering.com	608-838-7750
Dan Bertler	Supreme Structures	Dan@supremestructues.com	608-442-6420
Nick Badra	Sketchworks Architecture	nbadura@sketchworksarch.com	608-836-7570

B. PROPERTY INFORMATION

Parcel(s) Address: 4719 Farwell St

Parcel(s) Tax Number: 154/0610-032-7010-1

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

If no, current owner is: ____________________

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

Total Lot Size: 52,707 square feet

Parcel Contains Existing Buildings? ☒ No ☐ Yes

If yes, indicate Total Building Size__________sq.ft.

Most recent property assessment (PA):

$ 223,800 Land $ 0 Improvements $ 223,800 Total

Existing Uses: Vacant

Existing Zoning: PD

Existing Uses, Adjacent Parcels: Commerical N Multifamily S Multifamily E Commerical W

Existing Zoning, Adjacent Parcels: ________N ________S ________E ________W

Will a zoning change be requested? ☒ No ☐ Yes

If yes, indicate new zoning ____________________

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

Existing Mortgage Holder: One Community Bank

Contact Person & Phone Number: Dan Carey 608-838-5040

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

If yes, explain: ______________________________

C. PROJECT/BUSINESS INFORMATION

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

☐ Business Relocation ☐ Residential Development ☐ Other

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

See attached

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

See attached

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

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

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

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

Describe the project schedule.

Final Plan/Specification Preparation Date: See attached

Preliminary Construction Start Date: See attached

Preliminary Construction Completion Date: See attached

Date Occupied or Opened: See attached

Number of principal buildings and estimated square footage: 1 building 12,078 square feet

Estimated equalized assessed valuation after project completion (EAV)

$ See attached Land $ See attached Improvements $ See attached Total

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

Pre-improvements: $ See attached PA x _________ Mill Rate = $ ______________ Total (A)

Post-improvements: $ See attached PA x _________ Mill Rate = $ ______________ Total (B)

Additional increment (B-A) = $ See attached

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

Some of the leases are being negotiated

Who will own and operate the developed property? Lakestone Properties

Do similar businesses/uses already exist in McFarland?

☐ No ☒ Yes, If yes, indicate There are other single story retail buildings in McFarland

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

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

$0-$19,000

______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) $______________________

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

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

The neighbors were aware when the GDP for Atwater I and II were approved and were in support

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

See attached

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.

The majority of the site utilities, retention ponds, grading, site lighting have been completed.

D. TIF REQUEST

State the total amount of TIF assistance being requested: $ $305,000

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.

See attached

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		Equity/TIF/Loan
Environmental testing/remediation		Equity/TIF/Loan
Demolition		Equity/TIF/Loan
Construction of new building(s)	$2,889,090	Equity/TIF/Loan
Site Improvements	$224,000	Equity/TIF/Loan
Renovation of existing structures		Equity/TIF/Loan
Cost of installation of machinery/equipment		Equity/TIF/Loan
Architectural/Engineering fees	$60,000	Equity/TIF/Loan
Legal & other professional fees		Equity/TIF/Loan
Permit fees		Equity/TIF/Loan
Financing fees		Equity/TIF/Loan
Developer fees	$233,709	Equity/TIF/Loan
Other (please specify) Soft Costs, Contingency	$182,500	Equity/TIF/Loan
Total Project Costs	$3,589,299	Equity/TIF/Loan

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

Sources of Financing	Amount ($)	Percent of Total Costs
TIF	$305,000	8.5 %
Equity	$529,325	16.5 %
Loans	$2,691,974	75 %
Grants		%
Other (please specify)		%
Total Project Costs	$3,589,299	**100.0 %**

Lender for Project if in addition to the Village: One Community Bank

Officer Dan Carey Phone 608-838-5040 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 Brett Riemen Title Member

Signature *Brett Riemen* Date 4/11/2022

Return To:

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

TIF Application – Lakestone Properties – Atwater Phase II

April 11, 2022

Project Description

- The project site currently consists of a vacant parcel and the development proposes to construct a commercial building consisting of 12,078 square feet. The multitenant building will be home to approximately 4 to 6 businesses.

Sustainability / Green Design

- Building envelope will be designed to be compliant with the 2015 International Energy Conservation Code and current Wisconsin State Energy Code
- LED lighting throughout
- High efficiency heating and cooling units
- Project is located on an infill lot in an established neighborhood
- Project is located on a bike route
- Project is located within walking distance of shopping and restaurants
- Windows will be Energy Star or have a U value of less than 0.30
- Recycled content carpet pad used
- GreenGaurd or equivalent certified low formaldehyde insulation used
- Low V.O.C. paints and primers used

Project Schedule

- Construction to commence in August or September of 2022 with the building being completed by April or May 2023

Estimated Incremental Property Taxes

- Pre-Improvements
  - Value = $223,800
  - Taxes = $4,251

- Post-Improvements
  - Total Value = $1,932,480
  - Total Taxes (Estimated) = $36,717

Proposed tenants of the project

- Marketing towards restaurant and traditional retail businesses
  - Ex – food & drink, general retail, medical

Community Involvement

- Lakestone has been a long-time business member of the McFarland community and has contributed to the Chamber of Commerce, McFarland Education Foundation, McFarland Athletics, and many more local groups and charities.

TIF Request

- The overall costs of construction, poor soil conditions, and extensive site improvements have resulted in a non-performing project that needs tax incremental financing assistance to create a viable development. The TIF request (Gap) is $305,000

- Some of the public benefits of this project include;
    - Development of an infill site
    - Increased real estate tax revenue
    - A project consistent with the goals and objectives of the Village
    - Additional homes for residents in the Farwell corridor that will support local businesses
    - A location for new and existing businesses to grow in the Village

Estimated Costs of Development

Cost of Construction	12078	215	/ SF	$2,596,770
Tenant Improvements	Additional tenant improvements			$292,320
Land / Site	Infrastructure that was completed in Phase I - Retention ponds, site utilities, parking lot lighting, grading			$224,000
Soft Costs	Architectural, Engineering, Builders Insurance, etc			$172,500
Contingency				$70,000
Development Fee	9% of hard costs			$233,709
Impact Fees				
Total Investment				**$3,589,299**

5-Year Property Analysis

Property Profile

Property Name	Atwater - Phase II	Size of Property (ft.^{2})		12,078
Location	McFarland	Total Cost	$	3,589,299
Property Type	Multifamily	Projected Cap. Rate at Asking Price		
Size of Property (# Units)	6	Price per Unit at Asking Price	$	598,217

Investment Summary

Proposed Purchase Price	$	3,589,299	Purchase Price per ft.^{2}	$	297.18
Proposed Cash Down Payment (%)		25.0%	Expenses, % of Future GOI, Year 1		4.4%
Proposed Down Payment	$	897,325	Expenses, per unit, Year 1	$	1,667
Rehab Costs	$	-	Gross Rent Multiplier, Future Rents		15.9
Other Startup Costs	$	-			
Initial Reserves			**Before-Tax Results**		
TIF Contribution	$	305,000	Income Earned over 5 years	$	238,640
Post-Closing Rebate to Buyer	$	-	Avg. Cash-on-Cash Return		8.1%
Total Initial Investment	**$**	**592,325**	Internal Rate of Return (IRR)		13.1%
Debt Coverage Ratio - Year 2		1.25			
Debt Coverage Ratio - Year 1		1.24	**After-Tax Results**		
Cap. Rate at Purchase (projected)		6.02%	Income Earned over 5 years		$269,670
Proposed Cap. Rate at Sale		7.50%	Avg. Cash-on-Cash Return		9.1%
Purchase Price per Unit	$	598,217	IRR		0.0%

Assumptions

Estimated Closing/Acquisition Costs	$	-	Owner Managed? (Y or N)	N
Vacancy Rate, Year 1		10.0%	Residential Property? (Y or N)	Y
Vacancy Rate, Year 3		10.0%	Owner's Ordinary Income Tax Bracket	35%
Rent Income Escalator, per year		1.5%	Capital Gains Tax Rate	20%
Other Income Escalator, with vacancy		1.0%	Tax Rate on Straight Line Recapture	25%
Other Income Escalator, without vacancy		1.0%	Expenses of Sale	4.0%
Expense Escalator, per year		2.0%	Property Tax Rate, % of Assessed Value/Yr.	1.00%
Management Fee, % of Effective Income		6.0%		

Mortgage Data	1st	2nd	**Assessed/Appraised Values**			
LTV	75.0%	0%	Present Assessment		$ 223,800	
Amount -	$ 2,691,974	$ -	Future Assessment		$ 1,932,480	
Interest Rate	4.250%	10.0%	Land	$ 135,274		7.0%
Amortization Period	25	10	Improvements	$ 1,739,232		90.0%
Points + Fees Paid to Acquire Loan, %	0.0%	0.0%	Personal Property	$ 57,974		3.0%
Points + Fees Paid to Acquire Loan	0	0	Total	$ 1,932,480		100.0%

Cash Flow Analysis Worksheet

Property Name	Atwater - Phase II		Purchase Price	$3,589,299
Prepared For			+ Acquisition costs	
Prepared By			+ Loan Points	
Date Prepared	11-Apr-22		+ Rehab Costs	
			- Mortgages	$2,691,974
Internal Rate of Returr	13.1%		- Closing Credits to Buyer	$305,000
			= Initial Investment	**$592,325**

Mortgage Data

	1st Mortgage	2nd Mortgage
Amount	2,691,974	
Interest Rate	4.25%	10.%
Amortization Period	25	10
Loan Term	25	10
Payments/Year	12	12
Periodic Payment	14,583	-
Annual Debt Service	175,001	-
Points/Acq. Fees		

Cost Recovery Data

	Improvements	Personal Property
Value	3,230,369	107,679
C. R. Method	SL	SL
Useful Life	27.5	7

5 year Proforma - Commercial Building

	Year :	1	2	3	4	5
1	Potential Rental Income	251,386	255,157	258,984	262,869	266,812
2	+Other Income affected by vacancy					
3	Vacancy & Credit Losses	25,139	25,516	25,898	26,287	26,681
4	=Effective Rental Income	226,247	229,641	233,086	236,582	240,131
5	+Other Income not affected by vacancy					
6	=Gross Operating Income	226,247	229,641	233,086	236,582	240,131
7	-Operating Expenses	10,000	10,200	10,404	10,612	10,824
8	=NET OPERATING INCOME	216,247	219,441	222,682	225,970	229,306
9	-Interest - 1st Mortgage	113,215	110,537	107,743	104,828	101,787
10	-Interest - 2nd Mortgage					
11	-Cost Recovery - Improvements	117,456	117,456	117,456	117,456	117,456
12	-Cost Recovery - Personal Property	15,383	15,383	15,383	15,383	15,383
15	=Real Estate Taxable Income	(29,806)	(23,935)	(17,900)	(11,697)	(5,320)
16	Tax Liability (Savings) at 35.0%	(10,432)	(8,377)	(6,265)	(4,094)	(1,862)

Cash Flow

		1	2	3	4	5
17	NET OPERATING INCOME (Line 8)	216,247	219,441	222,682	225,970	229,306
18	-Annual Debt Service	175,001	175,001	175,001	175,001	175,001
19	-Reserves for Replacements					
21	**=CASH FLOW BEFORE TAXES**	**41,246**	**44,440**	**47,680**	**50,969**	**54,305**
	Cash on Cash Return	**7.0%**	**7.5%**	**8.0%**	**8.6%**	**9.2%**

Hard Cost - Detail

Hard Cost - Detail	Estimate	Actuals
Land Acquisition	$1	
Additional Tenant Improvements	$292,320	
Infrastructure	$224,000	
Construction	$2,596,770	
Total Hard Cost	**$3,113,091**	

Sources & Uses of Funds

Loan	$	2,691,974.48
Equity	$	592,324.83
Total Sources	$	3,284,299.30
Less : Uses (Cost)	$	3,589,299.30
Gap	$	(305,000.00)

Soft Cost - Detail

Soft Cost - Detail	Estimate	Actuals
Architect Fee	$45,000	
Zoning	$0	
Permits	$15,000	
Construction Overhead	$20,000	
Construction Interest	$29,000	
Loan Fees	$7,500	
Appraisal	$2,500	
Legal	$10,000	
Taxes - Carry	$4,500	
Builder's Risk	$7,500	
Closing Costs	$5,000	
Marketing	$1,500	
Engineering	$15,000	
Soil Testing	$0	
Contingency	$0	
Signage - Monument	$10,000	
Impact Fees	$0	
Total Soft Cost	**$172,500**	

Other Costs - Detail

Contingency	$70,000
Developer Fee	$233,709
Total Other Cost	**$303,709**

Total $3,589,300

VILLAGE OF

McFarland

Community & Economic Development

Plan Commission Application – 2022

~Application must be completed in full~

Applicant - Owner	Lakestone Holdings LLC	Applicant's Agent	
	5910 Main St #1	Name	Brian Spanos
Address	McFarland, WI 53558	Address	5910 Main St #1 McFarland WI
Email	Brian@lakestoneproperties.com	Email	Brian@lakestoneproperties.com
Phone #	608-219-5247	Phone #	608-219-5247
Fax #		Fax #	

Parcel No(s). 154/0610-0327010-1 **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	\$425+F	☐ Annexation	At cost
☐ Preliminary Plat (reapplication)	\$500+BF	☒ Rezoning (map)	\$475+F	☐ Dev. Agreement Including Addendums	\$400 F
☐ Certified Survey Map	\$300+FG	☐ Zoning Amendment (text)	\$475 +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

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

+ = 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.

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)

4719 Farwell St. McFarland WI (see attached intro letter)

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

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.)**

Submittal Requirements: **One (1) hard copy 8 ½ x 11, except site plan sheets which should be 11 x 17, and one (1) electronic (pdf) copy.** A completed in full application can be submitted to the Community Development Department (5915 Milwaukee Street, McFarland, WI 53558, community.development@mcfarland.wi.us), with fees included with submittal **by *NOON of the deadline day**, according to the schedule below.

Village of McFarland Plan Commission 2022 Schedule

The Village of McFarland Plan Commission normally conducts meetings on the third Monday of each month, unless otherwise noted below at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices; potential agenda item materials are required to be submitted per the schedule listed below.

*Submittal Deadline Noon on:	For Scheduled 2022 Meeting date of:
December 7 (2021)	Tuesday, January 18
January 11	February 21
February 8	March 21
March 8	April 18
April 5	May 16
May 10	June 20
June 7	July 18
July 5	August 15
August 9	September 19
September 6	October 17
October 11	November 21
November 8	December 19 (Pending)
December 6	Tuesday, Jan. 17, 2023 (Pending)

Note, applications requiring a public hearing will be scheduled for a hearing according to the schedule above, with action considered at the next scheduled Plan Commission meeting following the public hearing. Applicants are encouraged to contact the Community & Economic Development Director for a pre-application meeting to review the project and submittal requirements prior to submitting an official application.

Acknowledgements:

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

X ______________________ 04/05/2022

Signature of Applicant/Agent Date

LAKESTONE PROPERTIES

5910 MAIN ST. MCFARLAND, WI 53558
P: 608-838-1800
F: 608-531-2800
WWW.LAKESTONEPROPERTIES.COM

April 5, 2022

Village of McFarland
Department of Planning
5915 Milwaukee Street
McFarland, WI 53558

RE: Atwater Phase II

Dear Commission Members, Planning and Development Staff:

Lakestone Properties is excited to submit the application for Phase II of the Atwater development. The Mixed-Use Phase I building was completed in January of 2021 and has a positive impact on the Farwell corridor. The apartments leased up very quicky and the two commercial spaces recently leased up as well.

Phase II will have approximately 12,000 square feet of commercial space and we are currently working with three tenants that would be new to the McFarland community.

The architecture of the building will be similar to Phase I but will differentiate itself with a commercial design. Storefront windows, flat roof, outdoor patios, and attractive building lines will be a nice compliment to the mixed-use building.

We are hoping to start construction this August with tenants opening up for business by April of 2023.

Project Information:

Address:	4719 Farwell Street
Zoning:	Planned Development
Lot Size:	1.2 acres
Proposed Use:	Commercial Space
Parking Counts:	54 stalls
Total Square Feet:	12,078

Project Team:

Owner
Lakestone Holdings LLC
Lakestone Properties & Management LLC
Brett Riemen & Brian Spanos
5910 Main Street, Suite 1
McFarland, WI 53558
608-838-1800

Architect
Sketchworks Architecture, LLC
Nick Badura
2501 Parmenter Street, Suite 100B
Middleton, WI 53592
608-836-7570

Civil Engineer & Landscape Architect:
Quam Engineering, LLC
Ryan Quam
4604 Siggelkow Road, Suite A
McFarland, WI 53558
608-838-7750

Please feel free to contact us with any questions.

Sincerely,

By: Lakestone Properties & Management LLC

By: Brett Riemen
Brett Riemen, CCIM
Partner

By: ______________________________
Brian Spanos
Partner

Site and Design Plans

Check List

Date received: ______

Subject property address: 4719 Farwell St
McFarland, WI 53558

Landowner's name: Lakestone Holdings LLC

Landowner's address: 5910 Main St #1
McFarland, WI 53558/

Landowner's phone/fax: 608-219-5247

Landowner's email: Brian@lakestoneproperties.com

Agent's name: ______

Agent's address: ______

Agent's phone/fax: ______

Agent's email:

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

Intro Letter B. Name and signature of the designer.

A-1 C. Date of original plan and latest date of revised plan.

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

Intro Letter E. Existing zoning PD Proposed rezoning ______yes x ______no

Quam C-1 F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.

Quam C-2 G. All required building setback lines.

Quam C-2 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.

Quam C-2 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.

N/A J. Existing and proposed site and building signage.

A-1/A-8 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.

Quam C-3 M. The location of existing and proposed drainage facilities including stormwater and erosion control plan.

Quam C-2 N. The location and type of any permanently protected green space areas.

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

Quam C-3 P. Grading Plan including existing & proposed topography shown at a contour interval of not more than two (2) ft.

Quam C-2 & 5 Q. In the legend, data for the subject property:

(1) Lot area

(2) Building area

(3) Paved area

(4) Total impervious area

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

(5) Building height

(6) Existing zoning, proposed zoning

(7) Number of parking stalls provided and required.

Quam C-5 R. Landscaping Plans including proposed species, quantity and planting size. Refer to Appendix B of the Village's Zoning Code for more information.

Quam C-4 S. Hydrant locations and Fire Department Connection.

Quam C-6 T. Lighting Plans including photometrics and description of fixture types, heights and orientation.

Quam C-4 U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances.

Quam C-2 V. Existing or proposed easements.

General Comments W. A legal description of the subject property.

General Comments: Lot 1 of CSM 15246

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.

Planned Development District – Infill

Statement of Owners Intent

Detailed Plan for Phase 2 Development

04-05-2022

Project:

Atwater Phase II

4719 Farwell Street Development

Developer:

Lakestone Properties & Management, LLC

Brian Spanos & Brett Riemen

Statement of Owners Intent

It is the intent of the developer to develop the property currently addressed as 4719 Farwell into a commercial development. The purpose of this submittal is to seek the following approvals:

1. Detailed Plan for Phase 2 Development

Legal Description

Legal description is as follow:

Lot 1 of CSM 15246

Existing Site

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

1. Lot 1 is 1.210 total acres
2. Currently zoned PD - Planned Development
3. The site is a vacant lot that was previously an office building. (building was removed in 2020).
4. The site is relatively flat with a downward sloping grade of approximately 4 feet from the southeast corner of the site to the northwest corner. All but one of the stormwater ponds have been installed during the construction of Phase I.
5. Lot 1 of CSM 15246 abuts commercial properties to the west and across Farwell Street north of the development. There are existing multifamily buildings along the western and southern edge.

Description of General Plan the Development

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

1. Commercial Building
    a. One story commercial building with approximately 12,078 S.F. of leasable space.
2. Approximately 54 parking stalls.

3. Site layout
    a. The building has been placed up near Farwell Street to make a strong connection to the street to promote visibility and to activate the street with the commercial spaces.
    b. A possible patio space has been placed between the buildings and Farwell St. This space will contain outdoor seating for the retail tenants.
    c. Approximately 54 parking stalls will be constructed for the retail tenants.
    d. The tenant space furthest to the east will have a drive-through option.
    e. Multiple ponds are located to meet the runoff control, sediment control, and infiltration requirements for all proposed impervious surfaces.
    f. The single story building has a 22.9% floor area ratio.
    g. Impervious surface percentage 74.3% of the total lot area.

4. Schedule
    a. Construction to start late Summer of 2022 with tenant occupancy by Spring of 2023.

Description of Detailed Plan for Lot 1

A single-story commercial building including the following details:

1. The Site Plan is included as sheet C-1 with features as follows:
    a. 12,078-14,266 S.F. of commercial space (with two possible mezzanines)
    b. 54 surface stalls

2. The grading plans are included on sheet C-3 with features as follows:
    a. The commercial spaces have accessible entrances from the parking lot side of the building as well as from the north side of the building along Farwell Street.

3. Building elevation drawings are shown on sheets A1-A8. Exterior materials are high quality, low maintenance materials and comply with the design guidelines in TIF #5.

  a. Exterior materials consist of aluminum storefronts, brick veneer, and composite lap siding and trim.

4. The Landscape Plan is included on sheet C-5 and meets the Village of McFarland requirements.

5. The Site Lighting Plan is included on sheet C-6 and fixture cut sheets have been included. Site lighting is cut-off downlight to minimize night sky light pollution. The cut-off fixture allows for the control of light to or site and prevents light spill over to adjacent properties.

6. The Utility Plan is included as sheet C-4.
    a. The 6” sanitary sewer lateral will connect to the existing 8” sanitary sewer under Farwell Street.
    b. The 6” water service lateral will connect to the 6’ stub on phase one of this development.
    c. The Inlets, catch basins, and bioretention ponds will collect from all impervious surfaces with overflows being connected to the storm sewer under Farwell Street.

Planned Development Infill District Standards and Responses

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

1. *Maximum impervious surface ratio: seven-tenths nonresidential and mixed use.* **The impervious surface ratio is .74**
2. *Maximum floor area ratio: 0.70.* **The floor area ratio is below .70 at 0.23**
3. Additional standards
    a. *Screening and requirements for buffer yards shall be included as part of plan reviews. Such screening shall shield neighboring properties from any adverse external effects of the proposed development. Screening and buffer yards shall also be used to shield the proposed development from the*

negative impacts of adjacent uses, such as streets, industrial uses, etc. Special emphasis shall be placed on screening the intrusion of automobile headlights on neighboring properties from parking areas and driveways. **Buffer yards and landscape screening have been provided along the southern property line to provide separation from the multifamily unit to the south including landscape screening along the parking edge. It should also be noted the multifamily units sit higher in elevation than the parking area providing additional protection from headlights.**

b. *Pedestrian circulation should be carefully planned so as to prevent pedestrian use of vehicular ways and parking spaces. In all cases, pedestrian access shall be provided by public walkways.* **Appropriate pedestrian circulation has been provided by proving direct pedestrian routes form the public sidewalk to the buildings. Having one driveway also limits the vehicular interaction between pedestrians and vehicles.**

c. *The useable open space required for residential development projects and mixed use residential project shall be designed for use of each individual dwelling unit or shall be located and designed to be of utility to every dwelling unit proposed. This required usable open space shall be designed to maximize privacy and usability to the residence.* ***No residential uses for this Phase however we will be providing outdoor patios for the commercial tenants.***

d. *Special emphasis shall be placed on trash collection points. Trash containers shall be screened and so designed so as to be conveniently accessible to their users and collectors.* **There is a trash enclosure located in the south portion of the commercial parking lot.**

e. *Within the PD-I District, mixed land uses may be proposed. However, they must be found to be compatible based on the site and building designed proposed. Compatibility will also be judged on the basis of how the proposed project fits within the context of the neighborhood and abutting properties. The basic intent of this Chapter and Village Comprehensive Plan must be adhered to.* **The Comprehensive Plan has designated**

this site as Mixed Use-Flex Commercial. This proposal complies with that designation. This site is surrounded by commercial and residential development. This commercial proposal is ideally compatible.

f. *Snow removal areas and procedures must be described in the plans.* **Snow can be placed on the perimeter of the site and if weather conditions dictate it can be trucked off site.**
g. *All site lighting shall be controlled so as not to extend a direct light source onto abutting properties. Cutoff type luminaries shall be used and all lighting sheds shall be indicated on the plans.* **Cutoff fixtures are being used. Lighting Plan is on sheet C-6, which shows the light sheds being controlled on site.**
h. *The physical attributes of the site shall be respected with particular concern for preservation of natural features, tree growth and open space.* **The site has been designed to work with the natural topography of the site, for site drainage, ground water, and the building relationship to the street.**

4. *Exceptions to standards. Exceptions to these standards may be recommended by the Village Plan Commission subject to final approval given by the Village Board.*

Planned Development District Standards and responses

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

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

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

h. *The width of street right-of-way, width paving, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage or other similar environmental engineering considerations shall be based on a determination of the appropriate standards necessary to implement the specific function in the specific situation; provided, however, that in no case shall standards be less than those necessary to ensure the public safety and welfare as determined by the Village.* **The construction will meet Village standards.**
i. *The proponents of a PDD application provide evidence satisfactory to the Village Board of its economic feasibility of available adequate financing and that it would not adversely affect the economic prosperity of the Village or the values of surrounding properties.* **The developer will be going through the TIF application process.**
j. *The proponents of a PD shall submit a reasonable schedule for the implementation of the development to the satisfaction of the Village Board, including suitable provisions for assurance that each Phase could be brought to completion in a manner that would not result in an adverse effect upon the community as a result of termination at that point.* **The project is scheduled to start construction late Summer of 2022 with tenant occupancy in Spring of 2023.**

Drawing Not to Scale

Exterior Imagery

4.4.22

LAKESTONE PROPERTIES A-1

Drawing Not to Scale

Exterior Imagery

4.4.22

LAKESTONE PROPERTIES

A-2

Drawing Not to Scale

Exterior Imagery

4.4.22

LAKESTONE PROPERTIES

A-3

Drawing Not to Scale

Exterior Imagery

4.4.22

LAKESTONE PROPERTIES

A-4

Drawing Not to Scale

Exterior Imagery

4.4.22

LAKESTONE PROPERTIES A-5

Drawing Not to Scale

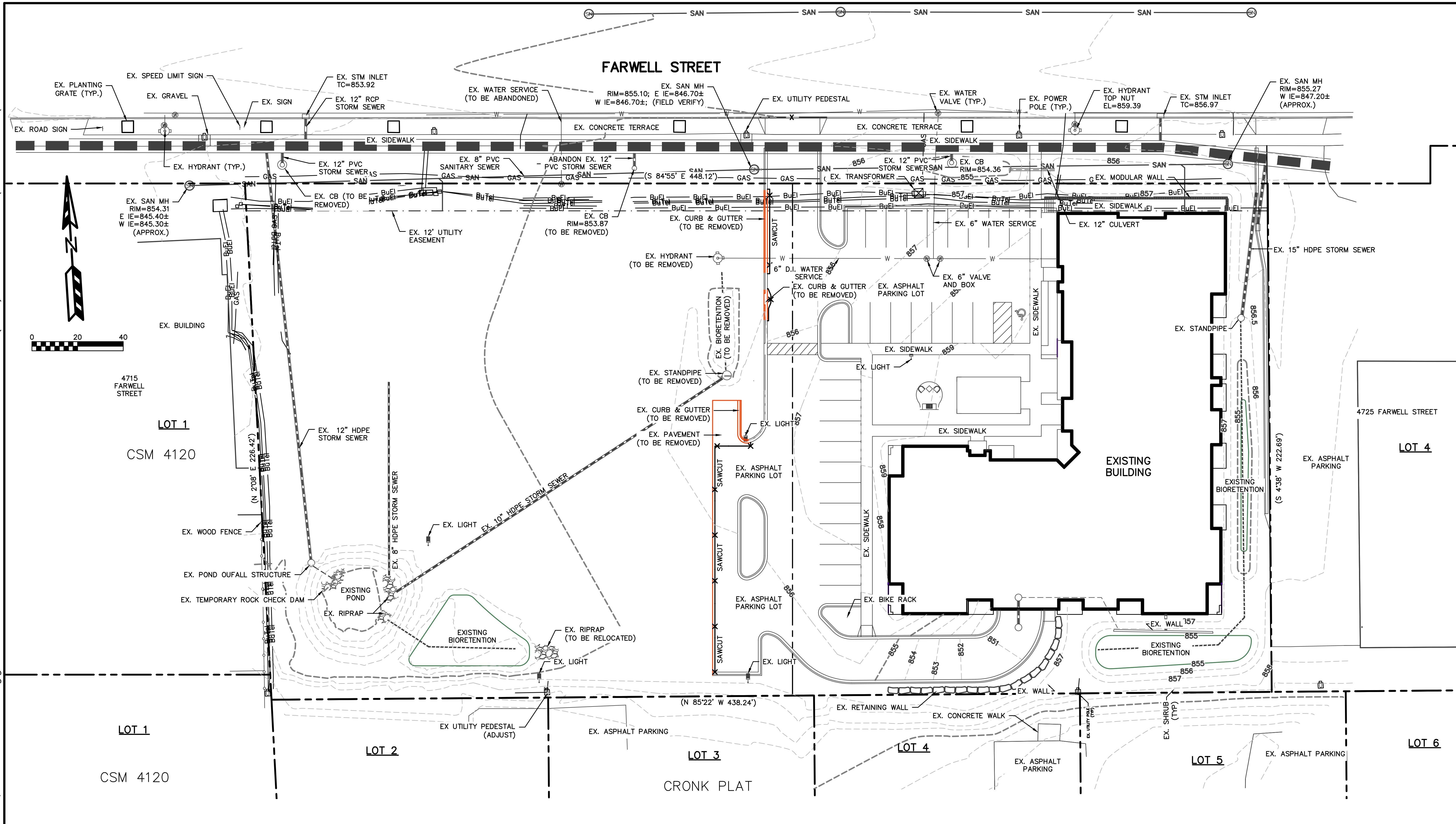
Drawing Not to Scale

Drawing Not to Scale

Exterior Imagery

4.4.22

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838–7750 \SP–20–19\SP20BASE.DWG



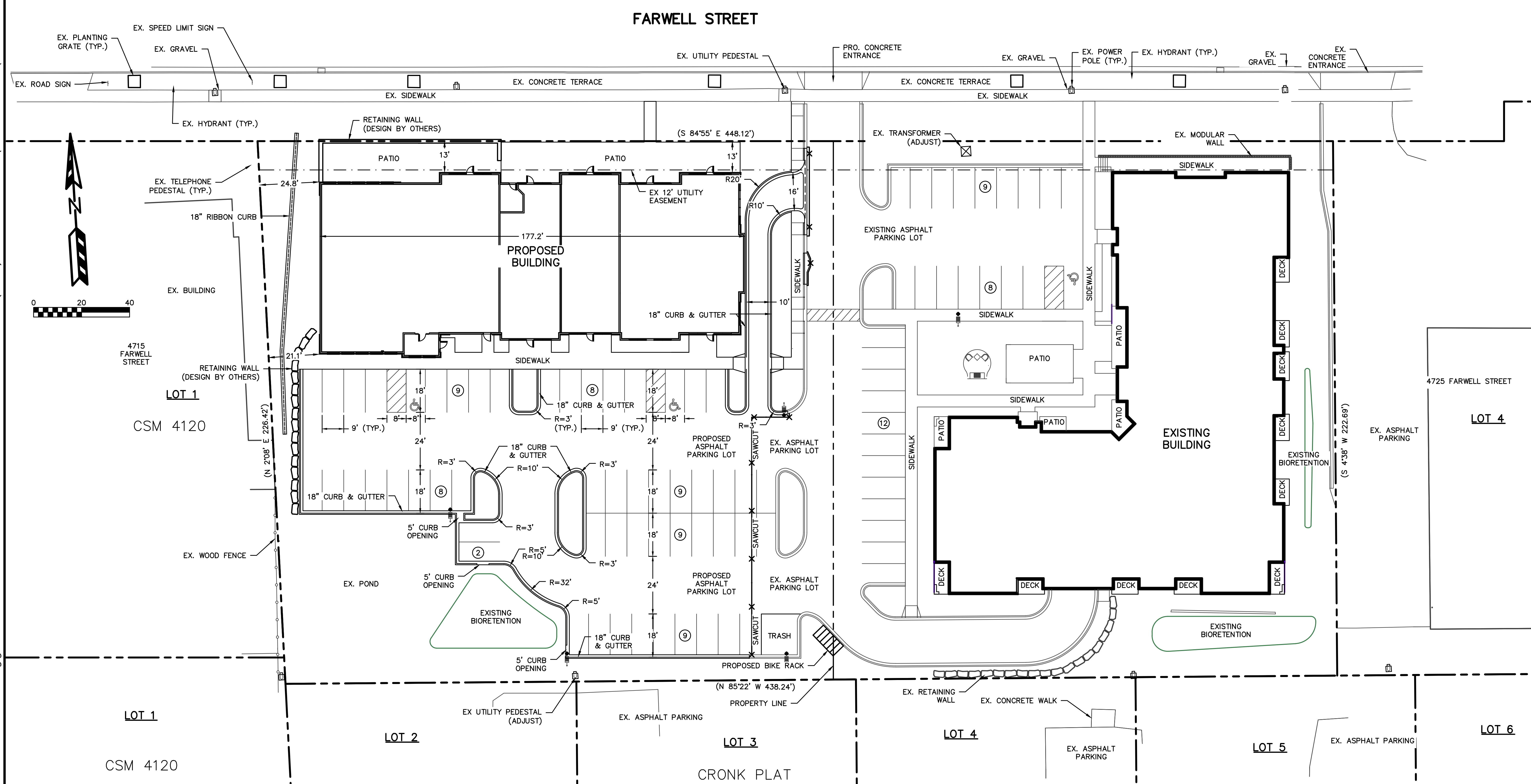
4721 FARWELL STREET DEVELOPMENT
EXISTING SITE PLAN
SHEET: C–1
DATED: APRIL 5, 2022

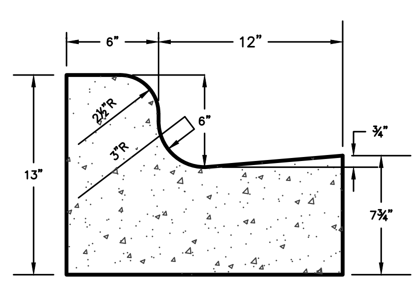
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838–7750; Fax (608) 838–7752

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750 \SP-20-19\SP20BASE.DWG

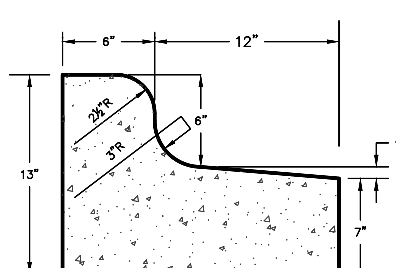
WESTERN LOT AREAS

TOTAL LOT AREA	52,731 SQFT
BUILDING AREA	12,078 SQFT
PAVED AREA	27,113 SQFT
IMPERVIOUS AREA	39,201 SQFT

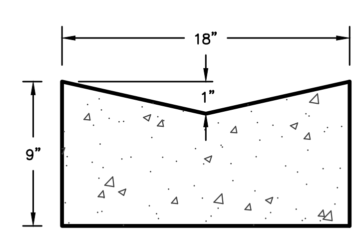




18" STANDARD CONCRETE CURB & GUTTER



18" REJECT CONCRETE CURB & GUTTER

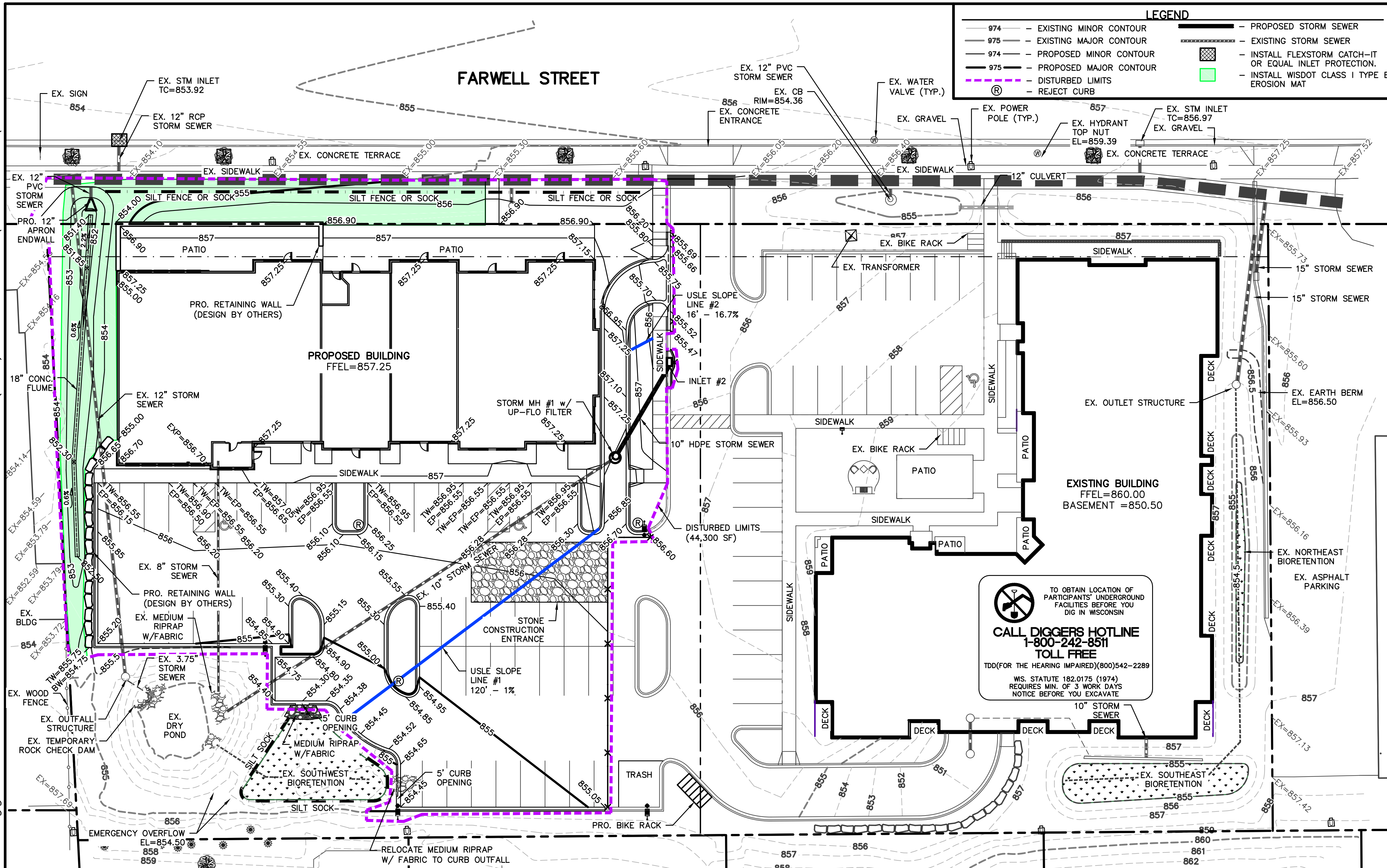


18" CONCRETE RIBBON CURB

4721 FARWELL STREET DEVELOPMENT
PROPOSED SITE PLAN
SHEET: C-2
DATED: APRIL 5, 2022

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

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \SP-20-19\SP20BASE.DWG



EROSION NOTES:

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

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

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

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

TIME SCHEDULE:

JULY 20 – 31, 2022	INSTALL INITIAL EROSION CONTROL DEVICES AND ROUGH GRADE SITE.
AUGUST 1, 2022 – MAY 1, 2023	CONSTRUCT BUILDING & PARKING LOT AND RESTORE PERVIOUS DISTURBED AREAS.
AUGUST 22, 2022	APPLY TEMPORARY MULCH, WOODCHIPS, OR TARPS TO PERVIOUS DISTURBED AREAS.

RESTORATION NOTES:

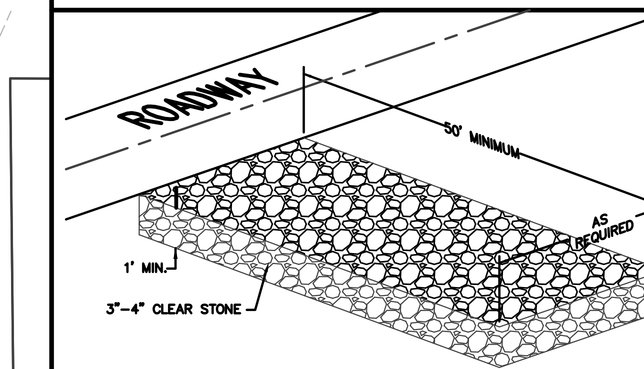
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED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

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

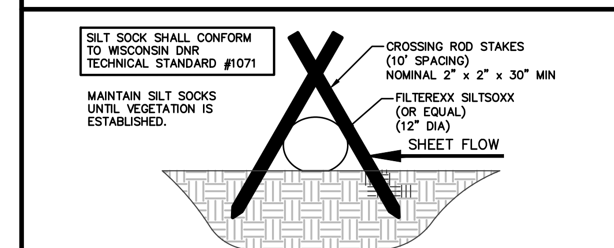
FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

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

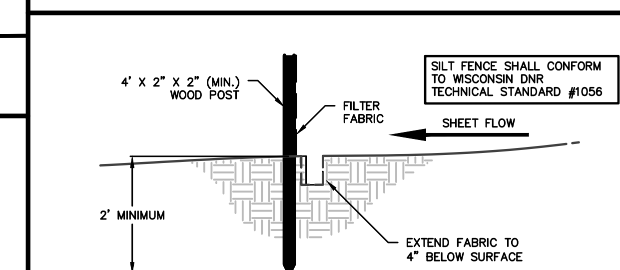
ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558



STONE CONSTRUCTION ENTRANCE



SILT SOCK DETAIL



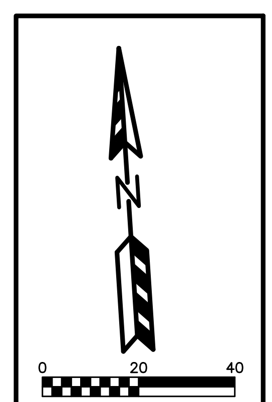
SILT FENCE CONSTRUCTION (SHEET FLOW)

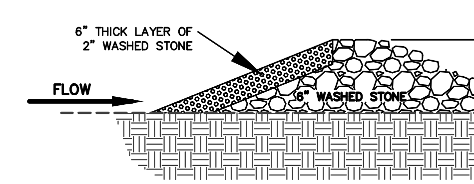
4721 FARWELL STREET DEVELOPMENT
GRADING & EROSION CONTROL PLAN
SHEET: C-3
DATED: APRIL 5, 2022

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

PER DNR PRESCRIPTIVE COMPLIANCE, SLOPES STEEPER THAN 5:1 MUST HAVE THE INDICATED EROSION MATTING (PER DNR TECH STANDARD 1052) AND SLOPE INTERRUPTION DEVICES (PER DNR TECH STANDARD 1071) INSTALLED. THE AREA SHALL BE STABILIZED IMMEDIATELY AFTER REACHING THE PROPOSED GRADE OR IF THE AREA REMAINS INACTIVE FOR 14 DAYS. SOIL EXPOSURE SHALL BE LIMITED TO 30 CALENDAR DAYS.

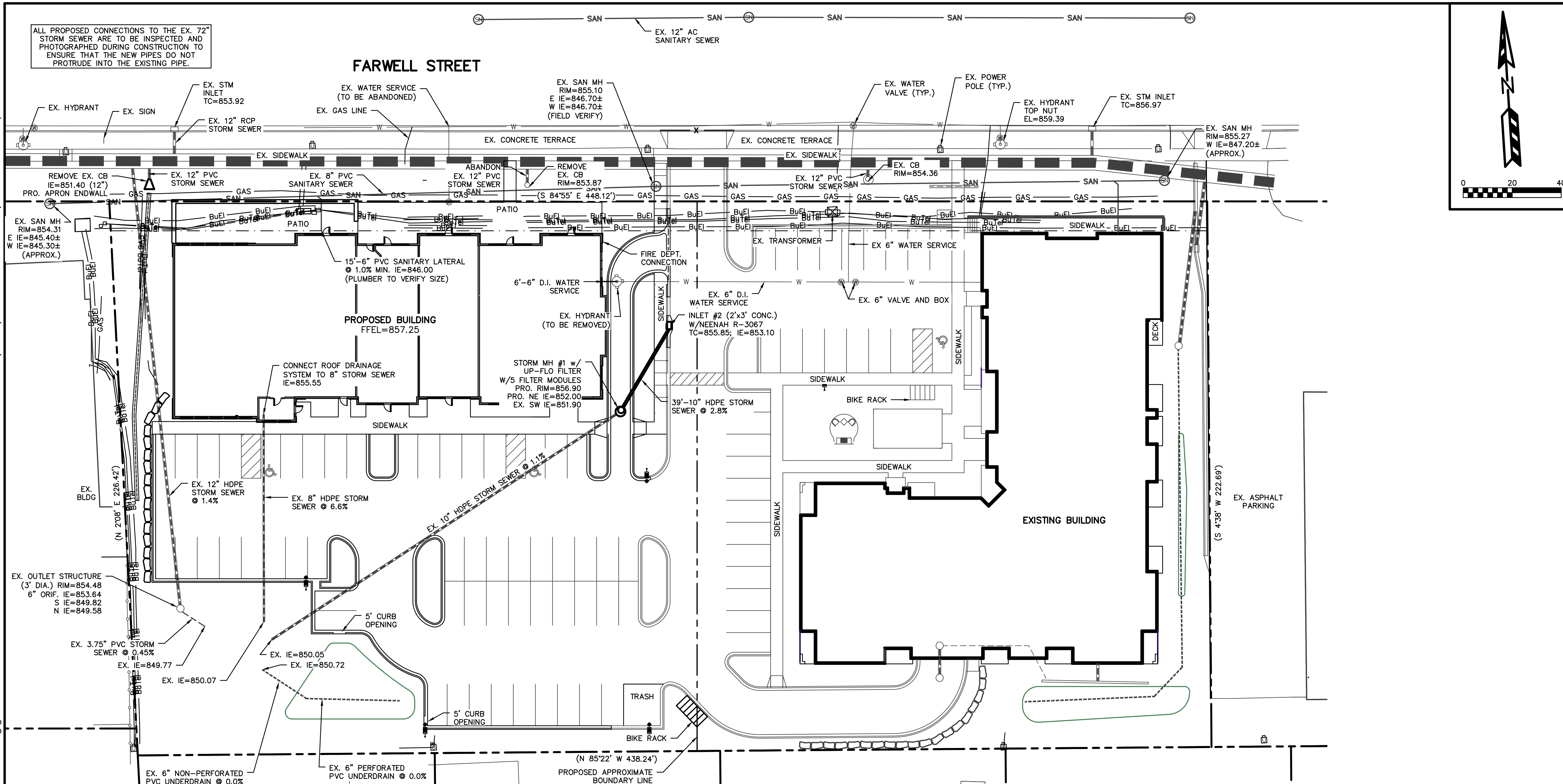
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TDD(FOR THE HEARING IMPAIRED)(800)542-2289
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE





ROCK CHECK DAM DETAIL

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \SP-20-19\SP20BASE.DWG



UTILITY NOTES:

CONTACT VILLAGE PRIOR TO CONNECTING PROPOSED UTILIES INTO EXISTING UTILITIES. ALL CONNECTIONS SHALL BE PHOTOGRPAHED AND NEW STORM PIPES SHALL NOT EXTRUDE INTO EXISTING STORM PIPES.

ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE MOST CURRENT EDITION OF VILLAGE OF MCFARLAND STANDARD SPECIFICATIONS FOR PUBLIC WORKS IMPROVEMENTS AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL INVERT PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF COTTAGE GROVE PRIOR TO CONNECTING TO THE WATER SERVICE.

BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.

GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS, TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.

SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.

WATER SERVICE SHALL BE DUCTILE IRON UNLESS INDICATED OTHERWISE.

ALL EXISTING WATER LATERALS AND UNNECESSARY WYES TO THE SITE ARE TO BE ABANDONED WITH CAPS AT THE MAIN.

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

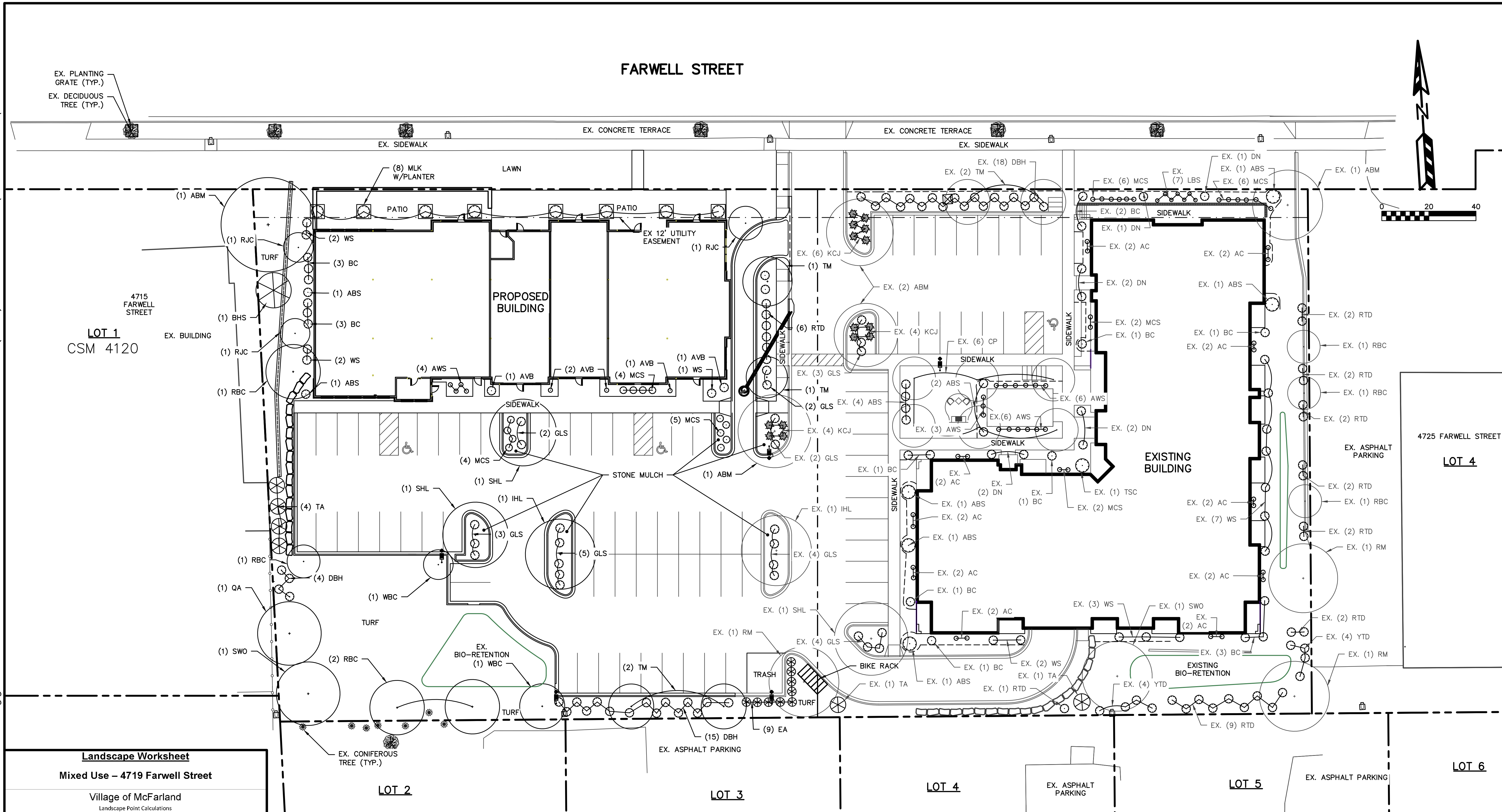
4721 FARWELL STREET DEVELOPMENT

UTILITY PLAN

SHEET: C-4
DATED: APRIL 5, 2022

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

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \SP-20-19\SP20BASE.DWG



Landscape Worksheet

Mixed Use – 4719 Farwell Street

Village of McFarland

Landscape Point Calculations

Minimum Points Required for PD-I (CG) Zoning District

	Site Measurement	Points Calculation	Points Required
Building Foundation	536	40 Per 100 ft.	214
G.F.A.	12,078	10 Per 1,000 ft.	121
Street Frontage	240	50 Per 100 ft.	120
Paved Area	27,113	80 Per 10,000 sq. ft.	217

672 Total Points Required

(Ord. No. 2011-06, § 1, 5-23-2011)

Total Landscape Points Supplied: 879

PLANT LIST - 1

KEY	QUAN	SIZE	COMMON NAME	ROOT	POINTS
	5		**Large Deciduous Trees (40 Points)**		200
ABM	2	2"	Autumn Blaze Maple	BB	80
QA	1	2:	Quaking Aspen	BB	40
RM	1	2"	Red Maple	EX	40
SWO	1	2"	Swamp White Oak	BB	40
	14		**Medium Deciduous Trees (25 Points)**		350
IHL	2	2"	Imperial Honey Locust	BB	50
RBC	4	10'	River Birch Clump	BB	100
SHL	2	2"	Skyline Honey Locust	BB	50
TM	4	2"	Tatarian Maple	BB	100
WBC	2	10'	White Birch Clump	BB	50
	2		**Small Deciduous Trees (15 Points)**		30
RJC	3	1 ½"	Red Jade Crab	BB	30
	7		**Tall deciduous shrubs (5 Points)**		35
ABS	2	5'	Autumn Brilliance Serviceberry	BB	10
AVB	5	3'	Arrowood Viburnum	Pot	25

PLANT LIST - 2

KEY	QUAN	SIZE	COMMON NAME	ROOT	POINTS
	142		**Medium deciduous shrubs (3 Points)**		144
AWS	4	18"	AW Spirea	Pot	12
BC	6	24"	Black Chokeberry	Pot	18
DBH	19	24"	Dwarf Bush Honeysuckle	Pot	57
MKL	8	36:	Miss Kim Lilac	Pot	24
RTD	6	24"	Red Twig Dogwood	Pot	18
WS	5	24"	White Snowberry	Pot	15
	33		**Low deciduous shrubs (1 Points)**		33
GLS	20	18"	Gro Low Sumac	Pot	20
MCS	13	18"	Magic Carpet Spirea	Pot	13
	1		**Large Evergreen Trees (30 Points)**		30
BHS	1	5'	Black Hills Spruce	BB	30
	9		**Medium evergreen shrub (5 Points)**		45
EA	9	4'	Emerald Arborvitae	BB	45
	4		**Low evergreen shrub (3 Points)**		12
KCJ	4	4'	Kallay Compact Juniper	Con	12
			Total Landscape Points:		879

NOTES:

1) Designated lawn areas to be seeded (Madison Parks seed mix), fertilized, and mulched with straw mat.
2) Designated turf areas to be seeded (No-mow seed mix), fertilized, and mulched with straw mat.
3) Drainage swales and lawns with slopes steeper than 3/1 shall be mulched with erosion control fabric (installed per manufacturer's specifications).
4) Foundation planting beds to be mulched with shredded hardwood bark mulch spread to a depth of 3".
5) Designated parking lot islands to be mulched with #2 washed stone mulch spread to a depth of 3" over weed barrier fabric.
6) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3"
7) Designated planting beds to be separated from lawn areas with 5" black vinyl edge.
8) Planters to be 5' x 5' x 4' High fiberglass or masonry.
9) Owner will be responsible for landscape maintenance after completion.

S·P·S
Paul Skidmore, Landscape Architect LLC
Paul Skidmore, ASLA
Landscape Architect
13Red Maple Trail (608) 826-0032
Madison, WI 53717 (608) 335-1529 (c)
paulskidmore@tds.net

4721 FARWELL STREET DEVELOPMENT

LANDSCAPE PLAN
SHEET: C-5
DATED: APRIL 5, 2022

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	P1		2	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C15-D-UNV-T4-BZ-7030-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 3000K LED AND TYPE IV OPTIC WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH	1	6320	0.9	52	Max: 3855cd
	P2		3	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C15-D-UNV-T4-BZ-7030	PREVAIL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 3000K LED AND TYPE IV OPTIC, BRONZE PAINTED FINISH	1	6959	0.9	52	Max: 3870cd
	WP1		1	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GWC-AF-01-LED-E1-T4W-8030	GALLEON WALL LUMINAIRE (1) 80 CRI, 3000K, 1050mA LIGHTSQUARE WITH 16 LEDS EACH AND TYPE IV WIDE OPTICS	16	322	0.9	59	Max: 4133cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	+	0.6 fc	4.5 fc	0.0 fc	N/A	N/A

Plan View

Scale - 1" = 20ft

ACE ELECTRIC

6909 SEYBOLD RD.
MADISON, WI 53719
608.709.1480

THE ATWATER
4719 FARWELL STREET
MCFARLAND, WI 53558

Designer
KYLE MCGRAW
Date
04/04/2022
Scale
1" = 20'
Drawing No.
E - 100
Summary

C-6

Village of McFarland		TID #5			ATWATER PHASE II PROFORMA									
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
IMPROV. DURING YEAR	BEGINNING OF YEAR VALUE	EST. GROWTH IN VALUE FROM 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	TID PAYMENTS[4]	ANNUAL CASH FLOW TO THE TID	CUMULATIVE PRJ FUND BALANCE	PAYMENT YEAR
2022	$228,788	$500,000	$728,788	$0	$728,788	$500,000	2023	$18.99	$9,497	2024	$8,547	$950	$950	2024
2023	$728,788	$1,203,692	$1,932,480	$0	$1,932,480	$1,703,692	2024	$18.99	$32,359	2025	$29,123	$3,236	$4,186	2025
2024	$1,932,480	$0	$1,932,480	$0	$1,932,480	$1,703,692	2025	$18.99	$32,359	2026	$29,123	$3,236	$7,421	2026
2025	$1,932,480	$0	$1,932,480	$0	$1,932,480	$1,703,692	2026	$18.99	$32,359	2027	$29,123	$3,236	$10,657	2027
2026	$1,932,480	$0	$1,932,480	$0	$1,932,480	$1,703,692	2027	$18.99	$32,359	2028	$29,123	$3,236	$13,893	2028
2027	$1,932,480	$0	$1,932,480	$0	$1,932,480	$1,703,692	2028	$18.99	$32,359	2029	$29,123	$3,236	$17,129	2029
2028	$1,932,480	$0	$1,932,480	$0	$1,932,480	$1,703,692	2029	$18.99	$32,359	2030	$29,123	$3,236	$20,365	2030
2029	$1,932,480	$0	$1,932,480	$0	$1,932,480	$1,703,692	2030	$18.99	$32,359	2031	$29,123	$3,236	$23,601	2031
2030	$1,932,480	$0	$1,932,480	$0	$1,932,480	$1,703,692	2031	$18.99	$32,359	2032	$29,123	$3,236	$26,837	2032
2031	$1,932,480	$0	$1,932,480	$0	$1,932,480	$1,703,692	2032	$18.99	$32,359	2033	$29,123	$3,236	$30,072	2033
2032	$1,932,480	$0	$1,932,480	$0	$1,932,480	$1,703,692	2033	$18.99	$32,359	2034	$29,123	$3,236	$33,308	2034
2033	$1,932,480	$0	$1,932,480	$0	$1,932,480	$1,703,692	2034	$18.99	$32,359	2035	$5,225	$27,134	$60,442	2035
2034	$1,932,480	$0	$1,932,480	$0	$1,932,480	$1,703,692	2035	$18.99	$32,359	2036	$0	$32,359	$92,801	2036
2035	$1,932,480	$0	$1,932,480	$0	$1,932,480	$1,703,692	2036	$18.99	$32,359	2037	$0	$32,359	$125,160	2037
2036	$1,932,480	$0	$1,932,480	$0	$1,932,480	$1,703,692	2037	$18.99	$32,359	2038	$0	$32,359	$157,518	2038
2037	$1,932,480	$0	$1,932,480	$0	$1,932,480	$1,703,692	2038	$18.99	$32,359	2039	$0	$32,359	$189,877	2039
2038	$1,932,480	$0	$1,932,480	$0	$1,932,480	$1,703,692	2039	$18.99	$32,359	2040	$0	$32,359	$222,236	2040
2039	$1,932,480	$0	$1,932,480	$0	$1,932,480	$1,703,692	2040	$18.99	$32,359	2041	$0	$32,359	$254,594	2041
2040	$1,932,480	$0	$1,932,480	$0	$1,932,480	$1,703,692	2041	$18.99	$32,359	2042	$0	$32,359	$286,953	2042
2041	$1,932,480	$0	$1,932,480	$0	$1,932,480	$1,703,692	2042	$18.99	$32,359	2043	$0	$32,359	$319,312	2043
2042	$1,932,480	$0	$1,932,480	$0	$1,932,480	$1,703,692	2043	$18.99	$32,359	2044	$0	$32,359	$351,670	2044
2043	$0	$0	$0	$0	$0	$1,703,692	2044	$18.99	$32,359	2045	$0	$32,359	$384,029	2045
	Totals	$1,703,692		$0					$689,029		$305,000			

ASSUMPTIONS

1. 2022 = $500,000 of the total $1,932,480 for Atwater Phase 2, 2023 remainder of value
2. No inflation or deflation of property values over life of TID
3. No increase or decrease in tax rate over life of TID
4. Return 90% of annual tax increment up to $305,000

TID DATES

Creation Date: 12-11-2017
Expenditure Period: 12-11-2039
Termination Period: 12-11-2044
Last Collection Year: 2045

$ 384,029 Net Increment
$ 2.26 Return on Investment

Village of McFarland **TID #5** **PROFORMA WITH ATWATER PHASE II**

L	M	N	O	P	Q	R	S	T	V	U	Y	V	W	X	Y
PAYMENT YEAR	CAPITAL EXPENDITURE COSTS[1]	ANNUAL DEBT SERVICE[2]	INTEREST ON ADVANCES	ADMIN & OTHER COSTS[3]	TRANSFER TO TID #3[4]	TOTAL USES TID FUNDS	TAX INCREMENT COLLECTED	DEBT ISSUED / PREMIUM	WEDC GRANT	SUBSIDY FROM TID #3[5]	OTHER INCOME[6]	INVESTM INCOME[7]	TOTAL SOURCES TID FUNDS	ANNUAL CASH FLOW	TID FUND BALANCE
2017	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*
2018	*$1,056,783*	*$3,500*	*$0*	*$26,762*	*$0*	*$1,087,045*	*$0*	*$930,000*	*$0*	*$0*	*$20,283*	*$0*	*$950,283*	*($136,762)*	*($136,762)*
2019	*$0*	*$995,707*	*$0*	*$52,135*	*$0*	*$1,047,842*	*$0*	*$997,672*	*$0*	*$0*	*$39,297*	*$0*	*$1,036,969*	*($10,873)*	*($147,635)*
2020	*$600,000*	*$32,510*	*$0*	*$26,868*	*$0*	*$659,378*	*$17,708*	*$0*	*$250,222*	*$0*	*$0*	*$0*	*$267,930*	*($391,448)*	*($539,083)*
2021	$0	$27,180	$475	$41,705	$0	$69,360	$45,936	$0	$0	$0	$0	$0	$45,936	($23,424)	($562,507)
2022	$25,000	$76,655	$0	$48,500	$43,750	$193,905	$201,753	$0	$0	$25,000	$0	$0	$226,753	$32,848	($529,659)
2023	$0	$75,605	$0	$48,500	$43,750	$167,855	$225,072	$0	$0	$0	$0	$0	$225,072	$57,217	($472,442)
2024	$8,547	$74,505	$0	$48,500	$43,750	$175,302	$234,569	$0	$0	$0	$0	$0	$234,569	$59,267	($413,175)
2025	$29,123	$28,355	$0	$48,500	$43,750	$149,728	$261,776	$0	$0	$0	$0	$0	$261,776	$112,048	($301,127)
2026	$29,123	$73,518	$0	$48,500	$43,750	$194,890	$261,776	$0	$0	$0	$0	$0	$261,776	$66,886	($234,241)
2027	$29,123	$73,518	$0	$48,500	$131,250	$282,390	$261,776	$0	$0	$0	$0	$0	$261,776	($20,614)	($254,855)
2028	$29,123	$73,518	$0	$48,500	$0	$151,140	$261,776	$0	$0	$0	$0	$0	$261,776	$110,636	($144,219)
2029	$29,123	$73,518	$0	$48,500	$0	$151,140	$261,776	$0	$0	$0	$0	$0	$261,776	$110,636	($33,583)
2030	$29,123	$73,518	$0	$48,500	$0	$151,140	$261,776	$0	$0	$0	$0	$0	$261,776	$110,636	$77,053
2031	$29,123	$74,222	$0	$48,500	$0	$151,845	$261,776	$0	$0	$0	$0	$0	$261,776	$109,931	$186,984
2032	$29,123	$74,222	$0	$48,500	$0	$151,845	$261,776	$0	$0	$0	$0	$0	$261,776	$109,931	$296,915
2033	$29,123	$74,222	$0	$48,500	$0	$151,845	$261,776	$0	$0	$0	$0	$0	$261,776	$109,931	$406,847
2034	$29,123	$74,222	$0	$48,500	$0	$151,845	$261,776	$0	$0	$0	$0	$0	$261,776	$109,931	$516,778
2035	$5,225	$74,222	$0	$48,500	$0	$127,947	$261,776	$0	$0	$0	$0	$0	$261,776	$133,829	$650,608
2036	$0	$73,203	$0	$48,500	$0	$121,703	$261,776	$0	$0	$0	$0	$0	$261,776	$140,074	$790,681
2037	$0	$73,203	$0	$48,500	$0	$121,703	$261,776	$0	$0	$0	$0	$0	$261,776	$140,074	$930,755
2038	$0	$73,203	$0	$48,500	$0	$121,703	$261,776	$0	$0	$0	$0	$0	$261,776	$140,074	$1,070,829
2039	$0	$0	$0	$48,500	$0	$48,500	$261,776	$0	$0	$0	$0	$0	$261,776	$213,276	$1,284,105
2040	$0	$0	$0	$48,500	$0	$48,500	$261,776	$0	$0	$0	$0	$0	$261,776	$213,276	$1,497,381
2041	$0	$0	$0	$48,500	$0	$48,500	$261,776	$0	$0	$0	$0	$0	$261,776	$213,276	$1,710,657
2042	$0	$0	$0	$48,500	$0	$48,500	$261,776	$0	$0	$0	$0	$0	$261,776	$213,276	$1,923,934
2043	$0	$0	$0	$48,500	$0	$48,500	$261,776	$0	$0	$0	$0	$0	$261,776	$213,276	$2,137,210
2044	$0	$0	$0	$48,500	$0	$48,500	$261,776	$0	$0	$0	$0	$0	$261,776	$213,276	$2,350,486
2045	$0	$0	$0	$48,500	$0	$48,500	$261,776	$0	$0	$0	$0	$0	$261,776	$213,276	$2,563,763
TOTAL	**$1,986,783**	**$2,272,323**	**$475**	**$1,311,470**	**$350,000**	**$5,921,051**	**$6,222,340**	**$1,927,672**	**$250,222**	**$25,000**	**$59,580**	**$0**			
2022-2045	*$330,000*	*$1,213,426*	*$0*	*$1,164,000*	*$350,000*	*$3,057,426*	*$6,158,696*	*$0*	*$0*	*$25,000*	*$0*	*$0*			

ASSUMPTION

1. Including Developer Payments (2020 = Atwater Phase 1 $350K + $250K WEDC Grant; 2022 = $25K gateway sign; 2024 thru 2035 = Atwater Phase 2)
2. No new Debt Service. Remaining debt service is actual payment schedule for 2019 GO Bond (4719 Farwell Property Acquisition)
3. Administration & Professional Services Costs years 2022-2045 based on 2022 Budget
4. Transfer to TID #3 (Atwater Phase 1 Incentive = $350,000)
5. TID #3 Subsidy (2022 = US 51 Gateway Sign)
6. Other Income (Exempt Computer Aid, Licenses and Permits, Rent, Misc) years 2021-2045 based on 2022 Budget
7. Investment Income (0.0%) and Interest on Advances (0.0%)

Actual Values as reported from Wisconsin Department of Revenue TIF Valuation Reports and Village Compiled Financial Statements

TID DATES

Creation Date: 12-11-2017
Expenditure Period: 12-11-2039
Termination Period: 12-11-2044
Last Collection Year: 2045

Village of McFarland **TID #5** **ATWATER PHASE I & II PROFORMA**

A IMPROV. DURING YEAR	B BEGINNING OF YEAR VALUE	C EST. GROWTH IN VALUE FROM NEW DEVELOP.[1]	D CUMULATIVE VALUE	E INFLATION INCREMENT[2]	F END OF YEAR VALUE	G TAX INCREMENT VALUE	H TAX VALUE YEAR	I TAX RATE[3] $1,000	J TAX INCREMENT COLLECTED	K COLLECTION YEAR	L TID PAYMENTS[4]	M ANNUAL CASH FLOW TO THE TID	N CUMULATIVE PRJ FUND BALANCE	O PAYMENT YEAR
2017	$739,394	-$19,149	$720,245	$0	$720,245	($19,149)	2018	$20.59	($394)	2019	$0	($394)	($394)	2019
2018	$720,245	($720,245)	$0	$0	$0	($739,394)	2019	$20.06	($14,832)	2020	$381,710	($396,542)	($396,937)	2020
2019	$0	$430,744	$430,744	$0	$430,744	($308,650)	2020	$19.45	($6,003)	2021	$27,180	($33,183)	($430,120)	2021
2020	$430,744	$4,449,343	$4,880,087	$0	$4,880,087	$4,140,693	2021	$18.99	$78,645	2022	$76,655	$1,990	($428,130)	2022
2021	$4,880,087	$0	$4,880,087	$0	$4,880,087	$4,140,693	2022	$18.99	$78,645	2023	$75,605	$3,040	($425,089)	2023
2022	$4,880,087	$500,000	$5,380,087	$0	$5,380,087	$4,640,693	2023	$18.99	$88,142	2024	$83,052	$5,090	($419,999)	2024
2023	$5,380,087	$1,208,680	$6,588,767	$0	$6,588,767	$5,849,373	2024	$18.99	$111,099	2025	$57,478	$53,621	($366,378)	2025
2024	$6,588,767	$0	$6,588,767	$0	$6,588,767	$5,849,373	2025	$18.99	$111,099	2026	$102,640	$8,458	($357,920)	2026
2025	$6,588,767	$0	$6,588,767	$0	$6,588,767	$5,849,373	2026	$18.99	$111,099	2027	$102,640	$8,458	($349,462)	2027
2026	$6,588,767	$0	$6,588,767	$0	$6,588,767	$5,849,373	2027	$18.99	$111,099	2028	$102,640	$8,458	($341,003)	2028
2027	$6,588,767	$0	$6,588,767	$0	$6,588,767	$5,849,373	2028	$18.99	$111,099	2029	$102,640	$8,458	($332,545)	2029
2028	$6,588,767	$0	$6,588,767	$0	$6,588,767	$5,849,373	2029	$18.99	$111,099	2030	$102,640	$8,458	($324,087)	2030
2029	$6,588,767	$0	$6,588,767	$0	$6,588,767	$5,849,373	2030	$18.99	$111,099	2031	$103,345	$7,754	($316,333)	2031
2030	$6,588,767	$0	$6,588,767	$0	$6,588,767	$5,849,373	2031	$18.99	$111,099	2032	$103,345	$7,754	($308,579)	2032
2031	$6,588,767	$0	$6,588,767	$0	$6,588,767	$5,849,373	2032	$18.99	$111,099	2033	$103,345	$7,754	($300,825)	2033
2032	$6,588,767	$0	$6,588,767	$0	$6,588,767	$5,849,373	2033	$18.99	$111,099	2034	$103,345	$7,754	($293,071)	2034
2033	$6,588,767	$0	$6,588,767	$0	$6,588,767	$5,849,373	2034	$18.99	$111,099	2035	$79,447	$31,652	($261,419)	2035
2034	$6,588,767	$0	$6,588,767	$0	$6,588,767	$5,849,373	2035	$18.99	$111,099	2036	$73,203	$37,896	($223,523)	2036
2035	$6,588,767	$0	$6,588,767	$0	$6,588,767	$5,849,373	2036	$18.99	$111,099	2037	$73,203	$37,896	($185,627)	2037
2036	$6,588,767	$0	$6,588,767	$0	$6,588,767	$5,849,373	2037	$18.99	$111,099	2038	$73,203	$37,896	($147,731)	2038
2037	$6,588,767	$0	$6,588,767	$0	$6,588,767	$5,849,373	2038	$18.99	$111,099	2039	$0	$111,099	($36,632)	2039
2038	$6,588,767	$0	$6,588,767	$0	$6,588,767	$5,849,373	2039	$18.99	$111,099	2040	$0	$111,099	$74,466	2040
2039	$6,588,767	$0	$6,588,767	$0	$6,588,767	$5,849,373	2040	$18.99	$111,099	2041	$0	$111,099	$185,565	2041
2040	$6,588,767	$0	$6,588,767	$0	$6,588,767	$5,849,373	2041	$18.99	$111,099	2042	$0	$111,099	$296,664	2042
2041	$6,588,767	$0	$6,588,767	$0	$6,588,767	$5,849,373	2042	$18.99	$111,099	2043	$0	$111,099	$407,763	2043
2042	$6,588,767	$0	$6,588,767	$0	$6,588,767	$5,849,373	2043	$18.99	$111,099	2044	$0	$111,099	$518,861	2044
2043	$0	$0	$0	$0	$0	$5,849,373	2044	$18.99	$111,099	2045	$0	$111,099	$629,960	2045
	Totals	**$5,849,373**		**$0**					**$2,557,276**		**$1,927,316**			

ASSUMPTIONS

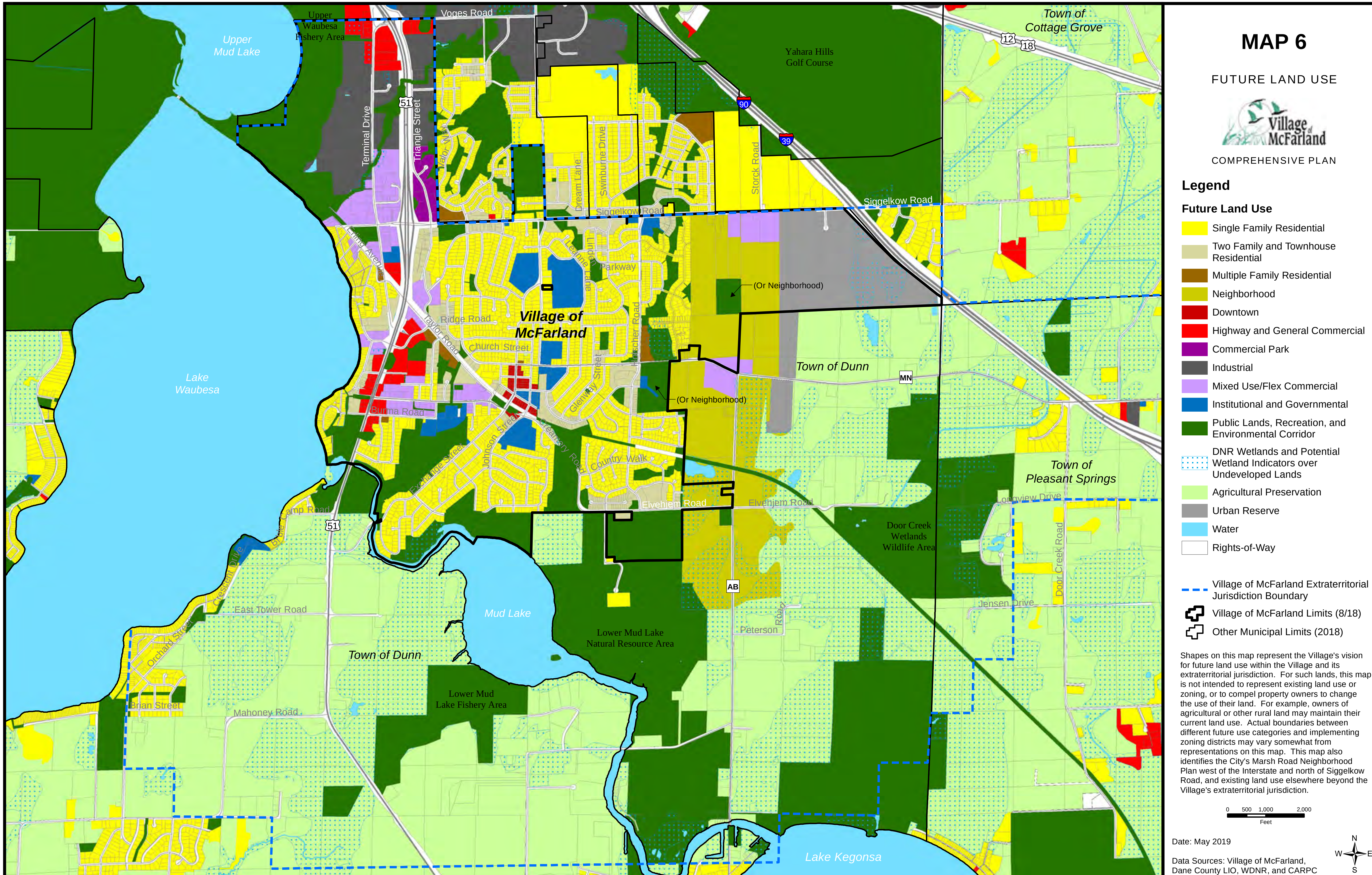
1. Total Phase I & II increase in property valuation = $5,49,373
2. No inflation or deflation of property values over life of TID
3. No increase or decrease in tax rate over life of TID
4. Includes principal ($930,000) and interest payments on Village land acquisition, Phase I incentive of $350,000, and Phase II incentive of $305,000

TID DATES

Creation Date: 12-11-2017
Expenditure Period: 12-11-2039
Termination Period: 12-11-2044
Last Collection Year: 2045

$ **629,960** **Net Increment**

$ **1.33** **Return on Investment**



Path: S:\MAD\3600--3699\3688\007\Data\GIS\Figures\Map 6 Future Land Use 11x17.mxd User: Danc Date: 5/6/2019 Time: 4:02:37 PM

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 7

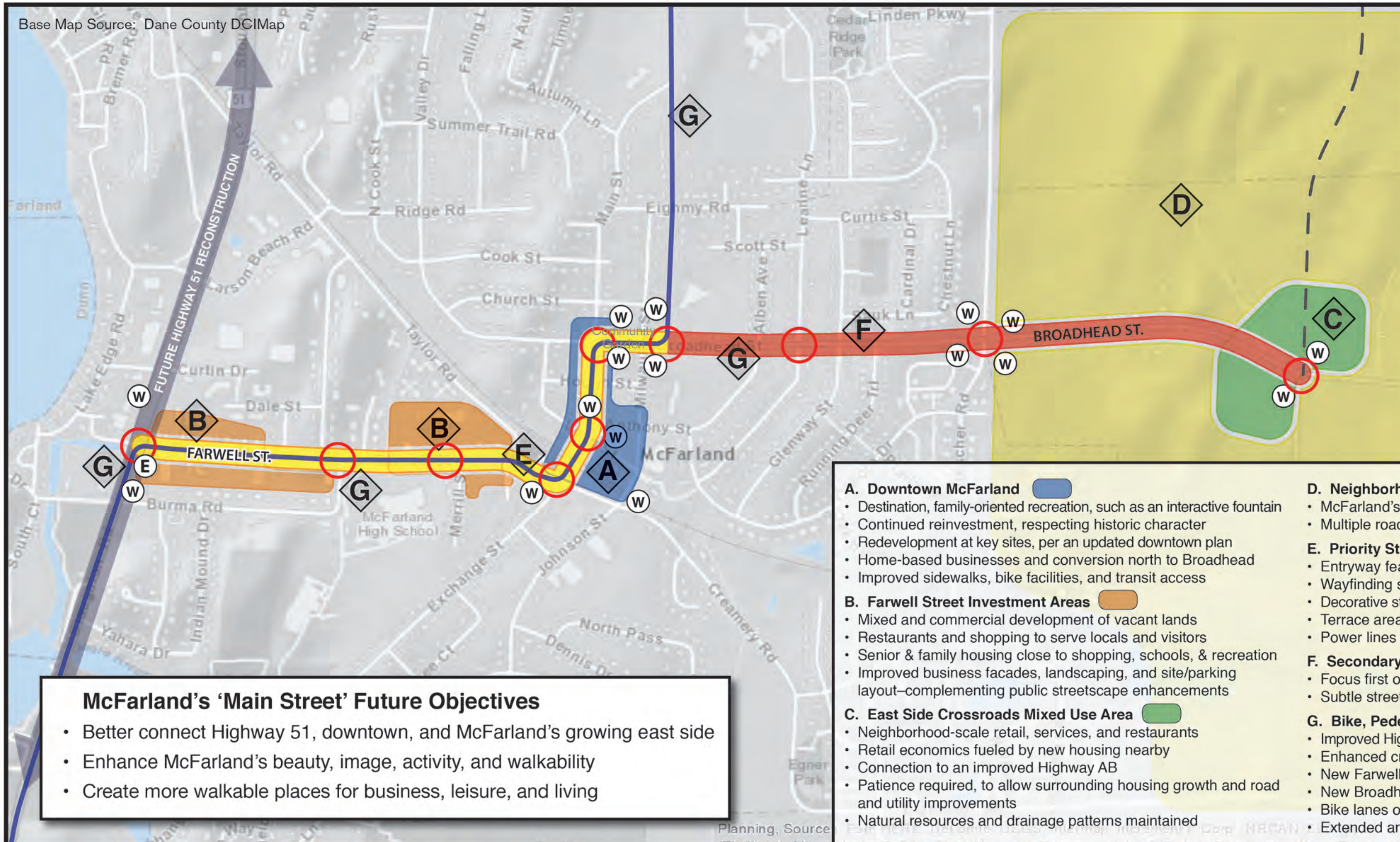
McFARLAND'S 'MAIN STREET' VISION

Village of McFarland

COMPREHENSIVE PLAN

LEGEND

- Enhanced crosswalks
- (E) Entryway feature
- (W) Wayfinding signage
- New and expanded local roads
- Potential future bus route



McFarland's 'Main Street' Future Objectives

- Better connect Highway 51, downtown, and McFarland's growing east side
- Enhance McFarland's beauty, image, activity, and walkability
- Create more walkable places for business, leisure, and living

A. Downtown McFarland
- Destination, family-oriented recreation, such as an interactive fountain
- Continued reinvestment, respecting historic character
- Redevelopment at key sites, per an updated downtown plan
- Home-based businesses and conversion north to Broadhead
- Improved sidewalks, bike facilities, and transit access

B. Farwell Street Investment Areas
- Mixed and commercial development of vacant lands
- Restaurants and shopping to serve locals and visitors
- Senior & family housing close to shopping, schools, & recreation
- Improved business facades, landscaping, and site/parking layout–complementing public streetscape enhancements

C. East Side Crossroads Mixed Use Area
- Neighborhood-scale retail, services, and restaurants
- Retail economics fueled by new housing nearby
- Connection to an improved Highway AB
- Patience required, to allow surrounding housing growth and road and utility improvements
- Natural resources and drainage patterns maintained

D. Neighborhood Growth Area
- McFarland's only residential expansion area
- Multiple road, bike, and pedestrian connections

E. Priority Streetscape Improvement Corridor
- Entryway feature near Highway 51 to welcome visitors
- Wayfinding signs, including along 51 near Farwell
- Decorative street lighting, reflecting library-area lights
- Terrace area landscaping and stormwater enhancements
- Power lines buried where practical

F. Secondary Streetscape Improvement Corridor
- Focus first on improved bike/ped connectivity
- Subtle streetscaping to reflect residential setting

G. Bike, Pedestrian, and Transit Enhancements
- Improved Highway 51 crossing at Farwell Street
- Enhanced crosswalks at high school and other locations
- New Farwell Street sidewalk between 51 and Burma
- New Broadhead Street sidewalks from Main St to east
- Bike lanes or paved shoulders for urban escape routes
- Extended and/or express bus routes to Madison

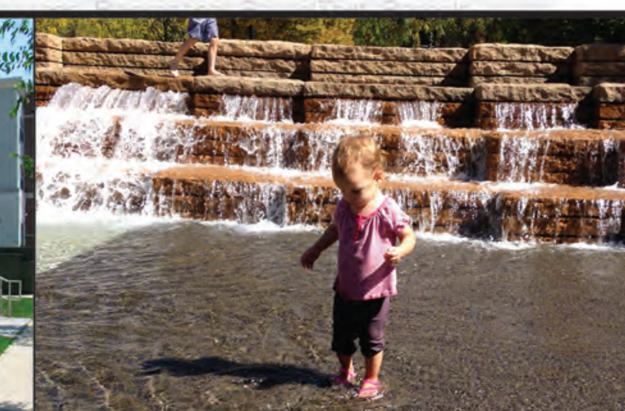
FUTURE IMAGES

Better connections to and along corridor

Mixed use redevelopment along Farwell Street

Attractive and functional streetscaping

Neighborhood-scale retail and services



Family-oriented downtown destination

VILLAGE OF McFarland

SUMMARY SHEET

MEETING DATE: **Wednesday, May 11, 2022**

SECTION: **Business**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **Discussion and possible recommendation to the Village Board to prepare a new Tax Increment District Project Plan for 5979 Siggelkow Road.**

PREVIOUS ACTION:

ISSUE SUMMARY:

Department Staff and Urso Bros LLC are currently in initial discussions about the potential to create a new Rehabilitation and Conservation TIF District for the subject property to enable the creation of a development agreement to provide some financial assistance to offset a portion of the costs for the site, utility and building renovations that Urso is contemplating for the property using future tax increments collected from the increased property value that will result from completion of renovations to the property. Background regarding the rehabilitation project is provided in the rest of this staff report. The packet includes a copy of the proposed site plan. A full copy of the association Plan Commission application for the proposed project is available for review on the Community & Economic Development, Pending Requests webpage for under the May 17, 2022 Plan Commission tab.

At this time, Staff is seeking to introduce this idea to the CDA, obtain initial feedback and a recommendation to the Village Board to further explore the merits of the new TIF District. If that additional analysis indicates the TIF District would be mutually beneficial, the TID Project Plan would be brought forward for official review and approval under the procedures within Wis. Stat. 66.1105. This process would include review and recommendation by the CDA, an initial Joint Review Board meeting, a public hearing by the Plan Commission, action by the Village Board, and adoption by the Joint Review Board. This process can take several months to complete, so before any significant efforts are initiated, Staff is bring the project idea forward for initial consideration.

Background

Urso Bros LLC purchased the former Waubesa School, 5979 Siggelkow Road, in November of 2020 from the former owner Common Threads, which operated a private school on the site. Urso Bros LLC desires to move their offices from 4720 Farwell Street to this property and renovate the building and site for commercial use. The property is a locally designated Historic Property as well as being placed on the National Register of Historic Properties. This project requires several planning and zoning permit approvals including:

1. An amendment to the Village's Comprehensive Plan, Future Land Use Map from Institutional

and Governmental to Mixed-Use/Flex Commercial (Ordinance 2022-05).

2. Rezoning the property from A-1 Exclusive Agriculture to Planned Development Infill, General and Detailed Implementation Plan Approval (Ordinance 2022-08).
3. Dedication of public right-of-way via a Certified Survey Map.
4. Approval of a Certificate of Appropriateness.

Requests 1-3 require a public hearing to be held by the Plan Commission on April 18, 2022. The Plan Commission is scheduled to make a recommendation to the Village Board on the Comprehensive Plan Amendment and Rezone at its May 17, 2022 meeting, along with taking action on the CSM request. The Village Board is anticipated to take action on the Comprehensive Plan Amendment and Rezone at its May 24, 2022 meeting. The Landmarks Commission is also scheduled to meet on May 11, 2022 to consider action on a separate Certificate of Appropriateness regarding the proposed improvements to the property and exterior of the building. The packet includes the Applicant's application and associated documents.

Existing Conditions
There are a number of unique aspects to this property that necessitate the various permit approvals requested.

- **Site Size and Zoning**. The property is 1.3 acres in size and is currently zoned A-1 Exclusive Agricultural (Dane County Zoning), which was the zoning designation of the property when it was annexed to the Village in 2008. The current A-1 zoning classification provides for very limited opportunities for non-agricultural uses. The Plan Commission has previously discussed rezoning the property in 2008 and 2013. In 2008, Common Threads was seeking to rezone the property Commercial General C-G as part of a proposed expansion of the building and parking lot. This application was ultimately withdrawn due to the recession causing Common Threads to reconsider their building expansion project. At the time, there was concern about other potential commercial uses allowed in the C-G District that could occupy the property in the future should Common Threads vacate the premises and their associated impact on the surrounding properties. In 2013, zoning of the property was again discussed at a pre-application meeting with the Plan Commission as Common Threads was considering a parking lot addition off Holscher Road, but that project also never materialized. One consideration was to rezone the property to the Commercial-Limited (C-L) District. The purpose of the C-L District is "to accommodate business and neighborhood consumer needs for services and storage space located in proximity to residential areas without creating a nuisance to the neighborhood." The proposed use falls within “Architectural Engineering and Related Services,” which is a permitted use in the C-L District. This is defined by the 2007 US Census North American Industrial Classification System (NAICS) as "This industry comprises establishments primarily engaged in planning and designing residential, institutional, leisure, commercial, and industrial buildings and structures by applying knowledge of design, construction procedures, zoning regulations, building codes, and building materials." Real estate offices, photo studios, accounting and tax preparation, insurance businesses are also permitted uses in the C-L District. However, there are several drawbacks to rezoning the property to the C-L District. Sec. 62-71 of the Zoning Code provides a list of permitted and conditional uses in the C-L District, which includes some uses which may not be as appropriate given the unique and historic characteristics of the site, including such uses as mini-warehouses or vehicle repair body shops. In addition, the proposed CSM included in the packet would place the front entry of the building within 20.8 feet of the proposed right-of-way line. The minimum front setback distance for the C-L District is 25 feet, thus the structure would be non-conforming to this requirement if the property was rezoned to the C-L District. An alternative to the C-L District is to rezone to the Planned Development Infill District (PD-I) to tailor use and setback regulations more specifically to the property.

- **Comprehensive Plan Designation.** Any consideration to rezone the property will need to be consistent with the Village's Comprehensive Plan at the time of the rezone approval. The property is identified as Institutional and Governmental on the Future Land Use Map of the Village's Comprehensive Plan. This designation is a reflection of the type of property owner/use at the time the plan was adopted in 2017. The packet includes a copy of the Future Land Use Map and Figure 4.1 which further describes the general description of land uses allowed and typical implementing zoning districts. The latter describes "different residence or commercial districts" as typical implementing zoning districts, due to the fact that institutional and government uses are contained within the Village's residential and commercial zoning districts, as opposed to a standalone institutional zoning district. Therefore, as part of the application to rezone the property, Urso Bros are requesting a Comprehensive Plan Amendment to change the future land use designation of the property to Mixed-Use/Flex Commercial. Figure 4.1 describes the General Description of Land Uses Allowed as "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....all uses served by public sewer and water systems." Figure 4.1 also lists the PD-I District as a Typical Implementing Zoning District under the Mixed-Use/Flex Commercial land use designation. In Staff's opinion, the Mixed-Use/Flex Commercial future land use classification is appropriate for the property and preferred over other alternatives such as Highway and General Commercial or Commercial Park as these future land use classifications include the potential for a broader range of C-G Commercial General, C-H Commercial Highway, and C-P Commercial Park permitted and conditional uses that may not be as compatible with site.

VILLAGE OF McFarland

- **Right of Way Dedication via Certified Survey Map**. The packet includes a Certified Survey Map (CSM) of the property. The legal description for the property illustrates how the property line along Siggelkow Road extends beyond the sidewalk into the road (the former centerline of Siggelkow Road before it was reconstructed). It is generally understood that 33 feet of right-of-way was created by Town Order (date unknown) for right-of-way along Siggeklow Road and Holscher Road when these roads were originally constructed. The 33 feet along Siggelkow Road still extends beyond the sidewalk and into portions of the reconstructed Siggelkow Road. As part of consideration of a rezoning application to the PD-I District, Village Staff recommend the property owner dedicate additional ROW along Siggelkow Road to the Village. The CSM within the packet would place the front property line inside the existing sidewalk and adjacent retaining wall for a total dedication of 15,089 square feet.

- **Site Utilities.** The property is currently on a private well and septic system. Development Policy #3 of the Mixed Use/Flex Commercial future land use classification (Figure 4.1) states "rezone sites designated for Mixed Use/Flex use only after public sanitary sewer and water service is available, the land is within Village limitsand a development proposal is offered." As part of consideration of a rezoning application to the PD-I District, Village Staff recommend the property owner abandon these existing private utility systems and connect the building to public sanitary and water services for consistency with Development Policy #3 and for the long-term benefit of the property. The packet includes a map of Village sewer and water mains in the vicinity of the property. Note, there are no Village mains along Siggelkow Road or Holscher Road adjacent to the property. The most efficient and economical connection is to extend a private sewer and water lateral along the shared lot line between 5908 and 5910 Juniper Ridge to connect to the existing mains in the ROW of Juniper Ridge. This is the shortest distance for a connection to Village utilities and would provide connection to the rear of the building. The connection would be completed via directional boring to minimize at grade disturbance. Urso has reached a preliminary agreement with the two Juniper Ridge property owners, including drafting an easement for signature and recording.

- **Historic Designation.** The property was added to the National Register of Historic Places on July 17, 1997 and was designated a local historic structure/site by the Village Board on June 24, 2019. Built in 2910 by McFarland contractor Lousis A. Harrison, the former Waubesa School shows the influence of the Craftsman style. An addition was added to the south of the building in 1992, and a small shed in 1994, which are noncontributing elements to the historic designation of the property. Urso has indicated he has met with Jane Licht from the McFarland Historical Society to review historical photos of the building as part of the planning for future renovations to restore the building to more of its historic design. Under Sec. 62-395(b)(2) of the Village's Zoning Code, the Landmarks Commission reviews and grants Certificates of Appropriateness (COA) for exterior building improvements for historically designated properties. Neither a comprehensive plan amendment, rezoning, or CSM require the review or approval by the Landmarks Commission. These types of applications are reviewed by the Plan Commission and Village Board. However, there is some overlap between the Landmarks Commission's review of a COA and Plan Commission/Village Board site design review within a single-stage PD-I rezoning petition. The approval schedule has been set up to allow the Landmarks Commission to review and act on the COA prior to Plan Commission/Village Board consideration, in order to obtain their input to help inform the Plan Commission's recommendation to the Village Board on this aspect of the project.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

The property is identified as Institutional and Governmental on the Future Land Use Map of the Village's Comprehensive Plan. The related Plan Commission application includes a request to amend that designation to the Mixed-Use/Flex Commercial designation to facilitate rehabilitation and reuse of the building/property.

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to recommend to the Village Board preparation of a new Tax Increment District Project Plan for 5979 Siggelkow Road for consideration for future adoption.

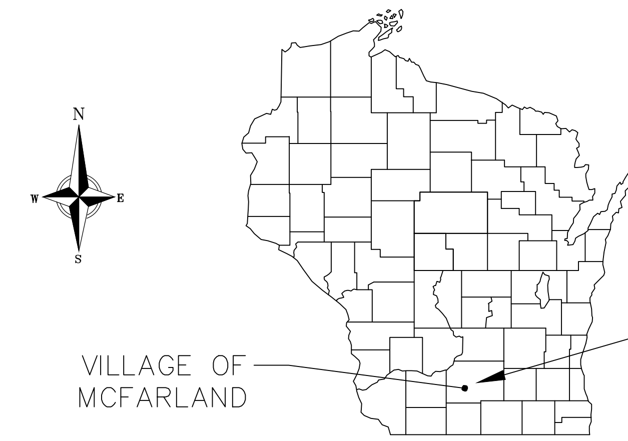
ATTACHMENTS:

1. Pages from 5979 Siggelkow Road_Urso PC Application_03.07.2022

SIGGELKOW ROAD SCHOOL HOUSE

SITE IMPROVEMENTS

VILLAGE OF MCFARLAND, WI



SHEET NO.	DESCRIPTION
C0.0	TITLE SHEET
C1.0	SITE PLAN
C2.0	GRADING & EROSION CONTROL
C3.0–3.3	CONSTRUCTION DETAILS
L1.0–1.1	LANDSCAPE PLANS & DETAILS

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1–800–242–8511

NOT FOR CONSTRUCTION

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

TITLE SHEET
SIGGELKOW ROAD SCHOOL HOUSE
VILLAGE OF MCFARLAND
DANE COUNTY, WI

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

DATE 03/08/2022
DRAFTER AKAN
CHECKED DPER
PROJECT NO. 210087

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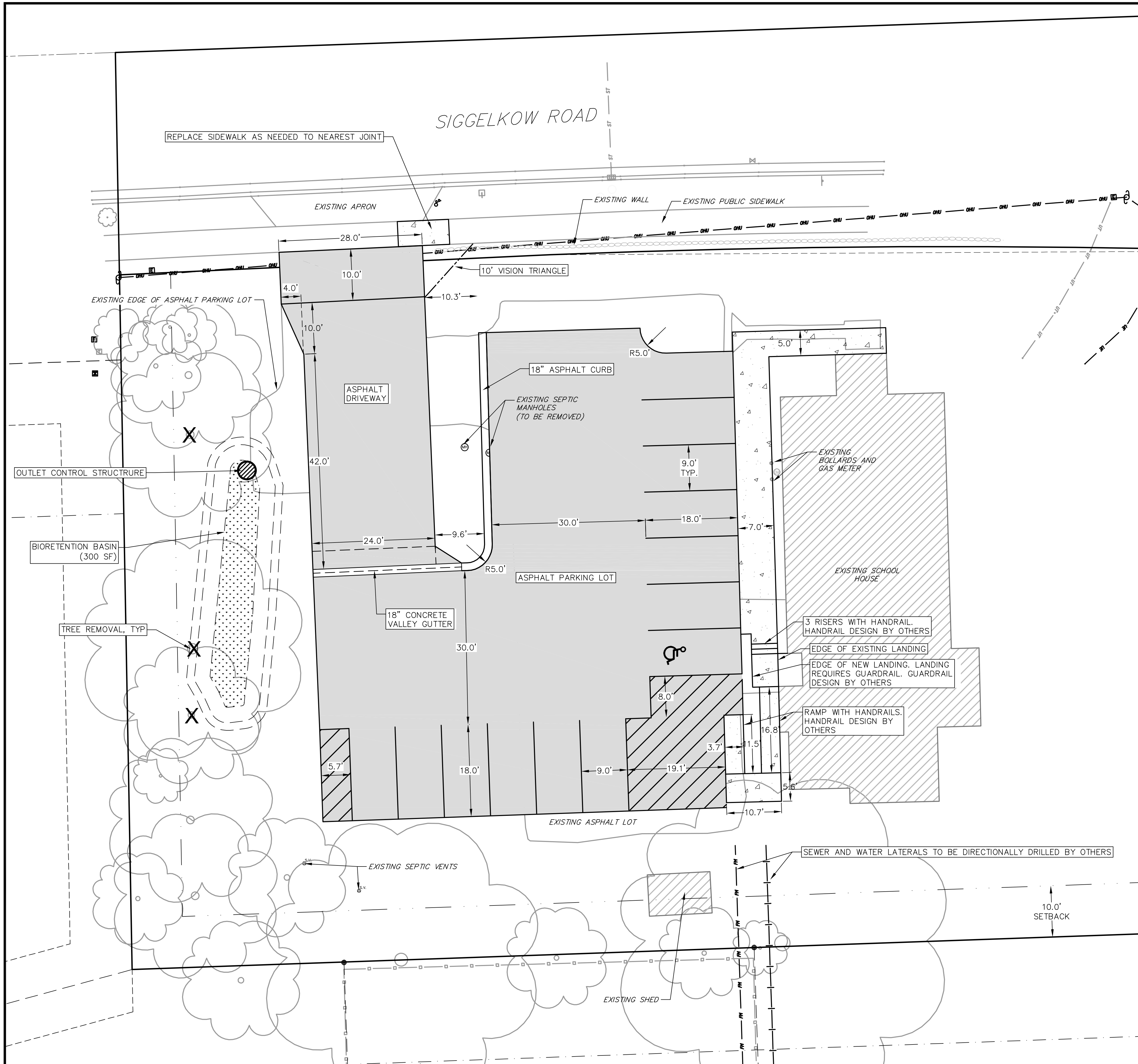

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

N W E S

GRAPHIC SCALE FEET
0 5 10 20

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

DEMOLITION NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
8. ANY DAMAGE TO THE CITY/VILLAGE PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY/VILLAGE ENGINEERING PATCHING CRITERIA.

SITE PLAN NOTES:

1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
4. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.

SITE INFORMATION:

SITE AREA: 41,471 SF

EXISTING IMPERVIOUS SURFACES:

BUILDING:	2,630 SF
EXISTING SHED:	100 SF
PAVEMENT:	6,180 SF

TOTAL EXISTING IMPERVIOUS AREA: 8,910 SF/0.204

PROPOSED IMPERVIOUS SURFACES

BUILDING:	2,630 SF
EXISTING SHED:	100 SF
PAVEMENT:	8,378 SF

TOTAL PROPOSED IMPERVIOUS AREA: 11,108 SF/0.268

NOT FOR CONSTRUCTION

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

SITE PLAN
SIGGELKOW ROAD SCHOOL HOUSE
VILLAGE OF MCFARLAND
DANE COUNTY, WI

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

DATE 03/08/2022
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PROJECT NO. 210087

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VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Wednesday, May 11, 2022**

SECTION: **Business**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **Discussion regarding East Side Neighborhood Plan update.**

PREVIOUS ACTION:

ISSUE SUMMARY:
April activities included creatig a housing and economic development survey and the creation of an article for the Spring/Summer Outlook Newletter regarding the project and availability of the community survey. The Outlook Newsletter was mailed to all households in the 53588 zip code and was delivered on May 5th. The article references the online community survey that will be available May 4th through May 29th. The purpose of the survey is to assist the Village in understanding present and future needs related to housing, employment, shopping and development preferences. The results of the survey will serve to inform the Village's efforts to update the East Side Neighborhood Plan as well as other future Village-wide plans and studies. In addition to the Outlook newsletter, Staff will be using a variety of avenues/partners to promote the availability of the survey. This includes the Chamber of Commerce, which included information regarding the survey in their May e-Newsletter that was emailed to Chamber members on May 4th. Staff is also working with local businesses to help promote the availability of the survey.

Our consultant will be attending the May 17th Plan Commission meeting to discuss finalizing the planning area boundary for the project, to discuss existing conditions within the planning area, and initial Plan Commission comments regarding land use planning within the neighborhood.

Looking ahead to June, the Village is planning to hold a joint Plan Commission and Community Development Authority meeting on Thursday June 23rd, at 7:00PM to discuss the results of the draft housing and market analysis with our consultant.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
This item is presented for discussion only.

Village of McFarland

ATTACHMENTS:
None