

Tuesday, May 24, 2022

7:00 PM

McFarland Municipal Center
Community Room

AMENDED 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/86272193213>

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

Webinar ID: 862 7219 3213

Press *9 to raise/lower hand. Press *6 to mute/unmute.

1. CALL TO ORDER.
2. ROLL CALL.
3. PUBLIC ANNOUNCEMENTS, COMMUNICATIONS, AND PROCLAMATIONS
 - a. Memorial Day Parade and Celebration - Monday May 30th
4. CONSENT AGENDA.
 - a. All items listed under the Consent Agenda will be approved in one motion unless a Board member requests that the item be removed for individual discussion and action. Any item(s) removed for individual consideration shall be considered in the same order in which they were originally listed on the agenda under Business.
 - 1) Motion to approve the minutes of the May 10, 2022 meeting.
 - 2) Motion to approve checks in the amount of \$279,183.03.
 - 3) Motion to approve a lease agreement with the McFarland United Church of Christ and Friends of McFarland Parks for the McFarland Community Garden.
 - 4) Motion to the transfer of a "Class A(Cider Only)" and Class "A" alcohol license from Loeder Oil Co., Inc. D/B/A McFarland BP to IYS Ventures LLC D/B/A I Mart Stores - Burma with Mai Vang serving as agent effective May 24, 2022.
 - 5) Motion to the transfer of a "Class A" and Class "A" alcohol license from Loeder Oil Co., Inc. D/B/A Larson Beach BP to IYS Ventures LLC D/B/A I Mart Stores - Larson with Amber Paprocki serving as agent effective May 24, 2022.
5. PUBLIC APPEARANCES.
 - a. This is an opportunity for members of the public to address the Village Board. Please remember this is a virtual meeting conducted through the Zoom online meeting platform. Zoom meeting attendees wishing to address the Board may do so using the Question and Answer feature within the Zoom

online meeting platform. You may state your name, address, and provide your comments to the Board for their consideration. Members of the public who are present in person and wish to address the Board should fill out a public comment form and turn into the meeting chairperson. Members of the public may speak during public appearances or during their selected agenda item as they designate on the public comment form. Please adhere to the 3-minute time limit. Additionally, you may send your public comments to village.clerk@mcfarland.wi.us to be included as part of the meeting.

6. BUSINESS.

- a. Discussion and action regarding the acceptance of the 2021 Municipal Financial Statements and Audit Results as presented by Baker Tilly Virchow Krause.
- b. Public Safety Committee (Trustees Wreh & Brassington)
 - 1) Discussion and action tourist rooming house permit application from Matthew Duffy for 5703 Red Oak Trail for the period of July 1, 2022 through June 30, 2023.
 - 2) Discussion and action on a tourist rooming house permit application from Wendy Unke for 5438 Bremer Road for the period of May 24, 2022 through June 30, 2022.
 - 3) Discussion and action on a request from the McFarland House Cafe to expand their licensed alcohol premise for an approximately 8,225 square foot outdoor consumption area, tunnel area, and the approximately 3,136 sq ft. Lily's Parlor .
- c. Parks and Recreation Committee (Trustees Jerke & Nelson)
Sustainability and Natural Resources Committee (Trustees Flaherty & Wreh)
 - 1) Discussion and action regarding the transfer of ownership and jurisdiction of the "School Forest" from the School District to the Village.
 - 2) Discussion and action regarding the award of contract for Lewis Park Lake Access planning and design services.
- d. Sustainability & Natural Resources Committee (Trustees Flaherty & Wreh)
 - 1) Discussion and action regarding the award of contract for a management plan for conservancy areas within the park system.
- e. Plan Commission (President Clow & Trustee St. Clair)
 - 1) Discussion and action on a request by Waubesa Shores Condos, DBA Beach House Properties, LLC for approval of Amendment No. 2 to Declarations of Condominium for Waubesa Shores Condominiums relating to changes to electrical room, storage room locations, and parking spaces for the development located at 5600 - 5604 Lake Edge Road, McFarland, WI.
 - 2) Discussion and action regarding Ordinance 2022-05: An Ordinance Adopting an Amendment to the Village of McFarland Comprehensive Plan for 5979 Siggelkow Road, McFarland, WI. Requested by Urso Bros, LLC to amend the Future Land Use designation from Institutional and Governmental to Mixed Use/Flex Commercial.

- 3) Discussion and action regarding Ordinance No. 2022-08, an Ordinance Rezoning 5979 Siggelkow Road, McFarland, WI from A-1 Exclusive Agriculture to PD-I Planned Development Infill, General and Detailed Plan Approved. Rezoning requested by Urso Brothers, LLC.
- 4) Discussion and action regarding Ordinance No. 2022-07, An Ordinance Rezoning Lands in the Village of McFarland at 4603 Triangle Street, McFarland, WI from C-P Commercial Park to C-H Highway Commercial. Requested by A & J Mobility.

f. Community Development Authority (Trustees Brassington & Jerke)

- 1) Discussion and action to direct Village Staff to prepare a new Tax Increment District Project Plan for 5979 Siggelkow Road for future consideration by the Village Board for adoption.
- 2) 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.

7. 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 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.

8. RECONVENE INTO OPEN SESSION.

9. ACTION ON ITEMS DISCUSSED IN CLOSED SESSION.

- a. Discussion and action on 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.

10. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, June 14, 2022 at 7:00 pm - Regular Meeting
- b. Wednesday, June 15, 2022 at 6:00 pm - Annual Retreat (Special Meeting)
- c. Monday, June 20, 2022 at 6:00 pm - Joint Village Board and Diversity, Equity, and Inclusion Committee meeting
- d. Wednesday, June 22, 2022 at 6:00 pm - Annual Retreat (Special Meeting)
- e. Tuesday, June 28, 2022 at 7:00 pm - Regular Meeting

11. 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