

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

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, May 24, 2022

SECTION: Consent Agenda

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

VILLAGE OF MCFARLAND

Village Board Minutes

Tuesday, May 10, 2022 - 7:00 PM

1. CALL TO ORDER.

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

2. ROLL CALL.

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

Village Board members not present: None.

Staff Present: Administrator Matt Schuenke, Clerk/Treasurer Cassandra Suettinger, Police Chief Aaron Chapin, Community and Economic Development Director Andrew Bremer, Public Works Director Jim Hessling, Outreach Director Lori Andersen, Fire/EMS Director Chris Dennis, and Parks Superintendent Sayer Larson.

3. PROCLAMATION

- a. Proclaiming May 15th through May 21st as Public Works week in the Village of McFarland.

Village President Clow proclaimed May 15th through May 21st as Public Works week in the Village of McFarland.

4. PUBLIC ANNOUNCEMENTS, COMMUNICATIONS, AND PROCLAMATIONS

- a. McFarland Public Works Open House & Food Drive - Saturday May 21, 2022 - 8:00 a.m. to Noon.
- b. Letter from McFarland Food Pantry

5. 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 April 25, 2022 Village Board meeting.
- 2) Motion to approve checks in the amount of \$511,122.30.
- 3) Motion to approve an Event Permit for Karben 4 to hold Bands by the Boardwalk Pop-Up Biergarten event in McDaniel Park on Saturdays from June 11, 2022 through September 17, 2022, excluding July 2, 2022, and September 3, 2022, and a request for a variance to allow minors to be present where alcohol is served with the conditions provide by the Police Chief, Fire & Rescue Chief, and Public Works Director.

- 4) Motion to approve a request to fill the vacancy for the Public Works Crewperson position within the Public Works Department.
- 5) Motion to approve Resolution # 2022-12: a resolution acknowledging the Village of McFarland as a Bird City community.
- 6) Motion to approve authorization for the renewal of the Clinical Affiliation Agreement with Madison Area Technical College and to authorize the Fire & Rescue Department to provide clinical training for Emergency Medical Technician (EMT) students.
- 7) Motion to approve the event permit and the temporary Class B retailer's licenses applications from the Matt Splinter Association, with the requested variances, and to approve the temporary alcohol beverage operator's licenses for John Cheramy and Sondra Splinter for the 14th Annual Matt Splinter Memorial Softball Tournament to be held on June 3, 2022 through June 5, 2022 at Brandt Park with the conditions provided by the Police Chief and Public Works Director..

Motion by Village President Carolyn Clow, second by Village Trustee Michael Flaherty, to approve the consent agenda as presented. Motion carries 7 - 0 - 0 by acclamation.

6. 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.

None.

7. BUSINESS.

- a. Presentation on 2022 Community Service Day.
Katie Gletty-Syoen presented on the 2022 Community Service Day.
- b. Presentation and update on the construction progress for the Public Safety Center.
Jordan Schulz, owner representative with Huffman, provided an update on the construction progress for the Public Safety Center.
- c. Discussion and action regarding proposed Change Order #03 for the Public Safety Center to address changes to steel, masonry, access control, and roofing material.

Motion by Village President Carolyn Clow, second by Village Trustee Stephanie Brassington, to approve the proposed Change Order #03 for the Public Safety Center to address changes to steel, masonry, access control, and roofing material. Motion carries 7

- 0 - 0 by acclamation.

d. Parks and Recreation Committee (Trustees Jerke & Nelson)

1) Discussion and action regarding the award of contract for Skate Park planning services.

Motion by Village Trustee TJ Jerke, second by Village Trustee Carrie Nelson, to approve the proposal from Parkitecture for Skate Park planning and design services. Motion carries 7 - 0 - 0 by acclamation.

8. REQUESTS FOR REFERRAL OF NEW ITEMS.

a. Discussion and action to make referrals to the Personnel Committee.

Motion by Village Trustee Carrie Nelson, second by Village Trustee Edward Wreh, to refer to the Personnel Committee the combining of the Personnel Policy manual and Compensation and Benefits Manual and bringing forward revisions as recommended by the Compensation and Classification Study. Motion carries 7 - 0 - 0 by acclamation.

b. Discussion and action to make a referral to the Finance Committee.

Motion by Village Trustee Chris St. Clair, second by Village Trustee Stephanie Brassington, to refer to the Finance Committee the draft policies for the affordable housing fund and community grant fund. Motion carries 7 - 0 - 0 by acclamation.

9. CLOSED SESSION.

a. Discussion and action on entering 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 regarding the acquisition of property located at 5802 Main Street, 5804 Main Street, and 5307 Hough Street, Tax Increment District #4.

Motion by Village President Carolyn Clow, second by Village Trustee Carrie Nelson, to enter 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 regarding the acquisition of property located at 5802 Main Street, 5804 Main Street, and 5307 Hough Street, Tax Increment District #4. Motion carries 7 - 0 - 0 by acclamation.

10. RECONVENE INTO OPEN SESSION

Motion by Village President Carolyn Clow, second by Village Trustee Michael Flaherty, to reconvene into Open Session at 8:57 p.m. Motion carries 7 - 0 - 0 by acclamation.

Trustee St. Clair left the meeting at 8:54 p.m.

11. ACTION ON ITEMS DISCUSSED IN CLOSED SESSION

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

No action taken.

12. SCHEDULE NEXT MEETING DATE.

a. May 24, 2022 - 7:00 p.m. - Village Board

13. ADJOURNMENT.

Motion by Village Trustee Michael Flaherty, second by Village Trustee Edward Wreh, to adjourn at 8:57 p.m.

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

Respectfully submitted,
Cassandra Suettinger
Village Clerk/Treasurer

Report Criteria:

Detail report type printed

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
10	ARAMARK	6140013345	MATS	1	05/06/2022	52.33	.00	52.33	05/19/2022
		6140015157	MATS	1	05/13/2022	52.33	.00	52.33	05/19/2022
Total 10:						104.66	.00	104.66	
30	ALLIANT ENERGY/WP&L	051122	MUNICIPAL CENTER	1	05/11/2022	2,953.80	.00	2,953.80	05/19/2022
		051122	PW FACILITY	2	05/11/2022	748.49	.00	748.49	05/19/2022
		051122	LIBRARY	3	05/11/2022	2,544.91	.00	2,544.91	05/19/2022
		051122	WELL #4	4	05/11/2022	1,742.50	.00	1,742.50	05/19/2022
		051122	SOCCER BUILDING	5	05/11/2022	100.15	.00	100.15	05/19/2022
Total 30:						8,089.85	.00	8,089.85	
68	BADGER WELDING SUPP	3707924	ACETYLENE & OXYGEN	1	04/30/2022	12.00	.00	12.00	05/19/2022
		3710086	WELD SUPPLIES	1	05/03/2022	19.21	.00	19.21	05/19/2022
		3710086	WELD SUPPLIES	2	05/03/2022	19.21	.00	19.21	05/19/2022
		3710086	WELD SUPPLIES	3	05/03/2022	19.21	.00	19.21	05/19/2022
		3710086	WELD SUPPLIES	4	05/03/2022	70.41	.00	70.41	05/19/2022
Total 68:						140.04	.00	140.04	
158	CHARTER COMMUNICATI	0003261050	CHARTER CABLE	1	05/01/2022	110.41	.00	110.41	05/12/2022
Total 158:						110.41	.00	110.41	
194	CONCENTRA	103563471	CONCENTRA PHYSICAL	1	04/29/2022	307.00	.00	307.00	05/19/2022
		103563973	PRE-EMPLOYMENT SCR	1	05/02/2022	118.00	.00	118.00	05/19/2022
Total 194:						425.00	.00	425.00	
274	DEPT OF ADMINISTRATI	505-0000068	JOB POSTING	1	05/11/2022	175.00	.00	175.00	05/19/2022
Total 274:						175.00	.00	175.00	
408	GRAINGER INC	9312411482	BATTERIES	1	05/13/2022	48.65	.00	48.65	05/19/2022
Total 408:						48.65	.00	48.65	
452	HYDRITE CHEMICAL	02507521	CHEMICALS WATER	1	09/27/2021	497.61	.00	497.61	05/19/2022
		02576852	WATER CHEMICALS	1	05/11/2022	840.51	.00	840.51	05/19/2022
Total 452:						1,338.12	.00	1,338.12	
553	LINCOLN CONTRACTOR	N90348	MARKING PAINT	1	05/04/2022	211.59	.00	211.59	05/19/2022
		N90348	MARKING PAINT	2	05/04/2022	57.70	.00	57.70	05/19/2022
		N90348	MARKING PAINT	3	05/04/2022	57.70	.00	57.70	05/19/2022
		N90348	MARKING PAINT	4	05/04/2022	57.70	.00	57.70	05/19/2022
Total 553:						384.69	.00	384.69	
556	LIQUI SYSTEMS INC	20833	CHEMICAL PUMPS	1	05/16/2022	2,648.00	.00	2,648.00	05/19/2022
Total 556:						2,648.00	.00	2,648.00	

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
581	MADISON TRUCK EQUIP	5-99493	TRUCK PARTS TRUCK 6	1	05/10/2022	1.20	.00	1.20	05/19/2022
		5-99493	TRUCK PARTS TRUCK 6	2	05/10/2022	1.20	.00	1.20	05/19/2022
		5-99493	TRUCK PARTS TRUCK 6	3	05/10/2022	1.20	.00	1.20	05/19/2022
		5-99493	TRUCK PARTS TRUCK 6	4	05/10/2022	4.40	.00	4.40	05/19/2022
Total 581:						8.00	.00	8.00	
634	MENARDS - MONONA	29931	MUNICIPAL CENTER KIT	1	05/02/2022	6.58	.00	6.58	05/19/2022
		29931	MUNICIPAL CENTER KIT	2	05/02/2022	1.80	.00	1.80	05/19/2022
		29931	MUNICIPAL CENTER KIT	3	05/02/2022	1.80	.00	1.80	05/19/2022
		29931	MUNICIPAL CENTER KIT	4	05/02/2022	1.79	.00	1.79	05/19/2022
		30462	PARK SUPPLIES	1	05/12/2022	359.52	.00	359.52	05/19/2022
		30462	SAFETY	2	05/12/2022	101.68	.00	101.68	05/19/2022
		30462	SAFETY	3	05/12/2022	27.74	.00	27.74	05/19/2022
		30462	SAFETY	4	05/12/2022	27.73	.00	27.73	05/19/2022
		30462	SAFETY	5	05/12/2022	27.73	.00	27.73	05/19/2022
		30489	PW SUPPLIES	1	05/12/2022	2.29	.00	2.29	05/19/2022
		30665	PW SUPPLIES	1	05/16/2022	40.83	.00	40.83	05/19/2022
		30665	PW SUPPLIES	2	05/16/2022	149.73	.00	149.73	05/19/2022
		30665	PW SUPPLIES	3	05/16/2022	40.84	.00	40.84	05/19/2022
		30665	PW SUPPLIES	4	05/16/2022	40.84	.00	40.84	05/19/2022
Total 634:						830.90	.00	830.90	
640	MGE	6300112994-	STREET LIGHTS	1	05/02/2022	659.30	.00	659.30	05/12/2022
Total 640:						659.30	.00	659.30	
660	MILLER, JOHN	JM030622	SHOES - UNIFORM ALLO	1	03/06/2022	96.77	.00	96.77	05/19/2022
Total 660:						96.77	.00	96.77	
667	MINNESOTA LIFE INS CO	002832L-JU	LIFE INSURANCE	1	05/01/2022	1,596.83	.00	1,596.83	05/12/2022
Total 667:						1,596.83	.00	1,596.83	
764	PREMIER PAINT & WALLP	68655	CED DEPT. PAINT	1	05/03/2022	69.17	.00	69.17	05/19/2022
		68682	CED OFFICE PAINT	1	05/04/2022	63.37	.00	63.37	05/19/2022
Total 764:						132.54	.00	132.54	
765	LEGAL SHIELD	0108629-051	LEGAL SHIELD	1	05/15/2022	234.25	.00	234.25	05/19/2022
Total 765:						234.25	.00	234.25	
800	RELIANT FIRE APPARAT	CI003995	FD VEHICLE MAINT	1	01/13/2022	721.23	.00	721.23	05/19/2022
		CI004472	DOOR SEAL	1	05/02/2022	87.50	.00	87.50	05/19/2022
Total 800:						808.73	.00	808.73	
836	SCHILLING SUPPLY COM	865689-00	OPERATING SUPPLIES	1	03/18/2022	167.84	.00	167.84	05/19/2022
Total 836:						167.84	.00	167.84	
870	SLINDE TRUCKING	39840	MULCH FOR PARKS	1	04/29/2022	180.00	.00	180.00	05/19/2022

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 870:						180.00	.00	180.00	
879	SOUTH CENTRAL LIBRA	22-444	LIBRARY SUPPLIES	1	05/18/2022	521.73	.00	521.73	05/19/2022
		22-452	RECEIPT PRINTER	1	05/18/2022	229.21	.00	229.21	05/19/2022
		22-482	RFID TAGS	1	05/18/2022	767.32	.00	767.32	05/19/2022
Total 879:						1,518.26	.00	1,518.26	
911	STREICHER'S	11567444	DEPARTMENT AWARDS	1	05/10/2022	134.99	.00	134.99	05/19/2022
Total 911:						134.99	.00	134.99	
958	TOWN & COUNTRY ENGI	23971	4313 TRIANGLE ST ESCR	1	05/12/2022	154.75	.00	154.75	05/19/2022
		23972	2022 STREET & UTILITY I	1	05/12/2022	9,575.75	.00	9,575.75	05/19/2022
		23973	2022 PUBLIC FACILITIES	1	05/12/2022	675.00	.00	675.00	05/19/2022
		23974	5979 SIGGELKOW RD	1	05/12/2022	116.25	.00	116.25	05/19/2022
		23975	EXCHANGE ST FINAL EN	1	05/12/2022	10,697.44	.00	10,697.44	05/19/2022
		23976	MC 197 PAULSON RD ST	1	05/12/2022	4,288.55	.00	4,288.55	05/19/2022
		23977	MC 198 LIFT STATION #2	1	05/12/2022	712.50	.00	712.50	05/19/2022
		23978	2022 STORMWATER SUP	1	05/12/2022	3,001.20	.00	3,001.20	05/19/2022
Total 958:						29,221.44	.00	29,221.44	
961	TOWN OF DUNN	2021FINAL T	TOWNS TRUE UP REFUN	1	05/19/2022	5,476.95	.00	5,476.95	05/19/2022
Total 961:						5,476.95	.00	5,476.95	
992	US CELLULAR	0504717369	PD PHONE	1	04/22/2022	1,547.49	.00	1,547.49	05/19/2022
		0504717369	FD/EMS PHONE	2	04/22/2022	373.76	.00	373.76	05/19/2022
		0504717369	OUTREACH PHONE	3	04/22/2022	74.99	.00	74.99	05/19/2022
		0504717369	CABLE/COMMTECH PHO	4	04/22/2022	42.50	.00	42.50	05/19/2022
		0504717369	PW PHONE	5	04/22/2022	118.50	.00	118.50	05/19/2022
		0504717369	WATER PHONE	6	04/22/2022	118.50	.00	118.50	05/19/2022
		0504717369	SEWER PHONE	7	04/22/2022	118.50	.00	118.50	05/19/2022
		0504717369	INSPECTIONS PHONE	8	04/22/2022	.50	.00	.50	05/19/2022
Total 992:						2,394.74	.00	2,394.74	
1024	WALL STREET JOURNAL	0706210134	NEWSPAPER SUBSCRIP	1	05/05/2022	233.94	.00	233.94	05/19/2022
Total 1024:						233.94	.00	233.94	
1085	WI RURAL WATER ASSN	4330	SAFETY TRAINING ANNU	1	05/09/2022	213.82	.00	213.82	05/19/2022
		4330	SAFETY TRAINING ANNU	2	05/09/2022	76.02	.00	76.02	05/19/2022
		4330	SAFETY TRAINING ANNU	3	05/09/2022	152.05	.00	152.05	05/19/2022
		4330	SAFETY TRAINING ANNU	4	05/09/2022	33.26	.00	33.26	05/19/2022
Total 1085:						475.15	.00	475.15	
1093	WI STATE LABORATORY	710629	WATER TESTING FLORID	1	04/30/2022	26.00	.00	26.00	05/19/2022
Total 1093:						26.00	.00	26.00	
1175	HORTON GROUP INC TH	90728	HORTON LIABILITY	1	05/05/2022	3,541.00	.00	3,541.00	05/19/2022

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 1175:						3,541.00	.00	3,541.00	
1245	PROFESSIONAL PEST C	563771	PARKS PEST CONTROL	1	05/06/2022	69.00	.00	69.00	05/19/2022
		567058	PW PEST CONTROL	1	05/17/2022	6.00	.00	6.00	05/19/2022
		567058	PW PEST CONTROL	2	05/17/2022	22.00	.00	22.00	05/19/2022
		567058	PW PEST CONTROL	3	05/17/2022	6.00	.00	6.00	05/19/2022
		567058	PW PEST CONTROL	4	05/17/2022	6.00	.00	6.00	05/19/2022
		567059	MC PEST CONTROL	1	05/17/2022	25.85	.00	25.85	05/19/2022
		567059	MC PEST CONTROL	2	05/17/2022	7.05	.00	7.05	05/19/2022
		567059	MC PEST CONTROL	3	05/17/2022	7.05	.00	7.05	05/19/2022
		567059	MC PEST CONTROL	4	05/17/2022	7.05	.00	7.05	05/19/2022
Total 1245:						156.00	.00	156.00	
1256	BOUND TREE MEDICAL,	84510756	EMS - SUPPLIES	1	05/04/2022	45.64	.00	45.64	05/19/2022
		84516963	EMS - SUPPLIES	1	05/10/2022	15.29	.00	15.29	05/19/2022
		84523186	EMS - SUPPLIES	1	05/13/2022	219.00	.00	219.00	05/19/2022
Total 1256:						279.93	.00	279.93	
1264	BARNES INC	160194	BRUSH CURBSIDE ZONE	1	04/30/2022	3,194.00	.00	3,194.00	05/19/2022
		160194	BRUSH CURBSIDE ZONE	2	04/30/2022	3,194.00	.00	3,194.00	05/19/2022
		160194	INSTALLMENT 1 OF 3 BIN	3	04/30/2022	13,658.36	.00	13,658.36	05/19/2022
		160194	INSTALLMENT 1 OF 3 BIN	4	04/30/2022	13,658.36	.00	13,658.36	05/19/2022
Total 1264:						33,704.72	.00	33,704.72	
1694	HEARTLAND LITHO	66232	UTILITY BILLS	1	05/03/2022	80.46	.00	80.46	05/19/2022
		66232	UTILITY BILLS	2	05/03/2022	80.46	.00	80.46	05/19/2022
		66232	UTILITY BILLS	3	05/03/2022	80.46	.00	80.46	05/19/2022
Total 1694:						241.38	.00	241.38	
1896	NAPA AUTO PARTS	835009	VEHICLE MAINTENANCE	1	05/06/2022	369.87	.00	369.87	05/19/2022
		835010	VEHICLE MAINTENANCE	1	05/06/2022	8.04	.00	8.04	05/19/2022
		835010	VEHICLE MAINTENANCE	2	05/06/2022	8.04	.00	8.04	05/19/2022
		835010	VEHICLE MAINTENANCE	3	05/06/2022	8.04	.00	8.04	05/19/2022
		835010	VEHICLE MAINTENANCE	4	05/06/2022	29.48	.00	29.48	05/19/2022
		835557	VEHICLE MAINTENANCE	1	05/10/2022	12.40	.00	12.40	05/19/2022
		835862	VEHICLE MAINTENANCE	1	05/12/2022	11.96	.00	11.96	05/19/2022
		835862	VEHICLE MAINTENANCE	2	05/12/2022	3.25	.00	3.25	05/19/2022
		835862	VEHICLE MAINTENANCE	3	05/12/2022	3.25	.00	3.25	05/19/2022
		835862	VEHICLE MAINTENANCE	4	05/12/2022	3.26	.00	3.26	05/19/2022
Total 1896:						457.59	.00	457.59	
1904	HUMPHREY SERVICE PA	1271000	VEHICLE MAINTENANCE	1	05/02/2022	32.37	.00	32.37	05/19/2022
		1271000	VEHICLE MAINTENANCE	2	05/02/2022	8.82	.00	8.82	05/19/2022
		1271000	VEHICLE MAINTENANCE	3	05/02/2022	8.82	.00	8.82	05/19/2022
		1271000	VEHICLE MAINTENANCE	4	05/02/2022	8.82	.00	8.82	05/19/2022
Total 1904:						58.83	.00	58.83	
1910	ZURBUCHEN OIL INC	260170	DYED DIESEL FUEL	1	05/11/2022	1,237.52	.00	1,237.52	05/19/2022

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 1910:						1,237.52	.00	1,237.52	
1989	CORPORATE BUSINESS	31600636	COPIER LEASE	1	05/09/2022	190.00	.00	190.00	05/19/2022
Total 1989:						190.00	.00	190.00	
2042	THOMSON REUTERS	846312934	WEST INFORMATION CH	1	05/01/2022	195.26	.00	195.26	05/19/2022
Total 2042:						195.26	.00	195.26	
2058	MICROMARKETING LLC	887483	AUDIO BOOKS	1	05/05/2022	40.00	.00	40.00	05/19/2022
Total 2058:						40.00	.00	40.00	
2082	NASSCO INC	6155825	CLEANING SUPPLIES	1	05/04/2022	160.29	.00	160.29	05/19/2022
Total 2082:						160.29	.00	160.29	
2089	MIDWEST METER INC	0143329-IN	METER GASKETS	1	05/17/2022	31.00	.00	31.00	05/19/2022
Total 2089:						31.00	.00	31.00	
2185	MSA PROFESSIONAL SE	R09361025.0	EAST SIDE NEIGHBORH	1	05/03/2022	6,319.50	.00	6,319.50	05/19/2022
Total 2185:						6,319.50	.00	6,319.50	
2216	ANDRES MEDICAL	254931	APRIL COLLECTIONS	1	05/10/2022	3,050.59	.00	3,050.59	05/19/2022
Total 2216:						3,050.59	.00	3,050.59	
2279	FRIENDS OF THE WAUB	WSC-202201	PIER INSTALLATION	1	05/10/2022	750.00	.00	750.00	05/19/2022
Total 2279:						750.00	.00	750.00	
9140	TRITECH FORENSICS IN	581000	EVIDENCE SUPPLIES	1	01/03/2022	200.99	.00	200.99	05/19/2022
Total 9140:						200.99	.00	200.99	
9141	VERMEER WISCONSIN I	40033758	CHIPPER PARTS	1	05/06/2022	85.12	.00	85.12	05/19/2022
		40033758	CHIPPER PARTS	2	05/06/2022	23.22	.00	23.22	05/19/2022
		40033758	CHIPPER PARTS	3	05/06/2022	23.22	.00	23.22	05/19/2022
		40033758	CHIPPER PARTS	4	05/06/2022	23.22	.00	23.22	05/19/2022
		40033842	CHIPPER	1	05/06/2022	64,233.99	.00	64,233.99	05/19/2022
Total 9141:						64,388.77	.00	64,388.77	
9151	PAGE PRODUCTION	22-8	APRIL SENIOR NEWS	1	05/12/2022	966.60	.00	966.60	05/19/2022
Total 9151:						966.60	.00	966.60	
16241	WI DEPT OF JUSTICE	L1373T-0430	HIRING BACKGROUND C	1	04/30/2022	49.00	.00	49.00	05/19/2022
		L1373T-0430	BACKGROUND CHECKS	2	04/30/2022	1,022.00	.00	1,022.00	05/19/2022
Total 16241:						1,071.00	.00	1,071.00	
16247	CITY TREASURER	00071006-05	STORMWATER FEES	1	05/06/2022	26.52	.00	26.52	05/19/2022

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 16247:						26.52	.00	26.52	
16257	CORPORATE BUSINESS	319283	COPIER LEASE	1	05/06/2022	52.09	.00	52.09	05/12/2022
		319448	PW COLOR COPY OVER	1	05/10/2022	34.33	.00	34.33	05/19/2022
		319448	PW COLOR COPY OVER	2	05/10/2022	34.33	.00	34.33	05/19/2022
		319448	PW COLOR COPY OVER	3	05/10/2022	34.24	.00	34.24	05/19/2022
		319467	COPIER LEASE	1	05/10/2022	21.15	.00	21.15	05/12/2022
Total 16257:						176.14	.00	176.14	
16268	SCHROECKENTHALER,	MS050622	TRAINING MEALS	1	05/06/2022	57.41	.00	57.41	05/19/2022
Total 16268:						57.41	.00	57.41	
16296	DANE CO DEPT OF HUM	APRIL2022	MEALSITE DONATION - M	1	05/06/2022	2,889.25	.00	2,889.25	05/19/2022
		APRIL2022	MEALSITE DONATION - C	2	05/06/2022	566.00	.00	566.00	05/19/2022
Total 16296:						3,455.25	.00	3,455.25	
16357	PROTECTION TECHNOL	22432	FIRE PANEL REPAIR	1	05/17/2022	215.00	.00	215.00	05/19/2022
Total 16357:						215.00	.00	215.00	
16545	DEPT OF SAFETY AND P	043022	FIRE SUPPRESSION	1	04/30/2022	80.00	.00	80.00	05/19/2022
Total 16545:						80.00	.00	80.00	
16547	PELLION BENEFITS	050122	RETIREMENT VEBA PAY	1	05/01/2022	5,341.00	.00	5,341.00	05/19/2022
		050122	RETIREMENT VEBA PAY	2	05/01/2022	3,209.40	.00	3,209.40	05/19/2022
		050122	RETIREMENT VEBA PAY	3	05/01/2022	1,664.77	.00	1,664.77	05/19/2022
		050122	RETIREMENT VEBA PAY	4	05/01/2022	24,110.03	.00	24,110.03	05/19/2022
Total 16547:						34,325.20	.00	34,325.20	
16640	TOP PACK DEFENSE LLC	8259	CLOTHING ALLOWANCE	1	05/06/2022	79.99	.00	79.99	05/19/2022
		8261	UNIFORM ALLOWANCE-	1	05/06/2022	465.76	.00	465.76	05/19/2022
		8268	CLOTHING ALLOWANCE	1	05/05/2022	49.49	.00	49.49	05/19/2022
		8275	UNIFORM ALLOWANCE-	1	05/02/2022	73.95	.00	73.95	05/19/2022
		8295	CLOTHING ALLOWANCE	1	05/13/2022	143.98	.00	143.98	05/19/2022
Total 16640:						813.17	.00	813.17	
16655	WI DEPT OF TRANSPORT	395-0000259	EXCHANGE ST PRELIMIN	1	05/02/2022	297.61	.00	297.61	05/19/2022
Total 16655:						297.61	.00	297.61	
16712	LIFE-ASSIST, INC	1207019	EMS MEDICAL SUPPLIES	1	05/10/2022	240.00	.00	240.00	05/19/2022
		1207240	EMS MEDICAL SUPPLIES	1	05/10/2022	248.03	.00	248.03	05/19/2022
Total 16712:						488.03	.00	488.03	
16782	MADISON EMERGENCY	INV1203	MEDICAL DIRECTION MA	1	05/06/2022	700.00	.00	700.00	05/19/2022
Total 16782:						700.00	.00	700.00	
16863	CONSTRUCTION FABRIC	200111	SOD REPAIR MATERIALS	1	05/09/2022	73.70	.00	73.70	05/19/2022

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		200111	SOD REPAIR MATERIALS	2	05/09/2022	20.10	.00	20.10	05/19/2022
		200111	SOD REPAIR MATERIALS	3	05/09/2022	20.10	.00	20.10	05/19/2022
		200111	SOD REPAIR MATERIALS	4	05/09/2022	20.10	.00	20.10	05/19/2022
Total 16863:						134.00	.00	134.00	
17050	SHI INTERNATIONAL CO	B15226879	SHI F110 & V110	1	05/16/2022	5,277.88	.00	5,277.88	05/19/2022
Total 17050:						5,277.88	.00	5,277.88	
17084	AMAZON CAPITAL SERVI	14Q7-LXG9-	MICROPHONE	1	05/14/2022	59.99	.00	59.99	05/19/2022
		14Q7-LXG9-	PROGRAM SUPPLIES	2	05/14/2022	19.26	.00	19.26	05/19/2022
		1CCR-NLTJ-	PW SHOP SUPPLIES	1	05/05/2022	4.64	.00	4.64	05/19/2022
		1CCR-NLTJ-	PW SHOP SUPPLIES	2	05/05/2022	4.64	.00	4.64	05/19/2022
		1CCR-NLTJ-	PW SHOP SUPPLIES	3	05/05/2022	4.64	.00	4.64	05/19/2022
		1CCR-NLTJ-	PW SHOP SUPPLIES	4	05/05/2022	17.03	.00	17.03	05/19/2022
		1D7Q-9QQ3-	DVDS & CDS	1	05/06/2022	12.96	.00	12.96	05/19/2022
		1D7Q-9QQ3-	TV REMOTE	2	05/06/2022	8.66	.00	8.66	05/19/2022
		1FJM-1JLV-	DVDS & CDS	1	05/16/2022	83.66	.00	83.66	05/19/2022
		1HHC-3D71-	DVDS & CDS	1	05/09/2022	42.95	.00	42.95	05/19/2022
		1K3M-FP99-	DVDS & CDS	1	05/09/2022	19.99	.00	19.99	05/19/2022
		1KNT-CMTW	NAS STORAGE	1	05/11/2022	679.96	.00	679.96	05/19/2022
		1TK9-CJLQ-	PW SHOP SUPPLIES	1	05/08/2022	2.69	.00	2.69	05/19/2022
		1TK9-CJLQ-	PW SHOP SUPPLIES	2	05/08/2022	2.69	.00	2.69	05/19/2022
		1TK9-CJLQ-	PW SHOP SUPPLIES	3	05/08/2022	2.69	.00	2.69	05/19/2022
		1TK9-CJLQ-	PW SHOP SUPPLIES	4	05/08/2022	9.87	.00	9.87	05/19/2022
		1V9D-VN9L-	GENERAL SUPPLIES	1	05/16/2022	11.89	.00	11.89	05/19/2022
		1VC7-9RQN-	USB CABLE	1	05/12/2022	39.99	.00	39.99	05/19/2022
		1WG7-1K6X-	PW OPEN HOUSE SUPPL	1	05/11/2022	3.10	.00	3.10	05/19/2022
		1WG7-1K6X-	PW OPEN HOUSE SUPPL	2	05/11/2022	18.67	.00	18.67	05/19/2022
		1WG7-1K6X-	PW OPEN HOUSE SUPPL	3	05/11/2022	30.90	.00	30.90	05/19/2022
		1WG7-1K6X-	PW OPEN HOUSE SUPPL	4	05/11/2022	5.85	.00	5.85	05/19/2022
		1WG7-1K6X-	PW OPEN HOUSE SUPPL	5	05/11/2022	5.85	.00	5.85	05/19/2022
Total 17084:						1,092.57	.00	1,092.57	
17092	GENERAL ENGINEERING	39	BUILDING INSPECTION S	1	05/10/2022	7,709.55	.00	7,709.55	05/19/2022
Total 17092:						7,709.55	.00	7,709.55	
17096	PETERSON, SYDNEY	SP050622	TRAINING LUNCHES	1	05/06/2022	30.00	.00	30.00	05/19/2022
Total 17096:						30.00	.00	30.00	
17141	BADGERLAND DISPOSAL	0002185874	PORTABLE RESTROOM	1	01/13/2022	696.00	.00	696.00	05/19/2022
		0002268742	PORTABLE RESTROOM	1	02/10/2022	696.00	.00	696.00	05/19/2022
		0002481761	PORTABLE RESTROOM	1	05/05/2022	680.00	.00	680.00	05/19/2022
Total 17141:						2,072.00	.00	2,072.00	
17187	B&H PHOTO	201998271	DUEL RECORDING AMPL	1	05/11/2022	18.74	.00	18.74	05/19/2022
		201998271	PRODUCTION HYPERDE	2	05/11/2022	427.68	.00	427.68	05/19/2022
Total 17187:						446.42	.00	446.42	
17232	APG OF SOUTHERN WIS	24777-0422	OUTLOOK PRINTING	1	04/30/2022	1,455.00	.00	1,455.00	05/19/2022
		24777-0422	OUTLOOK PRINTING	2	04/30/2022	145.50	.00	145.50	05/19/2022

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
		24777-0422	OUTLOOK PRINTING	3	04/30/2022	145.50	.00	145.50	05/19/2022
		24777-0422	OUTLOOK PRINTING	4	04/30/2022	582.00	.00	582.00	05/19/2022
		24777-0422	OUTLOOK PRINTING	5	04/30/2022	582.00	.00	582.00	05/19/2022
		28886-0422	PLAN PUB HEAR - CUP A	1	04/30/2022	65.96	.00	65.96	05/19/2022
		28886-0422	PLAN PUB HEAR - ORD 2	2	04/30/2022	67.98	.00	67.98	05/19/2022
		28886-0422	PLAN PUB HEAR - ORD 2	3	04/30/2022	64.94	.00	64.94	05/19/2022
		28886-0422	PLAN PUB HEAR - CSM G	4	04/30/2022	37.29	.00	37.29	05/19/2022
		28886-0422	BOR NOTICE	5	04/30/2022	114.97	.00	114.97	05/19/2022
		28886-0422	VILLAGE BOARD MINUTE	6	04/30/2022	167.44	.00	167.44	05/19/2022
Total 17232:						3,428.58	.00	3,428.58	
17240	WI DEPT OF JUSTICE	050122-ZIET	ACTIVE THREAT TRAININ	1	05/01/2022	110.00	.00	110.00	05/19/2022
		259	ACTIVE THREAT TRAININ	1	05/04/2022	110.00	.00	110.00	05/19/2022
		87	ACTIVE THREAT TRAININ	1	03/17/2022	110.00	.00	110.00	05/19/2022
Total 17240:						330.00	.00	330.00	
17320	PARKITECTURE & PLANN	1-20.010	PICKLEBALL PLAN/DESI	1	05/01/2022	786.00	.00	786.00	05/19/2022
		5-21.045	COMMUNITY PARK PHAS	1	05/01/2022	5,319.20	.00	5,319.20	05/19/2022
Total 17320:						6,105.20	.00	6,105.20	
17351	BLACKHAWK TECHNICAL	S0318485	FIREFIGHTER PRACTICA	1	05/13/2022	160.00	.00	160.00	05/19/2022
Total 17351:						160.00	.00	160.00	
17460	KOCH, KYLE	KK043022	HOTEL ROOM FOR TRAI	1	04/30/2022	258.00	.00	258.00	05/19/2022
Total 17460:						258.00	.00	258.00	
17569	MCFARLAND ACE HARD	004909/1	MAILBOX REPAIR	1	05/05/2022	34.64	.00	34.64	05/19/2022
		004909/1	MAILBOX REPAIR	2	05/05/2022	9.45	.00	9.45	05/19/2022
		004909/1	MAILBOX REPAIR	3	05/05/2022	9.45	.00	9.45	05/19/2022
		004909/1	MAILBOX REPAIR	4	05/05/2022	9.45	.00	9.45	05/19/2022
		004933/1	PARK SUPPLIES	1	05/07/2022	6.29	.00	6.29	05/19/2022
		004970/1	HELIUM FOR OPEN HOU	1	05/10/2022	2.81	.00	2.81	05/19/2022
		004970/1	HELIUM FOR OPEN HOU	2	05/10/2022	16.96	.00	16.96	05/19/2022
		004970/1	HELIUM FOR OPEN HOU	3	05/10/2022	28.08	.00	28.08	05/19/2022
		004970/1	HELIUM FOR OPEN HOU	4	05/10/2022	5.32	.00	5.32	05/19/2022
		004970/1	HELIUM FOR OPEN HOU	5	05/10/2022	5.32	.00	5.32	05/19/2022
		004979/1	PARK SUPPLIES	1	05/11/2022	7.90	.00	7.90	05/19/2022
		004990/1	PW SHOP SUPPLIES	1	05/12/2022	5.88	.00	5.88	05/19/2022
		004990/1	PW SHOP SUPPLIES	2	05/12/2022	1.61	.00	1.61	05/19/2022
		004990/1	PW SHOP SUPPLIES	3	05/12/2022	1.60	.00	1.60	05/19/2022
		004990/1	PW SHOP SUPPLIES	4	05/12/2022	1.60	.00	1.60	05/19/2022
		005007/1	PARK SUPPLIES	1	05/13/2022	24.29	.00	24.29	05/19/2022
		005008/1	PW SHOP SUPPLIES	1	05/13/2022	4.94	.00	4.94	05/19/2022
		005008/1	PW SHOP SUPPLIES	2	05/13/2022	1.35	.00	1.35	05/19/2022
		005008/1	PW SHOP SUPPLIES	3	05/13/2022	1.35	.00	1.35	05/19/2022
		005008/1	PW SHOP SUPPLIES	4	05/13/2022	1.35	.00	1.35	05/19/2022
		005016/1	MINICIPAL CENTER	1	05/13/2022	9.79	.00	9.79	05/19/2022
		005016/1	MINICIPAL CENTER	2	05/13/2022	2.67	.00	2.67	05/19/2022
		005016/1	MINICIPAL CENTER	3	05/13/2022	2.67	.00	2.67	05/19/2022
		005016/1	MINICIPAL CENTER	4	05/13/2022	2.67	.00	2.67	05/19/2022
		005065/1	PARK SUPPLIES	1	05/17/2022	28.78	.00	28.78	05/19/2022
		005068/1	PW SHOP SUPPLIES	1	05/17/2022	2.96	.00	2.96	05/19/2022

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
		005068/1	PW SHOP SUPPLIES	2	05/17/2022	.81	.00	.81	05/19/2022
		005068/1	PW SHOP SUPPLIES	3	05/17/2022	.81	.00	.81	05/19/2022
		005068/1	PW SHOP SUPPLIES	4	05/17/2022	.81	.00	.81	05/19/2022
		005072/1	PARK SUPPLIES	1	05/17/2022	6.40	.00	6.40	05/19/2022
		005073/1	PW SHOP SUPPLIES	1	05/17/2022	71.64	.00	71.64	05/19/2022
Total 17569:						309.65	.00	309.65	
17596	AMERICAN AWARDS & P	53309	ACCOUNTABILITY TAGS	1	05/04/2022	199.20	.00	199.20	05/19/2022
Total 17596:						199.20	.00	199.20	
17685	INGRAM LIBRARY SERVI	62813683	BOOKS	1	05/02/2022	423.27	.00	423.27	05/19/2022
		62815586	ADULT BOOKS	1	05/06/2022	251.56	.00	251.56	05/19/2022
		62816309	BOOKS	1	05/10/2022	461.58	.00	461.58	05/19/2022
		62817172	BOOKS	1	05/12/2022	257.75	.00	257.75	05/19/2022
Total 17685:						1,394.16	.00	1,394.16	
17700	HALL, MICHAEL	367	SRP PROGRAMMING TE	1	05/16/2022	270.00	.00	270.00	05/19/2022
Total 17700:						270.00	.00	270.00	
17757	MERAKI CONSULTING, L	43	DEI CONSULTING	1	05/18/2022	20,000.00	.00	20,000.00	05/19/2022
Total 17757:						20,000.00	.00	20,000.00	
17761	CBS SQUARED, INC.	9809	KWIK TRIP ESCROW	1	05/05/2022	1,140.00	.00	1,140.00	05/19/2022
Total 17761:						1,140.00	.00	1,140.00	
17770	SJE	CD99434253	WELL 4 ELECTRICAL SE	1	05/18/2022	144.20	.00	144.20	05/19/2022
Total 17770:						144.20	.00	144.20	
17862	SCHMITT, STORM	050622	SALT SAVER REIMBURS	1	05/06/2022	275.00	.00	275.00	05/19/2022
Total 17862:						275.00	.00	275.00	
17903	MCFARLAND FAMILY FES	100	2022 FESTIVAL CONTRIB	1	02/16/2022	5,000.00	.00	5,000.00	05/19/2022
Total 17903:						5,000.00	.00	5,000.00	
17904	CLEVELAND HEARTLAB	17262-20220	HEART ASSESSMENTS	1	04/26/2022	525.00	.00	525.00	05/19/2022
		17262-20220	HEART ASSESSMENTS	2	04/26/2022	2,175.00	.00	2,175.00	05/19/2022
		17262-20220	HEART ASSESSMENTS -	3	04/26/2022	525.00	.00	525.00	05/19/2022
Total 17904:						3,225.00	.00	3,225.00	
17905	HEADLEY, RYAN & CARRI	050622	SALT SAVER REIMBURS	1	05/06/2022	200.00	.00	200.00	05/19/2022
Total 17905:						200.00	.00	200.00	
17906	FISCHER, BRUCE & JAYN	050622	SALT SAVER PROGRAM	1	05/06/2022	200.00	.00	200.00	05/19/2022
Total 17906:						200.00	.00	200.00	

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
17907	DANE COUNTY CLERK O	051022	JURY FEES	1	05/10/2022	108.00	.00	108.00	05/12/2022
Total 17907:						108.00	.00	108.00	
17908	BADGER METER	80098089	CELLULAR SERVICE UNI	1	04/30/2022	.91	.00	.91	05/19/2022
		80098089	CELLULAR SERVICE UNI	2	04/30/2022	.91	.00	.91	05/19/2022
Total 17908:						1.82	.00	1.82	
17909	SHORT ELLIOTT HENDRI	425623	MUNICIPAL CENTER MAS	1	05/11/2022	1,800.00	.00	1,800.00	05/19/2022
		425648	GATEWAY SIGN REPLAC	1	05/12/2022	667.59	.00	667.59	05/19/2022
Total 17909:						2,467.59	.00	2,467.59	
17910	DR. KAEI SWIFT	350	PROGRAM FEE	1	05/05/2022	150.00	.00	150.00	05/19/2022
Total 17910:						150.00	.00	150.00	
17911	O'HEARN, SHAUN	051622	TRH PERMIT FEE REFUN	1	05/16/2022	200.00	.00	200.00	05/19/2022
Total 17911:						200.00	.00	200.00	
17912	PROHL, MELISSA	051222	REFUND PARK DEPOSIT	1	05/12/2022	200.00	.00	200.00	05/19/2022
Total 17912:						200.00	.00	200.00	
17913	LIBERTY TOWING SERVI	224055	WINCH OUT TENDER 6	1	05/16/2022	250.00	.00	250.00	05/19/2022
Total 17913:						250.00	.00	250.00	
17914	HIGHLIGHTS FOR CHILD	449414218-2	SRP PRIZE	1	05/17/2022	41.94	.00	41.94	05/19/2022
Total 17914:						41.94	.00	41.94	
17915	BOUCHER, NICHOLAS	NB051322	MILEAGE & PARKING FO	1	05/13/2022	51.66	.00	51.66	05/19/2022
Total 17915:						51.66	.00	51.66	
17916	MILLER, STEPHANIE	SM051322	WCM CONFERENCE REI	1	05/13/2022	58.22	.00	58.22	05/19/2022
		SM051322	EQUITY INSTITUTE REIM	2	05/13/2022	5.97	.00	5.97	05/19/2022
Total 17916:						64.19	.00	64.19	
Grand Totals:						278,272.96	.00	278,272.96	

Report Criteria:

Detail report type printed

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Amount
05/07/2022	CDPT	05/13/2022		FIRE FIGHTERS LOCAL 3	8	188.38
05/07/2022	CDPT	05/13/2022		FIRE FIGHTERS LOCAL 3	8	5.00
05/07/2022	CDPT	05/13/2022		WI SCTF	5	207.69
05/07/2022	CDPT	05/13/2022		WPPA TREASURER	6	425.00
05/07/2022	CDPT	05/13/2022		WPPA TREASURER	6	84.00

PAYROLL RELATED

\$910.07

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, May 24, 2022

SECTION: Business

DEPARTMENT: Administration

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Motion to approve a lease agreement with the McFarland United Church of Christ and Friends of McFarland Parks for the McFarland Community Garden.

PREVIOUS ACTION:

ISSUE SUMMARY:

The Friends of McFarland Parks and McFarland United Church of Christ are seeking to renew their agreements with the Village regarding the McFarland Community Garden. The agreements originated in 2013 and were last renewed in 2016, expiring in 2021. Both the 2013 and 2016 agreements included separate agreements, one between the Friends of McFarland Parks and the Village and another between McFarland United Church of Christ and the Village. In reviewing the past agreements, staff found a lot of redundancy, and in fact, all three parties signed the 2016 agreement between the Church and Village. The parties have agreed that having a three-way agreement made more sense. The new agreement would be for another 5-year term, with automatic one-year renewals thereafter.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommend approval of the lease agreement.

ATTACHMENTS:

1. 2022 Lease McFarland United Church of Christ Friends of McFarland Parks_05.18.22

**LEASE AGREEMENT
BETWEEN
MCFARLAND UNITED CHURCH OF CHRIST
VILLAGE OF MCFARLAND AND
FRIENDS OF MCFARLAND PARKS, INC.**

This Lease Agreement is entered into by and between the McFarland United Church of Christ (“Church”), as lessor, the Village of McFarland, a Wisconsin municipal corporation (“Village”), as lessee, and Friends of McFarland Parks, a Wisconsin non-stock corporation (“Friends”) as operator of the leased premises described herein.

RECITALS

1. The Church is the owner of a parcel of land in the Village located at 5710 Anthony Street designated as tax parcel No. 154/0610-022-4594-6 and legally described as Lot Forty-Four (44), Osborn Estates, in the Village of McFarland, Dane County, Wisconsin; excepting therefrom Lot One (1) of Certified Survey map 3522, recorded in the office of the Register of Deeds for Dane County, Wisconsin in Volume 14 of Certified Survey Maps, Pages 14 and 15, as Document number 1674061 (the “Church Property”).

2. The Church has leased approximately 1.5 acres of the Church Property located west and south of the Church parking lot (the “Leased Premises”) to the Village for use as a community garden since March 28, 2013.

3. The Village has permitted the Friends to organize, operate and maintain the community garden on the Leased Premises since 2013 pursuant to a Land Use Agreement which has since expired.

4. The lease between the Church and the Village has also expired, and the parties intend to enter into this Lease Agreement to continue the relationship on substantially the same terms.

AGREEMENT

In consideration of the covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by all parties, the parties agree as follows:

- A. Lease of Leased Premises. The Church hereby lets to the Village, and the Village hereby leases from the Church, the Leased Premises. The Church and Village acknowledge that it is the intent of the Village to give possession of the Leased Premises during the term of this Lease Agreement to the Friends, who will manage and oversee the use of the community garden consistent with this Lease Agreement.
- B. Term. This Lease Agreement shall commence on the date it is executed by all parties, and continue in effect for five (5) growing seasons covering June, 2022 to December 31, 2026. This Lease Agreement shall automatically renew thereafter for successive one-year terms

unless any party notifies the other parties in writing, not later than November 1 of the last year of the initial term or of any renewal year, of its intent to terminate this Lease Agreement at the end of that year.

- C. Rent. The rental rate shall be \$1.00 per year, payable by the Village on or before May 1 of each year during the term of this Lease Agreement.

D. Maintenance and Operational Obligations.

- 1) Church Responsibilities. The Church shall provide land to be used for the community garden and shall mow the common area and pathways adjacent to the community garden.
- 2) Village Responsibilities. The Village shall provide access to water and other services to the community garden and provide at least one trash receptacle and one recycling container for use by users of the community garden throughout the growing season. The Village will also provide access to water for community garden use and pay the fixed water service charge, and winterize the irrigation system at the end of the growing season.
- 3) Friends Responsibilities. The Friends shall be responsible for project planning, group development, recruitment, site design (subject to approval by the Village), site preparation, soil testing, tillage, compost delivery, plot marking and assignment, and enforcement of the usage requirements specified in this Agreement. In addition, the Friends shall be responsible for overall maintenance of the community garden site, providing organizational and educational support and technical assistance on all aspects of the garden, and problem-solving activities should any issues arise. The Friends shall operate the community garden in accordance with the following rules:
 - a) Friends shall coordinate with the McFarland Parks and Recreation Committee on policy matters and with the Parks Superintendent on day-to-day operational matters.
 - b) An annual report shall be provided to the Village and to the Church by November 30 of each year, including the number of garden plots rented, the number of individuals, in any, on a waiting list for a garden plot, and any other relevant information regarding the operations of the community garden. Other information shall be provided upon request through the year.
 - c) A point contact person will be identified to represent Friends in all matters related to this Agreement.
 - d) Village representatives shall be allowed access to the community garden at any time as necessary to ensure that the terms of this Agreement are being met.

- e) Friends shall pay on a bi-monthly basis for metered usage of Village-supplied water to the community garden. All payments shall be made in full no later than November 30 of each year.
- f) An appropriate information kiosk and/or signage shall be installed and maintained by the Friends to provide contact information and to duly recognize the contributions to the project made by the Church and the Village.
- g) Each gardener who rents a plot shall be required to sign a plot agreement which clearly sets forth the rules to be followed in use of the plot and the community garden. The content of the plot agreement shall be subject to approval by the Village Board.
- h) The plot agreement shall contain the following liability waiver: "I understand that neither the Village of McFarland nor the Friends of McFarland Parks makes any warranties about the fertility, suitability, or fitness of my garden plot and that they are not responsible for my actions. I therefore agree to indemnify and hold harmless the Village of McFarland and the Friends and their officers, officials, and employees from any liability, damage, loss, or claim that might occur in connection with the use of the community garden by me or any of my guests."
- i) Preference in the rental of garden plots shall be given for a reasonable period of time each year to residents of the Village of McFarland. The Friends shall not discriminate in any other basis in determining who shall be allowed to rent a garden plot.
- j) Within reason, access to the community garden will be limited to parties that have signed a garden plot agreement, their guests, and participants in educational tours or community activities.
- k) Usage will be limited to the hours of 6:00 a.m. -10:00 p.m. Overnight usage of water resources is prohibited.
- l) Children and guests within the community garden must be supervised by an adult at all times.
- m) Smoking and the use of illegal drugs are prohibited anywhere on the Church property.
- n) Outside burning of garden waste or other materials is prohibited pursuant to Section 26-80 of the Village Code of Ordinances.
- o) Sales are not permitted on the property unless approved in advance by the Village and the Church for the purpose of raising funds to support the community garden project.

- p) The planting of illegal or invasive plants is prohibited pursuant to the Wisconsin Invasive Species Rule, Wis. Admin. Code Chap. NR 40.
 - q) The general approach to soil care and crop pest control should be "organic" in nature, with the use of products destructive to soil organisms, beneficial plants, insects, animals, or humans being avoided. The use of non-organic pesticides is not allowed.
 - r) The property must be monitored and maintained in good order by keeping it:
 - (1) clean and free of trash, debris, dead plants, and other vegetative waste, including transporting the provided refuse and recycling containers to the curb for weekly collection;
 - (2) free from any obstacles or hazards that might affect the safety of users and guests;
 - (3) free of any noises or odors that might diminish the quality of life of neighbors;
 - s) Notwithstanding any Village of McFarland Municipal Code provision to the contrary, parties with a signed garden plot agreement may erect temporary fencing to protect their plot. Such fencing shall be removed at the party's expense at the end of the growing season.
- E. LOCATION AND ZONING. The parties recognize that the community garden site is designated for future "Institutional and Governmental" land use in the current McFarland Comprehensive Plan, including buildings and land owned by governmental, educational, religious, and other non-profit organizations intended for public uses, gathering places, membership clubs, or elderly care. The parties recognize that the community garden site is zoned R-3 General Residence and that "open space use and parks," is a permitted use in the R-3 District under the Village of McFarland zoning ordinances.
- F. ACCESS. Service vehicle and pedestrian access to the community garden will be from Anthony Street. The Church parking lot may not be utilized for parking, access, or deliveries by users of the community garden except that, with prior written permission from the Church, the parking lot may be used in conjunction with special events.
- G. INDEMNIFICATION AND INSURANCE. The Village shall indemnify, defend, and hold harmless the Church and the Friends and their respective officers, officials, agents, and employees against all loss or expense (including liability costs and attorney's fees) by reason of any claim or suit, or of liability imposed by law upon the Church or Friends caused by the use of the Leased Premises pursuant to this Lease Agreement. The Church is hereby released from liability from any injury or damage incurred by the Village, Friends, or users of the property.

The Village agrees to provide \$2,000,000 in General Liability insurance coverage, naming the Church and the Friends as additional insureds on its policy, and to provide a Certificate of Insurance to that effect.

Notwithstanding the foregoing, the parties understand that the Village is a governmental entity entitled to governmental immunity under law, including Wis. Stats. §893.80. Nothing contained herein shall waive the rights and immunities to which each party may be entitled under law, including all of the immunities, limitations and defenses under Wis. Stats. §893.80, or any subsequent amendments thereto, any federal law, common law or other applicable laws.

- H. IMPROVEMENTS. The Village and the Friends shall have the right to construct or otherwise place at their own expense such improvements as are common to community gardens, including: water lines, fencing, raised beds, storage shed, shading, seating areas, signage, bulletin boards, and perennial plantings. Improvements shall have the prior approval of the Church and it shall be the responsibility of the Friends to maintain the improvements in a safe and working condition. All applicable Village permits and approvals must be obtained prior to installing any signage or structures on the site. The Friends shall correct such violations within the timeframe noted in any violation correction order. In the event that the Friends do not comply, and notwithstanding any other provision to the contrary, the Village may terminate the water supply and either the Village or Church may immediately terminate this Lease Agreement.

The Village and the Friends shall not permit any person or entity to file or place any lien, claim, or interest of any kind against the garden site for any improvements or other work performed thereon except that the Village may issue violation notices if appropriate.

- I. RESTORATION. In the event of termination of this Lease Agreement, the Friends agree to remove upon request all water lines, fencing, and signs and to till and reseed the site returning it to the condition it was in immediately prior to the first establishment of the community garden in 2013.
- J. AMENDMENT. This Lease Agreement may be amended at any time by the written mutual consent of all parties. Nothing in this section shall be deemed to prohibit any two parties from entering into agreements between themselves with regard to the subject matter of this Lease Agreement, but no such agreement shall alter the rights of any other party under this Lease Agreement without its consent.
- K. TERMINATION. In the event the Friends ceases to exist or discontinues its operations during the term of this Lease Agreement, the Village may terminate this Lease Agreement. In such event, the Village shall assume the obligations of the Friends under Section I.
- L. NOTICES. All notices to be given under the terms of this Lease Agreement shall be in writing, dated and signed by the person sending the notice to the representatives of the other parties at the designated addresses listed below:

FOR CHURCH: McFarland United Church of Christ
5710 Anthony Street
McFarland, WI 53558

FOR VILLAGE: Village Clerk
Village of McFarland
P.O. Box 110
McFarland, WI 53558-0110

FOR FRIENDS: Friends of McFarland Parks, Inc.
6410 Fox Run
McFarland, WI 53558-9117

MCFARLAND UNITED CHURCH OF CHRIST

By:_____

Date

Print Name/Title:_____

VILLAGE OF MCFARLAND

By:_____

Date

Print Name/Title:_____

FRIENDS OF MCFARLAND PARKS, INC.

By:_____

Date

Print Name/Title:_____

Original Alcohol Beverage Retail License Application

(Submit to municipal clerk.)

For the license period beginning: _____ ending: 06/30/2022
(mm dd yyyy) (mm dd yyyy)

To the Governing Body of the: ☐ Town of } MCFARLAND
☒ Village of }
☐ City of }

County of DANE Aldermanic Dist. No. _____
(if required by ordinance)

Check one: ☐ Individual ☒ Limited Liability Company
☐ Partnership ☐ Corporation/Nonprofit Organization

Applicant's Wisconsin Seller's Permit Number [REDACTED]	
FEIN Number [REDACTED]	
TYPE OF LICENSE REQUESTED	FEE
☒ Class A beer	\$
☐ Class B beer	\$
☐ Class C wine	\$
☐ Class A liquor	\$
☒ Class A liquor (cider only)	\$ N/A
☐ Class B liquor	\$
☐ Reserve Class B liquor	\$
☐ Class B (wine only) winery	\$
Publication fee	\$
TOTAL FEE	\$

Name (individual / partners give last name, first, middle; corporations / limited liability companies give registered name)
IYS VENTURES LLC

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the full name and place of residence of each person.

President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
<u>RIZEK</u>	<u>MUWAFK</u>	<u>SUBHI</u>	[REDACTED]
Vice President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Secretary / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Treasurer / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Agent Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
<u>VANG</u>	<u>MAI</u>	<u>D</u>	[REDACTED]
Directors / Managers Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)

1. Trade Name I MART STORES - BURMA Business Phone Number 608 838-4222

2. Address of Premises 4701 BURMA RD Post Office & Zip Code MCFARLAND WI 53558

3. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.)

SINGLE STORY RETAIL CONVENIENCE STORE

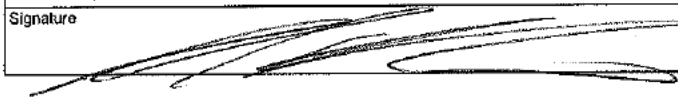
4. Legal description (omit if street address is given above): _____

5. (a) Was this premises licensed for the sale of liquor or beer during the past license year? ☒ Yes ☐ No

(b) If yes, under what name was license issued? LOEDER OIL COMPANY (DANIEL LOEDER)

6. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? If yes, explain ☐ Yes ☒ No
7. Is the applicant an employee or agent of, or acting on behalf of anyone except the named applicant? ☐ Yes ☒ No
If yes, explain.
8. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? If yes, explain ☐ Yes ☒ No
9. (a) Corporate/limited liability company applicants only: Insert state ILLINOIS and date 10/10/18 of registration.
- (b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? If yes, explain ☐ Yes ☒ No
- (c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? ☒ Yes ☐ No
If yes, explain.
SEE ATTACHED LIST
10. Does the applicant understand they must register as a Retail Beverage Alcohol Dealer with the federal government, Alcohol and Tobacco Tax and Trade Bureau (TTB) by filing (TTB form 5630.5d) before beginning business? [phone 1-877-882-3277] ☒ Yes ☐ No
11. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] ☒ Yes ☐ No
12. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? ☒ Yes ☐ No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000. Signer agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants, or one member of a partnership applicant must sign; one corporate officer, one member/manager of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

Contact Person's Name (Last, First, M.I.) RIZEK, MUWAFK S	Title/Member MEMBER	Date 05/19/22
Signature 	Phone Number [REDACTED]	Email Address [REDACTED]

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk	Date reported to council / board	Date provisional license issued	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	

Wisconsin

IYS VENTURES LLC - LOCATIONS - TRANSFER LICENSE IN PROGRESS					
NAME	COMPANY	ADDRESS	CITY	STATE	ZIP CODE
Imart WI104	IYS Ventures	5551 Eastpark Blvd	Madison	WI	53718
Imart WI102	IYS Ventures	4701 Burma Rd	McFarland	WI	53558
Imart WI100	IYS Ventures	4800 Larson Beach Rd	McFarland	WI	53558
Imart WI106	IYS Ventures	109 N Main St	Deerfield	WI	53531
Imart WI108	IYS Ventures	303 S Main St	Fort Atkinson	WI	53538
Imart WI116	IYS Ventures	206 W Madison St	Lake Mills	WI	53551
Imart WI114	IYS Ventures	819 N Main St	Lake Mills	WI	53551
Imart WI112	IYS Ventures	300 W Madison St	Waterloo	WI	53594
Imart WI110	IYS Ventures	880 Linmar Ln	Johnson Creek	WI	53038
IYS VENTURES LLC - LOCATIONS - EXISTING LICENSES					
NAME	COMPANY	ADDRESS	CITY	STATE	ZIP CODE
Imart WI0003	IYS Ventures	237 Keller Ave S	Amery	WI	54001
Imart WI0005	IYS Ventures	1040 Bergslien St.	Baldwin	WI	54002
Imart WI0010	IYS Ventures	311 Belknap St	Superior	WI	54880
Imart WI0054	IYS Ventures	1 Hewett St	Neillsville	WI	54456
Imart WI0057	IYS Ventures	706 N 4th St	Tomahawk	WI	54487
Imart WI0063	IYS Ventures	406 Belknap St	Superior	WI	54880
Imart WI0075	IYS Ventures	314 E Badger St	Waupaca	WI	54981

Original Alcohol Beverage Retail License Application

(Submit to municipal clerk.)

For the license period beginning: _____ ending: 06/30/2022
(mm dd yyyy) (mm dd yyyy)

To the Governing Body of the: ☐ Town of } MCFARLAND
☒ Village of }
☐ City of }

County of DANE Aldermanic Dist. No. _____
(if required by ordinance)

Check one: ☐ Individual ☒ Limited Liability Company
☐ Partnership ☐ Corporation/Nonprofit Organization

Applicant's Wisconsin Seller's Permit Number [REDACTED]	
FEIN Number [REDACTED]	
TYPE OF LICENSE REQUESTED	FEE
☒ Class A beer	\$
☐ Class B beer	\$
☐ Class C wine	\$
☒ Class A liquor	\$
☐ Class A liquor (cider only)	\$ N/A
☐ Class B liquor	\$
☐ Reserve Class B liquor	\$
☐ Class B (wine only) winery	\$
Publication fee	\$
TOTAL FEE	\$

Name (individual / partners give last name, first, middle; corporations / limited liability companies give registered name)

IYS VENTURES LLC

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the full name and place of residence of each person.

President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
<u>RIZEK</u>	<u>MUWAFK</u>	<u>SUBHI</u>	[REDACTED]
Vice President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Secretary / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Treasurer / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Agent Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
<u>PAPROCKI</u>	<u>AMBER</u>		[REDACTED]
Directors / Managers Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)

1. Trade Name I MART STORES - LARSON Business Phone Number 608-838-4915
2. Address of Premises 4800 LARSON BEACH RD Post Office & Zip Code MCFARLAND WI 53558

3. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.)

SINGLE STORY RETAIL CONVENIENCE STORE

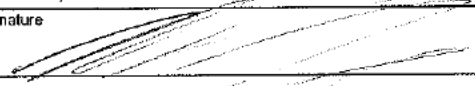
4. Legal description (omit if street address is given above): _____

5. (a) Was this premises licensed for the sale of liquor or beer during the past license year? ☒ Yes ☐ No

(b) If yes, under what name was license issued? LOEDER OIL COMPANY (DANIEL LOEDER)

6. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? If yes, explain ☐ Yes ☒ No
7. Is the applicant an employee or agent of, or acting on behalf of anyone except the named applicant? ☐ Yes ☒ No
If yes, explain.
8. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? If yes, explain ☐ Yes ☒ No
9. (a) **Corporate/limited liability company applicants only:** Insert state ILLINOIS and date 10/10/18 of registration.
- (b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? If yes, explain ☐ Yes ☒ No
- (c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? ☒ Yes ☐ No
If yes, explain.
SEE ATTACHED LIST
10. Does the applicant understand they must register as a Retail Beverage Alcohol Dealer with the federal government, Alcohol and Tobacco Tax and Trade Bureau (TTB) by filing (TTB form 5630.5d) before beginning business? [phone 1-877-882-3277] ☒ Yes ☐ No
11. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] ☒ Yes ☐ No
12. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? ☒ Yes ☐ No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000. Signer agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants, or one member of a partnership applicant must sign; one corporate officer, one member/manager of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

Contact Person's Name (Last, First, M.I.) RIZEK, MUWAFAK S	Title/Member MEMBER	Date 05/19/22
Signature 	Phone Number 	Email Address 

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk	Date reported to council / board	Date provisional license issued	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	

Wisconsin

IYS VENTURES LLC - LOCATIONS - TRANSFER LICENSE IN PROGRESS					
NAME	COMPANY	ADDRESS	CITY	STATE	ZIP CODE
Imart WI104	IYS Ventures	5551 Eastpark Blvd	Madison	WI	53718
Imart WI102	IYS Ventures	4701 Burma Rd	McFarland	WI	53558
Imart WI100	IYS Ventures	4800 Larson Beach Rd	McFarland	WI	53558
Imart WI106	IYS Ventures	109 N Main St	Deerfield	WI	53531
Imart WI108	IYS Ventures	303 S Main St	Fort Atkinson	WI	53538
Imart WI116	IYS Ventures	206 W Madison St	Lake Mills	WI	53551
Imart WI114	IYS Ventures	819 N Main St	Lake Mills	WI	53551
Imart WI112	IYS Ventures	300 W Madison St	Waterloo	WI	53594
Imart WI110	IYS Ventures	880 Linmar Ln	Johnson Creek	WI	53038
IYS VENTURES LLC - LOCATIONS - EXISTING LICENSES					
NAME	COMPANY	ADDRESS	CITY	STATE	ZIP CODE
Imart WI0003	IYS Ventures	237 Keller Ave S	Amery	WI	54001
Imart WI0005	IYS Ventures	1040 Bergslien St.	Baldwin	WI	54002
Imart WI0010	IYS Ventures	311 Belknap St	Superior	WI	54880
Imart WI0054	IYS Ventures	1 Hewett St	Neillsville	WI	54456
Imart WI0057	IYS Ventures	706 N 4th St	Tomahawk	WI	54487
Imart WI0063	IYS Ventures	406 Belknap St	Superior	WI	54880
Imart WI0075	IYS Ventures	314 E Badger St	Waupaca	WI	54981

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, May 24, 2022

SECTION: Business

DEPARTMENT: Administration

CONTACT: Matt Schuenke, Village Administrator, Cassandra Suettinger, Village Clerk/Treasurer

AGENDA ITEM: Discussion and action regarding the acceptance of the 2021 Municipal Financial Statements and Audit Results as presented by Baker Tilly Virchow Krause.

PREVIOUS ACTION:

The Public Utilities Committee will review and receive a presentation on the 2021 Utilities audit on May 23, 2022.

ISSUE SUMMARY:

Included within your packet are the financial statements and audit for the year ended December 31, 2021. These are done collectively to address the financial condition of the Village for everything but for the utilities which is addressed within its own report. The auditor will be present to go over this information for the Committee and address the questions the group may have. This is a third party analysis and we rely on the Auditor to provide their financial review independently, meaning that they have conducted their review and this is what they have found within the enclosed reports.

FINANCIAL/BUDGET IMPACT:

The General Fund came pretty close to breaking even for 2021. While the financials show a deficit, \$700,000, as approved by the Village Board was transferred from the General Fund to the Capital Projects fund to cover approximately 50% of the new Fire & Rescue Ladder Truck. Consequently because of this, unrestricted fund balances decreases to 24.6%. The Village policy provides this number be at least 20% but no more than 25%.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended action to be taken as follows:



Motion to accept the 2021 Municipal Financial Statements and Audit Results as presented by Baker Tilly Virchow Krause.

ATTACHMENTS:

1. Village of McFarland AUD Final 12-31-2021
2. Village of McFarland Audit Results Final 12-31-2021
3. Village of McFarland Utilities AUD Final 12-31-2021

Village of McFarland

Financial Statements and
Supplementary Information

December 31, 2021

Village of McFarland

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Village of McFarland

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Independent Auditors' Report

To the Village Board of
Village of McFarland

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Village of McFarland, Wisconsin (the Village), as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Village as of December 31, 2021 and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Village and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Village's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the required supplementary information, as listed in the table of contents be presented to supplement the financial statements. Such information is the responsibility of management and, although not a part of the financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the financial statements, and other knowledge we obtained during our audit of the financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village's basic financial statements. The accompanying supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the accompanying supplementary information is fairly stated in all material respects, in relation to the basic financial statements as a whole.

Baker Tilly US, LLP

Madison, Wisconsin
May 18, 2022

Village of McFarland

Management's Discussion and Analysis
December 31, 2021
(Unaudited)

The management of the Village of McFarland (Village) offers this narrative discussion and analysis (MD&A) of the financial performance of the Village for the year ended December 31, 2021. The MD&A is designed to: (1) assist the reader in focusing on significant financial issues; (2) provide an overview of the Village's financial activity; (3) identify changes in the Village's financial position; (4) identify material deviations from the approved budget and (5) identify individual fund issues or concerns.

Since the MD&A focuses primarily on the current year's activities, resulting changes and currently known facts, it should be read in conjunction with the Village's more detailed financial statements which follow this section.

Financial Highlights

When revenues exceed expenses, the result is an increase in net position; when expenses exceed revenues, the result is a decrease in net position. This relationship between revenues and expenses illustrates the Village's operating results. The Village's net position, as measured in the Statement of Net Position, is an important indicator of the Village's financial position or health. Over time, increases or decreases in the Village's net position, as measured in the Statement of Activities, are important indicators of whether its financial health is improving or deteriorating. The Village's mission, however, is to provide services that improve the quality of life for its residents, rather than generate profits as companies do. For this reason, it is also necessary to consider many other nonfinancial factors, such as the condition of roads or quality of services, in assessing the overall health of the Village.

- The assets and deferred outflows of resources of the Village exceeded its liabilities and deferred inflows of resources as of December 31, 2021 by \$64,709,795 (net position). Total net position includes all major infrastructure networks.
- The Village's total net position increased by \$3,032,293 in 2021.
- As of December 31, 2021, the Village's governmental funds reported combined ending fund balances of \$20,133,732, an increase of \$13,030,763 (183.5 percent) from the prior year. The main contributor to this increase was the debt issued in the capital equipment and projects fund in 2021 for the construction of the Public Safety Center.
- As of December 31, 2021, the unassigned fund balance for the General Fund was \$1,700,016 or approximately 24.6 percent of total general fund expenditures budgeted for 2022. The total fund balance in the General Fund – also including Nonspendable, Restricted, Committed and Assigned amounts – was \$2,306,955, a decrease of \$700,907 (23.3 percent) over the previous year.
- The Village's total general obligation debt increased by \$14,670,000 as of December 31, 2021. At year-end, the Village was utilizing 54.3 percent of its general obligation debt capacity, an increase from 32.6 percent the previous year. \$1,750,000 of the general obligation debt is for TIF No. 3, TIF No. 4 and TIF No. 5 purposes and will be repaid from revenue sources other than general property taxes. If the TIF debt is subtracted out, the Village is utilizing 51.5 percent of its allowable debt capacity for general purposes.

Overview of the Financial Statements

Government-Wide Statements

The government-wide financial statements are designed to provide readers with a broad overview of the Village's finances, in a manner similar to a private sector business.

The *Statement of Net Position* presents information on all of the Village's assets, deferred outflows of resources, liabilities and deferred inflows of resources with the difference between the four reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Village is improving or deteriorating. To assess the overall health of the Village it is also necessary to consider additional nonfinancial factors such as changes in the Village's property tax base and the condition of the Village's infrastructure.

The *Statement of Activities* presents information showing how the Village's net position changed during the fiscal year. All changes in net position are reported when the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused compensated absences).

Both of the government-wide financial statements distinguish functions of the Village that are principally supported by taxes and intergovernmental revenues (governmental activities) from those functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the Village include general government; public safety; health and social services; public works; leisure activities; and conservation and development. The business-type activities of the Village include the Water, Sewer and Storm Water Utilities.

The government-wide financial statements can be found on pages 1 to 3 of this report.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Village, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Village can be divided into three categories: governmental funds; proprietary funds; and fiduciary funds.

Governmental Funds – Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. Unlike the government-wide financial statements, however, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's short-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

Village of McFarland

Management's Discussion and Analysis
December 31, 2021
(Unaudited)

The Village maintains fourteen (14) individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the General Fund, General Debt Service, TIF No. 3 and the Capital Equipment and Projects Fund, all of which are considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

The basic governmental fund financial statements can be found on pages 4 to 9 of this report.

Proprietary Funds – The Village maintains two (2) proprietary enterprise funds – the Water and Sewer Utility and the Storm Water Utility, both of which are major funds. These enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements.

The basic proprietary fund financial statements can be found on pages 10 to 14 of this report.

Custodial Funds – Custodial funds are used to account for resources held for the benefit of parties outside the government. Custodial funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the Village's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds. The Village is the trustee or fiduciary, for collection of all property taxes within the Village for all taxing jurisdictions. These jurisdictions include the McFarland School District, Dane County, Madison Area Technical College and the State of Wisconsin forestry tax.

The basic fiduciary fund financial statements can be found on pages 15 to 16 of this report.

Notes to the Financial Statements – The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 18 to 47 of this report.

Other Information – In addition to the basic financial statements and accompanying notes, required supplementary information presents a budgetary comparison schedule for the General Fund to demonstrate compliance with the budget and information relating to the Village's net pension asset and related contributions. These schedules can be found on pages 48 to 50 of this report. The combining statements referred to earlier in connection with nonmajor governmental funds are presented following the required supplementary information and can be found on pages 51 to 58 of this report.

Financial Analysis of the Village as a Whole

An analysis of the Village's financial position should begin with a review of the Statement of Net Position and the Statement of Revenues, Expenses and Changes in Net Position. These two statements report the Village's net position and changes therein. It should be noted that the financial position can also be affected by nonfinancial factors, including economic conditions, population growth and new regulations.

Net Position

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the Village, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$64,709,795 as of December 31, 2021. This is an increase of \$3,032,293 (4.9 percent) compared to 2020 when the net position improved \$317,008 (52 percent) over the prior year.

The largest portion of the Village's net position (approximately 83.9 percent) reflects its investments in capital assets (e.g. land, buildings, equipment, improvements, construction in progress and infrastructure), less any debt used to acquire those assets that is still outstanding. The Village uses these capital assets to provide service to citizens; consequently, these assets are not available for future spending. Although the Village's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be liquidated to satisfy these liabilities.

An additional portion of the Village's net position (approximately 9.9 percent) represents resources that are subject to external restriction on how they may be used. The remaining balance of unrestricted net position is \$3,952,169, a 37.7 percent decrease from the previous year. On the statement of net position there is an adjustment for capital assets owned by the business-type activities column but financed by the debt of the governmental activities column, the effect of which is explained further in Note 1 on page 26 of the financial statements.

Village of McFarland

Management's Discussion and Analysis
December 31, 2021
(Unaudited)

A summary of the Village's Statement of Net Position is presented in the table below.

Village of McFarland's Net Position

	Governmental Activities		Business-Type Activities		Total	
	2021	2020	2021	2020	2021	2020
Current and other assets	\$ 33,232,623	\$ 18,145,936	\$ 4,770,974	\$ 5,147,903	\$ 38,002,597	\$ 23,293,839
Capital assets	52,068,137	47,574,463	22,763,477	20,873,203	74,831,614	68,447,666
Total assets	85,300,760	65,720,399	27,533,451	26,021,106	112,834,211	91,741,505
Deferred outflows	2,862,640	1,968,828	271,129	190,983	3,133,769	2,159,811
Long-term liabilities	31,332,482	15,969,587	3,865,792	3,823,531	35,198,274	19,793,118
Other liabilities	2,860,195	1,299,071	434,001	254,627	3,294,196	1,553,698
Total liabilities	34,192,677	17,268,658	4,299,793	4,078,158	38,492,470	21,346,816
Deferred inflows	12,444,905	10,675,592	320,810	218,031	12,765,715	10,893,623
Net position:						
Net investment in capital assets	35,665,432	34,100,994	19,006,987	17,126,812	54,336,419	50,732,206
Restricted	5,713,157	4,005,104	708,050	596,571	6,421,207	4,601,675
Unrestricted	147,229	1,655,504	3,468,940	4,192,517	3,952,169	6,343,621
Total net position	<u>\$ 41,525,818</u>	<u>\$ 39,761,602</u>	<u>\$ 23,183,977</u>	<u>\$ 21,915,900</u>	<u>\$ 64,709,795</u>	<u>\$ 61,677,502</u>

The net position section includes an adjustment for capital assets owned by the business-type activities column but financed by the debt of the governmental activities column. See Note 1.

Changes in Net Position

The following table provides a summary of the Village's operations for the year ended December 31, 2021. Governmental activities increased the Village's net position by \$1,764,216 (4.4 percent). This compares to an increase of \$79,150 (.20 percent) in 2020.

Business-type activities increased the net position by \$1,268,077 (5.8 percent). This compares to an increase of \$237,858 (1.1 percent) in the prior year.

Village of McFarland

Management's Discussion and Analysis
December 31, 2021
(Unaudited)

The following tables and narrative review separately the operational results of governmental and business-type activities.

Village of McFarland Condensed Statement of Revenues, Expenses and Changes in Net Position

	Governmental Activities		Business-Type Activities		Total	
	2021	2020	2021	2020	2021	2020
Revenues						
Program revenues:						
Charges for services	\$ 1,469,509	\$ 1,479,457	\$ 3,338,615	\$ 3,027,383	\$ 4,808,124	\$ 4,506,840
Operating grants and contributions	1,412,537	1,631,885	-	-	1,412,537	1,631,885
Capital grants and contributions	1,226,988	681,220	1,476,165	483,329	2,703,153	1,164,549
General revenues:						
Property taxes	7,650,289	7,298,602	-	-	7,650,289	7,298,602
Other taxes	207,731	153,788	-	-	207,731	153,788
Intergovernmental	235,931	343,501	-	-	235,931	343,501
Investment income	19,092	84,284	5,049	26,955	24,141	111,239
Gain on asset disposal	297,096	13,650	-	12,789	297,096	26,439
Miscellaneous	196,978	12,502	23,169	34,827	220,147	47,329
Total revenues	12,716,151	11,698,889	4,842,998	3,585,283	17,559,149	15,284,172
Expenses						
General government	1,261,843	1,600,775	-	-	1,261,843	1,600,775
Public safety	4,140,692	2,685,632	-	-	4,140,692	2,685,632
Health and social services	271,136	254,979	-	-	271,136	254,979
Public works	2,169,045	2,739,701	-	-	2,169,045	2,739,701
Leisure activities	1,723,802	2,960,489	-	-	1,723,802	2,960,489
Conservation and development	924,542	1,244,878	-	-	924,542	1,244,878
Interest and fiscal charges	801,932	403,630	-	-	801,932	403,630
Water, sewer and storm water	-	-	3,233,864	3,077,080	3,233,864	3,077,080
Total expenses	11,292,992	11,890,084	3,233,864	3,077,080	14,526,856	14,967,164
Increase (decrease) in net position before transfers	1,423,159	(191,195)	1,609,134	508,203	3,032,293	317,008
Transfers	341,057	270,345	(341,057)	(270,345)	-	-
Changes in net position	1,764,216	79,150	1,268,077	237,858	3,032,293	317,008
Net Position, Beginning	39,761,602	39,682,452	21,915,900	21,678,042	61,677,502	61,360,494
Net Position, Ending	\$ 41,525,818	\$ 39,761,602	\$ 23,183,977	\$ 21,915,900	\$ 64,709,795	\$ 61,677,502

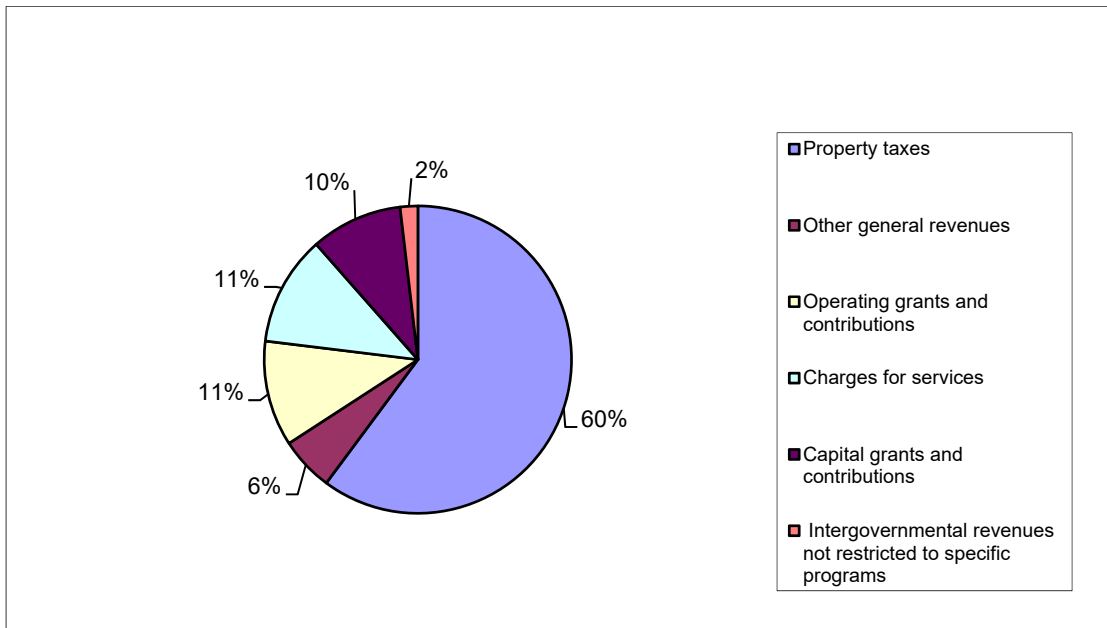
Village of McFarland

Management's Discussion and Analysis
December 31, 2021
(Unaudited)

Governmental Activities

The Village received a total of \$12,716,151 in governmental activity revenues in 2021. This is an increase of \$1,017,262 (8.7 percent) from the prior year. The overall tax levy and capital grants and contributions increased; operating grants and contributions decreased. As the following chart indicates, property taxes account for about 60 percent of all revenues.

Revenue by Source – Governmental Activities



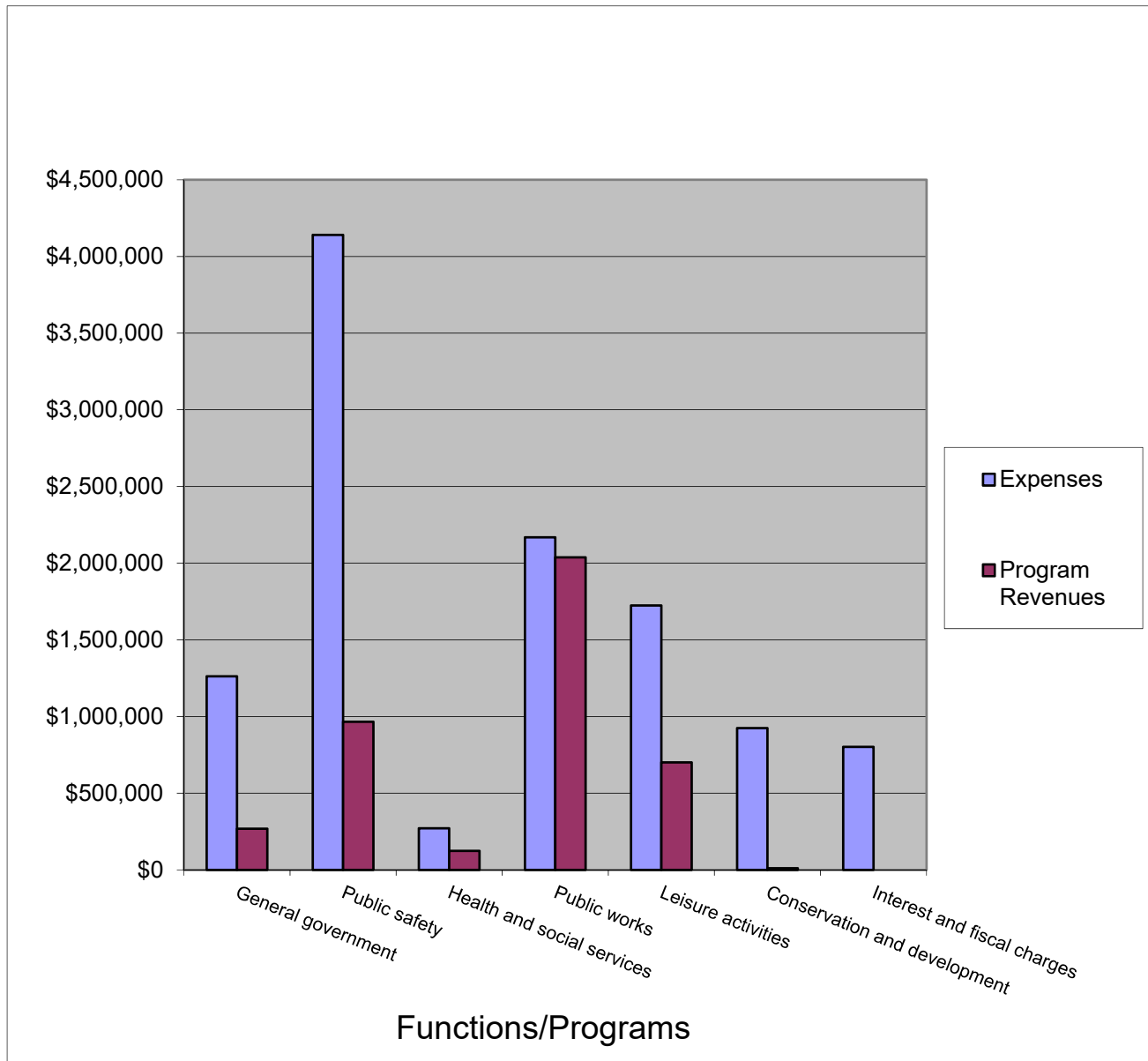
Total governmental activities expenses were \$11,292,992 in 2021, a decrease of \$597,092 (5.0 percent) from the prior year. The decrease in 2021 stems from a decrease in leisure activities and general government. Revenues exceeded expenses by \$1,423,159, up \$1,614,354 from the prior year when expenses exceeded revenues by \$191,905. After transfers, there was an increase in net position of \$1,764,216.

In 2021, Public Safety (police, fire, EMS, emergency management) activities accounted for the largest share of Village expenditures at 36.7 percent, up from 22.6 percent the prior year. This was followed by expenditures on Public Works activities at 19.2 percent, down from 23.0 percent. Other expenditure areas included Leisure activities at 15.3 percent, General Government at 11.2 percent, Conservation and Development at 8.2 percent and Health and Social Services at 2.4 percent. Interest and fiscal charges accounted for the remaining 7.1 percent of governmental activity expenses, up from 3.4 percent in 2020.

Village of McFarland

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Expenses and Program Revenue – Governmental Activities



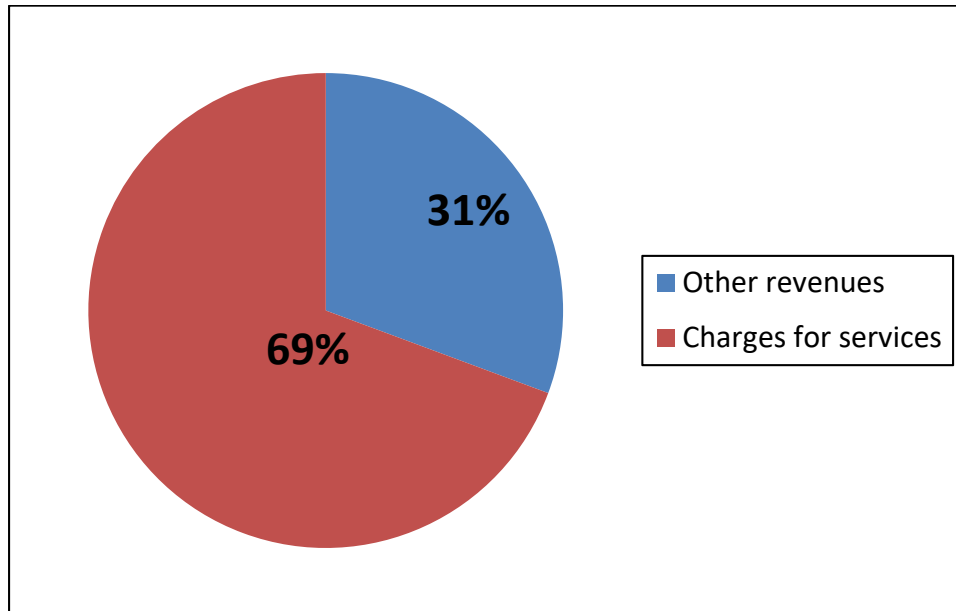
Business-Type Activities

The Village generated \$4,842,998 in business-type activity revenue in 2021 from its Water, Sewer and Storm Water Utility Funds. This is a 35.1 percent increase compared to 2020 when revenues were \$3,585,283. Charges for services are the largest revenue source for these operations, representing 69.3 percent of revenues.

Village of McFarland

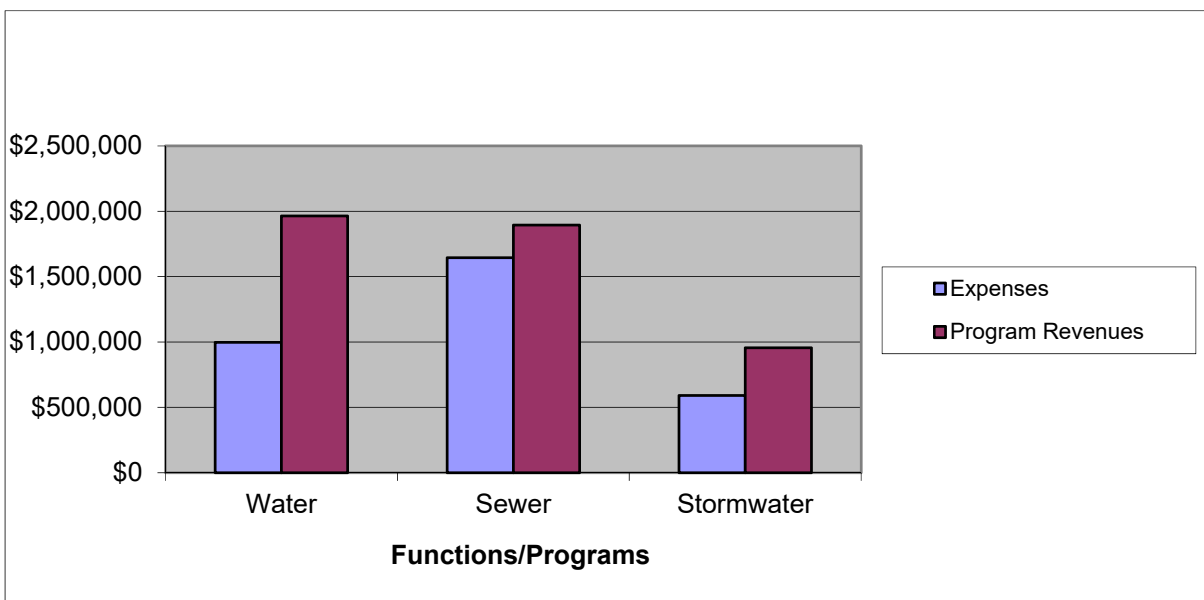
Management's Discussion and Analysis
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Revenue by Source – Business-type Activities



Business-type activities increased the Village's net position by \$1,268,077 (5.7 percent) in 2021. This compares to an increase of \$237,858 (1.1 percent) in 2020. The net operating income of the business-type activities was \$201,085, up \$157,203 (358.2 percent) from the prior year. The following graph compares the charges for services to the operating expenses for each utility. The authorized rate of return for the PSCW regulated Water Utility is 4.9 percent. The actual rate of return for 2021 was 3.3 percent, up from 1.8 percent in 2020. The sewer rates in effect during 2021 were implemented on August 5, 2020, the water rates became effective August 13, 2021 and the storm water rates became effective January 1, 2016.

Expenses and Program Revenues – Business-type Activities



Village of McFarland

Management's Discussion and Analysis
December 31, 2021
(Unaudited)

Financial Analysis of the Government's Funds

As noted earlier, the Village uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The focus of the Village's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the Village's financing requirement. In particular, unassigned fund balance may serve as a useful measure of the government's net resources available for spending at the end of the fiscal year.

At the end of the current fiscal year, the Village's governmental funds reported combined ending fund balances of \$20,133,732, up \$13,030,763 (183.5 percent) from 2020. Approximately 5.6 percent of this total amount (\$1,137,509) constitutes unassigned fund balance, a decrease of \$497,460 from 2020. The remainder of the fund balance, \$18,996,223, is reported in the following categories: 1) nonspendable (\$80,082), 2) restricted (\$17,117,332), 3) committed (\$477,679) and 4) assigned (\$1,321,130).

General Fund

The General Fund is the main operating fund of the Village. The general fund balance decreased from \$3,007,862 to \$2,306,955, a decrease of \$700,907 (23.3 percent). This is the result of a transfer out to the Capital Equipment and Projects fund to cover capital expenditures.

General Debt Service Fund

The General Debt Service Fund balance increased \$334,085 from \$942,344 to \$1,276,429.

Tax Incremental District No. 3 – Capital Projects

The district was created in 2004. The district exists to recover project costs from tax increments over its remaining statutory life. The district encompasses the Terminal Drive and Triangle Street areas which parallel the Highway 51 corridor at the northern end of the Village. The district has made and will continue to make needed street, sanitary sewer and storm water public improvements in the area and provides economic development assistance to stimulate development and redevelopment. Fund balance increased by \$276,920 during the year. This increase is primarily due to TIF increments exceeding expenditures.

Capital Equipment and Projects Fund

This fund is used to account for financial resources to be used for the acquisition or construction of equipment and major facilities. Fund balance increased by \$12,514,764 from \$1,142,422 to \$13,657,186. The main reason for the increase is due to debt issued in 2021 for the construction of the Public Safety Center. A significant portion of the debt proceeds were unspent as of year-end.

Village of McFarland

Management's Discussion and Analysis
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(Unaudited)

Proprietary Funds

The Village's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

Water and Sewer Utility: The McFarland Water and Sewer Utility is an enterprise fund of the Village. The utility's operating expenses in 2021, excluding depreciation, increased by \$56,006 from \$1,951,539 in 2020 to \$2,007,545 in 2021. Operating revenues of the Utility increased from \$2,475,201 in 2020 to \$2,789,029 in 2021. The Utility has an unrestricted cash balance of \$3,048,203.

Storm Water Utility: The Storm Water Utility was created July 1, 2008 and is an enterprise fund of the Village. Operating expenses in 2021, excluding depreciation, were \$37,649 higher than those in 2020. Operating revenues decreased \$2,596 (.47 percent) from the prior year. The unrestricted cash balance at year-end was \$588,676.

General Fund Budgetary Highlights

Total expenditures and other financing uses in the General Fund budget for 2021 was greater than the approved budget by \$576,876. The adopted appropriations were \$6,594,000, while the actual expenditures and other financing uses totaled \$7,170,876. This difference is related primarily to the transfer made from the general fund to the capital projects fund.

On the revenue side, the actual operating revenues and other financing sources of \$6,469,969 were less than the final budgeted revenues and other financing sources by \$60,031.

The net operating results for the General Fund budget for 2021 thus generated a net loss of \$700,907.

Capital Assets

At the end of 2021, the Village had invested a total of \$74,831,614 in capital assets (net of accumulated depreciation). This investment in capital assets includes land, land improvements, buildings, machinery and equipment, vehicles, library improvements/collection, infrastructure and construction work in progress.

Significant capital asset additions during 2021 included the following:

• Streets	\$ 1,639,591
• Machinery, equipment and vehicles	1,713,835
• Continued construction of the Public Safety Center	2,438,323
• Library improvements and collections	109,573
• Water	987,763
• Sewer	988,665
• Storm Water	635,568

Village of McFarland

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Capital Assets at Year-End Net of Accumulated Depreciation

	Governmental Activities		Business-Type Activities		Total	
	2021	2020	2021	2020	2021	2020
Land	\$ 14,832,451	\$ 14,832,451	\$ 325,845	\$ 325,845	\$ 15,158,296	\$ 15,158,296
Land improvements	1,673,097	1,673,097	-	-	1,673,097	1,673,097
Buildings	13,115,512	12,678,262	-	-	13,115,512	12,678,262
Machinery and equipment	2,722,320	2,704,325	-	-	2,722,320	2,704,325
Vehicles	6,026,889	4,537,074	-	-	6,026,889	4,537,074
Library improvements/ collection	1,503,642	1,402,532	-	-	1,503,642	1,402,532
Intangibles	188,120	124,274	-	-	188,120	124,274
Streets	23,252,135	22,436,668	-	-	23,252,135	22,436,668
Sidewalks	4,852,600	4,682,280	-	-	4,852,600	4,682,280
Water plant	-	-	18,097,102	17,192,350	18,097,102	17,192,350
Sewer plant	-	-	8,340,300	7,351,635	8,340,300	7,351,635
Storm water	-	-	6,387,157	5,754,481	6,387,157	5,754,481
Construction in progress	4,314,709	2,050,508	25,628	-	4,340,337	2,050,508
Total capital assets	72,481,475	67,121,471	33,176,032	30,624,311	105,657,507	97,745,782
Less accumulated depreciation/ amortization	(20,413,338)	(19,547,008)	(10,412,555)	(9,751,108)	(30,825,893)	(29,298,116)
Capital assets, net of accumulated depreciation/ amortization	<u>\$ 52,068,137</u>	<u>\$ 47,574,463</u>	<u>\$ 22,763,477</u>	<u>\$ 20,873,203</u>	<u>\$ 74,831,614</u>	<u>\$ 68,447,666</u>

Long-Term Debt

During 2021, the Village issued \$16,490,000 of new debt and \$1,820,000 of debt was retired. A total of \$29,470,000 in general obligation debt for governmental activities was outstanding at the end of 2021, some of which was incurred for future capital projects.

In 2021, the Water and Sewer Utility issued \$750,000 of new general obligation debt and had \$3,400,000 of general obligation debt outstanding. The Storm Water Utility had total general obligation debt outstanding of \$200,000.

Under Wisconsin State Statutes, Chapter 67, the Village's aggregate general obligation indebtedness may not exceed 5 percent of the equalized value of taxable property located in the Village. The net amount of debt at year-end that was applicable to the statutory limit was \$33,070,000 which was 54 percent of the maximum allowed of \$60,871,980. \$27,720,000 (83.8 percent) of the general obligation debt was issued for the capital projects fund.

Village of McFarland

Management's Discussion and Analysis
December 31, 2021
(Unaudited)

Village of McFarland's Outstanding Debt

	Governmental Activities		Business-Type Activities		Total	
	2021	2020	2021	2020	2021	2020
General obligation bonds and notes payable	\$ 29,470,000	\$ 14,800,000	\$ 3,600,000	\$ 3,600,000	\$ 33,070,000	\$ 18,400,000
Capital lease	100,829	139,568	67,132	74,127	167,961	213,695
Total outstanding debt	<u>\$ 29,570,829</u>	<u>\$ 14,939,568</u>	<u>\$ 3,667,132</u>	<u>\$ 3,674,127</u>	<u>\$ 33,237,961</u>	<u>\$ 18,613,695</u>

Currently Known Facts / Economic Conditions

The Village is located adjacent to the southeast edge of the City of Madison. This proximity to a major regional commercial center which is the capital of state government and home to the flagship campus of the University of Wisconsin produces a very favorable economic climate and has resulted in steady Village growth. The local economy has remained relatively stable even during periods of slowdown in the national economy. The market for existing homes strengthened significantly in 2018 and there are promising signs of increased growth in new residential construction. The local unemployment rate is well below state and federal rates. The Village's 2021 population was 9,604.

The property tax base remained relatively stable, despite the challenging real estate market. With the exception of sales of certain distressed properties, sales data showed that properties generally maintained their previous value as the market for sales of existing homes continued to rebound in 2021.

The McFarland Village Board adopted the 2022 budget in November 2021. The budget authorizes General Fund expenditures of \$6,902,750, up 4.7 percent over the previous year. The combined property tax levy for all funds is \$6,969,750. The General Fund retains unassigned reserves well in excess of the Village's policy of maintaining a minimum 20 percent of budgeted expenditures.

The Village has been proactive in dealing with the effects of the nationwide COVID-19 pandemic, where effects continue into 2021. The federal government passed the American Rescue Plan Act (ARPA) on March 11, 2021. The Village's estimated award is approximately \$890,000, which will be used to combat the negative effects of the pandemic in the local economy. The Village received 50 percent of the funds in 2021 and expects to receive the remaining 50 percent of the funds in 2022.

Requests for Information

The financial report is designed to provide our citizens, customers, investors and creditors with a general overview of the Village's finances. If you have any questions about this report or need any additional information, contact the Village of McFarland, PO Box 110, McFarland, WI 53558-0110 or at (608) 838-3153.

General information relating to the Village of McFarland, Wisconsin, can be found at the Village's website, www.mcfarland.wi.us.

Village of McFarland

Statement of Net Position

December 31, 2021

	Governmental Activities	Business- Type Activities	Total
Assets			
Cash and investments	\$ 20,917,789	\$ 3,636,879	\$ 24,554,668
Receivables (net):			
Taxes	8,734,080	-	8,734,080
Delinquent personal property taxes	893	-	893
Accounts	353,482	381,362	734,844
Other	-	3,345	3,345
Special assessments	-	36,109	36,109
Delinquent special assessments	547	-	547
Loans	240,458	-	240,458
Internal balances	239,333	(239,333)	-
Due from other governmental units	2,126	-	2,126
Assets held for resale	56,565	-	56,565
Materials and supplies	-	19,450	19,450
Prepaid items	78,642	-	78,642
Other assets	-	224,112	224,112
Restricted assets:			
Cash and investments	889,576	567,237	1,456,813
Net pension asset	1,719,132	140,813	1,859,945
Capital assets:			
Land	14,832,451	325,845	15,158,296
Construction in progress	4,314,709	25,628	4,340,337
Other capital assets, net of depreciation	32,920,977	22,412,004	55,332,981
Total assets	<u>85,300,760</u>	<u>27,533,451</u>	<u>112,834,211</u>
Deferred Outflows of Resources			
Pension-related amounts	<u>2,862,640</u>	<u>271,129</u>	<u>3,133,769</u>
Total deferred outflows of resources	<u>2,862,640</u>	<u>271,129</u>	<u>3,133,769</u>
Liabilities			
Accounts payable	1,770,229	417,829	2,188,058
Accrued liabilities	577,106	11,172	588,278
Deposits	36,632	5,000	41,632
Due to other governmental units	3,597	-	3,597
Unearned revenues	472,631	-	472,631
Noncurrent liabilities:			
Due within one year	2,341,165	736,808	3,077,973
Due in more than one year	<u>28,991,317</u>	<u>3,128,984</u>	<u>32,120,301</u>
Total liabilities	<u>34,192,677</u>	<u>4,299,793</u>	<u>38,492,470</u>
Deferred Inflows of Resources			
Unearned revenues	8,691,644	-	8,691,644
Pension related amounts	<u>3,753,261</u>	<u>320,810</u>	<u>4,074,071</u>
Total deferred inflows of resources	<u>12,444,905</u>	<u>320,810</u>	<u>12,765,715</u>

See notes to financial statements

Village of McFarland

Statement of Net Position
December 31, 2021

	Governmental Activities	Business- Type Activities	Total
Net Position			
Net investment in capital assets	\$ 35,665,432	\$ 19,006,987	\$ 54,336,419
Restricted for:			
Debt service	982,259	-	982,259
Equipment replacement	-	521,663	521,663
Impact fees	1,056,230	45,574	1,101,804
Pension	1,719,132	140,813	1,859,945
Library	206,492	-	206,492
TIF related activities	1,693,618	-	1,693,618
Public canine	55,426	-	55,426
Unrestricted	147,229	3,468,940	3,952,169
Total net position	<u>\$ 41,525,818</u>	<u>\$ 23,183,977</u>	<u>\$ 64,709,795</u>

See notes to financial statements

Village of McFarland

Statement of Activities

Year Ended December 31, 2021

Functions/Programs	Expenses	Program Revenues			Net (Expenses) Revenues and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
Governmental activities:							
General government	\$ 1,261,843	\$ 110,811	\$ 157,270	\$ -	\$ (993,762)	\$ -	\$ (993,762)
Public safety	4,140,692	886,776	79,631	-	(3,174,285)	-	(3,174,285)
Health and social services	271,136	-	124,158	-	(146,978)	-	(146,978)
Public works	2,169,045	437,741	631,405	968,959	(130,940)	-	(130,940)
Leisure activities	1,723,802	22,941	420,073	258,029	(1,022,759)	-	(1,022,759)
Conservation and development	924,542	11,240	-	-	(913,302)	-	(913,302)
Interest and fiscal charges	801,932	-	-	-	(801,932)	-	(801,932)
Total governmental activities	11,292,992	1,469,509	1,412,537	1,226,988	(7,183,958)	-	(7,183,958)
Business-type activities:							
Water and Sewer utility	2,642,647	2,789,029	-	1,069,978	-	1,216,360	1,216,360
Storm Water utility	591,217	549,586	-	406,187	-	364,556	364,556
Total business-type activities	3,233,864	3,338,615	-	1,476,165	-	1,580,916	1,580,916
Total	<u>\$ 14,526,856</u>	<u>\$ 4,808,124</u>	<u>\$ 1,412,537</u>	<u>\$ 2,703,153</u>	<u>(7,183,958)</u>	<u>1,580,916</u>	<u>(5,603,042)</u>
General Revenues							
Taxes:							
Property taxes, levied for general purposes					5,072,750	-	5,072,750
Property taxes, levied for debt service					1,503,000	-	1,503,000
Property taxes, levied for TIF districts					1,074,539	-	1,074,539
Other taxes					207,731	-	207,731
Intergovernmental revenues not restricted to specific programs					235,931	-	235,931
Investment income					19,092	5,049	24,141
Gain on disposal of assets					297,096	-	297,096
Miscellaneous					196,978	23,169	220,147
Total general revenues					8,607,117	28,218	8,635,335
Transfers					341,057	(341,057)	-
Total general revenues and transfers					8,948,174	(312,839)	8,635,335
Change in net position					1,764,216	1,268,077	3,032,293
Net Position, Beginning					39,761,602	21,915,900	61,677,502
Net Position, Ending					<u>\$ 41,525,818</u>	<u>\$ 23,183,977</u>	<u>\$ 64,709,795</u>

See notes to financial statements

Village of McFarland

Balance Sheet
Governmental Funds
December 31, 2021

	<u>General</u>	<u>General Debt Service</u>	<u>TIF No. 3 Capital Project</u>	<u>Capital Equipment and Projects</u>
Assets				
Cash and investments	\$ 2,087,610	\$ 1,276,429	\$ 908,209	\$ 15,327,621
Restricted cash and investments	-	-	-	-
Receivables (net):				
Ensuing year levy	4,389,334	1,777,000	965,291	-
Delinquent taxes	893	-	-	-
Accounts	331,541	-	-	-
Delinquent special assessments	547	-	-	-
Loans	-	-	-	-
Due from other governments	2,126	-	-	-
Due from other funds	279,069	-	-	-
Prepaid items	78,642	-	-	-
Advances to other funds	-	-	562,477	-
Total assets	<u>\$ 7,169,762</u>	<u>\$ 3,053,429</u>	<u>\$ 2,435,977</u>	<u>\$ 15,327,621</u>
Liabilities, Deferred Inflows of Resources and Fund Balances				
Liabilities				
Accounts payable	\$ 88,632	\$ -	\$ 742	\$ 1,670,435
Accrued liabilities	282,936	-	-	-
Deposits	36,632	-	-	-
Due to other governments	3,597	-	-	-
Due to other funds	39,736	-	-	-
Unearned revenue	-	-	-	-
Advances from other funds	-	-	-	-
Total liabilities	<u>451,533</u>	<u>-</u>	<u>742</u>	<u>1,670,435</u>
Deferred Inflows of Resources				
Unearned revenues	4,345,749	1,777,000	965,291	-
Unavailable revenues	<u>65,525</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total deferred inflows of resources	<u>4,411,274</u>	<u>1,777,000</u>	<u>965,291</u>	<u>-</u>
Fund Balance (Deficit)				
Nonspendable	80,082	-	-	-
Restricted	-	1,276,429	1,469,944	12,829,003
Committed	33,910	-	-	-
Assigned	492,947	-	-	828,183
Unassigned (deficit)	<u>1,700,016</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total fund balances	<u>2,306,955</u>	<u>1,276,429</u>	<u>1,469,944</u>	<u>13,657,186</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 7,169,762</u>	<u>\$ 3,053,429</u>	<u>\$ 2,435,977</u>	<u>\$ 15,327,621</u>

See notes to financial statements

Nonmajor Governmental Funds	Total
\$ 1,317,920	\$ 20,917,789
889,576	889,576
1,602,455	8,734,080
-	893
21,941	353,482
-	547
240,458	240,458
-	2,126
-	279,069
-	78,642
-	562,477
<u>\$ 4,072,350</u>	<u>\$ 32,059,139</u>

\$ 10,420	\$ 1,770,229
-	282,936
-	36,632
-	3,597
-	39,736
472,631	472,631
562,477	562,477
<u>1,045,528</u>	<u>3,168,238</u>

1,603,604	8,691,644
-	65,525
<u>1,603,604</u>	<u>8,757,169</u>

-	80,082
1,541,956	17,117,332
443,769	477,679
-	1,321,130
(562,507)	1,137,509
<u>1,423,218</u>	<u>20,133,732</u>

<u>\$ 4,072,350</u>	<u>\$ 32,059,139</u>
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See notes to financial statements

Village of McFarland

Reconciliation of the Balance Sheet of Governmental Funds
to the Statement of Net Position
December 31, 2021

Total Fund Balances, Governmental Funds \$ 20,133,732

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental funds are not financial resources and therefore are not reported in the funds.

Land	14,832,451
Construction in progress	4,314,709
Other capital assets	53,334,315
Less accumulated depreciation	(20,413,338)

Assets held for resale are not reported in funds. 56,565

Some receivables that are not currently available are reported as unavailable revenues in the fund financial statements but are recognized as revenue when earned in the government-wide statements. 65,525

The net pension asset does not relate to current financial resources and is not reported in the governmental funds. 1,719,132

Deferred outflows of resources related to pensions do not relate to current financial resources and are not reported in the governmental funds. 2,862,640

Deferred inflows of resources related to pensions do not relate to current financial resources and are not reported in the governmental funds. (3,753,261)

Some liabilities, including long-term debt, are not due and payable in the current period and, therefore, are not reported in the funds.

Bonds and notes payable	(29,470,000)
Compensated absences	(769,774)
Accrued interest	(294,170)
Capital lease payable	(100,829)
Unamortized premium on bonds and notes	<u>(991,879)</u>

Net Position of Governmental Activities \$ 41,525,818

Village of McFarland

Statement of Revenues, Expenditures and Changes in Fund Balances -

Governmental Funds

Year Ended December 31, 2021

	<u>General</u>	<u>General Debt Service</u>	<u>TIF No. 3 Capital Project</u>	<u>Capital Equipment and Projects</u>
Revenues				
Taxes	\$ 4,398,969	\$ 1,503,000	\$ 1,012,532	\$ -
Intergovernmental	485,301	-	96,437	522,112
Licenses and permits	312,435	-	-	-
Fines, forfeitures and penalties	74,019	-	-	-
Public charges for services	352,149	55,474	-	-
Intergovernmental charges for services	302,741	-	-	-
Investment income	7,736	2,639	669	5,535
Miscellaneous revenues	195,562	-	-	174,702
Total revenues	<u>6,128,912</u>	<u>1,561,113</u>	<u>1,109,638</u>	<u>702,349</u>
Expenditures				
Current:				
General government	875,817	-	64,894	-
Public safety	3,782,327	-	-	-
Health and social services	287,403	-	-	-
Public works	832,564	-	-	-
Leisure activities	371,805	-	-	-
Conservation and development	223,478	-	973	-
Capital outlay	-	-	-	5,748,073
Debt service:				
Principal retirement	-	1,505,000	285,000	38,739
Other interest and fiscal charges	-	571,603	40,894	-
Total expenditures	<u>6,373,394</u>	<u>2,076,603</u>	<u>391,761</u>	<u>5,786,812</u>
Excess (deficiency) of revenues over expenditures	<u>(244,482)</u>	<u>(515,490)</u>	<u>717,877</u>	<u>(5,084,463)</u>
Other Financing Sources (Uses)				
Debt issued	-	-	-	16,490,000
Debt premium	-	772,930	-	-
Sale of capital assets	-	-	-	282,457
Transfers in	341,057	76,645	-	826,770
Transfers out	(797,482)	-	(440,957)	-
Total other financing sources (uses)	<u>(456,425)</u>	<u>849,575</u>	<u>(440,957)</u>	<u>17,599,227</u>
Net change in fund balances	(700,907)	334,085	276,920	12,514,764
Fund Balances, Beginning	<u>3,007,862</u>	<u>942,344</u>	<u>1,193,024</u>	<u>1,142,422</u>
Fund Balances, Ending	<u>\$ 2,306,955</u>	<u>\$ 1,276,429</u>	<u>\$ 1,469,944</u>	<u>\$ 13,657,186</u>

See notes to financial statements

Nonmajor Governmental Funds	Total
\$ 942,398	\$ 7,856,899
381,891	1,485,741
85,302	397,737
-	74,019
755,477	1,163,100
-	302,741
2,513	19,092
<u>47,981</u>	<u>418,245</u>
<u>2,215,562</u>	<u>11,717,574</u>
130,611	1,071,322
7,270	3,789,597
-	287,403
555,767	1,388,331
1,110,395	1,482,200
11,611	236,062
67,456	5,815,529
30,000	1,858,739
<u>31,575</u>	<u>644,072</u>
<u>1,944,685</u>	<u>16,573,255</u>
<u>270,877</u>	<u>(4,855,681)</u>
-	16,490,000
-	772,930
-	282,457
454,957	1,699,429
<u>(119,933)</u>	<u>(1,358,372)</u>
<u>335,024</u>	<u>17,886,444</u>
605,901	13,030,763
<u>817,317</u>	<u>7,102,969</u>
<u>\$ 1,423,218</u>	<u>\$ 20,133,732</u>

See notes to financial statements

Village of McFarland

Reconciliation of the Statement of Revenues, Expenditures
and Changes in Fund Balances of Governmental Funds
to the Statement of Activities
Year Ended December 31, 2021

Net Change in Fund Balances, Total Governmental Funds \$ 13,030,763

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of net position the cost of these assets is capitalized and they are depreciated over their estimated useful lives and reported as depreciation expense in the statement of activities.

Capital outlay is reported as an expenditure in the fund financial statements but is capitalized in the government-wide financial statements	5,815,529
Some items reported as capital outlay in the fund financial statements were not capitalized on the government wide statements	(60,758)
Depreciation is reported in the government-wide financial statements	(1,885,962)
Net book value of assets retired	(60,480)

Contributed capital assets are reported as revenues in the government-wide financial statements.	685,345
--	---------

Land held for resale is reported as an expenditure in the governmental funds when purchased and revenue when sold. However, in the statement of net position, these assets are capitalized at the lower of cost or market and held until the time of sale.	(724,755)
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Receivables not currently available are reported as revenue when collected or currently available in the fund financial statements but are recognized as revenue when earned in the government-wide financial statements.	30,775
---	--------

Debt issued provides current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.

Debt issued	(16,490,000)
Principal repaid, debt	1,820,000
Principal repaid, capital leases	38,739

Governmental funds report debt premiums and discounts as other financing sources (uses) or financing sources or uses. However, in the statement of net position, these are reported as additions to or deductions from long-term debt. These are allocated over the period the debt is outstanding in the statement of activities and are reported as interest expense.

Debt premium	(772,930)
Amortization of premium	75,107

Some expenses in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.

Compensated absences	(33,811)
Accrued interest on debt	(232,967)
Net pension asset	890,601
Deferred outflows of resources related to pensions	893,812
Deferred inflows of resources related to pensions	(1,254,792)

Change in Net Position of Governmental Activities \$ 1,764,216

Village of McFarland

Statement of Net Position
Proprietary Funds
December 31, 2021

	Business-Type Activities - Enterprise Funds		
	Water and Sewer Utility	Storm Water Utility	Total
Assets			
Current assets			
Cash and investments	\$ 2,416,424	\$ 588,676	\$ 3,005,100
Receivables:			
Accounts	307,173	74,189	381,362
Other	-	3,345	3,345
Due from municipality	39,736	-	39,736
Materials and supplies	19,450	-	19,450
	<u>2,782,783</u>	<u>666,210</u>	<u>3,448,993</u>
Total current assets			
Noncurrent assets:			
Restricted assets:			
Replacement account	521,663	-	521,663
Impact fee account	45,574	-	45,574
Net pension asset	101,155	39,658	140,813
Capital assets:			
Land	165,570	160,275	325,845
Construction work in progress	22,736	2,892	25,628
Property and equipment	26,437,402	6,387,157	32,824,559
Less accumulated depreciation	(8,185,153)	(2,227,402)	(10,412,555)
Other assets:			
Water tower reserve	552,554	-	552,554
Depreciation reserve	79,225	-	79,225
Special assessment receivable	36,109	-	36,109
Property held for future use	224,112	-	224,112
	<u>20,000,947</u>	<u>4,362,580</u>	<u>24,363,527</u>
Total noncurrent assets			
Total assets	<u>22,783,730</u>	<u>5,028,790</u>	<u>27,812,520</u>
Deferred Outflows of Resources			
Pension-related amounts	194,502	76,627	271,129
Total deferred outflows of resources	<u>194,502</u>	<u>76,627</u>	<u>271,129</u>

See notes to financial statements

Village of McFarland

Statement of Net Position
Proprietary Funds
December 31, 2021

	Business-Type Activities - Enterprise Funds		
	Water and Sewer Utility	Storm Water Utility	Total
Liabilities			
Current liabilities:			
Accounts payable	\$ 403,792	\$ 14,037	\$ 417,829
Customer deposits	5,000	-	5,000
Due to municipality	279,069	-	279,069
Accrued interest	10,835	337	11,172
Compensated absences	10,325	4,276	14,601
Current portion of lease	4,805	2,402	7,207
Current portion of general obligation debt	650,000	65,000	715,000
Total current liabilities	1,363,826	86,052	1,449,878
Noncurrent liabilities:			
Long-term debt			
General obligation debt	2,750,000	135,000	2,885,000
Unamortized debt premium	88,671	687	89,358
Other liabilities:			
Compensated absences	68,986	25,715	94,701
Lease obligation	39,950	19,975	59,925
Total noncurrent liabilities	2,947,607	181,377	3,128,984
Total liabilities	4,311,433	267,429	4,578,862
Deferred Inflows of Resources			
Pension-related amounts	229,004	91,806	320,810
Total deferred inflows of resources	229,004	91,806	320,810
Net Position			
Net investment in capital assets	14,907,129	4,099,858	19,006,987
Restricted for:			
Equipment replacement	521,663	-	521,663
Impact fees	45,574	-	45,574
Pension	101,155	39,658	140,813
Unrestricted net position	2,862,274	606,666	3,468,940
Total net position	\$ 18,437,795	\$ 4,746,182	\$ 23,183,977

See notes to financial statements

Village of McFarland

Statement of Revenues, Expenses and Changes in Net Position

Proprietary Funds

Year Ended December 31, 2021

	Business-Type Activities - Enterprise Funds		
	Water and Sewer Utility	Storm Water Utility	Total
Operating Revenues			
Water	\$ 1,298,651	\$ -	\$ 1,298,651
Sewer	1,490,378	-	1,490,378
Storm water	-	549,586	549,586
Total operating revenues	<u>2,789,029</u>	<u>549,586</u>	<u>3,338,615</u>
Operating Expenses			
Operation and maintenance	2,007,545	431,268	2,438,813
Depreciation	<u>545,611</u>	<u>153,106</u>	<u>698,717</u>
Total operating expenses	<u>2,553,156</u>	<u>584,374</u>	<u>3,137,530</u>
Operating income (loss)	<u>235,873</u>	<u>(34,788)</u>	<u>201,085</u>
Nonoperating Revenues (Expenses)			
Interest on investments	4,350	699	5,049
Interest expense	(78,123)	(6,643)	(84,766)
Debt issuance cost	(11,368)	-	(11,368)
Miscellaneous revenues (expenses)	2,200	(200)	2,000
Amortization of debt premium	<u>20,262</u>	<u>707</u>	<u>20,969</u>
Total nonoperating revenues (expenses)	<u>(62,679)</u>	<u>(5,437)</u>	<u>(68,116)</u>
Income (loss) before contributions and transfers	<u>173,194</u>	<u>(40,225)</u>	<u>132,969</u>
Contributions and Transfers			
Capital contributions	1,069,978	406,187	1,476,165
Transfers out, tax equivalents	(279,069)	-	(279,069)
Transfers out	<u>(61,988)</u>	<u>-</u>	<u>(61,988)</u>
Total contributions and transfers	<u>728,921</u>	<u>406,187</u>	<u>1,135,108</u>
Change in net position	902,115	365,962	1,268,077
Net Position, Beginning	<u>17,535,680</u>	<u>4,380,220</u>	<u>21,915,900</u>
Net Position, Ending	<u>\$ 18,437,795</u>	<u>\$ 4,746,182</u>	<u>\$ 23,183,977</u>

See notes to financial statements

Village of McFarland

Statement of Cash Flows

Proprietary Funds

Year Ended December 31, 2021

	Business-Type Activities - Enterprise Funds		
	Water and Sewer Utility	Storm Water Utility	Total
Cash Flows From Operating Activities			
Received from customers	\$ 2,401,240	\$ 545,737	\$ 2,946,977
Received from village for services	386,988	-	386,988
Paid to suppliers for goods and services	(1,685,589)	(315,779)	(2,001,368)
Paid to employees for services	<u>(134,670)</u>	<u>(134,670)</u>	<u>(269,340)</u>
Net cash flows from operating activities	<u>967,969</u>	<u>95,288</u>	<u>1,063,257</u>
Cash Flows From Investing Activities			
Investment income	<u>4,350</u>	<u>699</u>	<u>5,049</u>
Net cash flows from investing activities	<u>4,350</u>	<u>699</u>	<u>5,049</u>
Cash Flows From Noncapital Financing Activities			
Paid to municipality for tax equivalent	(270,345)	-	(270,345)
Transfers to other funds	<u>(61,988)</u>	<u>-</u>	<u>(61,988)</u>
Net cash flows from noncapital financing activities	<u>(332,333)</u>	<u>-</u>	<u>(332,333)</u>
Cash Flows From Capital and Related Financing Activities			
Debt issued	725,000	-	725,000
Debt retired	(569,663)	(162,332)	(731,995)
Interest paid	(73,759)	(8,422)	(82,181)
Net premium and issuance costs	26,695	-	26,695
Acquisition and construction of capital assets	(875,848)	(226,119)	(1,101,967)
Capital contributions	<u>(30,602)</u>	<u>(3,262)</u>	<u>(33,864)</u>
Net cash flows from capital and related financing activities	<u>(798,177)</u>	<u>(400,135)</u>	<u>(1,198,312)</u>
Net change in cash and cash equivalents	(158,191)	(304,148)	(462,339)
Cash and Cash Equivalents, Beginning	<u>3,773,631</u>	<u>892,824</u>	<u>4,666,455</u>
Cash and Cash Equivalents, Ending	<u>\$ 3,615,440</u>	<u>\$ 588,676</u>	<u>\$ 4,204,116</u>

See notes to financial statements

Village of McFarland

Statement of Cash Flows

Proprietary Funds

Year Ended December 31, 2021

	Business-Type Activities - Enterprise Funds		
	Water and Sewer Utility	Storm Water Utility	Total
Reconciliation of Operating Income (Loss) to Net Cash Flows From Operating Activities			
Operating income (loss)	\$ 235,873	\$ (34,788)	\$ 201,085
Nonoperating revenue (expense)	2,200	(200)	2,000
Adjustments to reconcile operating income (loss) to net cash flows from operating activities:			
Depreciation	545,611	153,106	698,717
Depreciation charged to other funds	23,005	-	23,005
Changes in assets and liabilities:			
Accounts receivable	(27,606)	(1,745)	(29,351)
Other receivables	-	(1,904)	(1,904)
Accounts payable	198,443	(21,654)	176,789
Accrued wages	-	437	437
Other current liabilities	126	13,266	13,392
Compensated absences	18,333	-	18,333
Due from municipality	1,600	-	1,600
Pension-related amounts	(29,616)	(11,230)	(40,846)
Net cash flows from operating activities	<u>\$ 967,969</u>	<u>\$ 95,288</u>	<u>\$ 1,063,257</u>
Reconciliation of Cash and Cash Equivalents to the Statement of Net Position, Proprietary Funds			
Cash and investments	\$ 2,416,424	\$ 588,676	\$ 3,005,100
Restricted cash and investments	-	-	-
Replacement account	521,663	-	521,663
Impact fee account	45,574	-	45,574
Water tower reserve	552,554	-	552,554
Depreciation reserve	79,225	-	79,225
Cash and cash equivalents	<u>\$ 3,615,440</u>	<u>\$ 588,676</u>	<u>\$ 4,204,116</u>
Noncash Capital and Related Financing Activities			
Amortization of debt premium	<u>\$ 20,262</u>	<u>\$ 707</u>	
Developer financed additions to plant	<u>\$ 1,100,580</u>	<u>\$ 409,449</u>	

See notes to financial statements

Village of McFarland

Statement of Fiduciary Net Position

Custodial Fund

December 31, 2021

	<u>Custodial Fund Tax Collection Fund</u>
Assets	
Cash and investments	\$ 11,155,289
Taxes	<u>5,264,385</u>
Total assets	<u>16,419,674</u>
Liabilities	
Due to other governments	<u>16,419,674</u>
Total liabilities	<u>16,419,674</u>
Net Position	
Total net position	<u><u>\$ -</u></u>

See notes to financial statements

Village of McFarland

Statement of Changes in Fiduciary Net Position

Custodial Fund

Year Ended December 31, 2021

	<u>Custodial Fund Tax Collection Fund</u>
Additions	
Property taxes collected for other governments	\$ 11,903,082
Total additions	<u>11,903,082</u>
Deductions	
Property taxes distributed to other governments	<u>11,903,082</u>
Total deductions	<u>11,903,082</u>
Change in fiduciary net position	-
Net Position, Beginning	<u>-</u>
Net Position, Ending	<u><u>\$ -</u></u>

See notes to financial statements

Village of McFarland

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December 31, 2021

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Village of McFarland

Notes to Financial Statements

December 31, 2021

1. Summary of Significant Accounting Policies

The accounting policies of the Village of McFarland, Wisconsin (the Village) conform to accounting principles generally accepted in the United States of America as applicable to governmental units. The accepted standard-setting body for establishing governmental accounting and financial reporting principles is the Governmental Accounting Standards Board (GASB).

Reporting Entity

This report includes all of the funds of the Village. The reporting entity for the Village consists of the primary government and its component units. Component units are legally separate organizations for which the primary government is financially accountable or other organizations for which the nature and significance of their relationship with the primary government are such that their exclusion would cause the reporting entity's financial statements to be misleading. The Village has not identified any organizations that meet this criteria.

Government-Wide and Fund Financial Statements

Government-Wide Financial Statements

The statement of net position and statement of activities display information about the reporting government as a whole. They include all funds of the reporting entity except for fiduciary funds. The statements distinguish between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues and other nonexchange revenues. Business-type activities are financed in whole or in part by fees charged to external parties for goods or services.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. The Village does not allocate indirect expenses to functions in the statement of activities. Program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not included among program revenues are reported as general revenues. Internally dedicated resources are reported as general revenues rather than as program revenues.

Fund Financial Statements

Financial statements of the Village are organized into funds, each of which is considered to be a separate accounting entity. Each fund is accounted for by providing a separate set of self-balancing accounts, which constitute its assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position/fund balance, revenues and expenditures/expenses.

Funds are organized as major funds or nonmajor funds within the governmental and proprietary statements. An emphasis is placed on major funds within the governmental and proprietary categories. A fund is considered major if it is the primary operating fund of the Village or meets the following criteria:

- a. Total assets/deferred outflows of resources, liabilities/deferred inflows of resources, revenues or expenditures/expenses of that individual governmental or enterprise fund are at least 10 percent of the corresponding total for all funds of that category or type, and
- b. The same element of the individual governmental or enterprise fund that met the 10 percent test is at least 5 percent of the corresponding total for all governmental and enterprise funds combined.

Village of McFarland

Notes to Financial Statements

December 31, 2021

- c. In addition, any other governmental or enterprise fund that the Village believes is particularly important to financial statement users may be reported as a major fund.

Separate financial statements are provided for governmental funds, proprietary funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

The Village reports the following major governmental funds:

General Fund

General Fund accounts for the Village's primary operating activities. It is used to account for and report all financial resources except those accounted for and reported in another fund.

Debt Service Fund

General Debt Service Fund is used to account for and report financial resources that are restricted, committed, or assigned to expenditures for the payment of general long-term debt principal, interest and related costs, other than TIF or enterprise debt.

Capital Projects Funds

TIF No. 3 Capital Project Fund is used to account for expenditures outlined in the Tax Incremental Financing (TIF) District project plan and related revenues and proceeds from long-term borrowing.

Capital Equipment and Projects Fund is used to account for financial resources to be used for the acquisition or construction of equipment and/or major facilities.

Enterprise Funds

The Village reports the following major enterprise funds:

Water and Sewer Utility accounts for operations of the water and sewer system

Storm water Utility accounts for operations of the storm water system

The Village reports the following nonmajor governmental funds:

Special Revenue Funds

Special Revenue Funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes (other than debt service or capital projects).

Cable
Parks
Youth Center
Canine

Library
Solid Waste
Employee Retirement
American Rescue Plan

Capital Projects Funds

Capital Projects Funds are used to account for and report financial resources that are restricted, committed or assigned to expenditure for capital outlays, including the acquisition or construction of capital facilities and other capital assets.

TIF No. 4

TIF No. 5

In addition, the Village reports the following fund type:

Custodial Fund

Custodial Fund is used to account for and report assets controlled by the Village and the assets are for the benefit of individuals, private organizations and/or other governmental units.

Tax Collection Fund

Measurement Focus, Basis of Accounting and Financial Statement Presentation**Government-Wide Financial Statements**

The government-wide statement of net position and statement of activities are reported using the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Property taxes are recognized as revenues in the year for which they are levied. Taxes receivable for the following year are recorded as receivables and deferred inflows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider are met. Special assessments are recorded as revenue when earned. Unbilled receivables are recorded as revenues when services are provided.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the Village's water, sewer and storm water and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Fund Financial Statements

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recorded when they are both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the Village considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when the related fund liability is incurred, except for unmatured interest on long-term debt, claims, judgments, compensated absences and pension expenditures, which are recorded as a fund liability when expected to be paid with expendable available financial resources.

Property taxes are recorded in the year levied as receivables and deferred inflows. They are recognized as revenues in the succeeding year when services financed by the levy are being provided.

Village of McFarland

Notes to Financial Statements

December 31, 2021

Intergovernmental aids and grants are recognized as revenues in the period the Village is entitled to the resources and the amounts are available. Amounts owed to the Village which are not available are recorded as receivables and unavailable revenues. Amounts received before eligibility requirements (excluding time requirements) are met are recorded as liabilities. Amounts received in advance of meeting time requirements are recorded as deferred inflows.

Special assessments are recorded as revenues when they become measurable and available as current assets. Annual installments due in future years are reflected as receivables and unavailable revenues. Delinquent special assessments being held for collection by the county are reported as receivables and nonspendable fund balance in the general fund.

Revenues susceptible to accrual include property taxes, miscellaneous taxes, public charges for services, special assessments and interest. Other general revenues such as fines and forfeitures, inspection fees, recreation fees and miscellaneous revenues are recognized when received in cash or when measurable and available under the criteria described above.

Proprietary and Fiduciary Funds

Proprietary and fiduciary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as described previously in this note.

The proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water and sewer utility and storm water utility are charges to customers for sales and services. Special assessments are recorded as receivables and contribution revenue when levied. Operating expenses for proprietary funds include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

All Financial Statements

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

Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources and Net Position or Equity

Deposits and Investments

For purposes of the statement of cash flows, the Village considers all highly liquid investments with an initial maturity of three months or less when acquired to be cash equivalents.

Investment of Village funds is restricted by Wisconsin state statutes. Available investments are limited to:

- a. Time deposits in any credit union, bank, savings bank or trust company.
- b. Bonds or securities of any county, city, drainage district, technical college district, village, town or school district of the state. Also, bonds issued by a local exposition district, a local professional baseball park district, a local professional football stadium district, a local cultural arts district, the University of Wisconsin Hospitals and Clinics Authority or the Wisconsin Aerospace Authority.

Village of McFarland

Notes to Financial Statements

December 31, 2021

- c. Bonds or securities issued or guaranteed by the federal government.
- d. The local government investment pool.
- e. Any security maturing in seven years or less and having the highest or second highest rating category of a nationally recognized rating agency.
- f. Securities of an open-end management investment company or investment trust, subject to various conditions and investment options.
- g. Repurchase agreements with public depositories, with certain conditions.

The Village has adopted an investment policy. As described in Note 3, the Village is exposed to the following deposit and investment risks: custodial credit risk and credit risk. The Village's investment policy addresses each of these risks in the following manner:

Custodial Credit Risk - The Village's investment policy addresses custodial credit risk by limiting all checking, savings, certificates of deposit, money market and overnight sweeps to be covered by FDIC, state guarantee fund, other insurance agreements, or are fully collateralized. Refer to Note 3 for compliance

Credit Risk - The Village's investment policy addresses credit risk by limiting investments to state statute allowable investments.

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income. Investment income on commingled investments of municipal accounting funds is allocated based on average balances. The difference between the bank statement balance and carrying value is due to outstanding checks and/or deposits in transit.

The Wisconsin Local Government Investment Pool (LGIP) is part of the State Investment Fund (SIF) and is managed by the State of Wisconsin Investment Board. The SIF is not registered with the Securities and Exchange Commission, but operates under the statutory authority of Wisconsin Chapter 25. The SIF reports the fair value of its underlying assets annually. Participants in the LGIP have the right to withdraw their funds in total on one day's notice. At December 31, 2021, the fair value of the Village's share of the LGIP's assets was substantially equal to the amount as reported in these statements.

See Note 3 for further information.

Receivables

Property taxes are levied in December on the assessed value as of the prior January 1. In addition to property taxes for the Village, taxes are collected for and remitted to the state and county governments as well as the local school district and technical college district. Taxes for all state and local governmental units billed in the current year for the succeeding year are reflected as receivables and due to other taxing units on the accompanying statement of fiduciary net position.

Village of McFarland

Notes to Financial Statements
December 31, 2021

Property tax calendar - 2021 tax roll:

Lien date and levy date	December 2021
Tax bills mailed	December 2021
Payment in full, or	January 31, 2022
First installment due	January 31, 2022
Second installment due	July 31, 2022
Personal property taxes in full	January 31, 2022
Tax sale - 2021 delinquent real estate taxes	October 2024

Accounts receivable have been shown net of an allowance for uncollectible accounts. Delinquent real estate taxes as of July 31 are paid in full by the County, which assumes the collection thereof. No provision for uncollectible accounts receivable has been made for the water, sewer and storm water utilities because they have the right by law to place substantially all delinquent bills on the tax roll and other delinquent bills are generally not significant.

During the course of operations, transactions occur between individual funds that may result in amounts owed between funds. Short-term interfund loans are reported as *due to and from other funds*. Long-term interfund loans (noncurrent portion) are reported as *advances from and to other funds*. Interfund receivables and payables between funds within governmental activities are eliminated in the statement of net position. Any residual balances outstanding between the governmental activities and business-type activities are reported in the governmental-wide financial statements as internal balances.

In the governmental fund financial statements, advances to other funds are offset equally by a nonspendable fund balance account which indicates that they do not constitute expendable available financial resources and, therefore, are not available for appropriation or by a restricted fund balance account, if the funds will ultimately be restricted when the advance is repaid.

Inventories and Prepaid Items

Governmental fund inventory items are charged to expenditure accounts when purchased. Year-end inventory was not significant. Proprietary fund inventories are generally used for construction and/or for operation and maintenance work. They are not for resale.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Restricted Assets

Mandatory segregations of assets are presented as restricted assets. Such segregations are required by bond agreements and other external parties. Current liabilities payable from these restricted assets are so classified. The excess of restricted assets over current liabilities payable from restricted assets will be used first for retirement of related long-term debt. The remainder, if generated from earnings, is shown as restricted net position.

Capital Assets**Government-Wide Statements**

Capital assets, which include property, plant and equipment, are reported in the government-wide financial statements. Capital assets are defined by the government as assets with an initial cost of more than \$10,000 general capital assets and \$10,000 for infrastructure assets and an estimated useful life in excess of 1 year. All capital assets are valued at historical cost or estimated historical cost if actual amounts are unavailable. Donated capital assets are recorded at their estimated acquisition value at the date of donation.

Additions to and replacements of capital assets of business-type activities are recorded at original cost, which includes material, labor and overhead. The cost of renewals and betterments relating to retirement units is added to plant accounts. The cost of property replaced, retired or otherwise disposed of, is deducted from plant accounts and, generally, together with removal costs less salvage, is charged to accumulated depreciation.

Depreciation and amortization of all exhaustible capital assets is recorded as an allocated expense in the statement of activities, with accumulated depreciation and amortization reflected in the statement of net position. Depreciation and amortization is provided over the assets' estimated useful lives using the straight-line method. The range of estimated useful lives by type of asset is as follows:

Buildings	40 - 85 Years
Land improvements	15 - 40 Years
Machinery and equipment	4 - 35 Years
Utility system	4 - 100 Years
Infrastructure	30 - 50 Years
Vehicles	4 - 35 Years
Library improvements and collection	10 - 20 Years
Intangibles	10 - 20 Years

Fund Financial Statements

In the fund financial statements, capital assets used in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition. Capital assets used in proprietary fund operations are accounted for the same way as in the government-wide statements.

Other Assets

Other assets in the proprietary funds represent preliminary survey and investigation, property held for future use, cash and a long-term receivable.

Deferred Outflows of Resources

A deferred outflow of resources represents a consumption of net position/fund balance that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until that future time.

Compensated Absences

Under terms of employment, employees are granted sick leave and vacations in varying amounts. Only benefits considered to be vested are disclosed in these statements.

All vested vacation and sick leave pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements, and are payable with expendable resources.

Payments for vacation and sick leave will be made at rates in effect when the benefits are used. Accumulated vacation and sick leave liabilities at December 31, 2021, are determined on the basis of current salary rates and include salary related payments.

Long-Term Obligations

All long-term obligations to be repaid from governmental and business-type resources are reported as liabilities in the government-wide statements. The long-term obligations consist primarily of notes and bonds payable and accrued compensated absences.

Long-term obligations for governmental funds are not reported as liabilities in the fund financial statements. The face value of debts (plus any premiums) are reported as other financing sources and payments of principal and interest are reported as expenditures. The accounting in proprietary funds is the same as it is in the government-wide statements.

For the government-wide statements and proprietary fund statements, bond premiums and discounts are amortized over the life of the issue using the straight-line method. The balance at year end is shown as an increase or decrease in the liability section of the statement of net position.

Deferred Inflows of Resources

A deferred inflow of resources represents an acquisition of net position/fund balance that applies to a future period and therefore will not be recognized as an inflow of resources (revenue) until that future time.

Equity Classifications

Government-Wide Statements

Equity is classified as net position and displayed in three components:

- a. **Net investment in Capital Assets** - Consists of capital assets including restricted capital assets, net of accumulated depreciation/amortization and reduced by the outstanding balances (excluding unspent debt proceeds) of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets.
- b. **Restricted Net Position** - Consists of net position with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors or laws or regulations of other governments or, 2) law through constitutional provisions or enabling legislation.
- c. **Unrestricted Net Position** - All other net positions that do not meet the definitions of *restricted* or *net investment in capital assets*.

Village of McFarland

Notes to Financial Statements
December 31, 2021

The net position section includes an adjustment for capital assets owned by the business-type activities column, but financed by the debt of the governmental activities column. The amount is a reduction of *net investment in capital assets* and an increase in *unrestricted* net position, shown only in the total column. A reconciliation of this adjustment is as follows:

	Governmental Activities	Business-Type Activities	Adjustment	Total
Net investment in capital assets	\$ 35,665,432	\$ 19,006,987	\$ (336,000)	\$ 54,336,419
Unrestricted	147,229	3,468,940	336,000	3,952,169

When both restricted and unrestricted resources are available for use, it is the Village's policy to use restricted resources first, then unrestricted resources as they are needed.

Fund Statements

Governmental fund balances are displayed as follows:

- a. **Nonspendable** - Includes fund balance amounts that cannot be spent either because they are not in spendable form or because legal or contractual requirements require them to be maintained intact.
- b. **Restricted** - Consists of fund balances with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors or laws or regulations of other governments or 2) law through constitutional provisions or enabling legislation.
- c. **Committed** - Includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision making authority. Fund balance amounts are committed through a formal action (resolution) of the Village Board. This formal action must occur prior to the end of the reporting period, but the amount of the commitment, which will be subject to the constraints, may be determined in the subsequent period. Any changes to the constraints imposed require the same formal action of the Village Board that originally created the commitment.
- d. **Assigned** - Includes spendable fund balance amounts that are intended to be used for specific purposes that do not meet the criteria to be classified as restricted or committed. The Board may take official action to assign amounts. Assignments may take place after the end of the reporting period.
- e. **Unassigned** - Includes residual positive fund balance within the general fund which has not been classified within the other above mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed or assigned for those purposes.

Proprietary fund equity is classified the same as in the government-wide statements.

The Village considers restricted amounts to be spent first when both restricted and unrestricted fund balance is available unless there are legal documents / contracts that prohibit doing this, such as in grant agreements requiring dollar for dollar spending. Additionally, the Village would first use committed, then assigned and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

The Village has a formal minimum fund balance policy. That policy is to maintain a working capital fund of 20 percent of the subsequent years budgeted general fund expenditures, with a targeted maximum of 25 percent. The balance at year end was \$1,700,016 or 24.6 percent and is included in unassigned general fund balance.

Village of McFarland

Notes to Financial Statements
December 31, 2021

See Note 3 for further information.

Pension

For purposes of measuring the net pension liability (asset), deferred outflows of resources and deferred inflows of resources related to pensions and pension expense, information about the fiduciary net position of the Wisconsin Retirement System (WRS) and additions to/deductions from WRS' fiduciary net position have been determined on the same basis as they are reported by WRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Basis for Existing Rates

Water

Current water rates became effective on August 13, 2021. The authorized rate of return is 4.9 percent.

Sewer

Current sewer rates were approved by the Village board on February 19, 2020 and implemented on August 5, 2020.

Storm Water

Current storm water utility rates were approved by the Village board on December 28, 2015 and implemented on January 1, 2016.

Assets Held for Resale

Land held for resale consists of land and land improvements and is valued at cost of acquisition, demolition and site improvements. Properties include both land intended for resale and land designated as a public area. Land held for resale is recorded at lower of cost or market value.

2. Stewardship, Compliance and Accountability

Excess Expenditures Over Budget

Funds	Budgeted Expenditures	Actual Expenditures	Excess Expenditures Over Budget
General debt service	\$ 1,818,000	\$ 2,076,603	\$ 258,603
Solid waste	566,750	569,142	2,392

The Village controls expenditures at the function level. Some individual functions experienced expenditures which exceeded appropriations. The detail of those items can be found in the Village's year-end budget to actual report.

Village of McFarland

Notes to Financial Statements
December 31, 2021

Deficit Balances

Generally accepted accounting principles require disclosure of individual funds that have deficit balances at year end.

As of December 31, 2021, the following individual fund held a deficit balance:

<u>Fund</u>	<u>Amount</u>	<u>Reason</u>
TIF No. 5 capital project	\$ 562,507	Excess expenditures over appropriations

TIF district deficits are anticipated to be funded with future incremental taxes levied over the life of the districts, which is 27 years for the districts created before October 1, 1995, and 23 years for districts created thereafter through September 30, 2004. Beginning October 1, 2004, the life of new districts varies by type of district (20-27 years) and may be extended in some cases.

Limitations on the Village's Tax Levy

Wisconsin law limits the Village's future tax levies. Generally the Village is limited to its prior tax levy dollar amount (excluding TIF Districts), increased by the greater of the percentage change in the Village's equalized value due to new construction or zero percent. Changes in debt service from one year to the next are generally exempt from this limit with certain exceptions. The Village is required to reduce its allowable levy by the estimated amount of fee revenue it collects for certain services, if those services were funded in 2013 by the property tax levy. Levies can be increased above the allowable limits if the amount is approved by referendum.

3. Detailed Notes on All Funds

Deposits and Investments

The Village maintains a cash and investment pool that is available for use by all funds. Each fund type's portion of this pool is displayed on the statement of net position and balance sheet as cash and investments.

The Village's deposits and investments at year end were comprised of the following:

	<u>Carrying Value</u>	<u>Statement Balances</u>	<u>Associated Risks</u>
Deposits	\$ 21,782,696	\$ 21,715,286	Custodial credit risk
LGIP	9,947,704	9,947,054	Credit risk
2a7-like pools	5,435,982	5,435,982	Credit risk
Petty cash	388	-	N/A
Total deposits and investments	<u>\$ 37,166,770</u>	<u>\$ 37,098,322</u>	
Reconciliation to financial statements			
Per statement of net position:			
Unrestricted cash and investments	\$ 24,554,668		
Restricted cash and investments	1,456,813		
Per statement of fiduciary net position			
custodial fund:			
Tax collection fund	<u>11,155,289</u>		
Total deposits and investments	<u>\$ 37,166,770</u>		

Village of McFarland

Notes to Financial Statements

December 31, 2021

Deposits in each local and area bank are insured by the FDIC in the amount of \$250,000 for time and savings accounts (including NOW accounts) and \$250,000 for demand deposit accounts (interest-bearing and noninterest-bearing). In addition, if deposits are held in an institution outside of the state in which the government is located, insured amounts are further limited to a total of \$250,000 for the combined amount of all deposit accounts.

Bank accounts are also insured by the State Deposit Guarantee Fund in the amount of \$400,000. However, due to the nature of this fund, recovery of material principal losses may not be significant to individual municipalities. This coverage has been considered in computing custodial credit risk.

The Village maintains collateral agreements with its banks. At December 31, 2021, the banks had pledged various government securities in the amount of \$12,069,635 to secure the Village's deposits.

Custodial Credit Risk

Deposits

Custodial credit risk is the risk that in the event of a financial institution failure, the Village's deposits may not be returned to the Village.

The Village does not have any deposits exposed to custodial credit risk.

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations.

The Village had investments in the external Wisconsin Local Government Investment Pool which is not rated.

The Village also had investments in the Wisconsin Investment Series Cooperative - Investment Class which is rated AAA by S&P.

See Note 1 for further information on deposit and investment policies.

Receivables

All receivable balances are expected to be collected within one year with the exception of: delinquent property taxes (\$893), delinquent special assessments (\$547) and loans receivable (\$240,458). Receivables in the general fund are reported net of uncollectible ambulance receivables in the amount of \$60,392.

Village of McFarland

Notes to Financial Statements

December 31, 2021

Governmental funds report *unavailable* or *unearned revenue* in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. Property taxes levied for the subsequent year are not earned and cannot be used to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned. At the end of the current fiscal year, the various components of *unavailable revenue* and *unearned revenue* reported in the governmental funds were as follows:

	<u>Unearned</u>	<u>Unavailable</u>
Property taxes receivable for subsequent year	\$ 8,690,495	\$ -
Accounts receivable	-	65,525
Developer payments	1,149	-
Unspent American Rescue Plan funds	<u>472,631</u>	<u>-</u>
Total unearned/unavailable revenue for governmental funds	<u>\$ 9,164,275</u>	<u>\$ 65,525</u>
Unearned revenue included in liabilities	\$ 472,631	
Unearned revenue included in deferred inflows	<u>8,691,644</u>	
Total unearned revenue for governmental funds	<u>\$ 9,164,275</u>	

Restricted Assets

The following represent the balances of the restricted assets:

Equipment Replacement Account

The sewer utility established an equipment replacement account to be used for significant mechanical equipment replacement as required by the Wisconsin Department of Natural Resources.

Impact Fee Account

The Village has received impact fees which must be spent in accordance with the local ordinance and state statutes. Any unspent funds must be refunded to the current property owner.

Net Pension Asset

Restricted assets have been reported in connection with the net pension asset balance since this balance must be used to fund employee benefits.

Following is a list of restricted assets at December 31, 2021:

	<u>Restricted Assets</u>
Replacement account	\$ 521,663
Impact fee account	935,150
Net pension asset	<u>1,859,945</u>
Total	<u>\$ 3,316,758</u>

Village of McFarland

Notes to Financial Statements

December 31, 2021

Capital Assets

Capital asset activity for the year ended December 31, 2021, was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Governmental Activities				
Capital assets not being depreciated:				
Land	\$ 14,832,451	\$ -	\$ -	\$ 14,832,451
Construction in progress	2,050,508	3,400,929	1,136,728	4,314,709
Total capital assets not being depreciated	<u>16,882,959</u>	<u>3,400,929</u>	<u>1,136,728</u>	<u>19,147,160</u>
Capital assets being depreciated:				
Land improvements	1,673,097	-	-	1,673,097
Buildings	12,678,262	478,750	41,500	13,115,512
Machinery and equipment	2,704,325	17,995	-	2,722,320
Streets	22,436,668	1,639,591	824,124	23,252,135
Sidewalks	4,682,280	170,320	-	4,852,600
Vehicles	4,537,074	1,695,840	206,025	6,026,889
Library improvements and collection	1,402,532	109,573	8,463	1,503,642
Intangibles	124,274	63,846	-	188,120
Total capital assets being depreciated	<u>50,238,512</u>	<u>4,175,915</u>	<u>1,080,112</u>	<u>53,334,315</u>
Total capital assets	<u>67,121,471</u>	<u>7,576,844</u>	<u>2,216,840</u>	<u>72,481,475</u>
Less accumulated depreciation for:				
Land improvements	(513,165)	(64,656)	-	(577,821)
Buildings	(2,323,912)	(192,258)	17,983	(2,498,187)
Machinery and equipment	(1,068,324)	(184,317)	-	(1,252,641)
Streets	(9,190,061)	(775,071)	824,124	(9,141,008)
Sidewalks	(3,413,205)	(161,753)	-	(3,574,958)
Vehicles	(2,201,666)	(403,270)	169,062	(2,435,874)
Library improvements and collection	(790,911)	(90,352)	8,463	(872,800)
Intangibles	(45,764)	(14,285)	-	(60,049)
Total accumulated depreciation	<u>(19,547,008)</u>	<u>(1,885,962)</u>	<u>1,019,632</u>	<u>(20,413,338)</u>
Net capital assets being depreciated	<u>30,691,504</u>	<u>2,289,953</u>	<u>60,480</u>	<u>32,920,977</u>
Total governmental activities capital assets, net of accumulated depreciation	<u>\$ 47,574,463</u>	<u>\$ 5,690,882</u>	<u>\$ 1,197,208</u>	<u>\$ 52,068,137</u>

Depreciation expense was charged to functions as follows:

Governmental Activities	
General government	\$ 126,445
Public safety	364,268
Public works, which includes the depreciation of infrastructure	1,104,147
Leisure activities	<u>291,102</u>
Total governmental activities depreciation / amortization expense	<u>\$ 1,885,962</u>

Village of McFarland

Notes to Financial Statements

December 31, 2021

Business-Type Activities

	Beginning Balance	Additions	Deletions	Ending Balance
Water				
Capital assets not being depreciated:				
Land and land rights	\$ 87,550	\$ -	\$ -	\$ 87,550
Construction in progress	-	22,736	-	22,736
Total capital assets not being depreciated / amortized	87,550	22,736	-	110,286
Capital assets being depreciated:				
Source of supply	211,239	-	-	211,239
Pumping	357,710	-	-	357,710
Water treatment	4,498	-	-	4,498
Transmission and distribution	16,095,146	787,209	14,375	16,867,980
General	523,757	177,818	45,900	655,675
Total capital assets being depreciated / amortized	17,192,350	965,027	60,275	18,097,102
Total capital assets	17,279,900	987,763	60,275	18,207,388
Less accumulated depreciation for:				
Water	(5,096,461)	(396,243)	60,275	(5,432,429)
Total accumulated depreciation / amortization	(5,096,461)	(396,243)	60,275	(5,432,429)
Net capital assets being depreciated / amortized	12,095,889	568,784	-	12,664,673
Net water capital assets	<u>\$ 12,183,439</u>	<u>\$ 591,520</u>	<u>\$ -</u>	<u>\$ 12,774,959</u>
	Beginning Balance	Additions	Deletions	Ending Balance
Sewer				
Capital assets not being depreciated:				
Land and land rights	\$ 78,020	\$ -	\$ -	\$ 78,020
Total capital assets not being depreciated / amortized	78,020	-	-	78,020
Capital assets being depreciated:				
Collecting system	5,880,005	929,503	-	6,809,508
Collecting system pumping	1,043,088	-	-	1,043,088
General	428,542	59,162	-	487,704
Total capital assets being depreciated / amortized	7,351,635	988,665	-	8,340,300
Total capital assets	7,429,655	988,665	-	8,418,320
Less accumulated depreciation for				
Collecting system pumping	(102,137)	-	-	(102,137)
Sewer	(2,478,214)	(172,373)	-	(2,650,587)
Total accumulated depreciation / amortization	(2,580,351)	(172,373)	-	(2,752,724)
Net capital assets being depreciated / amortized	4,771,284	816,292	-	5,587,576
Net sewer capital assets	<u>\$ 4,849,304</u>	<u>\$ 816,292</u>	<u>\$ -</u>	<u>\$ 5,665,596</u>

Village of McFarland

Notes to Financial Statements
December 31, 2021

	Beginning Balance	Additions	Deletions	Ending Balance
Storm water				
Capital assets not being depreciated:				
Land and land rights	\$ 160,275	\$ -	\$ -	\$ 160,275
Construction in progress	-	2,892	-	2,892
Total capital assets not being depreciated / amortized	160,275	2,892	-	163,167
Capital assets being depreciated:				
Storm water	5,754,481	632,676	-	6,387,157
Total capital assets being depreciated / amortized	5,754,481	632,676	-	6,387,157
Total capital assets	5,914,756	635,568	-	6,550,324
Less accumulated depreciation for:				
Storm water	(2,074,296)	(153,106)	-	(2,227,402)
Total accumulated depreciation / amortization	(2,074,296)	(153,106)	-	(2,227,402)
Net capital assets being depreciated / amortized	3,680,185	479,570	-	4,159,755
Net storm water capital assets	\$ 3,840,460	\$ 482,462	\$ -	\$ 4,322,922
Business-type capital assets, net of accumulated depreciation	\$ 20,873,203	\$ 1,890,274	\$ -	\$ 22,763,477

Depreciation expense was charged to functions as follows:

Business-Type Activities

Water	\$ 373,238
Sewer	172,373
Storm water	153,106
Total business-type activities depreciation expense	\$ 698,717

Depreciation expense may be different from business-type activity accumulated depreciation additions because of joint metering, salvage, cost of removal, internal allocations or costs associated with the disposal of assets.

Village of McFarland

Notes to Financial Statements
December 31, 2021

Interfund Receivables/Payables, Advances and Transfers

Interfund Receivables/Payables

The following is a schedule of interfund receivables and payables including any overdrafts on pooled cash and investment accounts:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
Water and sewer utility	General fund	\$ 39,736
General fund	Water and sewer utility	<u>279,069</u>
Total, fund financial statements		318,805
Less government-wide eliminations		<u>(79,472)</u>
Total internal balances, government-wide statement of net position		<u>\$ 239,333</u>

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
Governmental activities	Business-type activities	\$ 279,069
Business-type activities	Governmental activities	<u>(39,736)</u>
Total government-wide financial statements		<u>\$ 239,333</u>

All amounts are due within one year.

The principal purpose of this interfund is for utility items placed on the tax roll and the tax equivalent.

Advances

TIF No. 3 capital project fund is advancing funds to TIF No. 5 capital project fund. The amount advanced is determined by the deficiency of revenues over expenditures and other financing uses. No repayment schedule has been established for this advance and no interest is being charged at this time.

The following is a schedule of interfund advances:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>	<u>Amount Not Due Within One Year</u>
TIF No. 3 capital projects	TIF No. 5 capital projects	\$ 562,477	\$ 562,477
Less fund eliminations		<u>(562,477)</u>	
Total, interfund advances, government-wide statement of net position		<u>\$ -</u>	

The principal purpose of this advance is to make up for excess expenditures over revenues.

Village of McFarland

Notes to Financial Statements
December 31, 2021

Transfers

The following is a schedule of interfund transfers:

<u>Fund Transferred To</u>	<u>Fund Transferred From</u>	<u>Amount</u>	<u>Principal Purpose</u>
General fund	Water and sewer utility	\$ 279,069	2021 Water PILOT
General fund	Water and sewer utility	61,988	Forgive additional public fire protection not approved by the Village Board
Cable	General fund	14,000	Reimbursement for cable costs
TIF #4	TIF #3	43,250	Transfer from donor district TIF #3 to donee district TIF #4 per amendment to project plan
TIF #4	TIF #3	397,707	Transfer from donor district TIF #3 to donee district TIF #4 - forgiveness of a prior year advance
Debt service fund	General fund	76,645	To transfer funds from developers
Capital equipment and projects	General fund	706,837	Reimburse capital costs incurred by capital project fund
Capital equipment and projects	Parks	<u>119,933</u>	Reimburse capital costs incurred for park facility project
Total, fund financial statements		1,699,429	
Less fund eliminations		<u>(1,358,372)</u>	
Total transfers, government-wide statement of activities		<u>\$ 341,057</u>	

Generally, transfers are used to (1) move revenues from the fund that collects them to the fund that the budget requires to expend them, (2) move receipts restricted to debt service from the funds collecting the receipts to the debt service fund and (3) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

Village of McFarland

Notes to Financial Statements
December 31, 2021

Long-Term Obligations

Long-term obligations activity for the year ended December 31, 2021, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Amounts Due Within One Year
Governmental Activities					
Bonds and notes payable:					
General obligation debt	\$ 14,800,000	\$ 16,490,000	\$ 1,820,000	\$ 29,470,000	\$ 2,135,000
(Discounts)/Premiums	294,056	772,930	75,107	991,879	-
Subtotal	<u>15,094,056</u>	<u>17,262,930</u>	<u>1,895,107</u>	<u>30,461,879</u>	<u>2,135,000</u>
Other liabilities:					
Vested compensated absences	735,963	141,832	108,021	769,774	82,436
Capital leases	139,568	-	38,739	100,829	40,903
Total other liabilities	<u>875,531</u>	<u>141,832</u>	<u>146,760</u>	<u>870,603</u>	<u>123,339</u>
Total governmental activities long-term liabilities	<u>\$ 15,969,587</u>	<u>\$ 17,404,762</u>	<u>\$ 2,041,867</u>	<u>\$ 31,332,482</u>	<u>\$ 2,258,339</u>
Business-Type Activities					
Bonds and notes payable:					
General obligation debt	\$ 3,600,000	\$ 725,000	\$ 725,000	\$ 3,600,000	\$ 715,000
(Discounts)/Premiums	72,264	38,063	20,969	89,358	-
Subtotal	<u>3,672,264</u>	<u>763,063</u>	<u>745,969</u>	<u>3,689,358</u>	<u>715,000</u>
Other liabilities:					
Vested compensated absences	77,140	46,200	14,038	109,302	14,601
Capital leases	74,127	-	6,995	67,132	7,207
Total other liabilities	<u>151,267</u>	<u>46,200</u>	<u>21,033</u>	<u>176,434</u>	<u>21,808</u>
Total business-type activities long-term liabilities	<u>\$ 3,823,531</u>	<u>\$ 809,263</u>	<u>\$ 767,002</u>	<u>\$ 3,865,792</u>	<u>\$ 736,808</u>

In accordance with Wisconsin Statutes, total general obligation indebtedness of the Village may not exceed 5 percent of the equalized value of taxable property within the Village's jurisdiction. The debt limit as of December 31, 2021, was \$60,871,980. Total general obligation debt outstanding at year end was \$33,070,000.

Village of McFarland

Notes to Financial Statements
December 31, 2021

General Obligation Debt

All general obligation debt payable is backed by the full faith and credit of the Village. Debt in the governmental funds will be retired by future property tax levies or tax increments accumulated by the debt service fund. Business-type activities debt is payable by revenues from user fees of those funds or, if the revenues are not sufficient, by future tax levies.

<u>Governmental Activities</u>					
<u>General Obligation Debt</u>	<u>Date of Issue</u>	<u>Final Maturity</u>	<u>Interest Rates</u>	<u>Original Indebtedness</u>	<u>Balance December 31, 2021</u>
G.O. refunding bonds	12/15/08	12/01/23	4.50-4.875%	\$ 1,415,000	\$ 600,000
G.O. promissory notes	06/23/15	12/01/24	1.75-2.15	2,460,000	1,075,000
G.O. promissory notes	07/20/17	12/01/26	2.00-2.25	3,620,000	2,555,000
G.O. promissory note	06/21/18	12/01/27	3.00	3,550,000	2,880,000
G.O. promissory note	07/22/19	12/01/28	2.00-3.00	1,690,000	1,260,000
G.O. refunding bonds	07/22/19	04/01/38	2.10-3.05	995,000	995,000
G.O. promissory note	06/22/20	12/01/29	1.50-2.00	3,900,000	3,615,000
G.O. promissory note	03/01/21	03/01/30	1.00-2.00	2,490,000	2,490,000
G.O. public safety center bonds	03/01/21	03/01/41	1.00-3.00	14,000,000	14,000,000
Total governmental activities, general obligation debt					<u>\$ 29,470,000</u>

<u>Business-Type Activities</u>					
<u>General Obligation Debt</u>	<u>Date of Issue</u>	<u>Final Maturity</u>	<u>Interest Rates</u>	<u>Original Indebtedness</u>	<u>Balance December 31, 2021</u>
G.O. promissory notes	06/23/15	12/01/24	1.75-2.15%	\$ 2,995,000	\$ 1,190,000
G.O. promissory notes	07/20/17	12/01/25	2.00-2.25	845,000	465,000
G.O. promissory note	07/22/19	12/01/28	2.00-3.00	720,000	640,000
G.O. promissory note	06/22/20	12/01/29	1.50-2.00	645,000	580,000
G.O. promissory note	03/01/21	03/01/30	1.00-2.00	725,000	725,000
Total business-type activities, general obligation debt					<u>\$ 3,600,000</u>

Debt service requirements to maturity are as follows:

<u>Years</u>	<u>Governmental Activities General Obligation Debt</u>		<u>Business-Type Activities General Obligation Debt</u>	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2022	\$ 2,135,000	\$ 780,776	\$ 715,000	\$ 73,343
2023	2,790,000	565,392	735,000	53,815
2024	1,850,000	504,566	770,000	40,214
2025	2,415,000	451,919	370,000	24,450
2026	2,730,000	390,569	250,000	17,300
2027-2031	8,535,000	1,099,506	760,000	21,500
2032-2036	4,600,000	557,345	-	-
2037-2041	4,415,000	188,628	-	-
Total	<u>\$ 29,470,000</u>	<u>\$ 4,538,701</u>	<u>\$ 3,600,000</u>	<u>\$ 230,622</u>

Village of McFarland

Notes to Financial Statements
December 31, 2021

Other Debt Information

Estimated payments of compensated absences and the lease payable are not included in the debt service requirement schedules. The compensated absences liability attributable to governmental activities will be liquidated primarily by the general fund.

See Note 4 for the net pension liability (asset) information.

Lease Disclosures

Lessee, Capital Leases

In 2020, the Village acquired capital assets through a lease/purchase agreement. The gross amount of these assets under capital leases is \$249,464, which are included in capital assets in the governmental and business-type activities. The future minimum lease obligations and the net present value on these minimum lease payments as of December 31, 2021 are as follows:

<u>Years</u>	<u>Governmental Activities</u>			<u>Business-Type Activities</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 40,903	\$ 3,981	\$ 44,884	\$ 7,207	\$ 1,909	\$ 9,116
2023	59,926	1,691	61,617	59,925	1,691	61,616
Total	<u>\$ 100,829</u>	<u>\$ 5,672</u>	<u>\$ 106,501</u>	<u>\$ 67,132</u>	<u>\$ 3,600</u>	<u>\$ 70,732</u>

Net Position/Fund Balances

Net position reported on the government-wide statement of net position at December 31, 2021, includes the following:

Governmental Activities

Net investment in capital assets:

Land	\$ 14,832,451
Construction in progress	4,314,709
Other capital assets, net of accumulated depreciation/amortization	32,920,977
Less long-term debt outstanding	(29,570,829)
Plus unspent capital related debt proceeds	12,829,003
Plus noncapital debt outstanding	1,331,000
Less unamortized debt premium	<u>(991,879)</u>
Total net investment in capital assets	<u>\$ 35,665,432</u>

Village of McFarland

Notes to Financial Statements
December 31, 2021

Governmental Funds

Governmental fund balances reported on the fund financial statements at December 31, 2021, include the following:

	General Fund	General Debt Service	TIF No. 3 Capital Projects	Capital Equipment and Projects	Nonmajor Funds	Total
Fund Balances						
Nonspendable:						
Prepaid items	\$ 78,642	\$ -	\$ -	\$ -	\$ -	\$ 78,642
Delinquent taxes and specials	1,440	-	-	-	-	1,440
Subtotal	80,082	-	-	-	-	80,082
Restricted for:						
Debt service	-	1,276,429	-	-	-	1,276,429
TIF related purposes	-	-	1,469,944	-	223,674	1,693,618
Capital projects, unspent proceeds	-	-	-	12,829,003	-	12,829,003
Library purposes	-	-	-	-	206,492	206,492
Canine costs	-	-	-	-	55,426	55,426
Impact fees	-	-	-	-	1,056,230	1,056,230
American rescue plan	-	-	-	-	134	134
Subtotal	-	1,276,429	1,469,944	12,829,003	1,541,956	17,117,332
Committed to:						
Youth center	-	-	-	-	2,428	2,428
Employee retirement	-	-	-	-	189,387	189,387
EAB response/tree planting	33,910	-	-	-	-	33,910
Cable TV	-	-	-	-	61,080	61,080
Solid waste	-	-	-	-	177,530	177,530
Parks	-	-	-	-	13,344	13,344
Subtotal	33,910	-	-	-	443,769	477,679
Assigned to:						
General capital projects	-	-	-	3,264	-	3,264
Subsequent years' budget	60,000	-	-	-	-	60,000
PILOT	279,069	-	-	-	-	279,069
Developer capital project deposits	103,228	-	-	-	-	103,228
Election equipment	13,961	-	-	-	-	13,961
Vehicle replacement	-	-	-	78,296	-	78,296
Police grants	14,202	-	-	-	-	14,202
Police seizures	2,412	-	-	-	-	2,412
Act 102	20,075	-	-	-	-	20,075
Facilities	-	-	-	626,623	-	626,623
Property	-	-	-	120,000	-	120,000
Subtotal	492,947	-	-	828,183	-	1,321,130
Unassigned (deficit):	1,700,016	-	-	-	(562,507)	1,137,509
Total fund balances (deficit)	<u>\$ 2,306,955</u>	<u>\$ 1,276,429</u>	<u>\$ 1,469,944</u>	<u>\$ 13,657,186</u>	<u>\$ 1,423,218</u>	<u>\$ 20,133,732</u>

Village of McFarland

Notes to Financial Statements

December 31, 2021

Business-Type Activities

Net investment in capital assets:

Land	\$ 325,845
Construction in progress	25,628
Other capital assets, net of accumulated depreciation	22,412,004
Less Long-term debt outstanding	(3,667,132)
Less Unamortized debt premium	<u>(89,358)</u>

Total net investment in capital assets 19,006,987

Restricted:

Equipment replacement	521,663
Pension	140,813
Impact fee	<u>45,574</u>

Total restricted 708,050

Unrestricted 3,468,940

Total business-type activities net position \$ 23,183,977

4. Other Information

Employees' Retirement System

Plan Description

The WRS is a cost-sharing multiple-employer defined benefit pension plan. WRS benefits and other plan provisions are established by Chapter 40 of the Wisconsin Statutes. Benefit terms may only be modified by the legislature. The retirement system is administered by the Wisconsin Department of Employee Trust Funds (ETF). The system provides coverage to all eligible State of Wisconsin, local government and other public employees. All employees, initially employed by a participating WRS employer on or after July 1, 2011, expected to work at least 1,200 hours a year (880 hours for teachers and school district educational support employees) and expected to be employed for at least one year from employee's date of hire are eligible to participate in the WRS.

ETF issues a standalone Annual Comprehensive Financial Report (ACFR), which can be found at <https://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements>.

Vesting

For employees beginning participation on or after January 1, 1990, and no longer actively employed on or after April 24, 1998, creditable service in each of five years is required for eligibility for a retirement annuity. Participants employed prior to 1990 and on or after April 24, 1998, and prior to July 1, 2011, are immediately vested. Participants who initially became WRS eligible on or after July 1, 2011, must have five years of creditable service to be vested.

Benefits Provided

Employees who retire at or after age 65 (54 for protective occupation employees, 62 for elected officials and executive service retirement participants, if hired on or before 12/31/2016) are entitled to retirement benefit based on a formula factor, their average earnings and creditable service.

Final average earnings is the average of the participant's three highest annual earnings period. Creditable service includes current service and prior service for which a participant received earnings and made contributions as required. Creditable service also includes creditable military service. The retirement benefit will be calculated as a money purchase benefit based on the employee's contributions plus matching employer's contributions, with interest, if that benefit is higher than the formula benefit.

Vested participants may retire at age 55 (50 for protective occupations) and receive an actuarially reduced benefit. Participants terminating covered employment prior to eligibility for an annuity may either receive employee-required contributions plus interest as a separation benefit or leave contributions on deposit and defer application until eligible to receive a retirement benefit.

The WRS also provides death and disability benefits for employees.

Post-Retirement Adjustments

The Employee Trust Funds Board may periodically adjust annuity payments from the retirement system based on annual investment performance in accordance with s. 40.27, Wis. Stat. An increase (or decrease) in annuity payments may result when investment gains (losses), together with other actuarial experience factors, create a surplus (shortfall) in the reserves, as determined by the system's consulting actuary. Annuity increases are not based on cost of living or other similar factors. For Core annuities, decreases may be applied only to previously granted increases. By law, Core annuities cannot be reduced to an amount below the original, guaranteed amount (the *floor*) set at retirement. The Core and Variable annuity adjustments granted during recent years are as follows:

Year	Core Fund Adjustment %	Variable Fund Adjustment %
2011	(1.2)	11.0
2012	(7.0)	(7.0)
2013	(9.6)	9.0
2014	4.7	25.0
2015	2.9	2.0
2016	0.5	(5.0)
2017	2.0	4.0
2018	2.4	17.0
2019	0.0	(10.0)
2020	1.7	21.0

Contributions

Required contributions are determined by an annual actuarial valuation in accordance with Chapter 40 of the Wisconsin Statutes. The employee required contribution is one-half of the actuarially determined contribution rate for General category employees, including Teachers, Executives and Elected Officials. Starting on January 1, 2016, the Executives and Elected Officials category merged into the General Employee category. Required contributions for protective employees are the same rate as general employees. Employers are required to contribute the remainder of the actuarially determined contribution rate. The employer may not pay the employee required contribution unless provided for by an existing collective bargaining agreement.

Village of McFarland

Notes to Financial Statements
December 31, 2021

During the reporting period, the WRS recognized \$361,083 in contributions from the Village.

Contribution rates for the plan year reported as of December 31, 2021 are:

Employee Category	Employee	Employer
General (Executives & Elected Officials)	6.75 %	6.75 %
Protective with Social Security	6.75 %	11.65 %
Protective without Social Security	6.75 %	16.25 %

Pension (asset)/liability, Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2021, the Village reported an (asset)/liability of \$(1,859,945) for its proportionate share of the net pension (asset)/liability. The net pension (asset)/liability was measured as of December 31, 2020, and the total pension liability used to calculate the net pension (asset)/liability was determined by an actuarial valuation as of December 31, 2019 rolled forward to December 31, 2020. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The Village's proportion of the net pension (asset)/liability was based on the Village's share of contributions to the pension plan relative to the contributions of all participating employers. At December 31, 2020, the Village's proportion was 0.02979184 percent, which was an increase of 0.00169826 percent from its proportion measured as of December 31, 2019.

For the year ended December 31, 2021, the Village recognized pension expense of \$209,384.

At December 31, 2021, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 2,691,912	\$ 579,833
Changes in assumptions	42,187	-
Net differences between projected and actual earnings on pension plan investments	-	3,491,897
Changes in proportion and differences between employer contributions and proportionate share of contributions	24,566	2,341
Employer contributions subsequent to the measurement date	<u>375,104</u>	<u>-</u>
Total	<u>\$ 3,133,769</u>	<u>\$ 4,074,071</u>

Village of McFarland

Notes to Financial Statements
December 31, 2021

\$375,104 reported as deferred outflows related to pension resulting from the WRS Employer's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability (asset) in the year ended December 31, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

Year Ended December 31:	Deferred Outflows of Resources and Deferred Inflows of Resources (net)
2022	\$ (338,391)
2023	(86,804)
2024	(625,941)
2025	(264,270)

Actuarial Assumptions

The total pension liability in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Valuation Date:	December 31, 2019
Measurement Date of Net Pension Liability (Asset):	December 31, 2020
Actuarial Cost Method:	Entry Age Normal
Asset Valuation Method:	Fair Value
Long-Term Expected Rate of Return:	7.0%
Discount Rate:	7.0%
Salary Increases:	
Inflation	3.0%
Seniority/Merit	0.1% - 5.6%
Mortality:	Wisconsin 2018 Mortality Table
Post-Retirement Adjustments*:	1.9%

** No post-retirement adjustment is guaranteed. Actual adjustments are based on recognized investment return, actuarial experience and other factors. 1.9 percent is the assumed annual adjustment based on the investment return assumption and the post-retirement discount rate.*

Actuarial assumptions are based upon an experience study conducted in 2018 that covered a three-year period from January 1, 2015 to December 31, 2017. The Total Pension Liability for December 31, 2020 is based upon a roll-forward of the liability calculated from the December 31, 2019 actuarial valuation.

Long-Term Expected Return on Plan Assets

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Core Fund Asset Class	Asset Allocation %	Long-Term Expected Nominal Rate of Return %	Long-Term Expected Real Rate of Return %
Global Equities	51	7.2	4.7
Fixed Income	25	3.2	0.8
Inflation Sensitive Assets	16	2.0	(0.4)
Real Estate	8	5.6	3.3
Private Equity/Debt	11	10.2	7.6
Multi-Asset	4	5.8	3.3
Total Core Fund	115	6.6	4.1
Variable Fund Asset Class			
U.S. Equities	70	6.6	4.1
International Equities	30	7.4	4.9
Total Variable Fund	100	7.1	4.6

New England Pension Consultants Long Term US CPI (Inflation) Forecast: 2.4 percent

Asset Allocations are managed within established ranges, target percentages may differ from actual monthly allocations

Single Discount Rate

A single discount rate of 7.00 percent was used to measure the total pension liability for the current and prior year. This single discount rate was based on the expected rate of return on pension plan investments of 7.00 percent and a municipal bond rate of 2.00 percent. (Source: Fixed-income municipal bonds with 20 years to maturity that include only federally tax-exempt municipal bonds as reported in Fidelity Index's "20-year Municipal GO AA Index" as of December 31, 2020. In describing this index, Fidelity notes that the Municipal Curves are constructed using option-adjusted analytics of a diverse population of over 10,000 tax-exempt securities.) Because of the unique structure of WRS, the 7.00 percent expected rate of return implies that a dividend of approximately 1.9 percent will always be paid. For purposes of the single discount rate, it was assumed that the dividend would always be paid. The projection of cash flows used to determine this single discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments (including expected dividends) of current plan members. Therefore, the investment rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Village of McFarland

Notes to Financial Statements
December 31, 2021

Sensitivity of the Village's Proportionate Share of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the Village's proportionate share of the net pension (asset)/liability calculated using the discount rate of 7.00 percent, as well as what the Village's proportionate share of the net pension (asset)/liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.00 percent) or 1-percentage-point higher (8.00 percent) than the current rate:

	1% Decrease to Discount Rate (6.00%)	Current Discount Rate (7.00%)	1% Increase to Discount Rate (8.00%)
Village's proportionate share of the net pension liability (asset)	<u>\$ 1,770,410</u>	<u>\$ (1,859,945)</u>	<u>\$ (4,526,415)</u>

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in separately issued financial statements available at <https://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements>.

At December 31, 2021, the Village reported a payable to the pension plan which represents contractually required contributions outstanding as of the end of the year.

Risk Management

The Village is exposed to various risks of loss related to torts; theft of, damage to or destruction of assets; errors and omissions; workers compensation; and health care of its employees. All of these risks are covered through the purchase of commercial insurance, with minimal deductibles. Settled claims have not exceeded the commercial coverage in any of the past three years. There were no significant reductions in coverage compared to the prior year.

Commitments and Contingencies

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability and expenditure for claims and judgments are only reported in governmental funds if it has matured. Claims and judgments are recorded in the government-wide statements and proprietary funds as expenses when the related liabilities are incurred.

From time to time, the Village is party to various pending claims and legal proceedings. Although the outcome of such matters cannot be forecasted with certainty, it is the opinion of management and the Village attorney that the likelihood is remote that any such claims or proceedings will have a material adverse effect on the Village's financial position or results of operations.

The Village has received federal and state grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to requests for reimbursements to the grantor agency for expenditures disallowed under terms of the grants. Management believes such disallowances, if any, would be immaterial.

The Village has the following encumbrances outstanding at year end expected to be honored upon performance by the vendor:

Capital equipment and projects - Public Safety building	\$ 19,221,941
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Village of McFarland

Notes to Financial Statements
December 31, 2021

Subsequent Events

On March 24, 2022, the Village issued general obligation promissory notes in the amount of \$4,365,000 with an interest rate of 2.00-3.00 percent. This amount will be used to finance capital improvement projects including facilities, street, park and traffic safety improvements, TID No. 3 project costs, community development, and equipment acquisitions.

On March 24, 2022, the Village issued general obligation public safety center bonds in the amount of \$7,200,000 with an interest rate of 2.00-4.00 percent. This amount will be used to finance the costs associated with the construction of the Public Safety Center

On April 11, 2022, the Village issued water and sewer system revenue bonds in the amount of \$3,650,000 with an interest rate of 3.00-4.00 percent. This amount will be used to finance water and sewer system projects

Tax Abatement

Tax abatements are a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which (a) one or more governments promise to forgo tax revenues to which they are otherwise entitled and (b) the individual or entity promises to take a specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the governments or the citizens of those governments.

The Village is disclosing all abatement agreements individually.

The Village through its Tax Incremental Financing Districts (TID) Nos. 3, 4 and 5 have entered into tax abatement agreements with a developers in the form of tax incremental financing incentive payments to stimulate economic development. The abatements are authorized through the TID project plans. The developers pay property taxes as they become due, and after meeting the criteria established in the development agreements, are entitled to future incentive payments that directly correlate to the taxes paid.

<u>Agreement Description</u>	<u>Calculation Method</u>	<u>Developer Commitment</u>	<u>2021 Payments</u>
Farwell Place LLC Development Agreement	Excess Increment	Developer guarantees value set by agreement, 75% of tax payment goes towards loan retirement	\$ -
84 Lumber Development Agreement	Excess Increment	Developer guarantees value set by agreement, 50% of tax payment goes towards loan retirement	-
Waubesa Village Development Agreement - Phase 1	Excess Increment	Developer guarantees value set by agreement, 65% of tax payment goes towards loan retirement	-
High Track Development Agreement	Excess Increment	Developer guarantees value set by agreement, 50% of tax payment goes towards loan retirement	-
Spartan Properties Development Agreement	Excess Increment	Developer guarantees value set by agreement, 50% of tax payment goes towards loan retirement	-
Hillcrest Rental LLC Development Agreement	Excess Increment	Developer guarantees value set by agreement, 100% of tax payment goes towards loan retirement	-

Village of McFarland

Notes to Financial Statements
December 31, 2021

<u>Agreement Description</u>	<u>Calculation Method</u>	<u>Developer Commitment</u>	<u>2021 Payments</u>
Waubesa Village Development Agreement - Phase 2	Excess Increment	Developer guarantees value set by agreement, 65% of tax payment goes towards loan retirement	\$ -
The Atwater, LLC & Lakesonte, LLC Developer Agreement	Excess Increment	Developer guarantees value set by agreement, 100% of tax payment goes toward loan retirement	-
Ezra Properties, LLC Agreement	Excess Increment	Developer guarantees value set by agreement, 100% of tax payment goes toward loan retirement	-
O'Hearn Ventures LLC	Excess Increment	Developer guarantees value set by agreement, 100% of tax payment go toward loan retirement	-

Effect of New Accounting Standards on Current-Period Financial Statements

The Governmental Accounting Standards Board (GASB) has approved the following:

- Statement No. 87, *Leases*
- Statement No. 91, *Conduit Debt Obligations*
- Statement No. 92, *Omnibus 2020*
- Statement No. 93, *Replacement of Interbank Offered Rates*
- Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*
- Statement No. 96, *Subscription-Based Information Technology Arrangements*
- Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans - an amendment of GASB Statements No. 14 and No. 84, and a supersession of GASB Statement No. 32*

When they become effective, application of these standards may restate portions of these financial statements.

REQUIRED SUPPLEMENTARY INFORMATION

Village of McFarland

Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - General Fund
Year Ended December 31, 2021

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Taxes	\$ 4,390,750	\$ 4,390,750	\$ 4,398,969	\$ 8,219
Intergovernmental	538,500	538,500	485,301	(53,199)
Licenses and permits	366,250	366,250	312,435	(53,815)
Fines, forfeitures and penalties	99,500	99,500	74,019	(25,481)
Public charges for services	353,250	353,250	352,149	(1,101)
Intergovernmental charges for services	306,750	306,750	302,741	(4,009)
Investment income	50,000	50,000	7,736	(42,264)
Miscellaneous revenues	160,000	160,000	195,562	35,562
Total revenues	<u>6,265,000</u>	<u>6,265,000</u>	<u>6,128,912</u>	<u>(136,088)</u>
Expenditures				
Current:				
General government	930,250	930,250	875,817	54,433
Public safety	3,821,750	3,821,750	3,782,327	39,423
Health and social services	285,250	285,250	287,403	(2,153)
Public works	940,500	940,500	832,564	107,936
Leisure activities	376,000	376,000	371,805	4,195
Conservation and development	226,250	226,250	223,478	2,772
Total expenditures	<u>6,580,000</u>	<u>6,580,000</u>	<u>6,373,394</u>	<u>206,606</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(315,000)</u>	<u>(315,000)</u>	<u>(244,482)</u>	<u>70,518</u>
Other Financing Sources (Uses)				
Transfers in	265,000	265,000	341,057	76,057
Transfers out	<u>(14,000)</u>	<u>(14,000)</u>	<u>(797,482)</u>	<u>(783,482)</u>
Total other financing sources (uses)	<u>251,000</u>	<u>251,000</u>	<u>(456,425)</u>	<u>(707,425)</u>
Net change in fund balance	(64,000)	(64,000)	(700,907)	(636,907)
Fund Balance, Beginning	<u>3,007,862</u>	<u>3,007,862</u>	<u>3,007,862</u>	<u>-</u>
Fund Balance, Ending	<u>\$ 2,943,862</u>	<u>\$ 2,943,862</u>	<u>\$ 2,306,955</u>	<u>\$ (636,907)</u>

See notes to required supplementary information

Village of McFarland

Schedule of Proportionate Share of the Net Pension Liability (Asset) - Wisconsin Retirement System
Year Ended December 31, 2021

WRS Fiscal Year Ending	Proportion of the Net Pension Liability (Asset)	Proportionate Share of the Net Pension Liability (Asset)	Covered Payroll	Proportionate Share of the Net Pension Liability (Asset) as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
12/31/15	0.02466399 %	\$ (605,815)	\$ 2,735,705	22.14 %	102.74 %
12/31/16	0.02415237 %	392,471	2,901,661	13.53 %	98.20 %
12/31/17	0.02403967 %	198,144	2,943,233	6.73 %	99.12 %
12/31/18	0.02526343 %	(750,101)	3,178,136	23.60 %	102.93 %
12/31/19	0.02660430 %	946,359	3,365,238	28.12 %	96.45 %
12/31/20	0.02809358 %	(905,865)	3,570,057	25.37 %	102.96 %
12/31/21	0.02979184 %	(1,859,945)	3,973,133	46.81 %	105.26 %

Schedule of Employer Contributions - Wisconsin Retirement System
Year Ended December 31, 2021

Village Fiscal Year Ending	Contractually Required Contributions	Contributions in Relation to the Contractually Required Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/15	\$ 234,105	\$ 234,105	\$ -	\$ 2,902,870	8.06 %
12/31/16	232,586	232,586	-	2,944,883	7.90 %
12/31/17	275,790	275,790	-	3,178,137	8.68 %
12/31/18	293,935	293,935	-	3,365,238	8.73 %
12/31/19	303,691	303,691	-	3,570,057	8.51 %
12/31/20	361,083	361,083	-	3,987,492	9.06 %
12/31/21	375,104	375,104	-	4,110,245	9.13 %

See notes to required supplementary information

Village of McFarland

Notes to Required Supplementary Information
Year Ended December 31, 2021

Budgetary Information

Budgetary information is derived from the annual operating budget and is presented using the same basis of accounting for each fund as described in Note 1.

The budgeted amounts presented are as presented in the original budget and no amendments were adopted during the year. The Village may authorize transfers of budgeted amounts within departments. Transfers between departments and changes to the overall budget must be approved by a two-thirds board action.

Appropriations lapse at year end unless specifically carried over. There were no carryovers to the following year. Budgets are adopted at the function level of expenditure.

Wisconsin Retirement System

The amounts determined for each fiscal year were determined as of the calendar year-end and occurred within the fiscal year.

The Village is required to present the last ten years of data; however, accounting standards allow the presentation of as many years as are available until ten fiscal years are presented.

Changes in benefit terms. There were no changes of benefit terms for any participating employer in the Wisconsin Retirement System.

Changes in assumptions. No significant change in assumptions were noted from the prior year.

SUPPLEMENTARY INFORMATION

Village of McFarland

Detailed Schedule of Revenues and Other Financing Sources - Budget and Actual -
General Fund
Year Ended December 31, 2021

	Budgeted Amounts			Variance with Final Budget
	Original	Final	Actual	
Taxes				
General property taxes	\$ 4,274,250	\$ 4,274,250	\$ 4,274,250	\$ -
Payments in lieu of taxes	110,000	110,000	114,204	4,204
Interest and penalties on taxes	2,500	2,500	2,081	(419)
Public accommodation (room) taxes	4,000	4,000	8,434	4,434
Total taxes	4,390,750	4,390,750	4,398,969	8,219
Intergovernmental				
Expenditure restraint payment	30,000	30,000	-	(30,000)
Fire insurance tax (2% fire dues)	42,000	42,000	42,651	651
Other state shared taxes	9,000	9,000	-	(9,000)
State aid, law enforcement improvement	1,000	1,000	1,000	-
State aid, other public safety	5,500	5,500	-	(5,500)
State aid, general transportation aids	361,750	361,750	361,303	(447)
Payments for municipal services	8,750	8,750	3,636	(5,114)
In lieu of taxes on state conservation lands	250	250	118	(132)
Grants from local governments	57,250	57,250	54,304	(2,946)
State aid, law enforcement	23,000	23,000	22,289	(711)
Total intergovernmental	538,500	538,500	485,301	(53,199)
Licenses and Permits				
Liquor and malt beverage licenses	12,000	12,000	12,036	36
Operators' license	6,500	6,500	5,560	(940)
Other business and occupational licenses	4,000	4,000	2,900	(1,100)
Bicycle licenses	9,000	9,000	9,325	325
Dog and cat licenses	3,500	3,500	3,525	25
Other nonbusiness licenses	6,000	6,000	6,371	371
Nonbusiness licenses	7,750	7,750	8,870	1,120
Building permits	109,000	109,000	89,676	(19,324)
Heating and air conditioning permits	42,500	42,500	22,960	(19,540)
Plumbing permits	42,500	42,500	26,399	(16,101)
Electrical permits	48,000	48,000	34,549	(13,451)
Other regulatory permits and fees	500	500	305	(195)
Other permits	75,000	75,000	89,959	14,959
Total licenses and permits	366,250	366,250	312,435	(53,815)
Fines, Forfeitures and Penalties				
Court penalties and costs	92,500	92,500	70,329	(22,171)
Parking violations	7,000	7,000	3,690	(3,310)
Total fines, forfeitures and penalties	99,500	99,500	74,019	(25,481)

Village of McFarland

Detailed Schedule of Revenues and Other Financing Sources - Budget and Actual -

General Fund

Year Ended December 31, 2021

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Public Charges for Services				
Clerk's fees	\$ 9,000	\$ 9,000	\$ 15,360	\$ 6,360
Publication fees	1,750	1,750	800	(950)
Law enforcement fees	3,000	3,000	3,821	821
Fire protection fees	5,250	5,250	2,461	(2,789)
Ambulance fees	300,000	300,000	294,908	(5,092)
County highway maintenance and construction	750	750	90	(660)
Park rental	16,500	16,500	21,244	4,744
Plan review fees	12,500	12,500	11,240	(1,260)
Other public charges for services	4,500	4,500	2,225	(2,275)
Total public charges for services	353,250	353,250	352,149	(1,101)
Intergovernmental Charges for Services				
Local, law enforcement services	55,000	55,000	61,692	6,692
Local, fire services	211,000	211,000	199,091	(11,909)
Local, other services	40,750	40,750	41,958	1,208
Total intergovernmental charges for services	306,750	306,750	302,741	(4,009)
Investment income				
Interest on investments	50,000	50,000	7,736	(42,264)
Total investment income	50,000	50,000	7,736	(42,264)
Miscellaneous				
Rent	82,750	82,750	89,770	7,020
Insurance recoveries	10,000	10,000	11,711	1,711
Other miscellaneous	10,500	10,500	15,467	4,967
Other utility nonoperating revenue one	52,500	52,500	52,500	-
Donations	4,250	4,250	26,114	21,864
Total miscellaneous	160,000	160,000	195,562	35,562
Other financing sources				
Transfers in	265,000	265,000	341,057	76,057
Total other financing sources	265,000	265,000	341,057	76,057
Total revenues and other financing sources	\$ 6,530,000	\$ 6,530,000	\$ 6,469,969	\$ (60,031)

Village of McFarland

Detailed Schedule of Expenditures and Other Financing Uses - Budget and Actual -

General Fund

Year Ended December 31, 2021

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
General Government				
Council/Board	\$ 70,000	\$ 70,000	\$ 62,239	\$ 7,761
Judicial	70,250	70,250	72,306	(2,056)
Administrator	81,750	81,750	74,399	7,351
Clerk	270,250	270,250	266,891	3,359
Elections	11,250	11,250	5,390	5,860
Data processing	56,500	56,500	47,699	8,801
Finance	5,500	5,500	3,795	1,705
Assessor	41,000	41,000	40,602	398
Legal	110,000	110,000	89,384	20,616
General buildings/plant/hall	105,000	105,000	98,854	6,146
Risk and property management	108,750	108,750	114,258	(5,508)
Total general government	930,250	930,250	875,817	54,433
Public Safety				
Police	2,297,500	2,297,500	2,259,612	37,888
Fire protection	1,166,000	1,166,000	1,109,059	56,941
Hydrant rental	325,000	325,000	386,988	(61,988)
Ambulance	23,500	23,500	26,339	(2,839)
Emergency government	9,750	9,750	329	9,421
Total public safety	3,821,750	3,821,750	3,782,327	39,423
Health and Social Services				
Senior outreach	285,250	285,250	287,403	(2,153)
Total health and social services	285,250	285,250	287,403	(2,153)
Public Works				
Engineering	15,000	15,000	734	14,266
Highway and street maintenance for local	799,000	799,000	702,602	96,398
Street lighting	126,500	126,500	129,228	(2,728)
Total public works	940,500	940,500	832,564	107,936
Leisure Activities				
Parks	376,000	376,000	371,805	4,195
Total leisure activities	376,000	376,000	371,805	4,195

Village of McFarland

Detailed Schedule of Expenditures and Other Financing Uses - Budget and Actual -
General Fund
Year Ended December 31, 2021

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Conversation and Development				
Planning	<u>\$ 226,250</u>	<u>\$ 226,250</u>	<u>\$ 223,478</u>	<u>\$ 2,772</u>
Total conversation and development	<u>226,250</u>	<u>226,250</u>	<u>223,478</u>	<u>2,772</u>
Other Financing Uses				
Transfers out	<u>14,000</u>	<u>14,000</u>	<u>797,482</u>	<u>(783,482)</u>
Total other financing uses	<u>14,000</u>	<u>14,000</u>	<u>797,482</u>	<u>(783,482)</u>
Total expenditures	<u><u>\$ 6,594,000</u></u>	<u><u>\$ 6,594,000</u></u>	<u><u>\$ 7,170,876</u></u>	<u><u>\$ (576,876)</u></u>

Village of McFarland

Combining Balance Sheet
Nonmajor Governmental Funds
December 31, 2021

	Special Revenue Funds				
	Cable	Library	Parks	Solid Waste	Employee Retirement Fund
Assets					
Cash and investments	\$ 41,121	\$ 214,828	\$ -	\$ 177,571	\$ 189,387
Restricted cash and investments	-	-	889,576	-	-
Receivables:					
Taxes	23,000	674,250	-	526,500	50,000
Accounts	21,941	-	-	-	-
Loans	-	-	181,147	-	-
Total assets	<u>\$ 86,062</u>	<u>\$ 889,078</u>	<u>\$ 1,070,723</u>	<u>\$ 704,071</u>	<u>\$ 239,387</u>
Liabilities, Deferred Inflows of Resources and Fund Balances					
Liabilities					
Accounts payable	\$ 1,982	\$ 8,336	\$ -	\$ 41	\$ -
Unearned revenues	-	-	-	-	-
Advances from other funds	-	-	-	-	-
Total liabilities	<u>1,982</u>	<u>8,336</u>	<u>-</u>	<u>41</u>	<u>-</u>
Deferred Inflows of Resources					
Unearned revenues	<u>23,000</u>	<u>674,250</u>	<u>1,149</u>	<u>526,500</u>	<u>50,000</u>
Total deferred inflows of resources	<u>23,000</u>	<u>674,250</u>	<u>1,149</u>	<u>526,500</u>	<u>50,000</u>
Fund Balances					
Restricted	-	206,492	1,056,230	-	-
Committed	61,080	-	13,344	177,530	189,387
Unassigned (deficit)	-	-	-	-	-
Total fund balances	<u>61,080</u>	<u>206,492</u>	<u>1,069,574</u>	<u>177,530</u>	<u>189,387</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 86,062</u>	<u>\$ 889,078</u>	<u>\$ 1,070,723</u>	<u>\$ 704,071</u>	<u>\$ 239,387</u>

Special Revenue Funds			Capital Project Funds		Total Nonmajor Governmental Funds
Youth Center	Canine	American Rescue Plan Fund	TIF No. 4 Capital Project	TIF No. 5 Capital Project	
\$ 2,428	\$ 55,426	\$ 472,765	\$ 164,394	\$ -	\$ 1,317,920
-	-	-	-	-	889,576
25,000	-	-	101,952	201,753	1,602,455
-	-	-	-	-	21,941
-	-	-	59,311	-	240,458
<u>\$ 27,428</u>	<u>\$ 55,426</u>	<u>\$ 472,765</u>	<u>\$ 325,657</u>	<u>\$ 201,753</u>	<u>\$ 4,072,350</u>
\$ -	\$ -	\$ -	\$ 31	\$ 30	\$ 10,420
-	-	472,631	-	-	472,631
-	-	-	-	562,477	562,477
-	-	472,631	31	562,507	1,045,528
25,000	-	-	101,952	201,753	1,603,604
25,000	-	-	101,952	201,753	1,603,604
-	55,426	134	223,674	-	1,541,956
2,428	-	-	-	-	443,769
-	-	-	-	(562,507)	(562,507)
2,428	55,426	134	223,674	(562,507)	1,423,218
<u>\$ 27,428</u>	<u>\$ 55,426</u>	<u>\$ 472,765</u>	<u>\$ 325,657</u>	<u>\$ 201,753</u>	<u>\$ 4,072,350</u>

Village of McFarland

Combining Statement of Revenues, Expenditures and Changes
in Fund Balances
Nonmajor Governmental Funds
Year Ended December 31, 2021

	Special Revenue Funds				
	Cable	Library	Parks	Solid Waste	Employee Retirement Fund
Revenues					
Taxes	\$ 22,500	\$ 626,250	\$ -	\$ 74,750	\$ 50,000
Intergovernmental	20,052	328,121	-	21,663	-
Licenses and permits	85,302	-	-	-	-
Public charges for services	-	1,697	316,129	437,651	-
Investment income	66	644	643	496	248
Miscellaneous revenues	705	-	13,353	771	-
Total revenues	<u>128,625</u>	<u>956,712</u>	<u>330,125</u>	<u>535,331</u>	<u>50,248</u>
Expenditures					
Current:					
General government	-	-	-	-	38,672
Public safety	-	-	-	-	-
Public works	-	-	-	555,767	-
Leisure activities	142,216	927,929	-	-	-
Conservation and development	-	-	-	-	-
Capital outlay	34,367	-	19,714	13,375	-
Debt service:					
Principal retirement	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-
Total expenditures	<u>176,583</u>	<u>927,929</u>	<u>19,714</u>	<u>569,142</u>	<u>38,672</u>
Excess (deficiency) of revenues over expenditures	<u>(47,958)</u>	<u>28,783</u>	<u>310,411</u>	<u>(33,811)</u>	<u>11,576</u>
Other Financing Sources (Uses)					
Transfers in	14,000	-	-	-	-
Transfers out	-	-	(119,933)	-	-
Total other financing sources (uses)	<u>14,000</u>	<u>-</u>	<u>(119,933)</u>	<u>-</u>	<u>-</u>
Net change in fund balances	(33,958)	28,783	190,478	(33,811)	11,576
Fund Balances (Deficit), Beginning	<u>95,038</u>	<u>177,709</u>	<u>879,096</u>	<u>211,341</u>	<u>177,811</u>
Fund Balances (Deficit), Ending	<u>\$ 61,080</u>	<u>\$ 206,492</u>	<u>\$ 1,069,574</u>	<u>\$ 177,530</u>	<u>\$ 189,387</u>

Special Revenue Funds			Capital Project Funds		Total Nonmajor Governmental Funds
Youth Center	Canine	American Rescue Plan Fund	TIF No. 4 Capital Project	TIF No. 5 Capital Project	
\$ 25,000	\$ -	\$ -	\$ 97,962	\$ 45,936	\$ 942,398
-	-	-	12,055	-	381,891
-	-	-	-	-	85,302
-	-	-	-	-	755,477
-	62	134	220	-	2,513
15,000	17,031	-	1,121	-	47,981
40,000	17,093	134	111,358	45,936	2,215,562
-	-	-	58,373	33,566	130,611
-	7,270	-	-	-	7,270
-	-	-	-	-	555,767
40,250	-	-	-	-	1,110,395
-	-	-	3,472	8,139	11,611
-	-	-	-	-	67,456
-	-	-	30,000	-	30,000
-	-	-	3,920	27,655	31,575
40,250	7,270	-	95,765	69,360	1,944,685
(250)	9,823	134	15,593	(23,424)	270,877
-	-	-	440,957	-	454,957
-	-	-	-	-	(119,933)
-	-	-	440,957	-	335,024
(250)	9,823	134	456,550	(23,424)	605,901
2,678	45,603	-	(232,876)	(539,083)	817,317
<u>\$ 2,428</u>	<u>\$ 55,426</u>	<u>\$ 134</u>	<u>\$ 223,674</u>	<u>\$ (562,507)</u>	<u>\$ 1,423,218</u>

Reporting and insights from 2021 audit: Village of McFarland

December 31, 2021

Executive summary

May 18, 2022

Village Board
Village of McFarland
5915 Milwaukee Street
McFarland, WI 53558

We have completed our audit of the financial statements of the Village of McFarland (the Village) for the year ended December 31, 2021 and have issued our report thereon May 18, 2022. This letter presents communications required by our professional standards.

Your audit should provide you with confidence in your financial statements. The audit was performed based on information obtained from meetings with management, data from your systems, knowledge of your Village's operating environment and our risk assessment procedures. We strive to provide you clear, concise communication throughout the audit process and of the final results of our audit.

Additionally, we have included information on key risk areas the Village of McFarland should be aware of in your strategic planning. We are available to discuss these risks as they relate to your organization's financial stability and future planning.

If you have questions at any point, please connect with us:

- Carla Gogin, Partner: carla.gogin@bakertilly.com or +1 (608) 240 2460
- Kacey Spoerl, Manager: kacey.spoerl@bakertilly.com or +1 (608) 316 1337

Sincerely,

Baker Tilly US, LLP



Carla A. Gogin, CPA, Partner

Responsibilities

Our responsibilities

As your independent auditor, our responsibilities include:

- Planning and performing the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. Reasonable assurance is a high level of assurance.
- Assessing the risks of material misstatement of the financial statements, whether due to fraud or error. Included in that assessment is a consideration of the Village's internal control over financial reporting.
- Performing appropriate procedures based upon our risk assessment.
- Evaluating the appropriateness of the accounting policies used and the reasonableness of significant accounting estimates made by management.
- Forming and expressing an opinion based on our audit about whether the financial statements prepared by management, with the oversight of those charged with governance:
 - Are free from material misstatement
 - Present fairly, in all material respects and in accordance with accounting principles generally accepted in the United States of America
- Our audit does not relieve management or those charged with governance of their responsibilities.

We are also required to communicate significant matters related to our audit that are relevant to the responsibilities of those charged with governance, including:

- Internal control matters
- Qualitative aspects of the Village's accounting practice including policies, accounting estimates and financial statement disclosures
- Significant unusual transactions
- Significant difficulties encountered
- Disagreements with management
- Circumstances that affect the form and content of the auditors' report
- Audit consultations outside the engagement team
- Corrected and uncorrected misstatements
- Other audit findings or issues

Audit status

Significant changes to the audit plan

There were no significant changes made to either our planned audit strategy or to the significant risks and other areas of emphasis identified during the performance of our risk assessment procedures.

Audit approach and results

Planned scope and timing

Audit focus

Based on our understanding of the Village and environment in which you operate, we focused our audit on the following key areas:

- Key transaction cycles
- Areas with significant estimates
- Implementation of new accounting standards
- Areas of complexity including Tax Incremental Districts

Our areas of audit focus were informed by, among other things, our assessment of materiality. Materiality in the context of our audit was determined based on specific qualitative and quantitative factors combined with our expectations about the Village's current year results.

Key areas of focus and significant findings

Significant risks of material misstatement

A significant risk is an identified and assessed risk of material misstatement that, in the auditor's professional judgment, requires special audit consideration. Within our audit, we focused on the following areas below.

Significant risk areas	Testing approach	Conclusion
Management override of controls	Incorporate unpredictability into audit procedures, emphasize professional skepticism and utilize audit team with industry expertise	Procedures identified provided sufficient evidence for our audit opinion
Improper revenue recognition due to fraud	Confirmation or validation of certain revenues supplemented with detailed predictive analytics based on nonfinancial data and substantive testing of related receivables	Procedures identified provided sufficient evidence for our audit opinion

Other areas of emphasis

We also focused on other areas that did not meet the definition of a significant risk but were determined to require specific awareness and a unique audit response.

Other areas of emphasis		
Cash and investments	Revenues and receivables	General disbursements
Payroll	Pension liabilities (assets)	Long-term debt
Capital assets including infrastructure	Net position calculations	Financial reporting and required disclosures

Internal control matters

We considered the Village's internal control over financial reporting as a basis for designing our audit procedures for the purpose of expressing an opinion on the financial statements. We are not expressing an opinion on the effectiveness of the Village's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis.

A material weakness is a deficiency or combination of deficiencies in internal control such that there is a reasonable possibility that a material misstatement of the Village's financial statements will not be prevented, or detected and corrected, on a timely basis. We identified the following deficiency as a material weakness:

- Financial statement close process

Our audit includes a review and evaluation of the internal controls relating to financial reporting. Common attributes of a properly designed system of internal control for financial reporting are as follows:

- There is adequate staffing to prepare financial reports throughout the year and at year-end.
- Material misstatements are identified and corrected during the normal course of duties.
- Complete and accurate financial statements, including footnotes, are prepared.
- Financial reports are independently reviewed for completeness and accuracy.

Our evaluation of the internal controls over financial reporting has identified control deficiencies that are considered to be a material weakness surrounding the preparation of financial statements and footnotes, adjusting journal entries identified by the auditors and an independent review of financial reports.

Management has not prepared financial statements that are in conformity with generally accepted accounting principles. In addition, material misstatements in the general ledger were identified during the financial audit.

This level of internal control over financial reporting can be a difficult task for governments that operate with only enough staff to process monthly transactions and reports and often rely on their auditors to prepare certain year-end audit entries and financial statements. This point is common for municipalities of a similar size.

Other comments and recommendations

Prior Year Points

- **Decentralized Cash Collections**

Many governments collect cash at numerous decentralized locations that are separate from the primary system of accounting procedures and controls. The opportunity for theft is often higher at those locations because one person is frequently involved in most, if not all, aspects of a transaction (i.e. lack of segregation of duties).

Examples in your government that fit this situation include: police department, municipal court, community development, library, outreach, fire department and public works.

Management is responsible for designing and implementing controls and procedures to detect and prevent fraud. As a result, we recommend that management review its decentralized cash collection procedures and controls on a periodic basis and make changes as necessary to strengthen the internal control environment. Reviewing the adequacy of the controls is a responsibility of the governing body.

Below are example procedures and controls to help mitigate the risk of loss at decentralized cash collection points:

- Implement a centralized receipting process with adequate segregation of duties
- For cash collections, ensure pre-numbered receipts are being used and all receipts in the sequence are being reviewed by someone other than the person receipting the cash and receipts tie to deposits
- Perform surprise procedures at decentralized locations (cash counts, walkthrough of processes, etc.)
- Require regular cash deposits to minimize collection on-hand
- Limit the number of separate bank accounts
- Segregate duties as much as possible – the person receipting cash should be separate from the person preparing deposits and the person reconciling bank accounts should be separate from the cash collection activity
- Perform a month-to-month or year-to-year comparison to look for unusual changes in collections
- If collecting from a drop box site, consider sending two people to collect the funds, especially during peak times

As always, the cost of controls and staffing must be weighed against the benefits of safeguarding your assets.

Status (12/31/2021)

This is still applicable.

Required communications

Qualitative aspect of accounting practices

- Accounting policies: Management is responsible for the selection and use of appropriate accounting policies. In accordance with the terms of our engagement letter, we have advised management about the appropriateness of accounting policies and their application. The significant accounting policies used by Village are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing accounting policies was not changed during 2021. We noted no transactions entered into by the Village during the year for which accounting policies are controversial or for which there is a lack of authoritative guidance or consensus or diversity in practice.
- Accounting estimates: Accounting estimates, including fair value estimates, are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements, the degree of subjectivity involved in their development and because of the possibility that future events affecting them may differ significantly from those expected. The following estimates are of most significance to the financial statements:

Estimate	Management's process to determine	Baker Tilly's conclusions regarding reasonableness
Net pension liability (asset) and related deferrals	Evaluation of information provided by the Wisconsin Retirement System	Reasonable in relation to the financial statements as a whole
Depreciation	Evaluate estimated useful life of the asset and original acquisition value	Reasonable in relation to the financial statements as a whole

There have been no significant changes made by management to either the processes used to develop the particularly sensitive accounting estimates, or to the significant assumptions used to develop the estimates, noted above.

- Financial statement disclosures: The disclosures in the financial statements are neutral, consistent and clear.

Significant unusual transactions

There have been no significant transactions that are outside the normal course of business for the Village or that otherwise appear to be unusual due to their timing, size or nature.

Significant difficulties encountered during the audit

We encountered no significant difficulties in dealing with management and completing our audit.

Disagreements with management

Professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting **or** auditing matter that could be significant to the financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of our audit.

Audit report

There have been no departures from the auditors' standard report.

Audit consultations outside the engagement team

We encountered no difficult or contentious matters for which we consulted outside of the engagement team.

Uncorrected misstatements and corrected misstatements

Professional standards require us to accumulate misstatements identified during the audit, other than those that are clearly trivial, and to communicate accumulated misstatements to management. The schedule within the Appendix summarizes the uncorrected misstatements, other than those that are clearly trivial, that we presented to management and the material corrected misstatements that, in our judgment, may not have been detected except through our auditing procedures. The internal control matters section of this report describes the effects on the financial reporting process indicated by the uncorrected misstatements and corrected misstatements, other than those that we consider to be of a lesser magnitude than significant deficiencies and material weaknesses.

Management has determined that the effects of the uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements as a whole. The uncorrected misstatements or the matters underlying them could potentially cause future period financial statements to be materially misstated, even though, in our judgment, such uncorrected misstatements are immaterial to the basic financial statements under audit.

Other audit findings or issues

We encountered no other audit findings or issues that require communication at this time.

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Village's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other information in documents containing audited basic financial statements

Official statements (or other equivalent document which we may not read unless engaged separately)

The Village's audited financial statements are "general purpose" financial statements. General purpose financial statements consist of the basic financial statements that can be used by a broad group of people for a broad range of activities. Once we have issued our audit report, we have no further obligation to update our report for events occurring subsequent to the date of our report. The Village can use the audited financial statements in other client prepare documents, such as official statements related to the issuance of debt, without our acknowledgement. Unless we have been engaged to perform services in connection with any subsequent transaction requiring the inclusion of our audit report, as well as to issue an auditor's acknowledgment letter, we have neither read the document nor performed subsequent event procedures in order to determine whether or not our report remains appropriate.

Management's consultations with other accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing or accounting matters.

Written communications between management and Baker Tilly

The Appendix includes copies of other material written communications, including a copy of the management representation letter.

Compliance with laws and regulations

We did not identify any non-compliance with laws and regulations during our audit.

Fraud

We did not identify any known or suspected fraud during our audit.

Going concern

Pursuant to professional standards, we are required to communicate to you, when applicable, certain matters relating to our evaluation of the Village's ability to continue as a going concern for a reasonable period of time but no less than 12 months from the date the financial statements are issued or available to be issued, including the effects on the financial statements and the adequacy of the related disclosures, and the effects on the auditor's report. No such matters or conditions have come to our attention during our engagement.

Independence

We are not aware of any relationships between Baker Tilly and the Village that, in our professional judgment, may reasonably be thought to bear on our independence.

Related parties

We did not have any significant findings or issues arise during the audit in connection with the Village's related parties.

Other matters

We applied certain limited procedures to the required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the supplementary information which accompanies the financial statements but is not RSI. With respect to the supplementary information, we made certain inquiries of management and evaluated the form, content and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Nonattest services

The following nonattest services were provided by Baker Tilly:

- Financial statement preparation
- Adjusting journal entries
- Compiled TIF financial statements
- Compiled regulatory reports
- Civic Systems software
- Continuing property records development and maintenance
- Public Safety impact fee and Library impact fee needs assessments
- Utility rate studies

In addition, we prepared GASB No. 34 conversion entries which are summarized in the "Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position" and the "Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities" in the financial statements.

None of these nonattest services constitute an audit under generally accepted auditing standards, including *Government Auditing Standards*.

Management representation letter



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May 18, 2022

Baker Tilly US, LLP

4807 Innovate Ln
P.O. Box 7398
Madison, Wisconsin 53707-7398

Dear Baker Tilly US, LLP:

We are providing this letter in connection with your audit of the financial statements of the Village of McFarland as of December 31, 2021 and for the year then ended and for the Water, Sewer and Stormwater Utilities as of December 31, 2021 and 2020 and for the years then ended for the purpose of expressing opinions as to whether the financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of McFarland and the respective changes in financial position and cash flows, where applicable, in conformity with accounting principles generally accepted in the United States of America. We confirm that we are responsible for the fair presentation of the previously mentioned financial statements in conformity with accounting principles generally accepted in the United States of America. We are also responsible for adopting sound accounting policies, establishing and maintaining internal control over financial reporting, and preventing and detecting fraud.

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in the light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, the following representations made to you during your audit.

Financial Statements

- 1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter.
- 2) The financial statements referred to above are fairly presented in conformity with accounting principles generally accepted in the United States of America. We have engaged you to advise us in fulfilling that responsibility. The financial statements include all properly classified funds of the primary government required by accounting principles generally accepted in the United States of America to be included in the financial reporting entity.

- 3) We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- 4) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- 5) Significant assumptions we used in making accounting estimates, if any, are reasonable.
- 6) All events subsequent to the date of the financial statements and for which accounting principles generally accepted in the United States of America require adjustment or disclosure have been adjusted or disclosed. No other events, including instances of noncompliance, have occurred subsequent to the financial statement date and through the date of this letter that would require adjustment to or disclosure in the aforementioned financial statements.
- 7) All material transactions have been recorded in the accounting records and are reflected in the financial statements.
- 8) We believe the effects of the uncorrected financial statement misstatements listed here are immaterial, both individually and in the aggregate, to the basic financial statements as a whole. The Village chose not to record the GASB No. 75 activity related to OPEB as of 12/31/2021. As a result, the total noncurrent liabilities and expenses are understated and total net position and the change in net position is overstated by the following amounts in the respective opinion units: Governmental activities: \$875,455 / \$125,997; Business type activities: \$75,439 / \$10,857; Water and Sewer: \$52,563 / \$7,565; and Stormwater: \$22,876 / \$3,292. In addition, you have recommended adjusting journal entries, and we are in agreement with those adjustments.
- 9) There are no known or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements. There are no unasserted claims or assessments that our lawyer has advised us are probable of assertion and must be disclosed in accordance with accounting principles generally accepted in the United States of America.
- 10) Guarantees, whether written or oral, under which the Village is contingently liable, if any, have been properly recorded or disclosed.

Information Provided

- 11) We have provided you with:
 - a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as financial records and related data, documentation, and other matters.
 - b) Additional information that you have requested from us for the purpose of the audit.
 - c) Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.



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- d) Minutes of the meetings of Village board, finance committee and utility comments or summaries of actions of recent meetings for which minutes have not yet been prepared.
- 12) We have disclosed to you results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- 13) We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
 - a) Management,
 - b) Employees who have significant roles in internal control, or
 - c) Others where the fraud could have a material effect on the financial statements.
- 14) We have no knowledge of any allegations of fraud or suspected fraud affecting the entity received in communications from employees, former employees, regulators, or others.
- 15) We have no knowledge of known instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or abuse, whose effects should be considered when preparing financial statements.
- 16) There are no known related parties or related party relationships and transactions of which we are aware.

Other

- 17) There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
- 18) We have a process to track the status of audit findings and recommendations.
- 19) We have identified to you any previous financial audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- 20) The Village has no plans or intentions that may materially affect the carrying value or classification of assets, liabilities, or equity.
- 21) We are responsible for compliance with federal, state, and local laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits, debt contracts, and IRS arbitrage regulations; and we have identified and disclosed to you all federal, state, and local laws, regulations and provisions of contracts and grant agreements that we believe have a direct and material effect on the determination of financial statement amounts or other financial data significant to the audit objectives, including legal and contractual provisions for reporting specific activities in separate funds.

22) There are no:

- a) Violations or possible violations of budget ordinances, federal, state, and local laws or regulations (including those pertaining to adopting, approving and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency, or for reporting on noncompliance, except those already disclosed in the financial statement, if any.
- b) Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by accounting principles generally accepted in the United States of America.
- c) Nonspendable, restricted, committed, or assigned fund balances that were not properly authorized and approved.
- d) Rates being charged to customers other than the rates as authorized by the applicable authoritative body.
- e) Violations of restrictions placed on revenues as a result of bond resolution covenants such as revenue distribution or debt service funding.

23) In regards to the nonattest services performed by you listed below, we have 1) accepted all management responsibility; 2) designated an individual with suitable skill, knowledge, or experience to oversee the services; 3) evaluated the adequacy and results of the services performed, and 4) accepted responsibility for the results of the services.

- a) Financial statement preparation
- b) Adjusting journal entries
- c) Compiled TIF financial statements
- d) Compiled regulatory reports
- e) Civic Systems software
- f) Continuing property records development and maintenance
- g) Public Safety impact fee and Library impact fee needs assessments
- h) Utility rate studies

None of these nonattest services constitute an audit under generally accepted auditing standards, including *Government Auditing Standards*.

24) The Village of McFarland has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.

- 25) The Village of McFarland has complied with all aspects of contractual agreements that would have a material effect on the financial statement in the event of noncompliance.
- 26) There are no component units that should be reported in the financial statements, as well as no joint ventures with an equity interest, or other joint ventures or other related organizations that should be reported in the financial statements.
- 27) The financial statements properly classify all funds and activities.
- 28) All funds that meet the quantitative criteria in GASB Statement No. 34 and No. 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
- 29) Components of net position (net investment in capital assets; restricted; and unrestricted) and components of fund balance (nonspendable, restricted, committed, assigned and unassigned) are properly classified and, if applicable, approved.
- 30) The Village of McFarland has no derivative financial instruments such as contracts that could be assigned to someone else or net settled, interest rate swaps, collars or caps.
- 31) Provisions for uncollectible receivables, if any, have been properly identified and recorded.
- 32) Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
- 33) Revenues are appropriately classified in the statement of activities within program revenues and general revenues.
- 34) Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
- 35) Deposits and investments are properly classified, valued, and disclosed (including risk disclosures, collateralization agreements, valuation methods, and key inputs, as applicable).
- 36) Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated/amortized. Any known impairments have been recorded and disclosed.
- 37) Tax-exempt bonds issued have retained their tax-exempt status.
- 38) We have appropriately disclosed the Village of McFarland's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available and have determined that net position were properly recognized under the policy. We have also disclosed our policy regarding which resources (that is, restricted, committed, assigned or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available.

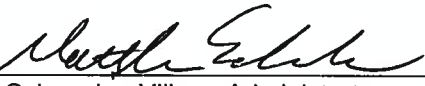
- 39) We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.
- 40) With respect to the supplementary information, (SI):
- a) We acknowledge our responsibility for presenting the SI in accordance with accounting principles generally accepted in the United States of America, and we believe the SI, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of the SI have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.
 - b) If the SI is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.
- 41) We assume responsibility for, and agree with, the information provided by the Wisconsin Retirement System as audited by the Legislative Audit Bureau relating to the net pension asset/liability and related deferred outflows and deferred inflows and have adequately considered the reasonableness of the amounts and disclosures used in the financial statements and underlying accounting records. We also assume responsibility for the census data that has been reported to the plan.
- 42) We have evaluated and considered all potential tax abatements and believe all material tax abatements have been properly reported and disclosed.
- 43) The auditing standards define an annual report as "a document, or combination of documents, typically prepared on an annual basis by management or those charged with governance in accordance with law, regulation, or custom, the purpose of which is to provide owners (or similar stakeholders) with information on the entity's operations and the entity's financial results and financial position as set out in the financial statements." Among other items, an annual report contains, accompanies, or incorporates by reference the financial statements and the auditor's report thereon. We do not prepare an annual report.
- 44) We believe that the Village's liability for other post-employment benefits under GASB No. 75 is not material to the financial statements as outlined above.



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Sincerely,

Village of McFarland

Signed: 
Matthew Schuenke, Village Administrator

Signed: 
Cassandra Suettinger, Village Clerk/Treasurer

Client service team



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Accounting changes relevant to the Village of McFarland

Future accounting standards update

GASB Statement Number	Description	Potentially Impacts you	Effective Date
87	Leases	✓	12/31/22*
91	Conduit Debt	✓	12/31/22*
92	Omnibus 2020	✓	12/31/22*
93	Replacement of Interfund Bank Offered Rates	✓	12/31/22*
94	Public-Private and Public-Public Partnerships and Availability Payment Arrangements	✓	12/31/23
96	Subscription-Based Information Technology Arrangements	✓	12/31/23
97	Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans	✓	12/31/22

* The statements listed above through Statement No. 93 had their required effective dates postponed by one year with the issuance of Statement No. 95, *Postponement of Effective Dates of Certain Authoritative Guidance*, with the exception of Statement No. 87 which was postponed by one and a half years. The effective date reflected above is the required revised implementation date.

Further information on upcoming [GASB pronouncements](#).

Ready or not – the new lease standard is here!

GASB's new single model for lease accounting is effective for next year's audit (fiscal years ending June 30, 2022 and later). This standard requires governments to identify and evaluate contracts that convey control of the right to use another entity's nonfinancial asset for a period of time in an exchange or exchange-like transaction. Contracts meeting the criteria for control, term and other items within the standard will result in recognizing a right to use asset and lease liability or a receivable and deferred inflow of resources. The standard specifies that leases should be recognized and measured using the facts and circumstances that exist at the beginning of the period of implementation (or, if applied to earlier periods, the beginning of the earliest period restated).

The implementation process can be broken down into a four-step methodology:



Now is the time to evaluate where your government is in this process and the timeline to complete implementation. The third step for lease evaluation, data extraction and review is typically the most time-consuming step; organizations should begin this process well before year end to ensure adequate lead time. A key decision that will need to be made is whether a lease administration software package is necessary. Depending on the volume and complexity of your lease activity, spreadsheets may not be sufficient to track and calculate all the required information.

We are available to discuss this further and help you develop an action plan. Baker Tilly also has complimentary resources available online including:

- GASB 87 lease identification questionnaire
- GASB 87 lease assistance tool
- Variety of GASB 87 podcasts and articles

Access tools and learn more about [GASB 87](#).

Preparing for the new conduit debt reporting

Conduit debt includes arrangements where there are three separate parties involved including a third party that is obligated for payment, a debt holder or lender and an issuing party which is often a government. This standard provides additional criteria for identifying and classifying conduit debt with the intent of providing consistency in how the debt is recorded and reported in governmental financial statements. The Village should identify any existing debt arrangements involving third-party obligors and evaluate how those arrangements will be reported under the new standard in order to determine the potential impact of this standard on future financial reporting.

Determining if GASB 94 applies for your organization

GASB 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements* provides guidance related to public-private and public-public partnerships (PPP) and availability payment arrangements (APA).

A PPP is an arrangement in which an entity contracts with an operator to provide public services by conveying control of the right to operate or use infrastructure or other capital asset. A common example of PPP is a service concession arrangement.

An APA is an arrangement in which an entity compensates an operator for services that may include designing, constructing, financing, maintaining or operating an asset.

The Village should start to identify any contracts that could meet either definition to ensure they are reviewed for applicability and accounted for correctly when the standard is effective. Initial steps include reviewing contracts that didn't meet the definition of a lease under GASB 87 and identifying any other agreements where the organization contracts with or partners with another entity to provide services.

Future accounting for subscription-based IT arrangements

Subscription-based IT arrangements include contracts that convey control of the right to use another party's IT software. It would not include any licensing arrangements that provide a perpetual license, which would still be accounted for as an intangible asset. Subscription-based IT arrangements are becoming more and more popular with IT vendors. This standard mirrors the new lease standard. The Village will be able to utilize the systems put into place to implement the lease standard to properly account for these contracts. Common examples of these contracts in the utility industry include:

- Leasing space in the cloud
- GIS systems
- SCADA systems
- Some work order or inventory systems as well as some general ledger or billing systems

The Village should work with its IT department and department managers to determine a population listing of contracts that would fall under this standard to determine the potential future impact to financial reporting.

Passed adjusting entries

- The Village chose not to record the GASB No. 75 activity related to OPEB as of December 31, 2021. The Village is planning to update the OPEB study every 3 to 5 years as changes to benefits and the liability warrant it. In other years, the Village will review the OPEB to determine if any material changes took place that would warrant updating the study. As a result, the total noncurrent liabilities and expenses are understated and total net position and the change in net position is overstated in governmental activities, business-type activities, water & sewer and storm by the amounts listed in the table below.

Financial statement effects – debit (credit) to financial statement total:

Opinion unit	Current assets	Noncurrent assets	Total assets/ deferred outflows	Current liabilities	Noncurrent liabilities	Net position/ fund balance
Governmental activities					(875,455)	875,455
Business-type activities					(75,439)	75,439
Water & Sewer					(52,563)	52,563
Storm					(22,876)	22,876

Opinion unit	Total revenues	Total expenses/ expenditures	Change in net position/ fund balance
Governmental activities		125,997	125,997
Business-type activities		10,857	10,857
Water & Sewer		7,565	7,565
Storm		3,292	3,292

Material corrected misstatements

Description	Opinion unit	Amount
Adjust taxes receivable and deferred tax roll revenue	General fund	\$903,500
Properly recognize unspent ARP funds as unearned revenue	American rescue plan fund	\$472,631
Record water, sewer and stormwater developer contributions	Stormwater, Water and Sewer utility	\$1,510,029*
Record water, sewer and stormwater depreciation expense	Stormwater, Water and Sewer utility	\$721,722*

* This is a material audit adjustment that the Village prefers to be proposed as part of the external audit process.

The remaining misstatements that were identified and corrected by management were not material individually or in the aggregate to the financial statements taken as a whole.

Two-way audit communications

As part of our audit of your financial statements, we are providing communications to you throughout the audit process. Auditing requirements provide for two-way communication and are important in assisting the auditor and you with more information relevant to the audit.

As this past audit is concluded, we use what we have learned to begin the planning process for next year's audit. It is important that you understand the following points about the scope and timing of our next audit:

- a. We address the significant risks of material misstatement, whether due to fraud or error, through our detailed audit procedures.
- b. We will obtain an understanding of the five components of internal control sufficient to assess the risk of material misstatement of the financial statements whether due to error or fraud, and to design the nature, timing and extent of further audit procedures. We will obtain a sufficient understanding by performing risk assessment procedures to evaluate the design of controls relevant to an audit of financial statements and to determine whether they have been implemented. We will use such knowledge to:
 - Identify types of potential misstatements.
 - Consider factors that affect the risks of material misstatement.
 - Design tests of controls, when applicable, and substantive procedures.
- c. We will not express an opinion on the effectiveness of internal control over financial reporting or compliance with laws, regulations and provisions of contracts or grant programs.
- d. The concept of materiality recognizes that some matters, either individually or in the aggregate, are important for fair presentation of financial statements in conformity with generally accepted accounting principles while other matters are not important. In performing the audit, we are concerned with matters that, either individually or in the aggregate, could be material to the financial statements. Our responsibility is to plan and perform the audit to obtain reasonable assurance that material misstatements, whether caused by errors or fraud, are detected.

Our audit will be performed in accordance with auditing standards generally accepted in the United States of America.

We are very interested in your views regarding certain matters. Those matters are listed here:

- a. We typically will communicate with your top level of management unless you tell us otherwise.
- b. We understand that the governing board has the responsibility to oversee the strategic direction of your organization, as well as the overall accountability of the Village. Management has the responsibility for achieving the objectives of the Village.
- c. We need to know your views about your organization's objectives and strategies and the related business risks that may result in material misstatements.
- d. We anticipate that the Village will receive an unmodified opinion on its financial statements.
- e. Which matters do you consider warrant particular attention during the audit, and are there any areas where you request additional procedures to be undertaken?

- f. Have you had any significant communications with regulators or grantor agencies?
- g. Are there other matters that you believe are relevant to the audit of the financial statements?

Also, is there anything that we need to know about the attitudes, awareness and actions of the governing body concerning:

- a. The Village's internal control and its importance in the Village, including how those charged with governance oversee the effectiveness of internal control?
- b. The detection or the possibility of fraud?

We also need to know if you have taken actions in response to developments in financial reporting, laws, accounting standards, governance practices, or other related matters or in response to previous communications with us.

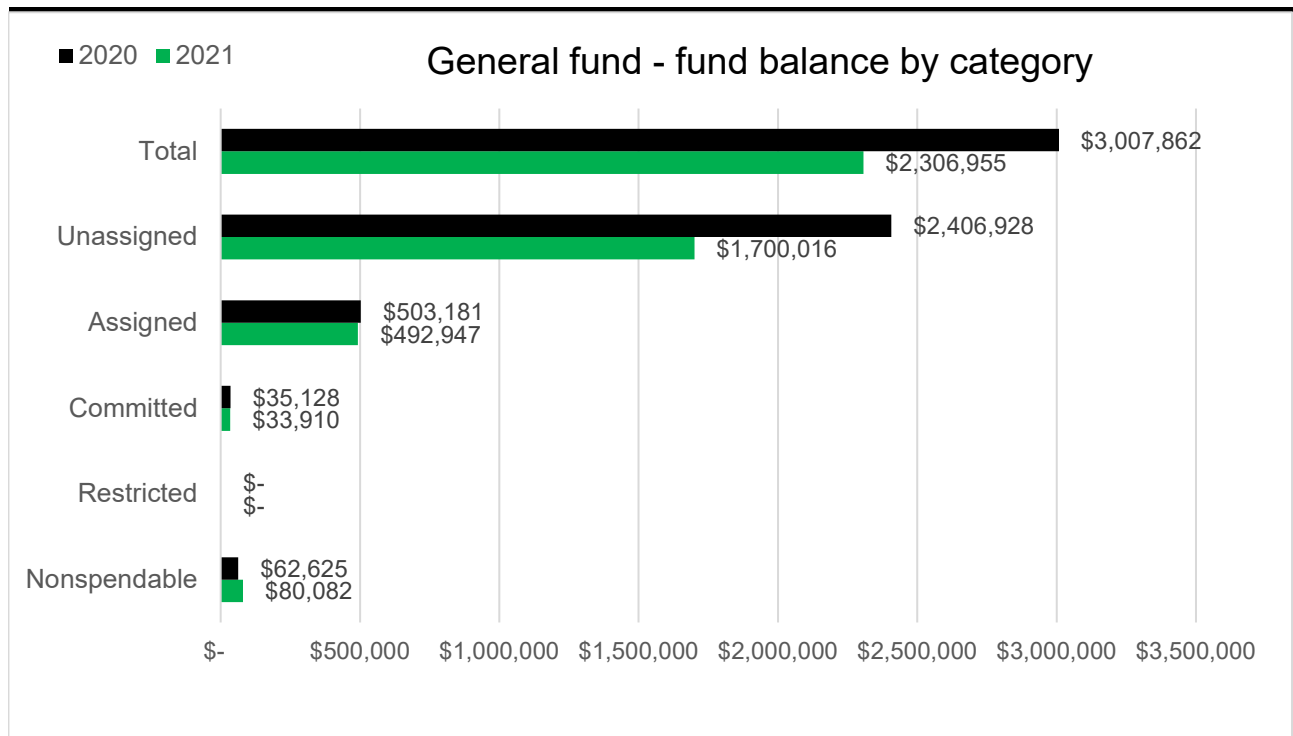
With regard to the timing of our audit, here is some general information. We typically perform preliminary financial audit work during the months of November-December and sometimes early in January. Our final financial fieldwork is scheduled during the spring to best coincide with your readiness and report deadlines. After fieldwork, we wrap up our financial audit procedures at our office and may issue drafts of our report for your review. Final copies of our report and other communications are issued after approval by your staff. This is typically 6-12 weeks after final fieldwork but may vary depending on a number of factors.

Keep in mind that while this communication may assist us with planning the scope and timing of the audit, it does not change the auditor's sole responsibility to determine the overall audit strategy and the audit plan, including the nature, timing and extent of procedures necessary to obtain sufficient appropriate audit evidence.

We realize that you may have questions on what this all means or wish to provide other feedback. We welcome the opportunity to hear from you.

Village of McFarland

General fund results



Summarized income statement

	Actual	Final budget	Variance
Revenues and other financing sources	\$ 6,469,969	\$ 6,530,000	\$ (60,031)
Expenditures and other financing uses	7,170,876	6,594,000	(576,876)
Net change in fund balance	<u>\$ (700,907)</u>	<u>\$ (64,000)</u>	<u>\$ (636,907)</u>

Fund balance category definitions

Nonspendable - amounts cannot be spent either because they are not in spendable form or because legal or contractual requirements require them to be maintained in tact.

Restricted - amounts that can be spent only for the specific purposes stipulated by an external source.

Committed - amounts constrained for specific purposes that are internally imposed through formal action of the governing body.

Assigned - spendable amounts that are intended to be used for specific purposes that are not considered restricted or committed.

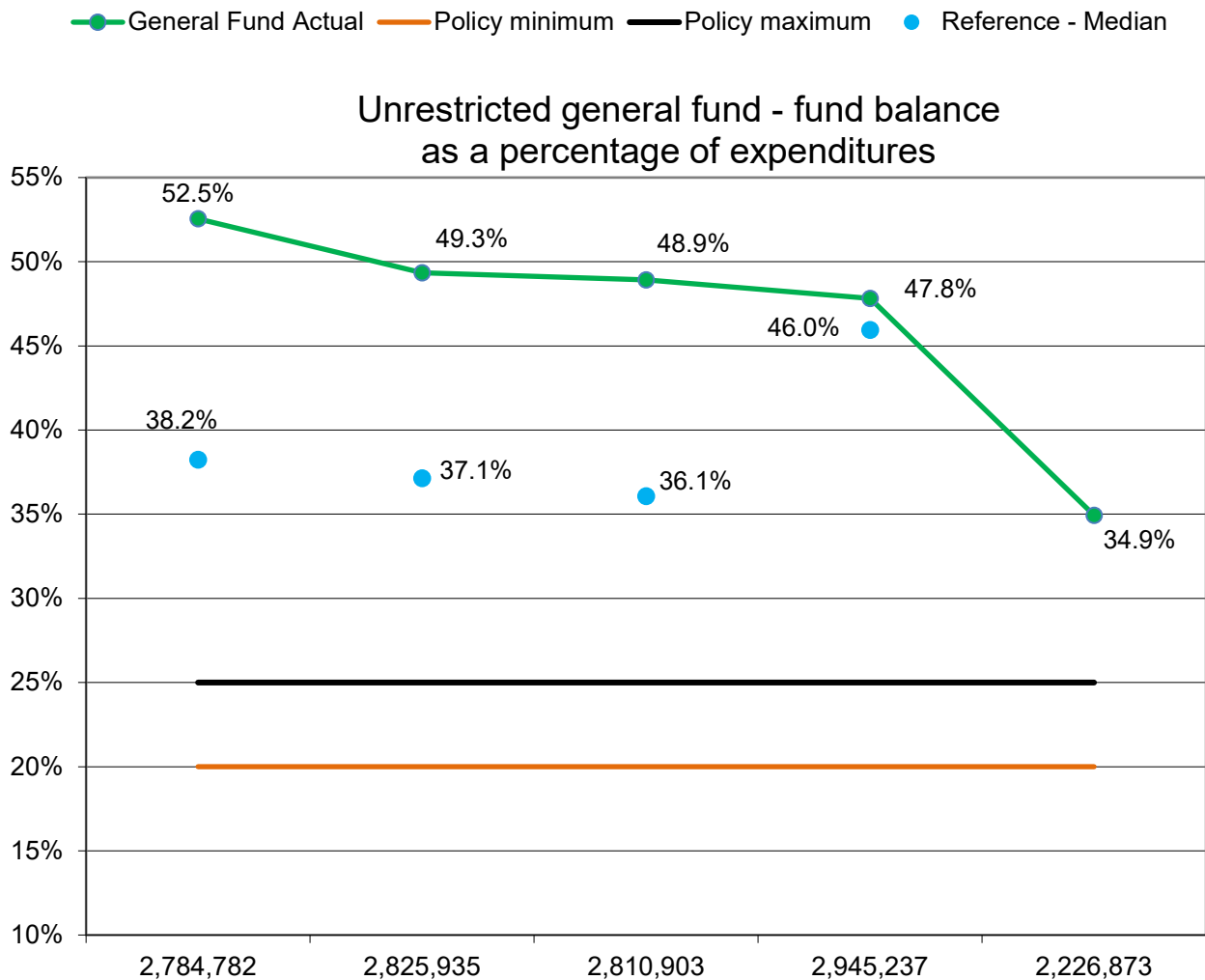
Unassigned - residual amounts that have not been classified within other categories above.

Village of McFarland

General fund - fund balance trends

Fund balance policy:

The village has a formal minimum fund balance policy. The policy is to maintain a working capital fund of 20% of the subsequent years budgeted general fund expenditures, with a target maximum of 25%. The balance at 12/31/21 was \$1,700,016 or 24.6%.



Other reference values

GFOA recommends a minimum of no less than 2 months (16.7%) of general fund expenditures.

Median reference value generated from 2017 - 2020 Baker Tilly municipal client data for population ranges from 7,500 to 10,000.

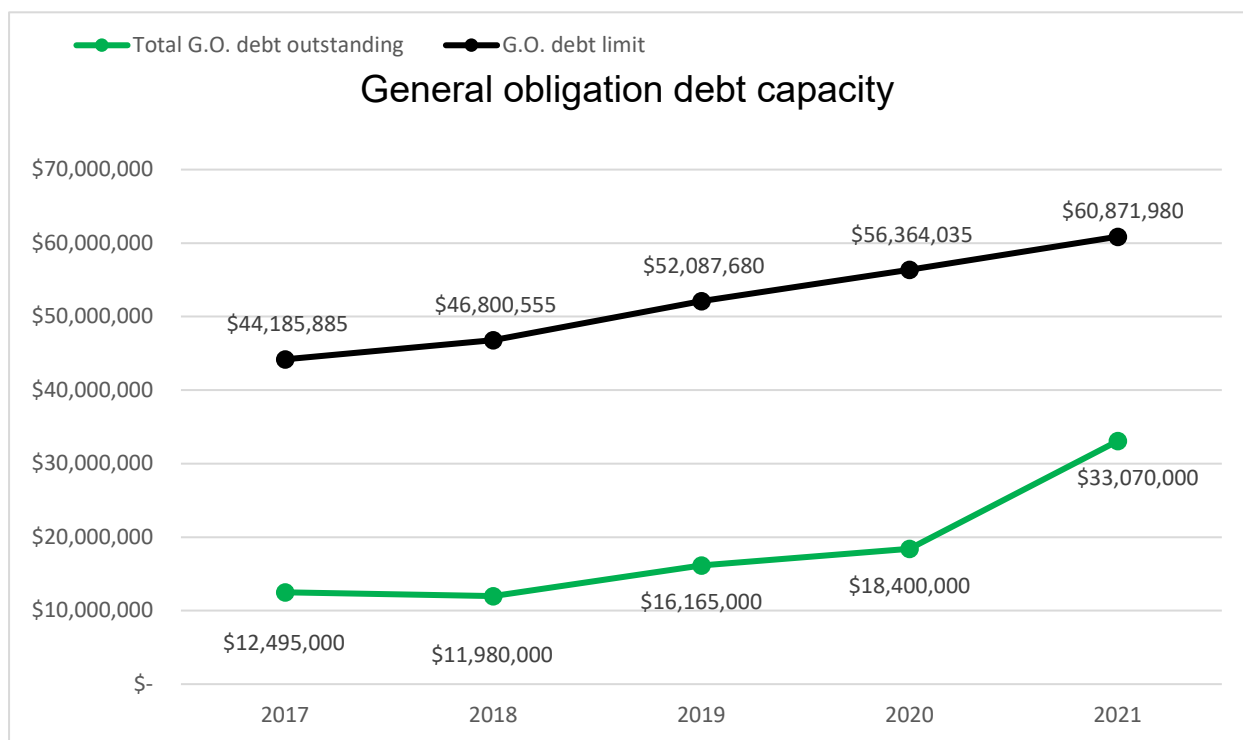
Village of McFarland

General obligation debt

Debt management policy:

The Village intends to keep total outstanding general obligations debt within 3.33% of the Village's total equalized value. Additionally, the total annual debt service expense for GO debt (exclusive of that funded by proprietary operations) should not exceed 25% of the Village's total operating expense less capital outlay.

Total debt as a percentage of the Village's equalized value at 12/31/21: **2.72%**



Total debt outstanding by type at 12/31/2021

	General obligation	Revenue debt	Other	Total
Village	\$ 27,720,000	\$ -	\$ -	\$ 27,720,000
Utility	3,600,000	-	-	3,600,000
TIF	1,750,000	-	-	1,750,000
Total	\$ 33,070,000	\$ -	\$ -	\$ 33,070,000

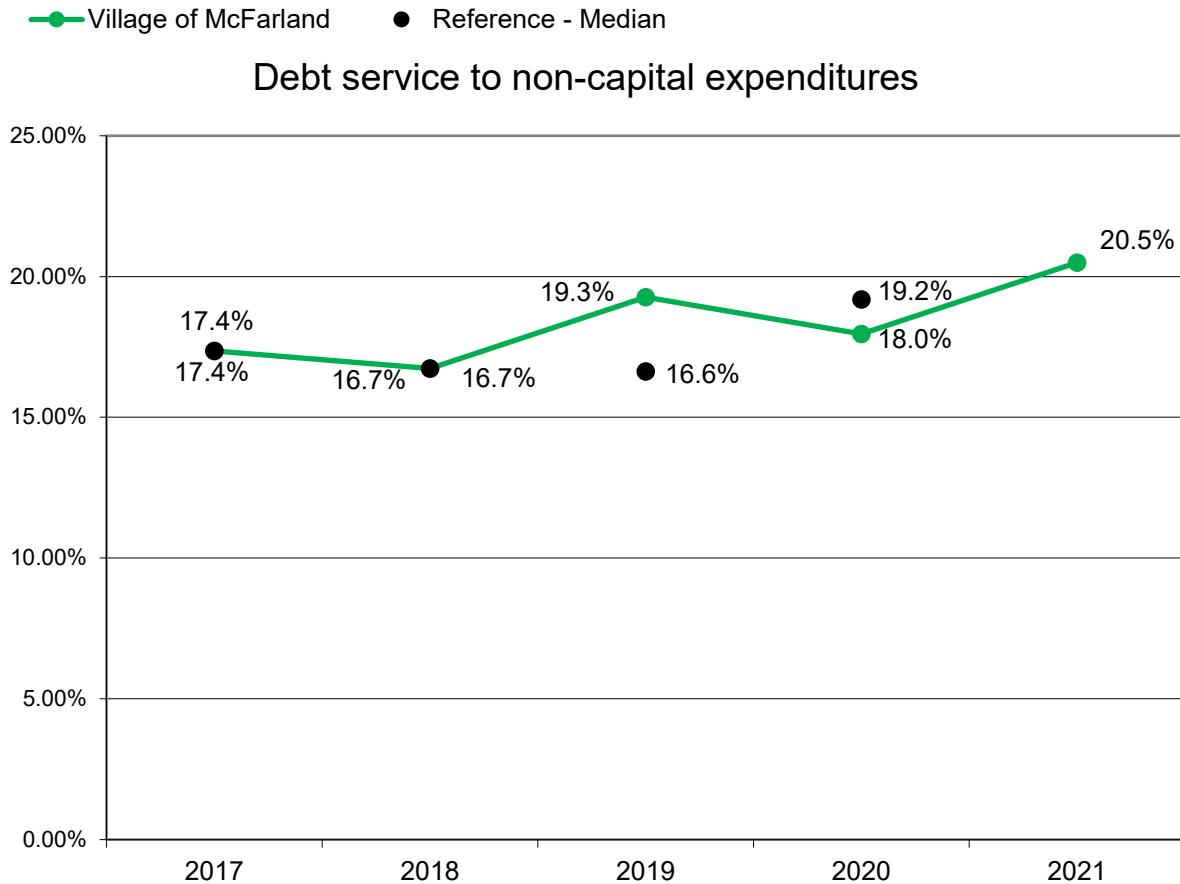
Comparative metrics available online through the Wisconsin Policy Forum.

<https://wispolicyforum.org/research/municipal-datatool-examining-and-comparing-wisconsin-cities-and-villages/>

Select "Debt" -- options for custom comparisons or comparisons by county

Village of McFarland

Governmental funds - debt service



Current and prior year data

	2021	2020
Principal	\$ 1,820,000	\$ 1,740,000
Interest	384,802	357,941
Total	<u>\$ 2,204,802</u>	<u>\$ 2,097,941</u>
Non-capital expenditures	<u>\$ 10,757,726</u>	<u>\$ 11,682,056</u>

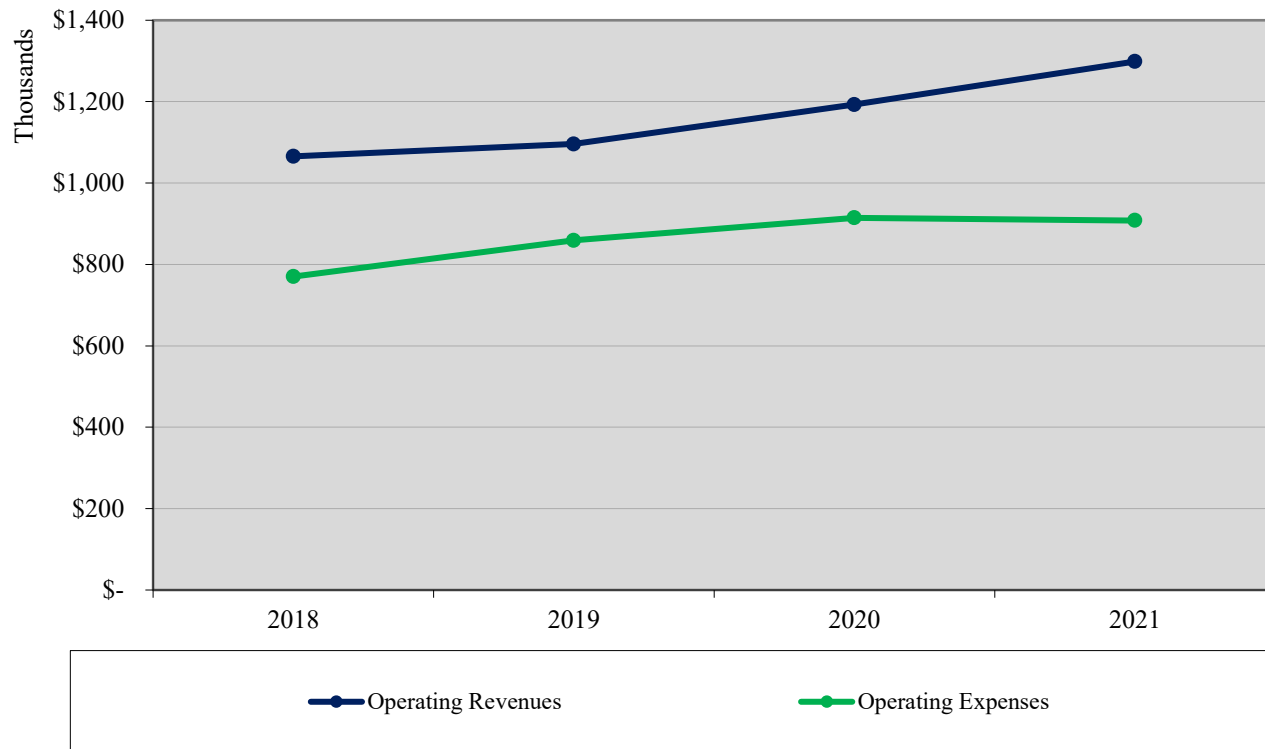
Other reference values

Median reference value generated from 2017 - 2020 Baker Tilly municipal client data for population ranges from 7,500 to 10,000.

VILLAGE OF McFARLAND

WATER UTILITY FINANCIAL STATEMENT HIGHLIGHTS

	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Operating Revenues	\$ 1,065,570	\$ 1,095,992	\$ 1,192,684	\$ 1,298,651
Operating Expenses	770,135	859,161	914,413	907,816

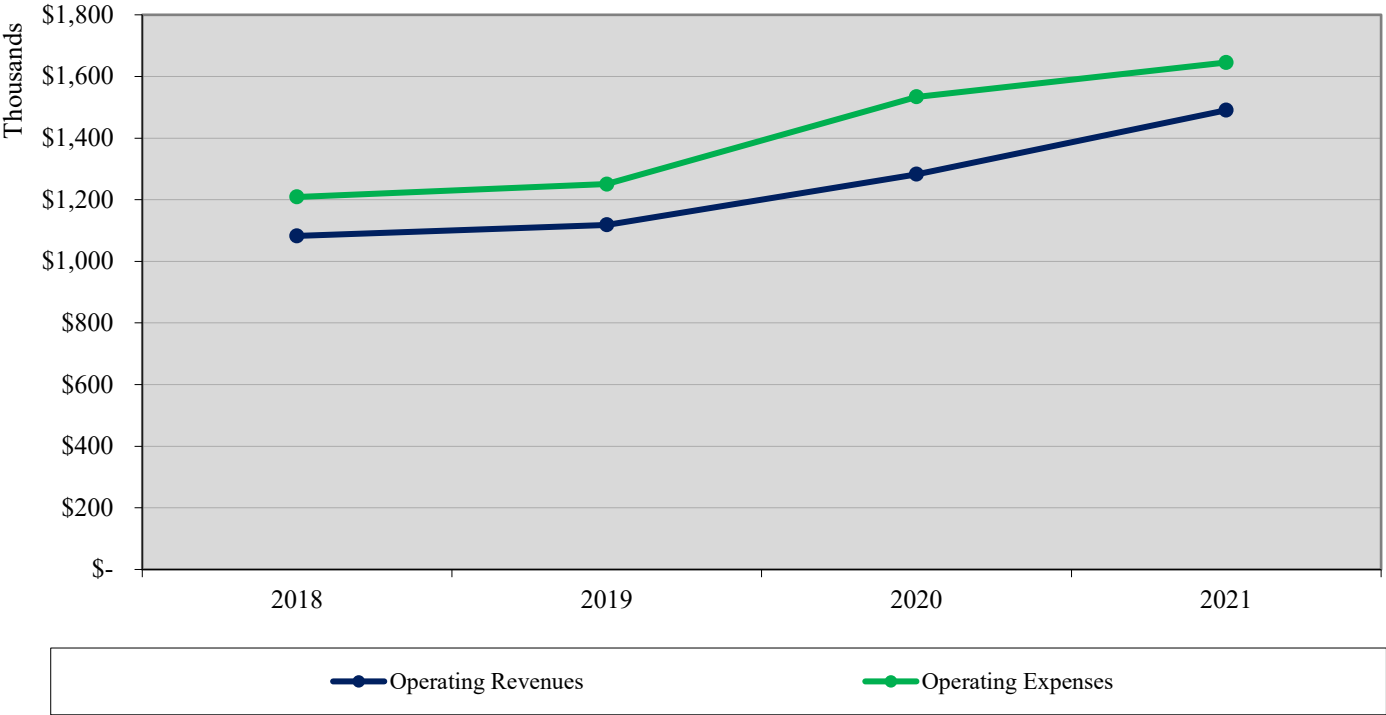


<u>Rate of Return</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Actual rate	2.39%	1.58%	1.80%	2.94%
Authorized rate	7.25%	7.25%	7.25%	4.90%

VILLAGE OF McFARLAND

SEWER UTILITY FINANCIAL STATEMENT HIGHLIGHTS

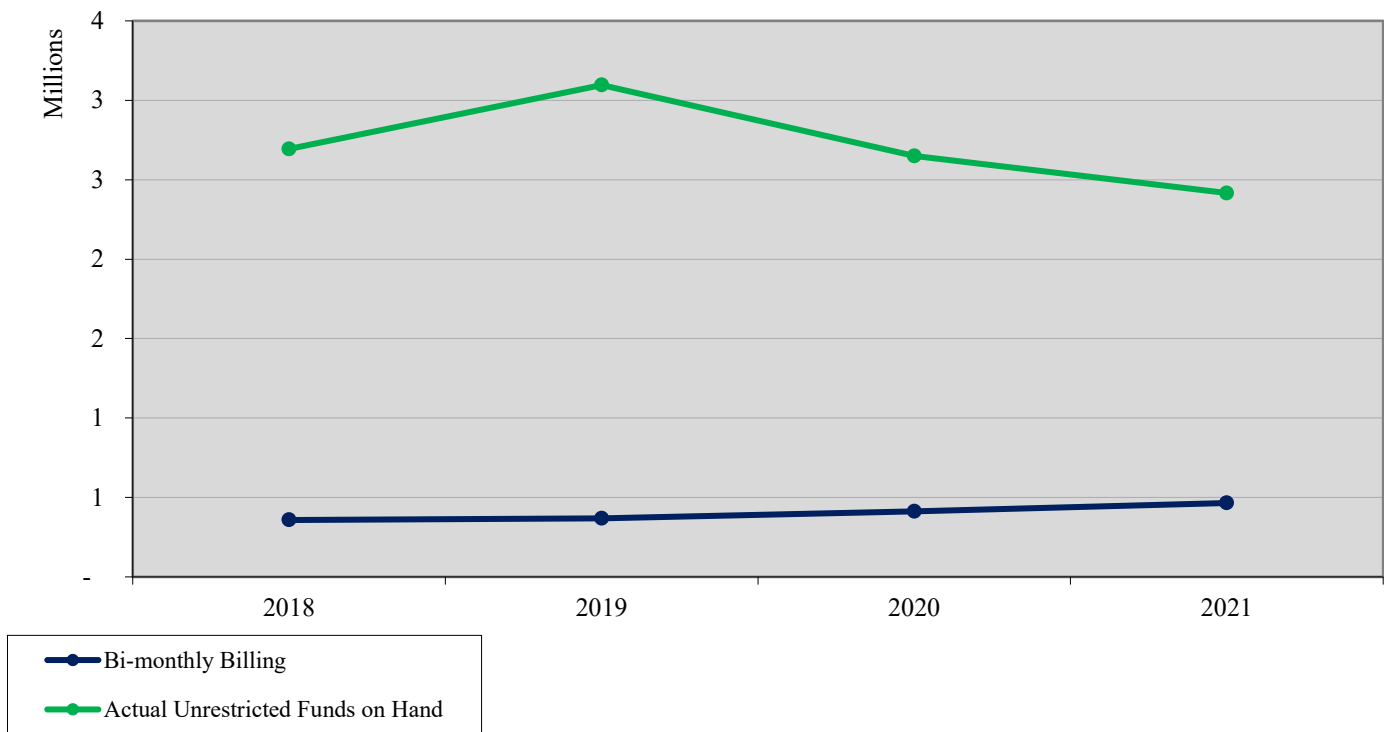
	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Operating Revenues	\$ 1,082,477	\$ 1,118,009	\$ 1,282,517	\$ 1,490,378
Operating Expenses	1,208,749	1,250,720	1,533,595	1,645,340



VILLAGE OF McFARLAND

WATER & SEWER UTILITY FINANCIAL STATEMENT HIGHLIGHTS

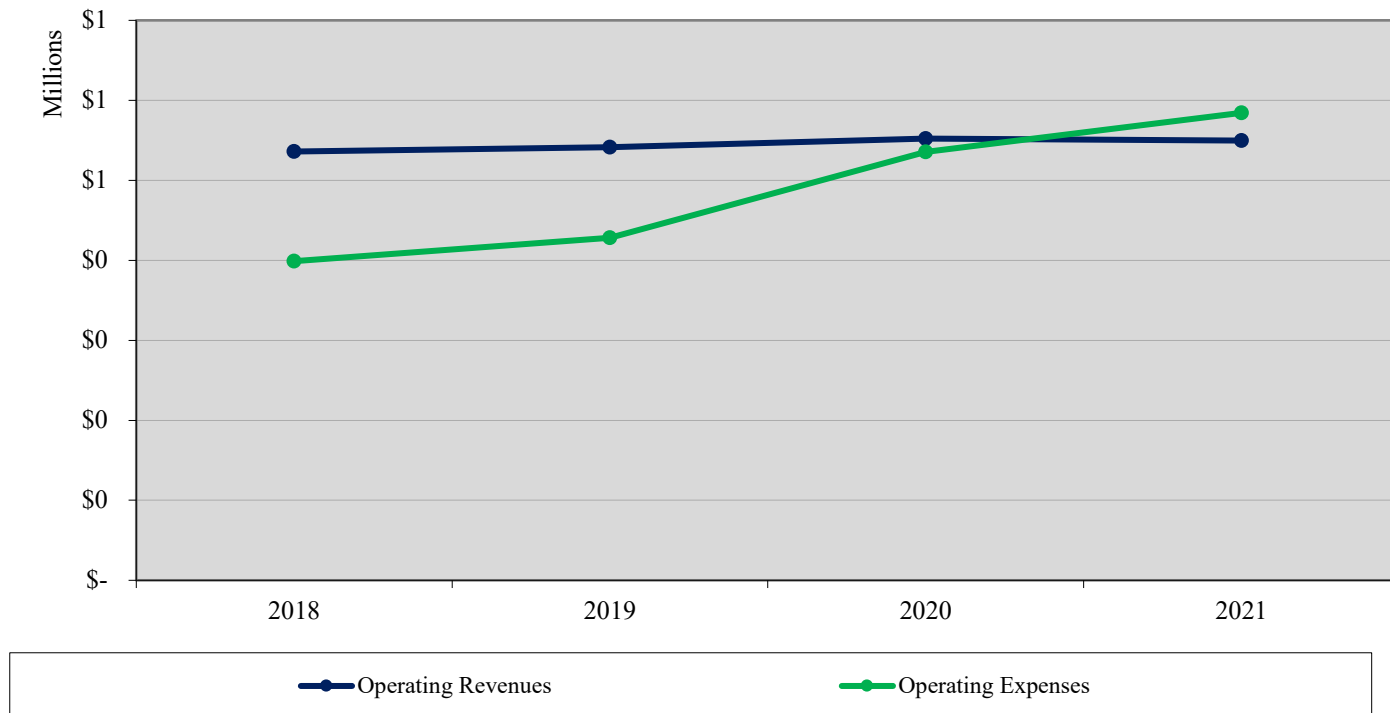
<u>Unrestricted Cash</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Minimum Funding Benchmark Bi-monthly Billing	358,008	369,000	412,500	465,000
Actual Unrestricted Funds on Hand	\$ 2,693,526	\$ 3,095,892	\$ 2,650,474	\$ 2,416,424
Bi-monthly Billings on Hand	7.52	8.39	6.43	5.20



VILLAGE OF McFARLAND

STORM WATER UTILITY FINANCIAL STATEMENT HIGHLIGHTS

	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Operating Revenues	\$ 536,023	\$ 541,241	\$ 552,182	\$ 549,586
Operating Expenses	398,949	428,053	535,493	584,374



<u>Unrestricted Cash</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Minimum Funding Benchmark				
Bi-monthly Billing	\$ 89,333	\$ 90,200	\$ 92,000	\$ 91,667
Actual Unrestricted Funds on Hand	\$ 1,076,266	\$ 1,005,408	\$ 892,824	\$ 588,676
Bi-monthly Billings on Hand	12.05	11.15	9.70	6.42

McFarland Utilities
Enterprise Funds of the Village of
McFarland, Wisconsin

Financial Statements and
Supplementary Information

December 31, 2021 and 2020

McFarland Utilities

Enterprise Funds of the Village of McFarland, Wisconsin

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December 31, 2021 and 2020

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Independent Auditors' Report

To the Village Board of
Village of McFarland

Opinions

We have audited the financial statements of the enterprise funds of the McFarland Water and Sewer Utility and the McFarland Storm Water Utility (McFarland Utilities'), of the Village of McFarland, Wisconsin, as of and for the years ended December 31, 2021 and 2020 and the related notes to the financial statements, as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the enterprise funds for the McFarland Utilities', of the Village of McFarland, Wisconsin, as of December 31, 2021 and 2020 and the changes in financial position and, where applicable, cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of McFarland Utilities' and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

As discussed in Note 1, the financial statements of the McFarland Utilities' of the Village of McFarland, Wisconsin, are intended to present the financial position, the changes in the financial position and where applicable, cash flows of only the McFarland Utilities'. They do not purport to and do not, present fairly the financial position of the Village of McFarland, Wisconsin, as of December 31, 2021, and 2020, and the changes in financial position, or cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the McFarland Utilities' internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the required supplementary information, as listed in the table of contents be presented to supplement the financial statements. Such information is the responsibility of management and, although not a part of the financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the financial statements and other knowledge we obtained during our audit of the financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements as a whole. The accompanying supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated in all material respects, in relation to the financial statements as a whole.

Baker Tilly US, LLP

Madison, Wisconsin
May 18, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

MANAGEMENT'S DISCUSSION AND ANALYSIS
WATER AND SEWER UTILITY

McFarland Water and Sewer Utility

Management's Discussion and Analysis
December 31, 2021 and 2020

The management of the McFarland Water and Sewer Utility (Utility) offers this narrative discussion and analysis of the financial performance of the Utility for the fiscal year ended December 31, 2021. The easy to read narrative overview information presented here should be considered in conjunction with the more detailed information available in the financial statements of the Utility. These financial statements report information about the Utility using accounting methods similar to those used by private sector companies and offer short-term and long-term information about Utility activities.

Financial Highlight

- The net position of the Utility improved \$897,000 from \$17,536,000 in 2020 to \$18,433,000 in 2021.
- The operating revenues of the Utility increased \$314,000 from \$2,475,000 in 2020 to \$2,789,000 in 2021.
- The operating expenses of the Utility, excluding depreciation, increased \$62,000 from \$1,952,000 in 2020 to \$2,014,000 in 2021.
- The net operating income of the Water Utility increased to \$388,000 in 2021 from \$278,000 in 2020.
- The Sewer Utility recognized an operating loss of \$158,000 in 2021 compared to an operating loss \$308,000 in 2020.
- The authorized rate of return for the Public Service Commission of Wisconsin (PSCW) regulated water utility operations is 4.90%. The actual rate of return for 2021 was 2.94%, down from 1.94% in 2020.

Overview of the Financial Statements

The Water and Sewer Utility is a self-supporting entity and separate enterprise fund of the Village of McFarland. The Utility accounts for the cost of water utility and sewer utility operations on a continuing basis. The statements of net position of water utility operations and sewer utility operations is combined for accounting purposes although the capital assets and operating revenues/expenses are maintained separately for each type of utility.

Water and sewer service is provided to properties within the Village of McFarland and to several properties outside McFarland. The Utility is managed by the Village Board and the Public Utilities Committee (PSCW), which is advisory to the Village Board.

The Water Utility operations are subject to service rules and rates established by the PSCW. The accounting records of the Utility are maintained in accordance with the Uniform System of Accounts prescribed by the PSCW and in accordance with the Governmental Accounting Standards Board.

McFarland Water and Sewer Utility

Management's Discussion and Analysis

December 31, 2021 and 2020

In 1994, the PSCW authorized deregulation of the Sewer Utility operations. Sewer rates and rules are now determined by the Village Board, based upon the recommendations of the Public Utilities Committee. Wastewater is treated under an agreement with the Madison Metropolitan Sewerage District.

The annual report consists of Management's Discussion and Analysis, the basic financial statements, the report of the independent auditor, and supplemental information.

An analysis of the financial position of the Water and Sewer Utility begins with a review of the Statements of Net Position and the Statements of Revenues, Expenses and Changes in Net Position. These two statements report the Utility's net position and changes therein. The net position – the difference between assets and deferred outflows and liabilities and deferred inflows – is key to measuring the financial health of the Utility. Over time, increases or decreases in net position are an indicator of whether the financial position of the Utility is improving or deteriorating. It should be noted, however, that the financial position may also be affected by other nonfinancial factors, including economic conditions, customer growth, climate conditions and new regulations.

Utility Financial Analysis

Net Position

The Statements of Net Position includes all of the assets, deferred outflows, liabilities, and deferred inflows of the Utility and provides information about the nature and amount of investments in resources (assets) and the obligations to utility creditors (liabilities). This statement provides the basis for evaluating the capital structure and assessing the liquidity and financial flexibility of the Utility. A summary of the Statements of Net Position is presented below in Table 1.

McFarland Water and Sewer Utility

Management's Discussion and Analysis
December 31, 2021 and 2020

TABLE 1
CONDENSED STATEMENTS OF NET POSITION

	2021	2020	2019	2020-2021 Change
Current and other assets	\$ 4,343,175	\$ 4,429,349	\$ 4,699,455	\$ (86,174)
Capital assets	<u>18,440,555</u>	<u>17,032,743</u>	<u>16,281,618</u>	<u>\$ 1,407,812</u>
Total assets	<u>22,783,730</u>	<u>21,462,092</u>	<u>20,981,073</u>	<u>\$ 1,321,638</u>
Deferred outflows of resources	<u>194,502</u>	<u>137,064</u>	<u>189,455</u>	<u>57,438</u>
Long-term debt outstanding	3,400,000	3,240,000	3,010,000	160,000
Other liabilities	<u>911,433</u>	<u>668,305</u>	<u>701,047</u>	<u>243,128</u>
Total liabilities	<u>4,311,433</u>	<u>3,908,305</u>	<u>3,711,047</u>	<u>403,128</u>
Deferred inflows of resources	<u>229,004</u>	<u>155,171</u>	<u>93,253</u>	<u>73,833</u>
Investment in capital assets	14,902,466	13,672,456	13,175,346	1,230,010
Restricted	668,392	574,381	471,155	94,011
Unrestricted	<u>2,866,937</u>	<u>3,288,843</u>	<u>3,719,727</u>	<u>(421,906)</u>
Total net position	<u>\$ 18,437,795</u>	<u>\$ 17,535,680</u>	<u>\$ 17,366,228</u>	<u>\$ 902,115</u>

As shown the table above, the net position of the Water and Sewer Utility improved by \$897,000 or, 5.1%, in 2021. Current and other assets decreased by \$86,000 or 1.9%, mostly due to a decrease in unrestricted cash on hand in 2021. Capital assets, which increased \$1,408,000, or 8.3%, now comprise 80.9% of total assets, up from 79.4% in 2020.

Restricted net position includes \$521,663 for a replacement fund used for sewer lift station replacements and \$45,574 for funds related to impact fees collected, and \$101,155 for a net pension asset.

The Utility reported deferred outflows related to pension of \$195,000 in 2021, an increase of \$58,000 from 2020. The Utility reported deferred inflows related to pension of \$229,000 in 2021, an increase of \$74,000 from 2020. See accompanying notes to the financial statements for more information on deferred outflows and inflows of resources.

The specific nature or source of these changes becomes more evident in the Statements of Revenues, Expenses and Changes in Net Position that follows.

McFarland Water and Sewer Utility

Management's Discussion and Analysis
December 31, 2021 and 2020

Revenues, Expenses, and Change in Net Position

All of the Utility's revenues and expenses are accounted for in Table 2, the Statements of Revenues, Expenses, and Change in Net Position. This statement measures the success of the Utility's operations over the year and can be used to determine whether the Utility has successfully recovered all its costs through user fees and other charges, profitability, and credit worthiness.

TABLE 2
CONDENSED STATEMENTS OF REVENUES, EXPENSES, AND CHANGE IN NET POSITION

	2021	2020	2019	2020-2021 Change
Operating revenues	\$ 2,789,029	\$ 2,475,201	\$ 2,214,001	\$ 313,828
Nonoperating revenues	6,550	36,282	81,580	(29,732)
Total revenues	2,795,579	2,511,483	2,295,581	284,096
Depreciation expense	545,611	496,469	465,984	49,142
Other operating expense	2,007,545	1,951,539	1,643,897	56,006
Nonoperating expense	69,229	67,497	65,199	1,732
Total expenses	2,622,385	2,515,505	2,175,080	106,880
Income before capital contributions and transfers	173,194	(4,022)	120,501	177,216
Transfers	(341,057)	(270,345)	(262,660)	(70,712)
Capital contributions	1,069,978	443,819	678,404	626,159
Change in net position	902,115	169,452	536,245	732,663
Net Position, Beginning	17,535,680	17,366,228	16,829,983	169,452
Net Position, Ending	\$ 18,437,795	\$ 17,535,680	\$ 17,366,228	\$ 902,115

Operating revenues for the Utility in 2021 increased \$314,000, or 12.7%, from \$2,475,000 to \$2,789,000. This is primarily attributable to an increase in water rates, along with the first full year of increased sewer rates that went into effect in August 2020.

Total expenses for 2021 increased \$106,000, or 4.2%, from the previous year. Depreciation increased by \$50,000, while other operating expenses increased by \$56,000. Water Utility operation and maintenance expenses decreased \$43,000 from 2020. The Sewer Utility operation and maintenance expenses increased \$99,000 from 2020. Nonoperating revenues decreased by \$29,000 due to a decrease in investment income. Non-operating expenses increased \$2,000 from the previous year.

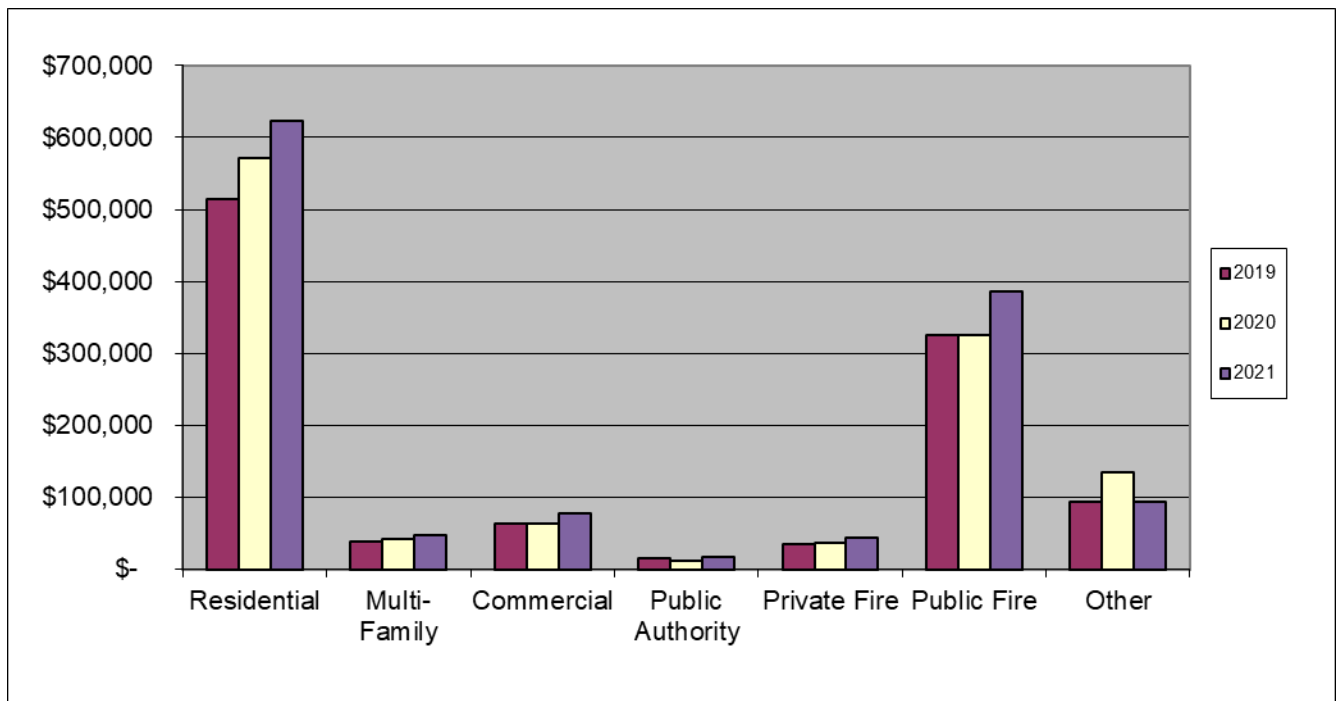
McFarland Water and Sewer Utility

Management's Discussion and Analysis
December 31, 2021 and 2020

Comparison of Operating Revenues

Tables 3 and 4 compare revenues received in 2021 from Water Utility and Sewer Utility operations with those revenues generated in 2020 and 2019. Revenues can be affected by a variety of factors including rate increases, customer growth, climate conditions, and local economic conditions.

TABLE 3
COMPARISON OF WATER OPERATING REVENUES



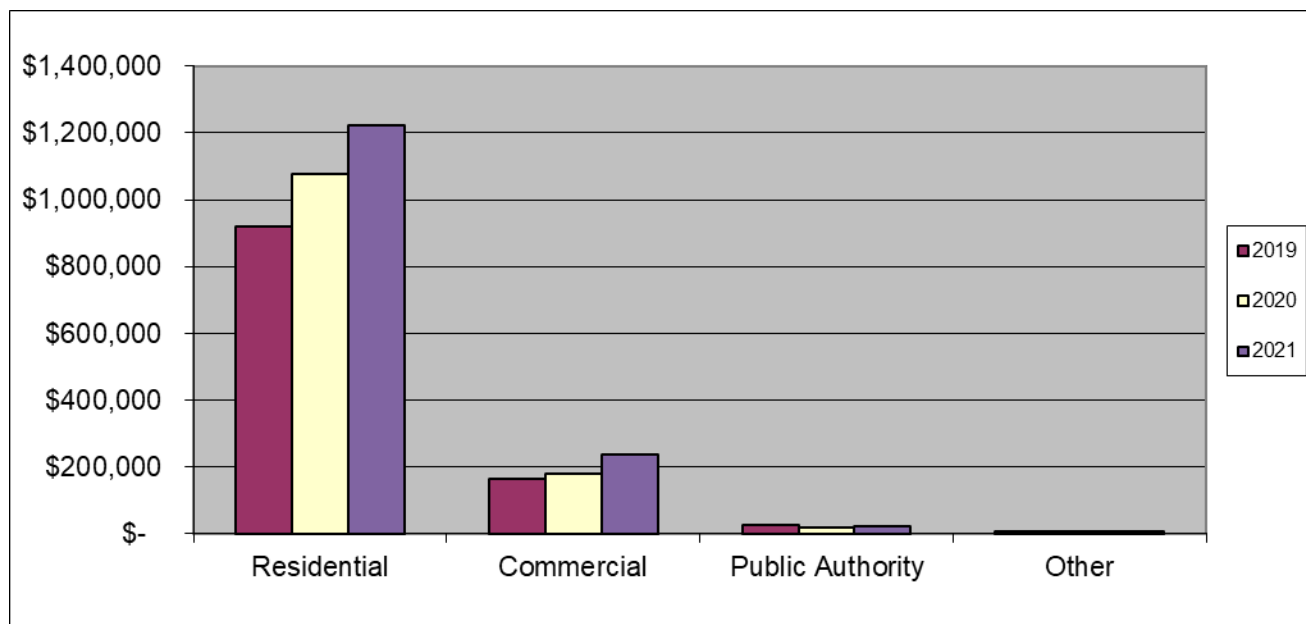
See accompanying Independent Auditors' Report

McFarland Water and Sewer Utility

Management's Discussion and Analysis
December 31, 2021 and 2020

Operating revenues from sales of water and other sources increased in 2021 by \$146,000, or 13.8%. Water rates were increased effective August 13, 2021, which was not in effect for the full 2021 fiscal year. The volume sold increased by 4.6% for 2021.

TABLE 4
COMPARISON OF SEWER OPERATING REVENUES



Sewer Utility revenues from user charges increased by \$261,000 or 21.4%, in 2021. The volume sold increased by 4.1% for 2021.

McFarland Water and Sewer Utility

Management's Discussion and Analysis
December 31, 2021 and 2020

Statements of Cash Flows

The Statements of Cash Flows in Table 5 below reports cash receipts, cash payments, and net changes in cash resulting from operations, investment income, and financing activities such as repayment of debt and capital additions. This information provides answers to such questions as where did cash come from, what was cash used for, and what was the change in the cash balance during the reporting period.

TABLE 5
CONDENSED STATEMENTS OF CASH FLOWS

	2021	2020	2019	2020-2021 Change
Cash Flows From:				
Operating activities	\$ 967,969	\$ 502,403	\$ 599,431	\$ 465,566
Noncapital financing activities	(332,333)	(262,660)	-	(69,673)
Capital and related financing activities	(798,177)	(628,325)	(160,060)	(169,852)
Investing activities	<u>4,350</u>	<u>21,590</u>	<u>81,580</u>	<u>(17,240)</u>
Net change in cash and cash equivalents	(158,191)	(366,992)	520,951	208,801
Cash and Cash Equivalents, Beginning	<u>3,773,631</u>	<u>4,140,623</u>	<u>3,619,672</u>	<u>(366,992)</u>
Cash and Cash Equivalents, Ending	<u>\$ 3,615,440</u>	<u>\$ 3,773,631</u>	<u>\$ 4,140,623</u>	<u>\$ (158,191)</u>

Cash flows from operating activities of \$962,000 increased by \$460,000 or 91.6%, from 2020. This is primarily due to an increase in cash collected from customers. Cash used for noncapital financing activities in 2021 was for the tax equivalent paid to the municipality and the forgiven portion of the public fire protection charge. Cash flows used in capital and related financing activities increased by \$170,000, or 27.1%, from 2020. The increase is the result of capital investments in excess of new debt issued as well as ongoing debt service. The overall net change in cash and cash equivalents was a decrease of \$158,200 compared to a decrease of \$367,000 in 2020. At year-end, total cash and cash equivalents balance is \$3,677,000, compared to \$3,774,000 in 2020. Of the \$3,677,000 ending cash balance, \$522,000 is restricted for equipment replacement and \$46,000 is restricted for impact fees collected.

McFarland Water and Sewer Utility

Management's Discussion and Analysis
December 31, 2021 and 2020

Capital Assets

Tables 6 and 7 below summarize the capital assets currently held for water utility and sewer utility purposes, respectively. Please refer to the notes to the financial statements for further detail about these capital assets.

TABLE 6
CAPITAL ASSETS – WATER UTILITY OPERATIONS

	2021	2020	2019	2020-2021 Change
Capital assets:				
Source of supply	\$ 243,539	\$ 243,539	\$ 243,539	\$ -
Pumping	357,710	357,710	357,710	-
Water treatment	4,498	4,498	4,498	-
Transmission and distribution	16,923,230	16,150,396	15,107,941	772,834
General	<u>655,675</u>	<u>523,757</u>	<u>481,632</u>	<u>131,918</u>
Total capital assets	18,184,652	17,279,900	16,195,320	904,752
Less accumulated depreciation	<u>(5,432,429)</u>	<u>(5,096,461)</u>	<u>(4,812,782)</u>	<u>(335,968)</u>
Net capital assets	<u>\$ 12,752,223</u>	<u>\$ 12,183,439</u>	<u>\$ 11,382,538</u>	<u>\$ 568,784</u>

During 2021, the capital assets for water utility operations increased \$905,000, or 5.2%. After depreciation was factored in, however, the net capital assets for the water utility were \$12,752,000, increasing by \$569,000, or 4.7%, from the previous year. This compares to an increase of 7.0% in net capital assets in 2020.

TABLE 7
CAPITAL ASSETS – SEWER UTILITY OPERATIONS

	2021	2020	2019	2020-2021 Change
Capital assets:				
Collection system	\$ 6,887,528	\$ 5,958,025	\$ 5,903,550	\$ 929,503
Collection system pumping	1,043,088	1,043,088	1,043,088	-
General	<u>487,704</u>	<u>428,542</u>	<u>386,417</u>	<u>59,162</u>
Total capital assets	8,418,320	7,429,655	7,333,055	988,665
Less accumulated depreciation	<u>(2,752,724)</u>	<u>(2,580,351)</u>	<u>(2,433,975)</u>	<u>(172,373)</u>
Net capital assets	<u>\$ 5,665,596</u>	<u>\$ 4,849,304</u>	<u>\$ 4,899,080</u>	<u>\$ 816,292</u>

See accompanying Independent Auditors' Report

McFarland Water and Sewer Utility

Management's Discussion and Analysis

December 31, 2021 and 2020

During 2021, the capital assets for sewer utility operations increased by \$988,000, or 13.3%. After depreciation was factored in, the net capital assets for the sewer utility were \$5,666,000, an increase of \$817,000 or 16.8%, from 2020. This compares to a decrease of 1.0% in net capital assets in 2020.

Please refer to the notes to the financial statements for further detail about the capital assets of the Water and Sewer Utility.

Debt Administration

As of December 31, 2021, the Water and Sewer Utility have \$3,400,000 in outstanding general obligation debt. This debt was issued in 2015, 2017, 2019, 2020, and 2021 for the purpose of funding 2015, 2016, 2017, 2019, 2020, and 2021 capital improvement projects and equipment purchases. The new debt in 2021 was issued for \$725,000. Please refer to the notes to the financial statements for further detail about the debt obligations of the Water and Sewer Utility.

Currently Known Facts / Economic Conditions

The Village of McFarland is located adjacent to the southeast edge of the City of Madison. This proximity to a major regional commercial center, which is the capital of state government and home to the flagship campus of the University of Wisconsin has produced a favorable economic climate. With the exception of the economic downturn and stagnation in housing construction that began in 2008, these economic drivers have resulted in steady growth in the service area of the Utility over the last two decades. The market for existing homes strengthened significantly in 2013, and there are promising signs of increased growth in new residential construction. The Village has seen positive growth since 2013, given the performance of the market and the expansion surrounding the Madison area.

The customer base of the Utility consists primarily of residential and small commercial users that, for the most part, do not utilize large quantities of water. This characteristic of the customer base results in a very stable revenue base since the loss of any single user would not have a significant impact on the Utility's operating revenues. The creation of TID #3 in 2004 and TID #4 in 2008, both of which will promote more commercial / industrial development, combined with the availability of land that exists for residential development, should yield long-term growth in the customer base and greater economies of scale in future Utility operations once the pace of development returns to more normal levels.

The Utility has created long-range project and financial plans to keep pace with projected Village growth. Rate structures are reviewed annually to maintain a strong cash flow sufficient to cover operating and debt service needs and to fund smaller capital projects.

Contacting Utility Management

This discussion and analysis is intended to provide information for our customers, investors, and creditors concerning the financial performance of the Water and Sewer Utility and to demonstrate the Utility's accountability for the money it receives. If you have questions about this report, or would like additional financial information, contact the Village of McFarland at PO Box 110, McFarland, WI 53558-0110 or at (608)838-3153.

General information relating to the McFarland Water and Sewer Utility can also be found at the Village website www.mcfarland.wi.us.

McFarland Storm Water Utility

Management's Discussion and Analysis
December 31, 2021 and 2020

The management of the McFarland Storm Water Utility (STW Utility) offers this narrative discussion and analysis of the financial performance of the STW Utility for the year ended December 31, 2021. The easy to read narrative overview information presented here should be considered in conjunction with the more detailed information available in the financial statements of the STW Utility. These financial statements report information about the STW Utility using accounting methods similar to those used by private sector companies and offer short-term and long-term information about STW Utility activities.

Financial Highlights

- The net position of the STW Utility was \$4,746,000 at the end of 2021, a \$366,000 improvement over 2020.
- The operating revenues of the STW Utility for 2021 were \$550,000, down \$2,000 compared to 2020.
- The operating expenses of the STW Utility for 2021, excluding depreciation, were \$431,000, an increase of \$37,000 from 2020.
- The STW Utility had \$200,000 in outstanding general obligation debt at the end of 2021.

Overview of the Financial Statements

The STW Utility is a self-supporting entity and separate enterprise fund of the Village of McFarland. The STW Utility accounts for the cost of storm water management operations on a continuing basis. The STW Utility was legally established and began charging fees on July 1, 2008. Storm water management expenses and revenues have, however, been segregated into a separate fund since 2007.

Storm water management services are provided to properties within the Village of McFarland. The STW Utility is managed by the Village Board and the Public Utilities Committee, which is advisory to the Village Board, in compliance with standards established by the Federal Environmental Protection Agency and the Wisconsin Department of Natural Resources. The Village of McFarland is also a joint holder with other Madison-area communities of a Storm Water Discharge Permit issued under Chapter NR216 of the Wisconsin Administration Code.

The accounting records of the STW Utility are maintained in accordance with the requirements set forth by the Governmental Accounting Standards Board.

The STW Utility is not regulated by the Public Service Commission of Wisconsin (PSCW). Its rates, credits and rules are determined by the Village Board. The user charge structure is based on Equivalent Runoff Units (ERUs) as measured by the impervious surface area of the property, with one ERU equal to 3,456 square feet of impervious area.

The annual report consists of Management's Discussion and Analysis, the basic financial statements, the report of the independent auditor, and supplemental information.

An analysis of the financial position of the STW Utility begins with a review of the Statements of Net Position and the Statements of Revenues, Expenses and Changes in Net Position. These two statements report the STW Utility's net position and changes therein. The net position – the difference between assets and deferred outflows and liabilities and deferred inflows – is key to measuring the financial health of the STW Utility. Over time, increases or decreases in the net position value are an indicator of whether the financial position of the STW Utility is improving or deteriorating. It should be noted, however, that the financial position may also be affected by other nonfinancial factors, including economic conditions, customer growth, climate conditions and new regulations.

See accompanying Independent Auditors' Report

MANAGEMENT'S DISCUSSION AND ANALYSIS
STORM WATER UTILITY

McFarland Storm Water Utility

Management's Discussion and Analysis
December 31, 2021 and 2020

Utility Financial Analysis

Net Position

The Statements of Net Position includes all of the assets, deferred outflows, liabilities, and deferred inflows of the STW Utility and provides information about the nature and amount of investments in resources (assets) and the obligations to utility creditors (liabilities). This statement provides the basis for evaluating the capital structure and assessing the liquidity and financial flexibility of the STW Utility. A summary of the Statements of Net Position is presented below in Table 1.

TABLE 1
CONDENSED STATEMENTS OF NET POSITION

	2021	2020	2019	2020-2021 Change
Current and other assets	\$ 705,868	\$ 988,899	\$ 1,078,310	\$ (283,031)
Capital assets	<u>4,322,922</u>	<u>3,840,460</u>	<u>3,778,254</u>	<u>482,462</u>
Total assets	<u>5,028,790</u>	<u>4,829,359</u>	<u>4,856,564</u>	<u>199,431</u>
Deferred outflows of resources	<u>76,627</u>	<u>53,919</u>	<u>76,303</u>	<u>22,708</u>
Long-term debt outstanding	200,000	360,000	515,000	(160,000)
Other liabilities	<u>67,429</u>	<u>80,198</u>	<u>67,008</u>	<u>(12,769)</u>
Total liabilities	<u>267,429</u>	<u>440,198</u>	<u>582,008</u>	<u>(172,769)</u>
Deferred inflows of resources	<u>91,806</u>	<u>62,860</u>	<u>39,045</u>	<u>28,946</u>
Investment in capital assets	4,097,526	3,454,357	3,243,087	643,169
Restricted	39,658	22,190	-	17,468
Unrestricted	<u>608,998</u>	<u>903,673</u>	<u>1,068,727</u>	<u>(294,675)</u>
Total net position	<u>\$ 4,746,182</u>	<u>\$ 4,380,220</u>	<u>\$ 4,311,814</u>	<u>\$ 365,962</u>

See accompanying Independent Auditors' Report

McFarland Storm Water Utility

Management's Discussion and Analysis
December 31, 2021 and 2020

As can be seen from the table above, the net position of the STW Utility improved in 2021 to \$4,746,000 an increase of \$366,000, or 8.4% over 2020. The improvement in net position is attributable primarily to an increase in capital assets contributed by developers. Current assets decreased \$283,000, or 28.6%. Capital and other noncurrent assets comprise 86.0% of total assets at this time, which increased from 79.5% in 2020.

The STW Utility reported deferred outflows related to pension of \$77,000 in 2021, an increase of \$23,000 from 2020. The Utility reported deferred inflows related to pension of \$92,000 in 2021, an increase of \$29,000 from 2020. See accompanying notes to the financial statements for more information on deferred outflows and inflows of resources.

The specific nature or source of these changes becomes more evident in the Statements of Revenues, Expenses and Changes in Net Position that follows.

Revenues, Expenses, and Changes in Net Position

All STW Utility revenues and expenses are accounted for in Table 2, the Statements of Revenues, Expenses, and Changes in Net Position. This statement measures the success of the STW Utility operations over the year and can be used to determine whether the STW Utility has successfully recovered all its costs through user fees and other charges, profitability, and credit worthiness.

TABLE 2
CONDENSED STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

	2021	2020	2019	2020-2021 Change
Operating revenues	\$ 549,586	\$ 552,182	\$ 541,241	\$ (2,596)
Nonoperating revenues	499	22,236	24,029	(21,737)
Total revenues	550,085	574,418	565,270	(24,333)
Depreciation expense	153,106	141,874	134,008	11,232
Other operating expense	431,268	393,619	294,045	37,649
Nonoperating expense	5,936	10,029	12,824	(4,093)
Total expenses	590,310	545,522	440,877	44,788
Income (loss) before capital contributions and transfers	(40,225)	28,896	124,393	(69,121)
Capital contributions	406,187	39,510	146,778	366,677
Change in net position	365,962	68,406	271,171	297,556
Net Position, Beginning	4,380,220	4,311,814	4,040,643	68,406
Net Position, Ending	\$ 4,746,182	\$ 4,380,220	\$ 4,311,814	\$ 365,962

See accompanying Independent Auditors' Report

McFarland Storm Water Utility

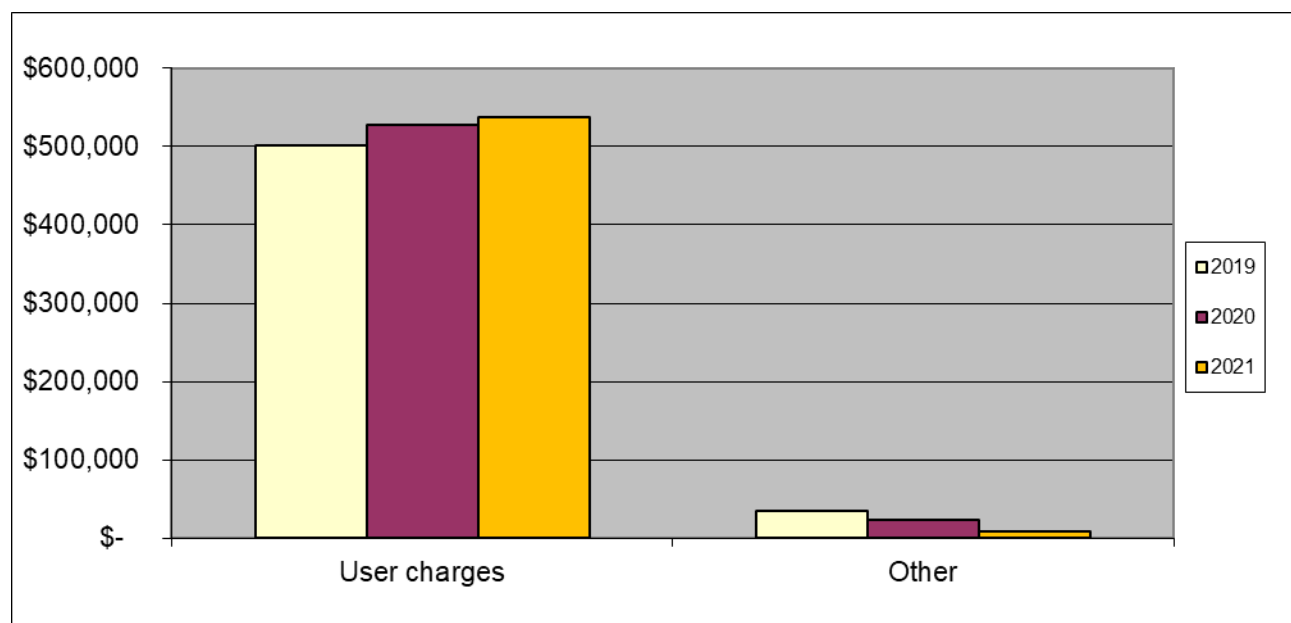
Management's Discussion and Analysis
December 31, 2021 and 2020

Operating revenues for the STW Utility in 2021 decreased \$24,000, or 4.2%, from 2020. The customer base increased 2.0% from the prior year. Table 3 below summarizes the operating revenues of the STW Utility.

Total expenses for 2021 of \$590,000 were \$44,000, or 8.1%, higher than the previous year primarily due to an increase in the contractual services expense. Depreciation expense for the year was up 7.7%.

Net position was increased by \$366,000 in 2021 primarily as a result of capital contributions.

TABLE 3
COMPARISON OF STORM WATER OPERATING REVENUES



McFarland Storm Water Utility

Management's Discussion and Analysis
December 31, 2021 and 2020

Statements of Cash Flows

The statements of cash flows in Table 4 below reports cash receipts, cash payments, and net changes in cash resulting from operations, investment income, and financing activities such as repayment of debt and capital additions. This information provides answers to such questions as where did cash come from, what was cash used for, and what was the change in the cash balance during the reporting period.

TABLE 4
CONDENSED STATEMENTS OF CASH FLOWS

	2021	2020	2019	2020-2021 Change
Cash Flows From:				
Operating activities	\$ 95,288	\$ 203,816	\$ 236,949	\$ (108,528)
Capital and related financing activities	(400,135)	(321,765)	(331,261)	(78,370)
Investing activities	<u>699</u>	<u>5,365</u>	<u>23,454</u>	<u>(4,666)</u>
Net change in cash and cash equivalents	(304,148)	(112,584)	(70,858)	(191,564)
Cash and Cash Equivalents, Beginning	<u>892,824</u>	<u>1,005,408</u>	<u>1,076,266</u>	<u>(112,584)</u>
Cash and Cash Equivalents, Ending	<u>\$ 588,676</u>	<u>\$ 892,824</u>	<u>\$ 1,005,408</u>	<u>\$ (304,148)</u>

The STW Utility experienced a net cash flow of \$95,000 from operating activities in 2021, a decrease of \$109,000, or 53.4%, from 2020. Cash used in capital and related financing activities increased \$78,000 in 2021. Cash and cash equivalents at year-end decreased \$304,000, or 34.0%, from 2020 to 2021.

McFarland Storm Water Utility

Management's Discussion and Analysis
December 31, 2021 and 2020

Capital Assets

Table 5 below summarizes the capital assets currently held for STW Utility purposes.

TABLE 5
CAPITAL ASSETS – STORM WATER UTILITY OPERATIONS

	2021	2020	2019	2020-2021 Change
Capital assets:				
Land and improvements	\$ 313,596	\$ 313,596	\$ 313,596	\$ -
Pipes	3,784,771	3,364,146	3,193,406	420,625
Manholes	462,858	393,231	393,231	69,627
Inlets	746,692	663,430	654,330	83,262
Basins	719,431	719,431	719,431	-
Miscellaneous and general	<u>520,084</u>	<u>460,922</u>	<u>445,559</u>	<u>59,162</u>
Total capital assets	6,547,432	5,914,756	5,719,553	632,676
Less accumulated depreciation	<u>(2,227,402)</u>	<u>(2,074,296)</u>	<u>(1,941,299)</u>	<u>(153,106)</u>
Net capital assets	<u>\$ 4,320,030</u>	<u>\$ 3,840,460</u>	<u>\$ 3,778,254</u>	<u>\$ 479,570</u>

During 2021, the capital assets of the STW Utility increased by \$632,000, or 10.7%, from 2020. The increase came primarily from developer contributed additions. After depreciation was factored in, the net capital assets for the STW Utility were \$4,320,000, an increase of \$480,000, or 12.5%, from 2020.

Please refer to the notes to the financial statements for further detail about the capital assets of the Storm Water Utility.

Debt Administration

As of December 31, 2021 the STW Utility had \$200,000 in general obligation debt outstanding compared to \$360,000 in 2020. The STW Utility issued \$500,000 in new general obligation debt in 2015 for the purpose of funding 2015 and 2016 capital improvement projects and equipment purchases. Please refer to the notes to the financial statements for further detail about the debt obligations of the Storm Water Utility.

McFarland Storm Water Utility

Management's Discussion and Analysis
December 31, 2021 and 2020

Currently Known Facts / Economic Conditions

The Village of McFarland is located adjacent to the southeast edge of the City of Madison. This proximity to a major regional commercial center, which is the capital of state government and home to the flagship campus of the University of Wisconsin has produced a favorable economic climate. With the exception of the economic downturn and stagnation in housing construction that began in 2008, these economic drivers have resulted in steady growth in the service area of the STW Utility over the last two decades. The market for existing homes strengthened significantly in 2013, and there are promising signs of increased growth in new residential construction. The Village has seen positive growth since 2013, given the performance of the market and the expansion surrounding the Madison area.

The customer base of the STW Utility consists of all residential commercial, industrial and institutional properties in McFarland. Local streets, cemeteries, and the railroad land areas are not assessed user charges. The creation of TID #3 in 2004 and TID #4 in 2008, both of which will promote more commercial / industrial development, combined with the availability of land that exists for residential development, should yield long-term growth in the customer base and greater economies of scale in future STW Utility operations once the pace of development returns to more normal levels.

Although just established in 2008, the STW Utility has created long-range project and financial plans to keep pace with projected Village growth. Rate structures are reviewed annually to maintain a strong cash flow sufficient to cover operating and debt service needs and to fund smaller capital projects.

Contacting Utility Management

This discussion and analysis is intended to provide information for our customers, investors, and creditors concerning the financial performance of the STW Utility and to demonstrate the STW Utility's accountability for the money it receives. If you have questions about this report, or would like additional financial information, contact the Village of McFarland, PO Box 110, McFarland, WI 53558-0110 or at (608)838-3153.

General information relating to the McFarland STW Utility can also be found at the Village website www.mcfarland.wi.us.

WATER AND SEWER UTILITY

McFarland Water and Sewer Utility

Statements of Net Position
December 31, 2021 and 2020

	<u>2021</u>	<u>2020</u>
Assets		
Current Assets		
Cash and investments	\$ 2,416,424	\$ 2,650,474
Customer accounts receivable	307,173	279,567
Due from municipality	39,736	41,336
Materials and supplies	<u>19,450</u>	<u>19,450</u>
Total current assets	<u>2,782,783</u>	<u>2,990,827</u>
Noncurrent Assets		
Restricted assets:		
Replacement account	521,663	486,971
Impact fee account	45,574	32,266
Net pension asset	101,155	55,144
Other assets:		
Water tower reserve	552,554	524,741
Depreciation reserve	79,225	79,179
Special assessments receivable	36,109	36,109
Property held for future use	224,112	224,112
Capital assets:		
Plant in service:		
Water	18,184,652	17,279,900
Sewer	<u>8,418,320</u>	<u>7,429,655</u>
Total plant in service	<u>26,602,972</u>	<u>24,709,555</u>
Accumulated depreciation:		
Water	(5,432,429)	(5,096,461)
Sewer	<u>(2,752,724)</u>	<u>(2,580,351)</u>
Total accumulated depreciation	<u>(8,185,153)</u>	<u>(7,676,812)</u>
Construction work in progress:		
Water	<u>22,736</u>	<u>-</u>
Total noncurrent assets	<u>20,000,947</u>	<u>18,471,265</u>
Total assets	<u>22,783,730</u>	<u>21,462,092</u>
Deferred Outflows of Resources		
Deferred outflows related to pension	<u>194,502</u>	<u>137,064</u>

See notes to the financial statements

McFarland Water and Sewer Utility

Statements of Net Position
December 31, 2021 and 2020

	<u>2021</u>	<u>2020</u>
Liabilities		
Current Liabilities		
Accounts payable	\$ 403,792	\$ 205,349
Due to municipality	279,069	270,345
Customer deposits	5,000	5,000
Accrued interest	10,835	6,471
Accrued vacation leave	10,325	10,199
Current portion of lease payable	4,805	4,663
Current portion of general obligation debt	<u>650,000</u>	<u>565,000</u>
Total current liabilities	<u>1,363,826</u>	<u>1,067,027</u>
Noncurrent Liabilities		
General obligation debt	2,750,000	2,675,000
Unamortized debt premium	88,671	70,870
Lease obligation	39,950	44,755
Accrued sick leave	<u>68,986</u>	<u>50,653</u>
Total noncurrent liabilities	<u>2,947,607</u>	<u>2,841,278</u>
Total liabilities	<u>4,311,433</u>	<u>3,908,305</u>
Deferred Inflows of Resources		
Deferred inflows related to pension	<u>229,004</u>	<u>155,171</u>
Net Position		
Net investment in capital assets	14,907,129	13,672,456
Restricted for:		
Equipment replacement	521,663	486,971
Impact fee	45,574	32,266
Net pension asset	101,155	55,144
Unrestricted	<u>2,862,274</u>	<u>3,288,843</u>
Total net position	<u>\$ 18,437,795</u>	<u>\$ 17,535,680</u>

See notes to the financial statements

McFarland Water and Sewer Utility

Statements of Revenues, Expenses and Changes in Net Position
Years Ended December 31, 2021 and 2020

	<u>2021</u>	<u>2020</u>
Operating Revenues		
Water:		
Sales of water	\$ 1,200,881	\$ 1,054,510
Other	<u>97,770</u>	<u>138,174</u>
Total water	<u>1,298,651</u>	<u>1,192,684</u>
Sewer:		
Treatment charges	1,481,582	1,277,053
Other	<u>8,796</u>	<u>5,464</u>
Total sewer	<u>1,490,378</u>	<u>1,282,517</u>
Total operating revenues	<u>2,789,029</u>	<u>2,475,201</u>
Operating Expenses		
Water:		
Operation and maintenance	534,578	577,635
Depreciation	<u>373,238</u>	<u>336,778</u>
Total water	<u>907,816</u>	<u>914,413</u>
Sewer:		
Operation and maintenance	1,472,967	1,373,904
Depreciation	<u>172,373</u>	<u>159,691</u>
Total sewer	<u>1,645,340</u>	<u>1,533,595</u>
Total operating expenses	<u>2,553,156</u>	<u>2,448,008</u>
Operating Income (Loss)		
Water	390,835	278,271
Sewer	<u>(154,962)</u>	<u>(251,078)</u>
Total operating income (loss)	<u>235,873</u>	<u>27,193</u>
Nonoperating Revenues (Expenses)		
Investment income	4,350	21,590
Gain/(loss) on sale of equipment	-	10,891
Miscellaneous income	2,200	3,801
Interest expense	(78,123)	(72,244)
Debt issuance costs	(11,368)	(10,235)
Amortization of premium	<u>20,262</u>	<u>14,982</u>
Total nonoperating revenues (expenses)	<u>(62,679)</u>	<u>(31,215)</u>
Income (loss) before contributions and transfers	173,194	(4,022)
Capital Contributions	1,069,978	443,819
Transfer In (Out)	(61,988)	-
Transfers, Tax Equivalent	<u>(279,069)</u>	<u>(270,345)</u>
Change in net position	902,115	169,452
Net Position, Beginning	<u>17,535,680</u>	<u>17,366,228</u>
Net Position, Ending	<u>\$ 18,437,795</u>	<u>\$ 17,535,680</u>

See notes to the financial statements

McFarland Water and Sewer Utility

Statements of Cash Flows

Years Ended December 31, 2021 and 2020

	<u>2021</u>	<u>2020</u>
Cash Flows From Operating Activities		
Received from customers	\$ 2,401,240	\$ 2,133,970
Received from municipality for services	386,988	325,250
Paid to suppliers for goods and services	(1,685,589)	(1,829,662)
Paid to employees for operating payroll	<u>(134,670)</u>	<u>(127,155)</u>
Net cash flows from operating activities	<u>967,969</u>	<u>502,403</u>
Cash Flows From Noncapital Financing Activities		
Paid to municipality for tax equivalent	(270,345)	(262,660)
Transfers to other funds	<u>(61,988)</u>	<u>-</u>
Net cash flows from noncapital financing activities	<u>(332,333)</u>	<u>(262,660)</u>
Cash Flows From Capital and Related Financing Activities		
Acquisition and construction of capital assets	(875,848)	(1,019,125)
Capital contributions received (refunded)	(30,602)	253,699
Capital lease payments	(4,663)	-
Debt retired	(565,000)	(450,405)
Interest paid	(73,759)	(72,244)
Proceeds from debt issue	725,000	645,000
Premium on debt net of issuance costs	<u>26,695</u>	<u>14,750</u>
Net cash flows from capital and related financing activities	<u>(798,177)</u>	<u>(628,325)</u>
Cash Flows From Investing Activities		
Investment income	<u>4,350</u>	<u>21,590</u>
Net change in cash and cash equivalents	(158,191)	(366,992)
Cash and Cash Equivalents, Beginning	<u>3,773,631</u>	<u>4,140,623</u>
Cash and Cash Equivalents, Ending	<u>\$ 3,615,440</u>	<u>\$ 3,773,631</u>
Noncash Capital and Related Financing Activities		
Amortization of debt premium	<u>\$ 20,262</u>	<u>\$ 14,982</u>
Gain/loss on sale of asset	<u>\$ -</u>	<u>\$ 10,891</u>
Developer financed additions to plant	<u>\$ 1,100,580</u>	<u>\$ 190,120</u>
Leased equipment	<u>\$ -</u>	<u>\$ 49,418</u>

See notes to the financial statements

McFarland Water and Sewer Utility

Statements of Cash Flows

Years Ended December 31, 2021 and 2020

	<u>2021</u>	<u>2020</u>
Reconciliation of Operating Income to Net Cash Flows From		
Operating Activities		
Operating income	\$ 235,873	\$ 27,193
Nonoperating revenue (expense)	2,200	3,801
Noncash items in operating income:		
Depreciation	545,611	496,469
Depreciation charged to clearing and other utilities	23,005	21,960
Changes in assets and liabilities:		
Customer accounts receivable	(27,606)	(43,138)
Due from municipality	1,600	1,396
Accounts payable	198,443	(16,658)
Accrued vacation and sick leave	18,333	7,191
Other current liabilities	126	-
Pension related deferrals and liabilities	<u>(29,616)</u>	<u>4,189</u>
Net cash flows from operating activities	<u>\$ 967,969</u>	<u>\$ 502,403</u>
Reconciliation of Cash and Cash Equivalents to Statements of		
Net Position Accounts		
Cash and investments	\$ 2,416,424	\$ 2,650,474
Replacement account	521,663	486,971
Impact fee account	45,574	32,266
Water tower reserve	552,554	524,741
Depreciation reserve	<u>79,225</u>	<u>79,179</u>
Cash and cash equivalents	<u>\$ 3,615,440</u>	<u>\$ 3,773,631</u>

See notes to the financial statements

STORM WATER UTILITY

McFarland Storm Water Utility

Statements of Net Position
December 31, 2021 and 2020

	<u>2021</u>	<u>2020</u>
Assets		
Current Assets		
Cash and investments	\$ 588,676	\$ 892,824
Customer accounts receivable	74,189	72,444
Other accounts receivable	<u>3,345</u>	<u>1,441</u>
Total current assets	<u>666,210</u>	<u>966,709</u>
Noncurrent Assets		
Restricted assets:		
Net pension asset	39,658	22,190
Capital assets:		
Plant in service	6,547,432	5,914,756
Accumulated depreciation	(2,227,402)	(2,074,296)
Construction work in progress	<u>2,892</u>	<u>-</u>
Total noncurrent assets	<u>4,362,580</u>	<u>3,862,650</u>
Total assets	<u>5,028,790</u>	<u>4,829,359</u>
Deferred Outflows of Resources		
Deferred outflows related to pension	<u>76,627</u>	<u>53,919</u>

See notes to the financial statements

McFarland Storm Water Utility

Statements of Net Position
December 31, 2021 and 2020

	<u>2021</u>	<u>2020</u>
Liabilities		
Current Liabilities		
Accounts payable	\$ 14,037	\$ 35,691
Accrued interest	337	2,116
Accrued vacation leave	4,276	3,839
Current portion of lease payable	2,402	2,332
Current portion of general obligation debt	<u>65,000</u>	<u>160,000</u>
Total current liabilities	<u>86,052</u>	<u>203,978</u>
Noncurrent Liabilities		
General obligation debt	135,000	200,000
Unamortized debt premium	687	1,394
Lease obligation	19,975	22,377
Accrued sick leave	<u>25,715</u>	<u>12,449</u>
Total noncurrent liabilities	<u>181,377</u>	<u>236,220</u>
Total liabilities	<u>267,429</u>	<u>440,198</u>
Deferred Inflows of Resources		
Deferred inflows related to pension	<u>91,806</u>	<u>62,860</u>
Net Position		
Net investment in capital assets	4,099,858	3,454,357
Restricted for:		
Net pension asset	39,658	22,190
Unrestricted	<u>606,666</u>	<u>903,673</u>
Total net position	<u>\$ 4,746,182</u>	<u>\$ 4,380,220</u>

See notes to the financial statements

McFarland Storm Water Utility

Statements of Revenues, Expenses and Changes in Net Position
Years Ended December 31, 2021 and 2020

	<u>2021</u>	<u>2020</u>
Operating Revenues		
Charges for services	\$ 537,326	\$ 527,467
Other	<u>12,260</u>	<u>24,715</u>
Total operating revenues	<u>549,586</u>	<u>552,182</u>
Operating Expenses		
Operation and maintenance	431,268	393,619
Depreciation	<u>153,106</u>	<u>141,874</u>
Total operating expenses	<u>584,374</u>	<u>535,493</u>
Operating income (loss)	<u>(34,788)</u>	<u>16,689</u>
Nonoperating Revenues (Expenses)		
Investment income	699	5,365
Miscellaneous revenues (expenses)	(200)	14,973
Interest expense	(6,643)	(11,100)
Amortization of debt premium	707	1,071
Gain on sale of fixed assets	<u>-</u>	<u>1,898</u>
Total nonoperating revenues (expenses)	<u>(5,437)</u>	<u>12,207</u>
Income (loss) before contributions	(40,225)	28,896
Capital Contributions	<u>406,187</u>	<u>39,510</u>
Change in net position	365,962	68,406
Net Position, Beginning	<u>4,380,220</u>	<u>4,311,814</u>
Net Position, Ending	<u><u>\$ 4,746,182</u></u>	<u><u>\$ 4,380,220</u></u>

See notes to the financial statements

McFarland Storm Water Utility

Statements of Cash Flows

Years Ended December 31, 2021 and 2020

	<u>2021</u>	<u>2020</u>
Cash Flows From Operating Activities		
Received from customers	\$ 545,737	\$ 566,172
Paid to suppliers for goods and services	(315,779)	(235,201)
Paid to employees for operating payroll	<u>(134,670)</u>	<u>(127,155)</u>
Net cash flows from operating activities	<u>95,288</u>	<u>203,816</u>
Cash Flows From Capital and Related Financing Activities		
Acquisition and construction of capital assets	(226,119)	(156,771)
Capital contributions received (refunded)	(3,262)	18,808
Debt retired	(162,332)	(172,702)
Interest paid	<u>(8,422)</u>	<u>(11,100)</u>
Net cash flows from capital and related financing activities	<u>(400,135)</u>	<u>(321,765)</u>
Cash Flows From Investing Activities		
Investment income	<u>699</u>	<u>5,365</u>
Net change in cash and cash equivalents	(304,148)	(112,584)
Cash and Cash Equivalents, Beginning	<u>892,824</u>	<u>1,005,408</u>
Cash and Cash Equivalents, Ending	<u><u>\$ 588,676</u></u>	<u><u>\$ 892,824</u></u>
Noncash Capital and Related Financing Activities		
Developer financed additions to utility plant	<u>\$ 409,449</u>	<u>\$ 20,702</u>
Amortization of debt premium	<u><u>\$ 707</u></u>	<u><u>\$ 1,071</u></u>

See notes to the financial statements

McFarland Storm Water Utility

Statements of Cash Flows

Years Ended December 31, 2021 and 2020

	<u>2021</u>	<u>2020</u>
Reconciliation of Operating Income (Loss) to Net Cash Flows		
From Operating Activities		
Operating income (loss)	\$ (34,788)	\$ 16,689
Nonoperating revenue (expense)	(200)	14,973
Noncash items in operating income (loss):		
Depreciation	153,106	141,874
Changes in assets and liabilities:		
Customer accounts receivable	(1,745)	458
Other accounts receivable	(1,904)	(1,441)
Pension related deferrals and liabilities	(11,230)	(2,791)
Accounts payable	(21,654)	28,772
Accrued vacation	13,266	4,138
Accrued sick leave	437	1,144
	<u>\$ 95,288</u>	<u>\$ 203,816</u>
Net cash flows from operating activities		

See notes to the financial statements

McFarland Utilities

Notes to Financial Statements
December 31, 2021 and 2020

1. Summary of Significant Accounting Policies

The financial statements of McFarland Utilities (the Utilities) have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to enterprise funds of governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

The significant accounting principles and policies utilized by the Utilities are described below.

Reporting Entity

The Utilities are separate enterprise funds of the Village of McFarland (Municipality). The Utilities are managed by the village board. The Utilities provide water, sewer, and storm water service to properties within the municipality.

The Water Utility operates under service rules and rates established by the Public Service Commission of Wisconsin (PSCW). The Sewer and Storm Water Utilities operate under rules and rates established by the village board. Wastewater is treated under an agreement with Madison Metropolitan Sewerage District.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The Utilities are presented as enterprise funds of the municipality. Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business or where the governing body has decided that the determination of revenues earned, costs incurred and net income is necessary for management accountability.

The financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

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

Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources and Net Position

Deposits and Investments

For purposes of the statement of cash flows, cash and cash equivalents have original maturities of three months or less from the date of acquisition.

McFarland Utilities

Notes to Financial Statements
December 31, 2021 and 2020

Investment of the utilities' funds are restricted by state statutes. Investments are limited to:

Time deposits in any credit union, bank, savings bank or trust company.

Bonds or securities of any county, city, drainage district, technical college district, village, town or school district of the state. Also, bonds issued by a local exposition district, local professional baseball park district, local professional football stadium district, local cultural arts district, the University of Wisconsin Hospitals and Clinics Authority or the Wisconsin Aerospace Authority.

Bonds or securities issued or guaranteed by the federal government.

The local government investment pool.

Any security maturing in seven years or less and having the highest or second highest rating category of a nationally recognized rating agency.

Securities of an open end management investment company or investment trust, subject to various conditions and investment options.

Repurchase agreements with public depositories, with certain conditions.

The Utilities have adopted an investment policy. That policy has been adopted by the Village of McFarland. Please refer to the financial statements of the municipality for details on this policy.

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income. Market values may have changed significantly after year end.

Receivables/Payables

Transactions between the Utilities and other funds of the municipality that are representative of lending/borrowing arrangements outstanding at year end are referred to as advances to/from other funds. All other outstanding balances between the Utilities and other funds of the municipality are reported as due to/from other funds.

The Utilities have the right under Wisconsin statutes to place delinquent water, sewer, and storm water bills on the tax roll for collection. As such, no allowance for uncollectible customer accounts is considered necessary.

Materials and Supplies

Materials and supplies are generally used for construction, operation and maintenance work, not for resale. They are valued at the lower of cost or market utilizing the average cost method and charged to construction or expense when used.

Restricted Assets

Mandatory segregations of assets are presented as restricted assets. Such segregations are required by bond agreements and other external parties. Current liabilities payable from these restricted assets are so classified.

McFarland Utilities

Notes to Financial Statements
December 31, 2021 and 2020

Water Tower Reserve

Current water rates are designed to provide funds for future water tower painting. The utility transfers the budgeted amount each year from unrestricted cash to the internally designated account.

Depreciation Reserve

These are funds the utility has elected to set aside for future capital purchases and projects.

Special Assessments Receivable

This account represents the balances of special assessments levied against property owners for infrastructure improvements. The balances are receivable over various time periods with interest accrued annually. Some of the properties assessed are currently not developed; i.e., not attached to the water and sewer system. Payment of the assessment balance is deferred until these properties are attached to the water and sewer system.

Property Held for Future Use

This land is owned by the utility and is currently not in use.

Capital Assets

Capital assets are generally defined by the Utilities as assets with an initial, individual cost of more than \$10,000 and an estimated useful life in excess of one year.

Capital assets of the Utilities are recorded at cost or the estimated acquisition value at the time of contribution to the Utilities. Major outlays for utility plant are capitalized as projects are constructed. Interest incurred during the construction phase is reflected in the capitalized value of the capital assets constructed, net of interest earned on the invested proceeds over the same period. Capital assets in service are depreciated or amortized using the straight-line method over the following useful lives:

	<u>Years</u>
Water Plant	
Source of supply	34
Pumping	22-31
Water treatment	17
Transmission and distribution	18-77
General	4-17
Sewer Plant	
Collecting system	50-100
Collecting system pumping	20-40
General	7-20
Storm Water Plant	
Storm water infrastructure	50
General	10-50

Pensions

For purposes of measuring the net pension liability (asset), deferred outflows of resources and deferred inflows of resources related to pension and pension expense, information about the fiduciary net position of the Wisconsin Retirement System (WRS) and additions to/deductions from WRS' fiduciary net position have been determined on the same basis as they are reported by WRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms, investments are reported at fair value.

Deferred Outflow of Resources

A deferred outflow of resources represents a consumption of net position that applies to a future period and will not be recognized as an outflow of resources (expense) until that future time.

Accrued Vacation and Sick Leave

Under terms of employment, employees are granted sick leave and vacations in varying amounts. Only benefits considered to be vested are disclosed in these statements. Vested vacation and sick leave pay is accrued when earned in the financial statements. The liability is liquidated from general operating revenues of the Utilities.

Long-Term Obligations

Long-term debt and other obligations are reported as utility liabilities. Bond premiums and discounts, are amortized over the life of the bonds using the straight-line or effective interest method. Gains or losses on prior refundings are amortized over the remaining life of the old debt or the life of the new debt, whichever is shorter. The balance at year end for premiums and discounts is shown as an increase or decrease in the liability section of the statement of net position. The balance at year end for the loss on refunding is shown as a deferred outflow in the statement of net position.

Deferred Inflows of Resources

A deferred inflow of resources represents an acquisition of net position that applies to a future period and therefore will not be recognized as an inflow of resources (revenue) until that future time.

McFarland Utilities

Notes to Financial Statements
December 31, 2021 and 2020

Revenues and Expenses

The Utilities distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the utilities' principal ongoing operations. The principal operating revenues of the Utilities are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Charges for Services

Billings are rendered and recorded bi-monthly based on metered usage. The Utilities do not accrue revenues beyond billing dates.

Current water rates were approved by the PSCW effective August 13, 2021.

Current storm water rates were approved by the village board on February 19, 2020 and implemented on August 5, 2020.

Current storm water utility rates were approved by the village board on December 28, 2015 and implemented on January 1, 2016.

Capital Contributions

Cash and capital assets are contributed to the Utilities from customers, the municipality or external parties. The value of property contributed to the Utilities are reported as revenue on the statements of revenues, expenses and changes in net position.

Impact Fee

The Water Utility charges new customers an impact fee to connect to the system. Fees collected are recorded as capital contributions on the statements of revenues, expenses and changes in net position.

Transfers

Transfers include the payment in lieu of taxes to the municipality.

Miscellaneous Operating Revenues

Miscellaneous revenues include forfeited discounts and water tower rental income for the Water and Sewer Utilities, as well as erosion control permits, yard waste permits, and forfeited discounts for the Storm Water Utility.

Effect of New Accounting Standards on Current Period Financial Statements

The Governmental Accounting Standards Board (GASB) has approved the following:

- Statement No. 87, *Leases*
- Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*
- Statement No. 91, *Conduit Debt Obligations*
- Statement No. 92, *Omnibus 2020*
- Statement No. 93, *Replacement of Interbank Offered Rates*
- Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*
- Statement No. 96, *Subscription-Based Information Technology Arrangements*
- Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans - an amendment of GASB Statements No. 14 and No. 84, and a supersession of GASB Statement No. 32*

When they become effective, application of these standards may restate portions of these financial statements.

Comparative Data

Certain amounts presented in the prior year data may have been reclassified in order to be consistent with the current year's presentation.

2. Deposits and Investments

	Carrying Value as of		Risks
	December 31,		
	2021	2020	
LGIP	\$ 2,314,326	\$ 2,220,560	Credit
Checking and Savings	<u>1,889,790</u>	<u>2,445,895</u>	Custodial Credit
Total	<u>\$ 4,204,116</u>	<u>\$ 4,666,455</u>	

Deposits in each local and area bank are insured by the FDIC in the amount of \$250,000 for time and savings accounts (including NOW accounts) and \$250,000 for demand deposit accounts (interest bearing and noninterest bearing). In addition, if deposits are held in an institution outside of the state in which the government is located, insured amounts are further limited to a total of \$250,000 for the combined amount of all deposit accounts.

Deposits in credit unions are insured by the National Credit Union Administration in the amount of \$250,000 for all share draft accounts and \$250,000 for all share certificate and regular share accounts as of December 31, 2021 and 2020.

McFarland Utilities

Notes to Financial Statements
December 31, 2021 and 2020

Bank accounts and credit unions are also insured by the State Deposit Guarantee Fund (SDGF) in the amount of \$400,000.

The Utilities may also maintain separate cash and investment accounts at the same financial institutions utilized by the municipality. Federal depository insurance and the SDGF apply to all municipal accounts, and accordingly, the amount of insured funds is not determinable for the Utilities alone. Therefore, coverage for the Utilities may be reduced. Investment income on commingled investments of the entire municipality is allocated based on average investment balances.

The Wisconsin Local Government Investment Pool (LGIP) is part of the State Investment Fund (SIF) and is managed by the State of Wisconsin Investment Board. The SIF is not registered with the Securities and Exchange Commission, but operates under the statutory authority of Wisconsin Chapter 25. The SIF reports the fair value of its underlying assets annually. Participants in the LGIP have the right to withdraw their funds in total on one day's notice. At December 31, 2021 and 2020, the fair value of the LGIP's assets were substantially equal to the Utilities' share.

Custodial Credit Risk

Deposits

Custodial credit risk is the risk that in the event of a financial institution failure, the Utilities' deposits may not be returned to the Utilities.

The Utilities maintain certain deposits commingled with the municipality. The following is a summary of the Utilities' total deposit balances at these institutions.

	2021		2020	
	Bank Balance	Carrying Value	Bank Balance	Carrying Value
McFarland State Bank	(A)	\$ 1,889,790	(A)	\$ 2,445,895
	-	-	-	-
Total	\$ -	\$ 1,889,790	\$ -	\$ 2,445,895

(A) - The Utilities maintain certain investments commingled with the municipality. The custodial credit risk pertaining specifically to the Utilities' resources cannot be determined for those accounts. Please refer to the municipality's financial statements for information on this risk.

Credit Risk

Credit risk is the risk an issuer or other counterparty to an investment will not fulfill its obligations.

The Utilities maintain certain investments commingled with the municipality. The credit risk pertaining specifically to the Utilities' resources cannot be determined for those accounts. Please refer to the municipality's financial statements for information on this risk.

The Utilities held investments in the Local Government Investment Pool which is an external pool that is not rated.

Investment Policy

The Utilities adopted the Village of McFarland's investment policy, which addresses both credit and custodial credit risk. Refer to the Village-wide statements for this policy.

McFarland Utilities

Notes to Financial Statements
December 31, 2021 and 2020

3. Interfund Receivables/Payables and Transfers

The following is a schedule of interfund balances for the years ending December 31, 2021 and 2020:

Due To	Due From	2021		2020	
		Amount	Principal Purpose	Amount	Principal Purpose
Water and Sewer Utility	Municipality	\$ 39,736	Fire protection charge	\$ 41,336	Fire protection charge
Municipality	Water and Sewer Utility	279,069	Tax equivalent	270,345	Tax equivalent

The following is a schedule of transfer balances for the years ending December 31, 2021 and 2020:

To	From	2021		2020	
		Amount	Principal Purpose	Amount	Principal Purpose
Municipality	Water and Sewer Utility	\$ 279,069	Tax equivalent	\$ 270,345	Tax equivalent
Municipality	Water and Sewer Utility	61,988	Forgiveness of public fire protection	-	

4. Restricted Assets

Replacement Account

As a condition of receiving state and federal funds for wastewater plant construction, the Utilities have established an account for replacement of certain mechanical equipment.

Impact Fee Account

The Utilities have received impact fees which must be spent in accordance with local ordinances and state statutes. Those funds not spent within the ordinance guidelines and time frames must be refunded to the current property owner.

Net Pension Asset

Restricted assets have been reported in connection with the net pension asset balance since this balance must be used to fund employee benefits.

Restricted Net Position

The following calculation supports the amount of water and sewer utility restricted net position:

	2021	2020
Restricted assets:		
Replacement account	\$ 521,663	\$ 486,971
Impact fee account	45,574	32,266
Net pension asset	101,155	55,144
Total restricted assets	<u>\$ 668,392</u>	<u>\$ 574,381</u>

McFarland Utilities

Notes to Financial Statements
December 31, 2021 and 2020

The purpose of the restricted net position is as follows:

	<u>2021</u>	<u>2020</u>
Equipment replacement	\$ 521,663	\$ 486,971
Impact fee	45,574	32,266
Net pension asset	<u>101,155</u>	<u>55,144</u>
Total restricted net position	<u>\$ 668,392</u>	<u>\$ 574,381</u>

The following calculation supports the amount of storm water restricted net position:

	<u>2021</u>	<u>2020</u>
Restricted assets:		
Net pension asset	\$ 39,658	\$ 22,190
Total restricted net position as calculated	<u>\$ 39,658</u>	<u>\$ 22,190</u>

5. Changes in Capital Assets

Water Utility

A summary of changes in Water capital assets for 2021 follows:

	<u>Balance 12/31/20</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance 12/31/21</u>
Capital assets, not being depreciated:				
Land and land rights	\$ 87,550	\$ -	\$ -	\$ 87,550
Capital assets being depreciated:				
Source of supply	211,239	-	-	211,239
Pumping	357,710	-	-	357,710
Water treatment	4,498	-	-	4,498
Transmission and distribution	16,095,146	787,209	14,375	16,867,980
General	<u>523,757</u>	<u>177,818</u>	<u>45,900</u>	<u>655,675</u>
Total capital assets being depreciated	<u>17,192,350</u>	<u>965,027</u>	<u>60,275</u>	<u>18,097,102</u>
Total capital assets	17,279,900	<u>965,027</u>	<u>60,275</u>	18,184,652
Less accumulated depreciation	<u>(5,096,461)</u>	<u>(396,243)</u>	<u>60,275</u>	<u>(5,432,429)</u>
Construction in progress	<u>-</u>	<u>22,736</u>	<u>-</u>	<u>22,736</u>
Net capital assets	<u>\$ 12,183,439</u>			<u>\$ 12,774,959</u>

McFarland Utilities

Notes to Financial Statements
December 31, 2021 and 2020

A summary of changes in Water capital assets for 2020 follows:

	Balance 1/2/20	Increases	Decreases	Balance 12/31/20
Capital assets, not being depreciated:				
Land and land rights	\$ 87,550	\$ -	\$ -	\$ 87,550
Capital assets being depreciated:				
Source of supply	211,239	-	-	211,239
Pumping	357,710	-	-	357,710
Water treatment	4,498	-	-	4,498
Transmission and distribution	15,052,691	1,105,978	63,523	16,095,146
General	481,632	64,317	22,192	523,757
Total capital assets being depreciated	16,107,770	1,170,295	85,715	17,192,350
Total capital assets	16,195,320	1,170,295	85,715	17,279,900
Less accumulated depreciation	(4,812,782)	(203,139)	(80,540)	(5,096,461)
Net capital assets	<u>\$ 11,382,538</u>			<u>\$ 12,183,439</u>

Sewer Utility

A summary of changes in Sewer capital assets for 2021 follows:

	Balance 12/31/20	Increases	Decreases	Balance 12/31/21
Capital assets, not being depreciated:				
Land and land rights	\$ 78,020	\$ -	\$ -	\$ 78,020
Capital assets being depreciated:				
Collecting system	5,880,005	929,503	-	6,809,508
Collecting system pumping	1,043,088	-	-	1,043,088
General	428,542	59,162	-	487,704
Total capital assets being depreciated	7,351,635	988,665	-	8,340,300
Total capital assets	7,429,655	988,665	-	8,418,320
Less accumulated depreciation	(2,580,351)	(172,373)	-	(2,752,724)
Net capital assets	<u>\$ 4,849,304</u>			<u>\$ 5,665,596</u>

McFarland Utilities

Notes to Financial Statements
December 31, 2021 and 2020

A summary of changes in Sewer capital assets for 2020 follows:

	Balance 1/2/20	Increases	Decreases	Balance 12/31/20
Capital assets, not being depreciated:				
Land and land rights	\$ 78,020	\$ -	\$ -	\$ 78,020
Capital assets being depreciated:				
Collecting system	5,825,530	54,475	-	5,880,005
Collecting system pumping	1,043,088	-	-	1,043,088
General	386,417	64,317	22,192	428,542
Total capital assets being depreciated	7,255,035	118,792	22,192	7,351,635
Total capital assets	7,333,055	118,792	22,192	7,429,655
Less accumulated depreciation	(2,433,975)	(168,568)	22,192	(2,580,351)
Net capital assets	<u>\$ 4,899,080</u>			<u>\$ 4,849,304</u>

Storm Water Utility

A summary of changes in Storm Water capital assets for 2021 follows:

	Balance 12/31/20	Increases	Decreases	Balance 12/31/21
Capital assets, not being depreciated:				
Land and land rights	\$ 160,275	\$ -	\$ -	\$ 160,275
Capital assets being depreciated:				
Storm water plant	5,405,929	573,514	-	5,979,443
General	348,552	59,162	-	407,714
Total capital assets being depreciated	5,754,481	632,676	-	6,387,157
Total capital assets	5,914,756	632,676	-	6,547,432
Less accumulated depreciation	(2,074,296)	(153,106)	-	(2,227,402)
Construction in progress	-	2,892	-	2,892
Net capital assets	<u>\$ 3,840,460</u>			<u>\$ 4,322,922</u>

McFarland Utilities

Notes to Financial Statements
December 31, 2021 and 2020

A summary of changes in Storm Water capital assets for 2020 follows:

	Balance 1/2/20	Increases	Decreases	Balance 12/31/20
Capital assets, not being depreciated:				
Land and land rights	\$ 160,275	\$ -	\$ -	\$ 160,275
Capital assets being depreciated:				
Storm water plant	5,226,089	179,840	-	5,405,929
General	333,189	37,555	22,192	348,552
Total capital assets being depreciated	5,559,278	217,395	22,192	5,754,481
Total capital assets	5,719,553	217,395	22,192	5,914,756
Less accumulated depreciation	(1,941,299)	(155,189)	22,192	(2,074,296)
Net capital assets	<u>\$ 3,778,254</u>			<u>\$ 3,840,460</u>

6. Long-Term Obligations

General Obligation Debt - Water and Sewer Utility

The following general obligation notes have been issued:

Date	Purpose	Final Maturity	Interest Rate	Original Amount	Outstanding Amount 12/31/21
06/23/15	2015 and 2016 improvement projects	12/01/2024	2.00 %	\$ 2,495,000	\$ 990,000
07/20/17	2017 improvement projects	12/01/2025	1.20	845,000	465,000
08/01/19	2019 improvement projects	12/01/2028	2.00-3.00	720,000	640,000
06/22/2020	2020 Improvement projects	12/01/2029	1.50-2.00	645,000	580,000
03/01/2021	2021 Improvement projects	12/01/2030	1.00-2.00	725,000	725,000

General obligation notes debt service requirements to maturity follows:

Years Ending December 31,	Principal	Interest	Total
2022	\$ 650,000	\$ 69,303	\$ 719,303
2023	670,000	51,010	721,010
2024	700,000	38,710	738,710
2025	370,000	24,450	394,450
2026	250,000	17,300	267,300
2027-2030	<u>760,000</u>	<u>21,500</u>	<u>781,500</u>
Total	<u>\$ 3,400,000</u>	<u>\$ 222,273</u>	<u>\$ 3,622,273</u>

McFarland Utilities

Notes to Financial Statements
December 31, 2021 and 2020

General Obligation Debt - Storm Water Utility

The following general obligation notes have been issued:

<u>Date</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Interest Rate</u>	<u>Original Amount</u>	<u>Outstanding Amount 12/31/21</u>
06/23/15	2015 and 2016 improvement projects	12/01/2024	2 %	\$ 500,000	\$ 200,000

General obligation notes debt service requirements to maturity follows:

<u>Years Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 65,000	\$ 4,040	\$ 69,040
2023	65,000	2,805	67,805
2024	70,000	1,504	71,504
Total	<u>\$ 200,000</u>	<u>\$ 8,349</u>	<u>\$ 208,349</u>

Long-Term Obligations Summary - Water and Sewer Utility

Long-term obligation activity for the year ended December 31, 2021 is as follows:

	<u>12/31/20 Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>12/31/21 Balance</u>	<u>Due Within One Year</u>
General obligation debt	\$ 3,240,000	\$ 725,000	\$ 565,000	\$ 3,400,000	\$ 650,000
Accrued sick leave	50,653	28,532	10,199	68,986	-
Lease obligation	49,418	-	4,663	44,755	4,805
Unamortized debt premium	70,870	38,063	20,262	88,671	-
Total	<u>\$ 3,410,941</u>	<u>\$ 791,595</u>	<u>\$ 600,124</u>	<u>\$ 3,602,412</u>	<u>\$ 654,805</u>

Long-term obligation activity for the year ended December 31, 2020 is as follows:

	<u>1/2/20 Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>12/31/20 Balance</u>	<u>Due Within One Year</u>
General obligation debt	\$ 3,010,000	\$ 645,000	\$ 415,000	\$ 3,240,000	\$ 565,000
Accrued sick leave	43,462	14,429	7,238	50,653	-
Lease obligation	35,405	49,418	35,405	49,418	4,663
Unamortized debt premium	60,867	24,985	14,982	70,870	-
Total	<u>\$ 3,149,734</u>	<u>\$ 733,832</u>	<u>\$ 472,625</u>	<u>\$ 3,410,941</u>	<u>\$ 569,663</u>

McFarland Utilities

Notes to Financial Statements
December 31, 2021 and 2020

Long-Term Obligations Summary - Storm Water Utility

Long-term obligation activity for the year ended December 31, 2021 is as follows:

	<u>12/31/20 Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>12/31/21 Balance</u>	<u>Due Within One Year</u>
General obligation debt	\$ 360,000	\$ -	\$ 160,000	\$ 200,000	\$ 65,000
Accrued sick leave	12,449	17,670	4,403	25,716	-
Lease obligation	24,709	-	2,332	22,377	2,402
Unamortized debt premium	<u>1,394</u>	<u>-</u>	<u>707</u>	<u>687</u>	<u>-</u>
Total	<u>\$ 398,552</u>	<u>\$ 17,670</u>	<u>\$ 167,442</u>	<u>\$ 248,780</u>	<u>\$ 67,402</u>

Long-term obligation activity for the year ended December 31, 2020 is as follows:

	<u>1/2/20 Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>12/31/20 Balance</u>	<u>Due Within One Year</u>
General obligation debt	\$ 515,000	\$ -	\$ 155,000	\$ 360,000	\$ 160,000
Accrued sick leave	8,311	6,833	2,695	12,449	-
Lease obligation	17,702	24,709	17,702	24,709	2,332
Unamortized debt premium	<u>2,465</u>	<u>-</u>	<u>1,071</u>	<u>1,394</u>	<u>-</u>
Total	<u>\$ 543,478</u>	<u>\$ 31,542</u>	<u>\$ 176,468</u>	<u>\$ 398,552</u>	<u>\$ 162,332</u>

7. Net Position

GASB No. 34 requires the classification of net position into three components - net investment in capital assets, restricted and unrestricted. These classifications are defined as follows:

Net Investment in Capital Assets - This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets. If there are significant unspent related debt proceeds at year-end, the portion of the debt attributable to the unspent proceeds are not included in the calculation of net investment in capital assets. Rather, that portion of the debt is included in the same net position component as the unspent proceeds.

Restricted - This component of net position consists of constraints placed on net position use through external constraints imposed by creditors (such as through debt covenants), grantors, contributors or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.

Unrestricted Net Position - This component of net position consists of net positions that do not meet the definition of "restricted" or "net investment in capital assets."

When both restricted and unrestricted resources are available for use, it is the Utilities' policy to use restricted resources first, then unrestricted resources as they are needed.

McFarland Utilities

Notes to Financial Statements
December 31, 2021 and 2020

The following calculation supports the water and sewer utility net investment in capital assets:

	<u>2021</u>	<u>2020</u>
Plant in service	\$ 26,602,972	\$ 24,709,555
Plant in service	26,602,972	(7,676,811)
Total accumulated depreciation	22,736	-
Construction work in progress	<u>22,736</u>	<u>-</u>
Subtotal	<u>53,251,416</u>	<u>17,032,744</u>
Less capital related debt:		
Current portion of capital related long-term debt	654,805	569,663
Long-term portion of capital related long-term debt	2,789,950	2,719,755
Unamortized debt premium	<u>88,671</u>	<u>70,870</u>
Subtotal	<u>3,533,426</u>	<u>3,360,288</u>
Total net investment in capital assets	<u>\$ 49,717,990</u>	<u>\$ 13,672,456</u>

The following calculation supports the storm water net investment in capital assets:

	<u>2021</u>	<u>2020</u>
Plant in service	\$ 6,547,432	\$ 5,914,756
Accumulated depreciation	(2,227,402)	(2,074,296)
Construction work in progress	<u>2,892</u>	<u>-</u>
Subtotal	<u>4,322,922</u>	<u>3,840,460</u>
Less capital related debt:		
Current portion of capital related long-term debt	67,402	162,332
Long-term portion of capital related long-term debt	154,975	222,377
Unamortized debt premium	<u>687</u>	<u>1,394</u>
Subtotal	<u>223,064</u>	<u>386,103</u>
Total net investment in capital assets	<u>\$ 4,099,858</u>	<u>\$ 3,454,357</u>

8. Employees Retirement System

General Information About the Pension Plan

Plan description: The WRS is a cost-sharing multiple-employer defined benefit pension plan. WRS benefits and other plan provisions are established by Chapter 40 of the Wisconsin Statutes. Benefit terms may only be modified by the legislature. The retirement system is administered by the Wisconsin Department of Employee Trust Funds (ETF). The system provides coverage to all eligible State of Wisconsin, local government and other public employees. All employees, initially employed by a participating WRS employer on or after July 1, 2011, and expected to work at least 1,200 hours a year (880 hours for teachers and school district educational support employees) and expected to be employed for at least one year from employee's date of hire are eligible to participate in the WRS.

ETF issues a standalone Annual Comprehensive Financial Report, which can be found at <http://etf.wi.gov/publications/cafr.htm>.

McFarland Utilities

Notes to Financial Statements
December 31, 2021 and 2020

Vesting: For employees beginning participation on or after January 1, 1990, and no longer actively employed on or after April 24, 1998, creditable service in each of five years is required for eligibility for a retirement annuity. Participants employed prior to 1990 and on or after April 24, 1998, and prior to July 1, 2011, are immediately vested. Participants who initially became WRS eligible on or after July 1, 2011, must have five years of creditable service to be vested.

Benefits provided: Employees who retire at or after age 65 (54 for protective occupation employees, 62 for elected officials and State executive participants, if hired on or before 12/31/2016) are entitled to retirement benefit based on a formula factor, their average earnings and creditable service.

Final average earnings is the average of the participant's three highest earnings period. Creditable service includes current service and prior service for which a participant received earnings and made contributions as required. Creditable service also includes creditable military service. The retirement benefit will be calculated as a money purchase benefit based on the employee's contributions plus matching employer's contributions, with interest, if that benefit is higher than the formula benefit.

Vested participants may retire at age 55 (50 for protective occupation employees) and receive an actuarially reduced benefit. Participants terminating covered employment prior to eligibility for an annuity may either receive employee-required contributions plus interest as a separation benefit or leave contributions on deposit and defer application until eligible to receive a retirement benefit.

The WRS also provides death and disability benefits for employees.

Post-retirement adjustments: The Employee Trust Funds Board may periodically adjust annuity payments from the retirement system based on annual investment performance in accordance with s. 40.27, Wis. Stat. An increase (or decrease) in annuity payments may result when investment gains (losses), together with other actuarial experience factors, create a surplus (shortfall) in the reserves, as determined by the system's consulting actuary. Annuity increases are not based on cost of living or other similar factors. For Core annuities, decreases may be applied only to previously granted increases. By law, Core annuities cannot be reduced to an amount below the original, guaranteed amount (the "floor") set at retirement. The Core and Variable annuity adjustments granted during recent years are as follows:

<u>Year</u>	<u>Core Fund Adjustment</u>	<u>Variable Fund Adjustment</u>
2010	(1.3)%	22.0%
2011	(1.2)	11.0
2012	(7.0)	(7.0)
2013	(9.6)	9.0
2014	4.7	25.0
2015	2.9	2.0
2016	0.5	(5.0)
2017	2.0	4.0
2018	2.4	17.0
2019	0.0	(10.0)

McFarland Utilities

Notes to Financial Statements

December 31, 2021 and 2020

Contributions: Required contributions are determined by an annual actuarial valuation in accordance with Chapter 40 of the Wisconsin Statutes. The employee required contribution is one-half of the actuarially determined contribution rate for general category employees, including teachers, and Executives and Elected Officials. Starting January 1, 2016, the Executives and Elected Officials category merged into the General Employee category. Required contributions for protective employees are the same rate as general employees. Employers are required to contribute the remainder of the actuarially determined contribution rate. The employer may not pay the employee required contribution unless provided for by an existing collective bargaining agreement.

The WRS recognized \$34,807 and \$27,337 in contributions from the Utilities during the current and prior reporting periods, respectively.

Contribution rates as of December 31, 2021 and December 31, 2020 are:

	2021		2020	
	Employee	Employer	Employee	Employer
General (including executives and elected officials)	6.75 %	6.75 %	6.55 %	6.55 %
Protective with Social Security	6.75 %	11.65 %	6.55 %	10.55 %
Protective without Social Security	6.75 %	16.25 %	6.55 %	14.95 %

Pension Liabilities, Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2021, the Utilities reported a liability (asset) of \$(140,813) for its proportionate share of the net pension liability (asset). The net pension liability (asset) was measured as of December 31, 2019, and the total pension liability used to calculate the net pension liability (asset) was determined by an actuarial valuation as of December 31, 2018 rolled forward to December 31, 2020. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The Utilities' proportion of the net pension liability (asset) was based on the Utilities' share of contributions to the pension plan relative to the contributions of all participating employers. At December 31, 2020, the Village of McFarland's proportion was 0.02979184 percent, which was an increase of 0.00169826 percent from its proportion measured as of December 31, 2019.

At December 31, 2020, the Utilities reported a liability (asset) of \$(77,334) for its proportionate share of the net pension liability (asset). The net pension liability (asset) was measured as of December 31, 2018, and the total pension liability used to calculate the net pension liability (asset) was determined by an actuarial valuation as of December 31, 2017 rolled forward to December 31, 2018. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The Utilities' proportion of the net pension liability (asset) was based on the Utilities' share of contributions to the pension plan relative to the contributions of all participating employers. At December 31, 2019, the Village of McFarland's proportion was 0.02809358 percent, which was an increase of 0.00148928 percent from its proportion measured as of December 31, 2018.

For the years ended December 31, 2021 and 2020, the Utilities recognized pension expense of \$19,429 and \$22,011, respectively.

McFarland Utilities

Notes to Financial Statements
December 31, 2021 and 2020

At December 31, 2021, the Utilities reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Water and Sewer Utility</u>		<u>Storm Water Utility</u>	
	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 160,432	\$ 50,700	\$ 63,711	\$ 22,068
Changes in assumption	7,174	-	2,395	-
Net differences between project and actual earnings on pension plan	-	178,144	-	69,661
Changes in proportion and differences between employer contributions and proportionate share of contributions	2,029	160	581	77
Employer contributions subsequent to the measurement date	<u>24,867</u>	<u>-</u>	<u>9,940</u>	<u>-</u>
Total	<u>\$ 194,502</u>	<u>\$ 229,004</u>	<u>\$ 76,627</u>	<u>\$ 91,806</u>

At December 31, 2020, the Utilities reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Water and Sewer Utility</u>		<u>Storm Water Utility</u>	
	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 107,548	\$ 65,965	\$ 42,978	\$ 28,053
Changes in assumption	8,718	-	3,001	-
Net differences between project and actual earnings on pension plan	-	88,952	-	34,693
Changes in proportion and differences between employer contributions and proportionate share of contributions	1,160	254	241	114
Employer contributions subsequent to the measurement date	<u>19,638</u>	<u>-</u>	<u>7,699</u>	<u>-</u>
Total	<u>\$ 137,064</u>	<u>\$ 155,171</u>	<u>\$ 53,919</u>	<u>\$ 62,860</u>

Deferred outflows related to pension resulting from the WRS Employer's contributions subsequent to the measurement date reported in the tables above will be recognized as a reduction of the net pension liability (asset) in the subsequent year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

	<u>Water and Sewer Utility</u>	<u>Storm Water Utility</u>
Years ending December 31,		
2022	\$ (15,273)	\$ (6,462)
2023	(3,918)	(1,658)
2024	(28,251)	(11,953)
2025	(11,927)	(5,047)
2026	-	-
Thereafter	<u>-</u>	<u>-</u>
Total	<u>\$ (59,369)</u>	<u>\$ (25,120)</u>

McFarland Utilities

Notes to Financial Statements
December 31, 2021 and 2020

Actuarial assumptions: The total pension liability in the actuarial valuation used in the current and prior year was determined using the following actuarial assumptions, applied to all periods included in the measurement:

	2021	2020
Actuarial valuation date	January 1, 2020	December 31, 2017
Measurement date of net pension liability (asset)	December 31, 2020	December 31, 2018
Actuarial cost method	Entry Age Normal	Entry Age Normal
Asset valuation method	Fair Value	Fair Value
Long-term expected rate of return	7.0%	7.0%
Discount rate	7.0%	7.0%
Salary increases		
Inflation	3.0%	3.0%
Seniority/Merit	0.1% - 5.6%	0.1% - 5.6%
Mortality	Wisconsin 2018 Mortality Table	Wisconsin 2018 Mortality Table
Post-retirement adjustments *	1.9%	1.9%

** No post-retirement adjustment is guaranteed. Actual adjustments are based on recognized investment return, actuarial experience and other factors. The percentages listed above are the assumed annual adjustment based on the investment return assumption and the post-retirement discount rate.*

Actuarial assumptions are based upon an experience study conducted in 2018 that covered a three-year period from January 1, 2015 to December 31, 2017. The total pension liability for December 31, 2019 is based upon a roll-forward of the liability calculated from the December 31, 2018 actuarial valuation. The total pension liability for December 31, 2018 is based upon a roll-forward of the liability calculated from the December 31, 2017 actuarial valuation.

McFarland Utilities

Notes to Financial Statements
December 31, 2021 and 2020

Long-term expected return on plan assets: The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class as of December 31, 2021 are summarized in the following table:

Core Fund Asset Class	Current Asset Allocation %	Long-Term Expected Nominal Rate of Return %	Long-Term Expected Real Rate of Return %
Global Equities	49 %	8.0 %	5.1 %
Fixed Income	24.5	4.9	2.1
Inflation Sensitive Assets	15.5	4.0	1.2
Real Estate	9	6.3	3.5
Private Equity/Debt	8	10.6	7.6
Multi-Asset	4	6.9	4.0
Total Core Fund	110	7.5	4.6
Variable Fund Asset Class			
U.S Equities	70	7.5	4.6
International Equities	30	8.2	5.3
Total Variable Fund	100	7.8	4.9

New England Pension Consultants Long-Term U.S. CPI (Inflation) Forecast: 2.75 percent.
Asset Allocations are managed within established ranges, target percentages may differ from actual monthly allocations.

McFarland Utilities

Notes to Financial Statements
December 31, 2021 and 2020

The target allocation and best estimates of arithmetic real rates of return for each major asset class as of December 31, 2020 are summarized in the following table:

Core Fund Asset Class	Current Asset Allocation %	Long-Term Expected Nominal Rate of Return %	Long-Term Expected Real Rate of Return %
Global Equities	49 %	8.1 %	5.5 %
Fixed Income	24.5	4.0	1.5
Inflation Sensitive Assets	15.5	3.8	1.3
Real Estate	9	6.5	3.9
Private Equity/Debt	8	9.4	6.7
Multi-Asset	4	6.7	4.1
Total Core Fund	110	7.3	4.7
Variable Fund Asset Class			
U.S Equities	70	7.6	5.0
International Equities	30	8.5	5.9
Total Variable Fund	100	8.0	5.4

New England Pension Consultants Long-Term U.S. CPI (Inflation) Forecast: 2.5 percent.
Asset Allocations are managed within established ranges, target percentages may differ from actual monthly allocations.

Single discount rate: A single discount rate of 7.00 percent was used to measure the total pension liability as of December 31, 2021 and December 31, 2020. This single discount rate was based on the expected rate of return on pension plan investments of 7.00 percent and a long term bond rate of 2.75 percent and 3.71 percent, in 2020 and 2019 respectively. (Source: Fixed-income municipal bonds with 20 years to maturity that include only federally tax-exempt municipal bonds as reported in Fidelity Index's "20-year Municipal GO AA Index" as of December 31, 2019. In describing this index, Fidelity notes that the Municipal Curves are constructed using option-adjusted analytics of a diverse population of over 10,000 tax-exempt securities.) Because of the unique structure of WRS, the 7.00 percent expected rate of return implies that a dividend of approximately 1.9 percent will always be paid. For purposes of the single discount rate, it was assumed that the dividend would always be paid. The projection of cash flows used to determine this single discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments (including expected dividends) of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

McFarland Utilities

Notes to Financial Statements
December 31, 2021 and 2020

Sensitivity of the Utilities' proportionate share of the net pension liability (asset) to changes in the discount rate: The following presents the Utilities' proportionate share of the net pension liability (asset) calculated using the current discount rate, as well as what the Utilities' proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate.

The sensitivity analysis as of December 31, 2021 follows:

	<u>1% Decrease to Discount Rate (6.00%)</u>	<u>Current Discount Rate (7.00%)</u>	<u>1% Increase to Discount Rate (8.00%)</u>
Water and Sewer Utility's proportionate share of the net position liability (asset)	\$ 117,367	\$ (101,155)	\$ (300,072)
Storm Water Utility's proportionate share of the net position liability (asset)	46,915	(39,658)	(119,947)

The sensitivity analysis as of December 31, 2020 follows:

	<u>1% Decrease to Discount Rate (6.20%)</u>	<u>Current Discount Rate (7.00%)</u>	<u>1% Increase to Discount Rate (8.20%)</u>
Water and Sewer Utility's proportionate share of the net position liability (asset)	\$ 126,871	\$ (55,144)	\$ (180,950)
Storm Water Utility's proportionate share of the net position liability (asset)	49,739	(22,190)	(70,941)

Pension plan fiduciary net position: Detailed information about the pension plan's fiduciary net position is available in separately issued financial statements available at <http://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements>.

9. Commitments and Contingencies

Long-Term Contracts, General

At December 31, 2021 and 2020, the Utilities had commitments under a long-term contract for the Juniper Ridge subdivision. The contract payments are based on the Utilities' amount of usage. The Utilities received capital contributions of \$(64,418) and \$210,822 in 2021 and 2020, respectively.

Claims and Judgments

From time to time, the Utilities are party to various pending claims and legal proceedings. Although the outcome of such matters cannot be forecasted with certainty, it is the opinion of management and the Utilities' legal counsel that the likelihood is remote that any such claims or proceedings will have a material adverse effect on the Utilities' financial position or results of operations.

McFarland Utilities

Notes to Financial Statements
December 31, 2021 and 2020

10. Risk Management

The Utilities are exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets; errors and omissions; workers compensation; and health care of its employees. These risks are covered through the purchase of commercial insurance, with minimal deductibles. Settled claims have not exceeded the commercial liability in any of the past three years. There were no significant reductions in coverage compared to the prior year.

11. Subsequent Events

The Utilities evaluated subsequent events through the date that the financial statements were available to be issued, for events requiring recording or disclosure in the financial statements.

The Village issued \$3,650,000 of water and sewer system revenue bonds dated April 11, 2022 to finance future utility improvements.

REQUIRED SUPPLEMENTARY INFORMATION

McFarland Utilities

Schedule of Proportionate Share of the Net Pension Liability (Asset) -

Wisconsin Retirement System

Year Ended December 31, 2021

The required supplementary information presented below represents the proportionate information for the enterprise funds included in this report.

Fiscal Year Ending	Proportion of the Net Pension Liability (Asset) - City	Utilities' Proportionate Share of the Net Pension Liability (Asset)	Covered Payroll	Proportionate Share of the Net Pension Liability (Asset) as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability (Asset)
12/31/21	0.02979184%	\$ (140,813)	\$ 301,886	46.81%	105.26%
12/31/20	0.02809358%	(77,334)	304,653	25.37%	102.96%
12/31/19	0.02660430%	84,737	392,821	21.57%	96.45%
12/31/18	0.02526343%	(66,445)	359,265	18.49%	102.93%
12/31/17	0.02403967%	19,856	388,576	5.11%	99.12%
12/31/16	0.02415237%	43,275	379,603	11.40%	98.20%

Schedule of Employer Contributions - Wisconsin Retirement System

Year Ended December 31, 2021

Fiscal Year Ending	Contractually Required Contributions	Contributions in Relation to the Contractually Required Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/21	\$ 34,807	\$ 34,807	\$ -	\$ 381,402	9.13%
12/31/20	27,337	27,337	-	301,886	9.06%
12/31/19	25,926	25,926	-	304,653	8.51%
12/31/18	26,319	26,319	-	392,821	6.70%
12/31/17	24,430	24,430	-	359,265	6.80%
12/31/16	25,646	25,646	-	388,576	6.60%

See notes to required supplementary information

McFarland Utilities

Notes to Required Supplementary Information
Year Ended December 31, 2021

Changes of benefit terms. There were no changes of benefit terms for any participating employer in WRS.

Changes of assumptions.

	2015 - 2018	2019 - 2021
Long-term expected rate of	7.2%	7.0%
Discount rate	7.2%	7.0%
Salary increases		
Inflation	3.2%	3.0%
Seniority/Merit	0.2% - 5.6%	0.1% - 5.6%
Mortality	Wisconsin 2012 Mortality Table	Wisconsin 2018 Mortality Table
Post-retirement adjustments	2.10%	1.90%

These schedules are presented to illustrate the requirements to show information for 10 years. However, until a full 10-year trend is compiled, information is presented for those years for which information is available.

SUPPLEMENTARY INFORMATION

McFarland Water and Sewer Utility

Water Utility Plant

Year Ended December 31, 2021

	Balance 12/31/20	Additions	Retirements	Balance 12/31/21
Source Of Supply				
Land and land rights	\$ 32,300	\$ -	\$ -	\$ 32,300
Wells and springs	<u>211,239</u>	<u>-</u>	<u>-</u>	<u>211,239</u>
Total source of supply	<u>243,539</u>	<u>-</u>	<u>-</u>	<u>243,539</u>
Pumping				
Structures and improvements	145,092	-	-	145,092
Electric pumping equipment	190,402	-	-	190,402
Other pumping equipment	<u>22,216</u>	<u>-</u>	<u>-</u>	<u>22,216</u>
Total pumping	<u>357,710</u>	<u>-</u>	<u>-</u>	<u>357,710</u>
Water Treatment				
Water treatment equipment	<u>4,498</u>	<u>-</u>	<u>-</u>	<u>4,498</u>
Transmission And Distribution				
Land and land rights	55,250	-	-	55,250
Distribution reservoirs and standpipes	1,231,105	-	-	1,231,105
Transmission and distribution mains	10,689,295	547,100	-	11,236,395
Services	2,187,496	150,400	-	2,337,896
Meters	826,736	32,003	12,375	846,364
Hydrants	<u>1,160,514</u>	<u>57,706</u>	<u>2,000</u>	<u>1,216,220</u>
Total transmission and distribution	<u>16,150,396</u>	<u>787,209</u>	<u>14,375</u>	<u>16,923,230</u>
General				
Office furniture and equipment	9,946	-	-	9,946
Transportation equipment	211,166	54,987	-	266,153
Tools, shop and garage equipment	48,766	26,665	-	75,431
Laboratory equipment	6,649	-	-	6,649
Power-operated equipment	70,910	91,991	45,900	117,001
Communication equipment	176,018	4,175	-	180,193
Miscellaneous equipment	<u>302</u>	<u>-</u>	<u>-</u>	<u>302</u>
Total general	<u>523,757</u>	<u>177,818</u>	<u>45,900</u>	<u>655,675</u>
Total water utility plant	<u>\$ 17,279,900</u>	<u>\$ 965,027</u>	<u>\$ 60,275</u>	<u>\$ 18,184,652</u>

McFarland Water and Sewer Utility

Sewer Utility Plant

Year Ended December 31, 2021

	Balance 12/31/20	Additions	Retirements	Balance 12/31/21
Collecting System				
Land and land rights	\$ 78,020	\$ -	\$ -	\$ 78,020
Service connections	664,600	71,675	-	736,275
Collecting mains	5,024,372	857,828	-	5,882,200
Force mains	191,033	-	-	191,033
Total collecting system	<u>5,958,025</u>	<u>929,503</u>	<u>-</u>	<u>6,887,528</u>
Collecting System Pumping				
Structures and improvements	303,762	-	-	303,762
Receiving wells	14,403	-	-	14,403
Electric pumping equipment	661,422	-	-	661,422
Other power pumping equipment	60,159	-	-	60,159
Miscellaneous pumping equipment	3,342	-	-	3,342
Total collecting system pumping	<u>1,043,088</u>	<u>-</u>	<u>-</u>	<u>1,043,088</u>
General				
Office furniture and equipment	9,948	-	-	9,948
Transportation equipment	257,718	54,987	-	312,705
Communication equipment	139,946	4,175	-	144,121
Other general equipment	2,313	-	-	2,313
Other tangible property	18,617	-	-	18,617
Total general	<u>428,542</u>	<u>59,162</u>	<u>-</u>	<u>487,704</u>
Total sewer utility plant	<u>\$ 7,429,655</u>	<u>\$ 988,665</u>	<u>\$ -</u>	<u>\$ 8,418,320</u>

McFarland Storm Water Utility

Storm Water Utility Plant

Year Ended December 31, 2021

	Balance 12/31/20	Additions	Retirements	Balance 12/31/21
Storm Water Plant				
Land and land rights	\$ 160,275	\$ -	\$ -	\$ 160,275
Pipes	3,364,146	420,625	-	3,784,771
Manholes	393,231	69,627	-	462,858
Inlets	663,430	83,262	-	746,692
Basins	719,431	-	-	719,431
Land improvements	153,321	-	-	153,321
Miscellaneous	112,370	-	-	112,370
Total storm water plant	<u>5,566,204</u>	<u>573,514</u>	<u>-</u>	<u>6,139,718</u>
General				
Transportation equipment	320,914	54,987	-	375,901
Power-operated equipment	18,617	-	-	18,617
Communication equipment	9,021	4,175	-	13,196
Total general	<u>348,552</u>	<u>59,162</u>	<u>-</u>	<u>407,714</u>
Total storm water utility plant	<u>\$ 5,914,756</u>	<u>\$ 632,676</u>	<u>\$ -</u>	<u>\$ 6,547,432</u>

McFarland Water and Sewer Utility

Water Utility Operating Revenues and Expenses
Years Ended December 31, 2021 and 2020

	<u>2021</u>	<u>2020</u>
Operating Revenues		
Sales of water:		
Unmetered	\$ 2,837	\$ 3,499
Metered:		
Residential	622,511	570,950
Multifamily residential	48,041	41,889
Commercial	78,699	64,277
Public authorities	18,162	11,321
Total metered sales	767,413	688,437
Private fire protection	43,643	37,324
Public fire protection	386,988	325,250
Total sales of water	1,200,881	1,054,510
Other operating revenues:		
Forfeited discounts	4,600	2,410
Miscellaneous service revenue	1	347
Other	93,169	135,417
Total operating revenues	1,298,651	1,192,684
Operating Expenses		
Operation and maintenance:		
Pumping:		
Operation labor	12,723	11,684
Fuel or power purchased for pumping	44,959	44,578
Operation supplies	9,887	11,317
Maintenance	6,086	43,691
Total pumping	73,655	111,270
Water treatment:		
Operation labor	29,209	2,874
Chemicals	14,674	14,740
Maintenance	2,596	348
Total water treatment	46,479	17,962
Transmission and distribution:		
Operation labor	1,833	28,445
Operation supplies	9,711	13,398
Maintenance:		
Mains	36,862	17,139
Services	12,147	8,400
Meters	2,472	3,613
Hydrants	16,198	6,566
Other	1,544	175
Total transmission and distribution	80,767	77,736
Customer accounts:		
Meter reading labor	2,232	995
Accounting and collecting labor	18,283	19,785
Supplies	1,909	2,568
Total customer accounts	22,424	23,348

McFarland Water and Sewer Utility

Water Utility Operating Revenues and Expenses
Years Ended December 31, 2021 and 2020

	<u>2021</u>	<u>2020</u>
Administrative and general:		
Salaries	\$ 166,789	\$ 124,852
Office supplies	12,082	12,157
Outside services employed	30,678	49,474
Property insurance	39,322	61,017
Employee pensions and benefits	(22,136)	15,285
Regulatory commission	-	7,820
Miscellaneous	53,662	49,093
Transportation	<u>19,416</u>	<u>22,397</u>
Total administrative and general	<u>299,813</u>	<u>342,095</u>
Taxes	<u>11,440</u>	<u>5,224</u>
Total operation and maintenance	534,578	577,635
Depreciation	<u>373,238</u>	<u>336,778</u>
Total operating expenses	<u>907,816</u>	<u>914,413</u>
Operating income	<u>\$ 390,835</u>	<u>\$ 278,271</u>

McFarland Water and Sewer Utility

Sewer Utility Operating Revenues and Expenses
Years Ended December 31, 2021 and 2020

	<u>2021</u>	<u>2020</u>
Operating Revenues		
Wastewater revenues:		
Residential	\$ 1,222,716	\$ 1,077,641
Multifamily residential	-	28,211
Commercial	237,197	153,334
Public authorities	<u>21,669</u>	<u>17,867</u>
Total sewer revenues	<u>1,481,582</u>	<u>1,277,053</u>
Other operating revenues:		
Forfeited discounts	<u>8,796</u>	<u>5,464</u>
Total operating revenues	<u>1,490,378</u>	<u>1,282,517</u>
Operating Expenses		
Operation and maintenance:		
Operation:		
Power and fuel for pumping	7,387	7,393
Treatment charges	823,304	768,590
Other operating supplies	147	28
Transportation	<u>1,203</u>	<u>940</u>
Total operation	<u>832,041</u>	<u>776,951</u>
Maintenance:		
Collection system	39,910	52,181
Pumping equipment	6,641	3,079
Treatment and disposal plant equipment	9,113	156
General plant structures and equipment	<u>172,184</u>	<u>112,532</u>
Total maintenance	<u>227,848</u>	<u>167,948</u>
Customer accounts:		
Accounting and collecting	884	-
Meter Reading	<u>514</u>	<u>110</u>
Total customer accounts	<u>1,398</u>	<u>110</u>
Administrative and general:		
Salaries	209,407	158,020
Office supplies	3,930	4,069
Outside services employed	54,576	115,680
Insurance	39,292	39,870
Employees pensions and benefits	189	68
Miscellaneous	351	13,981
Rents	<u>88,703</u>	<u>84,064</u>
Total administrative and general	<u>396,448</u>	<u>415,752</u>
Taxes	<u>15,232</u>	<u>13,143</u>
Total operation and maintenance	1,472,967	1,373,904
Depreciation	<u>172,373</u>	<u>159,691</u>
Total operating expenses	<u>1,645,340</u>	<u>1,533,595</u>
Operating loss	<u>\$ (154,962)</u>	<u>\$ (251,078)</u>

McFarland Storm Water Utility

Storm Water Utility Operating Revenues and Expenses
Years Ended December 31, 2021 and 2020

	<u>2021</u>	<u>2020</u>
Operating Revenues		
Storm water revenues:		
Charges for services	\$ 537,326	\$ 527,467
Other operating revenues:		
Forfeited discounts	3,165	1,705
Other	<u>9,095</u>	<u>23,010</u>
Total operating revenues	<u>549,586</u>	<u>552,182</u>
Operating Expenses		
Operation and maintenance:		
Operations:		
Operation supervision and labor	157,897	134,872
Facility equipment and rental	64,753	51,120
Operation supplies	<u>85,846</u>	<u>105,865</u>
Total operations	<u>308,496</u>	<u>291,857</u>
Administrative and general:		
Office supplies	1,127	2,125
Outside services employed	53,173	41,850
Property insurance	35,757	22,791
Employee pensions and benefits	32,568	35,033
Miscellaneous	<u>147</u>	<u>(37)</u>
Total administrative and general	<u>122,772</u>	<u>101,762</u>
Total operation and maintenance	431,268	393,619
Depreciation	<u>153,106</u>	<u>141,874</u>
Total operating expenses	<u>584,374</u>	<u>535,493</u>
Operating income (loss)	<u>\$ (34,788)</u>	<u>\$ 16,689</u>

McFarland Water and Sewer Utility

Rate of Return - Regulatory Basis

Years Ended December 31, 2021 and 2020

	Water	
	2021	2020
Utility Financed Plant in Service		
Beginning of year	\$ 10,193,054	\$ 9,745,679
End of year	<u>10,312,832</u>	<u>10,193,054</u>
Average	<u>10,252,943</u>	<u>9,969,367</u>
Utility Financed Accumulated Depreciation		
Beginning of year	(3,159,722)	(3,154,834)
End of year	<u>(3,265,812)</u>	<u>(3,159,722)</u>
Average	<u>(3,212,767)</u>	<u>(3,157,278)</u>
Materials and Supplies		
Beginning of year	19,450	19,450
End of year	<u>19,450</u>	<u>19,450</u>
Average	<u>19,450</u>	<u>19,450</u>
Regulatory Liability		
Beginning of year	(68,468)	(91,290)
End of year	<u>(57,056)</u>	<u>(68,468)</u>
Average	<u>(62,762)</u>	<u>(79,879)</u>
Average net rate base	<u>\$ 6,996,864</u>	<u>\$ 6,751,660</u>
Operating income, regulatory basis	<u>\$ 205,938</u>	<u>\$ 121,690</u>
Rate of return (percent)	<u>2.94 %</u>	<u>1.80 %</u>
Authorized rate of return (percent)	<u>4.90 %</u>	<u>7.25 %</u>

This schedule is computed based on Public Service Commission of Wisconsin regulatory accounting which differs from accounting principles generally accepted in the United States of America due to GASB No. 34 as well as PSC order 05-US-105.

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, May 24, 2022

SECTION: Business

DEPARTMENT: Administration

CONTACT: Cassandra Suettinger, Village Clerk/Treasurer, Aaron Chapin, Police Chief, Andrew Bremer, Comm & Eco Dev Director, Chris Dennis, Fire/Rescue Chief

AGENDA ITEM: 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.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

Matthew Duffy of 5703 Red Oak Trail has applied for a tourist room house permit. The application is complete and thus, as required by ordinance, has been forwarded on to the Public Safety Committee for review. All property owners within 300 feet were notified of the date and time of the meeting and noticed of their opportunity to provide input on the request at the Public Safety Committee meeting. The ordinance provides that if the PSC Committee determines that the application meets the requirements, it shall be forwarded to the Village Board for approval.

The Building Inspector and Fire Inspector have completed their inspection of the property(attached).The Building Inspector identified during his inspection non-GFCI outlets on the right and left side of the laundry. He has provided the corrections must be made no later than 05/05/2022. Additionally, the Fire Inspector had noted all smoke alarms must be less than 10 years old. He provided all smoke detectors more than 10 years old must be replaced prior to renting.

FINANCIAL/BUDGET IMPACT:

Permitting Revenues and Room Tax Revenues

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

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

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

The Public Safety Committee unanimously recommends the following approval:



Motion to recommend approval of a tourist rooming house permit application from Matthew Duffy for 5703 Red Oak Trail contingent upon correction of the electrical outlets identified by the Building Inspector and update of smoke detectors as identified by the Fire Inspector.

ATTACHMENTS:

1. Amended - 5703 Red Oak Trail Tourist Rooming House Permit Application Submission_Redacted
2. Site_Plan_5703_Red_Oak_Trail (3)

Tourist Rooming House Permit Application

04/11/2022 10 15 PM (EDT)



Tourist Rooming House Permit Application

Pur uant to Village Ordinance Chapter 11

New or Renewal

New Application

Property Information

Tourist Rooming House Physical Address 5703 Red Oak Trail

Name of Corporation, Limited Liability Company, Partnership, or Other Entity (if applicable) Qwest Sustainabilities, LLC

Property Owner Name Matthew Duffy

Property Owner Address

Property Owner Telephone Number

Property Owner Email Address

Resident Agent

A resident agent must be appointed in the following situations:

- The property is not your primary residence and you reside outside a 30 mile radius from the Tourist Rooming House
- You will be absent while the property is rented (An owner is considered absent if the owner cannot be contacted and be present at the Tourist Rooming House within 45 minutes.)

NOTICE: APPLICANT SHALL IMMEDIATELY NOTIFY THE VILLAGE CLERK OF ANY CHANGE IN RESIDENCE OR INFORMATION REGARDING THE RESIDENT AGENT

Will a Resident Agent be appointed?

No

Application Fees

Application Fee (includes all required inspections) - \$500

Resident Agent Fee - \$50 (if applicable)

Total application fees = \$500.00



Facility Information

Provide the square footage of each room.

Bedrooms

Select the plus sign to add additional bedrooms.

i. **Bedroom Length**

14

Bedroom Width

14

Bedroom Total Square Footage

196 Square Feet

ii. **Bedroom Length**

10

Bedroom Width

7

Bedroom Total Square Footage

70 Square Feet

iii. **Bedroom Length**

14

Bedroom Width

11

Bedroom Total Square Footage

154 Square Feet

iv. **Bedroom Length**

10

Bedroom Width

11

Bedroom Total Square Footage

110 Square Feet

Dining Room

Dining Room Length 9

Dining Room Width 11

Dining Room Total Square Footage

Living Room

Living Room Length 19

Living Room Width 12

Living Room Total Square Footage

228 Square Feet

Family Room/Den (if applicable)

Family Room/Den Total Square Footage

Number of Full Bathrooms 2

Number of 3/4 Bathrooms 0

Number of 1/2 Bathrooms 0

Number of Parking Stalls 2

A 9'X18' is required for every 4 occupants.



Nuisance Response Plan

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

Proposed Maximum Number of Overnight Guests ~~9~~ 8 Amended 5/10/2022

Number of Off-street Parking Spaces ~~2~~ 4 Amended 5/10/2022

Number of Bedrooms Available 4

Describe the manner of responding to or causing a response to a nuisance complaint, including but not limited to the manner in which the complainant(s) will be notified of the response and the method of documenting prompt responses and timely corrective action.

I have clearly stated in the house rules that no parties are allowed, no unregistered guests allowed, and guests must abide by quiet hours at night and early morning. The neighbors in the adjacent properties will have the contact information of the property owner. In the case of a nuisance complaint, the response will be handled promptly. The complainants will be notified that the nuisance has been responded to and that swift action has been taken to ameliorate the issue within 45 minutes. The complainants will have the contact information of the property owner should any issues or concerns arise. The method of documenting will be on a document in the cloud with a timeline of event(s) and response(s).

Describe the manner of assuring timely corrective action to remedy the conditions that caused the nuisance complaint. This shall include, at a minimum, a telephone call to the primary adult occupant of the short-term vacation rental within 45 minutes of the initial nuisance complaint.

The conditions that caused the nuisance complaint will be handled swiftly and intelligently. The primary adult occupant will be contact via telephone within 45 minutes of the complaint. The cause of the nuisance complaint will be explained, and the steps needed to ameliorate the situation will be explained. The consequences of not taking those steps, including but not limited eviction, will be explained firmly.



Proof of Liability Insurance

File(s) attached:



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

A copy of Wisconsin Seller's Permit issued through the Wisconsin Department of Revenue

File(s) attached:

The property will be listed exclusively through AirBnB lodging marketplace.

Copy of Wisconsin Seller's Permit is not required for those who will be listing the tourist rooming house **exclusively** through a lodging marketplace. Please contact the Clerk if you have questions on this provision.

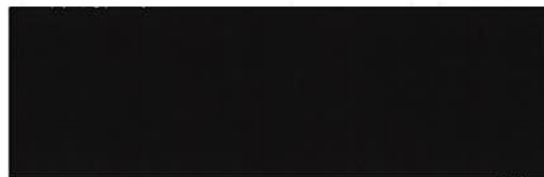
A current Tourist Rooming House License issued by Public Health of Madison and Dane County (PHMDC), or other applicable entity, under Wis. Stats. § 97.605, or a copy of the completed application submitted for said license if the license has not been issued.

File(s) attached:

 general_license_application_5703_Red_Oak_Trail.pdf

A copy of a completed Public Health of Madison and Dane County, or other applicable entity, tourist rooming house inspection form dated within one year of the date of issuance must be submitted before a permit can be issued.

File(s) attached:



For more information about Tourist Rooming House Licenses from PHMDC, please visit the [PHMDC website](#).

Site Plan

File(s) attached:



Site_Plan_5703_Red_Oak_Trail.bmp

A Site Plan must include location, number of units, number of people in each unit, dimensions of all rooms and common areas, laundry facilities, restroom facilities, and onsite parking dimensions.



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

Certification Signature

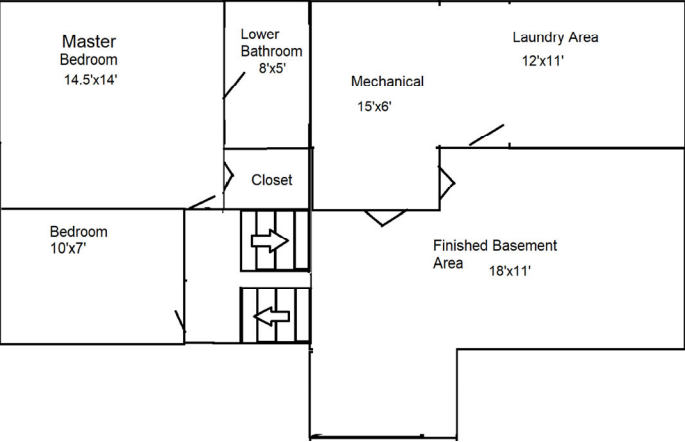
File(s) attached:

Certification Date

04/11/2022

Lower split level of house

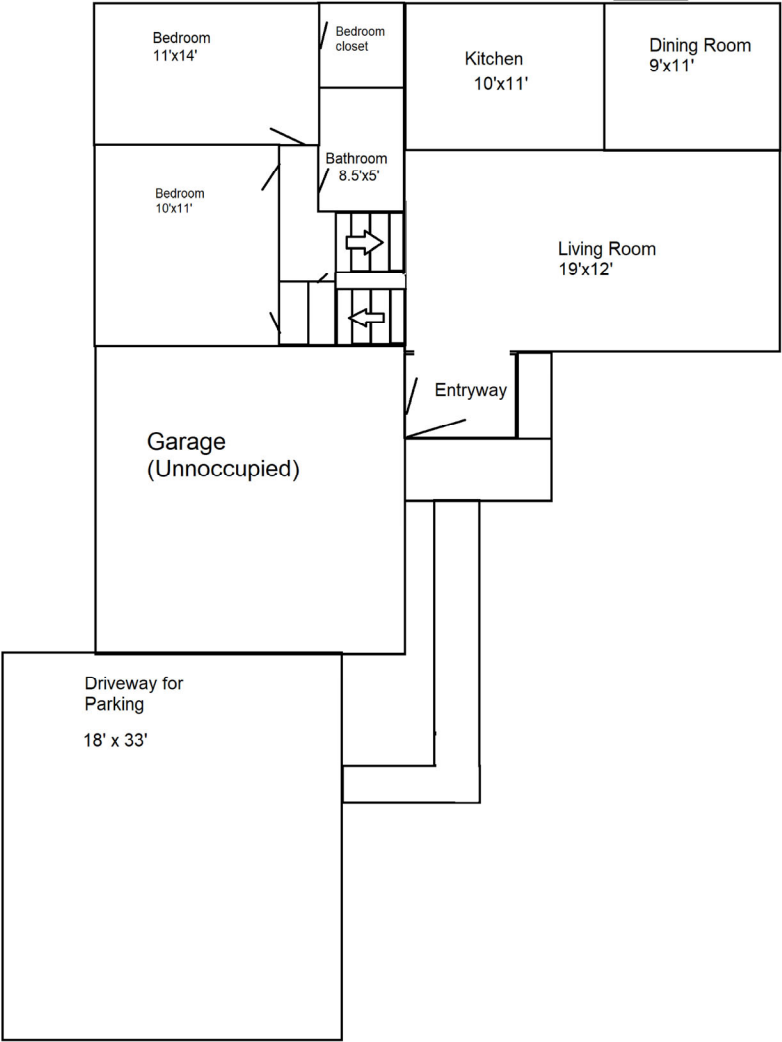
Basement of House



Upper split level of house

Main Level of House

Sliding door to back deck



5703 Red Oak Trail
McFarland, WI 53558

← Red Oak Trail →

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, May 24, 2022

SECTION: Business

DEPARTMENT: Administration

CONTACT: Cassandra Suettinger, Village Clerk/Treasurer, Andrew Bremer,
Comm & Eco Dev Director, Chris Dennis, Fire/Rescue Chief

AGENDA ITEM: 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.

PREVIOUS ACTION:

The Public Safety Committee met on May 2, 2022 to review the initial application request from Wendy Unke for the property located at 5438 Bremer Road. A number of neighbors, as well as written comments/questions, were received from neighbors. The Public Safety Committee tabled the request and requested the applicant be present at a Public Safety Committee meeting to answer questions and provide clarification.

The Public Safety Committee held a special meeting on May 17, 2022 to once again review the application with the applicant present. The applicant was present and answered questions as requested. The Public Safety Committee recommended approval.

ISSUE SUMMARY:

Property owner Wendy Unke has applied for a Tourist Rooming House for the property located at 5438 Bremer Road.

The application was verified to be complete and was thus forwarded to the Public Safety Committee for review. All property owners within 300 feet were notified of the date and time of the meeting and noticed of their opportunity to provide input on the request. The Public Safety Committee provided the public an opportunity to provide their concerns and for the TRH owner to respond and answer questions. As required by ordinance, the PSC determined that the application met the requirements ordinance for the 6 person maximum occupancy required and therefore has been forwarded to Village Board with a recommendation for approval.

FINANCIAL/BUDGET IMPACT:

Permitting and Room Tax Revenues

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

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



BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

The Public Safety Committee unanimously recommended approval of application for a tourist rooming house permit application from Wendy Unke, 5438 Bremer Road.

Motion to recommend approval of issuance of a tourist rooming house permit for Wendy Unke for the property located at 5438 Bremer Road for the period of May 24, 2022 through June 30, 2022..

ATTACHMENTS:

1. 5438 Bremer Rd, McFarland, WI 53558 Tourist Rooming House Permit Application Submission_Redacted
2. Site Plan
3. Floor Plan
4. Parking



Tourist Rooming House Permit Application

Pur uant to Village Ordinance Chapter 11

New or Renewal	New Application
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Property Information

Tourist Rooming House Physical Address	5438 Bremer Rd, McFarland, WI 53558
Property Owner Name	Wendy Unke
Property Owner Address	
Property Owner Telephone Number	
Property Owner Email Address	

Resident Agent

A resident agent must be appointed in the following situations:

- The property is not your primary residence and you reside outside a 30 mile radius from the Tourist Rooming House
- You will be absent while the property is rented (An owner is considered absent if the owner cannot be contacted and be present at the Tourist Rooming House within 45 minutes.)

NOTICE: APPLICANT SHALL IMMEDIATELY NOTIFY THE VILLAGE CLERK OF ANY CHANGE IN RESIDENCE OR INFORMATION REGARDING THE RESIDENT AGENT

Will a Resident Agent be appointed?	No
-------------------------------------	----

Application Fees

Application Fee (includes all required inspections) - \$500

Resident Agent Fee - \$50 (if applicable

Total application fees = \$500.00



Facility Information

Provide the square footage of each room

Bedrooms

Select the plus sign to add additional bedrooms.

i. **Bedroom Length**

12

Bedroom Width

14

Bedroom Total Square Footage

168 Square Feet

ii. **Bedroom Length**

10

Bedroom Width

12

Bedroom Total Square Footage

120 Square Feet

iii. **Bedroom Length**

10

Bedroom Width

12

Bedroom Total Square Footage

120 Square Feet

Dining Room

Dining Room Length 10

Dining Room Width 10

Dining Room Total Square Footage

Living Room

Living Room Length	12
Living Room Width	14
Living Room Total Square Footage	
168 Square Feet	

Family Room/Den (if applicable)

Family Room/Den Total Square Footage	
Number of Full Bathrooms	1
Number of 3/4 Bathrooms	0
Number of 1/2 Bathrooms	1
Number of Parking Stalls	3
A 9'X18' i required for every 4 occupant	



Nuisance Response Plan

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

Proposed Maximum Number of Overnight Guests	6
Number of Off-street Parking Spaces	3
Number of Bedrooms Available	3

Describe the manner of responding to or causing a response to a nuisance complaint, including but not limited to the manner in which the complainant(s) will be notified of the response and the method of documenting prompt responses and timely corrective action.

A telephone call to the primary adult occupant of the rental within 30 minutes of the initial nuisance complaint by Wendy Unke.
A follow-up visit to the rental, if needed, by Wendy Unke.
We have clear instructions in the rental unit describing the village quiet hours of 10 pm - 7 am.
The listing also lists forfeiture of deposit if they do not comply with the ordinance.

Describe the manner of assuring timely corrective action to remedy the conditions that caused the nuisance complaint. This shall include, at a minimum, a telephone call to the primary adult occupant of the short-term vacation rental within 45 minutes of the initial nuisance complaint.

A telephone call to the primary adult occupant of the rental within 30 minutes of the initial nuisance complaint. A follow-up call if needed. An in-person visit if needed.
All occupants are aware of police and safety issues.



Proof of Liability Insurance

File(s) attached:



COI Bremer Rd 2.pdf



UNKE, THOMAS, 79952883, 2022-01-01, 58.pdf

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

A copy of Wisconsin Seller's Permit issued through the Wisconsin Department of Revenue

File(s) attached:



sellers permit information.pages

Copy of Wisconsin Seller's Permit is not required for those who will be listing the tourist rooming house **exclusively** through a lodging marketplace. Please contact the Clerk if you have questions on this provision.

A current Tourist Rooming House License issued by Public Health of Madison and Dane County (PHMDC), or other applicable entity, under Wis. Stats. § 97.605, or a copy of the completed application submitted for said license if the license has not been issued.

File(s) attached:



IMG_4465.HEIC



IMG_4292.heic

A copy of a completed Public Health of Madison and Dane County, or other applicable entity, tourist rooming house inspection form dated within one year of the date of issuance must be submitted before a permit can be issued.

File(s) attached:



IMG_4455.HEIC



IMG_4456.HEIC

For more information about Tourist Rooming House Licenses from PHMDC, please visit the [PHMDC website](#).

Site Plan

File(s) attached:



IMG_4291.HEIC

A Site Plan must include location, number of units, number of people in each unit, dimensions of all rooms and common areas, laundry facilities, restroom facilities, and onsite parking dimensions.



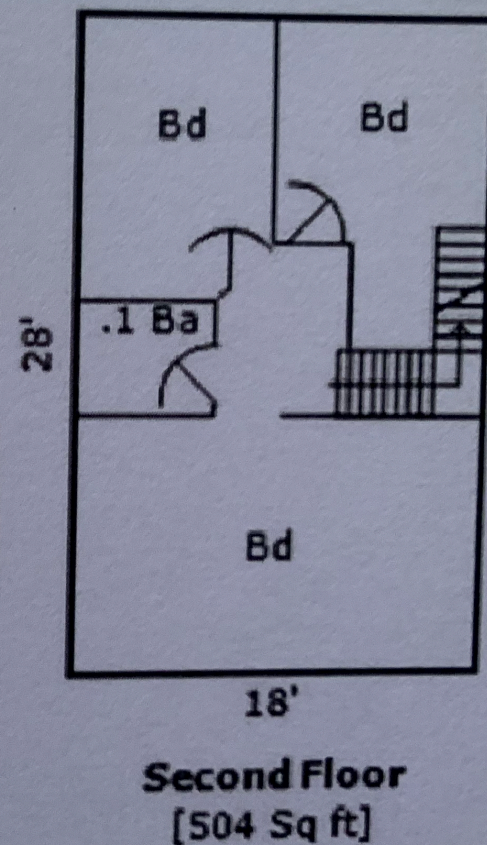
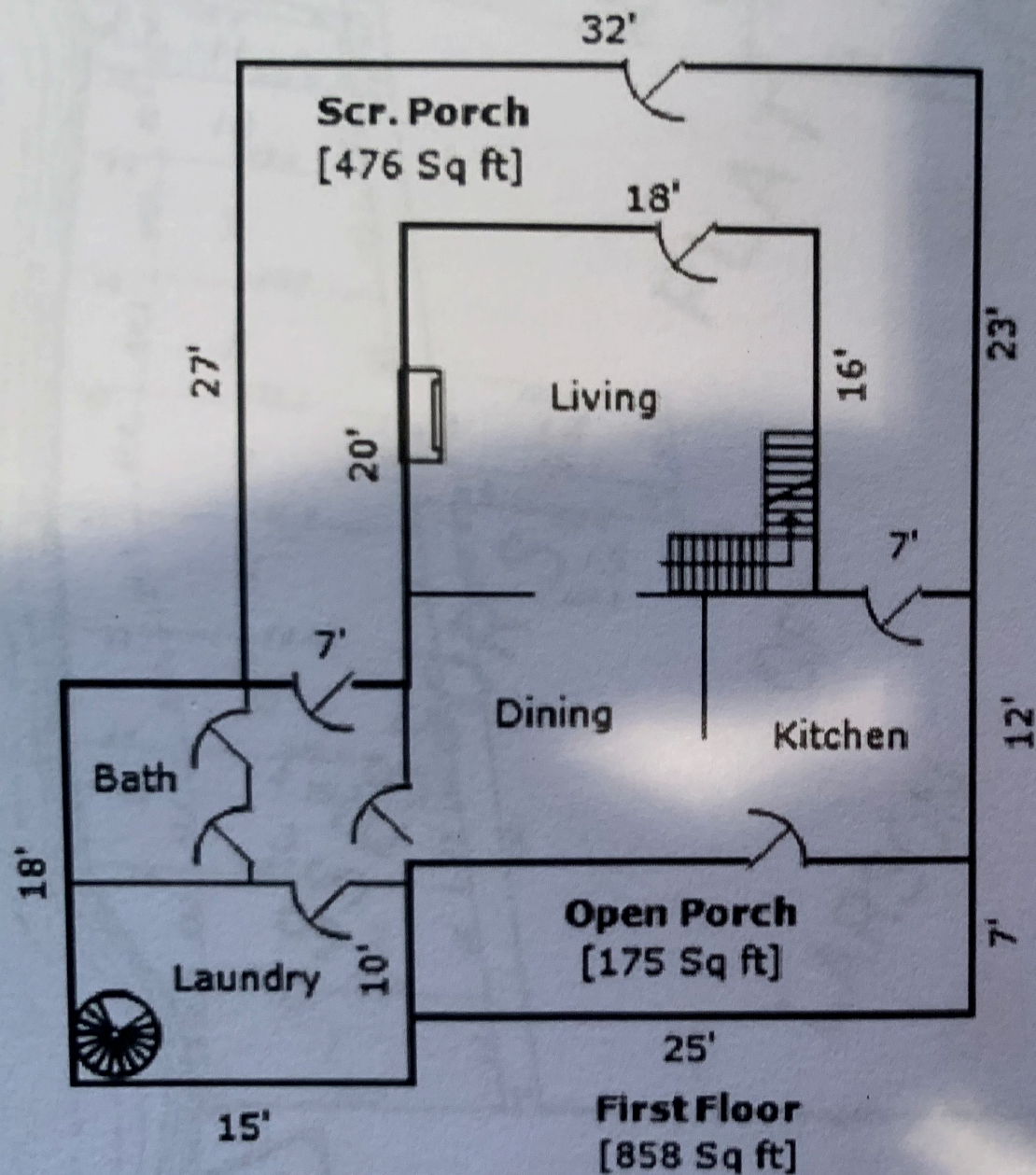
To the Village of McFarland, Dane County, State of Wisconsin, that I the undersigned, understand that by applying for this Tourist Rooming House Permit, I am bound to all Village of McFarland Municipal Codes including Chapter 11 and any other codes or regulations that may apply. I also grant that an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

Certification Signature

File(s) attached:

Certification Date

04/12/2022





VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, May 24, 2022

SECTION: Business

DEPARTMENT: Administration

CONTACT: Cassandra Suettinger, Village Clerk/Treasurer, Andrew Bremer, Comm & Eco Dev Director, Chris Dennis, Fire/Rescue Chief, Aaron Chapin, Police Chief

AGENDA ITEM: 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 .

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

The McFarland House Cafe has applied to expand their licensed premise for alcohol sales and consumption to include an approximately 8,225 outdoor consumption area and to also license what is currently Lily's ice cream parlour. The main portion of the request is to have an approximately 7,775 square foot outdoor area in the back yard. This area would remain in its current grassy natural state. The McFarland House Cafe intends this to be a family friendly area for patrons, their families and even pets. The entire backyard portion would be enclosed with a fence. An additional 450 of outdoor area is proposed to be licensed in the area between the McFarland House Cafe and Lily's Parlor to allow alcohol service to occur in the cafe, and beverages could be carried to the backyard area and Lily's Parlor.

Attached is the staff review of the proposal.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

[Chapter 11 - Article II - 11-64\(n\)](#)

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

The Public Safety Committee unanimously recommends approval of the application as follows:

Motion to recommend approval of a request from the McFarland House Café to expand their



licensed premise for an approximately 8225 square foot outdoor consumption area and the approximately 3136 Lily's parlor with the following conditions:

- 1. Security cameras, as deemed sufficient and appropriate by the McFarland Police Department, be installed in the backyard for the entire consumption area.*
- 2. Approval of a variance from 11-64(n)4.c requiring "the perimeter of any outdoor portion of a licensed premises shall be enclosed by a permanent, secure fence not less than four feet in height. Such fence shall be constructed of wood, plastic, or metal and erected and maintained in accordance with all applicable Village ordinances finding that the condition is not necessary to protect the public health, safety or welfare, for the area to the southeast of the Cafe between the main building and Lily's parlor to remain unfenced with the requirement, the unfenced area of the premise be clearly signed for 'no alcohol beyond this point.'*
- 3. Approval of variance from 11-64(n)4.f requiring "the size of the outdoor area may not be larger than 50 percent of the gross floor area of the licensed premises within a permanent building. Interior building capacity shall not be increased as a result of the addition of the outdoor area," to allow for approval finding that the condition is not necessary to protect the public health, safety or welfare with the requirement that capacity of the 7,775 square foot outdoor consumption area be limited to 50% of the actual allowable capacity by ordinance. The area shall clearly be posted with a maximum occupancy of 276 people.*

ATTACHMENTS:

1. Application
2. Mcf House cafe - Site Design Plan - 04.28.2022
3. Wall-Fencing Example - 04.28.2022
4. Review and Recommendation - McFarland House Cafe - 04.26.2022



Application for an Expansion of Licensed Premise
Pursuant to Village Ordinance Chapter 11

***Any physical change to a licensed premise requires Village board approval.**

No Fee

1. Applicant Information

Name of Individual, Partnership, LLC, or Corporation that holds the current Alcohol Beverage License:

McFarland House Cafe Inc.

DBA:

McFarland House Cafe

Address of establishment:

5923 Exchange Street

City, State and Zip Code:

McFarland WI 53558

Contact Name::

Sharon O'Hearn

Contact Telephone Number:

[Redacted]

2. Premise information

Current Licensed Premise:

First floor and basement and approx 651 sqft of outdoor space at 5923 Exchange Street

Proposed Licensed Premise:

First floor, basement and tunnel of both buildings located at 5923 Exchange St with and additional outdoor space located behind McFarland House

Gross floor area of the indoor licensed premise within a permanent building:

5906 sqft

Proposed Square Footage of Outdoor Area: ** 7775 sqft*

**Outdoor area may not be larger than 50% of the gross floor area of the licensed premise within a permanent building without a variance granted by the Village Board. To request a variance, please see section 8 of the application.*

3. Outdoor Consumption Section

Will the proposed expansion involve an outdoor consumption area:?

☒ - Yes ☐ - No, skip the remainder of section 3 of the application.

Is the proposed outdoor consumption area within 50 feet of the lot line of a parcel zoned, or used for residential purposes?*

☐ - No ☒ - Yes, see section 8 of application to request a variance

**This prohibition shall not apply to an outdoor area where an accessory apartment exists on the same parcel as the licensed premise.*

Will the outdoor area have amplified sound including but not limited to live music, loud speakers, call systems, etc.?

☐ - No ☒ - Yes.

Hours of operation for an outdoor consumption area shall be limited to Sunday through Thursday 11:00 a.m. to 10:00 p.m., and Friday and Saturday 11:00 a.m. to 11:00 p.m. Will the proposed outdoor consumption area meet this standard?

☒ - Yes ☐ - No, see section 8 of application to request a variance

Is the proposed outdoor area directly connected to the indoor licensed premise?

☒ - Yes ☐ - No

If no, please attach a security plan that explains how alcohol will be served, and how alcohol consumption will be monitored. Provide specific details on how you intend to prevent consumption outside of the licensed premise and how you will prevent underage alcohol consumption.

Proper signage

4. Outdoor Sporting Activity Section

Will the proposed expansion involve an outdoor sporting activity area?

☐ - Yes ☒ - No

If yes, you will need an outdoor sporting activity application in addition to this application.

5. Attachments/Requirements

The following must be submitted with your application:

☒ - Site Plan or drawings demonstrating the size, location, surface, and building materials, fencing(if required) (not less than 4 ft in height)..

☒ - Picture of proposed fencing/fencing material. **Only required for expansion of premise with an outdoor consumption area.**

Gideon Wall / Fencing

6. Certification

I certify that the information contained in this application is true and accurate to the best of my knowledge and belief. I agree to comply with all requirements of the Village Code of Ordinances and State Law.

Signature of Applicant:



Date:

4/6/2022

7. Standards for Outdoor Consumption Area

a. The perimeter of any outdoor portion of a licensed premises shall be enclosed by a permanent, secure fence not less than four feet in height. Such fence shall be constructed of wood, plastic or metal and erected and maintained in accordance with all applicable Village Ordinance. If the outdoor portion of a licensed premises is an outdoor sports area, the enclosure may instead be made by temporary netting not less than ten feet high during the applicable sports season. Such netting shall not be installed sooner than 14 days prior to, and shall be removed no later than 14 days after, the season or the period established under Section 11-69(f)(6)c., whichever is shorter. The outdoor area shall comply with all applicable building code requirements including the provision of readily distinguishable means of egress for fire and emergency purposes.

b. Hours of outdoor consumption are restricted to 11:00 a.m. to 10 p.m. Sunday through Thursday, and 11:00 a.m. to 11:00 p.m. on Friday and Saturday.

c. Amplified music, speakers, microphones, televisions and other audio video devices shall be subject to Chapter 20, Article III of the Village Code of Ordinances regarding Noise and section 11-69(f) if applicable. Commercial zoned shall be limited to 70 db at all times. Noise is measured at the property line. Outdoor amplification of noise is not allowed after 10 p.m.

d. A conspicuous notice shall be posted at each fire exit stating: "No Beer, Liquor or Wine May Be Carried in an Open Container Beyond this Point."

e. No bar/counter service shall be permitted in outdoor areas, however, wait staff may serve in the outdoor area.

f. Except for outdoor sports activities permitted under Section 11-69, the outdoor area shall not be used for any activities other than service and consumption of food and/or drink. Smoking may be permitted in accordance with applicable State and local regulations.

g. The outdoor area shall be accessible to the disabled, and the license holder shall at all times comply with all applicable federal, state and village laws, ordinances and regulation concerning accessibility.

h. Containers for refuse disposal and regular cleanup shall be placed inside of the outdoor area.

i. If the outdoor area is used for outdoor sports activities as permitted under Section 11-69 and persons under the age of 21 are allowed to be present on the licensed premises, all persons 21 years of age or older who intend to consume alcohol beverages in the outdoor area, shall be issued a wristband that is bright in color which shall be issued only upon showing valid identification proving the person is 21 years of age or older.

j. The outdoor area shall not have an undue adverse impact upon nearby property, the character of the neighborhood, traffic conditions, parking or other matter affecting the public health, safety, welfare, or convenience.

8. Variance – ONLY COMPLETE SECTION IF YOU ARE REQUESTING A VARIANCE FROM THE MINIMUM STANDARDS IN SECTION 7.

- The above noted standards in section 7 shall be the minimum conditions of all outdoor licensed areas unless the Village Board makes a specific finding that the condition is not necessary to protect the public health, safety or welfare.

Please identify any variances requested from the minimum standards that you would like considered by the Village Board.
I am requesting a variance from the following standard(s):

1. Outdoor areas are prohibited within 50 feet of the lot line of a parcel zoned, or lawfully used for residential purposes.

Proposed distance from residential lot line: N/A

Explanation as to why the variance is needed/requested and why it will not cause a nuisance or concern for public health, safety and welfare:

2. The hours during which consumption may be permitted are 11:00 a.m. to 10:00 p.m. Sunday through Thursday, and Saturday and Sunday from 11:00 a.m. to 11:00 p.m.

Proposed Hours of Outdoor consumption area: 11:00am - 10:00pm Daily

Explanation as to why the variance is needed/requested and why it will not cause a nuisance or concern for public health, safety and welfare:

N/A

3. The perimeter of any outdoor portion of a licensed premise shall be enclosed by a permanent, secure fence not less than four feet in height. Such fence shall be constructed of wood, plastic, or metal and erected and maintained in accordance with all Village Ordinances.

Proposed fence height and materials: Gabion Fence/Wall Metal + Stone w entrance
Similar picket fence of wood on west end
Explanation as to why the variance is needed/requested and why it will not cause a nuisance or concern for public health, safety and welfare:

No Variance

4. Amplified music, speakers, microphones, televisions, and other audio/video devices shall be subject to Chapter 20 regarding noise, which shall limit noise on all commercial properties to 70db, and no noise allowed between the hours of 10 p.m. and 7:00 a.m.

Variance requested: N/A

Explanation as to why the variance is needed/requested and why it will not cause a nuisance or concern for public health, safety and welfare:

5. The size of the outdoor area shall be not larger than 50 percent of the gross floor area of the licensed premise within a permanent building.

Proposed size of outdoor area: 7775 Percentage of gross floor area: 131%

Explanation as to why the variance is needed/requested and why it will not cause a nuisance or concern for public health, safety and welfare:

I intend to keep it a green space for pet lovers and live music.

Guests will have a "picnic" feel to the space. Some live music will
require significant space as the "bands" may have over a dozen players.

the space will remain very family friendly and provide an area for
the community to gather. I would encourage anyone to look at places
like: The Mill House - Paoli, Twisted Grounds - Madison, Beaky's Run -
New Glarus.



BIRRENKOTT SURVEYING, INC.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

PLAT OF SURVEY

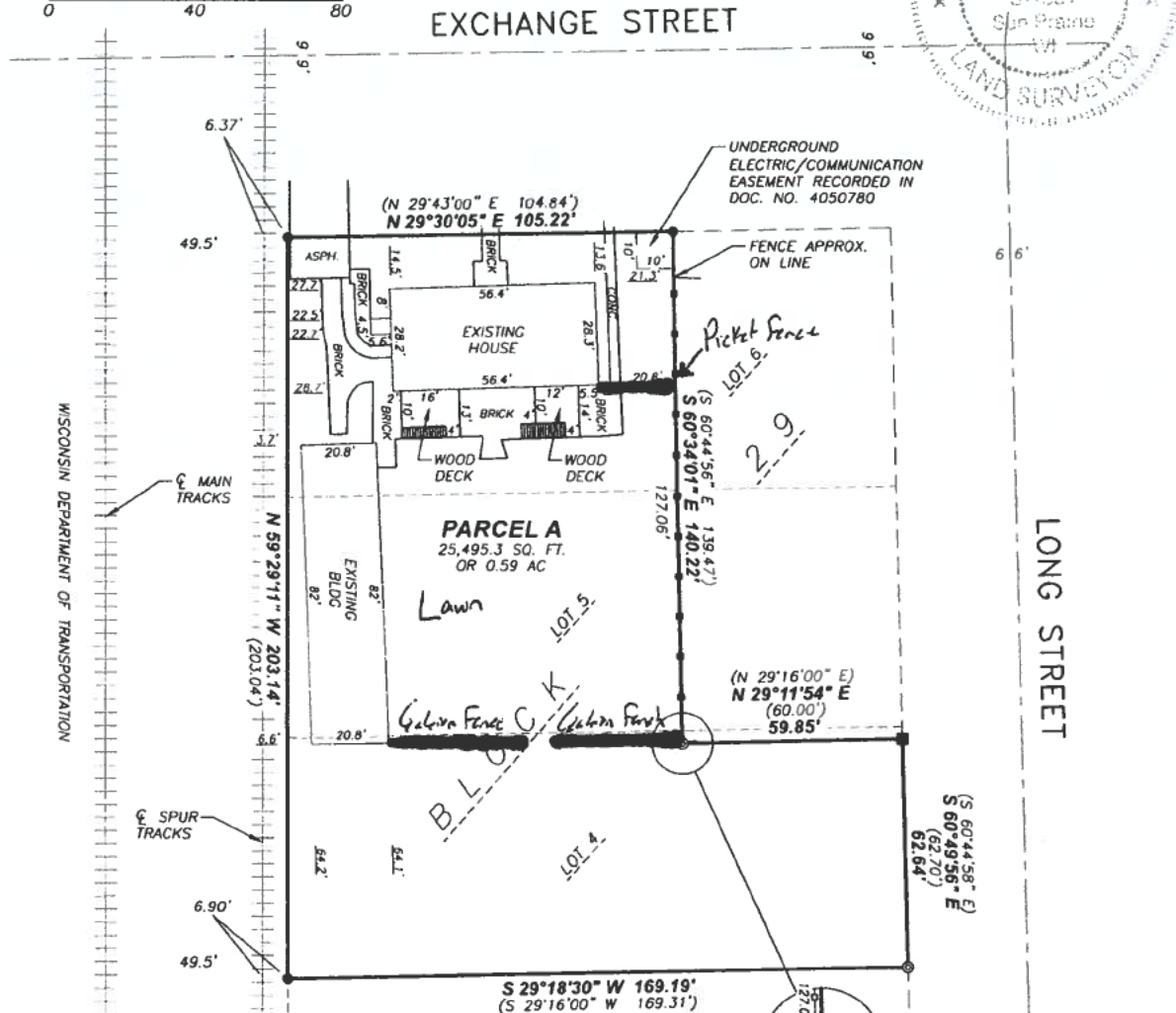
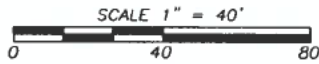
SURVEYOR'S CERTIFICATE:

I, Daniel V. Birrenkott, hereby certify that this survey is in compliance with the Wisconsin Administrative Code, Chapter A-E7. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided and is correct to the best of my knowledge and belief.

Description of Record:

Lots Four (4), Five (5) and Six (6), Block Twenty-nine (29), Village of McFarland, in the Village of McFarland, except that part of said Lots 4, 5 and 6, described as follows: Beginning at the North corner of said Lot 6; thence Southwest along the Northwest line of said lot 60 feet; thence Southeast parallel to the Northeast line of Block 29, 139 feet; thence Northeast to said Northeast line at a point 139 feet Southeast from the point of beginning; thence Northwest to the point of beginning.

Daniel V. Birrenkott
Wisconsin Professional Land Surveyor No. S-1531.



Legend:

- = Found 3/4" Iron Bar
- ⊙ = Found 1 1/4" Iron Bar
- = Found RR Spike
- () = Recorded as data
- = Fence Line
- ASPH. = Asphalt Paving
- BRICK = Brick Pavers

Dated: March 16, 2018
Surveyed: T.A.S.
Drawn: B.S.S.
Checked: D.V.B.
Approved: D.V.B.
Field book: 369/34-35
Comp. File: J:\2018\CARLSON
Office Map No. 180176

LOT 3,
BLOCK 29,
PLAT OF THE VILLAGE
OF MCFARLAND.

Bearings referenced to the
South line of Lots 4, 5 & 6,
bearing N 59°29'11" W

Notes:

This survey is subject to any and all easements and agreements both recorded and unrecorded.

The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

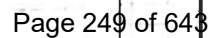
Wetlands, if present have not been delineated.

This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.

www.quamengineering.com
Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 836-7750; Fax (608) 838-7752

JAM ENGINEERING, LLC

www.quamengineering.com
Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 836-7750; Fax (608) 838-7752



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Size:

236.2" x 11.8" x 59.1"

Color: Silver

Material: Galvanized steel

Dimensions: 7.87" x 7.87" x 39.4" / 19.7" x 7.87" x 39.4" / 31.5" x 7.87" x 39.4" / 39.4" x 7.87" x 39.4" / 39.4" x 7.87" x 59" / 236" x 19.7" x 19.7" / 236.2" x 19.7" x 59.1" / 236" x 11.8" x 19.7" / 236" x 11.8" x 39.4" / 236" x 11.8" x 59" / 236" x 11.8" x 78.7" / 354" x 19.7" x 19.7" / 354" x 19.7" x 39.4" / 354" x 19.7" x 59" / 118" x 19.7" x 19.7" / 118" x 19.7" x 39.4" / 118" x 19.7" x 59" / 118" x 19.7" x 78.7" (L x W x H)

- Mesh size: 3.94" x 1.97" / 3.94" x 1.97"/3.94" x 3.94" (L x W)
- Wire diameter: 0.14"

Roll over image to zoom in



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- ☐ 2-Year Protection for \$44.99

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Total price: \$711.74

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- ✓ Plow & Hearth 52127 Weather-Resistant Straight Hardwood Pathway, 8' \$74.95



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MEMORANDUM

To: Public Safety Committee and Village Board

From: Cassandra Suettinger, Village Clerk/Treasurer, Andrew Bremer, Community & Economic Development Director, Aaron Chapin, Police Chief, Chris Dennis, Fire & Rescue Chief.

Date: April 28, 2022

RE: Expansion of Premise for McFarland House Café, 5923 Exchange St.

Background: The current licensed premise for the McFarland House Café is the first floor, basement and approximately 651 square foot outdoor consumption area located in the front of the McFarland House Café.

Proposal: McFarland House Café is proposing to revise their premise to include the following:

- Lily's Café – This would include the full 3136 square foot indoor portion of Lily's Parlor. Alcohol would not be served in Lily's Parlor, but patrons could purchase it in the main house of the café and consume it in the parlor.
- Backyard – This would include an approximately 7,775 square foot consumption area in the back yard of the Café. The Café would fence the area but keep the backyard in its current natural state of being a grassy area.
- Front area to the east of the Café – Because alcohol will be served in the main house and taken to the outdoor consumption area and Lily's Parlor additional area of approximately 450 ft. needs to be licensed.
- 4' x 29' Tunnel between buildings – Would allow alcohol to be stored in or carried from one building to the other for storage purposes.

Review: Village Ordinance 11-64(n) outlines the conditions and requirements for a premise and outdoor consumption areas within the Village. Below is a review of the proposal and its compliance with the required conditions.

Any application for a new license, the renewal of an existing license or a change in the description of licensed premises which seeks to include an outdoor area within the licensed premises' description shall require notice to each person owning property within 500 feet of the proposed licensed premises. The applicant shall prepay the cost of sending such notice before the notices are sent. The notice shall include a copy of the application and the date, time and location of any public hearings or other public meetings at which the application is scheduled to be considered.

A notice was sent to all property owners within 500 feet of the propose licensed premise notifying them of the dates and times of the Public Safety and Village Board meetings along with a copy of the proposed site plan.

The application shall be accompanied by detailed plans or drawings demonstrating the size, location, surface and building materials, and use of the outdoor area, including fencing and signage, and any other information necessary to determine compliance with this Subsection.

The outdoor consumption application, along with associated plans and drawings, shall be reviewed for a recommendation by the Public Safety Committee and a final decision made by the Village Board.

Attached are the detailed plans outlining all the required items for the review and recommendation of the Public Safety Committee. Additionally the packet contains a picture of the proposed Gabion Fencing/Wall material.

3. In addition to any specific conditions imposed under Subsections (2) and (3), the following shall be minimum conditions of all licenses with respect to outdoor areas unless the Village Board makes a specific finding that the condition is not necessary to protect the public health, safety or welfare:

a. Restricting the hours during which alcohol consumption may be permitted within the outdoor area;

No restrictions recommended.

b. Requiring additional parking beyond the minimum required by the Zoning Code;

The subject property is zoned C-C Commercial Central. Per Sec. 62-172(j) of the Zoning Code, off-street parking requirements are advisory only in the C-C District. Therefore, there is no requirement to provide additional off-street parking spaces to accommodate the seasonal use of the outdoor consumption area and none recommended by the Community & Economic Development Director.

c. Regulation of lighting and screening;

No additional outdoor lighting is proposed as part of the request. The outdoor consumption area is screened on the south and west by existing buildings, on the north by an existing fence (McFarland Tavern) and on the east by the proposed Gabion Wall. A small amount of wood picket fence is proposed between the Café House and the adjacent McFarland Tavern to enclose this portion of the rear yard.

Because the consumption area is out of the view of the operators, the Police Chief has provided video surveillance be installed for the entire consumption area.

d. Any conditions recommended by the Public Safety Committee;

To be determined as part of the discussion in the meeting.

e. Any conditions imposed by the Plan Commission as part of its required site plan review under [Section 62-310](#) of this Code

Other than the proposed fencing, there are no changes to the existing site to add or modify permanent structures, parking areas/vehicular access, site utilities, site grading, or other similar improvements necessitating Plan Commission approval of a site/design review permit.

However, the property is a local and National Historic property, and the proposed fencing requires approval of a Certificate of Appropriateness from the Village's Landmarks Commission.

Recommend as a condition of approval, Applicant to obtain a Certificate of Appropriateness from the Village Landmarks Commission.

4. In addition to any specific conditions imposed under Subsections (2) and (3), the following shall be minimum conditions of all licenses with respect to outdoor areas unless the Village Board makes a specific finding that the condition is not necessary to protect the public health, safety or welfare:

a. Outdoor areas are prohibited within 50 feet of the lot line of a parcel zoned, or lawfully used for residential purposes. This prohibition shall not apply to prohibit an outdoor area where an accessory apartment exists on the same parcel as the licensed premises.

Compliant. The outdoor patio area is not within 50 feet of the lot line of a parcel zoned for residential purposes.

b. The hours during which alcohol consumption may be permitted within the outdoor area is restricted to 11:00 a.m. to 10:00 p.m. Sunday through Thursday; and 11:00 a.m. to 11:00 p.m. on Friday and Saturday.

Compliant. Applicant intends serve from 11:00 a.m. to 9:00 p.m. daily.

c. The perimeter of any outdoor portion of a licensed premises shall be enclosed by a permanent, secure fence not less than four feet in height. Such fence shall be constructed of wood, plastic, or metal and erected and maintained in accordance with all applicable Village ordinances. If the outdoor portion of a licensed premises is an outdoor sports area, the enclosure may instead be made by temporary netting not less than ten feet high during the applicable sports season. Such netting shall not be installed sooner than 14 days prior to, and shall be removed no later than 14 days after, the season or the period established under Section 11-69(f)(6)c., whichever is shorter. The outdoor area shall comply with all applicable building code requirements including the provision of readily distinguishable means of egress for fire and emergency purposes.

Variance Requested from requirement to fence entire outdoor consumption area.

*****Note – The Ordinance provides the standards outlined in the code be minimum conditions of all outdoor licensed areas unless the Village Board makes a specific finding that the condition is not necessary to protect the public health, safety or welfare.***

Applicant is proposing to fence the outdoor consumption area with Gabion Walls between 4 and 5 feet high. Attached is a picture of the fencing material. The walls would be galvanized steel garden fence filled with a material likely gravel or stones. The ordinance requires that the permit

of the outdoor consumption area be enclosed in a permanent, secure fence not less than four feet in height. The proposed material would fit the ordinance; however, the applicant is requesting a variance from the standard that the entire area be enclosed. The Café has requested a variance to leave the area south of the Café, and between Lily's Parlor open.

Staff Review:

Community Development - The property is a local and National Historic property, and the proposed fencing requires approval of a Certificate of Appropriateness from the Village's Landmarks Commission. Note, Sec. 8-369(a)(2) of the Building Code, provides acceptable fence materials for nonresidential districts includes **wood**, plastic, **stone**, brick, wrought iron, and chain-link. The Landmarks Commission will determine whether the proposed fence materials meet the conditions for approval of a Certificate of Appropriateness under Sec. 62-395 of the Zoning Code. Recommend as a condition of approval, Applicant to obtain a Certificate of Appropriateness from the Village Landmarks Commission.

Police Department - Police Chief Chapin has reviewed the request for the variance and recommended approval. The area proposed for a variance is within site of operators who will be able to supervise the area at all times. Due to the this, variance does not appear to create a threat to public health, safety or welfare.

d. Amplified music, speakers, microphones, televisions or other audio or video devices shall be subject to Chapter 20, Article III of the Village Code of Ordinances regarding Noise and Section 11-69(f) if applicable.

Compliant.

e. The outdoor area shall not have an undue adverse impact upon nearby property, the character of the neighborhood, traffic conditions, parking or other matter affecting the public health, safety, welfare, or convenience.

No concerns reported.

f. The size of the outdoor area may not be larger than 50 percent of the gross floor area of the licensed premises within a permanent building. Interior building capacity shall not be increased as a result of the addition of the outdoor area. The playing area of any outdoor sports area permitted under Section 11-69 shall not be included for purposes of determining compliance with this subparagraph so long as the playing area is not permitted to be occupied by persons not participating in the sporting activity for which the playing area is designed.

Variance Requested – **Note – The Ordinance provides the standards outlined in the code be minimum conditions of all outdoor licensed areas unless the Village Board makes a specific finding that the condition is not necessary to protect the public health, safety or welfare.

The total gross floor area of the licensed premises within a permanent building is 5,973.60 square feet. The standard of the ordinance provides that the outdoor consumption area be no

larger than 50 percent of the total indoor area of the licensed premise. This would allow the McFarland House Café 2,986.80 square feet of outdoor consumption. The Café already has an approximately 651 square foot area leaving them with approximately 2,335.80 of available outdoor consumption area within the current ordinance. The applicant is requesting to have 8,900 square feet of outdoor consumption between the already existing area, and the additional area provided with this request. This would require a variance from the ordinance to allow for an additional approximately 6,602 square feet of outdoor space for consumption. This is 148% of the indoor licensed premise.

The applicant has noted he intends to keep the green space for pet lovers and live music. He noted the area is intended to be family friendly and provide a place for the community to gather. He provided examples where this model has been successful in other communities including the Mill House in Paoli, Twisted Grounds in Madison, and Bailey's Run in New Glarus. He noted that due to the area, size of the backyard, the variance requested would not pose a threat to public health, safety or welfare.

g. A conspicuous notice shall be posted at each fire exit stating: "No Beer, Liquor or Wine May Be Carried in an Open Container Beyond this Point."

Compliant. In addition, staff recommends entrances to the second-floor apartments be clearly signed in this manner as well.

h. No bar/counter service shall be permitted in outdoor areas, however, wait staff may serve in the outdoor area.

Complaint. Applicant intends to serve only from the main building of the McFarland House Café.

i Except for outdoor sports activities permitted under Section 11-69, the outdoor area shall not be used for any activities other than service and consumption of food and/or drink. Smoking may be permitted in accordance with applicable State and local regulations.

Compliant.

j. The outdoor area shall be accessible to the disabled, and the license holder shall at all times comply with all applicable federal, state and village laws, ordinances and regulation concerning accessibility.

Compliant.

k. Containers for refuse disposal and regular cleanup shall be placed inside of the outdoor area.

Compliant.

l. If the outdoor area is used for outdoor sports activities as permitted under Section 11-69 and persons under the age of 21 are allowed to be present on the licensed premises, all persons 21 years of age or older who intend to consume alcohol beverages in the outdoor area, shall be

issued a wristband that is bright in color which shall be issued only upon showing valid identification proving the person is 21 years of age or older.

No Outdoor Area requested.

The Village Board may impose conditions specific to any outdoor areas of the licensed premises as deemed necessary to prevent undue adverse impacts on neighboring property, the character of the surrounding neighborhood, traffic conditions, parking or any other matter to protect the public health, safety, welfare or convenience, including, but not limited to:

- a. Restricting the hours during which alcohol consumption may be permitted within the outdoor area;
- b. Requiring additional parking beyond the minimum required by the Zoning Code;
- c. Regulation of lighting and screening;
- d. Any conditions recommended by the Public Safety Committee;
- e. Any conditions imposed by the Plan Commission as part of its required site plan review under Section 62-310 of this Code.

If recommended for approval, staff recommends the following conditions be required as part of approval along with any other conditions provided from the Committee:

- 1. Installation of security cameras to monitor the entire consumption area.
- 2. Certificate of appropriation be issued by the landmarks Committee.
- 3. The final approved occupant load must be posted per the International Fire Code (IFC) 1004.3.

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, May 24, 2022

SECTION: Business

DEPARTMENT: Administration

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action regarding the transfer of ownership and jurisdiction of the "School Forest" from the School District to the Village.

PREVIOUS ACTION:

The Village/School Committee met on March 1, 2022 to discuss this item and supported the land transfer moving forward.

The School Board met on March 21, 2022 to discuss this item and took action to support the land transfer moving forward.

The Parks and Recreation Committee met on May 3, 2022 to discuss the concept and recommended approval of the land transfer.

The Sustainability and Natural Resources Committee met on May 9, 2022 to discuss the concept and recommended approval of the land transfer.

ISSUE SUMMARY:

District and Village Staff have been discussing an opportunity to transfer ownership of the "School Forest" from the District to the Village. This would align ownership of the adjoining public spaces as well as make ongoing maintenance more consistent. The concept originated in a discussion between the District and Village at its Joint School District and Village Board Committee meeting held on March 1, 2022. This group consists of two board members from each represented group, School Superintendent, and Village Administrator. This group was supportive of this action. The School Board has since approved the conceptual land transfer.

The Village has since moved this through our Committee system to review the concept that this proposed. The action of the land transfer will require a Certified Survey Map to be approved by the Village to identify the property to be added to adjoining property owned by the Village which eventually is deeded by the School District. We wanted to confirm the concept is desirable by all involved before embarking on the formal process for ownership transfer.

FINANCIAL/BUDGET IMPACT:

The land transfer comes at no cost to the Village in order to expand the adjoining park lands.

We are splitting the costs associated with the land transfer which includes the CSM, deeds, and other related items.



Ongoing maintenance as needed will be provided by the Village in association with current land management responsibilities on the existing adjoining park. We will be studying this further various recommendations through the conservancy management planning that will take place later this year.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended Acton:

Motion, second to approve the concept in order to transfer ownership and jurisdiction of the "School Forest" from the School District to the Village and further authorize Village Administrator to prepare certified survey map and necessary documents for property closing subject to Village Board approval.

ATTACHMENTS:

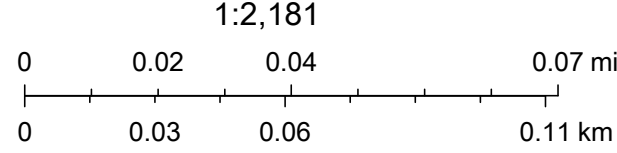
1. School Forest

Village of McFarland



1/28/2022, 1:17:13 PM

- | | |
|--------------------|--------------------|
| Override 1 | County Highway |
| Village | Local Road |
| Road Centerlines | Restricted Access |
| Interstate Highway | Ramp |
| US Highway | Named Private Road |
| State Highway | Parcels |



na

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, May 24, 2022

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Sayer Larson, Parks Superintendent, Jim Hessling, Public Works Director

AGENDA ITEM: Discussion and action regarding the award of contract for Lewis Park Lake Access planning and design services.

PREVIOUS ACTION:

The Parks Recreation & Natural Resources Committee approved a recommendation to the Village Board for issuance of an RFP for Lewis Park Lake Access planning at its January 27, 2022 meeting.

The Village Board accepted the Parks Recreation & Natural Resources Committee at its meeting on February 14, 2022.

The Parks & Recreation Committee met on May 3, 2022 and recommended approval to the Village Board regarding the proposal from Parkitecture for Lewis Park Lake Access planning and design services.

The Sustainability & Natural Resources Committee met on May 9, 2022 and recommended approval regarding the proposal from Parkitecture for Lewis Park Lake Access planning and design services.

ISSUE SUMMARY:

Enclosed is a proposal from a qualified consultant for design services relating to Lewis Park Lake Access. One proposal for this work was received. The project scope includes such things as:

- Conduct an analysis of the project area to identify key issues, opportunities, and improvements in order to provide lake access.
- Public engagement on desired amenities.
- Research and report regarding regulatory players and necessary permitting requirements.
- Provide preliminary design services.
- Providing cost estimates for the site.

Lake access within the park was recommended in the 2015 [Lewis Park Master Plan](#).

The Master Plan called for several improvements in the park area. This work will now examine



the specifics of lake access, providing more comprehensive detail as to what the access improvement could be, the potential cost, along with a plan for possible construction.

The cost of the plan came in at \$10,880.

FINANCIAL/BUDGET IMPACT:

The budget for this item is \$15,000 and funded through the Parks Budget in the Capital Projects Fund.

VILLAGE PLAN REFERENCE:

2015 [Lewis Park Master Plan](#)

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion and second to recommend approval regarding the proposal from Parkitecture for Lewis Park Lake Access planning and design services in the amount of \$10,880.

ATTACHMENTS:

1. Lewis Park Lake Access RFP
2. Lewis Park Proposal - Parkitecture rec. 3.16.2022



Request For Proposals

Lewis Park Lake Access

RFP Issuance Date: February 25, 2022

RFP Due Date: March 18, 2022

Please Submit to:

Village of McFarland – Lewis Park Lake Access
Attn: McFarland Public Works Department
5915 Milwaukee Street, PO Box 110
McFarland, WI 53558

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SECTION 1

Purpose

The purpose of this Request for Proposals (RFP) is to receive competitive proposals from qualified consultants to provide planning and design services for the improvement of lake access at Lewis Park in McFarland, along Lower Mud Lake. It is anticipated that the hired consultant will create a plan, prepare the specifications for the project, provide recommendations, and cost estimates. The selected consultant will evaluate the existing conditions and make recommendations to improve lake access, and provide additional recreational amenities.

SECTION 2

History and Background

A. **General** – The Village is located adjacent to the southeast side of the City of Madison in Dane County. The current population of McFarland is estimated at 9,331 residents. The Village is serviced by USH Highway 51 serving as the main connection point between the cities of Madison and Stoughton. The Village has 75 permanent employees supplemented by seasonal, temporary, and part-time employees when necessary. The Village's primary departments include Administration, Community & Economic Development, Communications/Technology, Fire and Rescue, Library, Public Works (including Parks and Utilities), Police, and Senior Outreach. More information about the Village is available at www.mcfarland.wi.us.

The McFarland Park System includes an array of parks and natural areas that abut lakes and watersheds. The Village currently boasts two lake access points at McDaniel and Jaeger parks. These sites offer canoe/kayak launching and storage. In 2015, the Village completed a master plan for Lewis park. Within the plans the shore land improvements list includes a kayak launch and discovery dock.

B. **Prior Studies** – The Village of McFarland developed a master plan for Lewis park in 2015. The plan provided a project overview, recommended improvements, site inventory and analysis, conceptual design, and final master plan.

SECTION 3

Scope of Work

- A. Conduct an analysis of the project area and identify key issues, opportunities, and improvements in order to provide lake access.
- B. Research and report regarding regulatory players and permitting required relevant to water access improvements.
- C. Providing preliminary engineering design including recommendations illustrating solutions and alternatives
- D. Providing engineering cost estimates for recommended solutions and alternatives

These are the general requirements and are not intended to be an all-inclusive list of tasks and deliverables. It is expected that the chosen Consultant will provide the Village with more specific recommendations for approaches, tasks, and deliverables based on their experience and expertise from past work on similar projects. Innovative approaches that meet the intent of the Scope of Work are welcomed, these could be presented as additional services or additional approaches in the consultant response.

SECTION 4

Deliverables

A. The selected Consultant shall complete a final plan document that contains an implementation schedule, detailed conceptual drawings/renderings, narrative description of recommended improvements, visual examples depicting recommendations, conceptual cost estimates, and associated narrative in order to present a complete document. A final presentation of the plan will be required once the document is complete to both the Parks Committee and Village Board.

At a minimum, the following deliverables will be provided:

- i. Executive Summary.
- ii. Community involvement in development of plan
- iii. Complete site development plan with maps
- iv. Itemized costs and project timeline
- v. Design and implementation approach
- vi. Wisconsin Department of Natural Resources (DNR) requirements, if any

B. The final plan put forth for acceptance shall be completed in such a way that it can be fully integrated with other plans and initiatives adopted by the Village. The selected Consultant shall provide the Village with an electronic copy of the final plan in its original and pdf format, including attachments, drawings, graphics, or tables used to create the plan. The selected Consultant shall provide the Village with two (2) hard copies of the final plan and an electronic PDF copy of the final plan. Draft deliverables may be provided in PDF format.

SECTION 5

RFP Submittal Requirements

A. Qualification Details consisting of:

- i. **Cover Letter** – Including, but not limited to a statement of understanding and approach to this project.
- ii. **Experience** – A summary of 3-5 similar or relevant projects that the applicant has executed within the last ten years. Electronic links to full copies of similar or relevant plans are encouraged. Hard copies of similar or relevant plans are not desired and can be provided electronically.
- iii. **References** – Provide three municipal client references for which the applicant has provided similar services within the last ten years. Include the name, email, and telephone number of the contact person and a description of services provided to that contact.

B. Technical Proposal consisting of:

- i. **Scope of Work** – A description of the approach to be taken toward completion of each item listed under Section 3 of this RFP, including any draft and final deliverables. An explanation of any variances to the proposed Scope of Work as outlined in the RFP, and any insights into the project gained as a result of developing the proposal or from past project experiences.

C. Project Management Plan Proposal consisting of:

- i. **Key Personnel** – A list or organizational chart of personnel directly assigned to the project, along with responsibilities on this project and resumes. Clearly illustrate the responsibilities and lines of communication and authority relative to your project management team. Describe your plan to interface with the Village. The firm's Project Manager, who will be responsible for planning, coordinating, and conducting the majority of the work, including meeting attendance with the Village, must be identified and committed to the project. The Village reserves the right to approve

Consultant's project manager, any requested personnel, and/or subcontractor changes during the course of the project.

- ii. **Quality Control** – Describe quality control measures and processes to ensure the project requirements are achieved within the project budget.
- iii. **Village Commitments** – Identification of those items within the Scope of Work for which the Consultant anticipates assistance by the Village. Village Staff will serve as the point of contact for public inquires during the planning process, will attend all public meetings, will maintain a project website, and provide public outreach of planning activities through existing Village social media outlets, electronic and community newsletters.
- iv. **Project Schedule** – A proposed schedule that indicates project milestones by phases or tasks, delivery of draft and final project deliverables, and overall timeline for completion of the Plan. Identification of meetings with Village Staff, Village committees, and the public, including summary of targeted discusses and meeting outcomes.
- v. **Supplemental Information** – Any other information deemed necessary to address the requests of this RFP.

D. Cost and Labor Hours Proposal consisting of:

- i. **Cost** – Lump Sum price to complete the plan as proposed in the Consultant's base Scope of Work.
- ii. **Estimated Labor Hours** – A summary of estimated labor hours by task, or phase, that clearly identifies the project team members, their hourly rate, and the number of hours performed by each participant organized by task or phase.
- iii. **Additional Scope/Fees** – Total fee, hours per employee, and hourly rates by employees, for any additional services not identified as included in the Consultant's base Scope of Work.

E. General requirements consisting of:

- i. **Due Date** – Responses to the RFP must be received by the end of the day on Friday, March 18, 2022. Proposals received late, for any reason, shall not be accepted.
- ii. **Format & Location** – Prospective consultants shall provide one (1) electronic PDF copy. RFP submittals shall be emailed to the Public Works Director at public.works@mcfarland.wi.us, subject: Lewis Park Lake Access RFP. Alternatively, consultants may submit an electronic PDF copy via a USB flash drive to the Village of McFarland-Lewis Park Lake Access RFP, Attn: McFarland Department of Public Works, 5915 Milwaukee Street, PO Box 110, McFarland, WI 53558.
- iii. **Property** – All information developed as part of this RFP, including graphics and data, shall become the property of the Village upon completion of the report. All text shall be submitted electronically as is most convenient. All original graphics generated as a part of the RFP shall be submitted to the Village in an easily reproducible hardcopy and electronic format as applicable.

SECTION 6

Evaluation Criteria

- A. The following criteria will be used to evaluate each proposal submitted:
- i. **Key Personnel (15 points)** – Experience and qualifications relevant to key personnel and their associated project roles and estimated labor hours.
 - ii. **Project Experience (15 points)** – Level of experience completing similar projects with local government entities of similar size, structure, and complexity.
 - iii. **Scope of Work (25 points)** – Level of responsiveness and technical approaches to the scope of work outlined within the RFP. Demonstration of knowledge and innovative approaches particular to the desired Scope of Work and Plan Objectives.
 - iv. **Cost Effectiveness (25 points)** – Ability to meet budget/value as related to proposed and additional costs. Hourly rates of key personnel. Estimated total labor hours.
 - v. **Project Schedule (10 points)** – Ability to be responsive in meeting schedule required to complete the plan and deliverables. Quality, clarity and creativity of proposed planning process and public engagement.
 - vi. **Quality of Submittal (10 points)** – Quality, clarity and completeness of submittal package, including identification of draft and final deliverables. Consultants shall not submit verbatim sections of this RFP as their proposal.

SECTION 7

Method & Timeline of Selection

The Village Administrator, Public Works Director, and Parks Superintendent will conduct the evaluation of proposals submitted. This will comprise the Evaluation Team. They will make a recommendation to the Parks Committee whom will make the final recommendation to the Village Board for action. The following method and timeline will be utilized in order to select the desired proposal:

- i. **February 25, 2022** – RFP Issuance Date.
- ii. **March 18, 2022** – RFP Due Date.
- iii. **March 21st** – During this week, the Evaluation Team will review the proposals and decide which, in its sole discretion, it chooses to further consider via an in-person or virtual interview.
- iv. **April 4th** – During this week, the Evaluation Team may host interviews of perspective consultants in order to make a selection. Please identify in your proposal if there are any dates to avoid scheduling an interview should your proposal be selected for further consideration.
- v. **April 22nd** – The Evaluation Team will make its recommendation to the Parks Committee for further consideration.
- vi. **April 28th – Parks, Recreation, and Natural Resources Committee:** The Parks Committee will consider the recommendation of the Evaluation Team in order to make their recommendation to the Village Board.
- vii. **May 9th – Village Board:** The Board will take final action to consider acceptance of the recommended proposal and enter into a contract for this purpose.

SECTION 8 Terms and Conditions

Each proposal will be reviewed to determine if it meets the submittal requirements contained within this RFP. Failure to meet the requirements for the RFP can be cause for rejection of the proposal. The Village may reject any proposal if it is conditional, incomplete, contains irregularities, or if in the sole discretion of the Village not considered in our best interest. The Village may waive an immaterial deviation in a proposal, but this shall in no way modify the proposal document or excuse the Consultant from compliance with the contract requirements if the Consultant is awarded a contract. A prospective Consultant may be requested for an interview at the sole discretion of the Village. The recommended Consultant will be selected and approved by the Village Board.

The Village uses a standard template contract for such services and will require its utilization for this project. A copy of the standard template can be provided for review upon request and will be updated to adapt to the proposal ultimately selected.

There is no expressed or implied obligation for the Village to reimburse firms for any expenses incurred in preparing proposals in response to this request. Materials submitted by respondents are subject to public inspection under Wisconsin law. Any language purporting to render the entire proposal confidential or proprietary will be ineffective and will be disregarded.

The Village will not discriminate against individuals due to sex, race, religion, creed, color, national origin, age, disability, sexual orientation, ancestry, marital status, arrest or conviction record, military service, or any other characteristics protected by law. This applies to all Consultants submitting proposals to this project and their sub-consultants.

The Village reserves the right to retain all proposals submitted, and to use any idea in a proposal, regardless of whether the proposal was selected. Submission of a proposal indicates acceptance by the firm of the conditions contained in the RFP, unless clearly and specifically noted in the proposal submitted and confirmed in the contract between the Village and the Consultant.

All property rights, including publication rights of all reports produced by the selected firm in connection with services performed under this agreement shall be vested in the Village.

The Village reserves the right to reject any or all proposals submitted.

SECTION 9 RFP Appendices

Appendix A: [2019 to 2023 Outdoor Recreation and Open Space Plan](#)

Appendix B: [Lewis Park Master Plan 2015](#)

LEWIS PARK LAKE ACCESS VILLAGE OF MCFARLAND

PROPOSAL

SUBMITTED BY
PARKITECTURE + PLANNING, LLC
MADISON, WI
March 18, 2022



Cover Letter

March 17, 2022

Village of McFarland
Jim Hessling
Director of Public Works
5115 Terminal Drive
McFarland, WI 53558

Dear Jim and members of the selection committee,

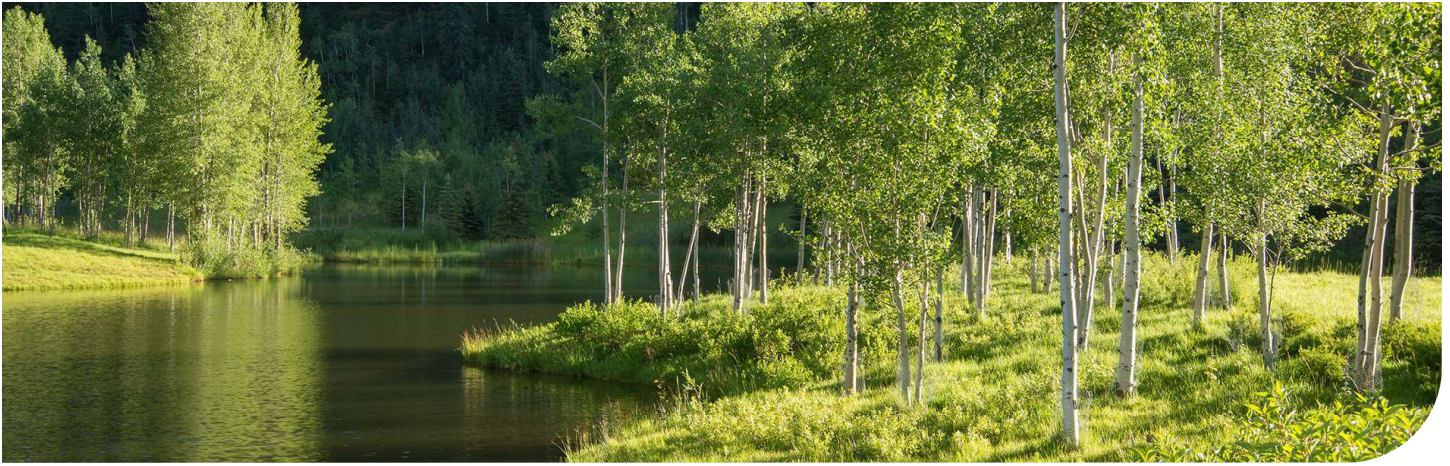
Thank you for the opportunity to provide this proposal for the planning and design of a potential improved water access portal to the Yahara River and Lower Mud Lake. Lewis Park is a well loved open space and the connectivity to Legion Memorial Park, Marshwoods Park, and the greater Village-wide trail system is not to be understated. This park offers one of the best opportunities for water access and the recreational opportunities that are created by the river. While Babcock Park is just upriver, most paddlecraft users do not like to launch from this location and it is certainly not conducive to wildlife observation opportunities due to the motorcraft launch and large parking area. Lower Mud Lake and the journey to Fish Camp are peaceful waters without residential homes and busy piers to avoid. This area is also known for the excellent birding habitat and has potential to draw more wildlife observers if proper facilities are provided.

As you know, we have been working with the you and your staff on numerous park development projects for more than two years and understand the desires of the community and stakeholders. With our current working relationship with you and ongoing projects within the Village, we have a big head start on this project.

Our qualifications are unique and perfectly suited for this project, and it is unlikely you will find another team with as much similar recent experience. We offer you a known entity and project management process that you can trust.

Our team is uniquely qualified for this project for several reasons:

- We have significant past and ongoing work with the Village and your public open spaces. This includes site analysis and land use study at Lewis Park.
- Our team is a well oiled collaborative team with a deep historical portfolio and several similar ongoing design projects underway.
- We understand the intricacies of nature based recreation projects. See our project profiles section for a partial list of our recent park projects.
- These types of projects are excellent candidates for grant and outside donor funding opportunities. We routinely work with agencies such as the DNR and other non-profits to leverage available municipal budgets. It is important to stay on track in terms of budget, timeline, and scope.
- We have excellent working relationships with the major contractors in this part of the State and understand the bidding climate and pricing structures. This gives us an advantage during design by soliciting feedback on design iterations, maintaining budget expectations, and testing design and constructibility methods and materials.
- We have an excellent resume of public process facilitation and creative outreach strategies to gather public input on park improvements.
- We have been selected by Dane County Parks to assist with the redevelopment of Babcock Park and these processes will be on an overlapping timeframe. We see significant advantage of sharing knowledge between the design efforts to establish complimentary amenities given the close proximity.



We have discussed the project with you, visited the site to review the existing conditions, and I am confident that we understand the goals of the project, various site issues, and have the extensive technical expertise to implement your vision. Our resume of similar recreation facility design is long and well proven in Wisconsin.

We are believers in creating attainable goals and finding small successes with the clients and projects we engage. The lessons learned from the countless park and open space projects we have facilitated will offer you and the facility managers a proven process, excellent track record, and the confidence that the improvements will stand the test of time and serve the McFarland community for years to come.

We look forward to the opportunity to share our perspectives with you should you select Parkitecture + Planning.

Thank you very much for your consideration of our team.

Sincerely,

Blake Theisen, PLA, ASLA
Principal

Parkitecture + Planning
901 Deming Way, Suite 102
Madison, WI 53717

E blake@parkitecture.org
P 608.886.6808

SERVICES + ASSISTANCE



- | Landscape Architecture
- | Park and Open Space Master Planning
- | Aquatic Facility Analysis and Design
- | Athletic Facility Design
- | Recreational Waterfront Visioning
- | Public/Private Campground Design
- | Custom Theme Playscapes
- | Civil Engineering
- | Stormwater Management
- | Site Design
- | Construction Documentation
- | Construction Administration
- | Land-Use Planning
- | Public Outreach

Established in 2020, Parkitecture + Planning is a fresh start with familiar faces.

Principals Blake Theisen (Landscape Architect) and Katie MacDonald (Civil Engineer) formed the company to follow their passion, by focusing on park, open space, and aquatic based projects.

Born from the oldest Landscape Architecture firm in Wisconsin, our primary focus is on creating vibrant site design opportunities for our clients and community members.

Our approach toward park and open space design focuses on how social interaction can be stimulated through thoughtful layout and creative use of materials. We work to blend the lines of natural and built environments to enhance the user experience.

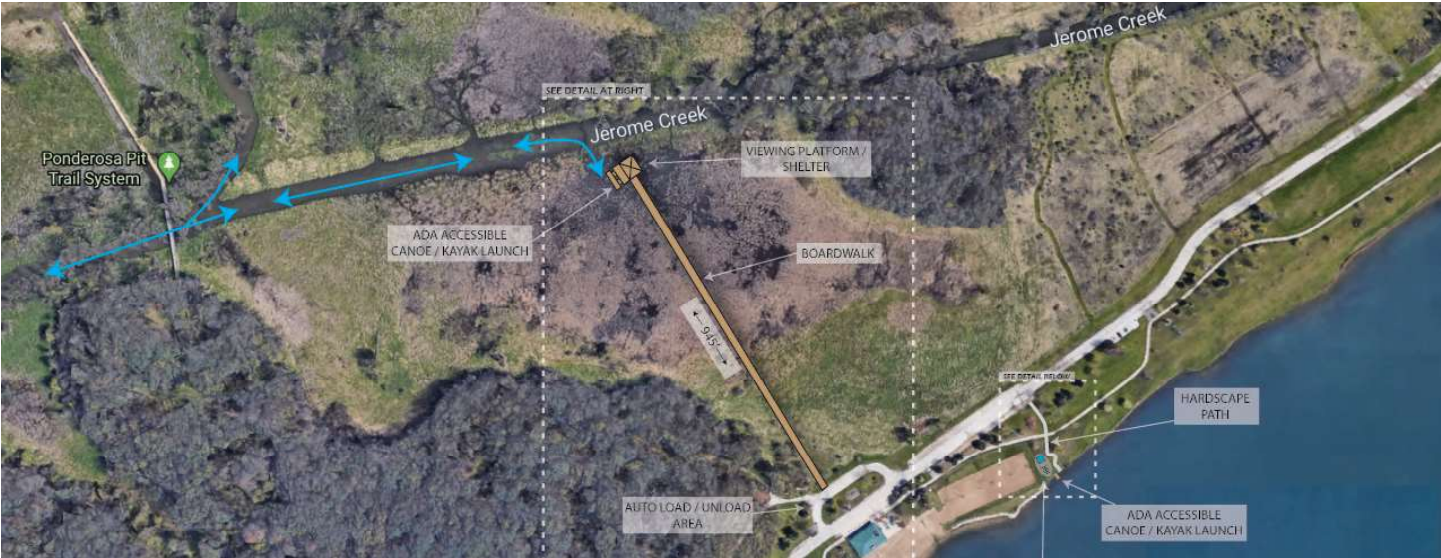


Parkitecture + Planning
901 Deming Way, #102
Madison, WI 53717
608.886.6808
www.parkitecture.org

We are Landscape Architects.
We are Engineers.
Above all, we are
Parkitects.

Pleasant Springs Park
Pleasant Prairie, WI

The Village of Pleasant Prairie retained Parkitecture + Planning to conduct a feasibility study and conceptual plans for establishing public access to the Des Plaines River and Jerome Creek. An extensive trail network exists within the park, but water access was non-existent. Site evaluations and a public engagement process convinced the design team that a proposed boardwalk and remote paddle craft access portal was possible. The design evolved into also creating a wildlife overlook and outdoor classroom within the wetland area. Coordination with several local businesses, Ducks Unlimited, WisDNR, and the Nature Conservancy yielded a collaborative funding approach. This project will provide watercraft (canoe/kayak) access from the Village all the way to Downtown Chicago. The project is scheduled for construction in 2023. Construction budget - \$0.7 Million.

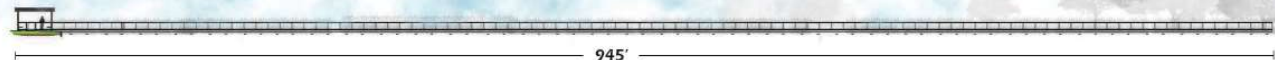


WETLAND BOARDWALK
Located within close proximity to the Wruck Pavilion, a raised boardwalk provides the most direct route to Jerome Creek.



WILDLIFE VIEWING PLATFORM & BOAT LAUNCH
The end of the boardwalk provides opportunities not only for boat access, but also for bird watching, relaxing and resting.

LAUNCH





Stonebridge Park Monona, WI

Parkitecture + Planning worked with the City of Monona to redevelop a small lakefront parcel that had been historically used as an overland flow path for stormwater. New underground filtration and sediment control devices (Strand Associates) were installed to clean the discharge to Lake Monona. The surface of the park was carefully designed to preserve the heritage oak trees, open sight lines, establish an ADA accessible route to the lake and new kayak/canoe launch, and create usable open space. Extensive landscaping was included to start reforestation of diverse native tree and shrub species. A bio-infiltration garden was installed to handle runoff from the onsite ephemeral spring. The project was constructed in 2021. Construction budget - \$0.8 Million.

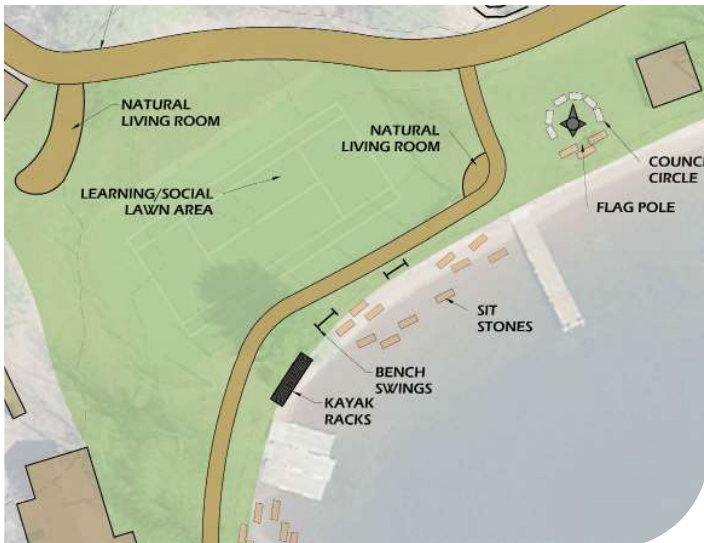


Experience + Precedent Work



Kimberly Point Park Neenah, WI

Parkitecture + Planning provided Master Planning, civil engineering, and construction administration for the waterfront improvements at Kimberly Point Park in the City of Neenah. The project consisted of new multi-modal pathway systems, bird watching and fishing platforms, and new access portals to the waterfront. The park is a site of cultural and archaeological significance and required significant on site monitoring during excavation. Parkitecture worked with the UW Milwaukee Archaeology department for artifact protection measures. The project is under construction and will be completed for fall 2022. Construction budget - \$0.8 Million.



Clearwater Camp for Girls Manitowish Waters, WI

The Clearwater Camp for Girls entrusted the visioning and construction plan development for the renovations of the summer camp on Lake Tomahawk to Parkitecture + Planning. An old tennis court was removed for the new pathways, kayak and canoe launches, piers, and natural furniture made of harvested trees from the site to establish a reclaimed natural waterfront. Parkitecture led the coordination with the County and Wisconsin DNR for shoreland protection. The project entails multiple phases over several years. Phase One is scheduled for completion in 2022. Construction budget - \$0.2 Million.



Devils Lake State Park Baraboo, WI

Parkitecture + Planning assisted the Department of Natural Resources in the planning and design for renovation of the North and South Shore day use areas at Devils Lake State Park. Addressing pedestrian flow, waterfront access, shoreline stabilization, and mitigating user conflicts (fishermen, hikers, beach goers) were top priorities. The plans solidified new waterfront access portals, communal fire ring gathering nodes, and an interpretive signage tour. The State Park is a designated Historical Landmark and Parkitecture coordinated agency review on behalf of the client. Phase One of the project is slated for fall of 2022. Construction budget (Phase One) - \$0.4 Million.

Experience + Additional Park Projects - Parkitecture

Prentice Park, Ashland, WI
Attridge Park & Splashpad, Baraboo, WI
Devils Lake North Shore Day Use Area, Baraboo, WI
Devils Lake South Shore Day Use Area, Baraboo, WI
Community Pool, Blanchardville, WI
Blue Mound SP Pool Expansion, Blue Mounds, WI
Bernard Willi Pool, Chippewa Falls, WI
Bucholtz Park Swimming Facility, Clintonville, WI
Bakken Park Skate Park, Cottage Grove, WI
Community Park, Cottage Grove, WI
DeForest Civic Park, DeForest, WI
Fireman's Park, DeForest, WI
Fox Hills Estates Park, DeForest, WI
Sunfish Pond Park, DeForest, WI
Equestrian Campground, G. Dodge State Park, WI
Anunson Park, Fox Crossing, WI
Firemans' Park, Germantown, WI
Riversbend Park, Grafton, WI
Stonewall Farms Park, Grafton, WI
Monterrey Park, Janesville
Palmer Pool, Janesville, WI
Rockport Pool, Janesville, WI
Lewis Park, Keota, IA
Horizon Park, Kenosha, WI
Lincoln Park, Kenosha, WI
Southport Park, Kenosha, WI
Wolfenbuttel Park, Kenosha, WI
Sunset Beach Park, Kimberly, WI
Sandy Beach Park, Lake Mills, WI
Van Lieshout Park Splashpad, Little Chute, WI
Door Creek Park, Madison, WI
Firemens Park, Maple Bluff, WI
Johnson Park, Maple Bluff, WI
Braem Park, Marshfield, WI
Hefko Park & Aquatic Center, Marshfield, WI
Community Park, McFarland, WI
Lewis Park, McFarland, WI
Juniper Ridge Park, McFarland, WI
Prairie Place Park, McFarland, WI
Siggelkow Park, McFarland, WI
Waubesa Int. School Athletic Fields, McFarland, WI
William McFarland Park and Pool, McFarland, WI
Aero Park, Menomonee Falls, WI
Village Park Ph 2, Menomonee Falls, WI
Library Park, Mercer, WI
Lakeview Park Splashpad Renovation, Middleton, WI
Market Street Park, Middleton, WI
Penni Klein Park, Middleton, WI
Stonebridge Park, Monona, WI
Woodland Park, Monona, WI
Doty Park, Neenah, WI

Kimberly Pointe Park, Neenah, WI
Island Park, Neenah, WI
Shattuck Park and Splashpad, Neenah, WI
Splashpad, Oregon, WI
Mustang Park, Payson, AZ
Athletic Complex Playscape, Pewaukee, WI
Des Plaines River Greenway, Pleasant Prairie, WI
Lake Andrea Plaza, Pleasant Prairie, WI
Mompers Woods, Pleasant Prairie, WI
Pleasant Prairie Park, Pleasant Prairie, WI
Camp Indian Trails, Rock County, WI
Culver Community Park, Sauk, WI
ARF Park, Shawano, WI
Downtown Plaza, Shawano, WI
Totogatic Park Campground, Spooner WI
Community Riverwalk, Stoughton, WI
Wetmore Park, Sun Prairie, WI
Village Grove Park Splashpad, Sussex, WI
Pocket Park, Thiensville, WI
Village Park, Thiensville, WI
Central Park West, Two Rivers, WI
Buchner Park Aquatic Center, Waukesha, WI
Meadowview Park, Waukesha, WI
Burnham Pointe Park, West Allis, WI
Liberty Heights Park, West Allis, WI
McKinley Park, West Allis, WI
Recreation Center Park, West Allis, WI
Cravath Lake Amphitheater, Whitewater, WI
Community Splashpad, Whitewater, WI

References

Contact: John Steinbrink Jr., Dir. of Public Works
Village of Pleasant Prairie
jsteinbrink@pleasantprairiewi.gov
262.925.6768

Contact: Mike Kading Director of Parks and Recreation
City of Neenah
mkading@ci.neenah.wi.us
920.886.6062

Contact: Jake Anderson, Director of Parks
City of Monona
janderson@ci.monona.wi.us
608.216.7469

Contact: Missy VanLanduyt, Recreation Section Chief
Wisconsin Dept. of Natural Resources
Melissa.vanlanduyt@wisconsin.gov
608.266.7617

Staff Qualifications

The **Parkitecture + Planning** core team is small and flexible. We choose to operate this way and work on the projects that are important to us and the communities in which they occur. The principal owners believe that open space reflects the soul of a community and deserves as much attention as any of the other core infrastructure in a municipal budget. We have dedicated our careers to this cause, because we are **Parkitects**.

Blake Theisen will serve as your Project Manager and primary point of contact for the design team.

We will be your team from start to finish.



Blake Theisen, PLA, ASLA

Blake is a steward of open space and draws on his background in environmental science and spatial design to influence his solutions. He is an accomplished public process facilitator, and has presented at State, Regional, and National Conferences. Blake has received numerous design awards for project work and continues to find ways to innovate new solutions to common design challenges. His passion for park and aquatic based recreational projects is unparalleled in Wisconsin.

Registered: WI, IL, IN, IA, MN, MI, AZ, TX, NE, CO

Certified: CLARB, CPO

Member: WPRA, WIASLA, ISA



Katie MacDonald, PE

Katie exhibits her expertise in park and public open spaces and focuses on contextual site grading, integration of green infrastructure, and creative material re-use in her site design approach.

With an extensive resume in water based recreation facilities, she has become one of the leading experts in Wisconsin and the upper Midwest in shoreline stabilization and structure design.

Registered: WI, IL, IA, MN, CO, WY

Certified: CPO

Member: WPRA, NASECA



TEAM ETHOS

The **mission** of Parkitecture + Planning is to engage with stakeholders and create vibrant, creative, inviting, and inclusive public open spaces in our communities. We view the public landscape as a canvas for creativity, collaboration, and opportunity for growth and learning for residents of all ages and abilities. Our team works with groups large and small to understand the community context, project goals, and work through sustainable design solutions.

DESIGN APPROACH

We base our approach to Park Planning on three pillars: **Engagement**, **Visioning**, and **Action**.

Engagement - From day one, we **listen**. Anyone can hear, but to listen ensures that all perspectives are taken into consideration. Often the emotions and reactions are as valuable as the content. Our project engagement with clients includes not only the day-to-day decision makers, but the special interest groups and stakeholders, elected officials, and facility maintenance staff. This process includes outreach through various methods, whether it be a traditional town hall meeting, online discussion forums, social media outreach, or pop up events during community-based activities. It is vital for all of these voices to have an audience and present each angle for consideration. A truly sustainable facility will satisfy the learning and recreational objectives for the end user, while streamlining maintenance requirements for those responsible for the daily and long term care. The feedback gathered during this initial phase establishes our design program and helps us understand, **What is your Why**.



Visioning - We believe in **collaboration and consensus** building. Through interactive design charrettes and precedent imagery reviews, we can develop and define the end goal or design direction. Early schematics should be loose and flexible, giving stakeholders opportunity to think big and outside of the box. Visual stimulation with prior project imagery helps to push imagination and inspire new ideas for each project we touch. We push you to embrace the iterative process and work through the design evolution with us. **Never settle for status quo**.

Action - Our plans are **designed for implementation**. From more than twenty years of experience with park and open space planning, we understand the challenges communities face with budgets, staffing, programming, and maintenance. Our team establishes realistic design solutions and sets forth attainable phasing strategies when necessary. We also know how to leverage funding. Our staff have an excellent track record in securing grants, developing fundraising tools, and forging public/private partnerships to further the budget allocations. **Let's make this happen**.



During the initial phase of this project, we will review the existing conditions and access options at Lewis Park. We are familiar with the park from our prior work on the splashpad/pool study as well as the ADA access study. With the development of any new recreational facility, parking and pedestrian access must be considered. The parking area at Lewis is already at a premium, and we do not want to over burden the availability at the shelter. Our suspicion is that some of the activity that the improved lake access will invite, will be largely during off peak hours and this should be studied further.

We understand how important projects like these are to the local residents and wildlife enthusiasts. Graphic presentation boards with precedent imagery will be assembled for aid in gathering public feedback in the final design direction, materials, and layout for the access facilities. This is an important step in the process and will help

to build consensus and support with community members and elected officials. Memory-worthy natural areas need to be thoughtfully designed based on specific site needs, and community preferences. Thought needs to be placed on future flexibility of the park spaces and the increased need for appropriate distance between other existing park use areas, seating etc.

We feel strongly that the plan should also evaluate the long term operations and maintenance costs of developing a new facility. As part of our process, we will work with your maintenance staff to assemble a projection of additional requirements placed on the Village.

As we progress through the concept design, the plans will be accompanied by an opinion of probable construction costs. We have extensive external resources from our partners in the park construction world, as well as drawing on years of internal project work and current construction activity to provide accurate drawing analysis and up to date construction cost forecasting. We will hold regular review discussions with you and your staff to help to solidify support and consensus for the project. This is paramount to project success and ensures timely decisions and forward progress. Our final recommendations will be assembled with our schematic design plans, cost projections, and a summary narrative. These drawings will provide the springboard for the next phase of engineering work and the permitting that will likely be associated with it. As part of our process, we will review the early designs with the County and WDNR for potential issues and also partnerships. This early engagement has often yielded fruitful financial partnerships.

Economic conditions are fluid and we are seeing a trend towards creative funding of projects like these. We have been the shepherd of numerous projects with grant funding and the paperwork that is associated with them. This can complicate a typical construction progress, but we understand how to navigate and embrace these scenarios. Our staff also participates and have managed several community build projects as part of our community goodwill program. These can be very rewarding endeavors for community stewardship.

We are very familiar with assisting clients through this process and understand the key steps. Our team is fully prepared to assist you with all project components from conceptual planning, design/engineering, construction document preparation, bidding, and construction oversight. We have provided these services for many municipalities in Wisconsin. A partial list is included on the prior pages.



Scope Outline

Public Engagement

- Facilitate kick-off Meeting with Village staff.
- Complete site review for Lewis Park to assess current conditions and potential water access locations.
- Assess project goals to develop program statement and vision plan direction.
- Attend public open house meeting with Village staff, select stakeholders, and members of the public for creative input.
- Work with Village staff to review feedback and establish final design recommendations.

Schematic Design

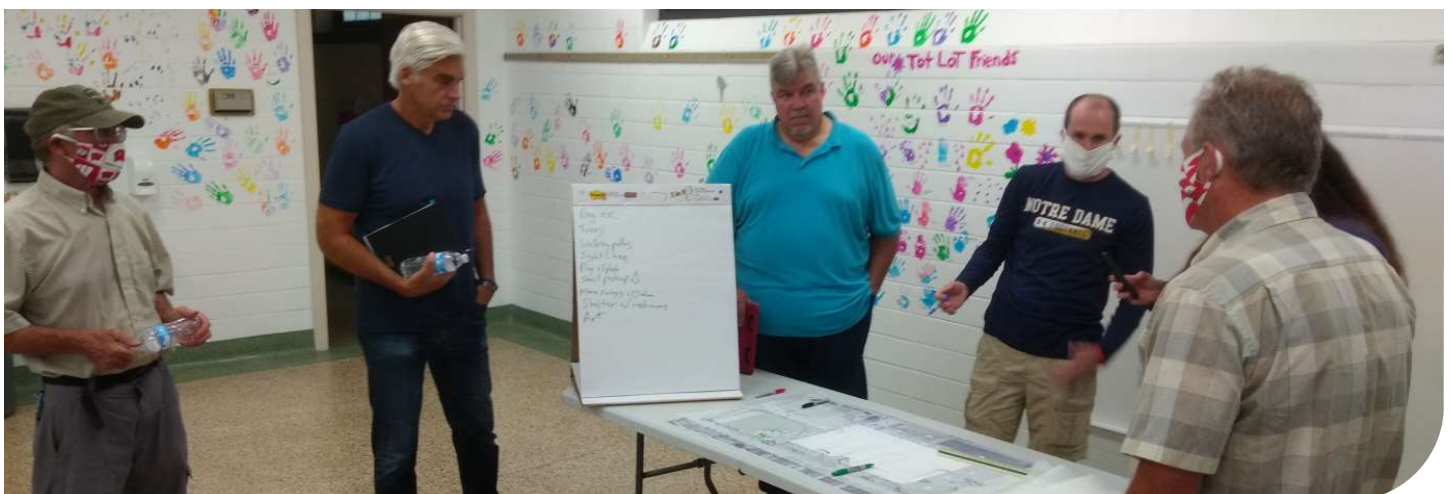
- Develop working design plans for new access facilities and produce graphic renderings.
- Compile opinion of probable construction costs.
- Present design drawings to Village staff.
- Present design package to Parks & Recreation and Natural Resources Committee.
- Assemble final narrative report.
- Discuss project with WDNR and Dane County Land and Water Conservation Department.
- Present final Plan graphics to Village Board.

Outcomes and Deliverables

- Minutes from all review and public input meetings
- Concept and SD Plans at key benchmarks
- Summary narrative report
- PDF of Final Plan Renderings
- Opinion of Probable Construction Costs

Assumptions

- Village to provide prior plans, timely feedback on submittals, and access to stakeholders within the community.



Proposed Timeline

PROJECTED SCHEDULE

We are flexible on schedule and scope deliverables and will work with the Village to accomplish the project goals.

Due to our small company structure, we can adapt to owner request and schedule changes with ease. We understand project delivery can be iterative and can have tangential paths. Our team is resilient and not easily deterred. Even through the COVID-19 pandemic, we continued to deliver on our promises for each and every project meeting, and all requested client deadlines.

We anticipate a minimum of 2-3 month process to complete the initial planning and design effort for the project. Following this process, we would be ready to complete engineering plans that will position the Village for late winter/spring 2023 bidding for construction during 2023. A tentative schedule is proposed as follows:

TASK	TIME FRAME
Kick-off Meeting	May 2022
Site Review	May 2022
Public Outreach	June 2022
Conceptual Design	June 2022
Final Plan Presentation	July 2022

QUALITY CONTROL

Our team takes pride in producing high quality projects that we and our clients will be proud of for generations. Regular internal and external peer reviews help to maintain an exceptional level of quality control for our collective design work. We have not engaged in any unethical practices, nor have had any substandard work.

SUPPLEMENTAL INFORMATION

Please do not hesitate to contact us with any further questions on our capabilities or passion for the park and recreation industry. Our team is fully licensed and insured to provide the services outlined in this RFP. Our references from past work will confirm our abilities and performance track record.

PROPOSED FEE

We propose a lump sum fee of \$ 10,880 for this outlined scope of work. Should this need to be amended, we will work with you to adapt the scope/schedule, and budget. Our projected hours are summarized by task as follows:

PHASE	BT	KM
Public Engagement	16	8
Schematic Design	33	34
TOTAL	49	42

Additional services shall be billed at \$ 120/hour.



Client Testimonials

"Parkitecture go above and beyond in their attention to detail, technical knowledge, and collaborative process to make sure client needs and questions are addressed completely and promptly. Thanks to their creative skills, design expertise, and familiarity with construction practices and State regulations, we have a project that is ready to build this spring. We would not be where we are without them."

Jean Warrior – President, Friends of Governor Dodge State Park

"Blake's practice of listening, asking thought provoking questions, and then implementing the desires of the community is second to none."

Matt Hendricks – Director of Parks, City of Shawano

"The City of Kenosha has worked with Blake Theisen over the past 12 years developing, upgrading and enhancing our extensive Park System. He is very knowledgeable in his field, is dedicated to understanding the community needs and desires, and goes above and beyond to meet our requests."

Shelly Billingsley – Director of Public Works, City of Kenosha

"Parkitecture is working on the City of Waukesha's Buchner Park Pool and Community Center. Their vision is creative, while also being practical for the City. They are very responsive to the client's needs, meeting a tight time frame to get the project Bid according to the schedule. The anticipation for the completion of the project is heightened after seeing their renderings."

Katie Jelacic – City Engineer, City of Waukesha

"Working with Parkitecture has been a great experience. Blake's approach to designing a park is like building a house...you need to have a firm foundation and then build up from there with each room in the park supporting the overall development. If you want a holistic park development, Blake and his Parkitecture Team are what you are looking for!"

"Working with the Parkitecture team has been one of the best decisions we have made for our park project. Their organization, detail, thoughtfulness, planning, and experience has helped make our planning team prepared for the road ahead."

Michael Kading – Director of Parks and Recreation, City of Neenah

John Lehan – Director of Community Recreation, Sauk Prairie Rec Commission

"Blake and Katie - Thank you for all that you did to make our park development project a success. You stood by us from the beginning to the end and even beyond, ensuring that we were completely happy with the final product. It was clear you both brought a wide range of knowledge and experience in bringing our concept plan to life. Thank you for making us feel that we were more than just another client. I look forward to working with Parkitecture + Planning again in the future!"

Amanda Geiser – Director of Parks and Recreation, Village of Fox Crossing

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, May 24, 2022

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Sayer Larson, Parks Superintendent, Jim Hessling, Public Works Director, Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action regarding the award of contract for a management plan for conservancy areas within the park system.

PREVIOUS ACTION:

The Parks Recreation & Natural Resources Committee approved a recommendation to the Village Board for issuance of an RFP for Management Plan for Conservancy Areas at its January 27, 2022 meeting.

The Village Board accepted the Parks Recreation & Natural Resources Committee at its meeting on February 14, 2022.

The Sustainability & Natural Resources Committee, at their May 9, 2022 meeting, recommended approval regarding the award of contract to RES Great Lakes, LLC.

ISSUE SUMMARY:

Enclosed is a proposal from a qualified consultant for management planning services relating to conservancy areas within the village. Five proposals for this work were received. The evaluation team reviewed all five plans and from that process, interviewed the top three. From those interviews, the committee selected RES Great Lakes, LLC. The project scope includes such things as:

- Conduct an analysis of the project areas to identify key issues, opportunities, and possible improvements.
- Public Engagement.
- Provide site inventories along with reviewing various property records and reports.
- Providing cost estimates for each site.
- Conduct public input activities and compile that information.
- Compile a final report and present it to various committee(s) and the Village Board.

This work will now examine the specifics of conservancy management, providing more comprehensive detail as to what possible improvements could be, the potential cost, along with a plan for possible implementation.

The cost of the plan came in at \$48,180.



FINANCIAL/BUDGET IMPACT:

The budget for this item is \$75,000 and funded through the Parks Budget in the Capital Projects Fund.

VILLAGE PLAN REFERENCE:

[Management Plans for Conservancy Parks](#)

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion and second to recommend approval regarding the proposal from RES Great Lakes, LLC for conservancy management planning services in the amount of \$48,180.

ATTACHMENTS:

1. McFarland RFP Conservancy
2. RES McFarland Conservancy Mgmt Plan Proposal rec. 4.8.2022



Request For Proposals

Conservancy Management Plan

RFP Issuance Date: March 11, 2022

RFP Due Date: April 8, 2022

Please Submit to:

Village of McFarland – Conservancy Management Plan
Attn: McFarland Public Works Department
5915 Milwaukee Street, PO Box 110
McFarland, WI 53558

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SECTION 1

Purpose

The purpose of this Request for Proposals (RFP) is to receive competitive proposals from qualified consultants who are interested in providing professional ecological consulting services. The Village of McFarland proposes to invest in an updated full scope management plan for its conservancy areas. This management plan will guide the restoration process on conservancy areas as these areas are treasured by our residents and bring a higher quality of life to the community.

SECTION 2

History and Background

A. **General** – The Village is located adjacent to the southeast side of the City of Madison in Dane County. The current population of McFarland is estimated at 9,331 residents. The Village is serviced by USH Highway 51 serving as the main connection point between the cities of Madison and Stoughton. The Village has 75 permanent employees supplemented by seasonal, temporary, and part-time employees when necessary. The Village's primary departments include Administration, Community & Economic Development, Communications/Technology, Fire and Rescue, Library, Public Works (including Parks and Utilities), Police, and Senior Outreach. More information about the Village is available at www.mcfarland.wi.us.

The purpose and intent of the Request for Proposals (RFP) is to secure an ecological restoration plan to implement on the Villages conservancy areas. The Village has ten (10) conservancy areas, totaling 110 acres. These areas represent a variety of plant communities from upland woods to lowland marshes.

B. **Prior Studies** – In 2007, the Village of McFarland contracted JFNew to create a management plan for the conservancy areas.

C. **List of Properties** – Please note the following areas to be included within the management plan:

- i. Babcock Conservancy
- ii. Grand View Conservancy
- iii. Indian Mound Conservancy
- iv. Marsh Woods Conservancy
- v. Siggelkow Road Park
- vi. Taylor Road Conservancy
- vii. Thrun Marsh Conservancy
- viii. Urso Park
- ix. Woodland Commons Conservancy
- x. Yahara River Conservancy

SECTION 3 Plan Objectives

The Plan will meet the following objectives in order to serve as a guide for the improvements desired within each property:

Background information:

- i. Provide site history
- ii. Evaluate current conditions
- iii. Identify existing resources to include plant surveys
- iv. Address long term vision of the conservancies
- v. Identify environmental limitations
- vi. Protect and enhance current resources
- vii. Profile adjacent lands

Management plan:

- i. Break each property into management units.
- ii. Incorporate public input into plan.
- iii. Develop measurable goals for each management unit.
- iv. Create a task list for each unit to achieve each goal.
- v. Provide a timeline and budget of the management tasks.

SECTION 4

Scope of Work

The selected Consultant will provide a full restoration management plan for all conservancy areas within the Village of McFarland. The desired services include, but are not limited to the following:

- Meet with Village Staff at site to review current conditions and existing site constraints and receive direction regarding site-specific requirements.
- Inventory site, review pertinent surveys, review archeological records.
- Prepare and conduct public input efforts to solicit viewpoints from the Community and adjacent property owners on the management plan. This may be conducted through surveys, open houses, and any other means that would generate input.
- Work with Village Staff and appropriate Village Committees throughout the process.
- Prepare draft plans as needed for discussion, review, and presentation.
- Management plan to include recommendations on cost estimates for various activities proposed for restoration activities within each management area.
- Prepare final management plan and generate guidelines for implementation.
- Present final management plan to appropriate Village Committee and Village Board.

These are the general requirements and are not intended to be an all-inclusive list of tasks and deliverables. It is expected that the chosen Consultant will provide the Village with more specific recommendations for approaches, tasks, and deliverables based on their experience and expertise from past work on similar projects. Innovative approaches that meet the intent of the Plan Objectives and Scope of Work are welcomed, these could be presented as additional services or additional approaches in the consultant response.

SECTION 5

Deliverables

A. The selected Consultant shall complete a final plan that details each properties natural and recent history, evaluates current conditions, provides a plant survey, identifies a target restoration, and a stepped process of restoration actions.

B. At a minimum, the following deliverables will be provided:

- i. Executive Summary.
- ii. History of parcels with maps
- iii. Evaluate current condition
- iv. Provide a plant survey
- v. Identify a target plant community for restoration
- vi. Provide a stepped action guide for restoration activities

C. The final plan put forth for acceptance shall be completed in such a way that it can be fully integrated with other plans and initiatives adopted by the Village. The selected Consultant shall provide the Village with an electronic copy of the final plan in its original and pdf format, including attachments, drawings, graphics, or tables used to create the plan. The selected Consultant shall provide the Village with two (2) hard copies of the final plan and an electronic PDF copy of the final plan. Draft deliverables may be provided in PDF format.

SECTION 6

RFP Submittal Requirements

A. Qualification Details consisting of:

- i. **Cover Letter** – Including, but not limited to a statement of understanding and approach to this project.
- ii. **Experience** – A summary of 3-5 similar or relevant projects that the applicant has executed within the last ten years. Electronic links to full copies of similar or relevant plans are encouraged. Hard copies of similar or relevant plans are not desired and can be provided electronically.
- iii. **References** – Provide three municipal client references for which the applicant has provided similar services within the last ten years. Include the name, email, and telephone number of the contact person and a description of services provided to that contact.

B. Technical Proposal consisting of:

- i. **Scope of Work** – A description of the approach to be taken toward completion of each item listed under Section 4 of this RFP, including any draft and final deliverables. An explanation of any variances to the proposed Scope of Work as outlined in the RFP, and any insights into the project gained as a result of developing the proposal or from past project experiences.

C. Project Management Plan Proposal consisting of:

- i. **Key Personnel** – A list or organizational chart of personnel directly assigned to the project, along with responsibilities on this project and resumes. Clearly illustrate the responsibilities and lines of communication and authority relative to your project management team. Describe your plan to interface with the Village. The firm's Project Manager, who will be responsible for planning, coordinating, and conducting the majority of the work, including meeting attendance with the Village, must be identified and committed to the project. The Village reserves the right to approve

Consultant's project manager, any requested personnel, and/or subcontractor changes during the course of the project.

- ii. **Quality Control** – Describe quality control measures and processes to ensure the project requirements are achieved within the project budget.
- iii. **Village Commitments** – Identification of those items within the Scope of Work for which the Consultant anticipates assistance by the Village. Village Staff will serve as the point of contact for public inquires during the planning process, will attend all public meetings, will maintain a project website, and provide public outreach of planning activities through existing Village social media outlets, electronic and community newsletters.
- iv. **Project Schedule** – A proposed schedule that indicates project milestones by phases or tasks, delivery of draft and final project deliverables, and overall timeline for completion of the Plan. Identification of meetings with Village Staff, Village committees, and the public, including summary of targeted discusses and meeting outcomes.
- v. **Supplemental Information** – Any other information deemed necessary to address the requests of this RFP.

D. Cost and Labor Hours Proposal consisting of:

- i. **Cost** – Lump Sum price to complete the plan as proposed in the Consultant's base Scope of Work.
- ii. **Estimated Labor Hours** – A summary of estimated labor hours by task, or phase, that clearly identifies the project team members, their hourly rate, and the number of hours performed by each participant organized by task or phase.
- iii. **Additional Scope/Fees** – Total fee, hours per employee, and hourly rates by employees, for any additional services not identified as included in the Consultant's base Scope of Work.

E. General requirements consisting of:

- i. **Due Date** – Responses to the RFP must be received by the end of the day on Friday, March 25, 2022. Proposals received late, for any reason, shall not be accepted.
- ii. **Format & Location** – Prospective consultants shall provide one (1) electronic PDF copy. RFP submittals shall be emailed to the Public Works Director at public.works@mcfarland.wi.us, subject: Conservancy Management Plan RFP. Alternatively, consultants may submit an electronic PDF copy via a USB flash drive to the Village of McFarland-Conservancy Management Plan RFP, Attn: McFarland Department of Public Works, 5915 Milwaukee Street, PO Box 110, McFarland, WI 53558.
- iii. **Property** – All information developed as part of this RFP, including graphics and data, shall become the property of the Village upon completion of the report. All text shall be submitted electronically as is most convenient. All original graphics generated as a part of the RFP shall be submitted to the Village in an easily reproducible hardcopy and electronic format as applicable.

SECTION 7

Evaluation Criteria

- A. The following criteria will be used to evaluate each proposal submitted:
- i. **Key Personnel (15 points)** – Experience and qualifications relevant to key personnel and their associated project roles and estimated labor hours.
 - ii. **Project Experience (15 points)** – Level of experience completing similar projects with local government entities of similar size, structure, and complexity.
 - iii. **Scope of Work (25 points)** – Level of responsiveness and technical approaches to the scope of work outlined within the RFP. Demonstration of knowledge and innovative approaches particular to the desired Scope of Work and Plan Objectives.
 - iv. **Cost Effectiveness (25 points)** – Ability to meet budget/value as related to proposed and additional costs. Hourly rates of key personnel. Estimated total labor hours.
 - v. **Project Schedule (10 points)** – Ability to be responsive in meeting schedule required to complete the plan and deliverables. Quality, clarity and creativity of proposed planning process and public engagement.
 - vi. **Quality of Submittal (10 points)** – Quality, clarity and completeness of submittal package, including identification of draft and final deliverables. Consultants shall not submit verbatim sections of this RFP as their proposal.

SECTION 8

Method & Timeline of Selection

The Village Administrator, Public Works Director, and Parks Superintendent will conduct the evaluation of proposals submitted. This will comprise the Evaluation Team. They will make a recommendation to the Parks Committee whom will make the final recommendation to the Village Board for action. The following method and timeline will be utilized in order to select the desired proposal:

- i. **March 11th, 2022** - RFP Issuance Date.
- ii. **April 8th, 2022** - RFP Due Date.
- iii. **April 11th, 2022** - During this week, the Evaluation Team will review the proposals and decide which, in its sole discretion, it chooses to further consider via an in-person or virtual interview.
- iv. **April 18th** – During this week, the Evaluation Team may host interviews of perspective consultants in order to make a selection. Please identify in your proposal if there are any dates to avoid scheduling an interview should your proposal be selected for further consideration.
- v. **April 29th** – The Evaluation Team will make its recommendation to the Parks Committee for further consideration.
- vi. **May 9th - Parks, Recreation, and Natural Resources Committee:** The Parks Committee will consider the recommendation of the Evaluation Team in order to make their recommendation to the Village Board.
- vii. **May 24th - Village Board:** The Board will take final action to consider acceptance of the recommended proposal and enter into a contract for this purpose.
- viii. **June 1st** – On or around this date the project will commence.
- ix. **May 31, 2023** – On or around this date the project will conclude.

SECTION 9 Terms and Conditions

Each proposal will be reviewed to determine if it meets the submittal requirements contained within this RFP. Failure to meet the requirements for the RFP can be cause for rejection of the proposal. The Village may reject any proposal if it is conditional, incomplete, contains irregularities, or if in the sole discretion of the Village not considered in our best interest. The Village may waive an immaterial deviation in a proposal, but this shall in no way modify the proposal document or excuse the Consultant from compliance with the contract requirements if the Consultant is awarded a contract. A prospective Consultant may be requested for an interview at the sole discretion of the Village. The recommended Consultant will be selected and approved by the Village Board.

The Village uses a standard template contract for such services and will require its utilization for this project. A copy of the standard template can be provided for review upon request and will be updated to adapt to the proposal ultimately selected.

There is no expressed or implied obligation for the Village to reimburse firms for any expenses incurred in preparing proposals in response to this request. Materials submitted by respondents are subject to public inspection under Wisconsin law. Any language purporting to render the entire proposal confidential or proprietary will be ineffective and will be disregarded.

The Village will not discriminate against individuals due to sex, race, religion, creed, color, national origin, age, disability, sexual orientation, ancestry, marital status, arrest or conviction record, military service, or any other characteristics protected by law. This applies to all Consultants submitting proposals to this project and their sub-consultants.

The Village reserves the right to retain all proposals submitted, and to use any idea in a proposal, regardless of whether the proposal was selected. Submission of a proposal indicates acceptance by the firm of the conditions contained in the RFP, unless clearly and specifically noted in the proposal submitted and confirmed in the contract between the Village and the Consultant.

All property rights, including publication rights of all reports produced by the selected firm in connection with services performed under this agreement shall be vested in the Village.

The Village reserves the right to reject any or all proposals submitted.

SECTION 10 RFP Appendices

Appendix A: [Management Plans for Conservancy Parks](#) by JFNew

Appendix B: [Outdoor Recreation and Open Space Plan](#)

Appendix C: Standard Template Contract



Village of McFarland

Conservancy Management Plan

Matt Parsons
Ecologist | Project Manager
mparsons@res.us | 630. 204. 6723



Regional Office
17921 Smith Road
Brodhead, WI 53520
(608) 897-8641

April 8, 2022

McFarland Public Works Department
5915 Milwaukee Street
PO Box 110
McFarland, WI 53558

RE: Village of McFarland – Conservancy Management Plan

ATTN: Village of McFarland Public Works Department,

Thank you for the opportunity to provide the Village of McFarland (Village) with an updated Conservancy Management Plan (CMP) proposal for the ten conservancies listed in the Request for Proposal (RFP). We propose to deliver clear and concise data on methods for restoring and maintaining the ten conservancy areas within the Village. The ecologists, planners, and landscape architects at RES Great Lakes, LLC ("RES", formerly AES) are truly excited about the opportunity to assist the Village in its ongoing efforts to become a more sustainable and livable community through careful inventory, assessment, and development of management plans for its conservancies and open spaces.

RES has a long history of working in southern Wisconsin, such as the long-term engagement with Madison County Parks and the Friends of Lakeview Woods on developing and implementing their Ecological Restoration and Management Plan (ERMP). We conducted an ecological health assessment of Lower Mud Lake for Dane County Parks with the final report made available for land use planning for the Village of McFarland. We also have developed numerous system-wide ecological management plans for municipalities throughout the Midwest, including Minnesota, Iowa, Illinois, and Indiana, in addition to Wisconsin.

We look forward to building on and updating the previous 2007 management plan and other management plans prepared for the conservancies. The plan we propose to develop will be designed to guide the ecological restoration and management processes in each of the conservancies to improve ecological health.

In all our projects we integrate our ecological work with the expectations of partners and clients who are accustomed to traditional public use planning, economic analysis, and historical/cultural conservation. The end products of this project – a geospatial database and a compiled overarching system-wide plan with individualized plans and prioritized, cost-estimated actions for each area – will provide an excellent starting point for ecological restoration and management. The project will set a firm foundation for management for the next 10 years and beyond.

Matt Parsons

Ecologist | Project Manager
mparsons@res.us | 630.204.6723



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Experience

AES was acquired by Resource Environmental Solutions, LLC in February 2021 and underwent a name change to RES Great Lakes, LLC. AES brings 40 years of vegetation planning, mapping, and implementation, as well as a robust native plant nursery that can provide valuable planning insight throughout the Midwest. All work will be conducted by familiar and trusted staff, who now have access to the support of RES. We are one company with a singular vision and proven track record of implementing the services sought by the Village.

RES is an interdisciplinary ecological consulting and restoration contracting firm with extensive nationwide experience conducting Natural Resources Inventories (NRIs) and botanical surveys used to create ecological restoration and management plans. Most germane to this project, RES has successfully completed numerous, diverse multi-site, system-wide combined NRIs and comprehensive ecological master plans for states, counties, and cities. RES has experience with numerous site-specific NRIs and Master Plans created for individual parks, campuses, and natural areas. For this work, we have assembled an interdisciplinary team of ecologists, planners, landscape architects, and GIS experts. Our ecological consultants work closely with our ecological contracting (restoration and management) professionals to ensure accurate estimation of opinions of probable cost.

In this section, we provide example Midwest projects. We provide examples of projects of a similar geographic scope that also share common restoration and management issues. A project/personnel matrix illustrates the breadth of experience of the proposed staff. The project will be led by Project Manager, Matt Parsons with Dr. John Larson serving as a QA/QC and botanical technical advisor. Landscape architect, Stacey Libra, will help lead the community and stakeholder involvement piece of the project. This team has worked together over many years on a wide variety of these types of projects, at many different scales. All project team members have experience in ecological planning and restoration projects.

Example projects range in size from thousands of acres (state, city, or county initiatives) to tens or hundreds of acres for individual parks and greenways. All of them share common issues and challenges of assembling background information, field assessment, synthesizing information, integrating client goals, identifying issues, opportunities, and constraints, prioritizing management, estimating opinions of probable cost (where desired), and providing recommended strategic directions for the next steps of restoration and management.

Example Projects

HAVENWOODS STATE FOREST REHABILITATION PROJECT

Milwaukee, WI | WDNR

RES was hired by the Wisconsin Department of Natural Resources (WDNR) to prepare a comprehensive Ecological Restoration and Management Plan (ERMP) for the 237-acre Havenwoods State Forest (HSF) in Milwaukee, Wisconsin. To support ERMP development, RES performed several subtasks including preparing a Quality Assurance Project Plan (QAPP); evaluating data gaps and preparing a Data Gap Analysis Report; collecting baseline data which included a wetland delineation, cover type and invasive species mapping, vegetation surveys, rare plant surveys; and presenting to and soliciting feedback from Milwaukee residents, volunteer groups, and technical advisory stakeholders. This EPA-funded project required strict Quality Assurance/Quality Control (QA/QC) procedures, including development of a QAPP, which outlines the rigorous QA/QC methodology that will be implemented to ensure production of reliable data and deliverables. RES maintained close communication with the WDNR by holding monthly progress meetings throughout the life of the project. RES presented the results of the ERMP at several stakeholder meetings to solicit feedback on the draft plan, inform the general public of our recommendations, and address any questions or concerns. The Final ERMP directly addresses environmental impairments within the AOC and establishes quantitative baseline ecological metrics that can be re-assessed after restoration implementation to quantify ecological lift.

Reference

Brennan Dow | Water Resources Management Specialist
 Wisconsin Department of Natural Resources
 brennan.dow@wisconsin.gov | 414. 263. 8651



EAGLE POINT PARK ECOLOGICAL RESTORATION MANAGEMENT PLAN

Dubuque, IA | City of Dubuque, IA | 2016-ongoing

The City of Dubuque wished to address environmental issues and restore natural ecosystems to one of its historically important parks. RES is developing an ERMP for the park which comprises an existing data review, field inventory and assessments, avoidance models for culturally sensitive areas, and an ecosystem-based restoration plan for the park. The project includes interactions with City staff, meetings, and presentations.

IOWA CITY NATURAL AREAS INVENTORY AND MANAGEMENT PLAN FOR CITY-OWNED NATURAL AREAS

Iowa City, IA | City of Iowa City, IA | 2016-ongoing

The City of Iowa City hired RES to conduct an inventory and prepare a management plan for a series of parks and natural areas. RES gathered pertinent available information on the parks/natural areas, conducted field surveys to develop current conditions, opportunities, and constraints. Using that information, we prepared management plans for managing the natural areas for the next ten years along with Opinions of Probable Costs (OPCs) for the implementation of the site-specific plans.

Link to plan: <https://www8.iowa-city.org/WebLink/ElectronicFile.aspx?dbid=0&docid=1781877&>

ROUTE 45 PROPERTY ECOLOGICAL RESTORATION AND MANAGEMENT PLAN

Libertyville Township, IL | Client Libertyville Township, IL | 2020 & 2021

RES was retained by Libertyville Township, Illinois to prepare an ERMP for a 70-acre closed tree nursery for the Libertyville Township. The project included a general site assessment, a limited tree survey, a wetland delineation, and a general plant survey while looking for opportunities and constraints on the 70 acres and surrounding lands. The site was divided into discrete land management units based on the dominant vegetation, old tree nursery areas, a wet prairie remnant, and upland areas where native prairie had established. RES provided an Opinion of Probable Cost for the proposed restoration activities that concentrated on the removal of old nursery trees and shrubs as well the highly invasive non-native buckthorns and honeysuckles that colonized the site with the cessation of nursery activities.

Reference

Kathleen M. O'Connor | Supervisor Libertyville Township
359 Merrill Court
Libertyville, IL 60048
Email | (847) 816-6800
KOConnor@Libertyvilletownship.us

SWARTHMORE COLLEGE – CRUM WOODS STEWARDSHIP PLAN | SWARTHMORE, PA

Swarthmore, PA | Swarthmore College | Summer – Fall 2017

The College's Crum Woods Stewardship Committee invited RES ecologists, biologists, and landscape architects to conduct a rapid field assessment to explore the entire site, noting ecological assets and impairments using ArcGIS Collector to create GIS maps and data layers. To stay well aligned with educational objectives, we held several meetings with the Crum Woods Stewardship Committee where the team shared project findings and gathered input to help prioritize the restoration initiatives identified by the process.

In all, the team identified 41 individual projects within Crum Woods, which were prioritized in one of four priority rankings. Each project or recommended action was described and mapped. Restoration specifications, maintenance plans, and costs were developed for each project. The team identified a comprehensive list of potential funding sources, and volunteer opportunities were highlighted to engage the campus community and other interested stakeholders.

Plan Link: <https://www.swarthmore.edu/crum-woods-stewardship/reports>

Reference

Jeff Jabco, Director of Grounds and
Coordinator of Horticulture
jjabco1@swarthmore.edu | 610.328.8294



Example Plans

Information about other RES system-wide natural resource management plans is found below.

JOHNSON COUNTY SYSTEMWIDE NATURAL RESOURCE PLAN

Plan Link: <https://www.jcprd.com/DocumentCenter/View/11405/Resource-Management-Plan-2019>

DAKOTA COUNTY NATURAL RESOURCE MANAGEMENT SYSTEM PLAN

Plan Link:

<https://www.co.dakota.mn.us/parks/About/ResourcePlans/Documents/NaturalResourcesManagementReport.pdf>

MENDOTA HEIGHTS NATURAL RESOURCE MANAGEMENT PLAN – PHASES 1 & 2

Plan Link: https://www.mendota-heights.com/vertical/Sites/%7BA0FB05B5-4CF8-4485-84AA-0C48D0BC98D7%7D/uploads/MH_NRMP_Phase1_draft_2020-01-25.pdf

BURNSVILLE NATURAL RESOURCES MASTER PLAN

Plan Link: https://burnsvillemn.gov/DocumentCenter/View/23839/Burnsville-NRMP-Update_draft_2022-02-01_Final?bidId=





Scope of Work

RES' scope of work will include coordinating and attending meetings, stakeholder engagement, data gathering and historical reviews, spring and summer field surveys, cover type and invasive species mapping, and management plan development covering the ten conservancies. Each of the proposed tasks are described in more detail below.

Task 1. Meetings

PROJECT KICKOFF MEETING

The RES PM will coordinate, prepare for, and attend a kick-off meeting to be conducted at a site of the Village of McFarland's (Village's) choosing **or** by a virtual meeting set up by RES and attended by appropriate Village and Consultant team members: Matt Parsons, John L. Larson, and Stacey Libra.

- The purpose of the meeting is for RES and the Client's staff to meet and discuss general topics such as project goals, procedures, issues, schedule, and information needs.
- RES can meet with Village staff at each of the 10 sites to review current conditions, discuss opportunities and constraints, and receive any site-specific requirements.

OTHER MEETINGS

RES will coordinate, prepare for, schedule, and attend progress meetings with the appropriate Village staff and committees and any other personnel to discuss the following information, but not limited to; project status, schedule, issues affecting project progress, potential issues that may arise, budget, and the following month's activities and action items. Progress meetings will be conducted virtually and hosted by the Consultant, or at a place of the Client's choosing. We anticipate at least one meeting with Village staff and project stakeholders to discuss and assist in the development of a long-term vision for the Conservancies.

RES will prepare and distribute a meeting agenda prior to all meetings and workshops. The agenda will include a list of issues that require discussion, including issues raised by the Village, and a listing of requested data and information. RES will prepare meeting minutes (draft and final) for all meetings and distribute them within two and four days, respectively.

STAKEHOLDER OUTREACH/PUBLIC PARTICIPATION

After conducting fieldwork and developing preliminary restoration concepts, we will schedule a public meeting to create a space and opportunity to gain buy-in through engaging the community. The goal of this public meeting is to inform the public about the current ecological condition of the Village's conservancy areas (and proposed improvements), gain buy-in and support from neighbors, and help to prioritize projects based on interest. In addition, the public setting brings minds together from a diverse set of perspectives, often generating ideas that enhance the overall value of the project.

This meeting could take a number of forms, from a public open house at a Village building, to a pop-up booth at a Village scheduled event. RES will work with the Village to schedule this meeting in a way that garners the most participation and valuable feedback. If it is determined by the project team and Village that the best way to gather feedback is via online communication instead, RES will develop and analyze results of a survey to be incorporated into the final management plan. All engagement opportunities can be a valuable opportunity to enlist volunteers for near-term projects identified on the plan.

Materials used to guide discussions will include:

- Map of existing features and ecological findings
- Existing site photos and inspirational character images
- Stations/breakout areas for people to express interests/concerns related to specific topics or a web-based survey to be distributed by the Village

Deliverables:

- Meeting notes with photos documenting public involvement process



Task 2. Data Gathering and Historical Review

RES will review and compile existing data and collect past data to compile site histories for each conservancy. Existing data includes the previous management reports and any other related Village or County documents the Village may have available. RES will review and comment on the Village's current site protection instruments for the conservancy areas. If available from the Village, or available in the public realm, RES will either collect and/or obtain for review the following information:

- Project Boundary/plat maps for each of the 10 conservancy sites
- Previous studies/management plans of the 10 sites
- Wisconsin Wetland Inventory maps (WWI) of McFarland
- Soil maps
- Historic aerials (1930s to present)
- Topography (e.g., LIDAR)
- Existing archaeological records
- Geology
- PLSS Land Survey Records
- Conservation Easements, deed restrictions, covenants

Task 3. Field Surveys

3.1 BASELINE VEGETATION DATA COLLECTION

To identify the existing resources and evaluate current conditions of each conservancy site, RES staff will perform a thorough ecological assessment of each of the 10 sites using a meander species search protocol and estimate native and non-native vegetative cover to determine relative population levels and prescribe recommended control/treatments where appropriate. Conservancy sites will be divided into management units. Percent cover for each species within a management unit will be estimated as a continuous variable in increments of 1%. The purpose of quantifying plant species richness and abundance is to allow for the tracking of changes in species abundance over time and in response to management actions.

The meander survey method will assign a single cover value to each species within each identified management unit. The ecological surveyors chosen for this project have been conducting similar types of plant surveys for numerous years in southern Wisconsin. All surveyors have collaborated on numerous projects visually estimating absolute percent canopy cover which has resulted in calibration among observers and within the ecological community. Comprehensive plant lists with associated abundance estimates generated from the meander surveys will be used to calculate weighted Floristic Quality Index (wFQI) and weighted Mean Coefficient of Conservatism (wMean C) values. The time of year for performing plant inventories to determine species richness and abundance estimates is proposed to occur in mid-summer 2022 and April 2023 to locate and identify the largest number of species in an identifiable form. Data forms will be populated with the following information:

- Name(s) of surveyor(s)
- Date
- MU#
- Absolute percent cover of each species by stratum (i.e., canopy, sapling/shrub, and herbaceous strata)

RES will map significant populations of invasive species, especially those listed in Wisconsin Administrative Code NR 40, and other significant resources, including rare species, and high-quality habitats dominated by native species. Rare species' locations will be collected using GPS with 95% accuracy so data can be used in Geographic Information Systems (GIS) including ArcGIS Pro version 2.7. The referencing system and datum (i.e., WGS84, WTM 83/91) will be documented for data collected. Where practical, plant community boundaries, invasive species populations, and high-quality habitat locations will be GPS-surveyed. However, larger or discontinuous populations of invasive species will be mapped by hand using air photo interpretation techniques and verified using a GPS capable of sub-meter accuracy. Species identification verification for rare species will be completed and submitted using high-resolution photograph vouchers. Georeferenced photographs will also be taken within each MU in at least one representative location.

Survey documentation will include completed data sheets, photographs, and other documentation that will be submitted in the appropriate format, with electronic format preferred. RES will prepare maps showing existing vegetative communities and MU's. All data collected during the baseline assessment will be submitted in electronic format, which includes location



information (i.e., lat/long in decimal degrees or degrees, minutes, seconds) for non-native invasive vegetative species populations and sensitive native vegetative species. Acceptable geospatial data formats include Microsoft Excel and/or ArcGIS geodatabase.

3.2 SAMPLING HANDLING AND CUSTODY

All raw data, scanned data, photographs, and digitized (Microsoft Excel/ArcGIS) data will be stored at the RES Brodhead, Wisconsin office (17921 W Smith Road, Brodhead, WI 53520) and on the RES server. The QA/QC Coordinator and Project Manager will be responsible for all data management activities.

3.3 ANALYTICAL METHODS

A variety of analytical methods will be used to produce summary data in support of existing habitats and vegetation communities. Because we will be using a combination of both hand-collected data sheets and ArcGIS/geospatial data collection tools in the field, we describe the varying analyses below.

3.3.1 Floristic Quality Assessment

The proposed meander species search method of surveying plant communities often results in a greater number of species detected and higher likelihood of encountering rare species compared to plot-based vegetation sampling. As such, the meander search method is expected to minimize bias of species richness, weighted Mean C (wMean C), and weighted FQI (wFQI) estimates when compared to plot-based sampling. It is also superior for detecting rare species. All surveyors are highly trained and experienced in plant identification of the upper Midwest and use of taxonomic keys which will minimize bias and result in precise (species level) identification of plant species. Surveyors will also take photos of representative plants for further identification if needed.

Plant species list generated from vegetation sampling will be entered into the WDNR FQA Calculator along with the respective percent cover data. The calculator automatically generates summary data such as native and non-native species richness (number of species), Mean C, wMean C, FQI, wFQI. Mean C and FQI will be generated for native species only and all species combined. Mean C and FQI data will be weighted based on species abundance (percent cover) which provides more robust plant community quality information.

3.3.2 Plant Community Mapping Analysis

Following field data collection, RES will delineate and label dominant plant communities in accordance with existing conditions and land-use history. Details for sub-communities will be provided when available and relevant. In addition to plant community mapping, RES will map the extent of invasive plants by species. A separate data layer will be produced that can be overlain on the ecological community maps. This will inform prioritization of management actions within MUs. Aerial imagery used in the mapping process will be 3-6-inch resolution. NAIP imagery, which has 1-meter resolution, may be used in conjunction with higher resolution imagery.

3.3.3 GIS/GPS Equipment

For mapping tasks and site navigation, RES will use ESRI's ArcGIS Collector application on tablets and ArcGIS Pro version 2.7. The accuracy of the tablet's GPS device will be enhanced with the use of Trimble R1 GNSS receivers (maximum accuracy +/- 20 inches). Data collected in the field will be imported into the RES' ArcGIS platform for data management, further evaluation and verification, and the generation of site maps for incorporation into the Conservancy Management Plan (CMP). All attributes developed in the field per point/polygon/polyline will be converted to Microsoft Excel spreadsheet format for QA/QC review and organized to support summary data analysis and data presentation.

Survey documentation including completed data sheets, photographs, and other documentation that will be submitted in the appropriate format, with electronic format preferred. Plant species identification verification will be completed and submitted using high-resolution photograph vouchers. Photo documentation of current site conditions will be completed to show examples of cover types. For all fieldwork, accurate location information for survey sites, boundaries of cover types, rare, native or invasive species populations, species occurrence, etc. will be collected using GPS with 95% accuracy, so data can be used in geographic information systems, including ArcGIS 10.6.1. The referencing system and datum (i.e., WGS84, WTM 83/91) will be documented for data collected.

Deliverables:

- Raw and summarized vegetation data and GIS data



Task 4. Draft and Final Conservancy Management Plan

Based on results and observations found in the field surveys and community and client input, RES will prepare a draft plan for submittal and for review by Village staff. The draft will be provided in a PDF format and if desired can also be provided in a format that is editable by the Village.

The draft will include an environmental and ecological health condition of each overall conservancy and each management unit to include site opportunities and constraints. Measurable goals will be developed based on the quantitative analysis and will be designed to achieve ecological lift/ecological health of the sites. Along with the evaluation, RES will provide a plant species list of the management units. RES will prepare a Draft CMP in accordance with Project Scope detailed in the above sections. We will review previous habitat management plans to develop a comprehensive restoration and management plan with measurable goals for the 10 sites. For instance, measurable goals might include demonstrating an increase in the management units' FQA scores over time or decrease in abundance of non-native, invasive species over time.

The draft plan will include an executive summary (1-2 pages), descriptions of parcel history and existing conditions, site constraints and opportunities, conceptual plans and recommendations for enhancements by site and by management unit, cost estimates for restoration activities (per acre or another unit of measurement), maps, photos, and historic aerials. It will incorporate baseline data and identify any projects/actions needing design specifications. The draft will identify target communities for restoration and those areas identified for management. A stepped action (e.g., restoration, management priority) guide and timeline will be included in the draft. An OPC range will be provided for the proposed restoration and management activities.

Once the draft has been submitted and input has been received from the Village and other reviewers, RES will compile comments/edits and update the draft for submittal as a Final CMP. The Final CMP will be capable of being integrated with other Village plans and initiatives. RES will provide the Village with an electronic copy of the final plan in the original and pdf format. This will include attachments, drawings, graphics, and tables used to create the plan. RES will also supply the Village with two (2) hard copies of the final plan.

Deliverables:

- Draft and Final CMP in Word and PDF formats





Key Personnel

Please see below for a summary of key personnel roles and responsibilities. Full resumes can be found in Appendix B.

Matt Parsons, M.S. | Project Manager, Ecologist

Matt has worked as a professional ecologist since 2009. At RES, Matt performs and manages natural resource inventories wetland banks, wetland delineation and permitting, alternative stormwater design, and ecological design/restoration/monitoring projects throughout the upper Midwest and beyond. His primary role is the conceptual design, implementation oversight, and long-term monitoring and reporting of ecological restoration projects with a focus on plant and soil ecology. Matt recently completed the 237-acre Havenwoods State Forest Ecological Restoration and Management Plan for the State of Wisconsin. Matt has extensive experience preparing mitigation, monitoring, and management plans. He has prepared more than a dozen restoration and monitoring plans for complex ecological restoration projects. He has conducted vegetation monitoring on over 35 mitigation projects, over a dozen of which are in the upper Midwest. He also has experience managing projects with multiple stakeholders as well as the National Heritage Inventory. Matt is a Wisconsin Department of Natural Resources (WDNR) Assured Wetland Delineator and has led numerous large- and small-scale wetland delineations throughout the upper Midwest.

- Administration (invoicing; progress reports; meeting schedules, agendas, attendance, and minutes; planning/logistics/scheduling; and client and stakeholder communications)
- Data gap evaluation
- Baseline assessment fieldwork
- Quality Assurance and Conservancy Management Plan

John Larson, Ph.D. | Senior Ecologist, QA/QC, Technical Botanical Advisor

Since the early 1990s, Dr. John Larson has worked on dozens of ecological restoration and management planning and design projects; many in Wisconsin. John's experience includes native prairie, wetlands, and woodlands habitat assessment and management planning, floristic analysis, land cover type mapping, threatened and endangered species investigations, ecological design, construction oversight, and wetland 404/401 permitting and mitigation in Wisconsin, Illinois, and many other states. John led a two hundred thousand+ acre survey for prairie remnants in southwest Wisconsin in the early 2010's. John has performed over 300 wetland delineations (Many of those being in Wisconsin and Dane County) throughout the U.S. and has prepared hundreds of annual monitoring reports for 404/401 wetland compliance. He has been involved with a variety of activities, including design, permitting, construction oversight, and ecological monitoring in over two dozen wetland mitigation bank projects throughout the U.S. He served as an Ecologist for two large native wetland mitigation permitting projects that required ecological management planning for the 585-acre Seneca Meadows wetland mitigation project and a 100-acre wetland and prairie mitigation design and permitting project and he prepared an invasive species management plan for the Monroe County's Mill Seat Landfill in New York. He designed, assisted with permitting, provided construction oversight, conducted invasive species monitoring, and provided invasive species management recommendations at the Flambeau Mine's bio-filter outlet wetland and surrounding native prairie in Ladysmith, WI. John has worked with private landowners to help them evaluate what they have and how to restore and manage their lands. He applies this experience to restoration design, natural resource inventories, management plans, wetland determinations, wetland mitigation, wetland design, and permitting.

- QA/QC, baseline assessment field work, plant identification head, Draft CMP, and Final CMP

Stacey Libra | Landscape Architect

Stacey Libra is RES' landscape architecture practice leader whose primary roles are leading design efforts and working with clients to incorporate aspects of ecological design into all open space. Stacey is a Professional Landscape Architect with a graduate degree in environmental science with a passion for creating beautiful, resilient spaces that are responsive to a changing climate, provide habitat for wildlife, and benefit the health and well-being of people. Stacey has led public open houses, pop-up spaces at community events, and designed charettes with groups of varying sizes to listen and pull together ideas into comprehensive ecological plans for clients across the country.

- Baseline assessment
- Public participation



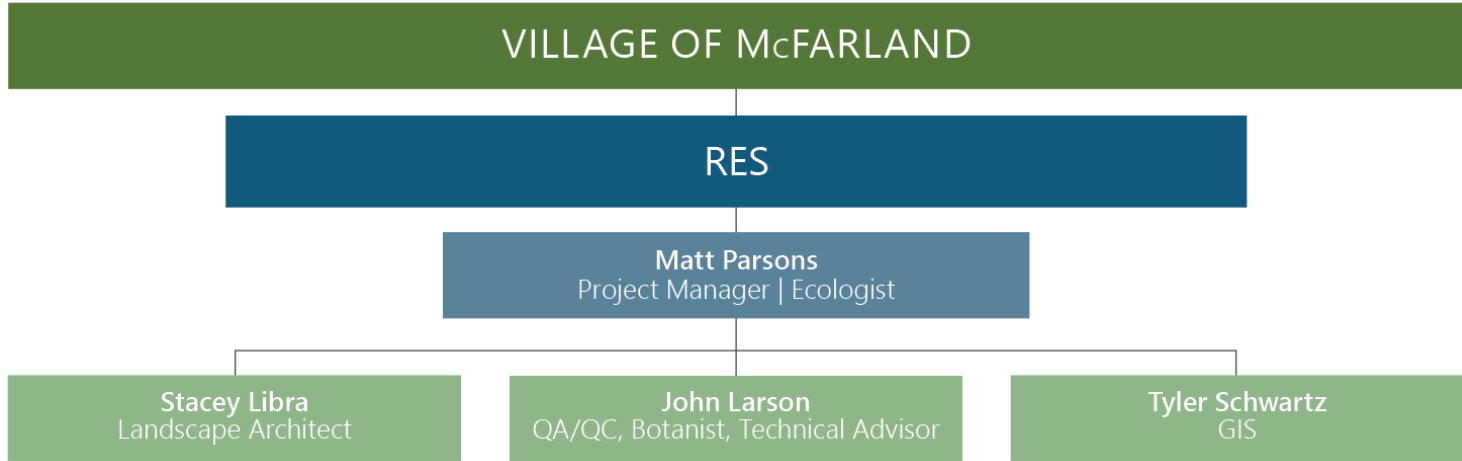
Tyler Schwartz | Geospatial

Tyler Schwartz is a Geospatial Analyst with extensive experience performing GIS analyses, data production, remote sensing-related work, and graphic design. Tyler works closely with RES ecologists and restoration contractors to support the mapping needs of RES' Consulting and Operations Services. He is passionate about cartography and the many ways that maps can convey spatial relationships within data. Among numerous other projects, Tyler played an integral role in the development of the Havenwoods State Forest Ecological Restoration and Management Plan by creating maps that effectively communicated the spatial arrangement of the various resources onsite. This included existing cover types, rare plant and animal species, invasive species, wetland delineation, and conceptual restoration plan maps. Tyler also produced the maps required for the 25-acre Sugar River Wetland Mitigation Bank Compensation Site Plan in Green County, Wisconsin and the 80-acre Oak Crest Hill Road Wetland Mitigation Bank Draft Mitigation Bank Instrument in Johnson County, Iowa.

- ArcGIS Collector map set up
- CMP maps
- GIS data compilation and submittal

Key Personnel Organizational Chart

Please see chart below for key members and their roles within the Project.



Interface Plan

The primary point of contact between the RES team and the Village will be Matt Parsons. Matt will coordinate all work within the scope, provide periodic updates to the Village, organize and lead meetings and presentations, prepare agendas and meeting minutes, and deliver all work products to Village staff.

RES will work with the Village to develop a list of potential stakeholders and create communication materials such as a meeting advertisement, project overview, or survey. We will, however, rely on the Village to reach out to community members and distribute materials through their own communication network.



Quality Control

RES will ensure that the quality of the deliverables meets the Village's criteria and the standard of ordinary professional care. RES senior ecologists will assist with vegetation data collection methodologies and review documents at major project deliverable stages including, but not limited to: (1) data compiled during baseline assessments and (2) Draft and Final Ecological Restoration Management Plan. Consultant QA/QC will cover all associated planning reports, calculations, and data collected as part of this work.

John Larson will serve as technical advisor pertaining to the identification of all plant species found in surveys. Dr. Larson is well versed in the vegetation and plant communities of Wisconsin and other regions of the Midwest. Some plant material collection for later identification may be required. Dr. Larson will be responsible for the handling/storage of plant material requiring later identification.

Village Commitments

As stated in the RFP, Village staff will serve as the point of contact for public inquiries during the planning process, will attend all public meetings, will maintain a project website, and provide public outreach of planning activities through existing Village social media outlets, electronic and community newsletters. The Village will also provide all relevant existing background material and data at their disposal.





Project Schedule

Please see the table below for a task-by-task timeline.

Table 1. Anticipated Project Schedule

Task Number	Task Description	Target Date(s)
1	Kickoff Meeting	June 1, 2022
2	Data Gathering	June 1, 2022-July 1, 2022
3	Summer 2022 Field Survey	June 26, 2022-July 15, 2022
1	Progress Meeting	July 15, 2022-July 22, 2022
4	Draft CMP Submittal	October 7, 2022
4	Draft CMP Presentation	October 14, 2022
1	Stakeholder Engagement Meeting	October 31, 2022-November 18, 2022
3	Spring 2023 Field Survey	April 10, 2023-April 14, 2023
4	Final CMP Submittal	May 5, 2023
4	Final CMP Presentation	May 12, 2023
-	Final Invoice Submittal	May 31, 2023



Project Cost

RES Proposes a lump sum fee of **\$44,380** for preparation of the CMP for the 10 sites requested by the Village of McFarland. Our lump sum cost is based on the cost and labor hour for the four tasks listed below.

Table 2. Project Cost

Task	Labor	Expenses	Total
Task 1. Meetings	\$12,640.00	\$775.00	\$13,415.00
Task 2. Data Gathering	\$4,960.00	\$0.00	\$4,960.00
Task 3. Field Surveys	\$8,830.00	\$495.00	\$9,325.00
Task 4. Management Plan	\$16,680.00	\$0.00	\$16,680.00
Total Project Cost	\$43,110.00	\$1,270.00	\$44,380.00

Estimated Labor Hours

Please see table below for a summary of labor hours by task.

Table 3. Estimated Labor Hours

	Matt Parsons	John Larson	Stacey Libra	Tyler Schwartz	Total Labor Hours
Billing Rate (\$/hour)	\$110	\$160	\$115	\$100	
Task 1. Meetings	38	20	44	2	104
Task 2. Data Gathering	16	0	0	32	48
Task 3. Field Surveys	32	16	10	16	74
Task 4. Management Plan	76	9	32	32	149
Total Labor Hours	162	45	86	82	375



Safety

To minimize potential health and safety risks related to field sampling, surveyors need to be physically able to conduct fieldwork under demanding conditions and be well prepared to handle contingencies or emergencies. The following are suggested requirements for all field survey personnel:

- Recent CPR training,
- Recent first aid training,
- Completion of a satisfactory interview about health and safety aspects of the project with the Project Manager, including routine safety precautions and a discussion of actions to be taken in the event of an emergency.

RES will provide safety awareness training and a site-specific safety plan as a reference for field personnel.

Additional Scope and Fees

RES is proposing an optional task (not included in our total lump sum cost estimate) designed to further engage the public and other stakeholders with an opportunity for hands-on learning in the field. RES ecologists and landscape architects would lead groups of interested participants on nature walks throughout one or several of the conservancies that are the subject of this CMP. Participants would explore the various habitats onsite, identify common native and non-native plant and animal species, learn the roles the various plants and animals play in the ecosystem, and learn how ecological professionals restore and manage these systems. Our hope is that this effort will raise awareness and get more people interested and involved with management and protection of their local resources. RES would prepare and distribute handouts with photographs and descriptions of the common plant species they may encounter on these hikes.

Table 4. Additional Scope and Fees

Task	Labor	Expenses	Total
Optional Task 5. Guided Field Tours	\$3,600.00	\$200.00	\$3,800.00



Appendix A / Previous Relevant Projects



Havenwoods State Forest Rehabilitation Project

WDNR | Milwaukee, WI



RES was hired by the Wisconsin Department of Natural Resources (WDNR) to prepare a comprehensive Ecological Restoration and Management Plan (ERMP) for Havenwoods State Forest (HSF) in Milwaukee, Wisconsin. HSF is a 237-acre urban state forest with a long history of disturbance and is part of the Milwaukee Estuary Area of Concern (AOC). The project was funded by a U.S. Environmental Protection Agency (EPA) Great Lakes Restoration Initiative (GLRI) grant. To support ERMP development, RES performed several subtasks including preparing a Quality Assurance Project Plan (QAPP); evaluating data gaps and preparing a Data Gap Analysis Report; collecting baseline data which included a wetland delineation, cover type and invasive species mapping, vegetation surveys, rare plant surveys; and presenting to and soliciting feedback from Milwaukee residents, volunteer groups, and technical advisory stakeholders. EPA-funded projects require strict Quality Assurance/Quality Control (QA/QC) procedures, including development of a QAPP, which outlines the rigorous QA/QC methodology that will be implemented to ensure production of reliable data and deliverables. RES maintained close communication with the WDNR by holding monthly progress meetings throughout the life of the project. RES presented the results of the ERMP at three separate stakeholder meetings to solicit feedback on the draft plan, inform the general public of our recommendations, and address any questions or concerns. The Final ERMP directly addresses environmental impairments within the AOC and establishes quantitative baseline ecological metrics that can be re-assessed after restoration implementation to quantify ecological lift.

AT A GLANCE

Client Contact

Brennan Dow, Water Resources
Management Specialist
Brennan.Dow@wisconsin.gov |
920.366.1371

Contract Value

\$53,680

Project Size

237 acres

Project Type

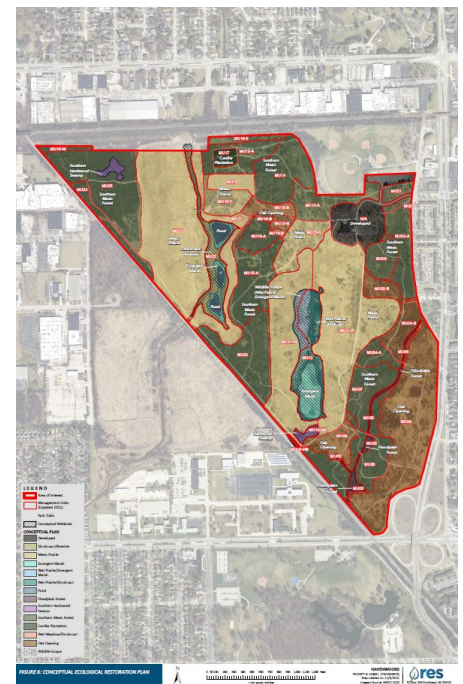
Ecological Restoration and Management
Planning

Contract Period

February 2021-December 2021

Project Highlights

- Quality Assurance Project Plan approved in record time
- Documented over 360 plant species during spring and summer plant surveys
- Documented and mapped 3 plant species of special concern, 1 wildlife species of special concern, and 1 new invasive plant species not previously documented on the property.





School Milwaukee Schools: Master Planning - Ecological Restoration & Maintenance

South Milwaukee School District | South Milwaukee, WI



AT A GLANCE

Client Contact

Jeff Siegman, Buildings & Grounds Mgr.

Project Size

6 Acres

Contract Period

2003 - 2014

Project Highlights

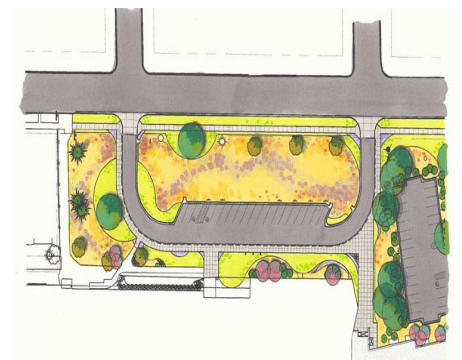
- Used alternative storm water management strategies to increase infiltration, decrease runoff pollutant loads and decrease infrastructure costs.
- Restoration and enhancement of degraded Rawson Woods and protection of endangered species.
- Used formal native plantings to beautify new building expansion and decrease maintenance costs.
- Recipient of the EPA's 2006 Conservation and Native Landscaping Award.

The South Milwaukee School District retained RES to prepare a master landscape plan, including an ecological restoration plan and a planting plan—and install all native plants for the new South Milwaukee Middle School and High School Campus.

The site is unique because a state endangered perennial—bluestem goldenrod—as well as the state threatened Butler's garter snake is known to exist at the site. These two species' populations directly affected development plans for the site.

We worked with the Wisconsin Department of Natural Resources and the school district to develop a Stormwater Treatment Train™ stormwater management system and restoration plans for the site as well as the adjacent Rawson Woods, a high-quality woodland.

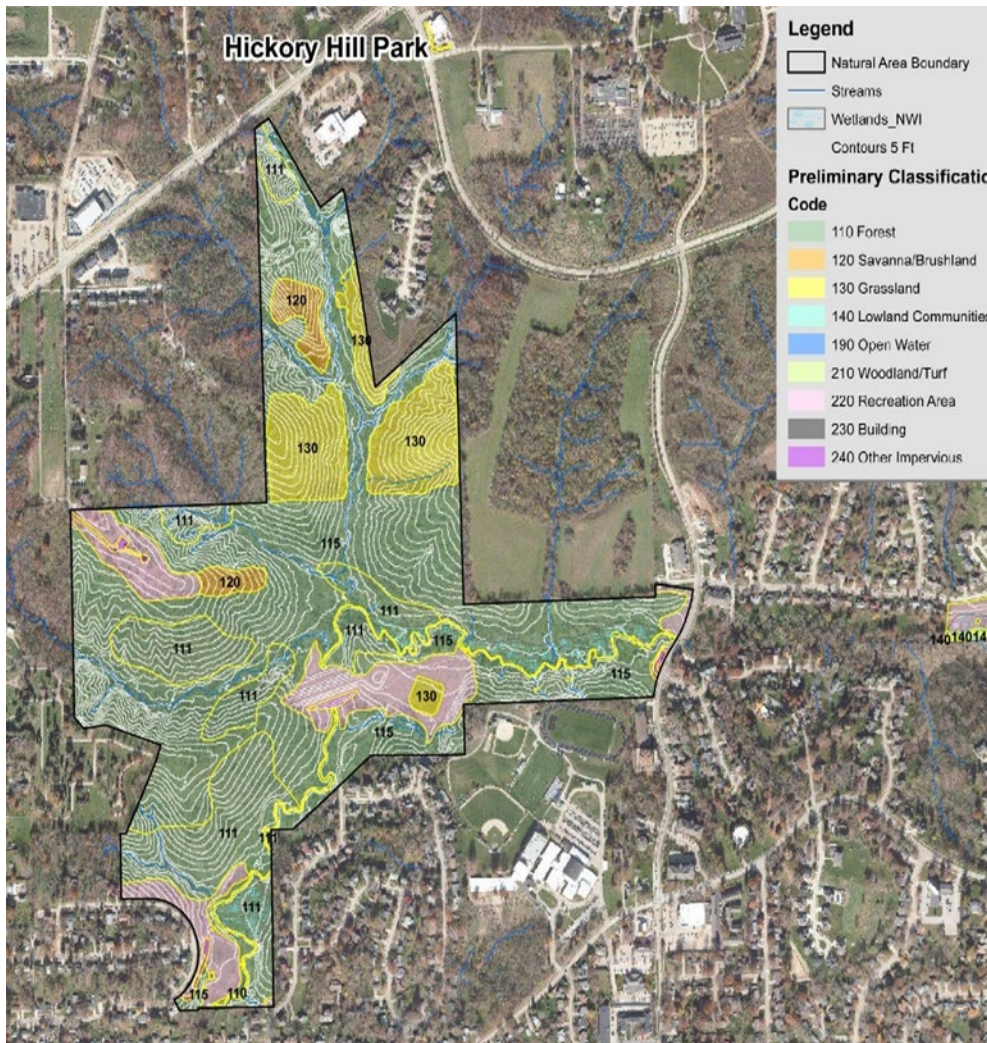
Our design team worked to develop a highly detailed planting plan that would complement the new architecture of the school building while providing an aesthetically pleasing landscape interest throughout the year. Our Field Services completed all of the installation and continues to maintain natural areas and formal landscapes.





Iowa City Ecological Plan – System-Wide Natural Areas Inventory & Management Plan

City of Iowa City | Iowa City, IA



AT A GLANCE

Client Contact

Juli Seydell-Johnson
Director of Parks and Recreation

Project Size

42 City Parks

Contract Period

2016 - Present

Project Highlights

- Built an ArcGIS™ geodatabase for long-term management of Iowa City's natural areas.
- Created a system-wide ten-year restoration and management budget within the city's funding categories.



Iowa City sought a systematic, scientific approach to management of 42 city-owned natural areas in its parks, greenways, and stormwater management areas. The City retained RES to conduct a detailed natural resources inventory of each natural area and create a system-wide management plan with specific management briefs for each area.

As a platform for long-term management of Iowa City's natural areas, we built an ArcGIS™ geodatabase. Our geospatial specialists began the process by collecting high-resolution, multi-spectral aerial imagery under leaf-off conditions for the entire city. We then digitized detailed land cover boundaries in each natural area, classified them using a customized system, and used the data for on-ground field inventory.

Through monthly meetings, RES and Iowa City staff worked together to refine the inventory and develop a brief management plan for each natural area that described current conditions and prioritized management actions with associated estimated costs. We aggregated these costs to create a system-wide ten-year restoration and management budget within the city's funding categories. We also reviewed city ordinances using the Center for Watershed Protection's metrics, evaluated the city's STAR Community certification rating, and recommended ways to improve performances of both.



Four Mounds Savanna Restoration

Four Mounds Foundation | Dubuque, IA



RES Field Services completed foliar herbicide application of oriental bittersweet in fall of 2019, then spent the winter of 2019 brushing out about 30 acres of invasive woody species (mostly oriental bittersweet, honeysuckle, and buckthorn). In the Spring of 2020, the crew planted a one-acre prairie and completed foliar application of herbicide of woody invasive resprouts from the brushing work. We plan to complete a prescription burn of the 30-acre plot in April of 2021 and subcontract a sign company to design, fabricate, and install informative signage by June of 2021.

AT A GLANCE

Client Contact

Jay Potter, Parks Recreation Manager

Contract Value

\$150,285

Project Size

~30 Acres

Contract Period

September 2019 – June 2021

Project Highlights

- Brushed out 30 acres of invasive woody species.





Eagle Point Park Environmental Restoration and Management Plan

City of Dubuque | Dubuque, IA



AT A GLANCE

Client Contact

Steve Fehsal, Park Division Manager

Contract Value

\$326,225

Project Size

12 Acres Native Install

16 Acres Restoration

Contract Period

2019 - 2022

Project Highlights

- 12 acres of turf restoration to native landscape.

Eagle Point Park is a cherished destination for citizens of Dubuque and the region beyond. In 1908, the City of Dubuque obtained the deed to the first 100 acres; within a few years, streetcar traffic began to serve the Park. In the 1930s, the City received a Works Progress Administration grant that permitted them to hire a landscape architect to design park buildings and gardens in the Prairie School architectural style. Over time, the City added additional park amenities, even as the park still maintained areas of significant natural vegetation of the Mississippi River bluff lands as well as the historic buildings.

Over 100 years of use took a toll on the Park's natural resources. In 2019, res was brought in to repair the site. This included herbicide site prep and drill seeding of 12 acres of turf to native ecotypes (prairie, savanna, woodland) and hydromulched on top of the seed. RES also subbed out 16 acres of soil quality restoration work (SQR) to reestablish and invigorate existing turf. There is currently ongoing management of the native areas.





Sunset Park Master Plan: Three-Phased Plan Incorporating Bradley Lake Improvements

City of Sturgeon Bay | Sturgeon Bay, WI



AT A GLANCE

Client Contact

Staci Goetz, Project Geologist

Foth Infrastructure & Environment

920.562.9094

Contract Period

2018 - 2019

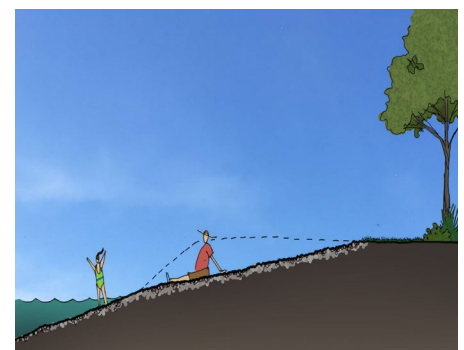
Project Highlights

- The master plan looks at future park improvements that capitalize on the dredging project while improving circulation, landscape aesthetic, wildlife habitat, stormwater treatment, and recreational amenities.

The master plan for Sunset Park followed plans to remove sediment accumulation and creation of additional aquatic habitat for native species by dredging Bradley Lake. RES teamed with Foth to create a three-phased park master plan incorporating the Bradley Lake improvements of shoreline remediation, fish spawning habitat, and natural area restoration. The master plan looks at future park improvements that capitalize on the dredging project while improving circulation, landscape aesthetic, wildlife habitat, stormwater treatment, and recreational amenities for the residents and visitors to Sturgeon Bay.

Public participation was a vital element in providing a complete master plan vision for Sunset Park. In collaboration with the City of Sturgeon Bay, RES and Foth held two public meetings at City Hall to present ideas and gain feedback for the park's future.

These meetings included an open charrette where attendees voted on ideal amenities and a public presentation of the draft master plan to City Council, Parks and Recreation Board, and community members. RES and Foth finalized the plan based on public feedback and review.



Pebble Beach Render



Picnic Shelter Render



Stepped Stone Revetment Render



Boardwalk Render



Swarthmore College – Crum Woods Stewardship Plan: Ecological Master Plan

Swarthmore College | Swarthmore, PA



AT A GLANCE

Client Contact

Jeff Jabco, Director of Grounds and
Coordinator of Horticulture

Project Size

200 Acres

Contract Period

Summer-Fall 2017

Project Highlights

- **Top Photo:** Bloodroot (*Sanguinaria canadensis*), an increasingly rare woodland wildflower, persists in the Crum Woods, amongst invasive English ivy.
- **Goals:** Increase use of Crum Woods by the campus community, use as a learning tool, improve quality of native plant communities and overall habitat quality, and water quality.

In 2017, RES ecologists worked with staff, faculty, and students of Swarthmore College in eastern Pennsylvania to create a 10-year ecological restoration and stewardship plan for the prized 200-acre Crum Woods on the college campus.

The campus in Swarthmore, PA harbors a stunning mosaic of woodlands, meadows, wetland, and stream resources. Unplowed forest remnants support increasingly rare spring ephemeral wildflowers (trilliums, bloodroot, bellflowers) alongside regionally rare and declining trees such as the state-endangered southern red oak and eastern hemlock.

Over time, these resources have experienced stressors that have upset the ecological balance. In an ongoing effort to restore the balance, the College's Crum Woods Stewardship Committee invited RES ecologists, biologists, and landscape architects to conduct a rapid field assessment to explore the entire site, noting ecological assets and impairments using ArcCollector to create GIS mapping and data layers.

To stay well aligned with educational objectives, we held several meetings with the Crum Woods Stewardship Committee where the team shared project findings and gathered input to help prioritize the restoration initiatives identified by the process.

In all, the team identified 41 individual projects within Crum Woods, which were prioritized in one of four priority rankings. Each project or recommended action was described and mapped. Restoration specifications, maintenance plans, and costs were developed for each project. The team identified a comprehensive list of potential funding sources, and volunteer opportunities were highlighted to engage the campus community and other interested stakeholders.





Appendix B / Personnel Resumes



Matthew C. Parsons

Ecologist

Matthew Parsons has worked as an Ecologist since 2009. Joining RES in 2018, his primary role is the conceptual design, implementation oversight, and long-term monitoring and reporting of ecological restoration projects with a focus on plant and soil ecology. He is a Wisconsin Department of Natural Resources Assured Wetland Delineator and has led numerous large- and small-scale jurisdictional wetland delineations throughout Wisconsin, Illinois, Minnesota, Tennessee, Iowa, and California. Matthew excels at conducting natural resource inventories, soils investigations, botanical surveys, and habitat impact analyses; preparing and implementing mitigation and monitoring plans; and applying for and negotiating terms of regulatory permits.

At RES, Matthew manages wetland delineation, resource inventory, and ecological design/restoration/monitoring projects located throughout the Country. He also manages wetland mitigation bank projects from the feasibility and planning phase through the monitoring phase.

Matthew received his Bachelor's in Forestry from the University of Wisconsin-Stevens Point and his Master's at Utah State University in Plant Ecology.

SELECT WORK EXPERIENCE

Havenwoods State Forest Rehabilitation Project, Milwaukee, WI

Ecological assessment, wetland delineation, plant survey, cover type and invasive species mapping, and restoration plan for a 237-acre nature preserve in Milwaukee, WI.

Von Tobel Wetland Natural Resources Assessment, LaPorte County, IN

Natural resources inventory and restoration plan.

Oak Crest Hill Rd Wetland Mitigation Bank, Johnson County, IA

Wetland mitigation bank feasibility analysis and ecological restoration planning for the 80-acre site in Iowa City, IA.

HMS Wetland Delineations, Will County, IL

Wetland delineation field manager and lead investigator for a 700-acre site along the Des Plaines River near Chicago, IL.

Tom Lee Park Renovation Project, Ecological Consulting, Project Manager, Memphis, TN

Natural resource inventory, wetland delineation, and ecological restoration and stormwater design for Tom Lee Park in Memphis, TN.

Sugar River Wetland Mitigation Bank, Project Manager, Green County, WI

Ecological restoration planning, implementation, and vegetation monitoring and reporting.

New Buffalo Shoreline Stabilization Project, New Buffalo, MI

Natural resource inventory and report.

RECENT PUBLICATIONS

Parsons, M.C. 2018. Unearthing Remnant Sedge Meadow Restores Lost Wetland Functions. Restoration News Midwest Blog – Society for Ecological Restoration Midwest Great Lakes Chapter. Dated 27 March 2018.

Jones, T.A., Parsons, M.C., Larson, S.R., & I.W. Mott. 2014. Notice of release of Antelope Creek and Pleasant Valley germplasms of bottlebrush squirreltail. Native Plants Journal 15(1):57-64.

AT A GLANCE

Contact

mparsons@res.us | 630.204.6723

Years' Experience

15 years

Education

- M.S., Plant Ecology, Utah State University, 2008
- B.S., Forestry (Ecosystem Restoration and Management option), Minor: Soil Science, University of Wisconsin-Stevens Point, 2005

Certifications and Training

- WDNR-Assured Wetland Delineator, WDNR and Wetland Training Institute, Inc.
- Certified Ecological Restoration Practitioner, Society for Ecological Restoration
- Certified Senior Ecologist, Ecological Society of America
- Certified California Rapid Assessment Method Practitioner, CRAM Central Coast Regional Team and San Francisco Estuary Institute

Recent Conference Abstracts

- Parsons, M.C. 2018. The Benefits of Native Vegetation in Stormwater Management. Wisconsin Nursery and Landscape Association CONEXSHOW Educational Sessions.
- Hjort, S.J., Frazer, C.M., & Parsons, M.C. 2017. Restoring remnant sedge meadow along Sucker Creek – B. Bruce Krier Conservancy, Ozaukee County, WI. 23rd Annual Wisconsin Wetlands Association Conference: Wetland Resilience, Lake Geneva, WI.
- Lowe, S., Titus, D., Porcella, L., Pearce, S., Robinson, A., Salomon, M., Kauhanen, P., Shusterman, G., Collins, J., Grosso, C., & Parsons, M. 2015. Survey of stream health for the Coyote Creek and Guadalupe River Watershed using WRAMP. 12th Biennial State of the San Francisco Estuary Conference, Oakland, CA.



John Larson, Ph.D.

Principal Ecologist

Dr. John Larson has over 25 years of experience working on several projects in ecological restoration and management planning and design, as well as in wetland delineations. John's experience includes floristic analysis, land cover type mapping, threatened and endangered species investigations, ecological design, construction oversight, and wetland 404/401 permitting and mitigation. He applies this experience to restoration design, natural resource inventories,

wetland determinations, wetland mitigation, wetland design, and permitting.

John has performed over 300 wetland delineations throughout the U.S. and has prepared hundreds of annual monitoring reports for 404/401 wetland compliance. He has been involved in a variety of activities, including design, permitting, construction oversight, and ecological monitoring in over two dozen wetland mitigation bank projects throughout the U.S. John has worked on a number of linear corridor projects that include roadways, pipelines, powerlines, and railroads.

SELECT WORK EXPERIENCE

Constitution Pipeline through NY and PA.

Ecological Planning and Restoration, Management, and Monitoring Planning.

ATC (137) Powerline Corridor near Appleton, WI.

Environmental Review for Clean Wisconsin.

Cedar River Crossing Wetland Mitigation Bank, Board, Iowa.

Design and Permitting for Johnson County Conservation.

Mossy Creek Wetland Mitigation Project, Verdigris, OK.

Restoration Design and Construction Oversight.

Consumer Energy's 1200B Pipeline Corridor, Branch and St. Joseph Counties, MI.

Vegetation Monitoring.

Mill Seat Landfill, Monroe County, NY.

Ecological Designer and 404/401 and NYSDEC Article 24 Wetland Permit Assistance.

Pennsauken Outfall Repair, Pennsauken Township, NJ

Design/Permitting.

Seneca Meadows Landfill Mitigation, Wetland Restoration, Waterloo, NY

Mississippi River Museum, Dubuque, IA

Lead Ecologist for Outdoor Wetland Exhibit Design.

Seneca Lake State Park Restoration. Geneva, NY

First Energy Little Blue Run Dam Impoundment Closure, Shippingport, PA

Site Assessment & Re-Use Plan.

Cherry Valley Wetland Mitigation Bank, Cherry Valley, IL

Design/Permitting for Northern IL Wetland LLC.

AT A GLANCE

Contact

jlarson@res.us | 608.328.2312

Years' Experience

25+ years

Education

- Ph.D., Biological Sciences: Wetland Ecology & Restoration, University of WI-Milwaukee
- M.S., Biology, University of WI-Eau Claire
- B.S., Biology, University of WI-Eau Claire

Certifications and Training

- Certified Wetland Scientist, Lake County, IL
- Certified Wetland Delineation Training, State of WI Coastal Management Program

Affiliations

- Certified Senior Ecologist, Ecological Society of America
- American Institute of Biological Science
- Society of Wetland Scientists
- Ecological Society of America
- Society for Ecological Restoration



Stacey Libra, PLA, MS

Landscape Architect

Stacey Libra is RES' landscape architecture practice leader whose primary roles are leading design efforts and managing projects across the country. Stacey is a Professional Landscape Architect with a graduate degree in environmental science with a passion for creating beautiful, resilient spaces that are responsive to a changing climate, provide habitat for wildlife, and benefits the health and well-being of people. She excels at understanding client needs, creating plans that are

innovative yet implementable, and integrating an ecological framework at all stages of design.

Stacey served as Project Manager and Landscape Architect for the site design and landscape development for 12 park spaces within the 2,000- acre Viridian conservation development in Arlington, Texas. Each park includes restored prairie, recreational trails, wetland features, and public gathering spaces. She prepared renderings, cost estimates, and detailed construction documents for each project. Her construction oversight has been key to helping construction move smoothly and has helped maximize restoration outcomes in a region where ecological restoration is still new.

Stacey is also skilled at public facilitation, leading design charrettes, ecological master planning, and creating visualizations of complex ecological concepts. Her leadership is in high demand due to her ability to deliver projects on time and on budget, her willingness to tackle complex problems, and overall positive attitude.

SELECT WORK EXPERIENCE

Viridian Development Open Space Design, Arlington, TX

Planning and design of 1,200 acres of park open space within a conservation development. The park design consists of recreational trails, public gathering spaces, native landscape design, and wetland and upland ecological restoration.

Crum Woods Restoration and Stewardship Plan, Swarthmore College, PA

Site assessment and restoration project prioritization of the Crum Creek and nearly 200 acres of forest used by the college for teaching, research, and recreation. Students, faculty, and staff were involved in the development of the plan and its integration into the curriculum.

Generation Park Green Framework Master Plan, Houston, TX

Preparation of an ecological framework master plan for a 4,000-acre industrial, commercial, residential, and institutional development utilizing the Natural Resources Assessment prepared by RES.

Sunset Park Master Plan, Sturgeon Bay, WI

Three-phased park master plan incorporating shoreline remediation, fish spawning habitat, natural area restoration, and park amenities. Design process included a working charrette with the parks department as well as a public open house.

River Hills Conservation Development Design, WI

Development with housing types ranging from single-family to apartments to an assisted living facility with agricultural food production as a key element connecting the community.

Flint Creek Dreamway Stream Restoration and Bank Stabilization Design, Barrington, IL

The Flint Creek Watershed Plan identified this stream section as a high-priority area for restoration to improve ecological value, water quality, wildlife habitat, and amenities for public use. A 319 grant through the EPA was awarded to the City to complete this work. Stream design consists of sections of bank shaping and seeding, stone toe protection, and a series of grade control structures to direct water flow and reduce erosion.

AT A GLANCE

Contact

slibra@res.us | 810.923.6585

Years' Experience

10 years

Education

- M.S., Natural Resources and Environmental Science, University of Illinois at Urbana Champaign
- B.L.A., Landscape Architecture, Michigan State University

Certifications and Training

- Professional Landscape Architect: IL, TX

Affiliations

- Illinois American Society of Landscape Architects (IL-ASLA), External Communications Committee Chair, 2012 – 2014
- IL-ASLA Member at Large, 2021-2022



Tyler Schwartz, B.S., GISP

GIS Analyst

Tyler Schwartz is a Geospatial Analyst with prior experience performing GIS analysis, data production, and remote sensing-related work, and as a graphic designer.

Tyler works closely with RES field ecologists and restoration contractors to support the mapping needs of RES' Consulting Services. He is passionate about cartography and the many interesting ways that maps can convey spatial relationships within data.

Prior to RES, Tyler performed GIS analysis to support business intelligence and consulting services for the healthcare industry as well as creating and compiling digital terrain and planimetric models to support utility and transportation projects. He also has experience in the production of high-resolution aerial imagery and Lidar data. One of his largest projects was working on the 2015 WROC (Wisconsin Regional Ortho Consortium) state-wide initiative, processing and producing high-resolution four-band ortho imagery and Lidar data for over 40 counties within the state of Wisconsin.

SELECT WORK EXPERIENCE

Milwaukee Metropolitan Sewerage District, Wetland Mitigation Bank Study, 2019 - Present.

Worked with MMSD to identify properties within the Milwaukee River watershed to serve as potential wetland mitigation banks. Worked with Ecologists to identify ideal characteristics of wetland bank. Phase One analyzed over 400,000 individual parcels within the watershed to identify five potential sites with priority given to sites connected to current green space infrastructure. Prioritization took the form of a decision matrix where desirable characteristics were scored and tallied. Phase Two took a more detailed analysis for the five potential sites to determine drainage and hydrological characteristics, proximity to protected/restored land, nutrient load reductions, opinion of probable cost, proforma timeline, and steps to implementation.

South Branch Kishwaukee River, Nine Element Watershed Planning, 2019.

Support the production of a nine element watershed plan for the South Branch Kishwaukee River required to apply for EPA 319 funding. Collected data and performed GIS analysis to assist in the determination of the current state, key findings and recommendations for the watershed including green infrastructure, and stream restoration prioritization.

Hanson Material Services Habitat Conservation Plan, 2019.

Assisted project manager in field data collection and set up to support wetland delineation mapping, landcover determination and HCP update for a project area over 500 acres in size. Performed fieldwork and GIS analysis to identify sensitive habitat for Heinz Emerald Dragonfly, Spotted Turtle, and Blanding's turtle. Compiled and assimilated field data, summarized findings and produced maps for final HCP and Wetland Delineation reports as well public comment and outreach.

AT A GLANCE

Contact

tschwartz@res.us

Years' Experience

8 years

Education

- B.S., Geography, with a minor in Political Science, University of Wisconsin-Eau Claire, 2012
- A.S., Graphic Design Media, Duluth Business University, 2002

Professional Information

- Geospatial: ArcGIS Desktop 10.6 (Spatial Analyst, Network Analyst, Business Analyst), ArcGIS Pro 2.1, ArcGIS Online, MapBox, Bentley, Microstation, Hexagon Products
- Certifications: GISP; Creating and Editing Geodatabase Topology; Creating, Editing, and Managing Geodatabase; Managing and Using LIDAR Data; Deriving Rasters for Terrain Analysis
- Cartography: Adobe Creative Cloud
- Misc: HTML/CSS, MS Access,

Affiliations

- Participant, ESRI USER CONFERENCE 2017 WLIA, Planning Committee 2016, Member 2013 - 2015, 2018

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, May 24, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: 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.

PREVIOUS ACTION:

9.11.2017 Village Board approval of the Waubesa Shores Condominium.

7.23.2018 Village Board approval of the First Amendment to the Waubesa Shores Condominium.

4.18.2022 Plan Commission held a public hearing on the Second Amendment to the Waubesa Shores Condominium.

5.17.2022 Plan Commission recommends approval of the Second Amendment to the Waubesa Shores Condominium.

ISSUE SUMMARY:

Summary of Request

The Developer of the Waubesa Shores Condominium, and the associated Home Owners Association, are requesting an amendment to the Declaration of Condominium to reflect that garage parking space #50 was not built due to lack of space and that the electrical room location moved due to the electric provider's suggestion thus adjusting three storage unit locations. In addition, the amendment would change 11 surface parking spaces to be common elements vs. deeded separately to specific condo units. There are no building additions or site improvements proposed in this amendment request.

Existing Conditions

Waubesa Shores Condominium is a 29-unit multi-family development that was approved in 2017. The property is zoned Planned-Development Infill Detailed Plan Approved. The First Amendment to the Declaration was similar in nature to the Second Amendment, including changes in the designation of five utility rooms to trash rooms, three storage units to an electrical room, a mechanical room to three storage units, the addition of two storage units, the addition of one telecommunications room, the addition of one trash room and one janitor room and the revised configuration of commercial unit 113, a revised layout of the pool and the revised location of a walkway.

**Ordinance Review**

Sec. 56-8 of the Subdivision Code provides requirements for the review and approval of condominium developments. Condominiums are reviewed and approved using the same process as a Preliminary Plat, Plan Commission public hearing, Plan Commission recommendation to the Village Board, Village Board action on the request. There is no final plat that has to be approved. In addition to local approval, the condominium plat is also approved by Dane County.

Department Head Comments

No concerns or recommended conditions of approval from the Community & Economic Development Director, Fire Inspector, Village Engineer, Director of Public Works, Police Chief, or Village Attorney regarding this amendment request.

Public Comments

The Department did not receive any public comments regarding this request prior to the publication of the meeting packet.

FINANCIAL/BUDGET IMPACT:**VILLAGE PLAN REFERENCE:**

The Future Land Use designation of the property per the 2017 Comprehensive Plan is Mixed Use/Flex Commercial. The existing zoning and use of the property is consistent with this designation.

ORDINANCE REFERENCE:

Sec. 56-8 Condominium Developments

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to approve Amendment No. 2 to the Declarations of Condominium for Waubesa Shores Condominiums as submitted.

ATTACHMENTS:

1. 4.18.22 - Waubesa Shores condo - Amnd no 2
2. Waubesa Shores Condo Plan Amendment_Plan Commission Application_03.07.22
3. Waubesa Shores Condo Plan Amendment 2 Plat and Declaration_03.07.22

Please publish in the
McFarland Thistle on
March 31, 2022

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

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Monday April 18, 2022 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

Review and possible recommendation to the Village Board 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 project located at 5600 - 5604 Lake Edge Road, McFarland, WI. The property is zoned Planned-Development Infill Detailed Plan Approved.

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

ZOOM INFORMATION

Due to the COVID-19 Pandemic, the Village recommends all residents to view the meeting that evening live on the Charter cable channel 982; TDS channel 1009 or online at mcfarlandcablechannel.com and those who wish to participate and provide public comment do so via Zoom (the Village's virtual meeting software). You can join the Zoom Webinar by visiting <https://us02web.zoom.us/j/83729163092> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: 837 2916 3092

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



Plan Commission Application – 2022

~Application must be completed in full~

Applicant - Owner	DBA: Beach House Properties, LLC	Applicant's Agent	Aaron Ruengpinyophun
		Name	Beach House Properties, LLC
Address		Address	6000 Gisholt Dr #206. Monona, WI 53713
Email		Email	Aaron@corisdevelopment.com
Phone #		Phone #	773-615-0726
Fax #		Fax #	

Parcel No(s). _____ **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
+ = Plus publication and notification charges A = Plus \$50.00 per lot B = Any preliminary plat which has previously been reviewed/revised within the last 36 months C = Plus \$50.00 for each lot within the final plat D = Any final plat which has been previously reviewed or/ revised within the last 36 months E = Plus \$40.00 for each unit shown F = Plus actual legal, engineering and financial consulting costs incurred by the Village G = Plus \$25.00 per lot for two or more lots.				Escrow Deposits (covers costs for outside consultants; e.g., engineers, attorneys, etc.)	
				☐ R-E, R-3 & PD (up to 50 acres)	\$5,000
				☐ R-E, R-3 & PD (greater than 50 acres)	\$10,000
				☐ Site/Design Review (less than 2,000 sq. ft.)	\$1,000
				☐ Site/Design Review (2,000 sq. ft. or more)	\$2,000
				☒ All Plats including condominiums	\$5,000

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

Waubesa Shores Condos. 5600-5604 Lake Edge Rd. McFarland, WI 53558. Lot 1, CSM 14604 (See attached for full legal description). Developer and condo HOA are amending the final plat to reflect that parking space #50 was not built due to lack of space and that the electrical room location moved due to the electric provider's suggestion thus adjusting three storage units' locations. Eleven surface parking spaces to be common element VS deeded separately.

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 Katy Sturman
Signature of Applicant/Agent

03-07-2022
Date

WAUBESA SHORES CONDOMINIUMS,
A CONDOMINIUM PLAT, ADDENDUM NO. 2

LOT 1, CERTIFIED SURVEY MAP NUMBER 14604, AS RECORDED IN VOLUME 101 OF
CERTIFIED SURVEY MAPS, ON PAGES 99-105, AS DOCUMENT NUMBER 5357398,
DANE COUNTY REGISTRY, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN.

ORDINARY HIGH WATER MARK
(O.H.W.M.) PER WDNR DETERMINATION
ON 01/18/1979, WDNR DOCUMENT
3-SD-77-819, ELEV.=845.67 PER
NGVD 29 DATUM. C.S.M. ELEV.=845.47

LAKE WAUBESA

PUBLIC ACCESS EASEMENT
PER DOCUMENT NO. 5459014

EDGE OF WATER AS
LOCATED ON 07/12/2016
LAKE ELEV.=844.72

L O I 1

C. S. M.

1 4 6 0 4

R=203.00'
Δ=30°19'54"
L=107.46'
LCB=S49°49'17"E
LC=106.22'
TAN. BRG.=S64°59'14"E

PERPETUAL STORM WATER
DRAINAGE EASEMENT FOR THE
BENEFIT OF THE VILLAGE OF
MCFARLAND PER DOCUMENT
NO. 2227287

LAKE EDGE
ROAD

PARTIAL
QUILT
ASSASSIN'S PLAT

BREMER
ROAD

L O I 2

C. S. M.

4 2 5 1

ADDENDUM NOTE:

Addendum No. 2 reflects the change in the location and configuration of the electrical room and storage unit 432, the configuration of storage unit 433 and the adjacent hallway, the configuration of storage unit 431 and the adjacent hallway, the designation change of parking unit 50 to a common element, and the designation change of parking units 51-60 and 72 to common elements. See changes on sheets 2 and 3.

LEGAL DESCRIPTION:

Lot 1, Certified Survey Map Number 14604, as recorded in Volume 101 of Certified Survey Maps, on Pages 99-105, as Document Number 5357398, Dane County Registry. Located in Government Lot 1, the Fractional NW 1/4 of the NW 1/4 of Section 3, Township 06 North, Range 10 East, Village of McFarland, Dane County, Wisconsin. Containing 78,125 square feet or 1.79 acres more or less to the ordinary high water mark.

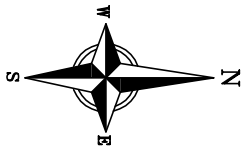
SURVEYOR'S CERTIFICATE:

I, Paul R. Knudson, Professional Land Surveyor No. 1556, hereby certify that in full compliance with the provisions of Section 703 of the Wisconsin Statutes, Dane County's Subdivision Regulations and the Village of McFarland's ordinance requirements regarding condominium plat review, I have surveyed and mapped the above described lands in accordance with the information furnished; I further certify that this condominium plat addendum correctly represents the condominium described and to be constructed; The identification and location of the units, the common elements and limited common elements can be determined from the condominium plat addendum.

Vierbicher Associates Inc.
By: Paul R. Knudson

Dated this 30th day of September, 2021

Signed: Paul R. Knudson, P.L.S. No. 1556



BEARINGS ARE REFERENCED
TO CERTIFIED SURVEY MAP
NUMBER 14604

0 40 80
SCALE: ONE INCH = FORTY FEET

LEGEND

- FOUND 3/4" Ø IRON ROD
- ⊗ FOUND 1-1/2" Ø IRON PIPE (I.P.)
(UNLESS NOTED OTHERWISE)

PREPARED FOR:

Beach House Properties, LLC
6000 Gisholt Dr., Suite 206
Monona, WI 53713

PREPARED BY:

Vierbicher Associates, Inc.
By: Paul R. Knudson
999 Fourier Drive,
Suite 201
Madison, WI 53717
(608) 826-0532
pknu@vierbicher.com

Drafted by: MZIE, PKNU
Checked by: PKNU
Date: 9/30/2021
FN: 210266
Sheet 1 of 11

DANE COUNTY APPROVAL CERTIFICATE

There are no objections to this condominium or condominium addendum with respect to Section 703 Wisconsin Statutes and it is hereby approved for recording.

Date: _____, 20____

Dane County Planning & Development

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this _____ day of _____, 20____
at _____ o'clock ____M. and recorded in
Volume _____ of Condominium
Plats on Pages _____, as
Document Number _____

Kristi Chlebowski,
Dane County Register of Deeds

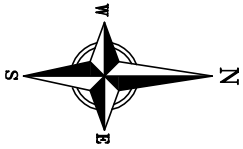
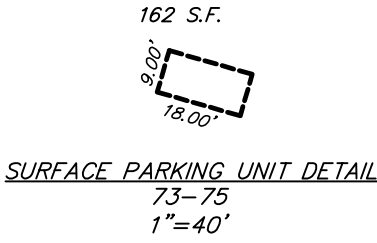
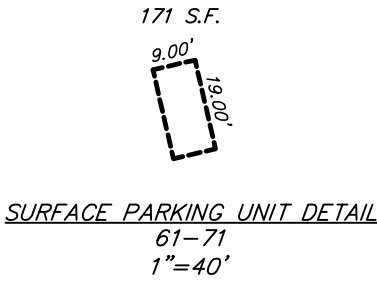
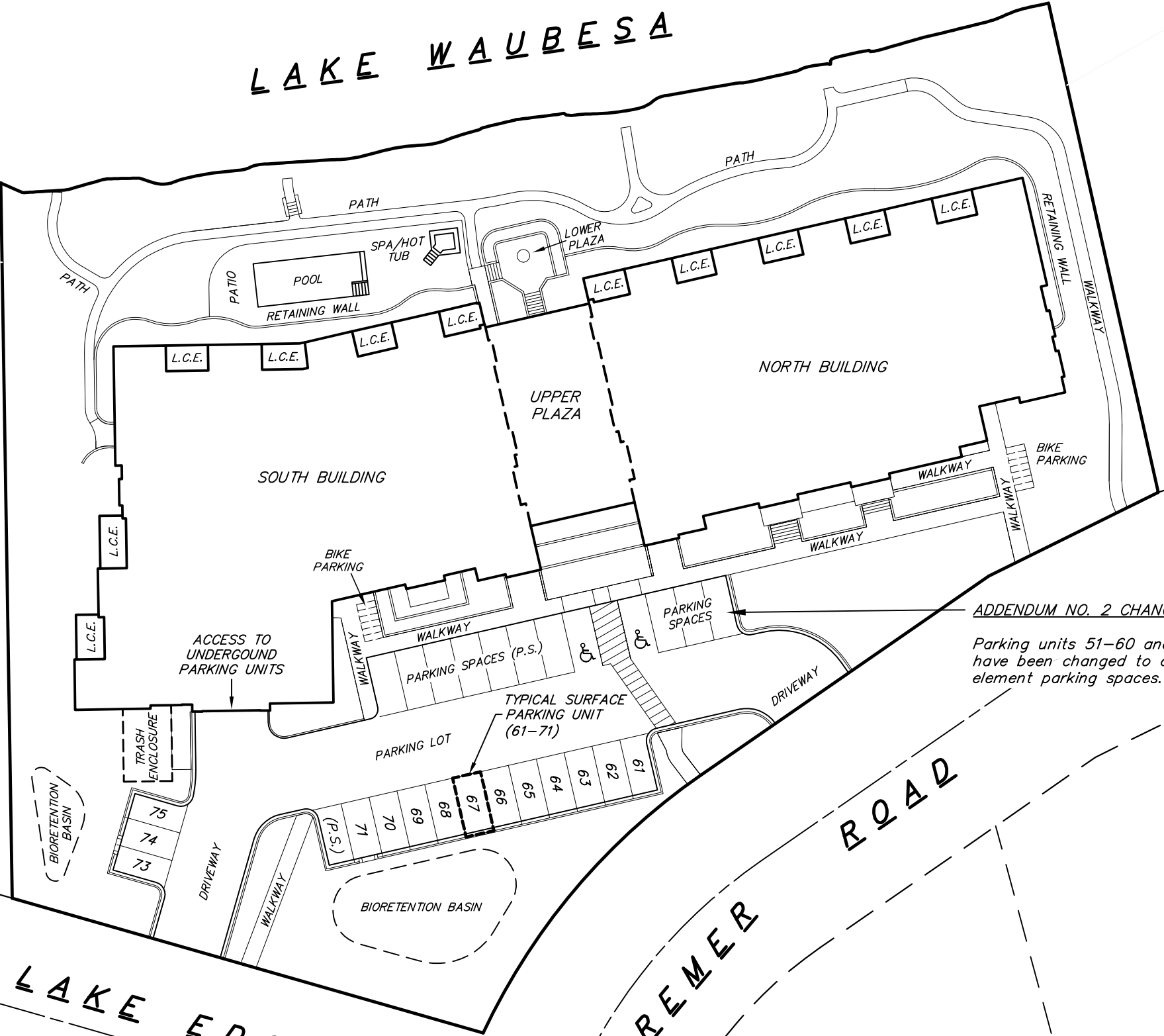
vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530



WAUBESA SHORES CONDOMINIUMS,
A CONDOMINIUM PLAT, ADDENDUM NO. 2

LOT 1, CERTIFIED SURVEY MAP NUMBER 14604, AS RECORDED IN VOLUME 101 OF
CERTIFIED SURVEY MAPS, ON PAGES 99-105, AS DOCUMENT NUMBER 5357398,
DANE COUNTY REGISTRY, VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED
TO CERTIFIED SURVEY MAP
NUMBER 14604

0 40 80

SCALE: ONE INCH = FORTY FEET

LEGEND

LIMITED COMMON ELEMENT (L.C.E.)

NOTES:

EVERYTHING OUTSIDE OF THE
UNITS, PARKING UNITS AND
STORAGE UNITS WHICH ARE NOT
DESIGNATED AS LIMITED COMMON
ELEMENTS (L.C.E.) CONSTITUTE
COMMON ELEMENTS (C.E.).

SURFACE PARKING UNITS ARE
DESIGNATED AS 61-71 AND
73-75.

ADDENDUM NO. 2 CHANGES:

Parking units 51-60 and 72
have been changed to common
element parking spaces.

ADDENDUM NOTE:

Addendum No. 2 reflects the
designation change of parking units
51-60 and 72 to common elements.

PREPARED FOR:
Beach House Properties, LLC
6000 Gisholt Dr., Suite 206
Monona, WI 53713

PREPARED BY:
Vierbicher Associates, Inc.
By: Paul R. Knudson
999 Fourier Drive,
Suite 201
Madison, WI 53717
(608) 826-0532
pknu@vierbicher.com

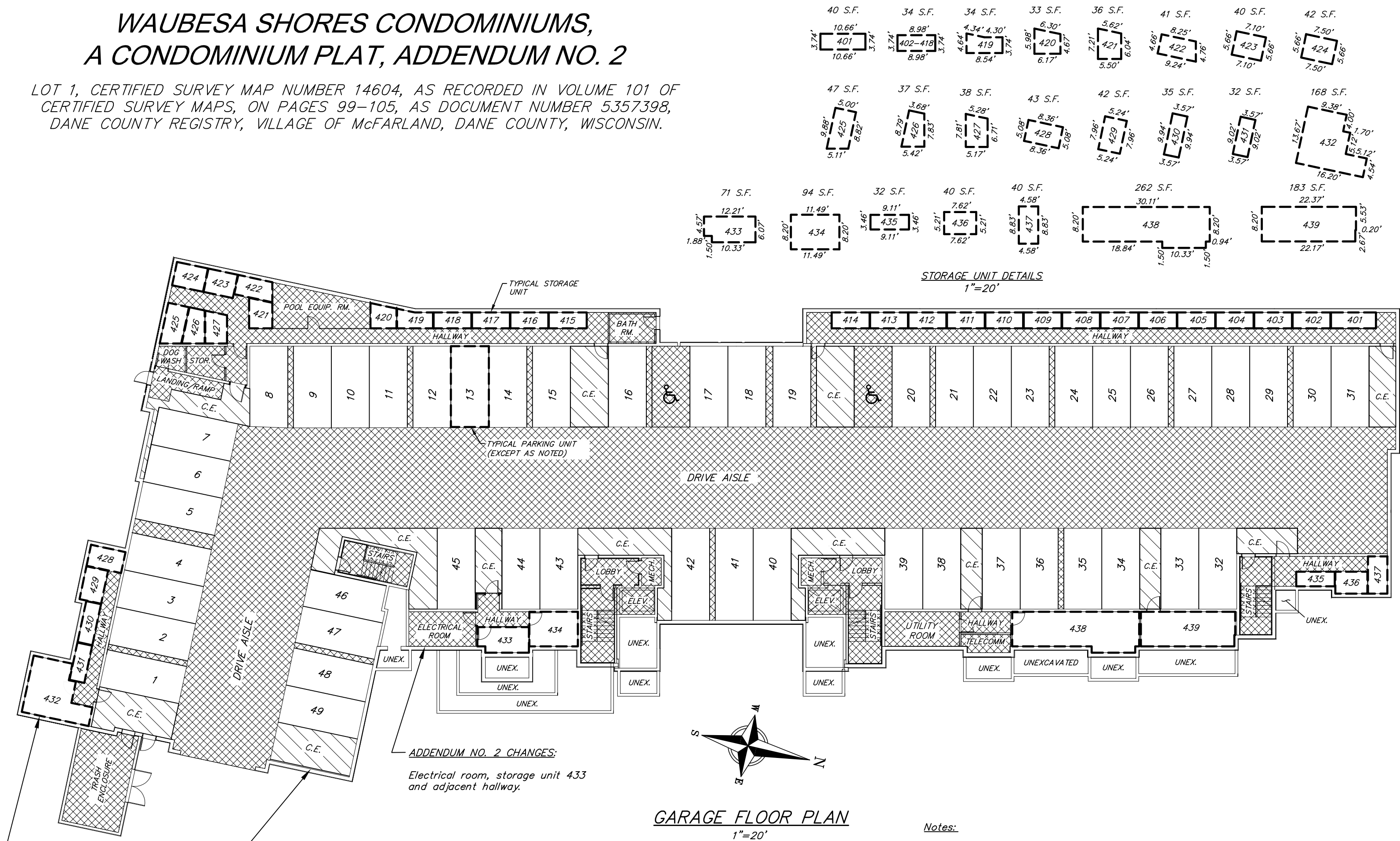
Drafted by: MZIE, PKNU
Checked by: PKNU
Date: 9/30/2021
FN: 210266
Sheet 2 of 11

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REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

WAUBESA SHORES CONDOMINIUMS, A CONDOMINIUM PLAT, ADDENDUM NO. 2

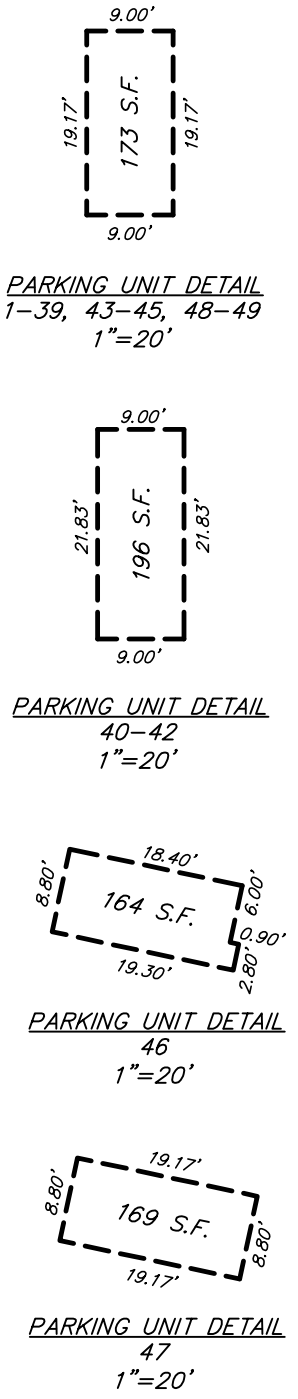
LOT 1, CERTIFIED SURVEY MAP NUMBER 14604, AS RECORDED IN VOLUME 101 OF
CERTIFIED SURVEY MAPS, ON PAGES 99-105, AS DOCUMENT NUMBER 5357398,
DANE COUNTY REGISTRY, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN.



GARAGE FLOOR PLAN
1"=20'

- LEGEND**
- COMMON ELEMENT (C.E.)
 - NO PARKING

- Notes:**
- 1) The parking unit and storage unit dimensions and areas shown on this condominium plat addendum are approximate and do not supersede the parking unit and storage unit boundaries as set forth in the condominium declaration amendment.
 - 2) The floor plans shown hereon are approximate and are based on drawings provided by the Architect.
 - 3) Underground parking units are designated as 1-49. Storage units are designated as 401-439.



PREPARED FOR:
Beach House Properties, LLC
6000 Gisholt Dr., Suite 206
Monona, WI 53713

PREPARED BY:
Vierbicher Associates, Inc.
By: Paul R. Knudson
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Suite 201
Madison, WI 53717
(608) 826-0532
pknu@vierbicher.com

Drafted by: MZIE, PKNU
Checked by: PKNU
Date: 9/30/2021
FN: 210266
Sheet 3 of 11

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

M:\Beach House Properties\210266_Waubesa Shores Condo\CADD\210266 - Condo Plat Addendum No. 2.dwg by: pknu

Document Number

AMENDMENT NO. 2 TO DECLARATION OF
CONDOMINIUM FOR WAUBESA SHORES
CONDOMINIUMS

Re: Lot 1, Certified Survey Map No. 14604, recorded in Volume 101 of Certified Survey Maps of Dane County, on pages 99-105, as Document No. 5357398, Dane County Registry, Village of McFarland, Dane County, Wisconsin.

Recording Area

Name and Return Address

Attorney John Starkweather
Boardman Clark LLP
1 S. Pinckney Street, Suite 410
Madison, WI 53703

Parcel Identification Number (PIN)

154/0610-032-2080-1

DANE COUNTY APPROVAL CERTIFICATE

There are no objections to this Amendment with respect to Chapter 703 Wis. Stats. and it is hereby approved for recording.

Dane County Planning & Development

Print: _____

Date

**AMENDMENT NO. 2 TO DECLARATION OF CONDOMINIUM
FOR WAUBESA SHORES CONDOMINIUMS**

THIS AMENDMENT NO. 2 TO DECLARATION OF CONDOMINIUM FOR WAUBESA SHORES CONDOMINIUMS (this "Amendment") was adopted by a meeting of the membership of the Waubesa Shores Condominium Association, Inc., pursuant to the Condominium Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes (the "Act"), and the Declaration of Condominium of Waubesa Shores Condominiums on December 1, 2017, recorded December 7, 2017 as Document No. 5376832 in the office of the Dane County Register of Deeds as amended by Amendment No. 1 to Declaration of Condominium on August 30, 2018, recorded September 7, 2018, as Document No. 5439494 in the office of the Dane County Register of Deeds (collectively the "Declaration"). The condominium is known as Waubesa Shores Condominiums (the "Condominium").

Pursuant to the provisions of Section 14.11 of the Declaration, and the provisions of the Act, the owners of at least seventy-five percent (75%) of the Residential Units and Commercial Units have consented to and approved this Amendment, with the consent of the mortgagee of such Units, and hereby amend the Declaration to conform with changes made to the Unit boundaries during the design and/or construction of the Units in the following respects:

1. Definitions. In Section 1.2 to the Declaration, the definition for "*Parking Unit*" or "*Parking Units*" shall be superseded and replaced by the following:

"*Parking Unit*" or "*Parking Units*" means the parking units identified on the Plat as 1 thru 49 and 61 thru 71."

2. Description of Building and Units. Section 2.1 of the Declaration shall be deleted in its entirety and replaced with the following:

"Section 2.1 Description of Building and Units. The Declarant intends that the Condominium shall be an owner occupied community. The Condominium shall consist of two (2) buildings, which shall contain three (3) above grade floors, together with: (i) underground parking consisting of forty-nine (49) Parking Units and two (2) handicap accessible stalls; (ii) above ground parking consisting of fourteen (14) Parking Units and two (2) handicap accessible stalls; and (iii) thirty-nine (39) Storage Units located on the ground floor".

3. Condominium Plat. Exhibit B to the Declaration, the Condominium Plat, is superseded and replaced in its entirety by Exhibit B attached hereto.

4. Parking Assessment Percentage. The Parking Assessment Percentage set forth in Exhibit C to the Declaration, is superseded and replaced in its entirety by the Parking Assessment Percentage set forth in Exhibit C attached hereto.

5. Ratification. Except as amended herein, all terms and conditions of the Declaration continue to be in full force and effect and are hereby ratified and confirmed.

CERTIFICATION

I, James W. Opoien, being the President of the Waubesa Shores Condominium Association, Inc., do hereby certify on behalf of the board of directors that:

1. At least seventy-five percent (75%) of the Units Owners have consented to and approved this Amendment.
2. The vote was taken by written ballot.
3. The written ballots and consent of mortgagees (or deemed consents under Wis. Stat. Sec. 703.09(2m)), to the extent necessary, as required, are on file with the Waubesa Shores Condominium Association, Inc.

Executed this 2nd day of February, 2022.

Waubesa Shores Condominium Association, Inc.

By: [Signature]
James W. Opoien, President

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

On this 2nd day of February, 2022, before me personally appeared James W. Opoien, as President of Waubesa Shores Condominium Association, Inc., to me known to be the person who executed the foregoing instrument in such capacity.

IN WITNESS WHEREOF, I hereunto set my hand and notarial seal.

[Signature]
Print Name: Susan Kelley
Notary Public, State of Wisconsin
My commission expires: is permanent

This instrument is drafted by:
Attorney John Starkweather

EXHIBIT B

Condominium Plat

[See Attached.]

NOTE: Please be advised that the Waubesa Shores Condominium Association, Inc., hereby directs viewers to ignore the printed text material on the maps and floor plans attached to this Exhibit B. Only the spatial relationships of the illustrations on the maps and floor plans are being presented for your information.

WAUBESA SHORES CONDOMINIUM ASSOCIATION,
INC., a Wisconsin non-stock corporation

Date: February 2, 2022

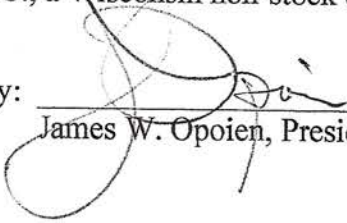
By: 
James W. Opoien, President

EXHIBIT C

Parking Assessment Percentage

<u>Unit</u>	<u>Parking Assessment Percentage</u>
1	1.59%
2	1.59%
3	1.59%
4	1.59%
5	1.59%
6	1.59%
7	1.59%
8	1.59%
9	1.59%
10	1.59%
11	1.59%
12	1.59%
13	1.59%
14	1.59%
15	1.59%
16	1.59%
17	1.59%
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38	1.59%
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40	1.80%
41	1.80%
42	1.80%

43	1.59%
44	1.59%
45	1.59%
46	1.50%
47	1.55%
48	1.59%
49	1.59%
61	1.57%
62	1.57%
63	1.57%
64	1.57%
65	1.57%
66	1.57%
67	1.57%
68	1.57%
69	1.57%
70	1.57%
71	1.57%
73	1.49%
74	1.49%
75	1.49%

36839474_1

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, May 24, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: 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.

PREVIOUS ACTION:

January 19, 2021, preapplication meeting with the Plan Commission

July 19, 2021, preapplication meeting with the Plan Commission

April 18, 2022, the Plan Commission held a public hearing on Ordinance 2022-05

May 11, 2022, the Landmarks Commission approved a Certificate of Appropriateness for the proposed improvements

May 17, 2022, the Plan Commission recommended approval of Ordinance 2022-05

ISSUE SUMMARY:

Summary of Request

Urso Bros LLC (Applicant) 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.
- **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 limits and 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 as included in the packet.

- **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. 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.

Department Head Comments

No concerns or recommended conditions of approval from the Community & Economic Development Director, Fire Inspector, Village Engineer, Director of Public Works, or Police Chief, regarding Ordinance 2022-05. Recommended conditions of approval regarding the rezoning and CSM petitions are included within the staff reports under those agenda items.

Public Comments

The Department did not receive any public comments regarding this request prior to the publication of the meeting packet.

**FINANCIAL/BUDGET IMPACT:**

Department Staff and the Applicant are currently in 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 using future tax increments collected from the increased property value that will result from completion of renovations to the property. This aspect of the development project will be vetted by Department Staff for consideration to bring forward to the Community Development Authority and Village Board for consideration.

VILLAGE PLAN REFERENCE:

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

ORDINANCE REFERENCE:

Ordinance 2022-05 is included within the packet.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to approve Ordinance 2022-05.

ATTACHMENTS:

1. 4.18.22 - Urso - Ord. 2022-05 comp plan amnd
2. 2022-05 Comp Plan Amendment 5979 Siggelkow Road
3. 5979 Siggelkow Road_Urso PC Application_03.07.2022
4. 5979 Siggelkow Road_Urso SW Report_03.07.2022
5. McFarland_Comprehensive_Plan_-_Future_Land_Use_Map
6. McFarland Comp Plan Figure 4.1
7. 5979 Siggelkow Road Utilities_2021
8. 5979 Siggelkow Road Proposed Utility Easement (A3266828)
9. 5979 Siggelkow Road_PD Ltr_03.18.22
10. 5979 Siggelkow Road_F&RD Ltr_03.24.22
11. 5979 Siggelkow Road_VE Ltr_04.08.22

Please publish in the
McFarland Thistle on
March 17, 2022

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

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Monday April 18, 2022 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

Ordinance 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.

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

ZOOM INFORMATION

Due to the COVID-19 Pandemic, the Village recommends all residents to view the meeting that evening live on the Charter cable channel 982; TDS channel 1009 or online at mcfarlandcablechannel.com and those who wish to participate and provide public comment do so via Zoom (the Village's virtual meeting software). You can join the Zoom Webinar by visiting <https://us02web.zoom.us/j/83729163092> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: 837 2916 3092

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

ORDINANCE 2022-05

AN ORDINANCE ADOPTING AN AMENDMENT TO THE VILLAGE OF MCFARLAND COMPREHENSIVE PLAN.

Purpose: To amend the Village's Comprehensive Plan modifying the Future Land Use Map designation of 5979 Siggelkow Road from Institutional and Governmental to Mixed Use/Flex Commercial.

Sponsor: Community & Economic Development Director Bremer

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 1 Notice

WHEREAS, the Village Board adopted the Village of McFarland Comprehensive Plan on August 28, 2017, by Ordinance 2017-19, pursuant to Wis. Stats. 66.1001(4)(c); and

WHEREAS, the Comprehensive Plan contains a future land use map designating 5979 Siggelkow Road as Institutional and Governmental; and

WHEREAS, the Village has received an application to amend the Comprehensive Plan Future Land Use Map for the following described property from Institutional and Governmental to Mixed Use/Flex Commercial in order facilitate the rehabilitation and reuse of the property:

Part of the Northeast Quarter of the Southwest Quarter of Section 35, Township 07 North, Range 10 East, Village of McFarland, Done County, Wisconsin, more fully described as follows:

Beginning at the northeast corner of the southwest quarter of said Section 35, thence South 01 degree 02 minutes 57 seconds East, along the east line of the southwest quarter of said Section 35, a distance of 179.00 feet; thence South 87 degrees 58 minutes 17 seconds West, 328.50 feet; thence North 01 degree 02 minutes 57 seconds West, 179. 00 feet to the north line of the southwest quarter of said Section 35; thence North 87 degrees 58 minutes 17 seconds East, along said north line, 328.50 feet to the point of beginning. Said description contains 58,793 square feet or 1.3497 acres.

Tax Parcel ID NO: 154/0710-353-8001-1

WHEREAS, the Plan Commission held a public hearing on the proposed changes on April 18, 2022, preceded by a Class One Notice; and,

WHEREAS, the Village of McFarland Plan Commission reviewed and adopted a resolution approving the proposed changes, and the Plan Commission recommends that the Village Board amend the Comprehensive Plan to change the use of the aforesaid properties to Mixed Use/Flex Commercial; and,

WHEREAS, the Village Board accepts the recommendation from the Plan Commission and approves the proposed change in use for the aforesaid properties, and that this change is in the public interest and consistent with the overall goals and objectives set forth in the Comprehensive Plan;

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

1. The Village of McFarland Comprehensive Plan Future Land Use Map is amended to reflect that the aforesaid property is changed from Institutional and Governmental to Mixed-Use/Flex Commercial.
2. The Future Land Use Map for the Comprehensive Plan shall be modified to reflect this amendment.
3. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board.

The foregoing Ordinance was duly adopted at a regular meeting of the McFarland Village Board on the 24th day of May, 2022.

APPROVED:

Carolyn A. Clow
Village President

ATTEST:

Cassandra Suettinger
Village Clerk-Treasurer

ORDINANCE 2022 –05	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Clow –	Wreh -
Brassington –	Flaherty –
Nelson –	St. Clair –
Jerke –	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

Plan Commission Application - 2022

Siggelkow Road School House Village of McFarland, Wisconsin

Prepared For:

Village of McFarland
5915 Milwaukee Center
McFarland, Wisconsin 53558

Prepared By:

Vierbicher
999 Fourier Drive Suite 201
Madison, Wisconsin 53717

Prepared On:

March 7, 2022

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vierbicher
planners | engineers | advisors



Village of McFarland
Community & Economic Development Department

Plan Commission Application – 2021

~Application must be completed in full~

Applicant - Owner	Kevin Urso	Applicant's Agent	Vierbicher
	Urso Brothers, LLC	Name	Melissa Hunt
Address	4720 Farwell Street, McFarland, WI 53558	Address	999 Fourier Drive, Suite 201
Email	kevin@ursobros.com	Email	mhun@vierbicher.com
Phone #	608-838-2017	Phone #	608-821-3967
Fax #		Fax #	608-821-3967

Parcel No(s). 071035380011 Type of Proposal – Please check boxes below that apply

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

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

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

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

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

E = Plus \$40.00 for each unit shown

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

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

Escrow Deposits
(covers costs for outside consultants;
e.g., engineers, attorneys, etc.)

☐ R-E, R-3 & PD (up to 50 acres)	\$5,000
☐ R-E, R-3 & PD (greater than 50 acres)	\$10,000
☐ Site/Design Review (less than 2,000 sq. ft.)	\$1,000
☒ Site/Design Review (2,000 sq. ft. or more)	\$2,000
☐ All Plats including condominiums	\$5,000

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

5979 SIGGELKOW RD

SEC 35-7-10 PRT NE1/4 SW1/4 COM NE COR TH S 179 FT W 328.5 FT N TO C/L HWY E TO POB

See attached documents for description of proposal/request.

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

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

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

Amended Submittal 3/7/2022

Village of McFarland Plan Commission 2021 Schedule

Page 357 of 643

Statement of Owners Intent

It is the intent of the Owner to redevelop the land controlled by the Owner as a Mixed Use/commercial development, which is not in conformance with the approved Comprehensive Plan. Thus, the Owner is requesting to amend the Future Land Use map from "Institutional and Governmental" to "Mixed Use/Flex Commercial". The Owner is also requesting to rezone from A-1 Exclusive Agriculture to Planned Development Infill. The Applicant is submitting information for the following processes:

1. Comprehensive Plan Amendment.
2. Rezoning.
3. General Implementation Plan approval.
4. Detailed Implementation Plan approval.

The Old School House will be used as office space. A lift will be added for accessibility. The modifications for the lift will be internal only and does not impact the site design except for the accessible ramp that will be constructed. The parking lot is proposed for reconfiguration.

The PD-I Planned Development Infill Districts requires a General Implementation Plan and a Detailed Implementation Plan approval. However, due to the existing site configuration and the slight modifications, the applicant wishes to submit this information all at once to satisfy the both the General Implementation and the Detailed Implementation Plan.

Legal Description

See attached draft CSM

Existing Site

The existing site is 41,471 sq ft (1.35 acres) and is included as Sheet C1. The site currently has a steep driveway entering the property. The asphalt lot is 6,178 sq ft and has a faulty lot layout, thus creating circulation and parking issues.

- The existing School House is 2,630 sq ft.
- The southwest corner of the lot has an existing septic tank manhole and vent that will be abandoned during the construction process.
- A retaining wall runs along the northern side of the property.
- Existing well is on the north side of the property and will be abandoned.
- A small shed is located on the south side of the property. This shed will be removed.
- Existing fence runs along the north side and eastern side of the property.

Description of Detailed Plan for Development

1. The Site plan is included as Sheet C1.0
 - a. Parking Lot
 - i. 8,378 Square Feet
 - ii. 13 Parking Stalls (One handicapped parking spot)
 - iii. The driveway entrance will be increased from a 4% slope to a 10% slope.
 - iv. The handicapped stall is situated adjacent to the nearest handicap entrance with an access ramp at a maximum 8% slope with handrails.
 - v. Seven-foot sidewalk/pathway will be on the western side of the building to the east of the parking lot.
 - b. No Trash Enclosure will be on the site.
 - c. Utility Plan - The proposed utilities are included, however the piping and meter sizes will be provided at a later date.
2. Grading Plan is included as Sheet C2.0
3. Landscape Plan is included as Sheet L1.0 with features as follows:
 - a. Site information, landscape points, plant schedule, basin seeding schedule.
4. Lighting Plan:
 - a. Proposed lighting is included on the building elevations (A1, A2, A3). Additional information will be provided.

Proposed Schedule

Spring 2022

School House Interior Renovations start

Site Improvements

1. Abandon Septic
2. Make sewer/water connections
3. Reconstruct driveway/parking lot
4. Interior Renovations

Summer 2022

Fall 2022

School House interior renovations completed

Office space fully functional and open

Planned Development Infill District Standards and Responses

Section 62-66(d) and (e) lists the standards that shall apply in the review of all general or detailed plans proposed for the Planned Development Infill District. The standards and this submittals response are as follows:

(d) Standards and Criteria for approval of PD-I

(1) Maximum impervious ratio:

a. "Seven-tenths nonresidential"

- i. The Plan shows that 26.8% of the area will be impervious.

(e) Additional Standards

(1) *"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 developments. 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."*

- a. The western side of the property will have new plantings to screen the intrusion of automobile headlights on neighboring properties. Plants will be installed with a maximum of 5 foot spacing that will allow for continuous screen.

(2) *"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 to public walkways."*

- a. The new driveway and parking lot design allows for pedestrians to easily walk from the public sidewalk to the building. Additionally, a seven-foot sidewalk/pathway will be installed on the eastern side of the parking lot/western side of the building. The sidewalk/pathway will also extend from the parking lot to the north side of the building for access.

(3) *"The usable open space required for residential development projects and mixed use residential projects 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 maximum privacy and usability to the residence."*

- a. Not applicable

(4) 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.

- a. The site will not have on-site trash collection; thus, no trash enclosure will be on the property.

(5) *"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 design proposed. Compatibility will also be judged on the basis of how well 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."

- a. The previous use was a School House. The proposed use includes office space used by the property owner. Additional office space will be available for rent by tenants.
- b. The proposed use is compatible with the Comprehensive Plan goals because the property owner is proposing office space (low intensity use), which fits under the Mixed-use/flex commercial land use category in the Comprehensive Plan. The low-intensity use is more compatible with the surrounding residential units and the institutional use to the east of the property.
- c. Public sanitary sewer and water services are being put in, thus following the Comprehensive Plan – Land Use policy No. 3 for Mixed-use/Flex Commercial.
- d. The proposed use also supports the following Comprehensive Plan Goals:
 - i. Overall Goal - "A healthy and growing, regionally and globally integrated economy that supports local initiatives." – Overall goal
 - ii. Land Use Goal – "Promote a sustainable, flexible land use pattern that maintains the desired village and residential character; distinguishes McFarland from neighboring communities; and balances economic and neighborhood expansion with redevelopment, infill, and resource preservation".
 - iii. Economic Development Goal – "Increase and ease opportunities for businesses to start-up, locate, and grow in McFarland; expand local jobs, shopping, and dining; and build connections to and between commercial areas".

(6) Snow removal areas and procedures must be described in the plans.

- a. Snow logistics are still being worked out.

(7) *"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 in the plans."*

- a. No additional lights will be added to the School House building.

(8) "The physical attributes of the site shall be respected with particular concern for preservation of natural features, tree growth and open space."

- a. The site area is 41,471 sq ft. The area to the east of the building will not be disturbed. The area to the west of the building and in the reconfigured parking lot area will be disturbed to allow for a better driveway/parking lot design. Three trees on the western side of the property will be removed. The site will contain 7 additional plants with a minimum height of five feet on the western edge of the property.

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

- a) Applicant is seeking a Comprehensive Plan Future Land Use Map amendment to be in general conformance with the Village Comprehensive Plan.

- b) *"The establishment, maintenance or operation of the uses proposed in the planned development shall not substantially impair or diminish the use, value and enjoyment of other properties within the neighborhood".*
 - i. The proposed redevelopment will be an asset to the neighborhood and proposed pavement are sufficient to not negatively impact the neighboring buildings.
- c) *Traffic circulation into and within the development shall be designed to minimize traffic congestion and traffic hazards, provide for the accessibility of all uses and buildings and also provide for the safe and convenient movement of both vehicles and pedestrians".*
 - i. The proposed parking stalls will connect to a 28' wide driveway and will provide safe and convenient movement of vehicles. The proposed sidewalk will connect to existing sidewalks and will provide safe movement for pedestrians.
- d) *"The planned development shall incorporate environmental design considerations, including the preservation of topography, trees and ground cover, streams and natural bodies of waters, and other significant natural features and control of erosion and runoff in accord with the Village Erosion Control and Stormwater Management Ordinances".*
 - i. There are no existing environmental features to preserve. The proposed development will include stormwater management facilities to meet Village Erosion Control and Stormwater Management Ordinances. The Landscape Plan will meet Village landscaping ordinances.
- e) *"The planned development shall provide for convenient and harmonious groups of buildings, structures and uses; and buildings shall be spaced and sited to ensure adequate safety, light, ventilation and privacy".*
 - i. There are no plans for additional buildings on the property.
- f) The following provisions shall apply:
 - i. *"In a planned development for residential use, adequate open space and recreational areas shall be provided in appropriate locations, and all public and common open spaces shall be designed and located to provide safe and convenient access to residents".*
 - i. This is a mixed-use/commercial development, not residential development.
 - ii. *"Planned Development District housing impacts on community resources in the same manner as other new developments, which are characterized by division of land into lots. In particular, the additional population density places demands upon Village parks and recreation areas. Accordingly, each dwelling unit newly established shall be required to dedicate land or provide fees in lieu of land, in accordance with the procedures set forth in Section 62-64."*
 - i. This is a mixed-use/commercial development, not residential development.
- g) *"The planned development will not adversely affect the ability of public agencies to provide school or other municipal services".*
 - i. The redevelopment already had access to the street, the parking lot reconfiguration allows for greater access for fire trucks, this redevelopment does not impact the school system.
- h) *"The width of street rights-of-way, width of paving, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater*

drainage or other similar environmental engineering considerations shall be based on a determination and the appropriate standards necessary to implement the specific function in the specific situation; provided, however, that in no case shall standards be less than those necessary to ensure the public safety and welfare as determined by the Village".

- i. The proposed drive aisles are 24'-30' wide to accommodate two-way traffic and sufficient distance to back up from 18' deep parking stalls. Internal sidewalk/pathway widths are proposed to be 7' wide on the western side of the building, and 5' wide on the north side of the building which is a sufficient width for pedestrian traffic. The proposed development will require the bioretention basin to be installed on the west end for total suspended solids reduction, peak flow reduction, oil and grease pretreatment. Infiltration is not required for redevelopment projects in the Village of McFarland. See separate stormwater report.
- i) *"The proponents of a Planned Development District application shall provide evidence satisfactory to the Village Board of its economic feasibility of available adequate financing and that it would not adversely affect the economic prosperity of the Village or the values of surrounding properties".*
 - i. Applicant already owns the building. This is not applicable.
- j) *"The proponents of a Planned Development District shall submit a reasonable schedule for the implementation of the development of the development to the satisfaction of the Village Board, including suitable provisions for assurance that each phase could be brought to completion in a manner that would not result in an adverse effect upon the community as a result of termination at that point".*
 - i. The proposed schedule is provided above with final construction completion by Winter 2022.

Site and Design Plans

Check List

Date received: _____

Subject property address: 5979 Siggelkow Road

Landowner's name: Kevin Urso/Urso Brothers, LLC

Landowner's address: 4720 Farwell Street,
McFarland, WI 53558

Landowner's phone/fax: _____

Landowner's email: kevin@ursobros.com

Agent's name:	Melissa Hunt, Vierbicher
Agent's address:	999 Fourier Drive, Suite 201
Agent's phone/fax:	608-821-3967
Agent's email:	608-821-3967

- All A. Title Block that indicates name and address of the current property owner.
- All B. Name and signature of the designer.
- All C. Date of original plan and latest date of revised plan.
- AI D. North arrow and graphic scale. Said scale shall not be smaller than 1 inch equals 100 ft.
- E. Existing zoning A-1 Proposed rezoning x yes no
- C1 & C2 F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
- C1 G. All required building setback lines.
- C1 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.
- C1 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.
- A1&A3 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.
- C2 M. The location of existing and proposed drainage facilities including stormwater and erosion control plan.
- L1 N. The location and type of any permanently protected green space areas.
- N/A O. The location and elevation of any wetlands or floodplains.

- C2 P. Grading Plan including existing & proposed topography shown at a contour interval of not more than two (2) ft.
- C1 Q. In the legend, data for the subject property:
- (1) Lot area
 - (2) Building area
 - (3) Paved area
 - (4) Total impervious area
- L1 (5) Landscaping points provided and required for building foundations, gross floor area, street frontage, and paved area.
- (5) Building height
- PDI App (6) Existing zoning, proposed zoning
- PDI App (7) Number of parking stalls provided and required.
- L1 R. Landscaping Plans including proposed species, quantity and planting size. Refer to Appendix B of the Village's Zoning Code for more information.
- S. Hydrant locations and Fire Department Connection.
- A1-A3 T. Lighting Plans including photometrics and description of fixture types, heights and orientation.
- C1* U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances.
- CSM 1-2 V. Existing or proposed easements.
- CSM Pg 4 W. A legal description of the subject property.

General Comments: Well & Septic will be abandoned once water is in place.

Draft CSM attached

Stormwater Report provided with Application packet

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.

approved Certificate of Appropriateness is not a building permit; a separate permit must be applied for with required fees paid, after approval of the Certificate of Appropriateness.

2) Who will be doing the proposed work in respect to this property?

☒ Owner ☐ Contactor If "Contractor" state name and contact information of the contractor (s):

Name: _____

Address: _____

Phone number: _____

Email: _____

3) Do you grant permission for the Landmarks Commission and staff, either individually or as a group, to enter onto the subject property for an exterior site inspection?

☒ Yes ☐ No

Sec. 62-395. - Landmarks Commission powers and duties.

(3) Upon receiving an application, the Landmarks Commission shall determine whether or not:

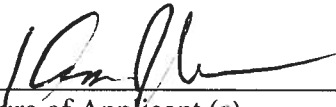
a. The proposed work would destroy, detrimentally change or adversely affect any existing exterior architectural feature of the improvement upon which said work is to be done; and

b. The exterior of any proposed new improvement would fail to harmonize with the external appearance of other neighboring improvements on such site; or

c. As to any property in a designated Historic District, construction, reconstruction or exterior alteration fails to conform to the objectives and design criteria of the historic preservation plan for said district as duly adopted by the Village Board.

The Landmarks Commission shall review the application within 45 days of the filing of a complete application. A decision by the Landmarks Commission to deny a Certificate of Appropriateness may be appealed to the Village Board. The appeal shall be initiated by filing a petition, specifying the grounds therefor, with the Village Clerk-Treasurer within ten days of the date of the decision of the Landmarks Commission is made.

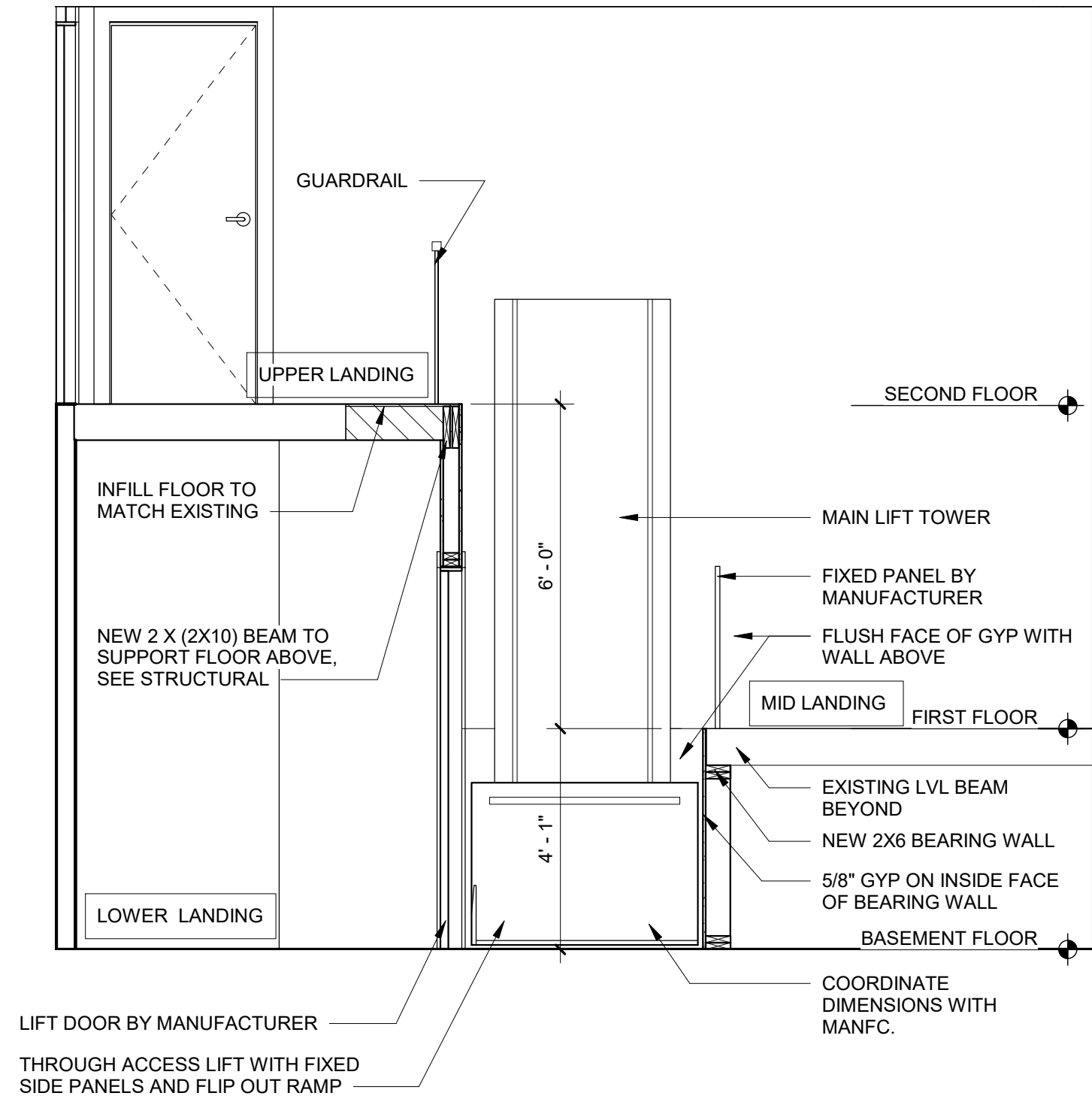
I hereby swear that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.



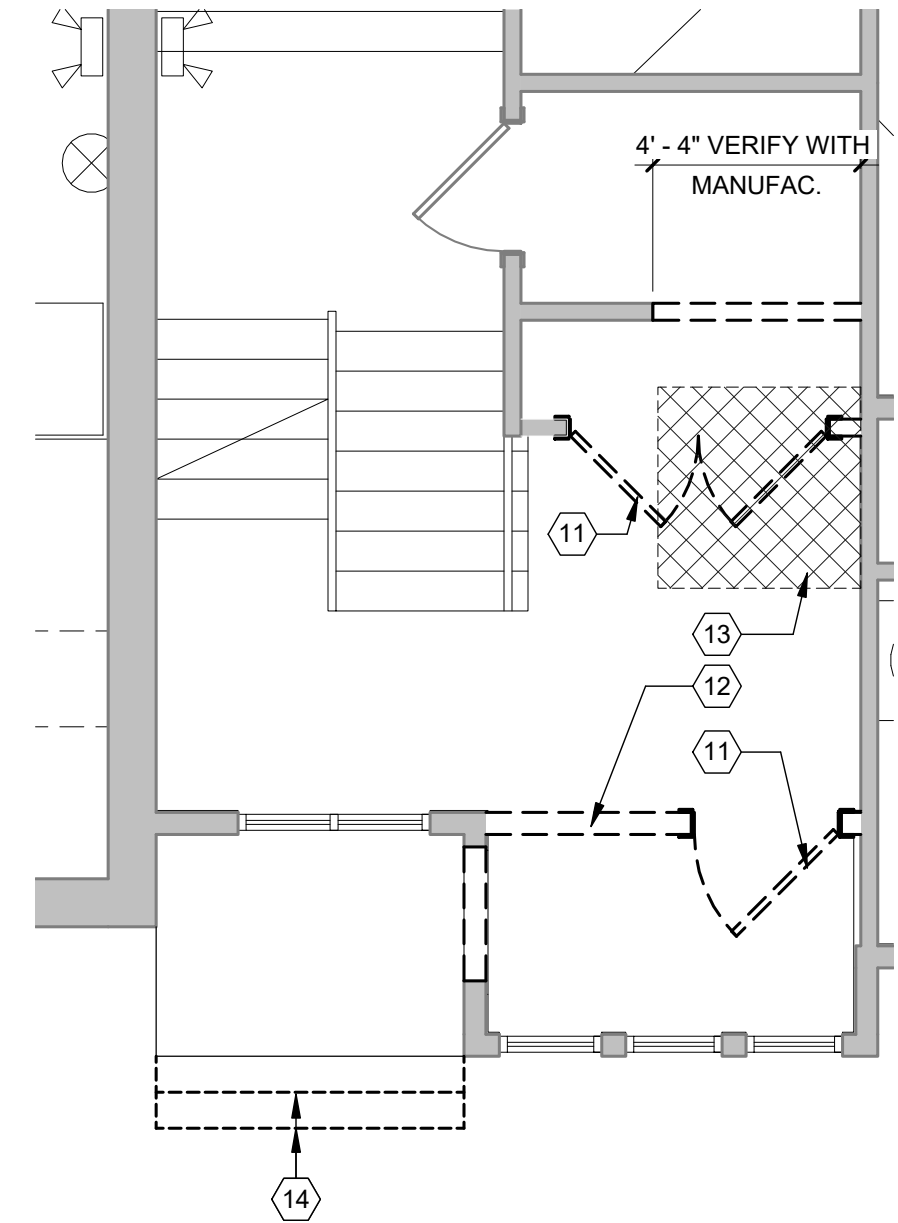
Signature of Applicant (s)

Date

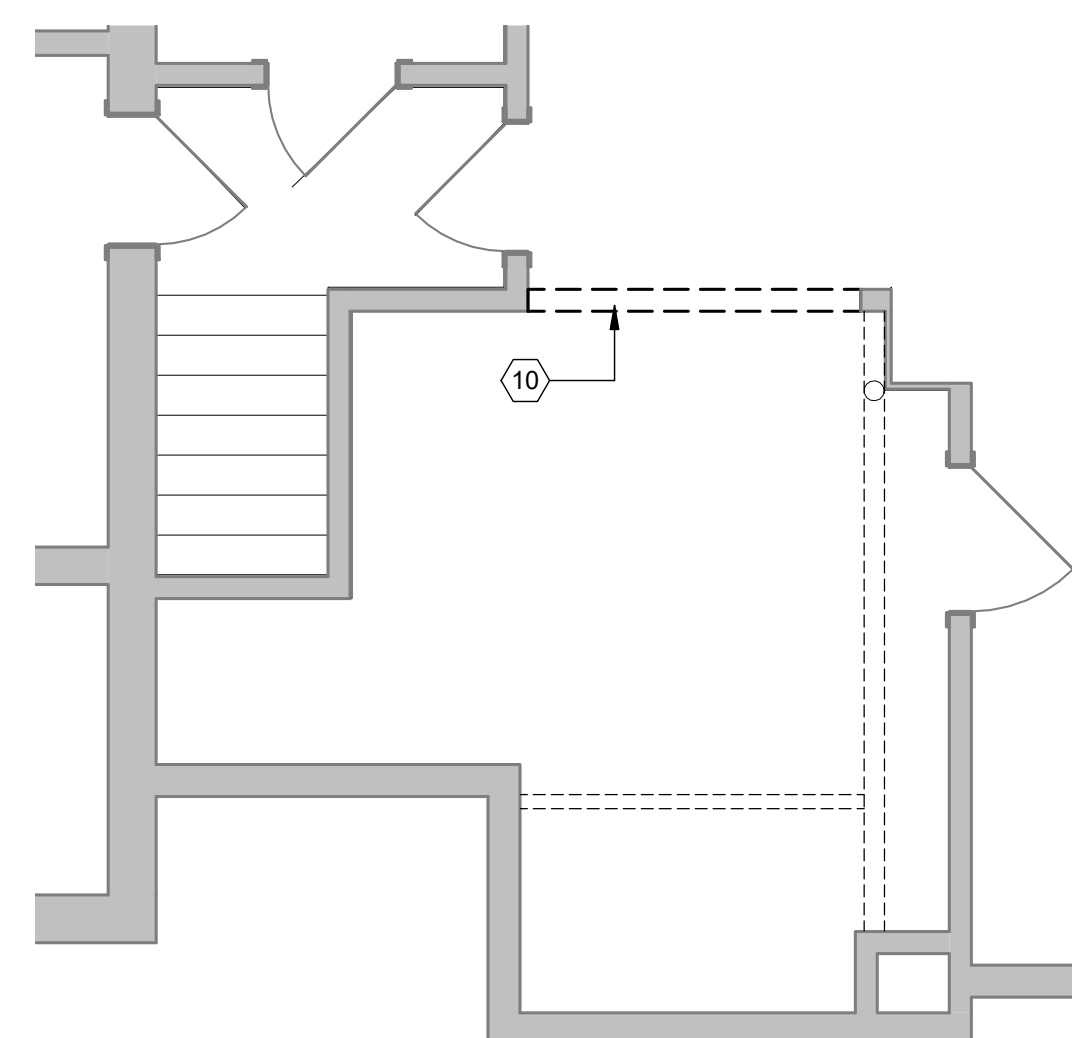
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Received By	
Date Received	
Meeting Date	
Approved or denied on	



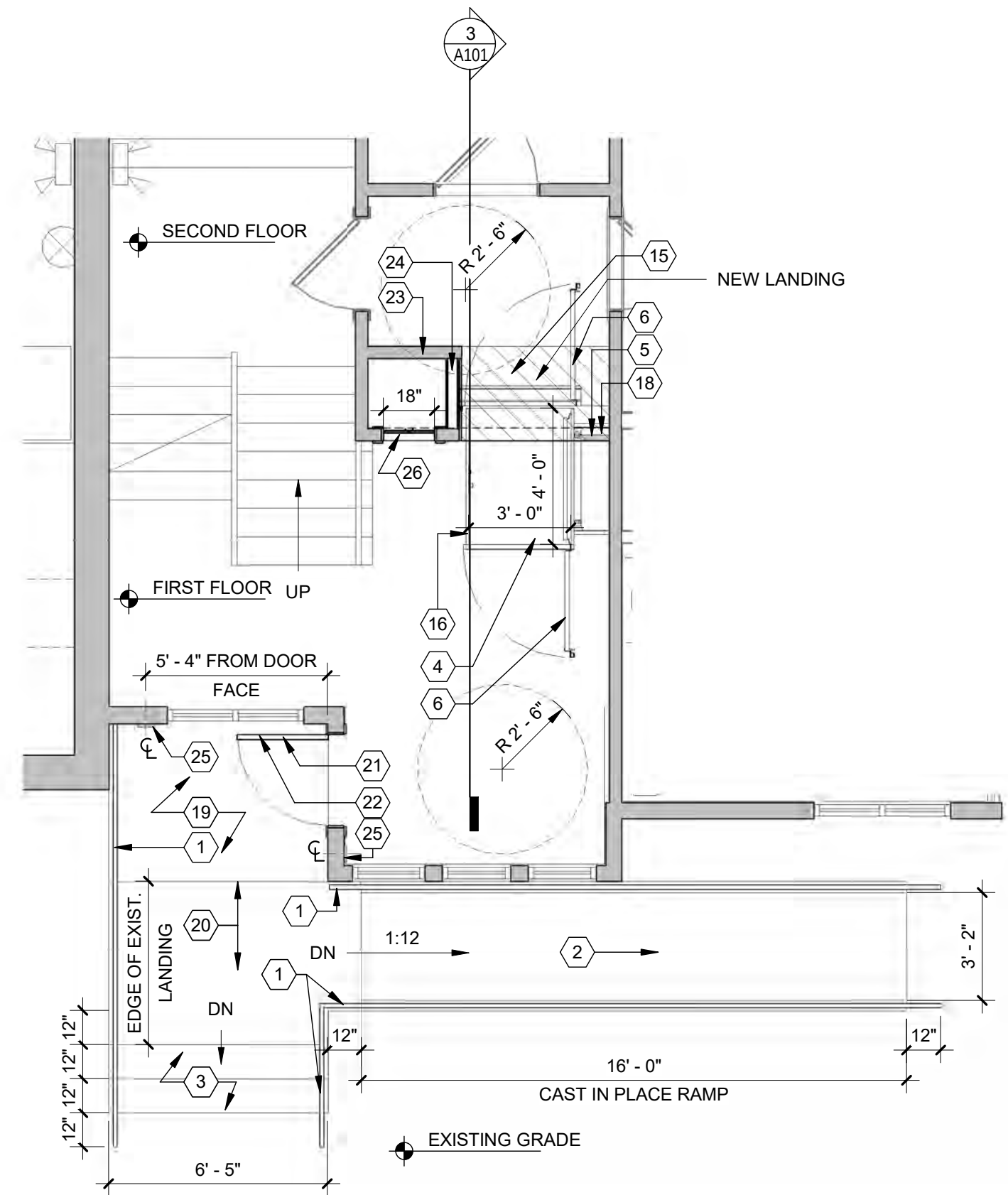
3 SECTION THOROUGH LIFT- NORTH SOUTH
3/8" = 1'-0"



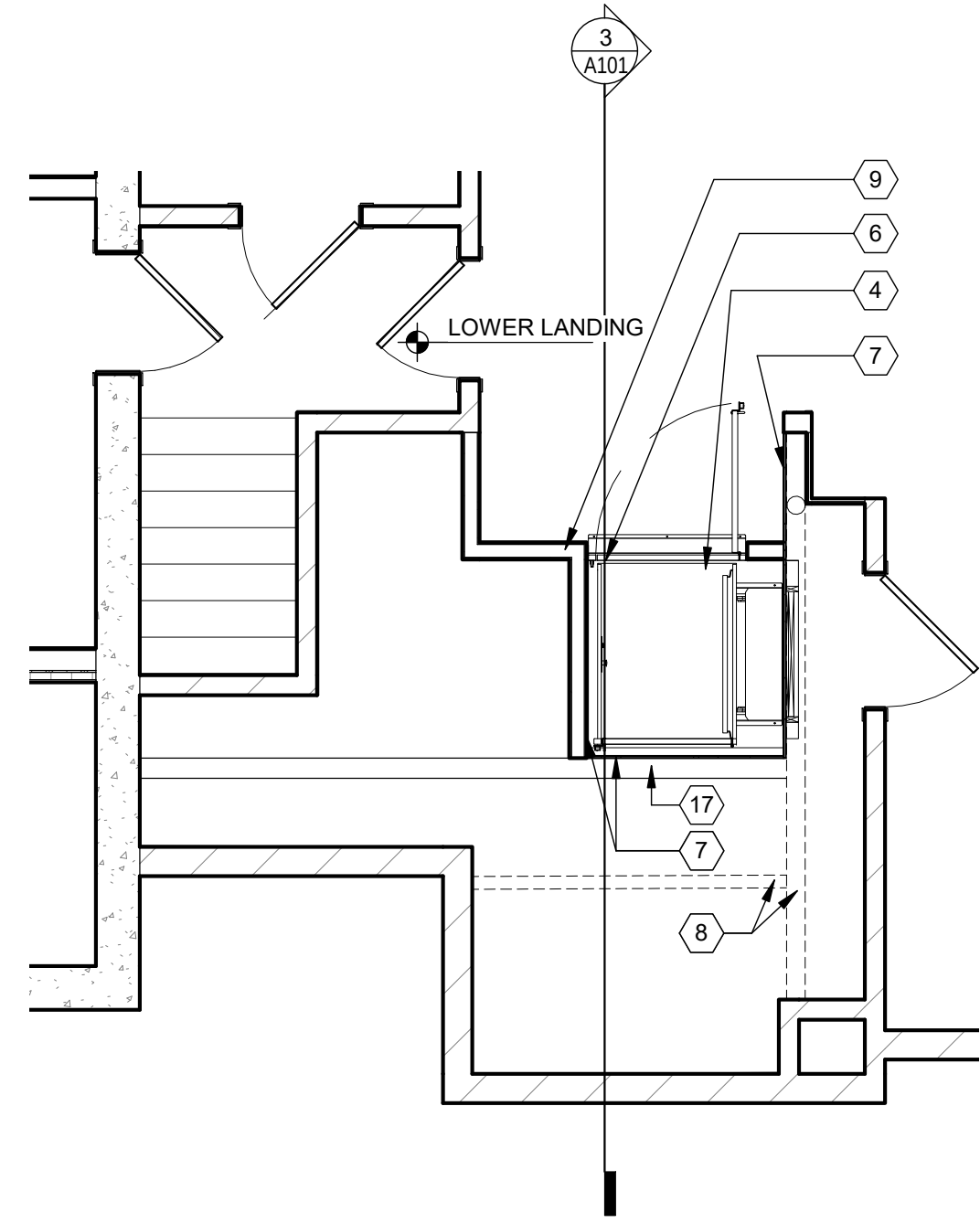
5 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"



4 01 BASEMENT FLOOR - DEMOLIITION
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 BASEMENT FLOOR
1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES:

1. SITE DATUM OF XXX' = FLOOR EL. 100' - 0" ON ARCHITECTURAL DRAWINGS.
2. FIELD VERIFY ALL DIMENSIONS. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT / ENGINEER FOR FINAL DECISION.
3. SEE SHEET A001 FOR PARTITION TYPES.
4. SEE SHEET A002 FOR DOOR SCHEDULE AND WINDOW TYPES AND DETAILS.
5. SEE SHEET A111 FOR REFLECTED CEILING PLAN.
6. SEE SHEET A121 FOR FINISH PLAN AND SCHEDULES.
7. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISH WALL TO FINISHED WALL (NOMINAL).
8. REFER TO DEMOLITION SHEETS FOR COORDINATION OF DEMOLITION SCOPE.
9. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL ITEMS AND NOTES.
10. CONTRACTORS ARE RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. ANY DISRUPTION IN SERVICE REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING DUCTWORK, PIPING, CONDUIT, CIRCUITS OR ANY ASSOCIATED EQUIPMENT, MUST BE COORDINATED IN ADVANCE WITH THE OWNER/ USER.

- FLOOR TO BE INFILLED
- FLOOR TO BE DEMO-ED
- CENTERLINE

KEYED NOTES

1	NEW STEEL 36" HIGH HANDRAIL, PRIMED AND PAINTED
2	NEW CONCRETE RAMP
3	NEW CONCRETE CAST IN PLACE STAIRS AND LANDING
4	NEW WHEELCHAIR LIFT
5	NEW GUARDRAIL
6	LIFT DOOR BY MANUFACTURER. COORDINATE LOCATION WITH OWNER
7	NEW 5/8" GYP BOARD OVER EXISTING WALL. FLUSH FACE WITH WALL FACE OF WALL ABOVE
8	EXISTING BEAM TO REMAIN
9	NEW 2X4 PARTITION WALL
10	DEMOLISH PART OF EXISTING WALL
11	DEMOLISH EXISTING DOOR, FRAME AND ALL ASSOCIATED HARDWARE
12	DEMOLISH EXISTING WALL
13	DEMOLISH PART OF EXISTING FLOOR FOR NEW LIFT. COORDINATE SIZE WITH MANUFACTURER.
14	DEMOLISH EXISTING CONCRETE STAIR
15	INFILL FLOOR
16	FIXED LIFT PANEL BY MANUFACTURER.
17	NEW 2X6 BEARING WALL
18	NEW 2X10 BEAM, SEE STRUCTURAL
19	ADD CONCRETE TOPPING TO EXISTING LANDING TO MATCH DOOR THRESHOLD
20	NEW CONCRETE LANDING
21	CHANGE SWING OF EXISTING DOOR TO SWING IN THE DIRECTION OF EGRESS
22	ELECTRICAL SWING DOOR OPERATOR ABOVE EXISTING DOOR, COORDINATE POWER SUPPLY AND WIRING WITH MANUFACTURER
23	BRING EXISTING WALL UP TO 36"
24	BRING NEW WALL UP TO 36" ON SECOND FLOOR
25	4" X4" WALL MOUNTED DOOR OPERATION PUSH PLATE, 36" (TO CENTERLINE) FROM FINISHED FLOOR LEVEL. COORDINATE POWER SUPPLY AND WIRING WITH MANUFACTURER
26	18" WIDE BI-FOLD CLOSET DOORS

No.	Description	Date

URSO BROTHERS

MCFARLAND
SCHOOL HOUSE

Madison, WI 53703
FIRST AND
BASEMENT FLOOR
PLAN

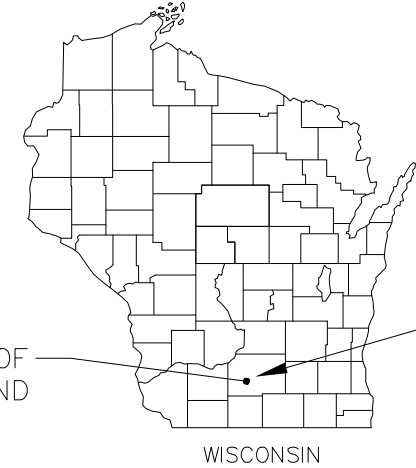
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Project number	URS-21-01	
Date	01/06/22	

A101

SIGGELKOW ROAD SCHOOL HOUSE

SITE IMPROVEMENTS

VILLAGE OF MCFARLAND, WI

VILLAGE OF
MCFARLAND

—DANE COUNTY

WISCONSIN

PROJECT LOCATION

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



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

DATE
03/08/2022

DRAFTER

AKAN
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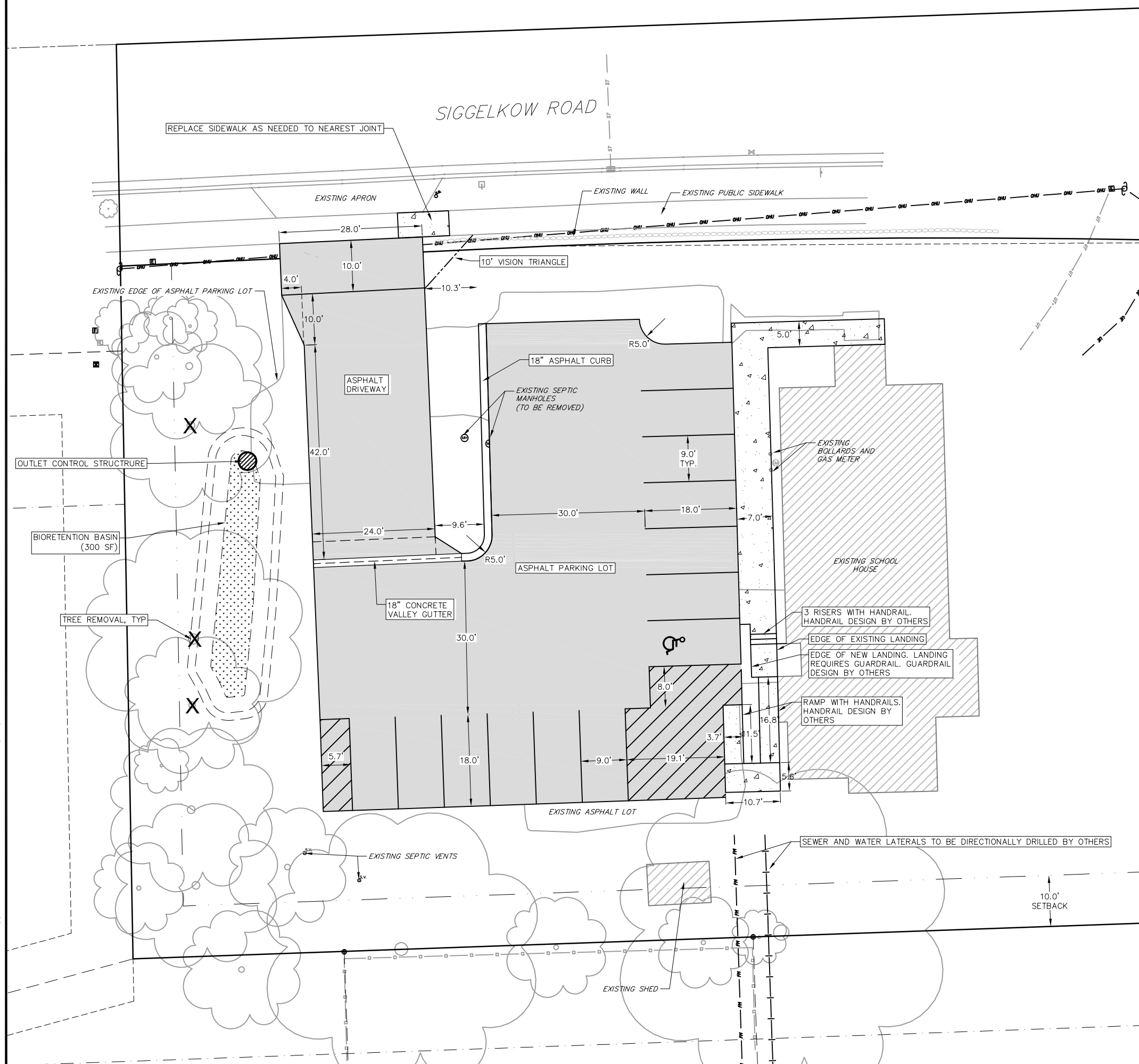
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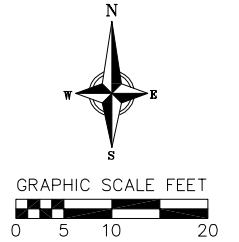
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SITE PLAN LEGEND

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



GENERAL NOTES:

1. THE CONTRACTOR 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

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PROJECT NO.		210087	



GRADING LEGEND

- 820 --- EXISTING MAJOR CONTOURS
- 818 --- EXISTING MINOR CONTOURS
- 820 --- PROPOSED MAJOR CONTOURS
- 818 --- PROPOSED MINOR CONTOURS
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- SILT FENCE
- DISTURBED LIMITS
- [Pattern] EROSION MAT CLASS III, TYPE B TRM
- [Pattern] EROSION MAT CLASS I, TYPE A URBAN
- [Pattern] TRACKING PAD

GRAPHIC SCALE FEET

0 5 10 20

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- GRADING NOTES:**
1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
 2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
 3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
 4. LONGITUDINAL GRADE OF SIDEWALK RAMP SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
 5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
 6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMP SHALL BE 8.33% MAX SLOPE.
 7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
 8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

- UTILITY NOTES:**
1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
 2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
 3. STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
 4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
 5. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
 6. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT ACCIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
 7. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
 8. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
 9. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
 10. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
 11. 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.

NOT FOR CONSTRUCTION

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

GRADING & EROSION CONTROL PLAN
SIGGELKOW ROAD SCHOOL HOUSE
VILLAGE OF MCFARLAND
DANE COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

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EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE **VILLAGE OF MCFARLAND** EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR COUNTY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. 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. 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.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25- FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 7-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE TOWN HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
10. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
11. LOT SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH.
12. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
13. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
14. CHANNEL EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
15. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
16. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
17. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
18. SEDIMENT SHALL BE CLEANED FROM STREETS AND ROADSIDE DITCHES AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
19. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
20. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
21. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION.
22. THE COUNTY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD
2. STRIP TOPSOIL
3. ROUGH GRADE
4. SEED LOT AREAS
5. CONSTRUCT UNDERGROUND UTILITIES
6. INSTALL INLET PROTECTION
7. CONSTRUCT PARKING LOT (STONE BASE, CURB & GUTTER, AND SIDEWALK).
8. RESTORE TERRACES
9. REMOVE TRACKING PAD, SILT FENCE AND DIVERSION BERM MEASURES AFTER DISTURBED AREAS ARE RESTORED

SEEDING RATES:

TEMPORARY:

1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED

AFTER SEPTEMBER 15.

PERMANENT:

1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

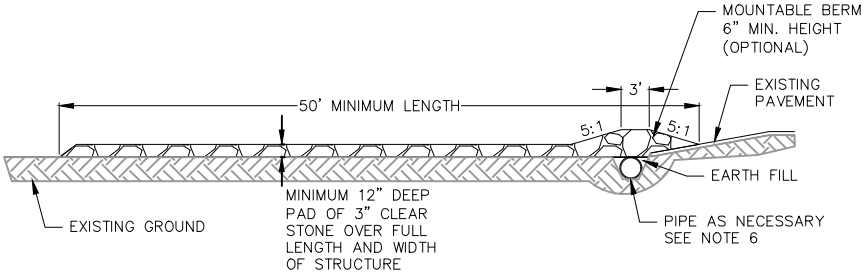
TEMPORARY AND PERMANENT:

USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

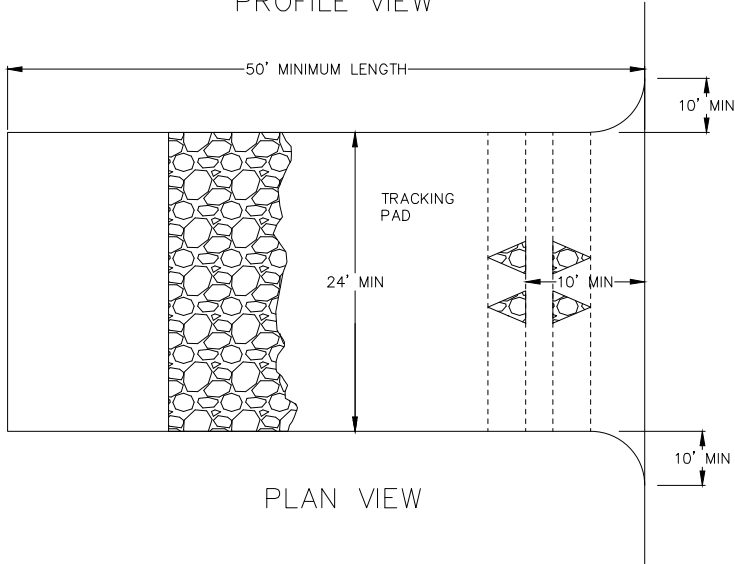
MULCHING RATES:

TEMPORARY AND PERMANENT:

USE ½" TO 1-½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



PROFILE VIEW



PLAN VIEW

1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH – MINIMUM OF 50'
3. WIDTH – 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
5. STONE – CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION – A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

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C3.0

TRACKING PAD
NOT TO SCALE



vierbicher
planners | engineers | advisors

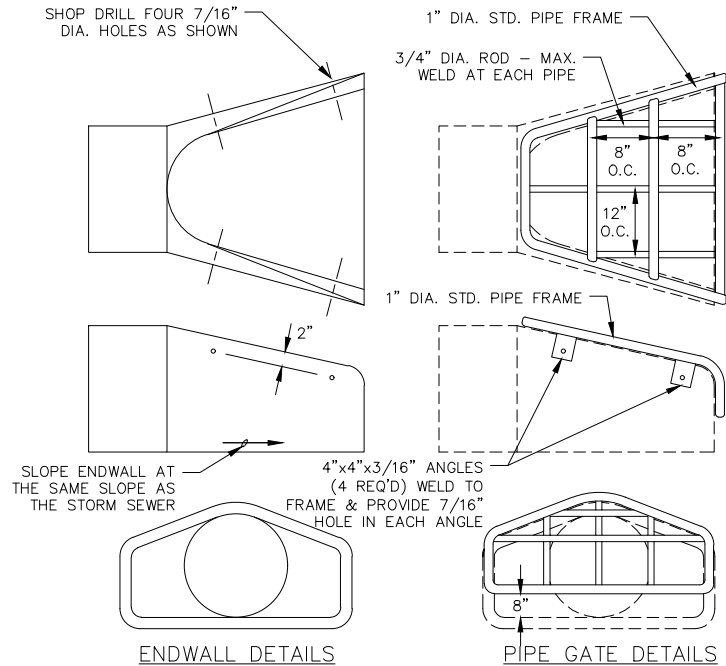
Phone: (800) 261-3898

CONSTRUCTION DETAILS
SIGGELKOW ROAD SCHOOL HOUSE
VILLAGE OF MCFARLAND
DANE COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

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

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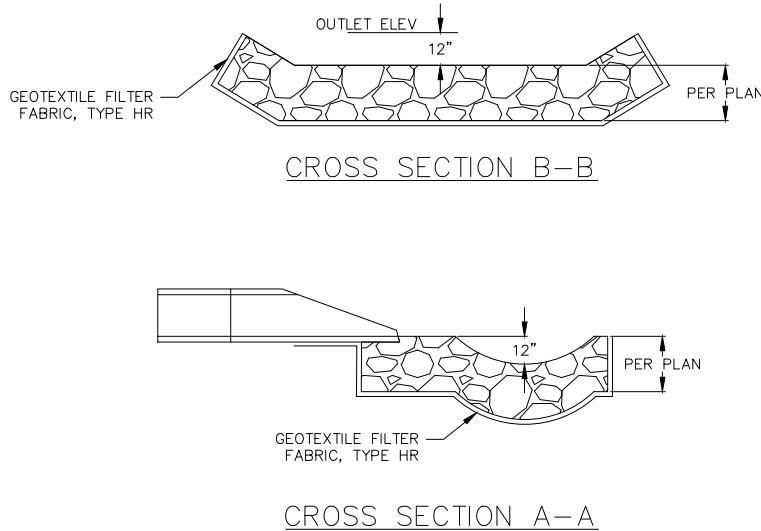
NOTES:
- THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH FOUR 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.
- THE CONTRACTOR SHALL PROVIDE JOINT TIES ON STORM SEWER SYSTEM INFALL AND OUTFALL PIPES. TIE THE ENDWALL AND THE LAST 2 PIPE SECTIONS.

PAINTING SPECIFICATIONS:
- THE PIPE GATE SHALL RECEIVE THE FOLLOWING PREPARATION & PAINTING. THE FIRST COAT SHALL BE RUS-OLEUM X-60 RED BARE METAL PRIMER OR APPROVED EQUAL. THE SECOND COAT SHALL BE RUS-OLEUM 960 ZINC CHROMATE PRIMER OR APPROVED EQUAL. THE THIRD COAT SHALL BE RUS-OLEUM 1282 HIGH GLOSS METAL FINISH OR APPROVED EQUAL.

PREPARATION STEPS:
1. BARE METAL SURFACES - TREAT WITH THE THREE-COAT PAINTING SYSTEM LISTED AFTER A THOROUGH SCRAPING, WIRE BRUSHING & CLEANING.
2. EACH COAT OF PAINT SHALL BE APPLIED OVER THE ENTIRE GATE SURFACE.
3. ALLOW 24-48 HOURS DRYING TIME AT 60° OR ABOVE BETWEEN COATS.

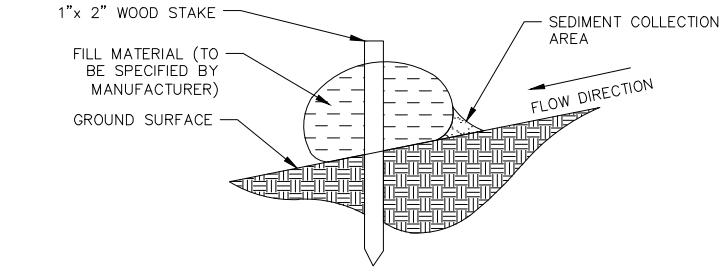
1 STANDARD ENDWALL

C3.1 NOT TO SCALE



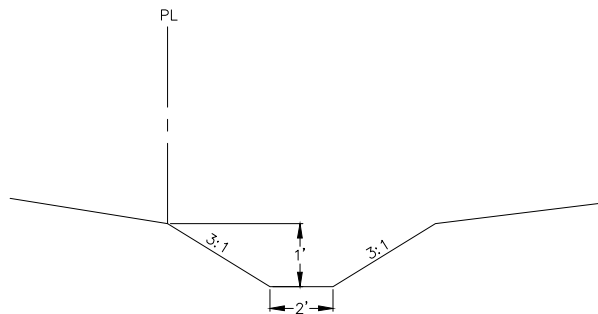
5 RIP-RAP OUTLET

C3.1 NOT TO SCALE



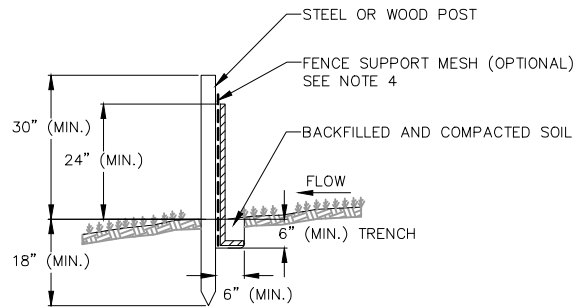
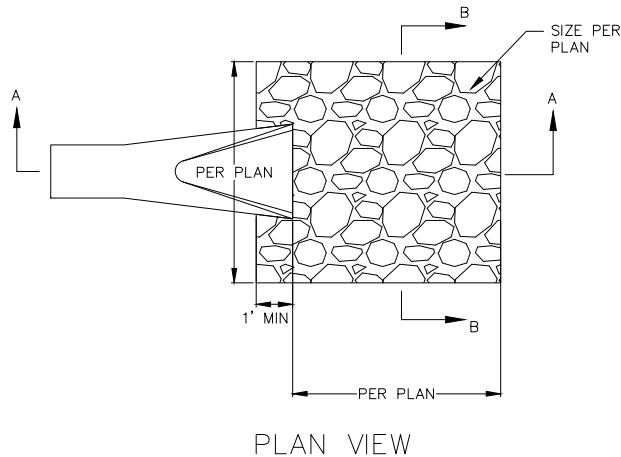
2 SILT SOCK

C3.1 NOT TO SCALE



4 DITCH CROSS SECTION

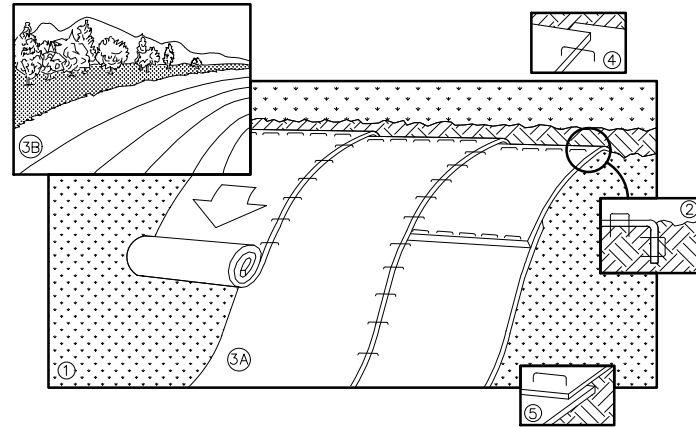
C3.1 NOT TO SCALE



NOTES:
1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

6 SILT FENCE

C3.1 NOT TO SCALE

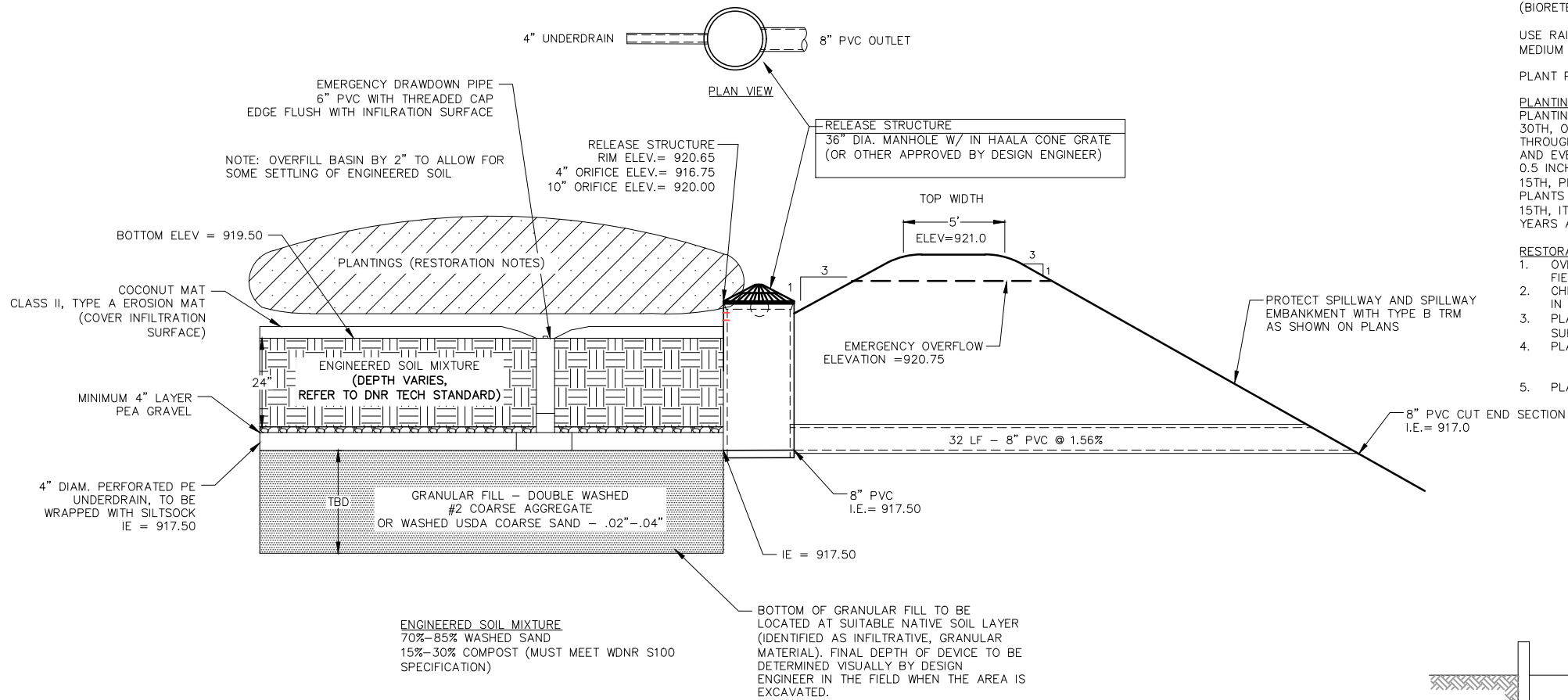


NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

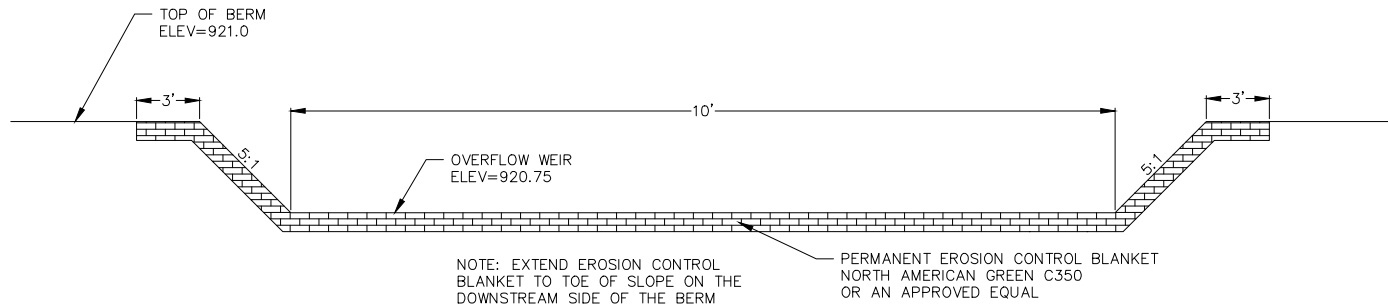
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS <A> DOWN, OR HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

3 EROSION MAT

C3.1 NOT TO SCALE



1 BIO-RETENTION BASIN
C3.2 NOT TO SCALE



2 OVERFLOW WEIR
C3.2 NOT TO SCALE

BIO-RETENTION AREA RESTORATION SPECIFICATIONS:

NOTE: BIO-RETENTION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED.

BIO-RETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION)

USE RAINWATER GARDEN LIVE NATIVE PLANT PLUGS FROM AGRECOL (SUNNY, SHORT, OR MEDIUM STATURE) – OR ENGINEER APPROVED EQUAL.

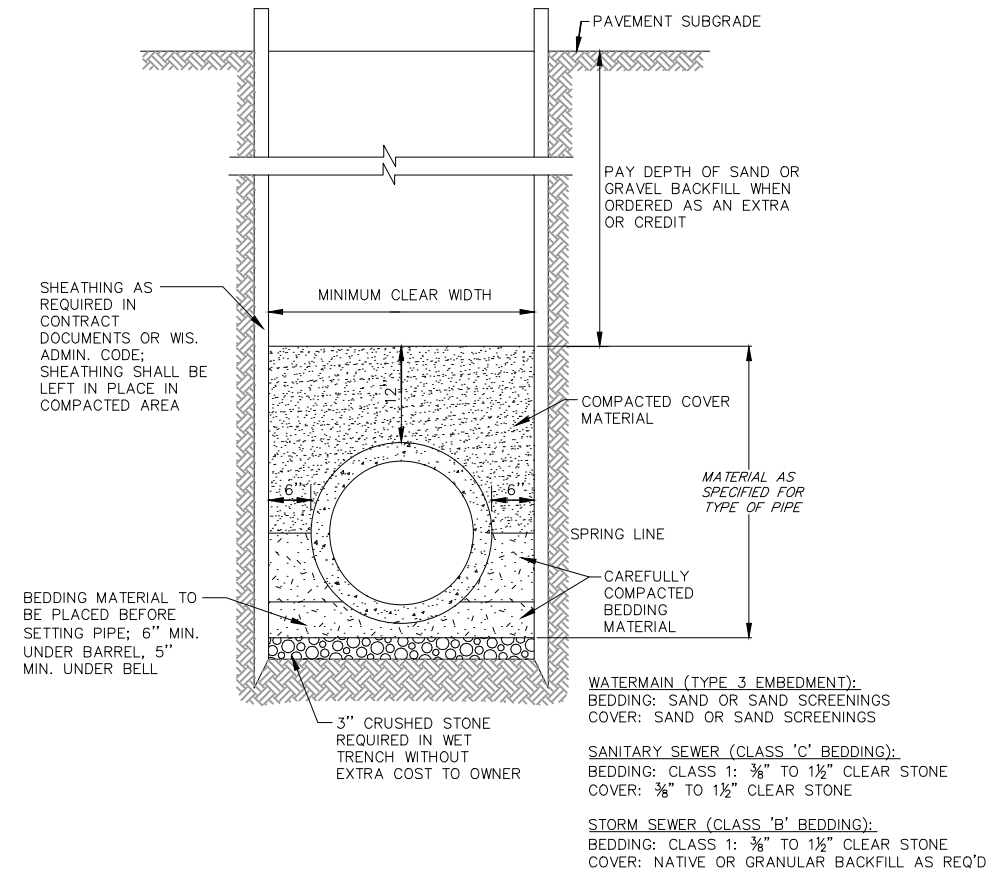
PLANT PLUGS AT 1 PER SQUARE FOOT.

PLANTING, MULCH, AND MAINTENANCE NOTES:

PLANTING SHOULD TAKE PLACE BETWEEN AVAILABILITY OF PLANTS IN SPRING AND JUNE 30TH, OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH. IF PLANTED JULY 1ST THROUGH AUGUST 31ST, HEAVILY WATER THE PLANTS AT THE TIME THEY ARE PLANTED, AND EVERY OTHER DAY FOR A TOTAL OF 4 WATERINGS. A RAIN EVENT GREATER THAN 0.5 INCHES CONSTITUTES A WATERING. IF PLANTED SEPTEMBER 1ST THROUGH OCTOBER 15TH, PLACE CERTIFIED WEED-FREE STRAW MULCH AT 3" MINIMUM THICKNESS BETWEEN PLANTS TO HELP PREVENT FROST HEAVE. IF PLANTING IS TO OCCUR AFTER OCTOBER 15TH, IT MUST BE POSTPONED UNTIL THE FOLLOWING SPRING (MAY). FOR THE FIRST 3 YEARS AFTER PLANTING, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS.

RESTORATION OF THE INFILTRATION AREA (NOT INCLUDING SIDE SLOPES):

- OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER TO BE DETERMINED IN THE FIELD, DURING EXCAVATION, BY DESIGN ENGINEER.
- CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
- PLACE WASHED SAND (FREE OF P200 PARTICLES) TO 46 INCHES BELOW GROUND SURFACE (IF REQUIRED).
- PLACE 24 INCHES OF ENGINEERED SOIL, COMPRISED OF:
 - 70-85% WASHED SAND
 - 15-30% COMPOST (MUST MEET WDNR S100 SPECIFICATION)
- PLANT PLUG, MULCH, WATER, AND MAINTAIN AS DIRECTED ABOVE.



3 STANDARD TRENCH SECTION
C3.2 NOT TO SCALE



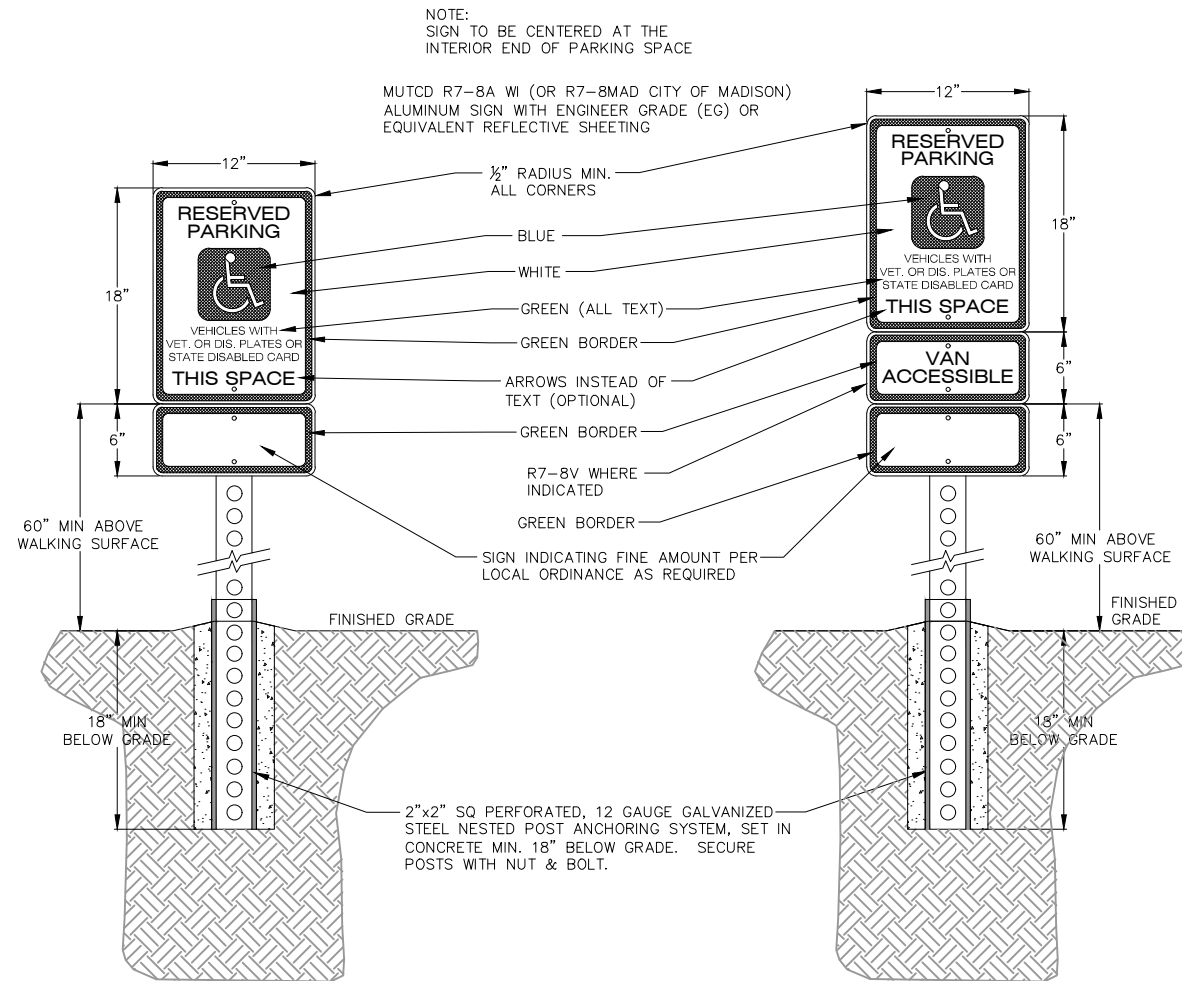
vierbicher
planners | engineers | advisors

Phone: (800) 261-3898

CONSTRUCTION DETAILS
SIGGELKOW ROAD SCHOOL HOUSE
VILLAGE OF MCFARLAND
DANE COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

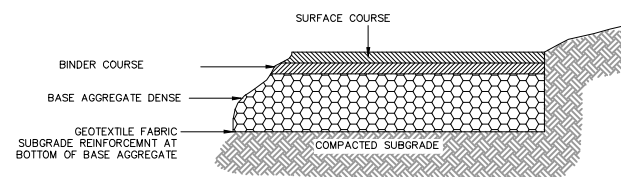
DATE
03/08/2022
DRAFTER
AKAN
CHECKED
DPER
PROJECT NO.
210087



1 HANDICAP SIGN DETAIL

C3.3 NOT TO SCALE

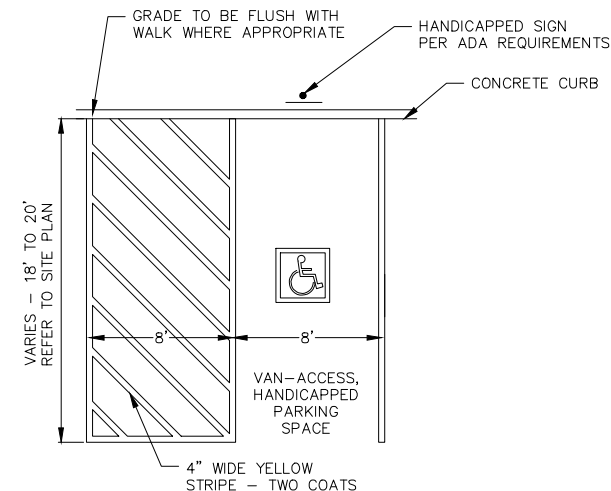
MATERIAL	LIGHT DUTY ASPHALT	HEAVY DUTY ASPHALT
SURFACE COURSE	1.75" HMA PAVEMENT LT 58-28 S	2" HMA PAVEMENT MT 58-28 S
BINDER COURSE	1.75" HMA PAVEMENT LT 58-28 S	3" HMA PAVEMENT MT 58-28 S
1 1/2" BASE AGGREGATE DENSE	6"	6"
3" BASE AGGREGATE DENSE	9"	12"



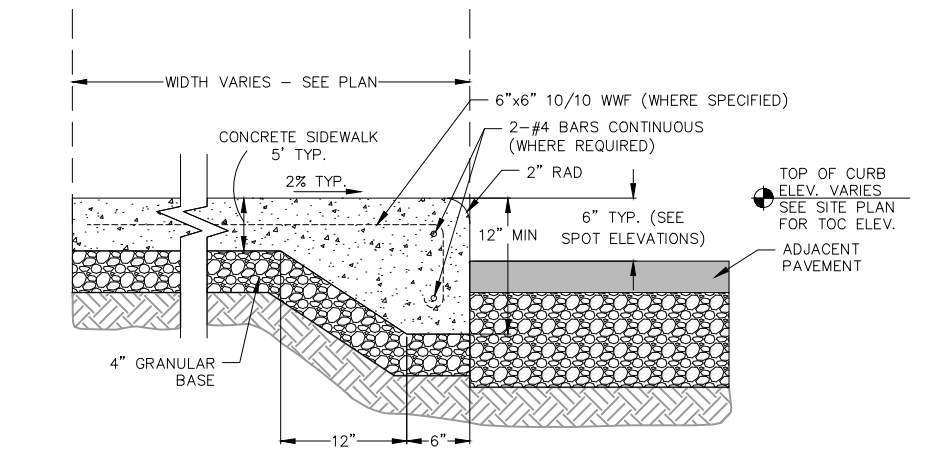
ASPHALT TYPES RECOMMENDED ARE LT 58-28 S FOR THE PARKING AREAS AND MT 58-28 S FOR THE TRUCK DRIVEWAY AND LOADING AREAS.

AFTER FINAL SITE GRADING, THE SUB-GRADE SOILS SHOULD BE PROOF-ROLLED WITH A LOADED TRI-AXLE DUMP TRUCK. SOFT/YIELDING AREAS SHOULD BE UNDERCUT/REMOVED AND REPLACED WITH BASE COURSE.

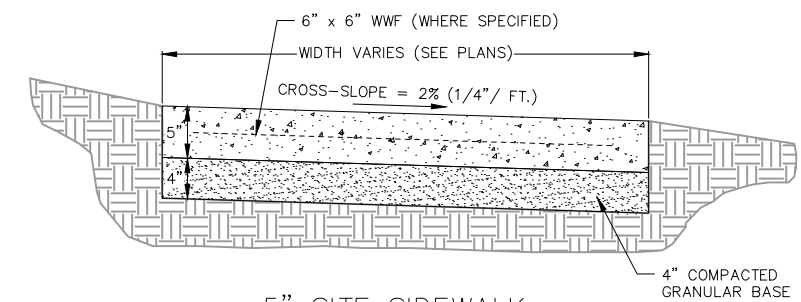
AFTER FINAL SITE GRADING, THE SUB-GRADE SOILS SHOULD BE PROOF-ROLLED WITH A LOADED TRI-AXLE DUMP TRUCK. SOFT/YIELDING AREAS SHOULD BE UNDERCUT/REMOVED AND REPLACED WITH BASE COURSE.



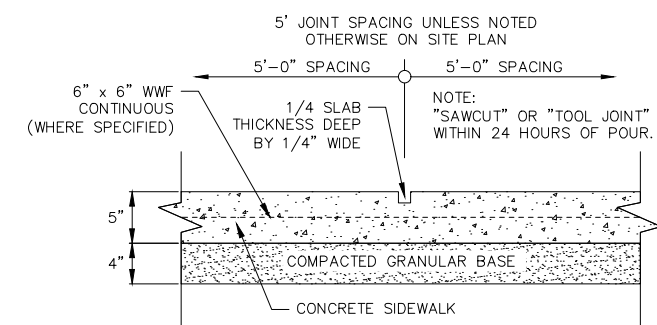
4 HANDICAP STRIPING
C3.3 NOT TO SCALE



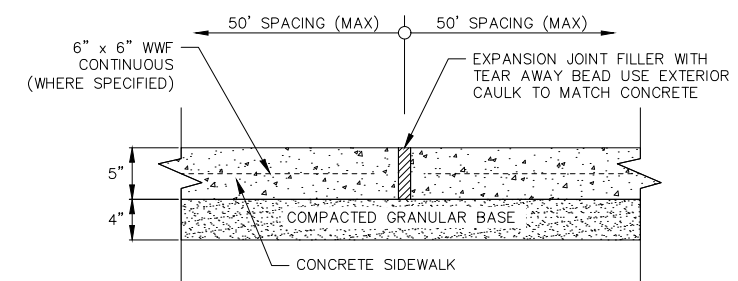
2 CURBED SIDEWALK DETAIL
C3.3 NOT TO SCALE



5" SITE SIDEWALK

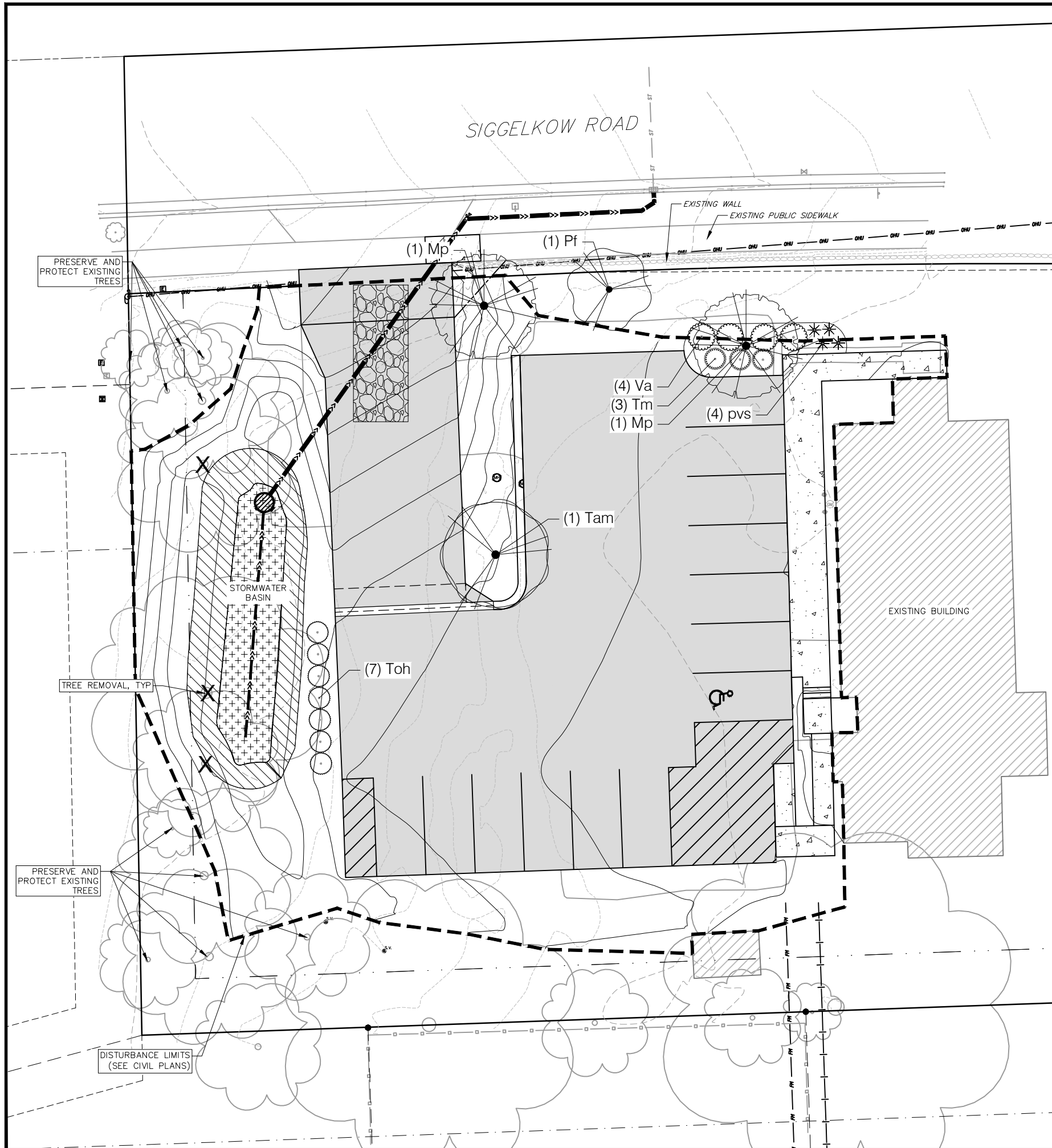


SIDEWALK CONTROL JOINT



SIDEWALK EXPANSION JOINT

5 5" SIDEWALK
C3.3 NOT TO SCALE



SITE INFORMATION

TOTAL PROPOSED IMPERVIOUS AREA: 8,288 SF

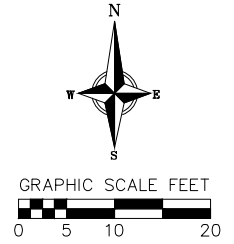
LANDSCAPE POINTS

PAVED AREA POINTS REQUIRED: 66.3 (80 PTS PER 10,000 SF)

PAVED AREA POINTS PROVIDED:145

STREET FRONTAGE POINTS REQUIRED: 60 (40 PTS PER 100 LF)

STREET FRONTAGE POINTS PROVIDED: 60 (INCLUDES 15 PTS FROM EXISTING TREE ON WEST SIDE OF PROPOSED DRIVEWAY)



PLANT SCHEDULE

<u>UNDERSTORY TREES</u>		<u>BOTANICAL / COMMON NAME</u>	<u>ROOT COND.</u>	<u>SIZE</u>	<u>QTY</u>
Mp		Malus x 'Prairie Maid' / Prairie Maid Crabapple	B & B	2"Cal	2
Pf		Prunus sargentii 'Pink Flair' / Sargent Cherry	B & B	2"Cal	1
<u>DECIDUOUS TREES</u>		<u>BOTANICAL / COMMON NAME</u>	<u>ROOT COND.</u>	<u>SIZE</u>	<u>QTY</u>
Tam		Tilia americana 'McSentry' TM / American Sentry Linden	B & B	2.5"Cal	1
<u>DECIDUOUS SHRUBS</u>		<u>BOTANICAL / COMMON NAME</u>	<u>ROOT COND.</u>	<u>SIZE</u>	<u>QTY</u>
Va		Viburnum dentatum 'Christom' TM / Blue Muffin Arrowwood Viburnum	Cont.	5 Gal.	4
<u>EVERGREEN SHRUBS</u>		<u>BOTANICAL / COMMON NAME</u>	<u>ROOT COND.</u>	<u>SIZE</u>	<u>QTY</u>
Tm		Taxus x media 'Everlow' / Everlow Yew	Cont.	5 Gal.	3
Toh		Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	B & B	5' ht.	7
<u>PERENNIALS</u>		<u>BOTANICAL / COMMON NAME</u>	<u>ROOT COND.</u>	<u>SIZE</u>	<u>QTY</u>
pvs		Panicum virgatum 'Shenandoah' / Shenandoah Red Switch Grass	Cont.	1 Gal.	4

BASIN SEEDING SCHEDULE

	BIO-RETENTION PLUGS	473 sf
	<i>Asclepias incarnata</i> / Swamp Milkweed	
	<i>Carex bicknellii</i> / Prairie Sedge	50
	<i>Carex comosa</i> / Bottlebrush Sedge	50
	<i>Carex cristatella</i> / Crested Oval Sedge	50
	<i>Carex lurida</i> / Lurid Sedge	50
	<i>Coreopsis tripteris</i> / Tall Coreopsis	25
	<i>Elymus virginicus</i> / Virginia Wild Rye	25
	<i>Iris virginica</i> / Blue Flag Iris	25
	<i>Liatris spicata</i> / Spike Gayfeather	25
	<i>Lobelia cardinalis</i> / Cardinal Flower	25
	<i>Panicum virgatum</i> / Switch Grass	50
	<i>Rudbeckia triloba</i> / Browneyed Susan	25
	<i>Spartina pectinata</i> / Prairie Cordgrass	50
	<i>Symphyotrichum novae-angliae</i> / New England Aster	25

	<u>NATIVE SEEDING</u>	667 sf
	-	

PLANT MATERIAL NOTES:

1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.

LANDSCAPE MATERIAL NOTES:

1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDDED/SODDED.
2. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. AND EDGED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 1/8"x4" OR EQUAL, COLOR BLACK ANODIZED.
3. ALL TREES AND/OR SHRUBS PLANTED IN LAWN AREAS TO BE INSTALLED WITH A 5' DIAMETER MULCH RING AND SHOVEL CUT EDGE. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH AS WELL AS TOPICALLY APPLIED TO TREE RING.

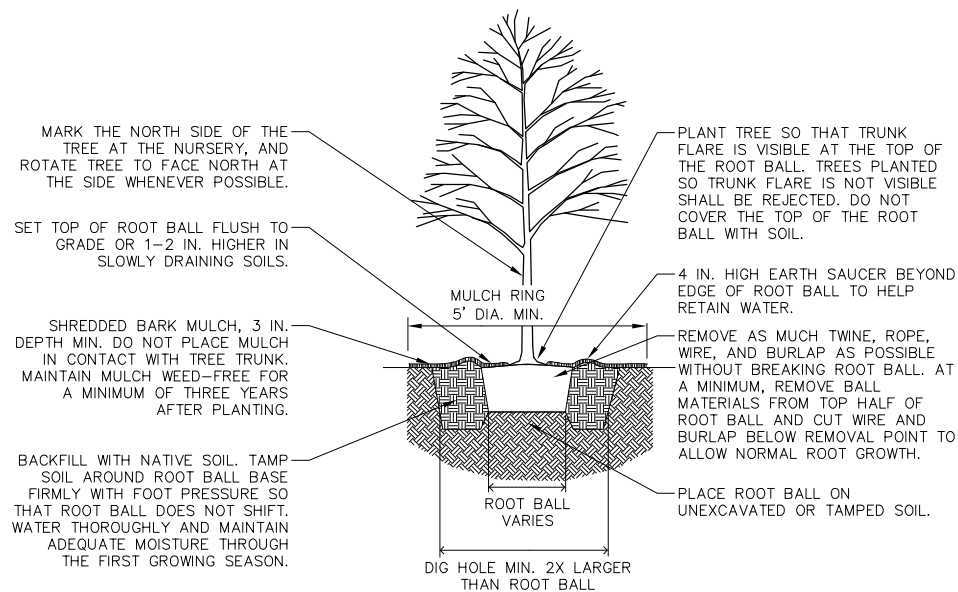
SEEDING AND PLUG PLANTING NOTES:

1. ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE SEEDED WITH 'MADISON PARKS' MIX BY 'LACROSSE SEED COMPANY' OR EQUIVALENT, PER MANUFACTURER'S SPECIFIED APPLICATION RATES. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY $\frac{1}{2}$ " WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.
2. INSTALL BIORETENTION PLUG PLANTINGS AS 2" x 2" x 4" DEEP PLUGS, 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES IN ODD NUMBERED GROUPS OF 5-9 PLANTS, DISTRIBUTING EACH SPECIES RANDOMLY ACROSS PLANTING AREA FOR NATURAL APPEARANCE.
3. ALL AREAS NOTED ON PLAN AS NATIVE SEEDING, INSTALL 'DETENTION BASIN - BIOSWALE' SEED MIX BY 'PRAIRIE NURSERY'. INSTALL PER MANUFACTURER'S SPECIFIED APPLICATION RATES. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY $\frac{1}{2}$ " WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.

NOT FOR CONSTRUCTION

NOTES:

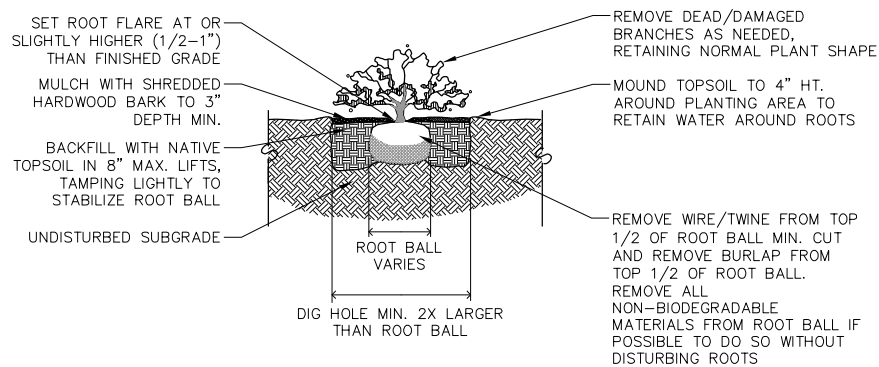
1. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSING LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
3. WRAP TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.



1 B&B TREE PLANTING DETAILNOT TO SCALE

NOTES:

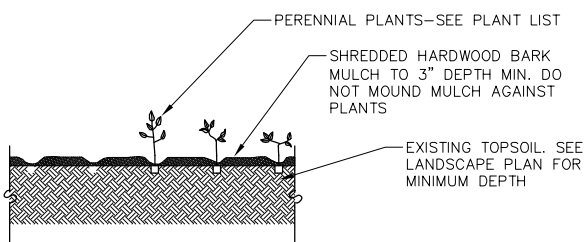
1. KEEP CONTAINER ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE. FROM EXPOSURE TO AIR, GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
2. APPLY BALANCED SLOW RELEASE FERTILIZER PELLETS TO SOIL SURFACE PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
3. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



2 SHRUB PLANTING DETAIL

NOTES:

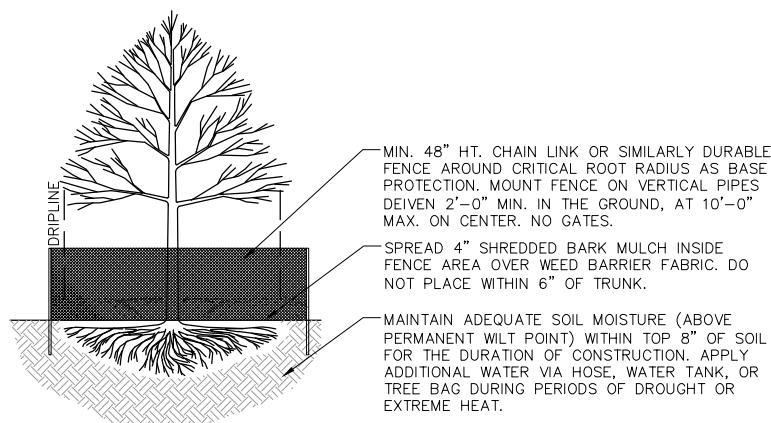
1. KEEP CONTAINER ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
2. APPLY BALANCED SLOW RELEASE FERTILIZER PELLETS TO SOIL SURFACE PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
3. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



3 PERENNIAL PLANTING DETAIL
L1.1 NOT TO SCALE

NOTES:

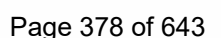
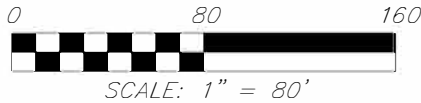
1. CRITICAL ROOT RADIUS (IN FEET) = 1' X DBH
1.1. EXAMPLE: 6' DBH TREE = 6' RADIUS
2. ONLY HANDWORK ALLOWED WITHIN CRITICAL ROOT RADIUS. NO TRAFFIC OR STORAGE OF MATERIALS ALLOWED. NO EQUIPMENT SHALL BE OPERATED WITHIN THE CRITICAL ROOT RADIUS INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
3. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.



4 TREE PROTECTION
L1.1 NOT TO SCALE

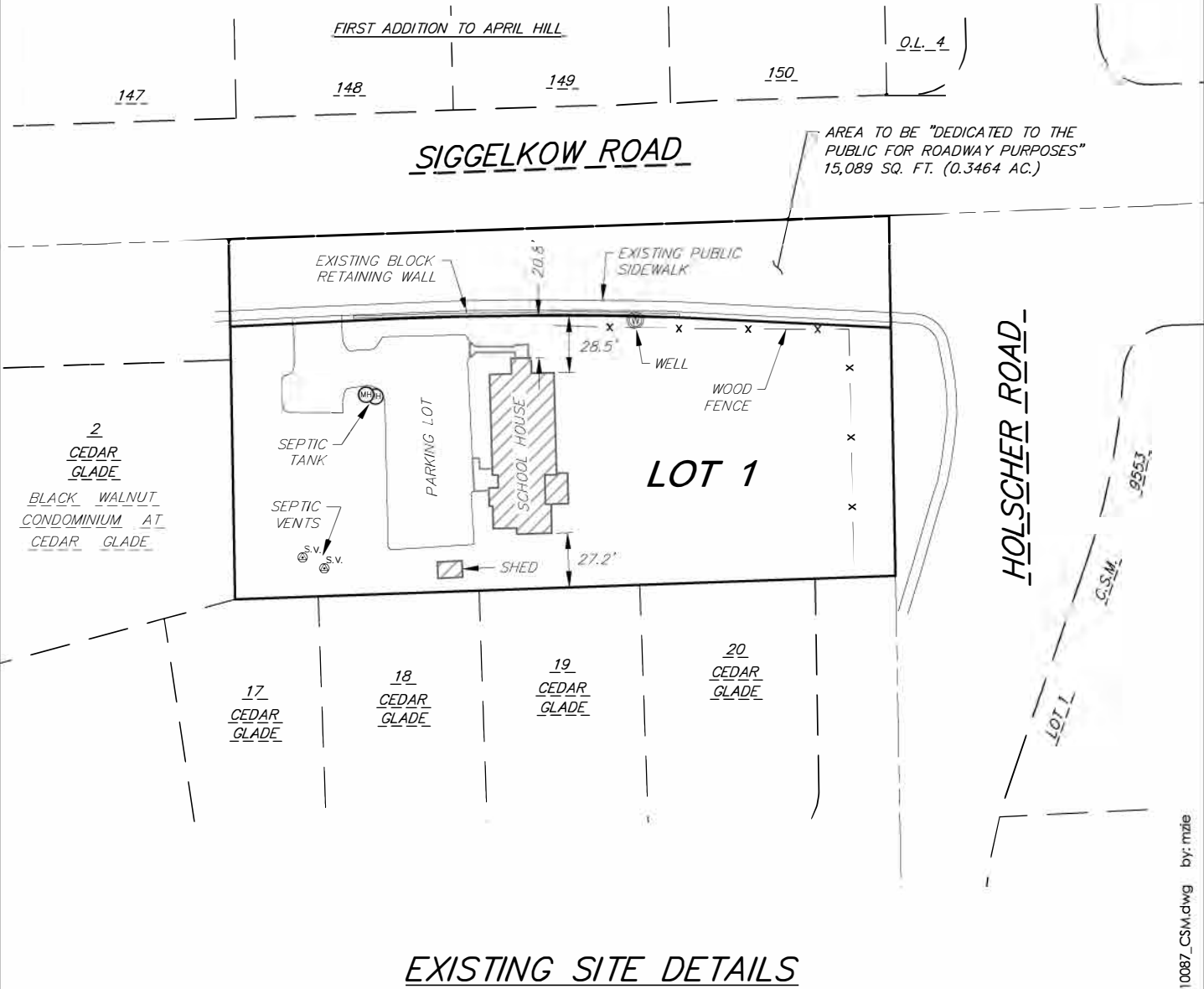
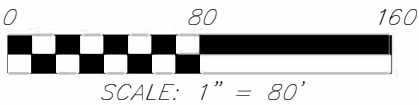
NOT FOR CONSTRUCTION

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 07 NORTH, RANGE 10 EAST, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN



CERTIFIED SURVEY MAP No. _____

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 07 NORTH, RANGE 10 EAST, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN



EXISTING SITE DETAILS



02 Dec 2021 7:17a M:\Urso\210087 Siggelkow Road School House\CADD\210087_CSM.dwg by: mzie

vierbicher planners engineers advisors Phone: (800) 261-3898		FN: 210087	SURVEYED FOR: Urso Bros. LLC 4720 Farwell Street McFarland, WI 53558	C.S.M. No. _____	SHEET 2 OF 4
		DATE: 12/01/2021			
		REV: _____			
		Drafted By: MZIE			
		Checked By: MMAR		Doc. No. _____	
				Vol. _____ Page _____	

CERTIFIED SURVEY MAP No.

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 07 NORTH, RANGE 10 EAST, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Urso Bros. LLC, a Wisconsin limited liability company, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the Village of McFarland for approval. Witness the hand and seal of said owner this _____ day of _____, 2021.

Urso Bros. LLC

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2021, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires: _____

CONSENT OF MORTGAGEE

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

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____ its _____, at _____, Wisconsin, on this _____ day of _____, 2021.

By: _____

State of Wisconsin)
County of Dane)ss.

Personally came before me this _____ day of _____, 2021,
_____, of the above named banking association, to me known to be the
persons who executed the foregoing instrument, and to me known to be such
_____ of said banking association, and acknowledged that they executed the
foregoing instrument as such officer as the deed of said banking association, by its authority.

Notary Public, State of Wisconsin

My Commission expires: _____

vierbicher
planners | engineers | advisors

Phone: (800) 261-3898



FN: 210087
DATE: 12/01/2021
REV:
Drafted By: MZIE
Checked By: MMAR

SURVEYED FOR:
Urso Bros. LLC
4720 Farwell Street
McFarland, WI 53558

C.S.M. No.

Doc. No.

Vol. _____ Page _____

*SHEET
3 OF 4*

CERTIFIED SURVEY MAP No. _____

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 07 NORTH, RANGE 10 EAST, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

VILLAGE OF MCFARLAND PLAN COMMISSION CERTIFICATE

This Certified Survey Map is hereby Approved by the Plan Commission of the Village of McFarland,
this _____ day of _____, 2021.

Village Clerk, Village of McFarland

VILLAGE OF MCFARLAND VILLAGE BOARD CERTIFICATE

Resolved that this Certified Survey Map is hereby Approved and accepted by the Village Board of
the Village of McFarland, this _____ day of _____, 2021.

Village Clerk, Village of McFarland

LEGAL DESCRIPTION

Part of the Northeast Quarter of the Southwest Quarter of Section 35, Township 07 North, Range 10 East, Village
of McFarland, Dane County, Wisconsin, more fully described as follows:

Beginning at the northeast corner of the southwest quarter of said Section 35; thence South 01 degree 02
minutes 57 seconds East, along the east line of the southwest quarter of said Section 35, a distance of 179.00
feet; thence South 87 degrees 58 minutes 17 seconds West, 328.50 feet; thence North 01 degree 02 minutes 57
seconds West, 179.00 feet to the north line of the southwest quarter of said Section 35; thence North 87
degrees 58 minutes 17 seconds East, along said north line, 328.50 feet to the point of beginning.

Said description contains 58,793 square feet or 1.3497 acres.

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby
certify to the best of my knowledge and belief, that I have surveyed,
divided and mapped the lands described herein and that the map on sheet
one (1) is a correct representation of the exterior boundaries of the land
surveyed and the division of that land in accordance with the information
provided. I further certify that this Certified Survey Map is in full
compliance with Section 236.34 of the Wisconsin State Statutes, Chapter
A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance
of the Village of McFarland in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Date: _____

Signed: _____
Michael J. Ziehr, P.L.S. S-2401

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20_____
at _____ o'clock _____m. and recorded in Volume _____ of Certified
Survey Maps on pages _____, as Doc. No. _____

Kristi Chlebowski,
Dane County Register of Deeds

vierbicher
planners | engineers | advisors

Phone: (800) 261-3898



FN: 210087
DATE: 12/01/2021
REV:
Drafted By: MZIE
Checked By: MMAR

SURVEYED FOR:
Urso Bros. LLC
4720 Farwell Street
McFarland, WI 53558

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

**SHEET
4 OF 4**

02 Dec 2021 7:18a M:\Urso\210087 Siggelkow Road School House\CADD\210087_CSM.dwg by: mzie

Stormwater Management Plan

Siggelkow School House Improvements

Village of McFarland, WI

Prepared For:

Urso Brothers, LLC
Attn: Kevin Urso
4720 Farwell Street
McFarland, WI 53558

Prepared By:

Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717

Prepared On:

December 6, 2021

Revised On:

March 7, 2022

Project # 210087

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Narrative

NARRATIVE

1.1 Introduction

The project site is located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35, T7N, R10E, at 5979 Siggelkow Road in McFarland, WI. The property is bounded by Siggelkow Road on the north, Holscher Road on the East, single family residential on the south, and multifamily to the west.

The 41,470 SF site was used as existing school house for many years. Existing impervious improvements include the school house (2,600 SF) and asphalt parking (6,180 SF). The proposed project includes redeveloping 16,500 SF of land for redeveloped paved parking (7,540), and a bio-retention basin (300 SF). The remaining land will be landscaped.

The proposed development will require the bioretention basin to be installed on the west end for total suspended solids reduction, peak flow reduction, oil and grease pretreatment. Infiltration is not required for redevelopment projects in the Village of McFarland.

1.2 Soils Description

Dane County soil maps indicate that the entirety of the site is McHenry silt loam (MdC2). See soil map in Section 3.

1.3 Design Criteria

Stormwater Management Requirements	
Design Frequency	1, 2, 10, 100-Year, 24-hour storm events using the MSE4 NRCS Rainfall Distribution
Rainfall Data	2.49, 2.84, 4.09, and 6.66-inch/24-hour
Curve Number	Pre-Developed Maximum: 75 Post-Developed: 84
Peak Rate Control	Meet the pre-developed runoff rate for the 1, 2, 10, and 100-year, 24-hour events
Sediment Control	80% Reduction, as compared to no controls for new development 40% for redeveloped areas
Infiltration	Not Required for Redevelopment Projects
Oil and Grease Control	Treat first $\frac{1}{2}$ "
Thermal Control	N/A



1.4 Summary of Results

Peak Runoff Rate Control

The site must maintain the pre-developed peak runoff rate control for the 1, 2, 10, and 100-year, 24-hour events. This requirement is met with the proposed bio-retention basin. The peak runoff rate control calculations are in section 4 of this report. The following table summarizes routing through the bioretention basin.

Bioretention Basin

Storm Frequency (Year)	Pre-Developed (0.379 acres) CFS	Post-Developed (0.379 acres) CFS	Routed Through Basin (0.282 acres)		
			Discharge (CFS)	Elevation (Feet)	Volume (CF)
1	0.36	0.20	0.17	919.95	416
2	0.50	0.31	0.26	920.11	490
10	1.03	1.03	0.83	920.42	659
25	1.46	1.50	1.18	920.54	735
100	2.27	2.25	1.74	920.71	855
200	2.70	2.91	2.27	920.76	886

Overflow Elevation = 921.0; Top of Weir = 920.75

Sediment Control

The site will be required to reduce TSS from the site by eighty percent (80%) for new impervious surfaces, as compared to no controls. Redeveloped portions of asphalt parking will be required be reduced by forty percent (40%). The table below summarizes the results of the TSS modeling.

Area	No Controls (lbs)	% Reduction Goal	Permissible Sediment Loss (lbs)	Modeling Sediment Loss (lbs)
New Dev.	46.0	80%	9.2	---
Redev.	86.0	40%	51.6	---
Total	132	---	60.8	50.2

The site is required to meet a weighted average 80% TSS reduction for new development and 40% TSS reduction for redevelopment from a no control standpoint. The stormwater management facility has been designed to treat runoff and will achieve a 61.4% TSS removal rate. TSS was modeled with WinSLAMM v. 10.4.1 and calculations are within section 5 of this report.

Oil and Grease

Runoff from the parking lots is routed through the bioretention basin.

Erosion Control

The project is anticipated to begin Spring, 2022 and will be restored by Fall/Winter 2022. All erosion control measures will be in place prior to land disturbing activities.

1.5 Conclusions

All municipal and state storm design requirement will be met on this project including peak flow rates (by existing facilities), TSS reduction, infiltration, Thermal, and oil and grease removal.

1.6 Permits

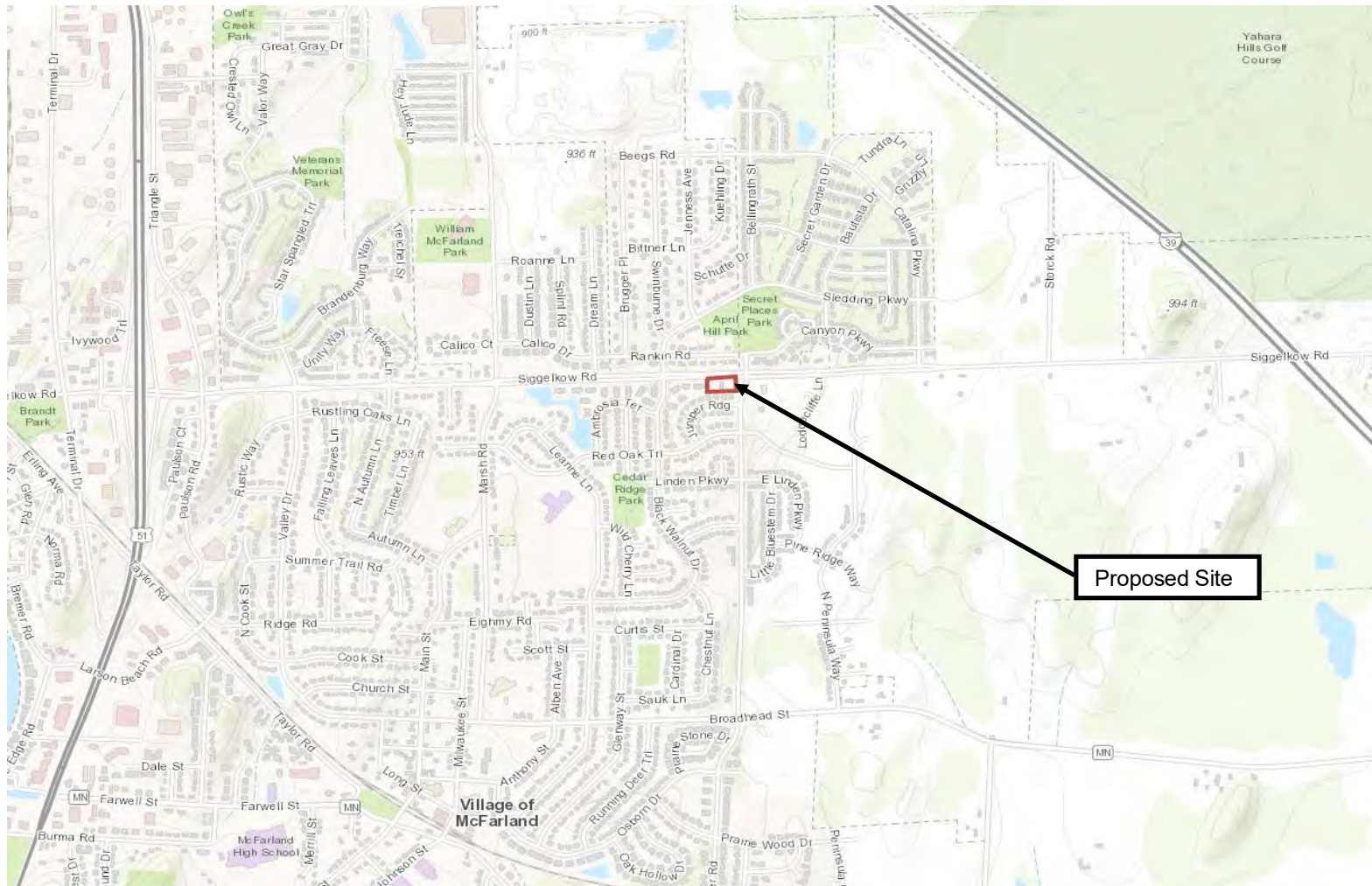
The following is a list of anticipated stormwater, wetland permits, or reviews that have been or will be applied for:

- Village of McFarland Erosion Control and Storm Water Permit



Maps

2.1 Location Map



Source: Dane County GIS (DCiMap)

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Map 2.1: Location Map

Project Name: Siggelkow Road School House
Project Location: Village of McFarland, Wisconsin

2.2 Aerial Map



Source: Dane County GIS (DCiMap)



Map 2.2: Aerial Map

Project Name: Siggelkow Road School House
Project Location: Village of McFarland, Wisconsin

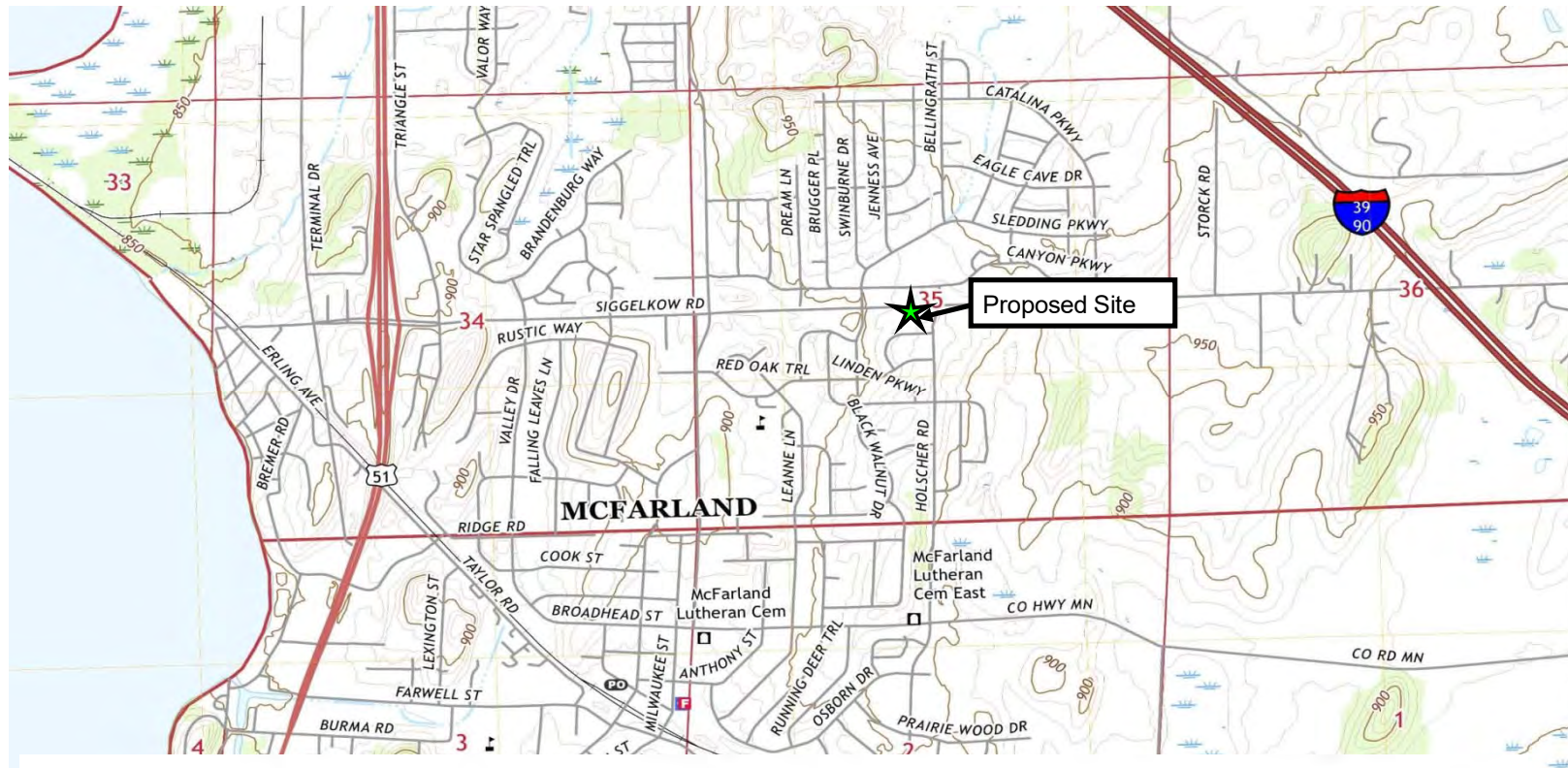
2.3 USGS Quad Map



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



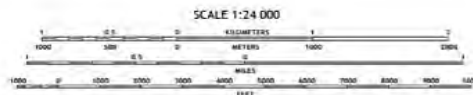
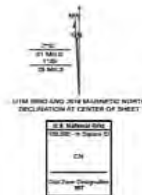
MADISON EAST QUADRANGLE
WISCONSIN - DANE COUNTY
7.5-MINUTE SERIES



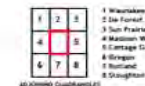
Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1:250,000 scale and Universal Transverse Mercator, Zone 16E
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
jurisdiction may not be shown. Obtain permission before
entering private lands.

Map: July 2017 - November 2017
Name: U.S. Census Bureau, 2015 - 2016
Hydrography: National Hydrography Dataset, 2002 - 2016
Contours: National Elevation Dataset, 2016
Boundaries: Multiple sources: see metadata file, 2016
Public Land Survey System: BLM, 2017 - 2016
Metadata: FIPS National Geographic Inventory, 1982 - 2017



CONTOUR INTERVAL: 10 FEET
NORTH AMERICAN DATUM OF 1983
This map was produced in conformance with the
National Geographic Program US Topo Product Standard, Version 1.0
A metadata file associated with this product is available at: www.usgs.gov



ROAD CLASSIFICATION
Expressway
Secondary Hwy
Local Connector
Local Road
US Route
State Route

MADISON EAST, WI
2016

Source: Dane County USGS topoView

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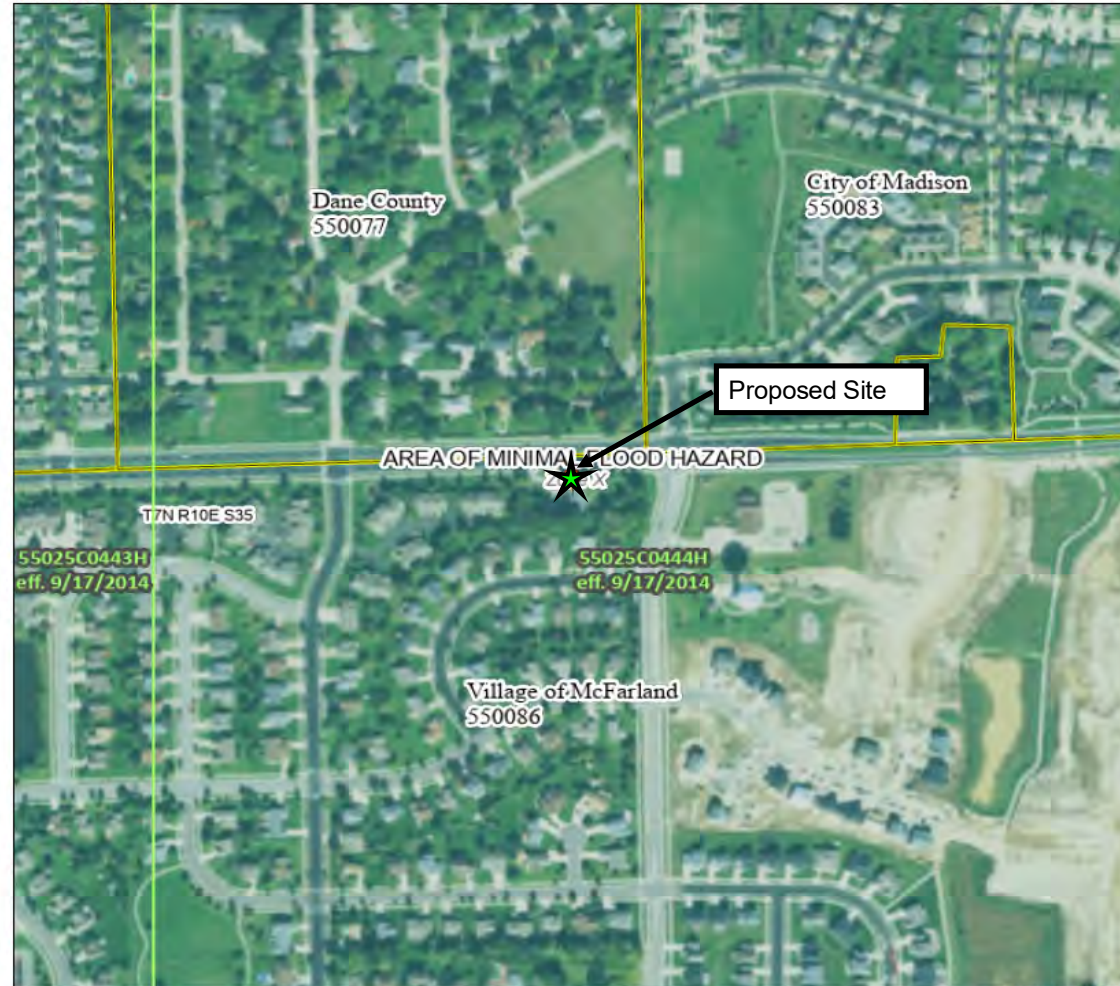
Map 2.3: USGS Quad Map
Project Name: Siggelkow Road School House
Project Location: Village of McFarland, Wisconsin

2.4 FEMA Map

National Flood Hazard Layer FIRMette



89°16'57"W 43°1'47"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes, Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
	17.5 Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
MAP PANELS	Profile Baseline
	Hydrographic Feature
	Digital Data Available
	No Digital Data Available
	Unmapped

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/2/2021 at 9:42 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

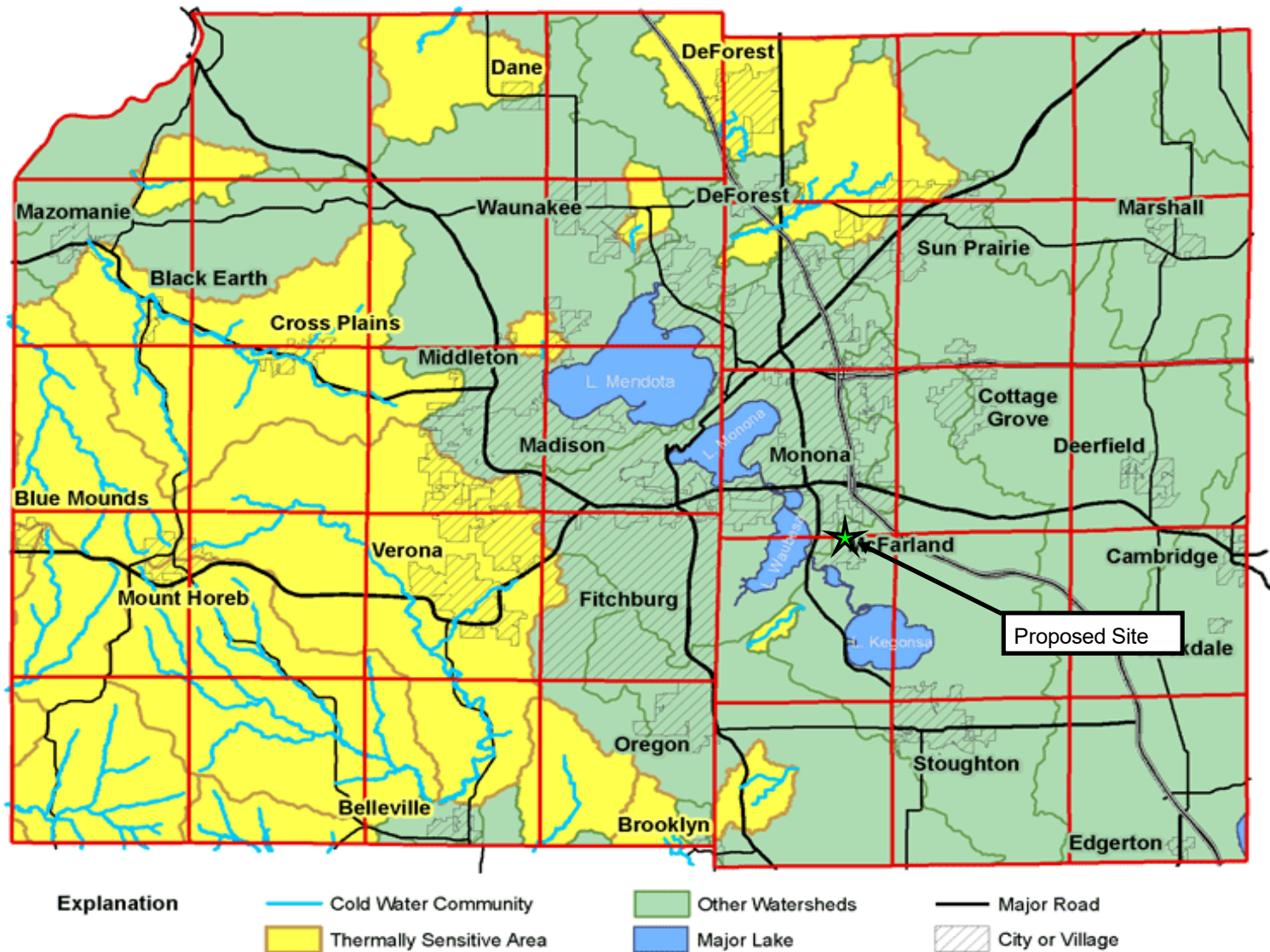
Source: FEMA Map Service Center

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Map 2.4: FEMA Flood Map
Project Name: Siggelkow Road School House
Project Location: Village of McFarland, Wisconsin

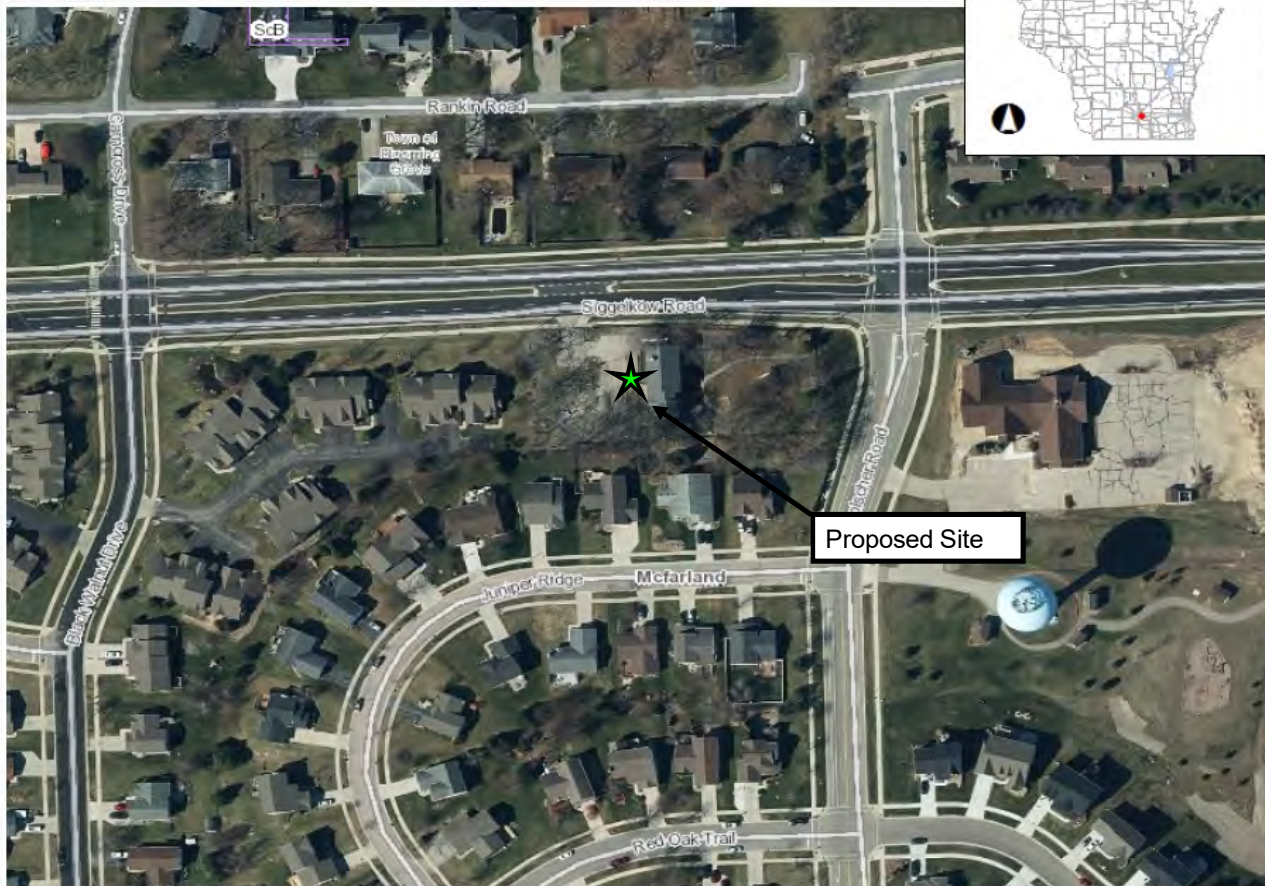
2.5 Thermal Location Map



2.6 Wetland Indicators Map



Surface Water Data Viewer Map



Legend

- Wetland Indicators
- Wetland Class Areas
- Wetland Class Points
- Dammed pond
- Excavated pond
- Filled/draind wetland
- Wetland too small to delineate
- Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Identifications and Confirmations
- NRCS Wetspots
- Index to EN_Image_Basemap_Leaf_Off

Notes

0.1 0 0.03 0.1 Miles

NAD_1983_HARN_Wisconsin_TM

1: 1,980

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Source: WI DNR Surface Water Data Viewer

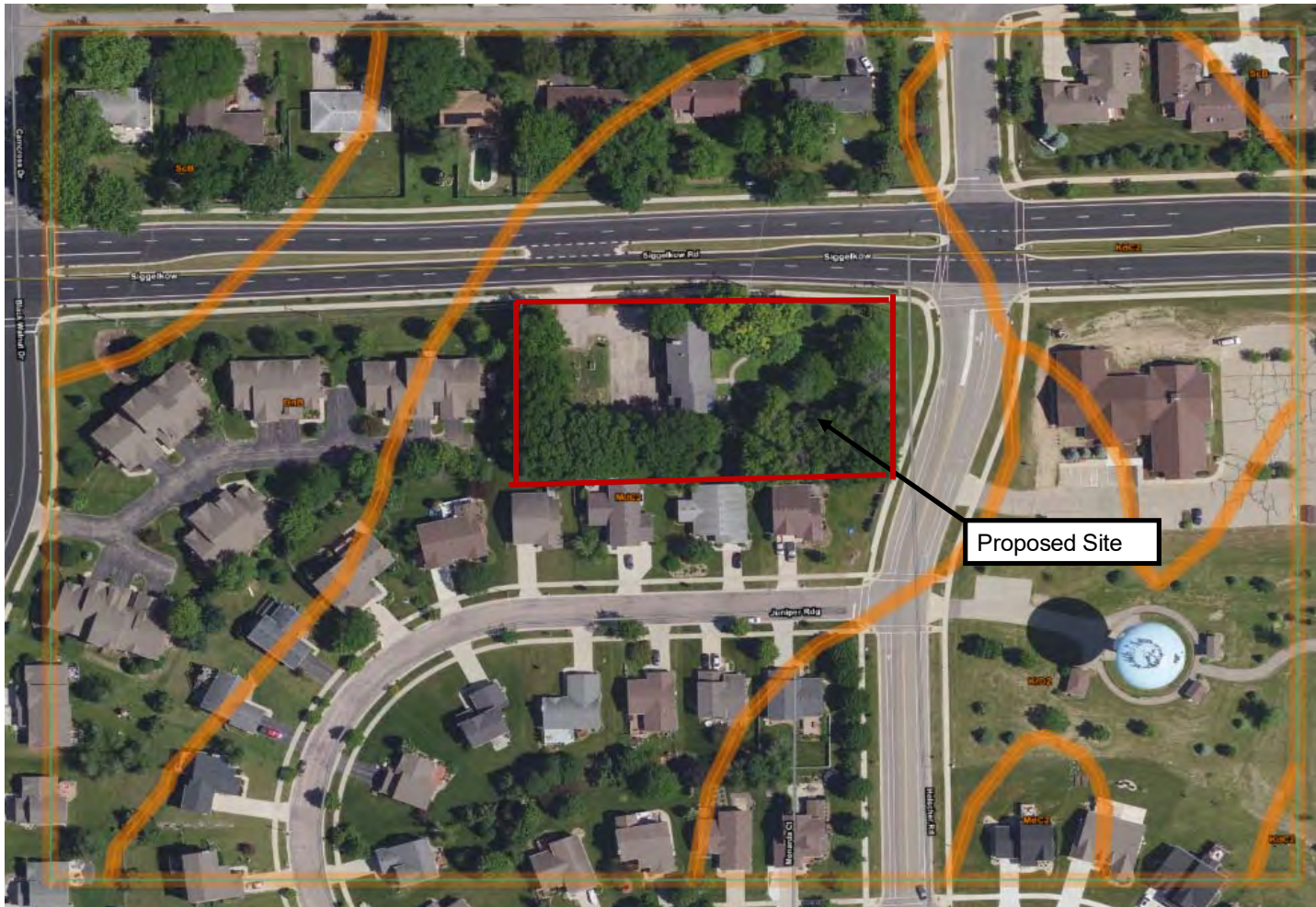
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Map 2.6: Wetland Indicators Map
Project Name: Siggelkow Road School House
Project Location: Village of McFarland, Wisconsin

Soils Information

3.1 County Soils Map



Map Unit Symbol			
MdC2	1.4 acres	100.0%	McHenry Silt Loam 6 to 12 percent slopes, eroded

Source: NRCS Web Soil Survey



Map 3.1: NRCS Soil Map
 Project Name: Siggelkow Road School House
 Project Location: Village of McFarland, Wisconsin

4 Peak Runoff Rate Control Calculations

Summary for Subcatchment 5S: Existing

Runoff = 0.36 cfs @ 12.14 hrs, Volume= 0.020 af, Depth= 0.64"

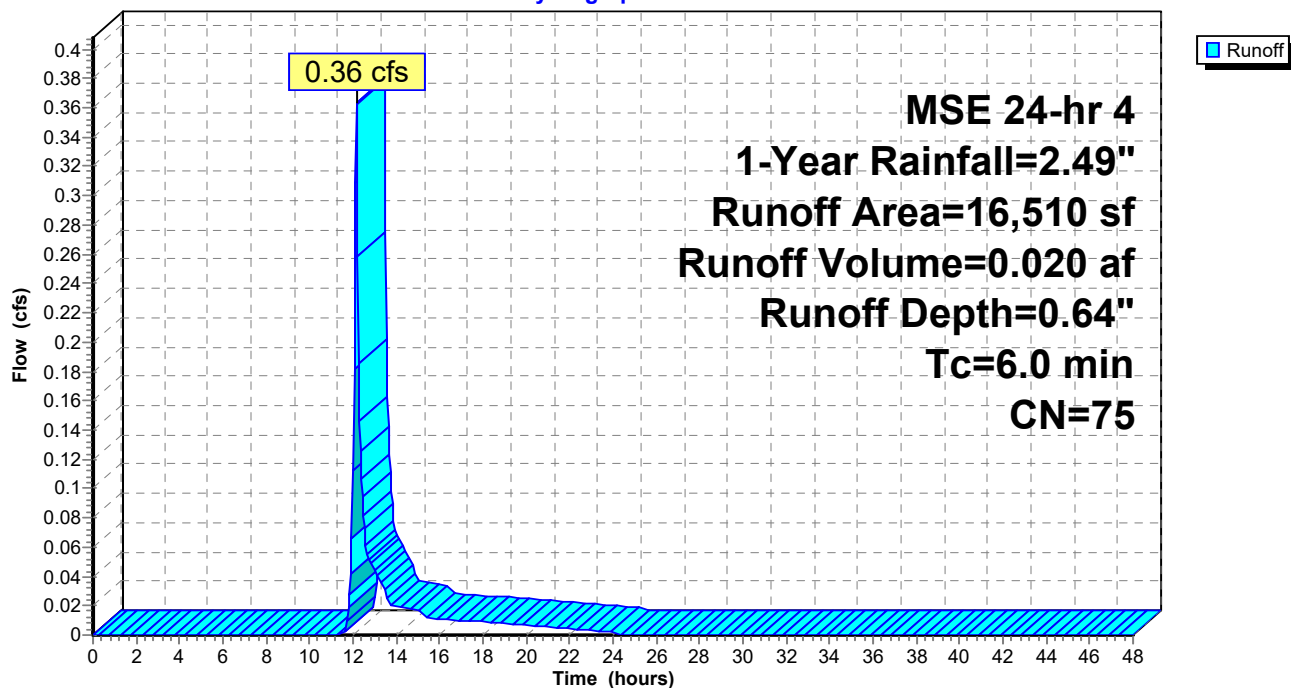
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

	Area (sf)	CN	Description
*	6,180	98	Pavement
*	100	98	Shed
	10,230	61	>75% Grass cover, Good, HSG B
	16,510	75	Weighted Average
	10,230		61.96% Pervious Area
	6,280		38.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 5S: Existing

Hydrograph



Summary for Subcatchment 5S: Existing

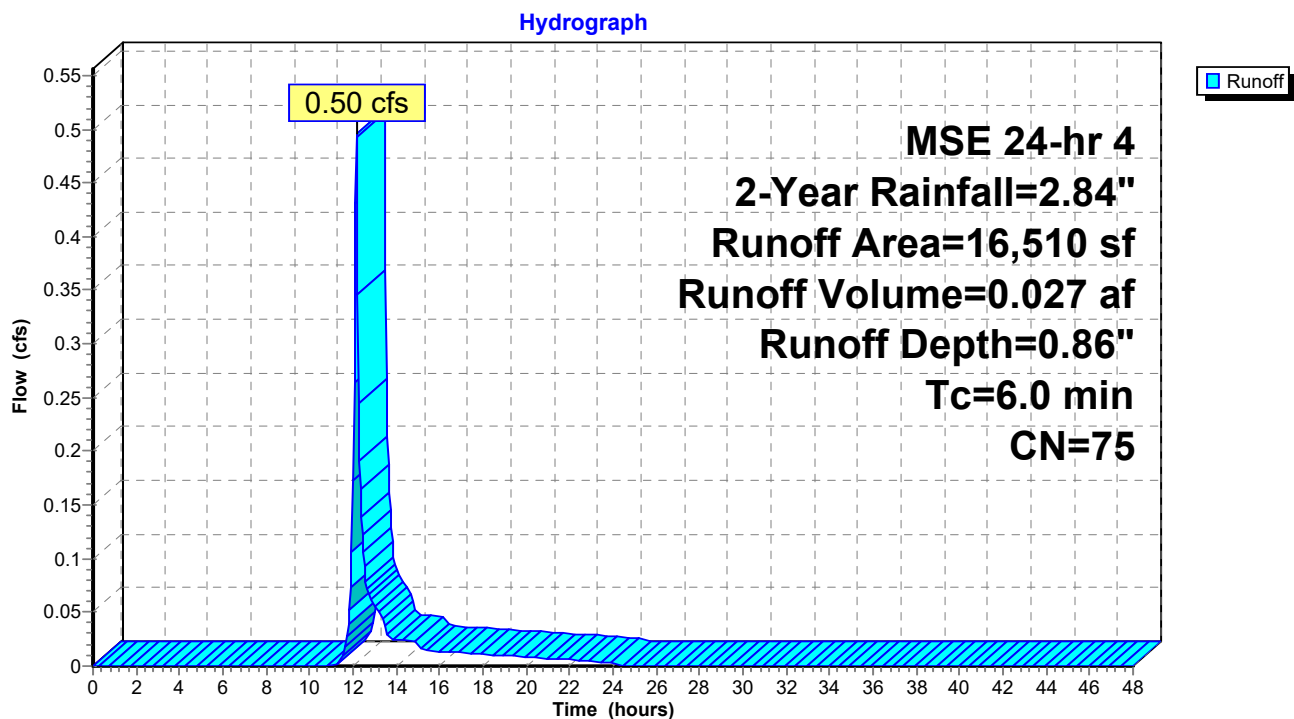
Runoff = 0.50 cfs @ 12.14 hrs, Volume= 0.027 af, Depth= 0.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=2.84"

	Area (sf)	CN	Description
*	6,180	98	Pavement
*	100	98	Shed
	10,230	61	>75% Grass cover, Good, HSG B
	16,510	75	Weighted Average
	10,230		61.96% Pervious Area
	6,280		38.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 5S: Existing



Summary for Subcatchment 5S: Existing

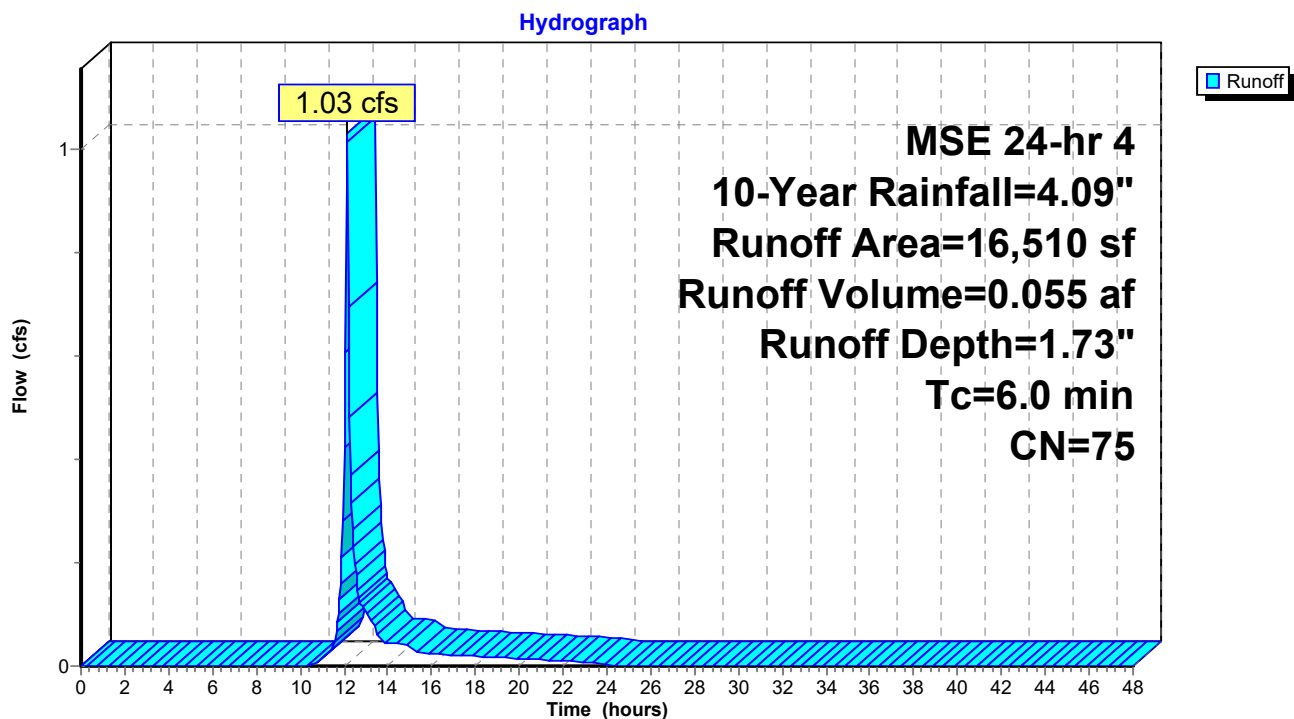
Runoff = 1.03 cfs @ 12.14 hrs, Volume= 0.055 af, Depth= 1.73"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=4.09"

	Area (sf)	CN	Description
*	6,180	98	Pavement
*	100	98	Shed
	10,230	61	>75% Grass cover, Good, HSG B
	16,510	75	Weighted Average
	10,230		61.96% Pervious Area
	6,280		38.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 5S: Existing



Summary for Subcatchment 5S: Existing

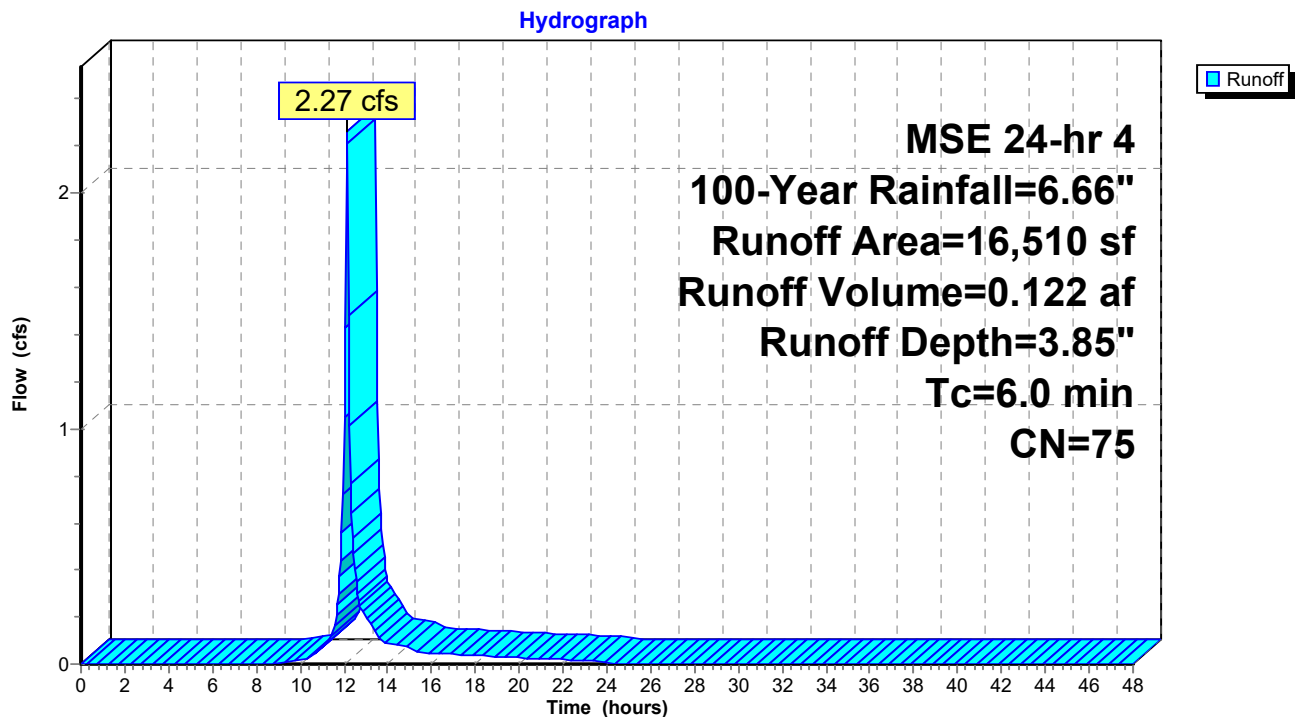
Runoff = 2.27 cfs @ 12.13 hrs, Volume= 0.122 af, Depth= 3.85"

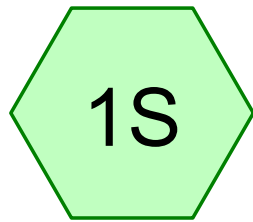
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=6.66"

	Area (sf)	CN	Description
*	6,180	98	Pavement
*	100	98	Shed
	10,230	61	>75% Grass cover, Good, HSG B
	16,510	75	Weighted Average
	10,230		61.96% Pervious Area
	6,280		38.04% Impervious Area

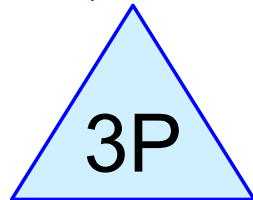
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 5S: Existing

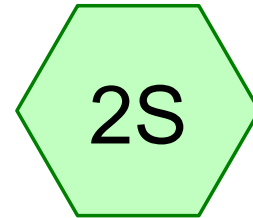
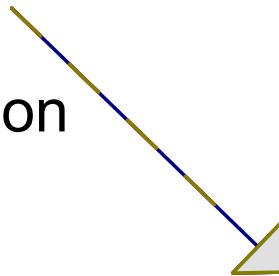




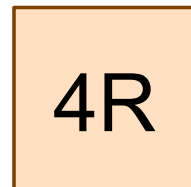
P1



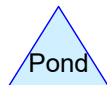
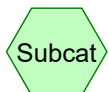
Bioretention



Offste



Total



Routing Diagram for Urso Siggelkow
Prepared by Vierbicher, Printed 1/31/2022
HydroCAD® 10.10-3a s/n 03023 © 2020 HydroCAD Software Solutions LLC

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.175	61	>75% Grass cover, Good, HSG B (1S, 2S)
0.011	98	Bioretention (1S)
0.173	98	Parking (1S, 2S)
0.022	98	Sidewalk (1S, 2S)
0.380	81	TOTAL AREA

Summary for Subcatchment 1S: P1

Runoff = 0.49 cfs @ 12.13 hrs, Volume= 0.026 af, Depth= 1.11"

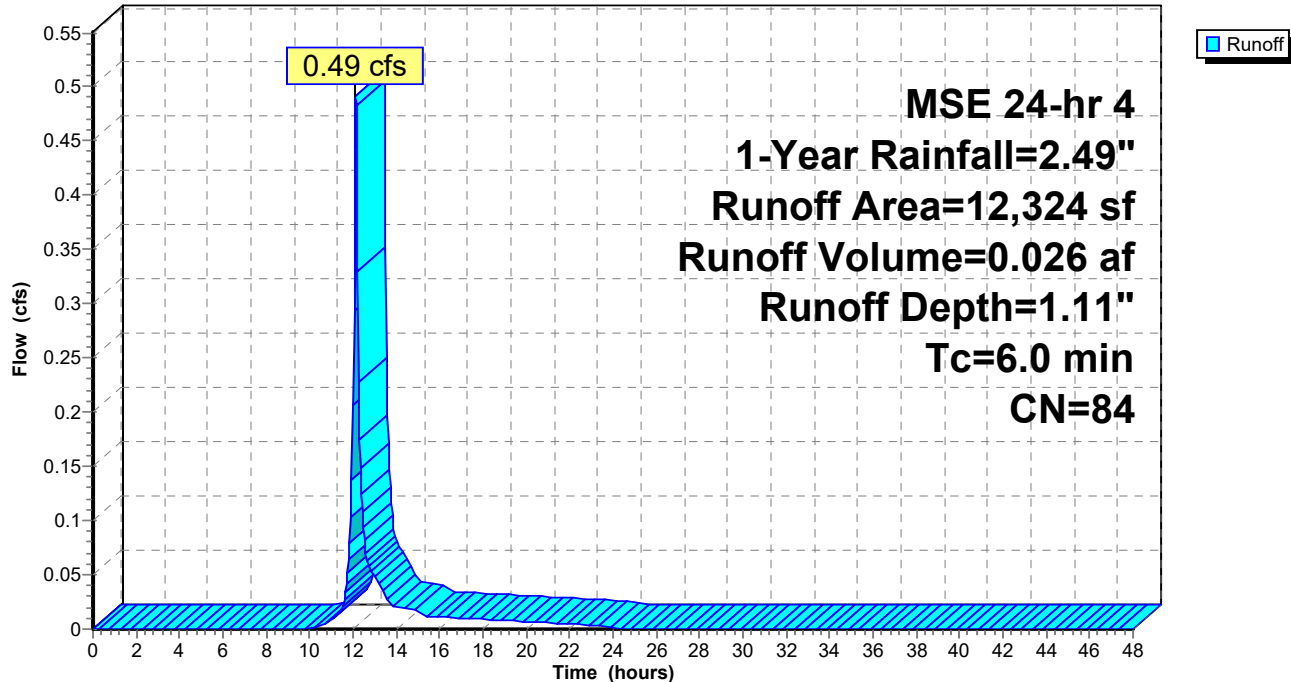
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

	Area (sf)	CN	Description
*	6,199	98	Parking
*	891	98	Sidewalk
*	0	98	Roof
*	468	98	Bioretention
	4,766	61	>75% Grass cover, Good, HSG B
	12,324	84	Weighted Average
	4,766		38.67% Pervious Area
	7,558		61.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1S: P1

Hydrograph



Summary for Subcatchment 2S: Offiste

Runoff = 0.08 cfs @ 12.14 hrs, Volume= 0.005 af, Depth= 0.56"

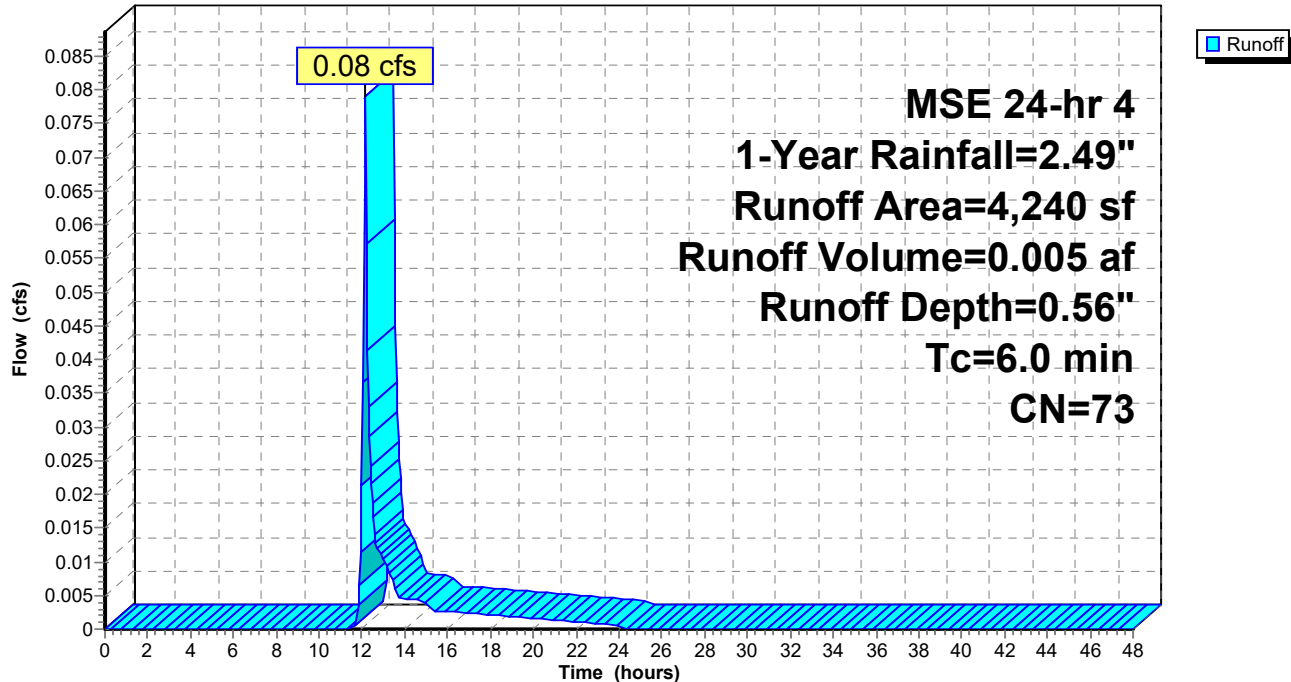
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

	Area (sf)	CN	Description
*	1,339	98	Parking
*	55	98	Sidewalk
*	0	98	Roof
*	0	98	Bioretention
	2,846	61	>75% Grass cover, Good, HSG B
	4,240	73	Weighted Average
	2,846		67.12% Pervious Area
	1,394		32.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: Offiste

Hydrograph

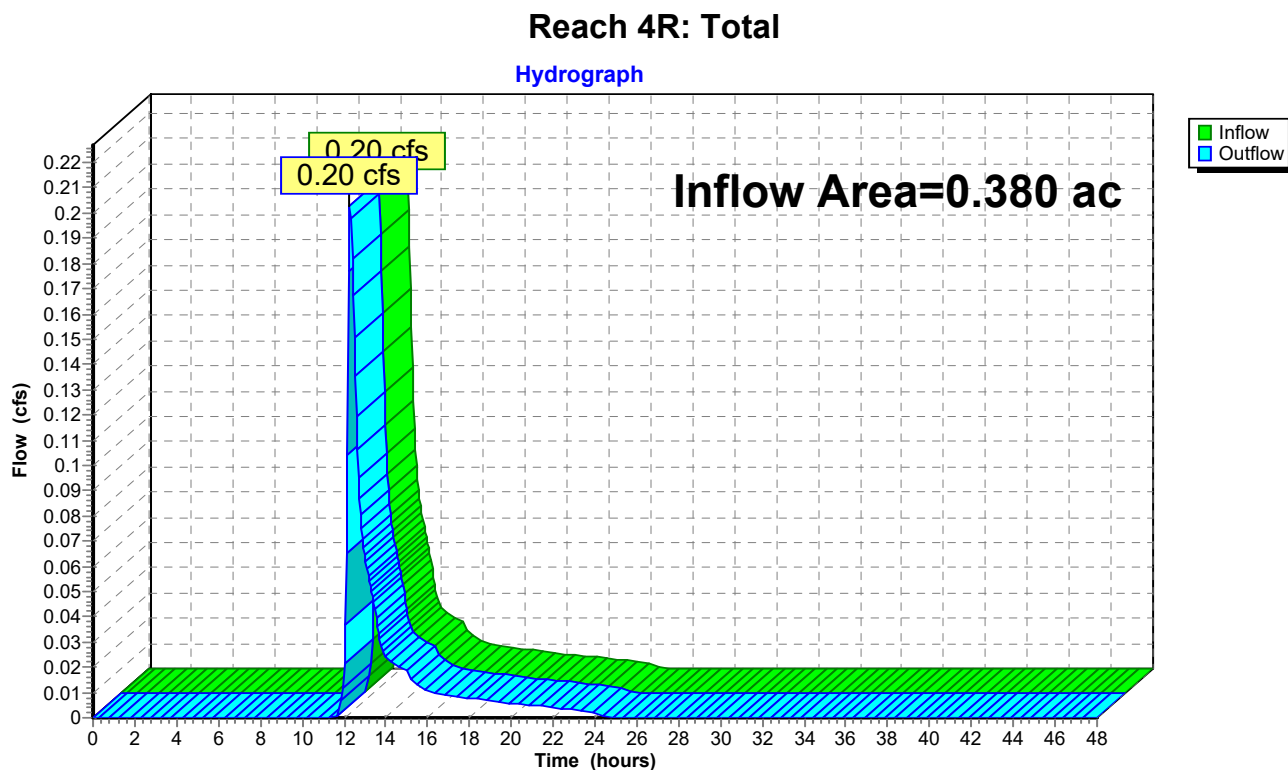


Summary for Reach 4R: Total

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.380 ac, 54.04% Impervious, Inflow Depth = 0.64" for 1-Year event
 Inflow = 0.20 cfs @ 12.28 hrs, Volume= 0.020 af
 Outflow = 0.20 cfs @ 12.28 hrs, Volume= 0.020 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs



Summary for Pond 3P: Bioretention

Inflow Area = 0.283 ac, 61.33% Impervious, Inflow Depth = 1.11" for 1-Year event
 Inflow = 0.49 cfs @ 12.13 hrs, Volume= 0.026 af
 Outflow = 0.17 cfs @ 12.31 hrs, Volume= 0.026 af, Atten= 65%, Lag= 10.6 min
 Discarded = 0.01 cfs @ 12.31 hrs, Volume= 0.011 af
 Primary = 0.17 cfs @ 12.31 hrs, Volume= 0.016 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 919.95' @ 12.31 hrs Surf.Area= 451 sf Storage= 416 cf

Plug-Flow detention time= 333.2 min calculated for 0.026 af (100% of inflow)
 Center-of-Mass det. time= 334.2 min (1,160.1 - 825.9)

Volume	Invert	Avail.Storage	Storage Description
#1	916.50'	9,070 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet) Cum.Store (cubic-feet)
916.50	300	0.0	0 0
916.51	300	27.0	1 1
917.51	300	27.0	81 82
919.49	300	27.0	160 242
919.50	300	100.0	3 245
921.00	800	100.0	825 1,070
931.00	800	100.0	8,000 9,070

Device	Routing	Invert	Outlet Devices
#1	Primary	917.50'	8.0" Round 8" Outlet L= 100.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 917.50' / 915.00' S= 0.0250 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#2	Device 1	920.70'	36.0" Horiz. 24" Standpipe C= 0.600 Limited to weir flow at low heads
#3	Device 1	917.50'	4.0" Vert. underdrain C= 0.600 Limited to weir flow at low heads
#4	Device 3	917.50'	3.600 in/hr Engineered soil over Surface area above 917.50' Excluded Surface area = 300 sf
#5	Secondary	920.75'	10.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88
#6	Discarded	916.50'	0.500 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 1.00'
#7	Device 1	919.65'	4.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#8	Device 1	920.05'	10.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 12.31 hrs HW=919.95' (Free Discharge)

↳ **6=Exfiltration** (Controls 0.01 cfs)

Primary OutFlow Max=0.17 cfs @ 12.31 hrs HW=919.95' TW=0.00' (Dynamic Tailwater)

↳ **1=8" Outlet** (Passes 0.17 cfs of 1.93 cfs potential flow)

↳ **2=24" Standpipe** (Controls 0.00 cfs)

↳ **3=underdrain** (Passes 0.01 cfs of 0.64 cfs potential flow)

↳ **4=Engineered soil** (Exfiltration Controls 0.01 cfs)

↳ **7=Orifice/Grate** (Orifice Controls 0.16 cfs @ 1.87 fps)

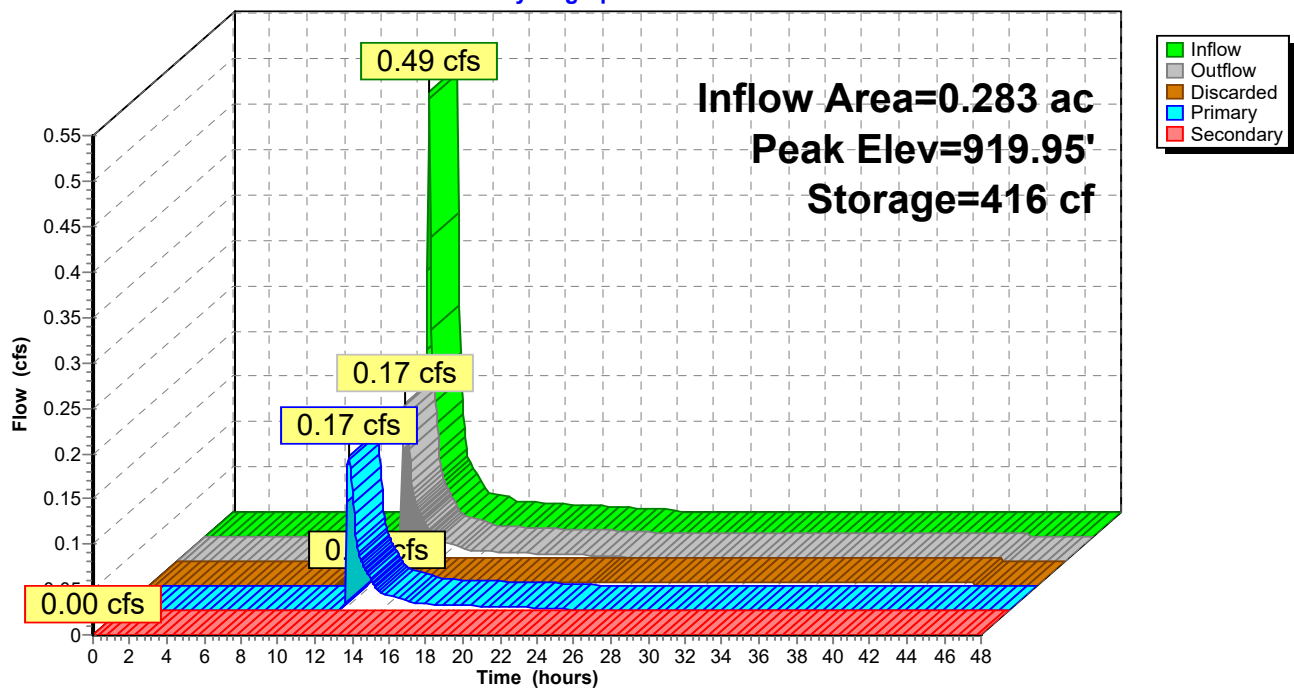
↳ **8=Orifice/Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=916.50' TW=0.00' (Dynamic Tailwater)

↳ **5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: Bioretention

Hydrograph



Summary for Subcatchment 1S: P1

Runoff = 0.61 cfs @ 12.13 hrs, Volume= 0.033 af, Depth= 1.39"

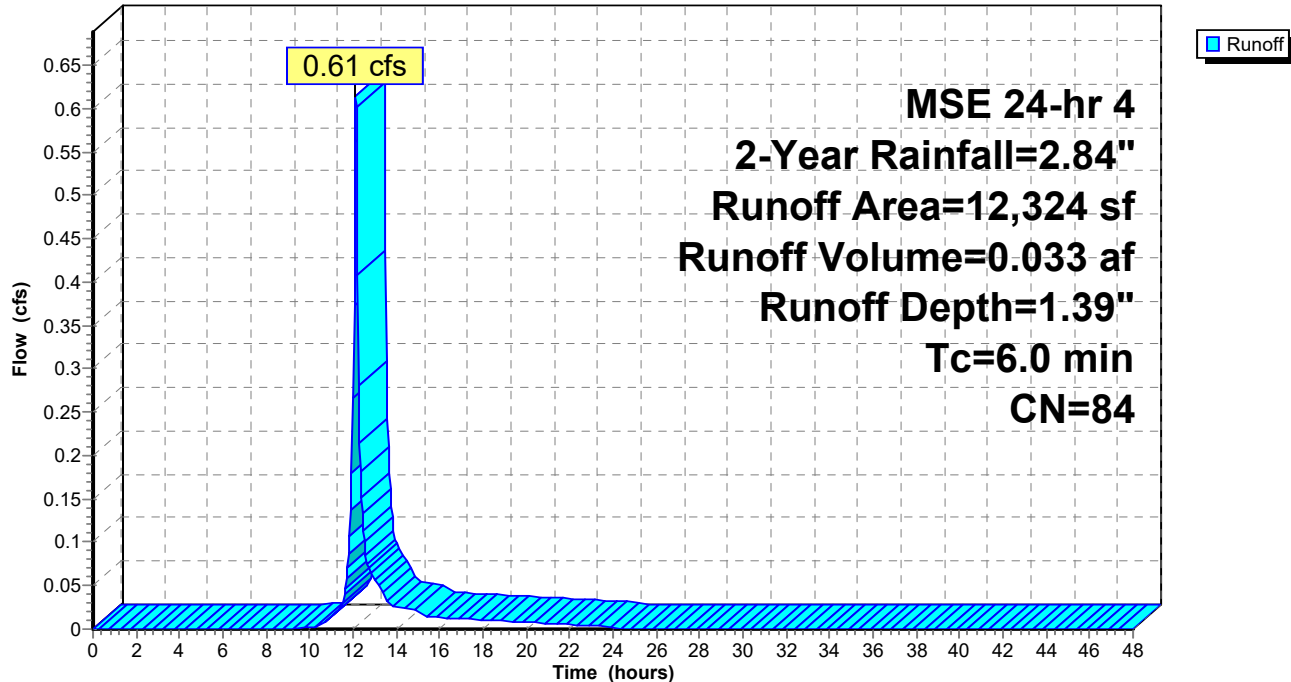
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=2.84"

	Area (sf)	CN	Description
*	6,199	98	Parking
*	891	98	Sidewalk
*	0	98	Roof
*	468	98	Bioretention
	4,766	61	>75% Grass cover, Good, HSG B
	12,324	84	Weighted Average
	4,766		38.67% Pervious Area
	7,558		61.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1S: P1

Hydrograph



Summary for Subcatchment 2S: Offiste

Runoff = 0.11 cfs @ 12.14 hrs, Volume= 0.006 af, Depth= 0.76"

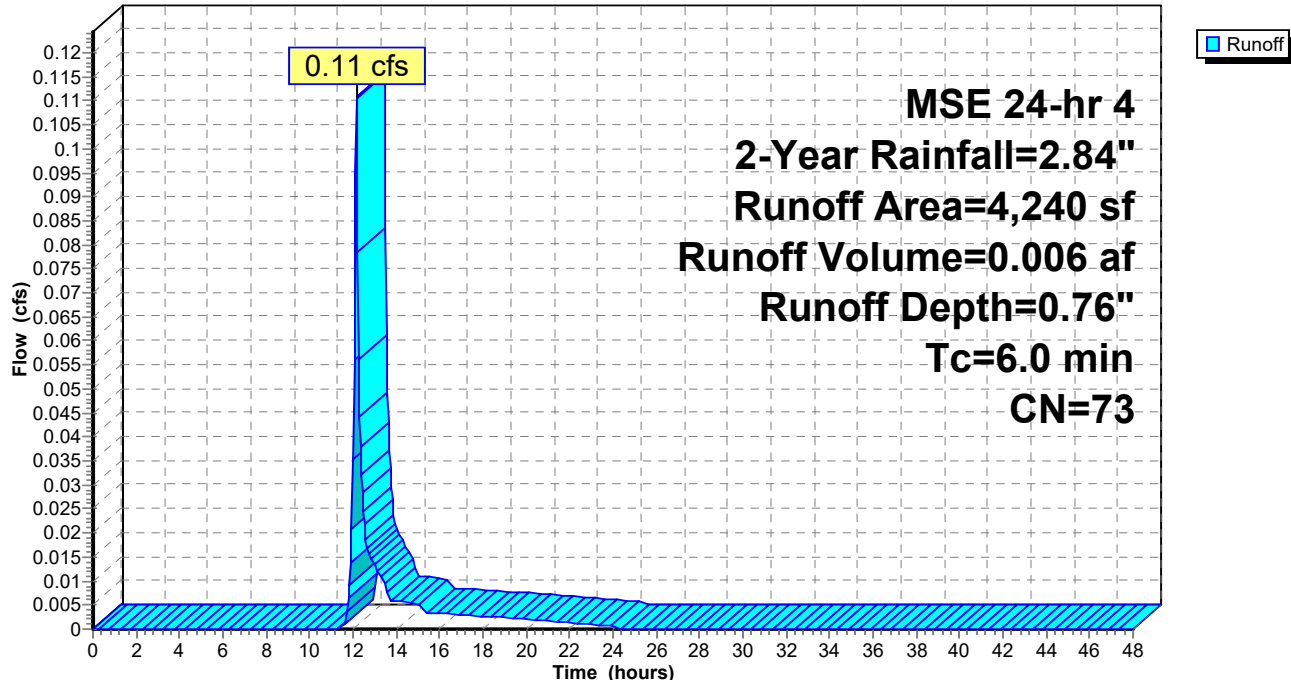
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=2.84"

	Area (sf)	CN	Description
*	1,339	98	Parking
*	55	98	Sidewalk
*	0	98	Roof
*	0	98	Bioretention
	2,846	61	>75% Grass cover, Good, HSG B
	4,240	73	Weighted Average
	2,846		67.12% Pervious Area
	1,394		32.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: Offiste

Hydrograph

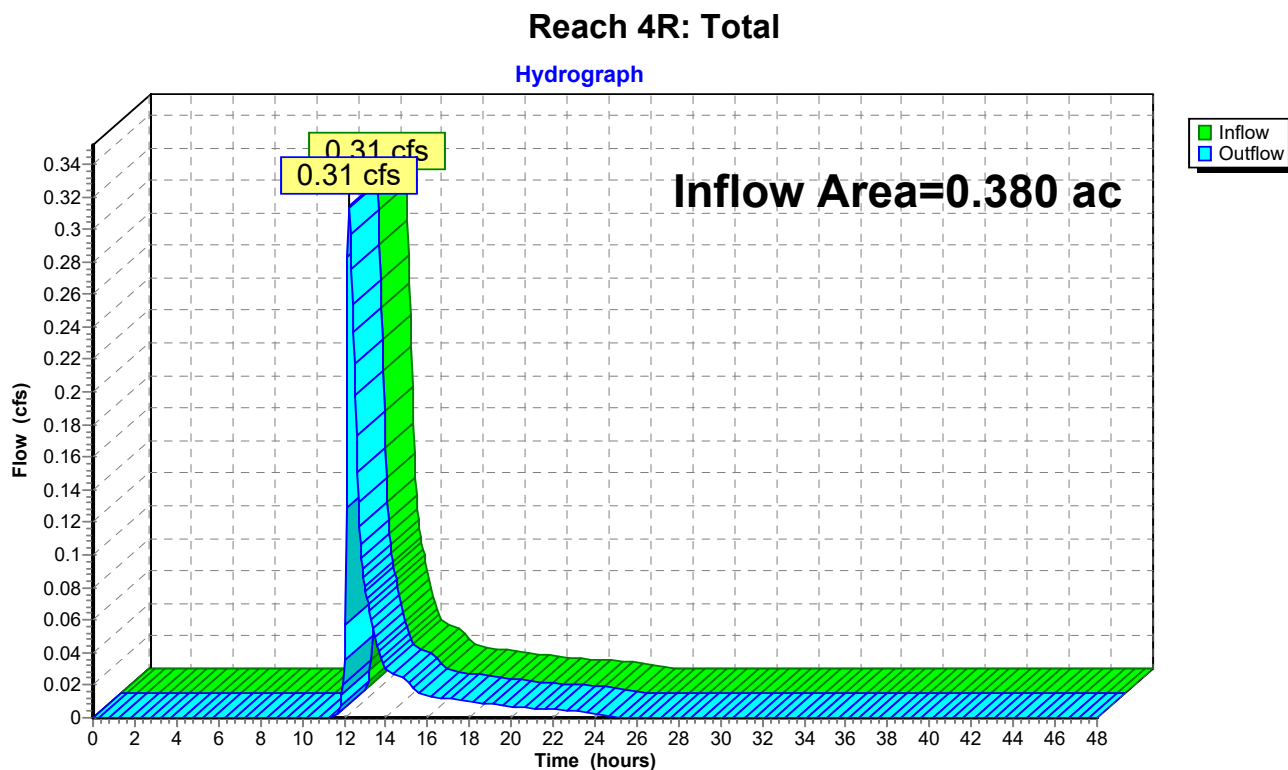


Summary for Reach 4R: Total

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.380 ac, 54.04% Impervious, Inflow Depth = 0.88" for 2-Year event
 Inflow = 0.31 cfs @ 12.23 hrs, Volume= 0.028 af
 Outflow = 0.31 cfs @ 12.23 hrs, Volume= 0.028 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs



Summary for Pond 3P: Bioretention

Inflow Area = 0.283 ac, 61.33% Impervious, Inflow Depth = 1.39" for 2-Year event
 Inflow = 0.61 cfs @ 12.13 hrs, Volume= 0.033 af
 Outflow = 0.26 cfs @ 12.27 hrs, Volume= 0.033 af, Atten= 57%, Lag= 8.1 min
 Discarded = 0.01 cfs @ 12.27 hrs, Volume= 0.011 af
 Primary = 0.26 cfs @ 12.27 hrs, Volume= 0.022 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 920.11' @ 12.27 hrs Surf.Area= 504 sf Storage= 490 cf

Plug-Flow detention time= 275.6 min calculated for 0.033 af (100% of inflow)
 Center-of-Mass det. time= 276.7 min (1,097.2 - 820.5)

Volume	Invert	Avail.Storage	Storage Description
#1	916.50'	9,070 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet) Cum.Store (cubic-feet)
916.50	300	0.0	0 0
916.51	300	27.0	1 1
917.51	300	27.0	81 82
919.49	300	27.0	160 242
919.50	300	100.0	3 245
921.00	800	100.0	825 1,070
931.00	800	100.0	8,000 9,070

Device	Routing	Invert	Outlet Devices
#1	Primary	917.50'	8.0" Round 8" Outlet L= 100.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 917.50' / 915.00' S= 0.0250 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#2	Device 1	920.70'	36.0" Horiz. 24" Standpipe C= 0.600 Limited to weir flow at low heads
#3	Device 1	917.50'	4.0" Vert. underdrain C= 0.600 Limited to weir flow at low heads
#4	Device 3	917.50'	3.600 in/hr Engineered soil over Surface area above 917.50' Excluded Surface area = 300 sf
#5	Secondary	920.75'	10.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88
#6	Discarded	916.50'	0.500 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 1.00'
#7	Device 1	919.65'	4.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#8	Device 1	920.05'	10.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 12.27 hrs HW=920.11' (Free Discharge)

↳ **6=Exfiltration** (Controls 0.01 cfs)

Primary OutFlow Max=0.26 cfs @ 12.27 hrs HW=920.11' TW=0.00' (Dynamic Tailwater)

↳ **1=8" Outlet** (Passes 0.26 cfs of 2.00 cfs potential flow)

↳ **2=24" Standpipe** (Controls 0.00 cfs)

↳ **3=underdrain** (Passes 0.02 cfs of 0.66 cfs potential flow)

↳ **4=Engineered soil** (Exfiltration Controls 0.02 cfs)

↳ **7=Orifice/Grate** (Orifice Controls 0.23 cfs @ 2.59 fps)

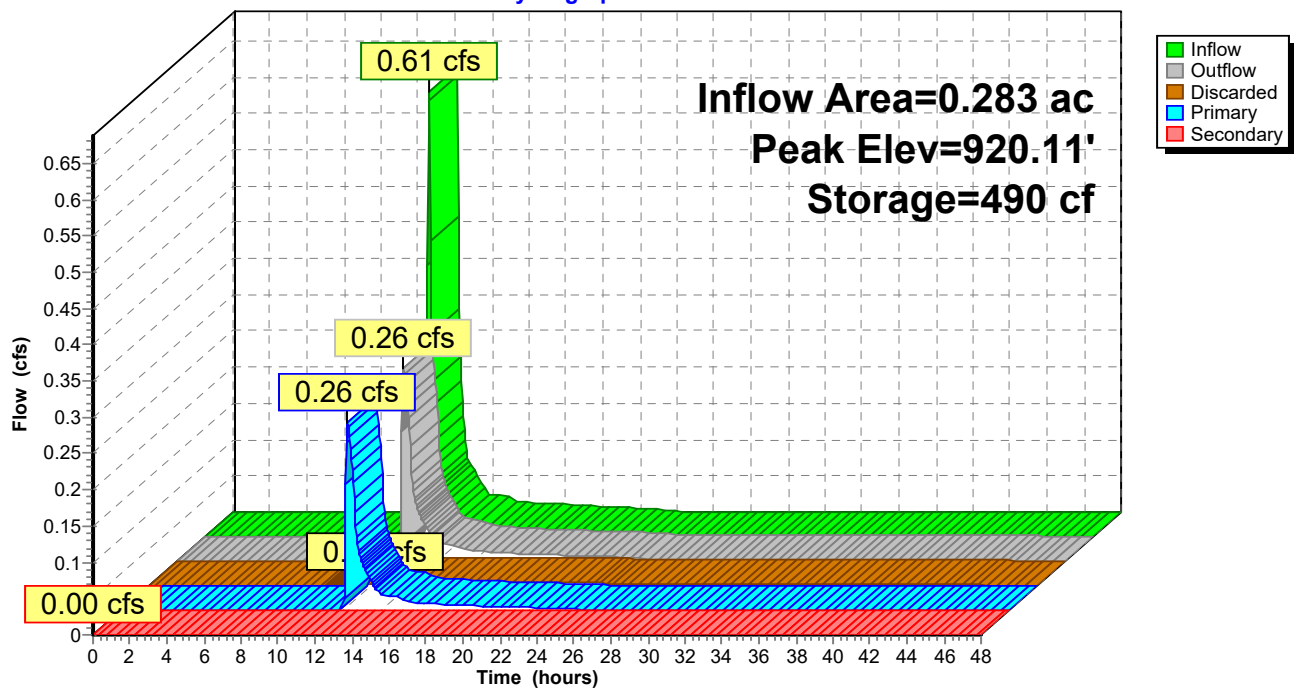
↳ **8=Orifice/Grate** (Orifice Controls 0.01 cfs @ 0.81 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=916.50' TW=0.00' (Dynamic Tailwater)

↳ **5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: Bioretention

Hydrograph



Summary for Subcatchment 1S: P1

Runoff = 1.07 cfs @ 12.13 hrs, Volume= 0.058 af, Depth= 2.45"

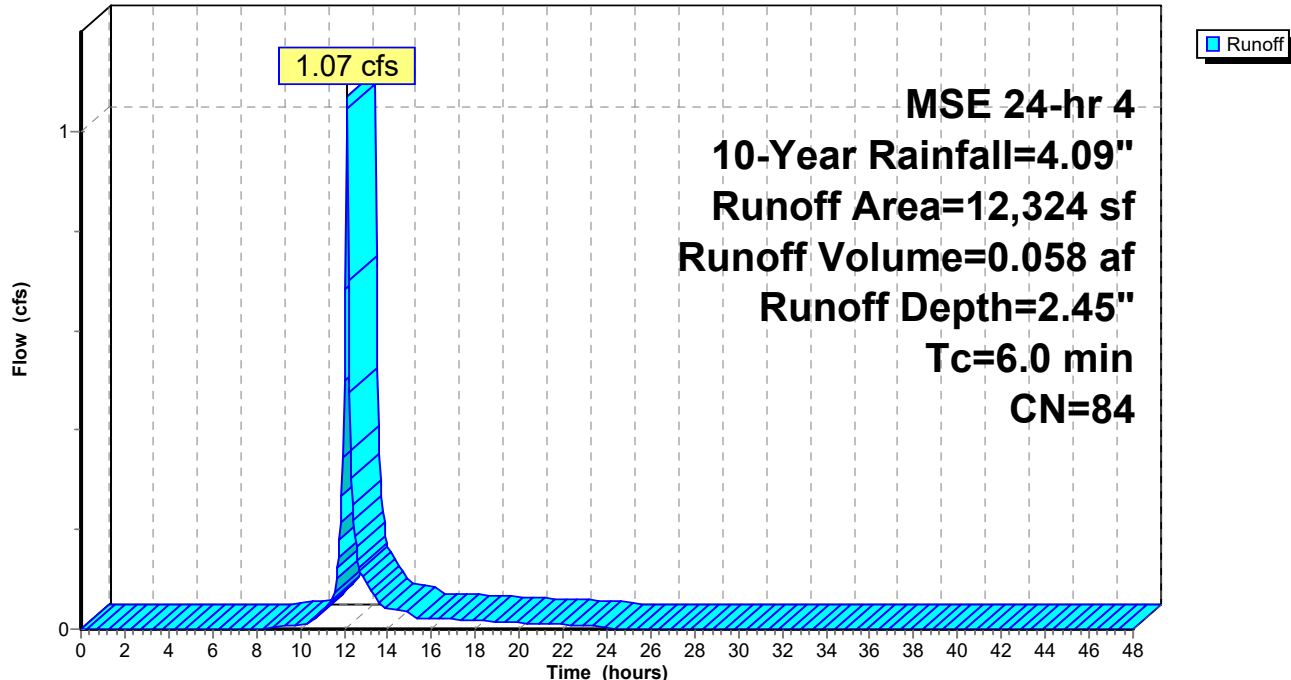
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=4.09"

	Area (sf)	CN	Description
*	6,199	98	Parking
*	891	98	Sidewalk
*	0	98	Roof
*	468	98	Bioretention
	4,766	61	>75% Grass cover, Good, HSG B
	12,324	84	Weighted Average
	4,766		38.67% Pervious Area
	7,558		61.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1S: P1

Hydrograph



Summary for Subcatchment 2S: Offiste

Runoff = 0.24 cfs @ 12.14 hrs, Volume= 0.013 af, Depth= 1.59"

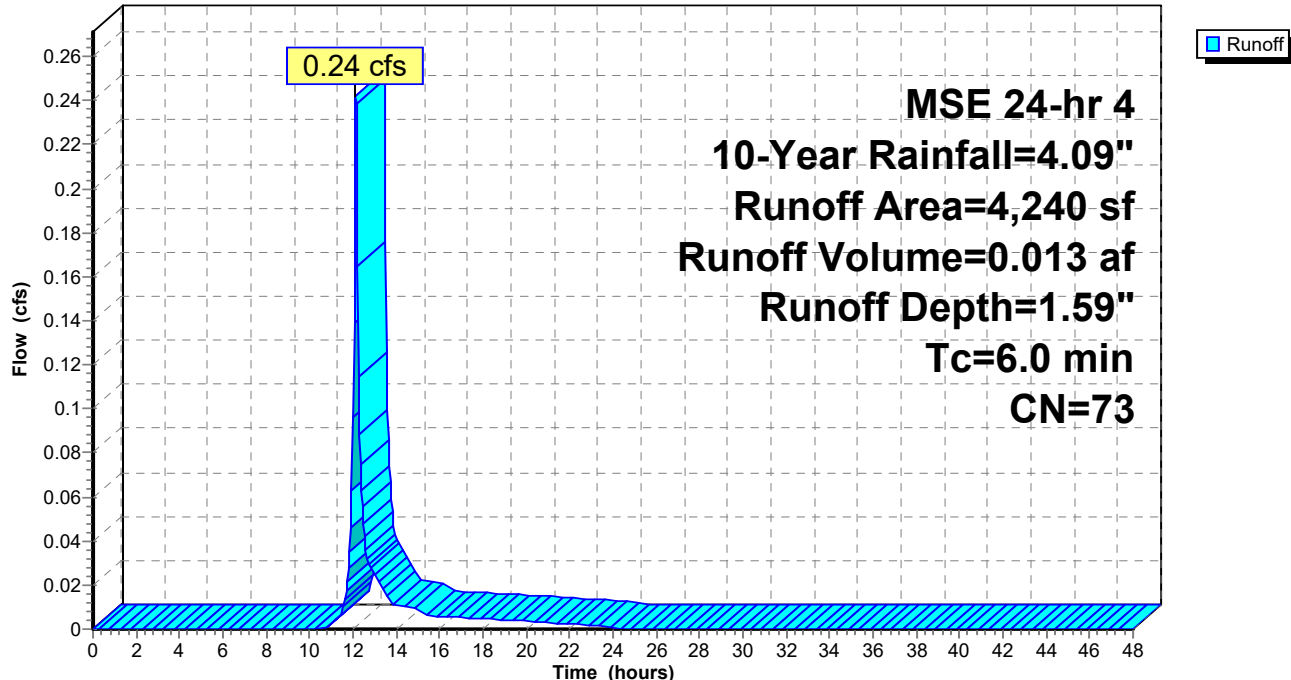
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=4.09"

	Area (sf)	CN	Description
*	1,339	98	Parking
*	55	98	Sidewalk
*	0	98	Roof
*	0	98	Bioretention
	2,846	61	>75% Grass cover, Good, HSG B
	4,240	73	Weighted Average
	2,846		67.12% Pervious Area
	1,394		32.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: Offiste

Hydrograph

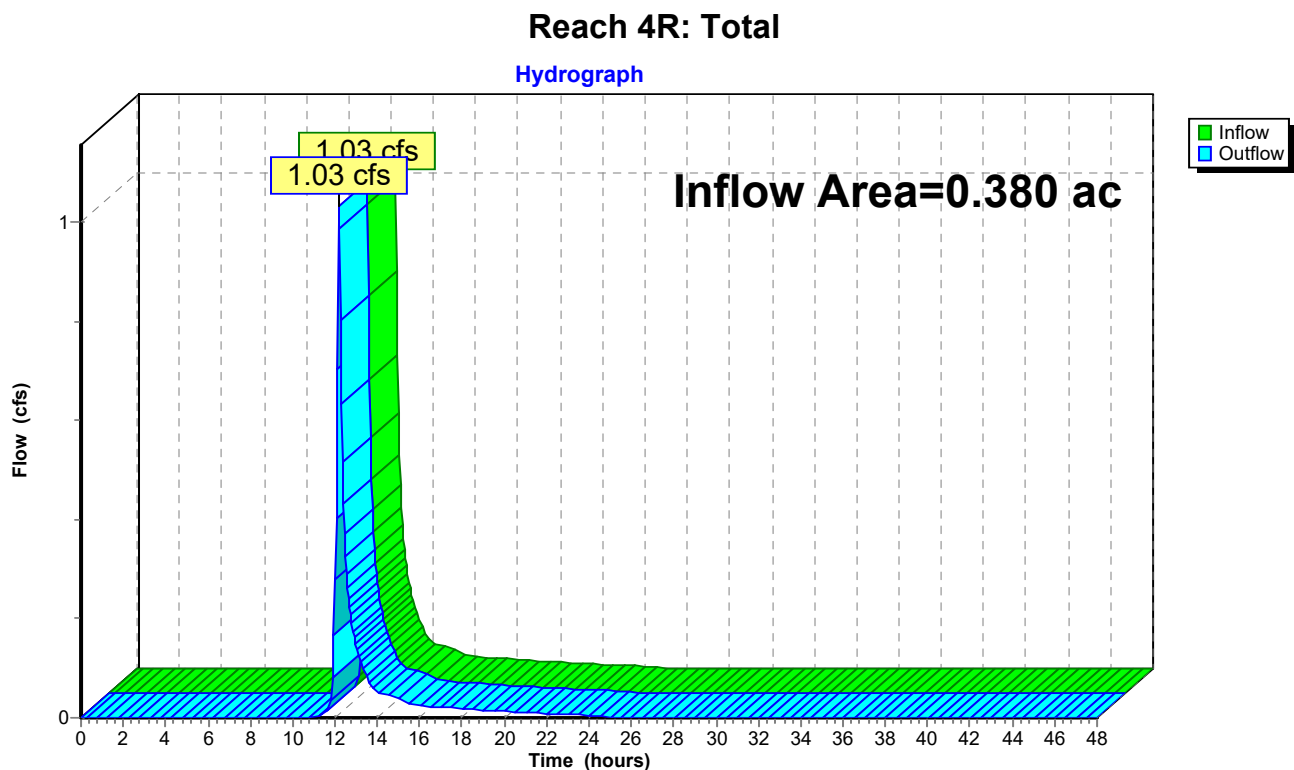


Summary for Reach 4R: Total

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.380 ac, 54.04% Impervious, Inflow Depth = 1.86" for 10-Year event
 Inflow = 1.03 cfs @ 12.17 hrs, Volume= 0.059 af
 Outflow = 1.03 cfs @ 12.17 hrs, Volume= 0.059 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs



Summary for Pond 3P: Bioretention

Inflow Area = 0.283 ac, 61.33% Impervious, Inflow Depth = 2.45" for 10-Year event
 Inflow = 1.07 cfs @ 12.13 hrs, Volume= 0.058 af
 Outflow = 0.83 cfs @ 12.19 hrs, Volume= 0.058 af, Atten= 23%, Lag= 3.5 min
 Discarded = 0.01 cfs @ 12.19 hrs, Volume= 0.012 af
 Primary = 0.82 cfs @ 12.19 hrs, Volume= 0.046 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 920.42' @ 12.19 hrs Surf.Area= 605 sf Storage= 659 cf

Plug-Flow detention time= 169.4 min calculated for 0.058 af (100% of inflow)
 Center-of-Mass det. time= 170.6 min (977.6 - 807.0)

Volume	Invert	Avail.Storage	Storage Description	
#1	916.50'	9,070 cf	Custom Stage Data (Prismatic) Listed below (Recalc)	
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
916.50	300	0.0	0	0
916.51	300	27.0	1	1
917.51	300	27.0	81	82
919.49	300	27.0	160	242
919.50	300	100.0	3	245
921.00	800	100.0	825	1,070
931.00	800	100.0	8,000	9,070

Device	Routing	Invert	Outlet Devices
#1	Primary	917.50'	8.0" Round 8" Outlet L= 100.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 917.50' / 915.00' S= 0.0250 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#2	Device 1	920.70'	36.0" Horiz. 24" Standpipe C= 0.600 Limited to weir flow at low heads
#3	Device 1	917.50'	4.0" Vert. underdrain C= 0.600 Limited to weir flow at low heads
#4	Device 3	917.50'	3.600 in/hr Engineered soil over Surface area above 917.50' Excluded Surface area = 300 sf
#5	Secondary	920.75'	10.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88
#6	Discarded	916.50'	0.500 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 1.00'
#7	Device 1	919.65'	4.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#8	Device 1	920.05'	10.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 12.19 hrs HW=920.41' (Free Discharge)

↳ **6=Exfiltration** (Controls 0.01 cfs)

Primary OutFlow Max=0.81 cfs @ 12.19 hrs HW=920.41' TW=0.00' (Dynamic Tailwater)

↳ **1=8" Outlet** (Passes 0.81 cfs of 2.13 cfs potential flow)

↳ **2=24" Standpipe** (Controls 0.00 cfs)

↳ **3=underdrain** (Passes 0.03 cfs of 0.70 cfs potential flow)

↳ **4=Engineered soil** (Exfiltration Controls 0.03 cfs)

↳ **7=Orifice/Grate** (Orifice Controls 0.32 cfs @ 3.71 fps)

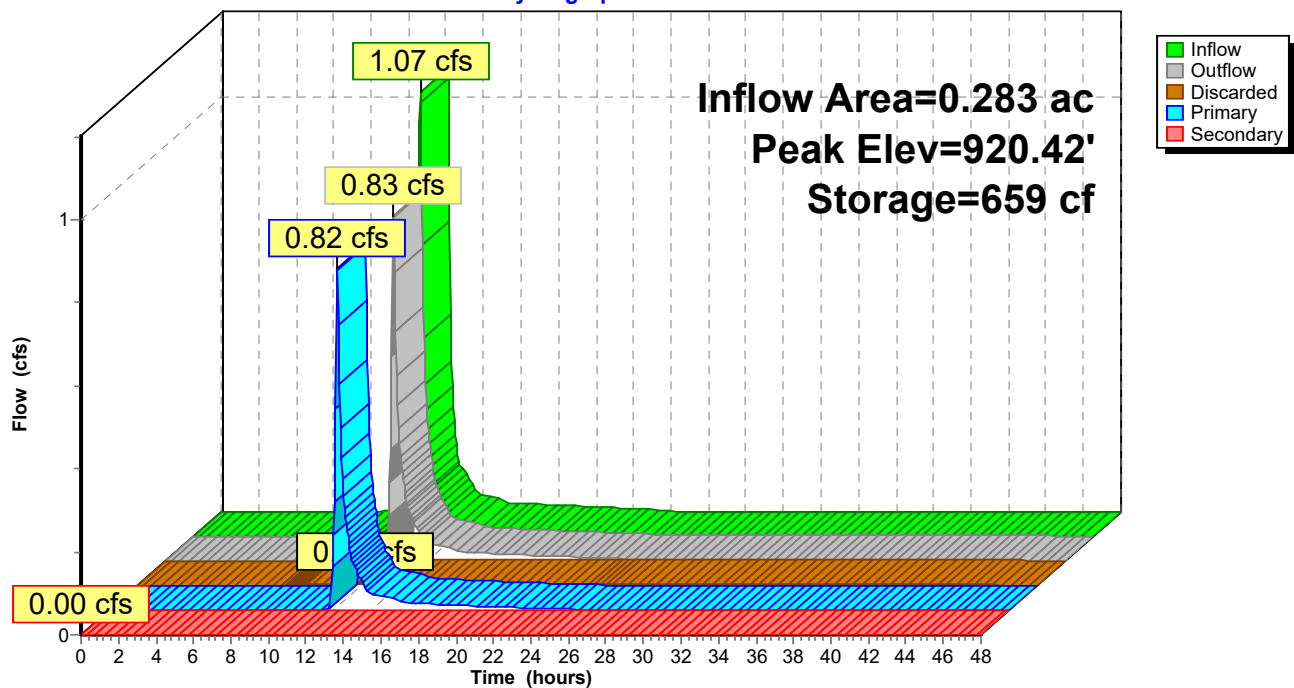
↳ **8=Orifice/Grate** (Orifice Controls 0.46 cfs @ 2.04 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=916.50' TW=0.00' (Dynamic Tailwater)

↳ **5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: Bioretention

Hydrograph



Summary for Subcatchment 1S: P1

Runoff = 1.42 cfs @ 12.13 hrs, Volume= 0.078 af, Depth= 3.29"

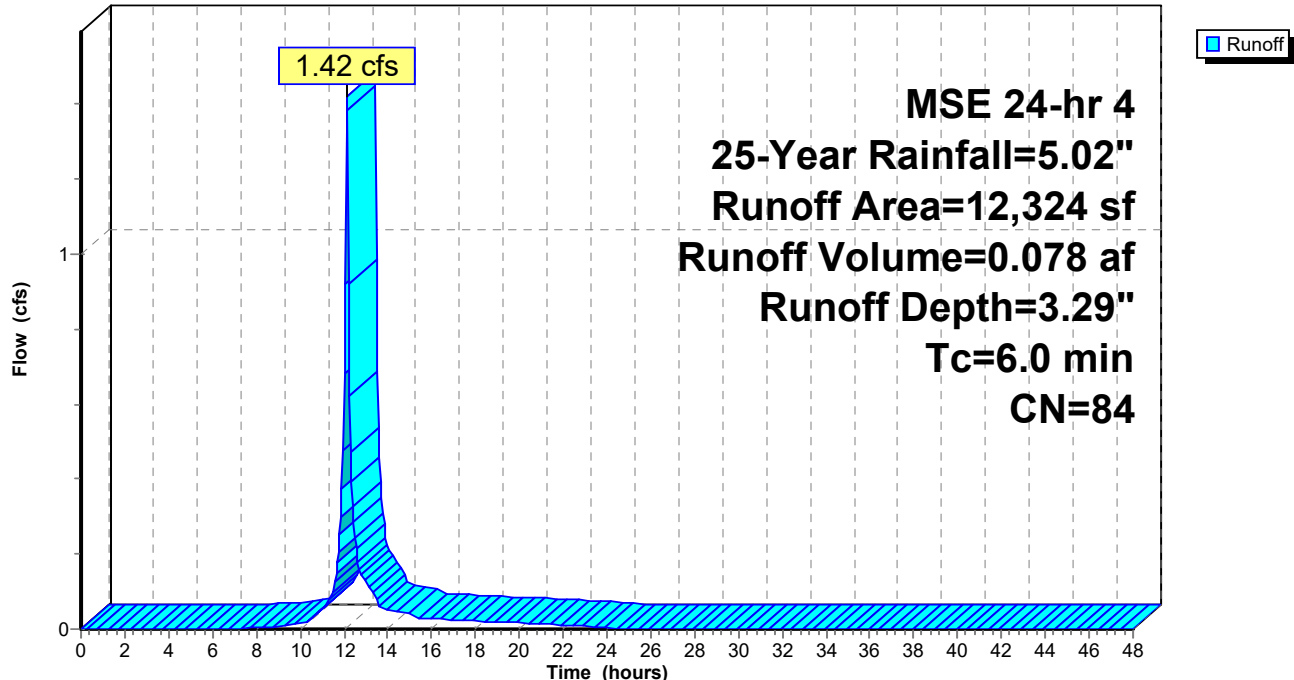
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-Year Rainfall=5.02"

	Area (sf)	CN	Description
*	6,199	98	Parking
*	891	98	Sidewalk
*	0	98	Roof
*	468	98	Bioretention
	4,766	61	>75% Grass cover, Good, HSG B
	12,324	84	Weighted Average
	4,766		38.67% Pervious Area
	7,558		61.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1S: P1

Hydrograph



Summary for Subcatchment 2S: Offiste

Runoff = 0.35 cfs @ 12.13 hrs, Volume= 0.019 af, Depth= 2.30"

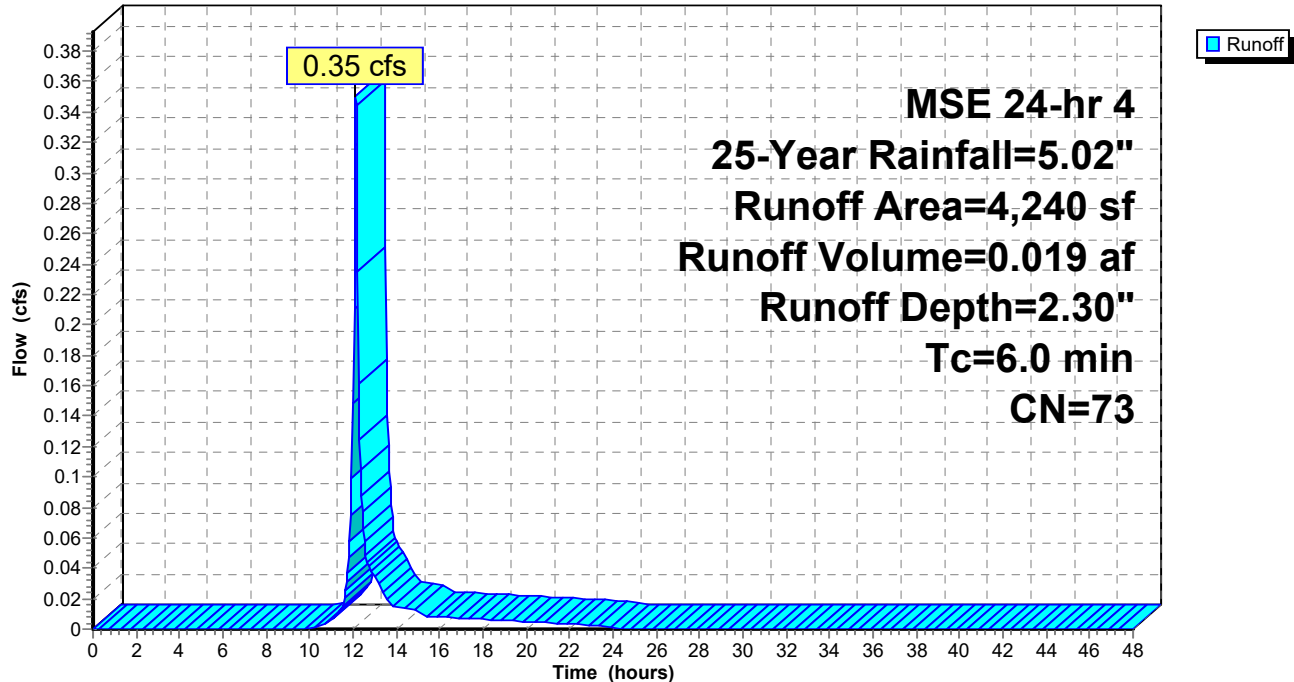
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-Year Rainfall=5.02"

	Area (sf)	CN	Description
*	1,339	98	Parking
*	55	98	Sidewalk
*	0	98	Roof
*	0	98	Bioretention
	2,846	61	>75% Grass cover, Good, HSG B
	4,240	73	Weighted Average
	2,846		67.12% Pervious Area
	1,394		32.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: Offiste

Hydrograph

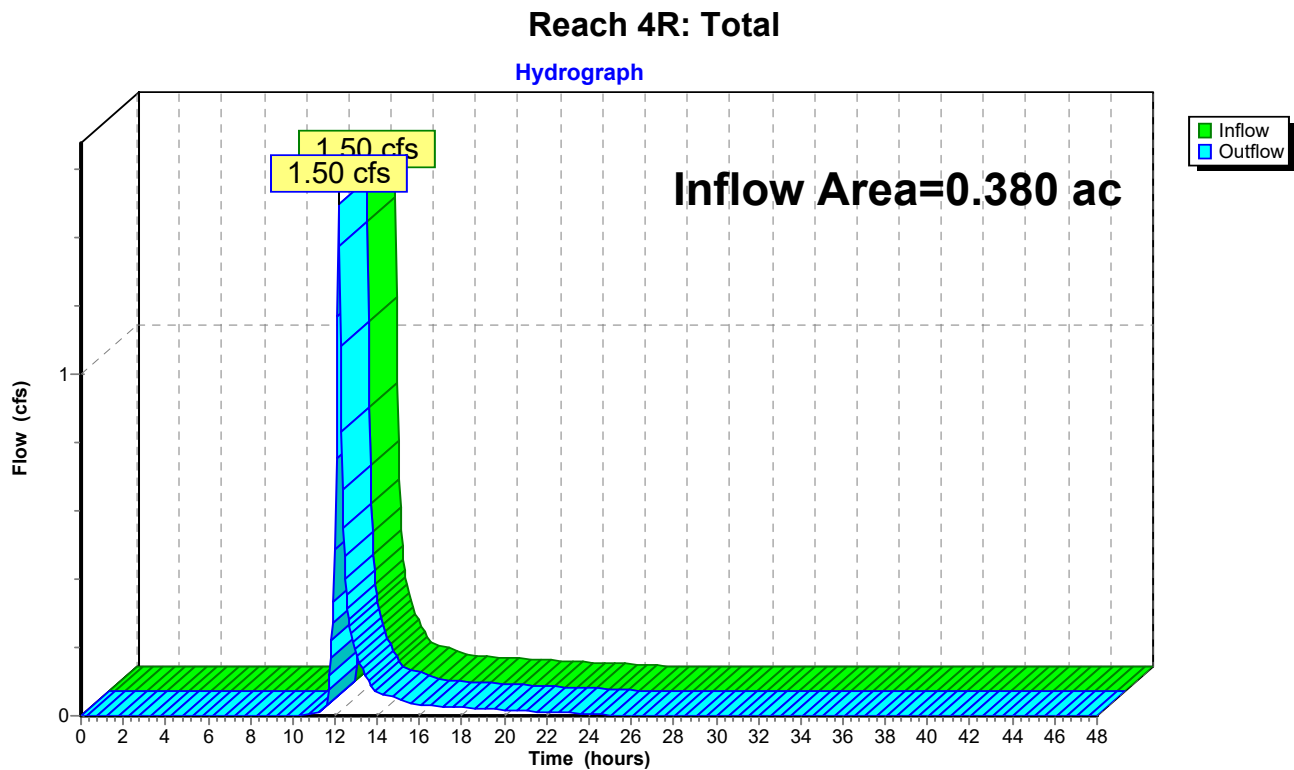


Summary for Reach 4R: Total

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.380 ac, 54.04% Impervious, Inflow Depth = 2.65" for 25-Year event
 Inflow = 1.50 cfs @ 12.16 hrs, Volume= 0.084 af
 Outflow = 1.50 cfs @ 12.16 hrs, Volume= 0.084 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs



Summary for Pond 3P: Bioretention

Inflow Area = 0.283 ac, 61.33% Impervious, Inflow Depth = 3.29" for 25-Year event
 Inflow = 1.42 cfs @ 12.13 hrs, Volume= 0.078 af
 Outflow = 1.18 cfs @ 12.18 hrs, Volume= 0.078 af, Atten= 17%, Lag= 2.7 min
 Discarded = 0.01 cfs @ 12.18 hrs, Volume= 0.012 af
 Primary = 1.17 cfs @ 12.18 hrs, Volume= 0.065 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 920.54' @ 12.18 hrs Surf.Area= 646 sf Storage= 735 cf

Plug-Flow detention time= 132.2 min calculated for 0.077 af (100% of inflow)
 Center-of-Mass det. time= 133.4 min (933.4 - 800.0)

Volume	Invert	Avail.Storage	Storage Description
#1	916.50'	9,070 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet) Cum.Store (cubic-feet)
916.50	300	0.0	0 0
916.51	300	27.0	1 1
917.51	300	27.0	81 82
919.49	300	27.0	160 242
919.50	300	100.0	3 245
921.00	800	100.0	825 1,070
931.00	800	100.0	8,000 9,070

Device	Routing	Invert	Outlet Devices
#1	Primary	917.50'	8.0" Round 8" Outlet L= 100.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 917.50' / 915.00' S= 0.0250 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#2	Device 1	920.70'	36.0" Horiz. 24" Standpipe C= 0.600 Limited to weir flow at low heads
#3	Device 1	917.50'	4.0" Vert. underdrain C= 0.600 Limited to weir flow at low heads
#4	Device 3	917.50'	3.600 in/hr Engineered soil over Surface area above 917.50' Excluded Surface area = 300 sf
#5	Secondary	920.75'	10.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88
#6	Discarded	916.50'	0.500 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 1.00'
#7	Device 1	919.65'	4.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#8	Device 1	920.05'	10.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 12.18 hrs HW=920.53' (Free Discharge)

↳ **6=Exfiltration** (Controls 0.01 cfs)

Primary OutFlow Max=1.14 cfs @ 12.18 hrs HW=920.53' TW=0.00' (Dynamic Tailwater)

↳ **1=8" Outlet** (Passes 1.14 cfs of 2.18 cfs potential flow)

↳ **2=24" Standpipe** (Controls 0.00 cfs)

↳ **3=underdrain** (Passes 0.03 cfs of 0.71 cfs potential flow)

↳ **4=Engineered soil** (Exfiltration Controls 0.03 cfs)

↳ **7=Orifice/Grate** (Orifice Controls 0.35 cfs @ 4.06 fps)

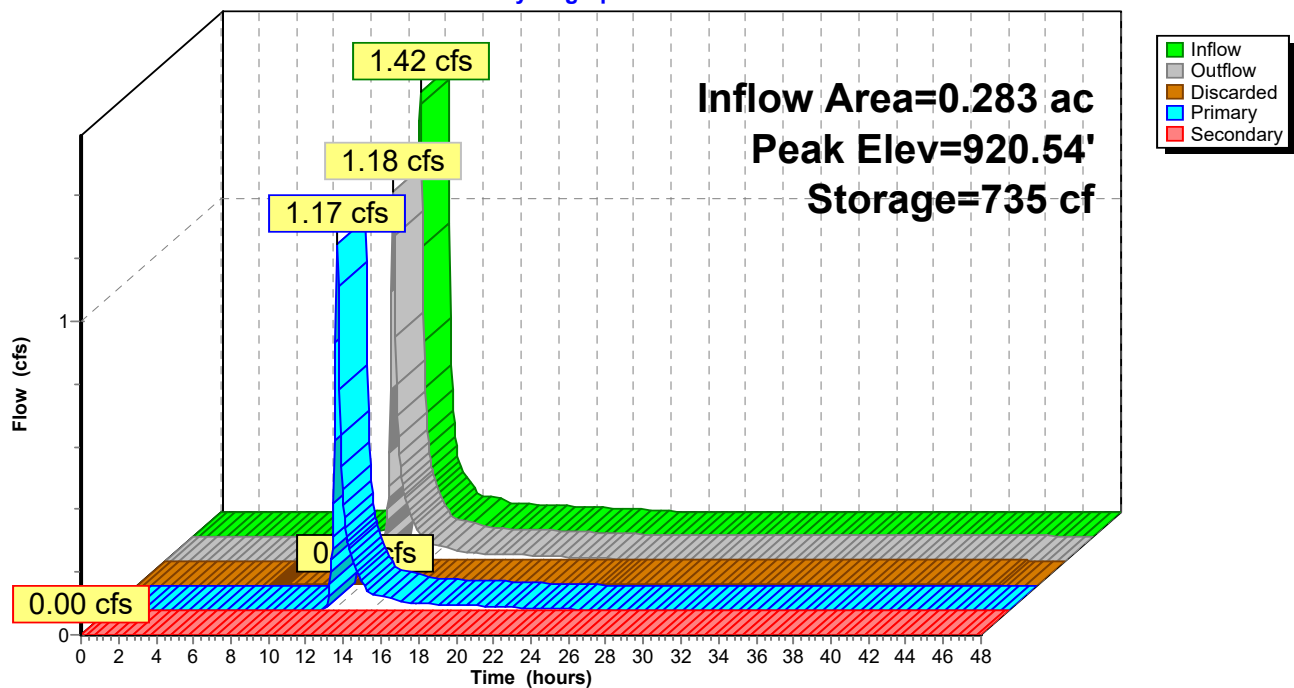
↳ **8=Orifice/Grate** (Orifice Controls 0.76 cfs @ 2.35 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=916.50' TW=0.00' (Dynamic Tailwater)

↳ **5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: Bioretention

Hydrograph



Summary for Subcatchment 1S: P1

Runoff = 2.04 cfs @ 12.13 hrs, Volume= 0.114 af, Depth= 4.82"

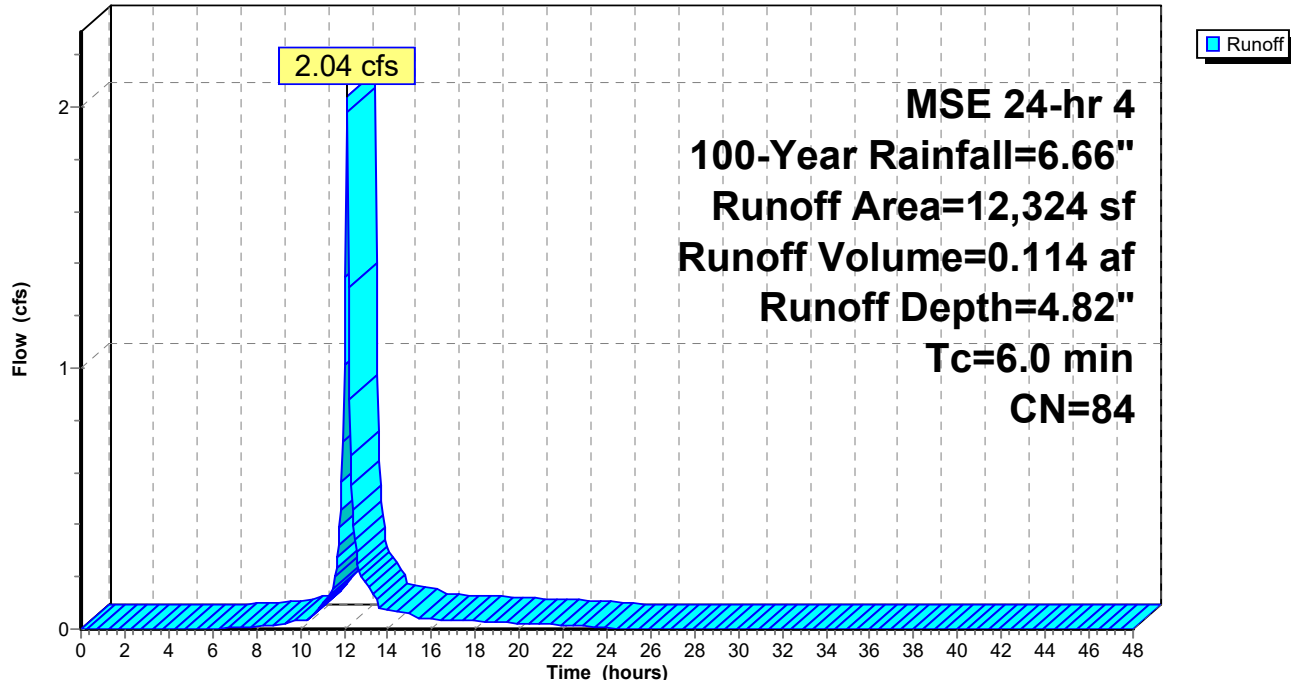
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=6.66"

	Area (sf)	CN	Description
*	6,199	98	Parking
*	891	98	Sidewalk
*	0	98	Roof
*	468	98	Bioretention
	4,766	61	>75% Grass cover, Good, HSG B
	12,324	84	Weighted Average
	4,766		38.67% Pervious Area
	7,558		61.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1S: P1

Hydrograph



Summary for Subcatchment 2S: Offiste

Runoff = 0.55 cfs @ 12.13 hrs, Volume= 0.030 af, Depth= 3.64"

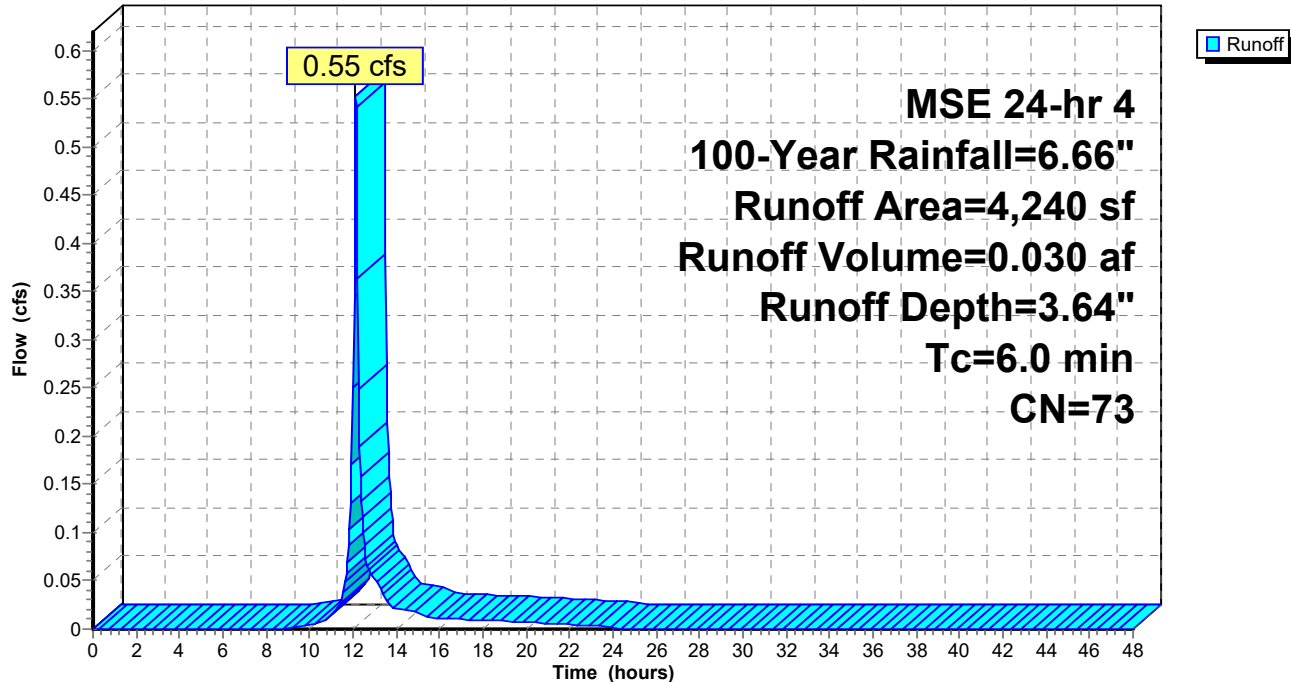
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=6.66"

	Area (sf)	CN	Description
*	1,339	98	Parking
*	55	98	Sidewalk
*	0	98	Roof
*	0	98	Bioretention
	2,846	61	>75% Grass cover, Good, HSG B
	4,240	73	Weighted Average
	2,846		67.12% Pervious Area
	1,394		32.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: Offiste

Hydrograph

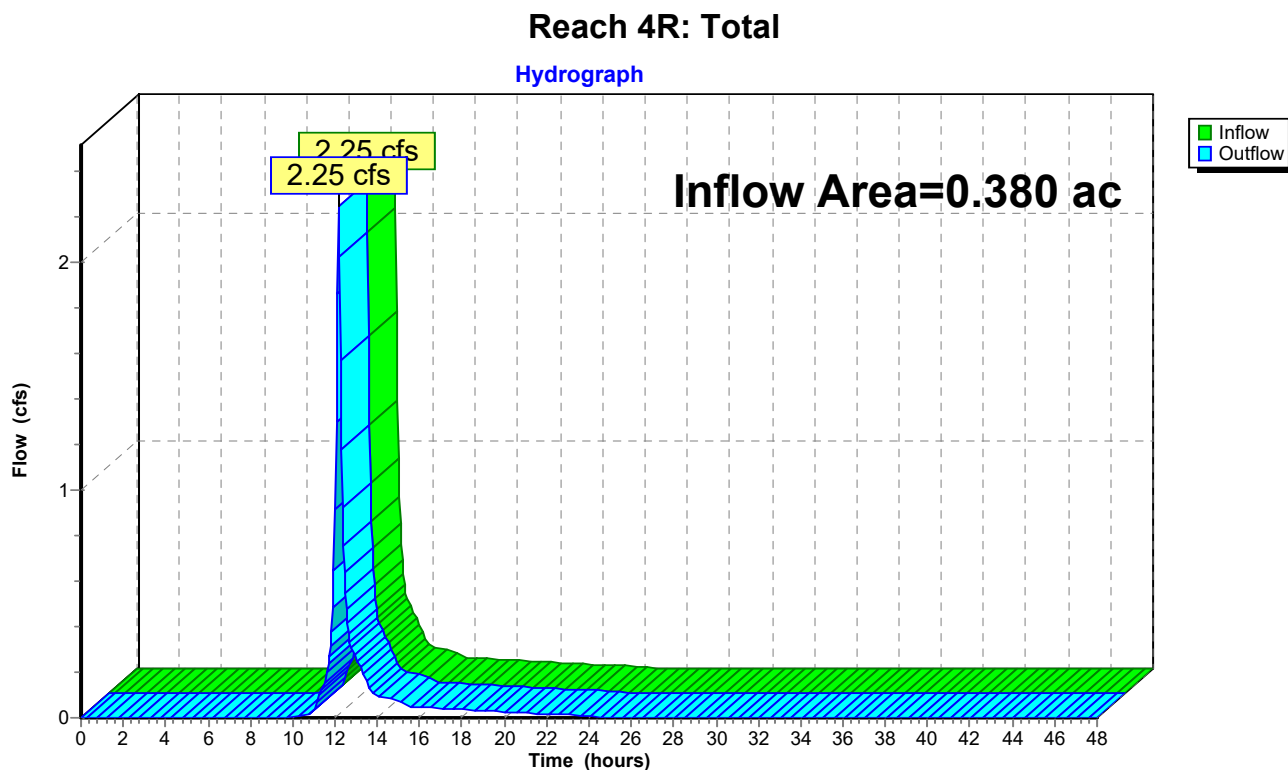


Summary for Reach 4R: Total

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.380 ac, 54.04% Impervious, Inflow Depth = 4.11" for 100-Year event
 Inflow = 2.25 cfs @ 12.16 hrs, Volume= 0.130 af
 Outflow = 2.25 cfs @ 12.16 hrs, Volume= 0.130 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs



Summary for Pond 3P: Bioretention

Inflow Area = 0.283 ac, 61.33% Impervious, Inflow Depth = 4.82" for 100-Year event
 Inflow = 2.04 cfs @ 12.13 hrs, Volume= 0.114 af
 Outflow = 1.74 cfs @ 12.17 hrs, Volume= 0.114 af, Atten= 15%, Lag= 2.4 min
 Discarded = 0.01 cfs @ 12.17 hrs, Volume= 0.013 af
 Primary = 1.73 cfs @ 12.17 hrs, Volume= 0.101 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 920.71' @ 12.17 hrs Surf.Area= 705 sf Storage= 855 cf

Plug-Flow detention time= 96.6 min calculated for 0.113 af (100% of inflow)
 Center-of-Mass det. time= 97.9 min (888.9 - 791.0)

Volume	Invert	Avail.Storage	Storage Description	
#1	916.50'	9,070 cf	Custom Stage Data (Prismatic) Listed below (Recalc)	
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
916.50	300	0.0	0	0
916.51	300	27.0	1	1
917.51	300	27.0	81	82
919.49	300	27.0	160	242
919.50	300	100.0	3	245
921.00	800	100.0	825	1,070
931.00	800	100.0	8,000	9,070

Device	Routing	Invert	Outlet Devices
#1	Primary	917.50'	8.0" Round 8" Outlet L= 100.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 917.50' / 915.00' S= 0.0250 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#2	Device 1	920.70'	36.0" Horiz. 24" Standpipe C= 0.600 Limited to weir flow at low heads
#3	Device 1	917.50'	4.0" Vert. underdrain C= 0.600 Limited to weir flow at low heads
#4	Device 3	917.50'	3.600 in/hr Engineered soil over Surface area above 917.50' Excluded Surface area = 300 sf
#5	Secondary	920.75'	10.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88
#6	Discarded	916.50'	0.500 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 1.00'
#7	Device 1	919.65'	4.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#8	Device 1	920.05'	10.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 12.17 hrs HW=920.70' (Free Discharge)

↳ **6=Exfiltration** (Controls 0.01 cfs)

Primary OutFlow Max=1.68 cfs @ 12.17 hrs HW=920.70' TW=0.00' (Dynamic Tailwater)

↳ **1=8" Outlet** (Passes 1.68 cfs of 2.25 cfs potential flow)

↳ **2=24" Standpipe** (Controls 0.00 cfs)

↳ **3=underdrain** (Passes 0.03 cfs of 0.73 cfs potential flow)

↳ **4=Engineered soil** (Exfiltration Controls 0.03 cfs)

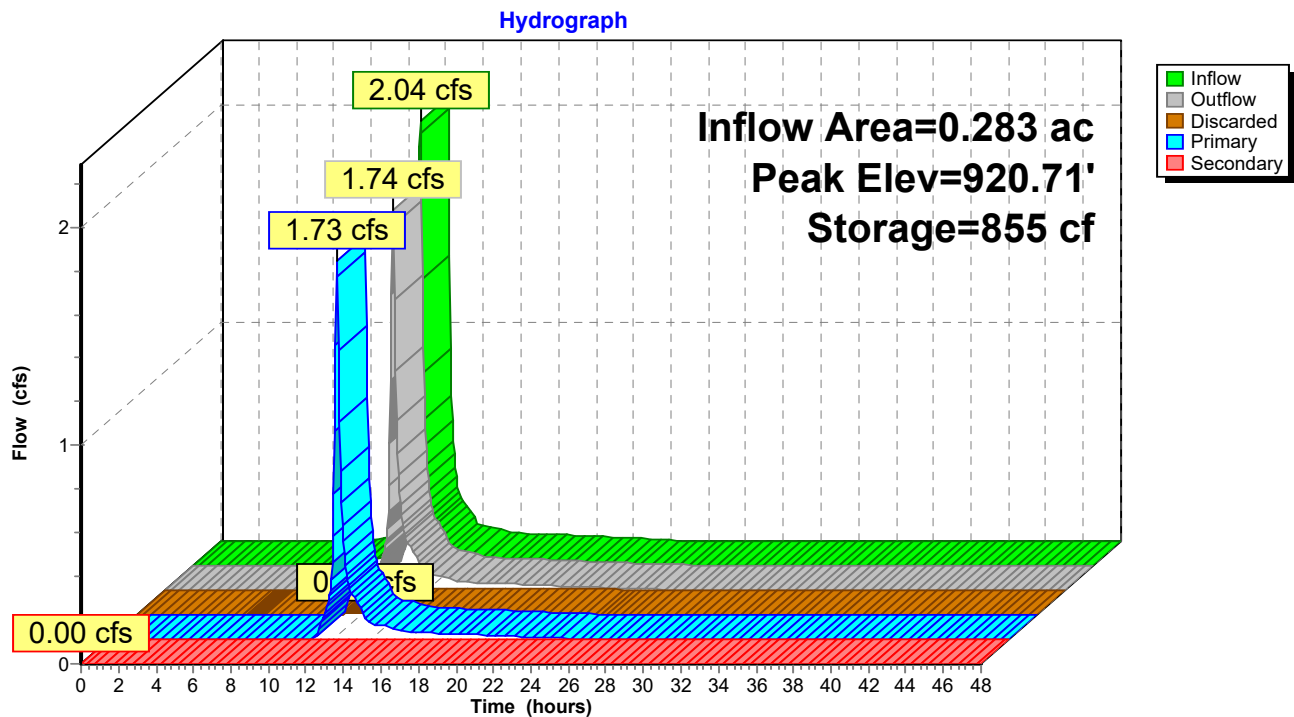
↳ **7=Orifice/Grate** (Orifice Controls 0.39 cfs @ 4.52 fps)

↳ **8=Orifice/Grate** (Orifice Controls 1.25 cfs @ 2.74 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=916.50' TW=0.00' (Dynamic Tailwater)

↳ **5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: Bioretention



Summary for Subcatchment 1S: P1

Runoff = 2.37 cfs @ 12.13 hrs, Volume= 0.133 af, Depth= 5.65"

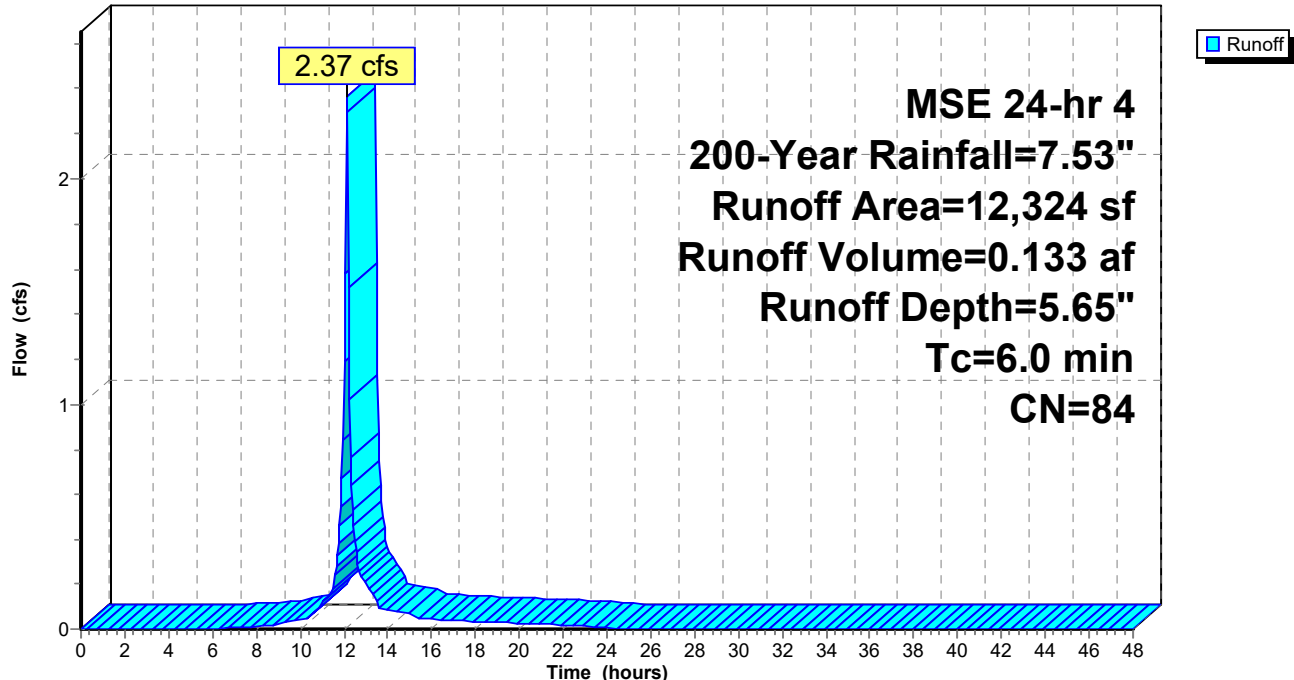
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 200-Year Rainfall=7.53"

	Area (sf)	CN	Description
*	6,199	98	Parking
*	891	98	Sidewalk
*	0	98	Roof
*	468	98	Bioretention
	4,766	61	>75% Grass cover, Good, HSG B
	12,324	84	Weighted Average
	4,766		38.67% Pervious Area
	7,558		61.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1S: P1

Hydrograph



Summary for Subcatchment 2S: Offiste

Runoff = 0.66 cfs @ 12.13 hrs, Volume= 0.036 af, Depth= 4.40"

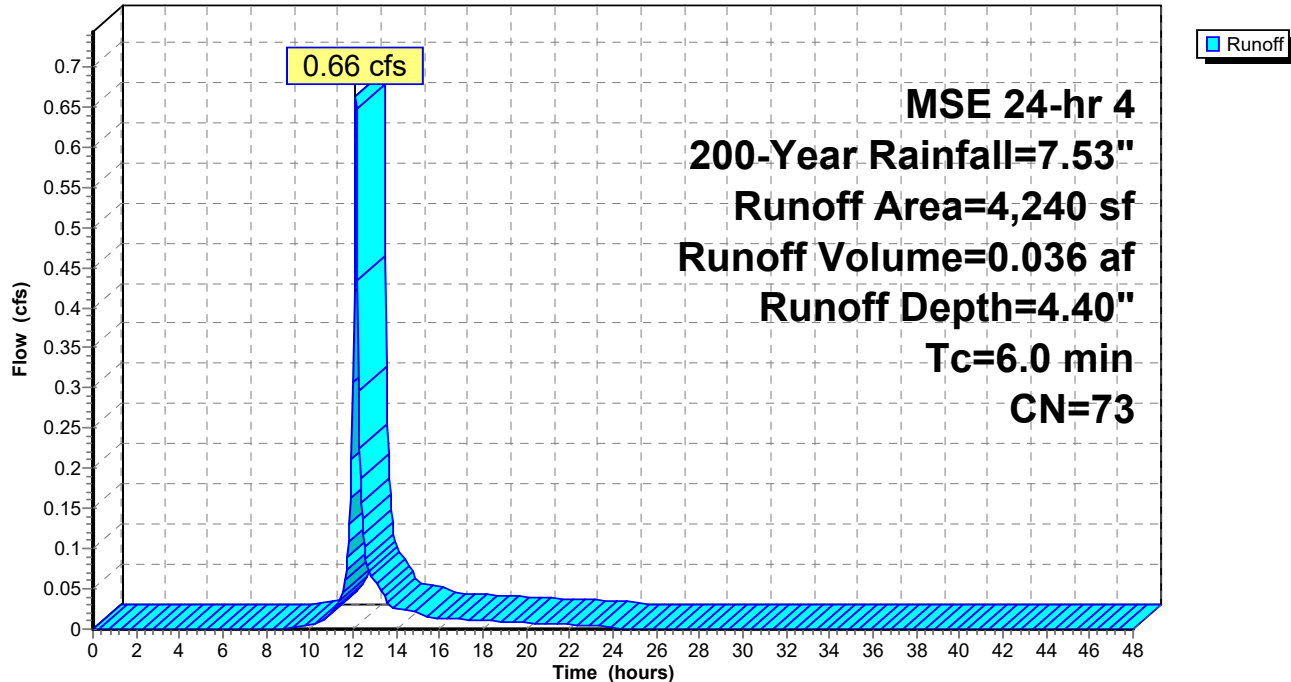
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 200-Year Rainfall=7.53"

	Area (sf)	CN	Description
*	1,339	98	Parking
*	55	98	Sidewalk
*	0	98	Roof
*	0	98	Bioretention
	2,846	61	>75% Grass cover, Good, HSG B
	4,240	73	Weighted Average
	2,846		67.12% Pervious Area
	1,394		32.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: Offiste

Hydrograph

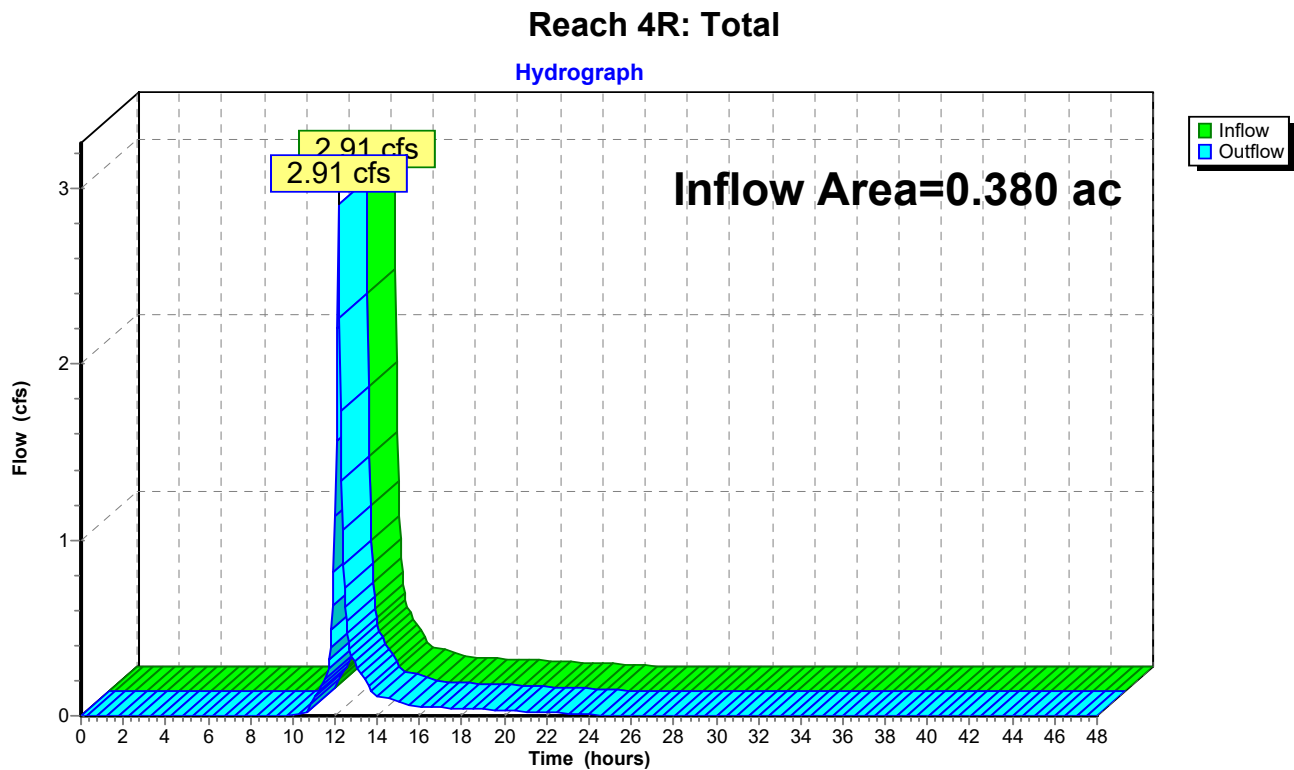


Summary for Reach 4R: Total

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.380 ac, 54.04% Impervious, Inflow Depth = 4.91" for 200-Year event
 Inflow = 2.91 cfs @ 12.15 hrs, Volume= 0.156 af
 Outflow = 2.91 cfs @ 12.15 hrs, Volume= 0.156 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs



Summary for Pond 3P: Bioretention

Inflow Area = 0.283 ac, 61.33% Impervious, Inflow Depth = 5.65" for 200-Year event
 Inflow = 2.37 cfs @ 12.13 hrs, Volume= 0.133 af
 Outflow = 2.27 cfs @ 12.16 hrs, Volume= 0.133 af, Atten= 4%, Lag= 1.6 min
 Discarded = 0.01 cfs @ 12.16 hrs, Volume= 0.013 af
 Primary = 2.26 cfs @ 12.16 hrs, Volume= 0.120 af
 Secondary = 0.01 cfs @ 12.15 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 920.76' @ 12.16 hrs Surf.Area= 719 sf Storage= 886 cf

Plug-Flow detention time= 85.2 min calculated for 0.133 af (100% of inflow)
 Center-of-Mass det. time= 86.5 min (873.8 - 787.3)

Volume	Invert	Avail.Storage	Storage Description	
#1	916.50'	9,070 cf	Custom Stage Data (Prismatic) Listed below (Recalc)	
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
916.50	300	0.0	0	0
916.51	300	27.0	1	1
917.51	300	27.0	81	82
919.49	300	27.0	160	242
919.50	300	100.0	3	245
921.00	800	100.0	825	1,070
931.00	800	100.0	8,000	9,070

Device	Routing	Invert	Outlet Devices
#1	Primary	917.50'	8.0" Round 8" Outlet L= 100.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 917.50' / 915.00' S= 0.0250 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#2	Device 1	920.70'	36.0" Horiz. 24" Standpipe C= 0.600 Limited to weir flow at low heads
#3	Device 1	917.50'	4.0" Vert. underdrain C= 0.600 Limited to weir flow at low heads
#4	Device 3	917.50'	3.600 in/hr Engineered soil over Surface area above 917.50' Excluded Surface area = 300 sf
#5	Secondary	920.75'	10.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88
#6	Discarded	916.50'	0.500 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 1.00'
#7	Device 1	919.65'	4.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#8	Device 1	920.05'	10.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 12.16 hrs HW=920.75' (Free Discharge)

↑ **6=Exfiltration** (Controls 0.01 cfs)

Primary OutFlow Max=2.20 cfs @ 12.16 hrs HW=920.75' TW=0.00' (Dynamic Tailwater)

↑ **1=8" Outlet** (Passes 2.20 cfs of 2.27 cfs potential flow)

↑ **2=24" Standpipe** (Weir Controls 0.36 cfs @ 0.74 fps)

↑ **3=underdrain** (Passes 0.03 cfs of 0.74 cfs potential flow)

↑ **4=Engineered soil** (Exfiltration Controls 0.03 cfs)

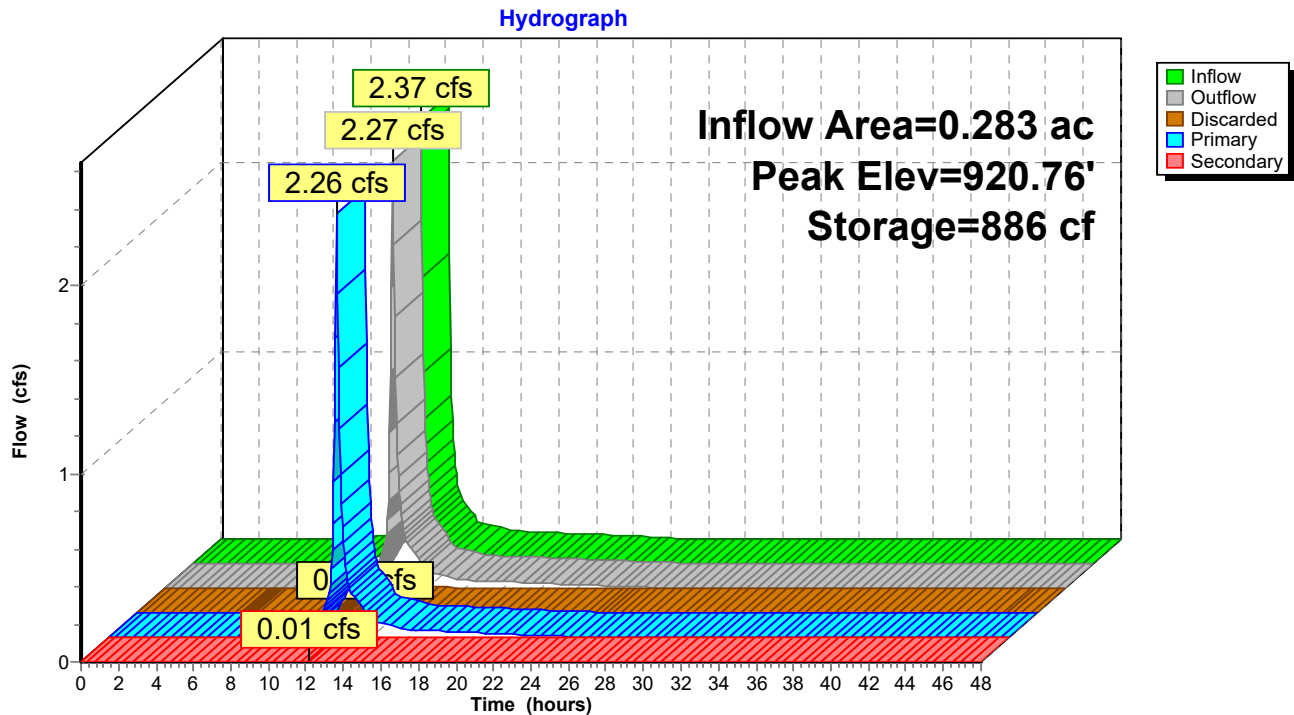
↑ **7=Orifice/Grate** (Orifice Controls 0.41 cfs @ 4.66 fps)

↑ **8=Orifice/Grate** (Orifice Controls 1.40 cfs @ 2.85 fps)

Secondary OutFlow Max=0.01 cfs @ 12.15 hrs HW=920.76' TW=0.00' (Dynamic Tailwater)

↑ **5=Broad-Crested Rectangular Weir** (Weir Controls 0.01 cfs @ 0.17 fps)

Pond 3P: Bioretention



5 Sediment Reduction

Total Suspended Solids (TSS) Redevelopment Area Analysis

Weighted Reduction based on Sediment Generation

One Year Annual Sediment Analysis, Madison Rain File (1981)

SLAMM Sediment Generation Values			Analysis Areas			
Land Use	Area	Annual Sediment Produced	Land Use Area in Basin	Sediment Generated in Basin	Prop. % Removal	Permissible Sediment Loss
Commercial Land Usage Description						
Roof, Flat - Disconnected, Silt Soil	1 acre	12.93 lbs / yr				
Roof, Flat - Directly Connected	1 acre	165.3 lbs / yr	0.000 acre	0.0 lbs/yr	80%	0.0 lbs/yr
Roof, Pitched - Disconnected, Silt Soil	1 acre	12.93 lbs / yr				
Roof, Pitched - Directly Connected	1 acre	197.5 lbs / yr				
Paved Parking - Disconnected, Silt Soil	1 acre	50.94 lbs / yr				
Paved Parking - Directly Connected Red.	1 acre	616 lbs / yr	0.140 acre	86.0 lbs/yr	40%	51.6 lbs/yr
Paved Parking - Directly Connected New	1 acre	616 lbs / yr	0.033 acre	20.6 lbs/yr	80%	4.1 lbs/yr
Unpaved Parking - Disconnected, Silt Soil	1 acre	60.35 lbs / yr				
Unpaved Parking - Directly Connected	1 acre	619.2 lbs / yr				
Driveway - Disconnected, Silt Soil	1 acre	60.35 lbs / yr				
Driveway - Directly Connected	1 acre	836.9 lbs / yr				
Sidewalks - Disconnected, Silt Soil	1 acre	29.39 lbs / yr				
Sidewalks - Directly Connected	1 acre	407.6 lbs / yr	0.022 acre	9.0 lbs/yr	80%	1.8 lbs/yr
Street (36' F-F, 0.446 Curb Mi/Ac.)	1 acre	1331 lbs / yr				
Large Landscaped Areas, Silty Soils	1 acre	88.95 lbs / yr				
Small Landscaped Areas, Silty Soils	1 acre	88.95 lbs / yr	0.185 acre	16.5 lbs/yr	80%	3.3 lbs/yr
Paved Playground, Disconnected, Silty Soil	1 acre	60.35 lbs / yr				
Paved Playground, Directly Connected	1 acre	729.8 lbs / yr				
Undeveloped Area, Silty Soils	1 acre	6.27 lbs / yr				
All Areas			0.380 acre	132.0 lbs/yr.		60.8 lbs/yr

Notes: 6180 Ex. Parking Lot Redevelopment Standard

Date: 01/31/2022

Data file name: M:\Urso\210087 Siggelkow Road School House\Design Development\Stormwater and Erosion Control\Modeling\TSS Modeling\2022-01-31 - Urso - Siggelkow TSS.mdb
WinSLAMM Version 10.4.1
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppd
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/01/81 Study period ending date: 12/31/81
Start of Winter Season: 12/02 End of Winter Season: 03/12
Date: 01-31-2022 Time: 09:31:40
Site information:

LU# 1 - Commercial: Commercial 1 Total area (ac): 0.282
13 - Paved Parking 1: 0.142 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.020 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
51 - Small Landscaped Areas 1: 0.109 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
70 - Water Body Areas: 0.011 ac. Source Area PSD File:

LU# 2 - Commercial: Commercial 2 Total area (ac): 0.097
13 - Paved Parking 1: 0.031 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.001 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
51 - Small Landscaped Areas 1: 0.065 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Biofilter CP# 1 (DS) - DS Biofilters # 1
1. Top area (square feet) = 800
2. Bottom area (square feet) = 300
3. Depth (ft): 4.5
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 0.5
6. Random infiltration rate generation? No

7. Infiltration rate fraction (side): 0.01
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 1
10. Porosity of rock filled volume = 0.33
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 2
13. Engineered soil porosity = 0.27
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil

User-Defined Soil Type 1.000

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 10
2. Weir crest width (ft): 5
3. Height of datum to bottom of weir opening: 4.25

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 3
2. Stand pipe height above datum (ft): 4.2

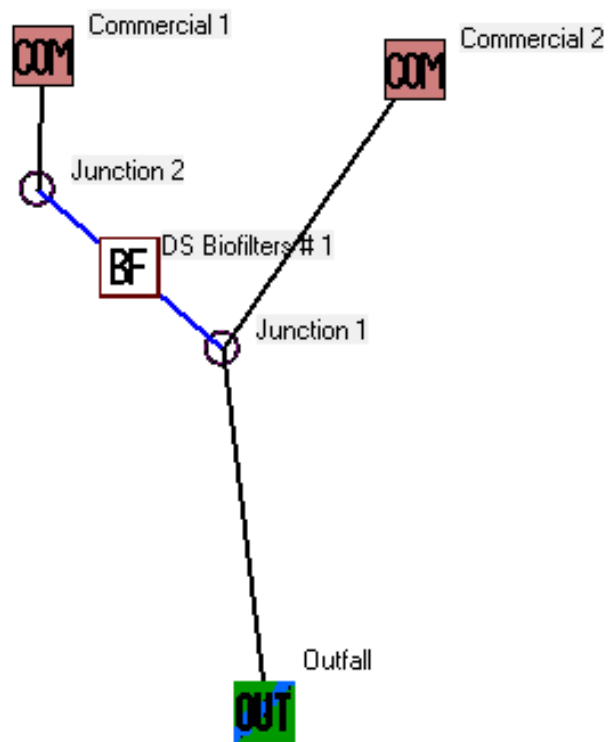
Outlet type: Surface Discharge Pipe

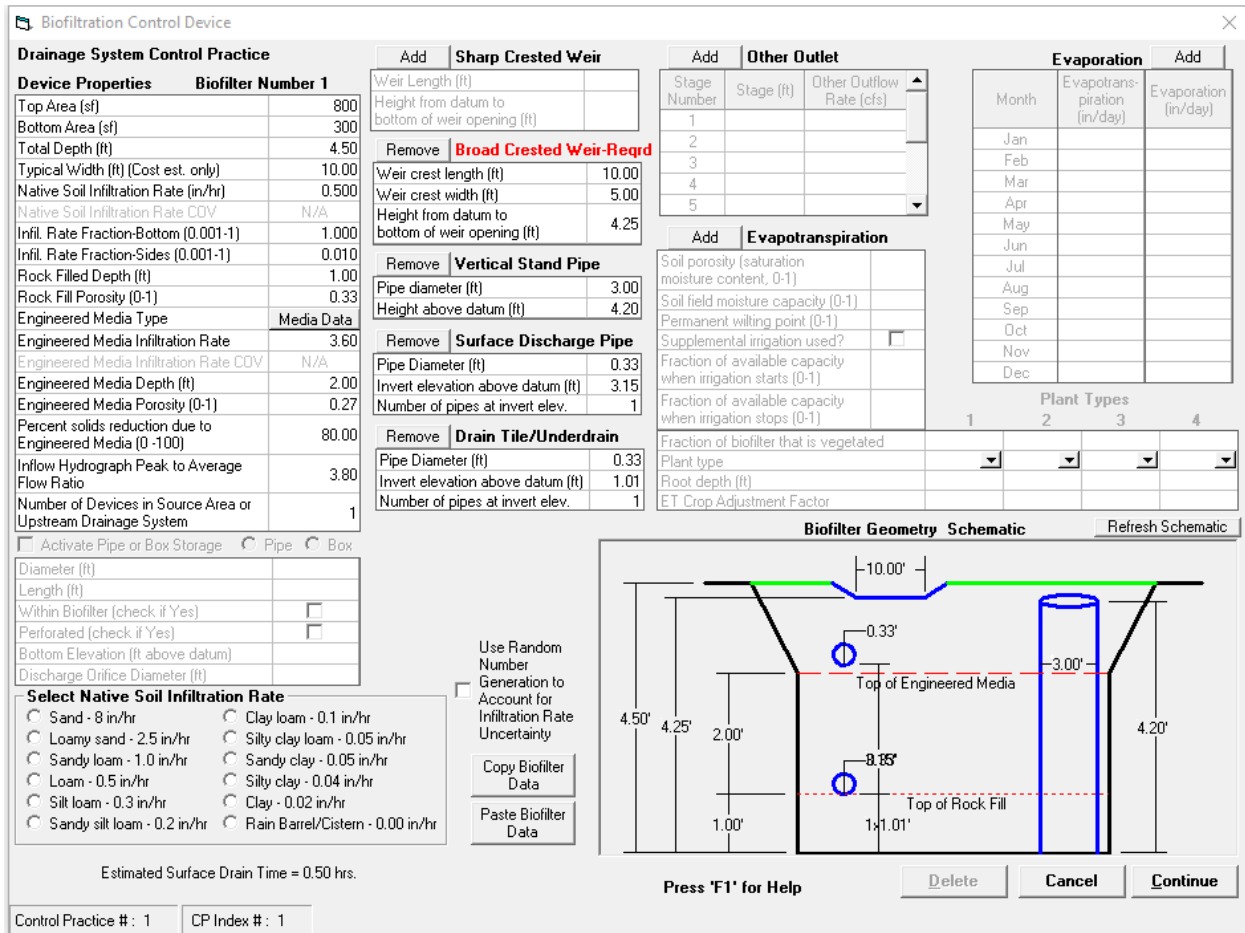
1. Surface discharge pipe outlet diameter (ft): 0.33
2. Pipe invert elevation above datum (ft): 3.15
3. Number of surface pipe outlets: 1

Outlet type: Drain Tile/Underdrain

1. Underdrain outlet diameter (ft): 0.33
2. Invert elevation above datum (ft): 1.01

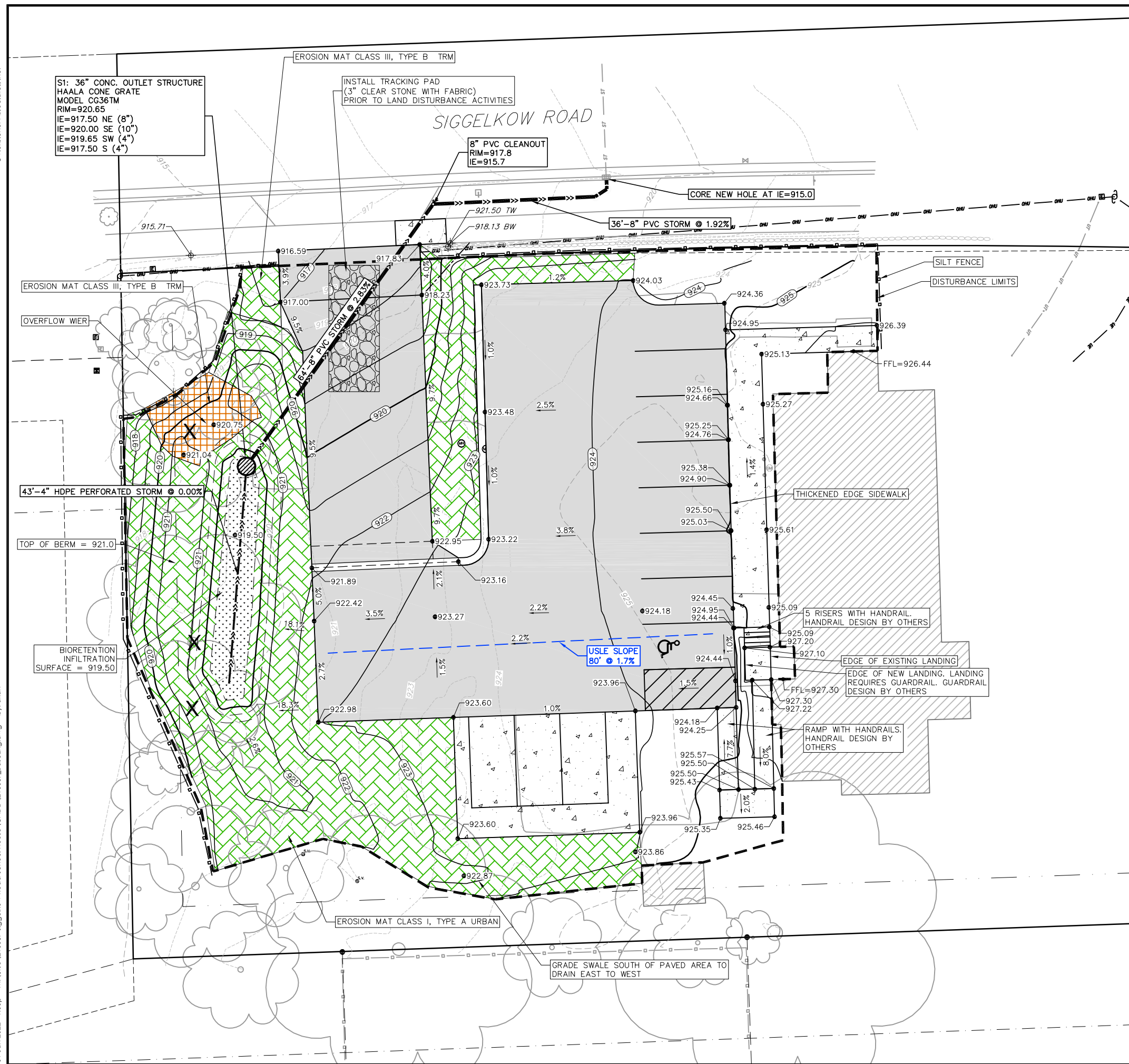
3. Number of underdrain outlets: 1





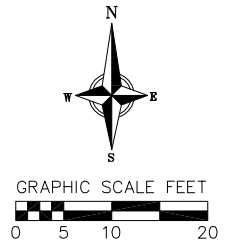
Land Uses	Junctions	Control Practices
File Name: M:\Urso\210087 Siggelkow Road School House\Design Development\Stormwater and Erosion Control\Modeling\TSS Modeling\2022-01-31 - Urso - Siggelkow TSS.mdb		
Outfall Output Summary		
	Runoff Volume (cu. ft.)	Percent Runoff Reduction
Total of All Land Uses without Controls	16968	0.38
Outfall Total with Controls	9316	45.10 %
		Runoff Coefficient (Rv)
		0.21
		Particulate Solids Conc. (mg/L)
		122.3
		Particulate Solids Yield (lbs)
		129.5
		Particulate Solids Reduction
		61.35 %
Current File Output: Annualized Total After Outfall Controls		
		9342
		Years in Model Run:
		1.00
		50.18
Print Output Summary to .csv File Print Output Summary to Text File Print Output Summary to Printer		
		Total Area Modeled (ac)
		0.379
Total Control Practice Costs		
Capital Cost	N/A	
Land Cost	N/A	
Annual Maintenance Cost	N/A	
Present Value of All Costs	N/A	
Annualized Value of All Costs	N/A	
Perform Outfall Flow Duration Curve Calculations		
Receiving Water Impacts Due To Stormwater Runoff (CWP Impervious Cover Model)		
	Calculated Rv	Approximate Urban Stream Classification
Without Controls	0.38	Poor
With Controls	0.21	Poor

6 Erosion Control Calculations



GRADING LEGEND

— — 820 — —	EXISTING MAJOR CONTOURS
- - - 818 - - -	EXISTING MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	PROPOSED SLOPE ARROWS
	EXISTING SPOT ELEVATIONS
	PROPOSED SPOT ELEVATIONS
	SILT FENCE
	DISTURBED LIMITS
	EROSION MAT CLASS III, TYPE B TRM
	EROSION MAT CLASS I, TYPE A URBAN
	TRACKING PAD



GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

UTILITY NOTES:

1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
5. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
6. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
7. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
8. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
9. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
10. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
11. 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.

NOT FOR CONSTRUCTION



Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)



YEAR 1

Developer:

Urso Brothers, LLC

Project:

Siggelkow School House Road Redevelopment

Date:

12/06/21

County:

Dane

Version 1.0

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	04/01/22	04/15/22	2.0%	150	Silt Loam	0.43	1.7%	80	0.17	1.00	0.2	1.048	Silt Fence	0.1
Bare Ground	04/15/22	08/15/22	66.0%	150	Silt Loam	0.43	1.7%	80	0.17	1.00	7.1	1.048	Silt Fence	4.4
Seed with Mulch or Er	08/15/22	10/30/22	24.6%	150	Silt Loam	0.43	1.7%	80	0.17	0.10	0.3	1.048	Silt Fence	0.2
End	10/30/22	-----	-----	-----	-----	-----	1.7%	80	0.17	-----	-----	0.000	Silt Fence	0.0
		-----	-----	-----	-----	-----	1.7%	0	-----	-----	-----	0.000		0.0
		-----	-----	-----	-----	-----	0.0%	0	-----	-----	-----	0.000		0.0
TOTAL											7.6		TOTAL	4.7
													% Reduction Required	NONE

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.

The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.

For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:

4/1-5/15 and 8/7-8/29 Turf, introduced grasses and legumes
Thaw-6/30 Native Grasses, forbs, and legumes

Designed By:	DPER
Date	12/6/2021

Exhibits

7.1 Stormwater Maintenance Agreement

7.2 Pre-Developed Drainage Map

7.3 Post-Developed Drainage Map



S1: 36" CONC. OUTLET STRUCTURE
HAALA CONE GRATE
MODEL CG36TM
RIM=920.65
IE=917.50 NE (8")
IE=920.00 SE (10")
IE=919.65 SW (4")
IE=917.50 S (4")

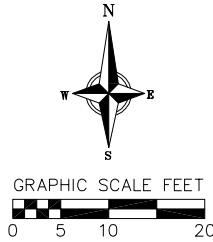
8" PVC CLEANOUT
RIM=917.8
IE=915.7

CORE NEW HOLE AT IE=915.0

P1

P2

- GRADING LEGEND**
- 820 --- EXISTING MAJOR CONTOURS
 - 818 --- EXISTING MINOR CONTOURS
 - 820 --- PROPOSED MAJOR CONTOURS
 - 818 --- PROPOSED MINOR CONTOURS
 - 2.92% PROPOSED SLOPE ARROWS
 - 1048.61 EXISTING SPOT ELEVATIONS
 - 1048.61 PROPOSED SPOT ELEVATIONS



- STORMWATER LEGEND**
- PARKING
 - LANDSCAPE
 - ROOF
 - SIDEWALK
 - BIO-RETENTION BASIN
 - PROPOSED WATERSHED
 - P1 PROPOSED DRAINAGE AREA

	Driveway/Parking (acres)	Sidewalk (acres)	Roof (acres)	Bioretention (acres)	Greenspace (acres)	Total (acres)
P1 Drainage	0.142	0.017	0.000	0.007	0.072	0.238
P2 Drainage	0.031	0.003	0.000	0.000	0.051	0.097
Total Disturbance Area	0.173	0.020	0.000	0.007	0.123	0.335

NOT FOR CONSTRUCTION

REVISIONS	NO.	DATE	REVISIONS	NO.	DATE	REVISIONS
DATE						
03/08/2022						
DRAFTER						
DPER						
CHECKED						
DPER						
PROJECT NO.						
210087						
SHEET						
1 OF 1						

8 Construction Plans



MAP 6

FUTURE LAND USE



COMPREHENSIVE PLAN

Legend

Future Land Use

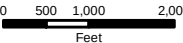
- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor
- DNR Wetlands and Potential Wetland Indicators over Undeveloped Lands
- Agricultural Preservation
- Urban Reserve
- Water
- Rights-of-Way

--- Village of McFarland Extraterritorial Jurisdiction Boundary

▣ Village of McFarland Limits (8/18)

▣ Other Municipal Limits (2018)

Shapes on this map represent the Village's vision for future land use within the Village and its extraterritorial jurisdiction. For such lands, this map is not intended to represent existing land use or zoning, or to compel property owners to change the use of their land. For example, owners of agricultural or other rural land may maintain their current land use. Actual boundaries between different future use categories and implementing zoning districts may vary somewhat from representations on this map. This map also identifies the City's Marsh Road Neighborhood Plan west of the Interstate and north of Siggekow Road, and existing land use elsewhere beyond the Village's extraterritorial jurisdiction.



Date: May 2019

Data Sources: Village of McFarland, Dane County LIO, WDNR, and CARPC



Figure 4-1: Future Land Use Categories and Policies

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)
Single Family Residential	Predominantly single family detached homes, generally in “subdivision” settings. May include limited two family residences where compatible with a predominantly single family environment. Within the Village, all such areas will be served by public sanitary sewer and water systems.	Within Village, R-1, R-1A, and R-1B Residence Districts and R-2 Single- and Two-Family Residence (more limited) CO Conservancy (for parks, stormwater, and other open areas)	1. Prepare or require a neighborhood plan/concept development plan in advance of each subdivision proposal. 2. Promote interconnection in road and trail networks; minimize long cul-de-sacs and dead-end streets. 3. Require submittal of stormwater management and erosion control plans for new developments. 4. Encourage conservation neighborhood design, including allowing smaller lots and preservation of large open space corridors, in areas with soil limitations and natural resource amenities. 5. Where smaller lots are permitted, pay careful attention to home quality, variety, design, setbacks, and garage placement through zoning, covenants, and development agreements. 6. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.
Two Family and Townhouse Residential	Duplexes and two-flats, townhouses, single family residences, home occupations, and small-scale institutional and recreational uses, all served by public sanitary sewer and water systems.	R-2 Single- and Two-Family Residence R-E Elderly Residence PD, PD-I Planned Development	1. Disperse two family and townhouse residential uses through the Village, rather than repeating blocks of this type of future land use in just a few areas. 2. Encourage design of two family houses and townhouses to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with garage-door dominance. 3. Hold new two family houses and townhomes to similar standards for quality and livability expected of single family housing. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), and garage parking. 4. Work with County, State, and local lenders to assist with rehabilitation of older duplexes in the Village. 5. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.
Multiple Family Residential	A range of housing types, including multiple family residences (e.g., condominiums, apartments, multiplexes), including independent elderly housing. May also include single family residences. Served by public sanitary sewer and water systems.	R-3 General Residence R-E Elderly Residence PD, PD-I Planned Development	1. Disperse higher-density residential uses through the Village, rather than high concentrations in a few areas. 2. Encourage design of multiple family developments to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with large parking lot dominance. 3. Hold new multiple family housing to similar standards for quality and livability expected of single family housing. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), garage or underbuilding parking, and responsible management. 4. Monitor areas of aging multiple family housing so that they are community assets. Work with owners and property managers to address problems, and direct them to County and State programs and local lenders. 5. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.

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)
Neighborhood	A carefully planned mix of mostly single-family residential development, with well-designed, limited components of two family and townhouse residential, multiple family residential, institutional, and recreational land uses. All served by public sanitary sewer and water systems.	R-1 Residence District R-2 Single- and Two-Family Residence R-3 General Residence R-E Elderly Residence PD, PD-I Planned Development (Village may also wish to establish a "neighborhood" zoning district)	1. Unless the developer is following the Village's East Side Neighborhood Growth Area Plan, require preparation of detailed neighborhood plans in advance of development applications in planned Neighborhood areas. Neighborhood development plans specify the arrangement of different land uses, environmentally sensitive areas, roadways, parks and trails, and other major infrastructure investments. 2. Accommodate a mixture of housing types, costs, and densities, while maintaining the predominance of single-family housing in the community. The Village policy is that at least 65% of new housing units in the planned Neighborhood area as a whole should be single family residences. 3. Promote neighborhoods that instill a sense of community with their design – including gathering places, parks, open spaces, pedestrian and bicycle access, schools, and churches. 4. Refer also to policies applicable to Single Family Residential, Two Family and Townhouse Residential, Multiple Family Residential, and other future land use categories that comprise each Neighborhood area.
Downtown	Mapped within the historic Downtown area of the Village, generally aligning with the Village's TID #4 boundary. Land uses and activities here are designed to create vibrant places and community gathering spots. Desirable land uses include commercial services, retail, restaurants, lodging, office, multiple family residential (mainly in upper stories), and institutional, including on sites and/or buildings that mix uses.	C-C Central Commercial PD-I Planned Development-Infill R-3 General Residence (limited use)	1. Follow the recommendations of more detailed plans for the Downtown area, such as the TID #4 Project Plan, the Downtown Strategic Market Analysis and Opportunities Assessment, the Downtown Plan (1999), and the Village Center Master Plan. Per the recommendations of the Economic Development chapter, the Village may update and possibly consolidate such plans. 2. Preserve the architectural and historic character of the Downtown with the application of such detailed plans, design standards there and in the zoning ordinance, and incentives where practical. 3. Arrange uses in a bike and pedestrian oriented environment with off- and on-street parking; minimal building setbacks; and building materials, designs, placement, and scale that are compatible with existing development form. 4. Retain and expand governmental facilities in the Downtown area to reinforce public commitment and enhance activity, perhaps including a new family-oriented recreational facility and/or municipal campus expansion.
Highway and General Commercial	A range of retail, commercial service, office, restaurant, lodging, health care, outdoor sales, and institutional uses, with limited outdoor display and storage. Mapped mainly along Highway 51. All uses served by public sanitary sewer and water services.	C-H Highway Commercial C-G General Commercial PD, PD-I Planned Development	1. Rezone sites designated for Highway and General Commercial use on Map 6 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 larger-scale commercial developments to address traffic, environmental, and neighborhood impacts, including neighborhood-sensitive recommendations in areas adjacent to existing single family uses using the standards in Figure 4-2 and the zoning code.



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.

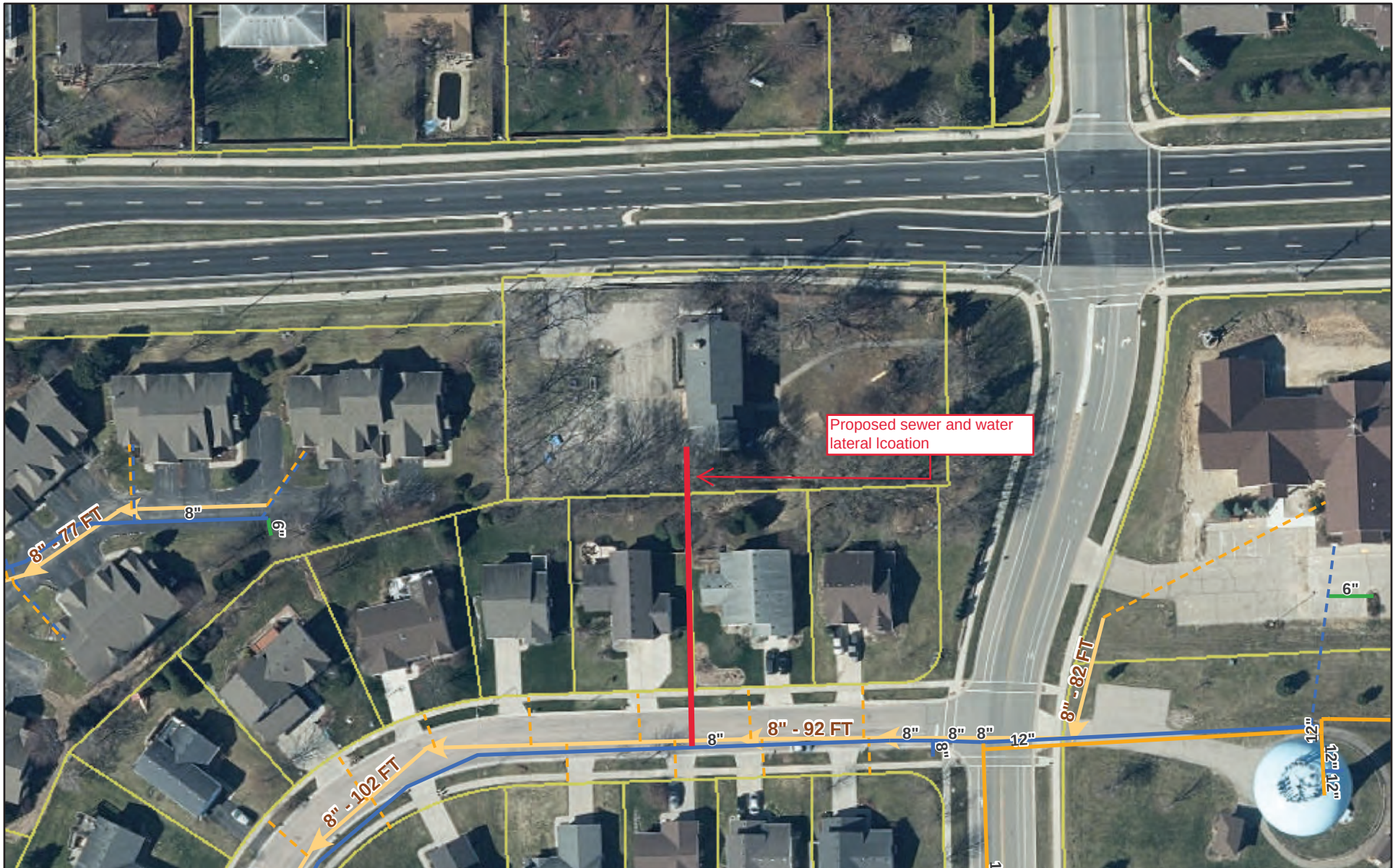


Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Institutional and Governmental	Buildings and land owned by governmental, educational, religious, and other non-profit organizations intended for public uses, gathering places, membership clubs, or elderly care. Small-scale institutional uses may be located in areas mapped in other future land use categories.	Different residence or commercial districts (Village may wish to establish a "public and institutional" zoning district; current standards in residential districts may not fit institutional use needs)	1. Assure high quality building, site, landscape, lighting, signage, and other aspects of project design. 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. Continue to work with institutions with larger areas of vacant land and/or additional land needs, including the McFarland Cemetery Association and McFarland School District. Coordinate uses and activities on District-owned land, including the vacant site at the southeast corner of Broadhead Street and Holscher Road.
Public Lands, Recreation, and Environmental Corridors	Publicly owned lands used for recreation, natural areas, stormwater management areas, or cemeteries. Also includes continuous systems of open space that include environmentally sensitive lands, natural resources, and endangered or threatened species habitat intended for long-term open space, whether or not in public ownership. See CARPC environmental corridor maps by clicking here in digital versions. Future parks may also be on lands mapped under other future land use categories.	CO Conservancy For Village parks, different residential or commercial districts may also be used, though the Village may wish to establish and use a "public and institutional" zoning district. Such areas may also be subject to wetland, floodplain, or shoreland zoning rules.	1. Utilize the Outdoor Recreation & Open Space Plan and Utilities and Community Facilities chapter to guide the siting and development of future parks and recreation areas. 2. Designate environmental corridors with CARPC when land is added to the Urban Service Area. 3. Where compatible with natural resource and farmland preservation objectives, permit within environmental corridors cropping, grazing, underground utilities, and passive recreational and educational activities such as trails and low-impact athletic fields. Direct other development away from environmental corridors. 4. Collaborate with Dane County and others on the preservation of the large environmental corridors adjacent to Upper Mud Lake, "Lower" Mud Lake, and the Yahara River. 5. Where development is proposed near a mapped environmental corridor, determine the exact boundaries based on the features that define those areas. In consultation with CARPC and where consistent with the County Water Quality Plan, the Village Board will de-map any such area as environmental corridor by resolution if: a. More detailed information or studies reveal that the characteristic(s) that resulted in its designation as an environmental corridor is not actually present, b. Approvals from appropriate agencies are granted to alter a property so that the characteristic that resulted in its designation will no longer exist, and/or c. A mapping error has been identified and confirmed.
DNR Wetlands and Potential Wetland Indicators over Undeveloped Lands (blue dot pattern overlay areas on Map 6)	WisDNR mapped wetlands, along with other areas with soil or other conditions that indicate prior and possible wetlands, such as hydric soils, but that are not yet designated as wetland by the WisDNR. Such areas may have building limitations.	CO Conservancy, or development-based zoning districts if soil limitations and associated regulations can be overcome	1. Where such areas are mapped over a property, require a wetland screening in advance of development. If the screening suggests the possibility of actual wetlands, require a wetland delineation in advance of development and buffer such wetlands in accordance with CARPC policy. Some of these areas may be redesignated as environmental corridor in the future. 2. Areas within this designation should remain undeveloped if other, more appropriate building sites can be found on the property. If more appropriate building sites are not available, the underlying land use designation should guide future land use types and density (e.g., Single Family Residential).
Agricultural Preservation	Envisioned for long-term (15+ year) farming and open space. Also allows farmsteads, limited non-farm housing, and associated home occupations and family businesses. May be served by private well and septic.	Generally A-1 (Ex) Exclusive Agriculture in the County's zoning jurisdiction	1. Support continued farming, open space uses, and operations that process farm products grown mainly on-site and agricultural entertainment, where farming remains the primary activity. 2. Limit non-farm residential development to a maximum density of 1 home per 35 acres of lands in contiguous single ownership, within clusters of smaller individual home sites as opposed to housing on 35+ acre lots. 3. Assure that rural uses do not impede very long-term urban development or road or utility extensions.

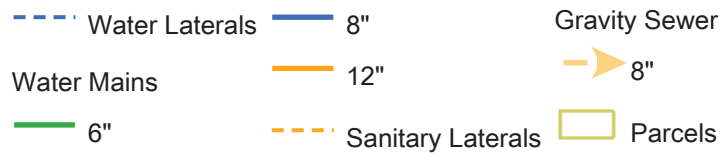


Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Urban Reserve	The Village has applied this future land use category to lands near the eastern edge of the Village's planned growth area. Lands designated as Urban Reserve are appropriate for future urban (Village) development following extension of sewer, water, road, and other urban infrastructure and services. Such lands may be annexed to the Village and remain in agricultural or other rural uses for years, pending the property owners' and Village's future determination that they are ripe for more intensive development served by a full range of urban services.	Upon annexation to the Village, A1 Agriculture-Transition and other zoning districts consistent with the then-current use of the land. Development-based zoning districts will be assigned following future amendment to this Comprehensive Plan, per the policies to the right.	1. Within the area mapped as Urban Reserve, enable the continuation of farming, existing housing, and other rural uses, and generally limit new development per the Agricultural Preservation future land use category policies, until such time when the Village identifies that particular mapped area as appropriate for more intensive development. In such case, this Comprehensive Plan and the Urban Service Area will be amended accordingly. 2. Approve non-farm/rural residential development projects within the Urban Reserve only if designed and laid out to not impede the orderly future development and extension of utilities and roads when Village designates the area as appropriate for more intensive development. 3. Consider amending this Comprehensive Plan to redesignate all or part of the Urban Reserve to one or more specific development-based future land use categories, once the Village determines that the following standards are met: a. The Village has received a property owner request for more intensive development following annexation. b. The property owner or developer has submitted a conceptual development plan for the property, showing proposed land use patterns, existing and proposed roads and trails including connections to adjacent properties, proposed parks or other recreational spaces, stormwater management systems, and environmentally sensitive areas. c. There is a plan for extension of public utilities, which is feasible, cost-effective, and environmentally sound. d. The proposed development is justified by community growth forecasts or by a particular identified community need, such as for economic (generally non-residential) development. e. The proposed development will not have a substantial adverse effect upon adjacent property, the planned character of the area, the environment, or the fiscal health of the Village. 4. Prioritize future economic development within areas marked as Urban Reserve, rather than residential/neighborhood development, per the recommendations in Chapter 5—Economic Development, until and unless the Village can verify that economic development will not be viable in the future.

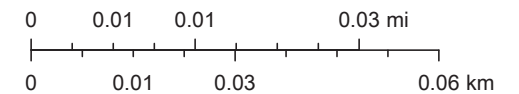
5979 Siggelkow Road Utilities



1/11/2021, 2:52:35 PM



1:1,520



na

PUBLIC SANITARY SEWER AND WATER MAIN EASEMENT

The undersigned, Jeff S. Tambling and Cressie P. Tambling, husband and wife, and Christopher Vater and Bridget Laurent, husband and wife (hereinafter collectively, "Grantors"), do hereby convey, grant, bargain, sell, transfer, and assign (hereinafter "Convey") to the Village of McFarland, a Wisconsin municipal corporation (hereinafter "Grantee"), the rights hereinafter described.

1. *Public Sanitary Sewer and Water Main Easement.* Grantors do hereby convey to Grantee a perpetual, non-exclusive easement allowing Grantee and Grantee's employees, representatives, contractors, and subcontractors, and their successors and assigns: to use the land described as:

A 12-foot wide public sanitary sewer and public water main easement between Lots 18 and 19, Cedar Glade, Village of McFarland, Dane County, Wisconsin, extending from Juniper Ridge to the northerly edge of the plat of Cedar Glade, as recorded in Volume 57-072B of Plats at page 285, in the office of the Register of Deeds for Dane County, Wisconsin (hereinafter, "Easement Area");

solely for the purpose of (a) surveying, designing, constructing, testing, operating, maintaining, repairing and replacing an underground public sanitary sewer main and public water main, and related underground facilities and appurtenances (collectively, the "Facilities"), under and across the Easement Area, with (b) the right to enter upon the Easement Area for all such purposes; for the benefit of the following described real property in the Village of McFarland: Parcel 0710-353-8001-1, having an address of 5979 Sigglekow Road, McFarland, Wisconsin 53558, and owned by Urso Bros., LLC ("Benefitted Property"). All costs for the surveying, designing, constructing, testing and installation of the Facilities in the Easement Area shall be borne by Urso Bros., LLC, the owner of the Benefitted Property. The installation and construction of the Facilities shall be conducted by directional boring.

2. *Restrictions on Grantor.* Grantors agree that Grantors shall not construct or install any building, fence, structure or trees of any kind upon the Easement Area that would interfere with the operation or maintenance of the Facilities.
3. *Rights Retained by Grantor.* Grantors shall retain the right to use the Easement Area for all other purposes in any manner that does not materially interfere with the rights granted in this instrument.

Return to:

Clerk, Village of McFarland
5915 Milwaukee Street
PO Box 110
McFarland, WI 53558

Parcel Identification Nos.:

071035301991
071035301884

4. *Surface Repair.* Urso Bros., LLC, at its sole cost and expense, shall be required to repair, to the extent practicable, any damage to the surface of the Easement Area resulting from the construction and installation of the Facilities to substantially the same condition they were in immediately before Grantee commenced its construction and installation work.
5. *Binding Effect and Assignability.* The easement granted herein shall run with the lands described herein and benefits and is binding upon the heirs, personal representatives, successors and assigns of the parties hereto.
6. IN WITNESS WHEREOF, Grantors have executed this instrument as of this _____ day of May, 2021.

GRANTORS:

Jeff S. Tambling

Cressie P. Tambling

Christopher Vater

Bridget Laurent

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me, this _____ day of May, 2021, the above-named Jeff S. Tambling and Cressie P. Tambling, known to me to be the persons who executed the foregoing instrument, and acknowledged the same.

Notary Public, State of Wisconsin
My Commission_____.

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me, this _____ day of May, 2021, the above-named Christopher Vater and Bridget Laurent, known to me to be the persons who executed the foregoing instrument, and acknowledged the same.

Notary Public, State of Wisconsin
My Commission _____.

This instrument was drafted by:
Michael J. Lawton

VILLAGE OF McFarland

Police Department

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

Aaron P. Chapin | Chief of Police

DATE: March 18, 2022

TO: Andrew Bremer – Community and Economic Development Director

FROM: Aaron P. Chapin, Chief of Police

REFERENCE: Recommendation of Approval

I have reviewed the plans for 5979 Siggelkow Road and do not have any issues with the plan as presented.

Respectfully,



Aaron P. Chapin
Chief of Police



McFarland Fire & Rescue Department

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

(608) 838-3278 • Fax: (608) 838-3619

Emergency: 911

March 24, 2022

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

RE: 5979 Siggelkow Road (Waubesa School)

Dear Andrew,

The McFarland Fire & Rescue Department does not observe any conflicts regarding fire department access or the IFC-2015, Appendix D with the proposed business office for the Urso Construction Company at 5979 Siggelkow Road within the Village of McFarland.

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

Sincerely,

A handwritten signature in black ink that reads "Mitchell Sutter".

Mitchell Sutter
Fire Inspector/Public Education Specialist

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

April 8, 2022

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

Subject: Siggelkow Road School House – Plan Commission and Stormwater
Management Submittal Review

Dear Andrew:

We have received the proposed Plan Commission application and Stormwater Management plans included in the March 7, 2022 submittal for a proposed redevelopment of the former school house site near the southwest corner of Siggelkow Road and Holscher Road. The submittal has been reviewed relative to the Village's utility and stormwater management requirements, with comments below:

Plans

Sheet C1.0 - The property is proposed to be served via one new sewer lateral and one new water lateral connecting to Village mains in Juniper Ridge, installed on a new easement. A street opening will be needed. The patch should extend to at least the centerline, with all pavement and grass restoration completed within 1 month of installation.

Further, a curb stop (Village standard is manufactured by Mueller) must be placed between the northern Juniper Ridge curb and north right of way line, with a single meter serving the building.

Easement

The draft easement is proposed to be public, but we recommend it instead be private and dedicated to the school house property. The sewer lateral and water lateral only benefit this single property, and are also private.

Stormwater and Erosion Control

The erosion control measures shown are adequate, but an actual erosion control permit application should be submitted which will involve a separate submittal to the building department and the Village's permit fee.

Stormwater management is proposed via a bio-retention basin along the west edge of the property that will overflow to the storm sewers and right of way along Siggelkow Road.

We recommend approval of the stormwater management and erosion control plans as presented.

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

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read "Brian Berquist".

Brian R. Berquist, P.E.
President

cc: Mr. Jim Hessling, Director of Public Works, Village of McFarland (*via email*)

BRB:brb

J:\JOB#S\McFarland\MC-193-M6 Siggelkow Road School House Redevelopment\Admin\Review Letter 1.docx

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, May 24, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: 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.

PREVIOUS ACTION:

4.18.2022, the Plan Commission held a public hearing on Ordinance 2022-08.

5.17.2022, the Plan Commission recommended approval of Ordinance 2022-08.

ISSUE SUMMARY:

Summary of Request

Applicant is seeking to rezone the property from A-1 Exclusive Agriculture to PD-I Planned Development Infill, under a single stage General and Detailed Plan Approval. The majority of the background information and association application for this agenda item are presented under Agenda Item 5.d.

Existing Conditions

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 property to the west of the site is zoned R-3 General Residence, consisting of the Black Walnut Condominiums at Cedar Glade. The properties to the south are single family homes zoned R-1A. To the east is Holscher Road and the Risen Savior Lutheran Church, which is zoned C-G Commercial General. To the north is Siggelkow Road and single family homes in the Town of Blooming Grove April Hills subdivision.

Ordinance Compliance

1. Sec. 62-66(d)1-3, PD-I Standards. The submittal meets the requirements for maximum imperious surface ratio, maximum floor area ratio, and minimum required open space per dwelling unit (not applicable).
2. Sec. 62-66(e)1-8, PD-I Additional Standards. The submittal meets the requirements of Sec. 62-66(e)1-8, with the noted exceptions which need further clarification:
 - a. Sec. 62-66(e)(4), Trash Collection. Applicant has indicated the site will not have on-site trash collection; thus no trash enclosure will be on the property. This should be further explained and a determination should be made on the need to



add an on-site trash enclosure given the proposed commercial use of the property.

- b. Sec. 62-66(e)(6), Snow Removal. Applicant has indicated snow logistics are still being worked out. It would appear based on the site plan that there is sufficient open space around the parking lot for snow storage.
3. Sec. 62-67(a)(1), Use Regulations. Page 1 of the PUD (Statement of Owners Intent) describes the proposed use as "office space".
4. Sec. 62-67(a)(2), Density and Dimensional Requirements. Staff recommends including a specific section within the PD submittal that clarifies the minimum setbacks of the property based on the existing setbacks of the principal building.
5. Sec. 62-67(a)(3), Off-Street Parking and Loading. While there are no prescribed requirements for off-street parking spaces with the PD-I District, office uses typically require 1 space per 300 gross floor area. The existing building is 2,630 square feet, and thus it would require 9 off-street parking stalls under traditional commercial zoning district. The proposed site plan includes 13 parking stalls.
6. Sec. 62-67(a)(4)(a-j), PD Standards. The submittal meets the requirements of Sec. 62-66(a)(4)(a-j); however, noting that under sub. (i) the Village is considering the creation of a TIF District for this property to assist in overcoming the increased development costs to rehabilitate a National Historic Property and to connect the premise to public sewer and water. In addition, in regards to sub. (j), given the complexities of renovating the property, Staff notes completion of the building renovations may extend beyond Fall/Winter of 2022, which is deemed acceptable.
7. Section 62-310(e)1-6, Site/Design Standards. The submittal meets the requirements of Sec. 62-310(e)(1-6) regarding grading, landscaping, building relationships, lighting, utility service, and building design, with the noted exceptions noted in the Village Engineer's staff report dated April 8, 2022. Compliance with the recommendations within the Village Engineer's staff report is a recommended condition of approval.

Department Head Comments

The packet includes recommended conditions of approval from the Village Engineer in his letter dated April 8, 2022. No issues, concerns or recommended conditions of approval from the Fire Chief or Police Chief.

Public Comments

The Department did not receive any public comments regarding this request prior to the publication of the meeting packet.

FINANCIAL/BUDGET IMPACT:

Department Staff and the Applicant are currently in 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 using future tax increments collected from the increased property value that will result from completion of renovations to the property. This aspect of the development project will be vetted by Department Staff for consideration to bring forward to the Community Development Authority and Village Board for consideration.

**VILLAGE PLAN REFERENCE:**

Presuming adoption of Ordinance 2022-05 preceding action on the Ordinance 2022-08, the proposed PD-I zoning is listed as a Typical Implementing Zoning District within the Mixed Use/Flex Commercial future land use designation per Figure 4.1 of the Village's Comprehensive Plan. The proposed rezoning is consistent with the amended Comprehensive Plan for this property.

ORDINANCE REFERENCE:

Sec. 62-66 PD-I Planned Development Infill District

Sec. 62-67 PD Planned Development District

Sec. 62-310 Site/Design Review

Chapter 62, Division 4 - Changes and Amendments to the Zoning Code

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to approve Ordinance 2022-08 with the following conditions of approval:

1. Addressing those recommended conditions of approval from the Village Engineer's staff report dated April 8, 2022
2. Applicant to provide a Stormwater Maintenance Agreement for recording with the Office of Register of Deeds for Dane County for the proposed bioretention basin.
3. Amending the General Plan to include the location of a future trash and recycling dumpster enclosure.
4. Approval of a future occupancy permit is conditioned on the completion of recording the private utility easement, stormwater maintenance agreement, CSM, abandonment of private on-site sewer and water utilities, and connection to public sewer and water utilities.

ATTACHMENTS:

1. 4.18.22 - Urso - Ord. 2022-08 - rezone - Siggelkow Rd
2. 2022-08 Rezone 5979 Siggelkow Road
3. 5979 Siggelkow Road_VE Ltr_04.08.22

Please publish in the
McFarland Thistle on
March 31, and April 7, 2022

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

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Monday April 18, 2022 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

Ordinance No. 2022-08, an Ordinance Rezoning 5979 Siggelkow Road, McFarland, WI from A-1 Exclusive Agriculture to PD-I Planned Development Infill. Rezoning requested by Urso Brothers, LLC.

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

ZOOM INFORMATION

Due to the COVID-19 Pandemic, the Village recommends all residents to view the meeting that evening live on the Charter cable channel 982; TDS channel 1009 or online at mcfarlandcablechannel.com and those who wish to participate and provide public comment do so via Zoom (the Village's virtual meeting software). You can join the Zoom Webinar by visiting <https://us02web.zoom.us/j/83729163092> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: 837 2916 3092

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

ORDINANCE 2022-08

AN ORDINANCE TO REZONE LANDS AT 5979 SIGGEKLOW ROAD FROM A-1 EXCLUSIVE AGRICULTURE TO THE PLANNED DEVELOPMENT INFILL DISTRICT – GENERAL PLAN APPROVED AND DETAILED PLAN APPROVED.

Purpose: To rezone the lands at 5979 Siggelkow Road in order to facilitate rehabilitation and new uses of the property.

Sponsor: Community & Economic Development Director Bremer

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 2 Notice

WHEREAS, the property at 5979 Siggelkow Road was annexed to the Village on January 14, 2008 by Ordinance 2008-02 having a zoning classification of A-1 Exclusive Agriculture under the Dane County Zoning Code; and,

WHEREAS, the property owner of 5979 Siggelkow Road, Urso Bros LLC (developer) submitted a rezoning application to the Village on March 7, 2022, a copy of which is attached hereto as Exhibit A, and requested that the General Implementation Plan and the Detailed Implementation Plan be processed and approved as a single stage Planned Development Infill District; and,

WHEREAS, the property owner has submitted documents fulfilling the requirements for approval of a General and Detailed Implementation Plan for the lands specified below; and,

WHEREAS, the Plan Commission held a public hearing on the proposed zoning amendment on April 18, 2022, preceded by a Class Two Notice; and,

WHEREAS, the proposed rezoning is consistent with the Village of McFarland Comprehensive Plan, which designates the subject land as Mixed Use/Flex Commercial, as amended via Ordinance 2022-05 adopted by the Village Board preceding to Ordinance 2022-08; and

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

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

1. Section 62-62(a) of the McFarland Municipal Code and the Official Zoning Map are hereby amended so that the following described real estate is hereby rezoned from the Dane County A-1 Exclusive Agricultural District, to the Village's Planned Development Infill District – General and Detailed Plan Approved (PDI-GPA and PDI-DPA):

Part of the Northeast Quarter of the Southwest Quarter of Section 35, Township 07 North, Range 10 East, Village of McFarland, Done County, Wisconsin, more fully described as follows:

Beginning at the northeast corner of the southwest quarter of said Section 35, thence South 01 degree 02 minutes 57 seconds East, along the east line of the southwest quarter of said Section 35, a distance of 179.00 feet; thence South 87 degrees 58 minutes 17 seconds West, 328.50 feet; thence North 01 degree 02 minutes 57 seconds West, 179. 00 feet to the north line of the southwest quarter of said Section 35; thence North 87 degrees 58 minutes 17 seconds East, along said north line, 328.50 feet to the point of beginning. Said description contains 58,793 square feet or 1.3497 acres.

Tax Parcel ID NO: 154/0710-353-8001-1 (property)

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

3. This ordinance does not constitute approval of any earthwork or building construction within any of the property described in the ordinance. No construction of any kind, including earthwork or building construction, is permitted on the parcel described in Section 1 of this ordinance until applicable building permits are approved by the Village.

The foregoing Ordinance was duly adopted at a regular meeting of the McFarland Village Board on the 24th day of May, 2022.

APPROVED:

Carolyn A. Clow
Village President

ATTEST:

Cassandra Suettinger
Village Clerk-Treasurer

ORDINANCE 2022 –08	
MOTION	SECOND
ACTION	
DATE	
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Clow –	Wreh -
Brassington –	Flaherty –
Nelson –	St. Clair –
Jerke –	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

April 8, 2022

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

Subject: Siggelkow Road School House – Plan Commission and Stormwater
Management Submittal Review

Dear Andrew:

We have received the proposed Plan Commission application and Stormwater Management plans included in the March 7, 2022 submittal for a proposed redevelopment of the former school house site near the southwest corner of Siggelkow Road and Holscher Road. The submittal has been reviewed relative to the Village's utility and stormwater management requirements, with comments below:

Plans

Sheet C1.0 - The property is proposed to be served via one new sewer lateral and one new water lateral connecting to Village mains in Juniper Ridge, installed on a new easement. A street opening will be needed. The patch should extend to at least the centerline, with all pavement and grass restoration completed within 1 month of installation.

Further, a curb stop (Village standard is manufactured by Mueller) must be placed between the northern Juniper Ridge curb and north right of way line, with a single meter serving the building.

Easement

The draft easement is proposed to be public, but we recommend it instead be private and dedicated to the school house property. The sewer lateral and water lateral only benefit this single property, and are also private.

Stormwater and Erosion Control

The erosion control measures shown are adequate, but an actual erosion control permit application should be submitted which will involve a separate submittal to the building department and the Village's permit fee.

Stormwater management is proposed via a bio-retention basin along the west edge of the property that will overflow to the storm sewers and right of way along Siggelkow Road.

We recommend approval of the stormwater management and erosion control plans as presented.

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

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read "Brian Berquist".

Brian R. Berquist, P.E.
President

cc: Mr. Jim Hessling, Director of Public Works, Village of McFarland (*via email*)

BRB:brb

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VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, May 24, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: 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.

PREVIOUS ACTION:

4.18.2022, the Plan Commission held a public hearing on Ordinance 2022-07.

5.17.2022, the Plan Commission recommended approval of Ordinance 2022-07.

5.17.2022, the Plan Commission approved a Conditional Use Permit for auto retail sales and service business, conditioned in part on approval of Ordinance 2022-07.

5.17.2022, the Plan Commission approved a Site Design Review Permit for exterior renovations to the building to add two overhead vehicle doors, conditioned on approval of Ordinance 2022-07.

ISSUE SUMMARY:

Summary of Request

Corey Kupsh (Applicant), of A&J Vans, Inc. (dba A&J Mobility) is requesting to rezone 4603 Triangle from C-P Commercial Park to C-H Commercial Highway, along with an associated Conditional Use Permit (CUP) to operate a vehicle repair body shop and auto dealer, and an associated site design review permit for exterior renovations to the building. There are no proposed changes to the exterior site plan and the exterior building renovations consist of installing two overhead vehicle doors, one on the back side of the building and one on the north side of the building. Interior renovations include opening up the interior of the building to allow for additional showroom space to showcase vehicles, allow for an accessible waiting room, private consultation space and additional room for service bays.

The applicant has an accepted offer to purchase the property at 4603 Triangle Street contingent on the approval of the rezone and CUP for the property. Rezoning the property to C-H allows for A&J Mobility to operate with an approved conditional use permit. The current C-P zoning does not allow the Applicant's business types, that being an auto dealer (NAICS 441100) and vehicle repair body shop (NAICS 811111 & 811121) while these uses are allowed with a CUP under the C-H zoning district. Alongside offering their customers conversion options which supports individual needs, they sell and service accessible vehicles and other mobility equipment.

A&J Mobility is currently located within the center of a shared multi-tenant commercial building



facing US Hwy-51 at 4125 Terminal Drive. They have been at this location since 2009. This location is one of five locations around the state of Wisconsin. The space A&J Mobility currently occupies is approximately 5,000 SF and includes two service bays. The reason for the relocation to 4603 Triangle Street is to enable growth of the business and to improve efficiency of services and access to their clientele. A&J Mobility has a team of 30 employees, of which 3 work out of their current McFarland location. The business hours are Monday through Friday, 7:30 AM – 5:00 PM. The business serves approximately 5-10 customers (vehicles) daily and roughly 75-100 vehicles annually.

Existing Property Conditions

The property at 4603 Triangle Street is situated along US Hwy-51. The lot is 1.74 acres and currently zoned C-P Commercial Park. The existing building is approximately 8,500 square feet and includes 41 parking spaces on the property. There are no free-standing signs and/or monumental signs in the front of the building facing Triangle Street. The only visible sign is on the building's front, facing Triangle Street. The current occupant of the building is Bioionix, a company specialized in custom installation of technology systems used to disinfect products.

North of 4603 Triangle Street is 4517 Triangle Street, Klemm Tank Lines. This property is currently zoned M-IC, Manufactured Intensive Commercial. To the south is 4609 Triangle Street, Madison Sheet Metal, LLC. This property is zoned C-P Commercial Park. To the west, across Triangle Street, is a fence and tree line screening US Hwy-51. The parcel of land to the east is a stormwater basin owned by the Village.

Zoning District Comparison, Purpose Statements, Uses, and Bulk Requirements

Purpose Statement Comparison: C-H and C-P Districts

Sec. 62-68 defines the purpose of the C-H district as: *"The C-H District is intended to provide an area for those business and commercial activities which especially have to do with motor vehicles or highway transportation, or which provide goods or services primarily to travelers on a highway, or for which location adjacent to a major thoroughfare or highway is a compelling practical consideration, or for which it is especially appropriate for some other reason to be located adjacent to a major thoroughfare or highway."* The parcel is located adjacent to and with visibility to USH 51. In addition, the requested use is related to the repair and sales of motor vehicles. In Staff's opinion, these facts support the request for rezone given the purpose statement of the C-H district. Sec. 62-68 defines the purpose of the C-P district as: *"The C-P District is established to provide an esthetically attractive working environment exclusively for and conducive to the development and protection of offices, non-nuisance type manufacturing operations, research and development institutions and limited retail businesses. The essential purpose of this district is to achieve development, which is an asset to the owners, neighbors and the Village, and to promote and maintain desirable economic development in a park-like setting."* In Staff's Opinion, this definition is more suited to those properties within the Commercial Park subdivision near Siggelkow Road than the subject parcel which is adjacent to M-IC zoned properties.

Use Comparison: C-H and C-P Districts

An important consideration in determining approval of the proposed rezoning is not simply limited to the use proposed, but in addition, those other permitted and conditional uses that may



be allowed on the property in the future if A&J Mobility were to vacate the property. The Village Municipal Code of Ordinance identifies a total of 95 different land use codes. The following tables provide a comparative analysis between C-P to C-H zoning. In summary, there are 47 total changes in how land uses are regulated with the change from C-P to C-H. These include any change to the land use classification's permitted and conditional use, such as Permitted to Not Allowed.

- Table 1 shows classifications that are consistent with both zoning districts (i.e., no change, 49 total land uses).
- Table 2 identifies 2 uses that are Permitted Uses in the C-H district which are Conditional Uses in the C-P district.
- Table 3 identifies 13 uses that are Permitted Uses in the C-H district which are Not Allowed in the C-P district.
- Table 4 identifies 28 uses that are Conditional Uses in the C-H district which are Not Allowed in the C-P district. Table 4 includes the change for the applicant's request
- Table 5 identifies 4 uses that are Conditional Uses in C-H district which are Permitted Uses in C-P district.
- There were no changes found involving Not Allowed in C-H district which are either Permitted or Conditional Use in the C-P district (no table shown).

Best on the analysis in Tables 1-4, generally speaking, approval of the rezoning would provide opportunities for more retail and service oriented land uses on the property than compared to the C-P district. The potential changes illustrated in Tables 2 and 3 are likely to be the most significant for consideration as they allow for up-zoning whereby a use that is currently a conditional use, or not allowed in the C-P district, becomes a permitted use in the C-H district.

In Staff's opinion, most of these uses are unlikely to be located on the property given the property is already developed and the context of the lot size, location, and adjacent uses. For example, it seems unlikely that the property would be redeveloped for a hotel or nursing home.

The C-H district does allow Adult Business and Adult Bookstore as permitted uses under the definitions of Section 11-261. However, it should be noted that Sec. 11-264(e)(1) requires such uses to be at least 500 feet from any area zoned for residential. The existing lot is within 200 feet of residential zoned properties in Eagles Perch Circle (City of Madison). Therefore, Adult Business and Adult Bookstores would not be allowed on this property even though those uses are a permitted use in the C-H district.

Table Key: P = Permitted, C = Conditional Use, N = Not Allowed

Table 1: Same classifications in all Uses allowed and Not Allowed

Land Uses	NAICS	C-H	C-P
Agricultural services and support	115000	C	C
Mining	212000	N	N
Utilities	221000	C	C
Construction contractors	236000	P	P

VILLAGE OF
McFarland

Wood product manufacturing	321000	P	P
Drugs manufacturing	325410	P	P
Plastics manufacturing	326100	P	P
Fabricated metal manufacturing	332000	P	P
Machinery & equipment	333000	P	P
Computer manufacturing	334000	P	P
Electrical manufacturing	335000	P	P
Manufacturing not listed above		P	P
Retail buildings			
20,000 sq. ft. or greater	44000—450000	N	N
Furniture store	442110	N	N
Electronics/appliance store	443100	N	N
Building materials (fully enclosed only)	444100	C	C
Liquor store	445310	N	N
Clothing store	448100	N	N
Jewelry store	448310	N	N
Sporting goods, hobby, book and music	451100	N	N
Department store	452110	N	N
Miscellaneous shopping	453000	N	N
Mail-order houses	454113	C	C
Fuel dealers	454310	N	N
Rail transportation	482110	N	N
Transit and ground passenger transportation	485000	C	C
Wholesale, trade (except for petro terminals)	423000 & 424000	C	C
Petro terminal	424710	N	N
Post office	491110	N	N
Custodial services	561720	P	P
Movies/videos	532230	N	N
Commercial and industrial equipment rental	532400	P	P
Legal services	541110 & 541190	P	P
Accounting and tax preparation	541210	P	P
Architectural engineering and related services	541310	P	P
Computer services	541510	P	P
Management consulting services	541610	P	P
Advertising service agencies	541810	P	P
Employment services	561300	P	P
Business support services	561400	P	P
Travel services	561510	N	N
Taverns	722410	N	N
Personal care services	812100	N	N
Laundry, coin-operated	812310	N	N
Dry cleaning and laundry (except coin-operated)	812320	N	N
Executive, legislative and other general government	921100	N	N
Residences permitted R-2 and R-3		N	N



Commercial laundry (no direct customer pickups and drop-offs, no dry cleaning)	812331	N	N
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Table 2: Permitted Uses in C-H that are Conditional Uses in C-P

Land Uses	NAICS	C-H	C-P
Research/testing services	541710	P	C
Lodging	721110	P	C

Table 3: Permitted in C-H that are Not Allowed in C-P

Land Uses	NAICS	C-H	C-P
Pharmacies and drug stores	446110	P	N
Cosmetic and beauty supplies	446120	P	N
Car wash/oil change	811190	P	N
Commercial banking	522110	P	N
Financial services	522291	P	N
Insurance	524113	P	N
Real estate offices	531210	P	N
Nursing homes	623110	P	N
Restaurants	722100	P	N
Computer and office machine repair	811212	P	N
Other household repair	811490	P	N
Adult businesses (see Section 11-261(d))		P	N
Adult bookstore (see Section 11-261(c))		P	N

Table 4: Conditional Use in C-H that are Not Allowed in C-P

Land Uses	NAICS	C-H	C-P
Auto dealers (new and used)	441100	C	N
Motorcycle, boat, and other vehicle dealers	441220 & 441229	C	N
Hardware store	444130	C	N
Landscape/nursery	444220	C	N
Food store (except convenience)	445110	C	N
Gasoline stations and convenience stores	447110	C	N
Trucking	484000	C	N
Vehicle repair and body shops	811111 & 811121	C	N
Consumer electronics repair	811211	C	N
Mini-warehouses	531130	C	N
Auto leasing	532110	C	N
Photo studios	541921	C	N
Veterinary clinics	541940	C	N
Elementary and secondary schools	611110	C	N
Library	519120	C	N



Hospitals and clinics	622110	C	N
Individual and family services, and commercial day care	624100	C	N
Museum/gallery/historical sites	712100	C	N
Bowling center	713950	C	N
Sports and recreation instruction	611620	C	N
Fitness centers	713940	C	N
Amusement arcades (except billiards)	713120	C	N
Limited-service restaurants, including fast food	722211	C	N
Furniture repair and re-upholstery	811420	C	N
Funeral home and services	812210	C	N
Kennels and pet boarding	812910	C	N
Parking lots	812930	C	N
Religious/civic/business/professional organizations	813000	C	N

Table 5: Conditional Use in C-H that are Permitted in C-P

Land Uses	NAICS	C-H	C-P
Printing	323000	C	P
Warehousing & storage (fully enclosed only)	493110	C	P
Medical services and offices	621100	C	P
Medical labs	621500	C	P

Bulk Requirement Comparison: C-H and C-P Districts

Sec. 62-72 provides a table of bulk standards for the C-H and C-P districts. Requirements for Percent Lot Coverage, Rear Yard Setbacks, Building Heights are the same for both districts. The C-H district does allow smaller lot sizes, lot widths and side yard setbacks than the C-P district and requires greater front yard setbacks. These differences are relatively minor and the proposed change in zoning would not render the building non-conforming to the setbacks or bulk requirements of the C-H district.

Department Head Comments

The packet includes review letters from the McFarland Fire and Rescue Department, Police Chief, and Director of Public Works, with no concerns or recommended condition of approval identified. In addition, the Village Engineer notified Department Staff of no items of concern or recommended conditions of approval.

Public Comments

The Department did not receive any public comments regarding this request prior to the publication of the meeting packet.

FINANCIAL/BUDGET IMPACT:

The applicant will assume all costs related to the activity of the request. The property resides on Triangle Street but is not included in the boundaries of TID 3.



VILLAGE PLAN REFERENCE:

2017 Comprehensive Plan, Future Land Use Map

The property is identified as Commercial Park in Map 6 of the Future Land Use Map. The application includes a rezoning request from C-P, Commercial Park, to C-H, Highway Commercial. The general descriptions of land uses allowed for Commercial Park in Figure 4.1 includes the following, “*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.*” Figure 4.1 for Commercial Park includes C-H High Commercial (limited use) as a Typical Implementing Zoning District. A&J Mobility’s function is consistent with the limited use of C-H zoning (regulated through a CUP) residing within the Commercial Park future land use classification. This includes limited retail and commercial services. The applicant has stated in their application, A&J Mobility does not utilize traditional methods of dealership advertisements such as billboards signs, bright lights, and balloons. The majority of their customers are received by referral, mailings and the government. The general description of the use is consistent with low levels of environmental impact, noise, odor, vibrations, and particular emissions.

ORDINANCE REFERENCE:

Sec. 62-68, Statement of Purpose

Sec. 62-71, Permitted or conditional uses – Commercial Districts

Sec. 62-72, Bulk Standards - Commercial Districts

Chapter 62, Division 4 Changes and Amendments to the Zoning Code

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to approve Ordinance 2022-07.

ATTACHMENTS:

1. 4.18.22 - A & J Mobility -rezone - ord 22-07 4603 Triangle St
2. 2022-07 Rezone 4603 Triangle Street
3. 4603 Terminal Drive_AJ Mobility_Plan Commission Application_03.07.22
4. 4.19.22 Kupsh Supplemental Email and Rendering
5. McFarland_Comprehensive_Plan_-_Future_Land_Use_Map
6. McFarland Comp Plan Figure 4.1
7. 4603 Triangle Street_DPW Ltr_03.16.22
8. 4603 Terminal Drive_PD Ltr_03.18.22
9. 4603 Triangle Street_F&RD Ltr_03.24.22

Please publish in the
McFarland Thistle on
March 31, 2022 and April 7, 2022

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

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Monday, April 18, 2022 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

Review and possible recommendation to the Village Board on a request by A & J Vans Inc., DBA A & J Mobility 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.

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

ZOOM INFORMATION

Due to the COVID-19 Pandemic, the Village recommends all residents to view the meeting that evening live on the Charter cable channel 982; TDS channel 1009 or online at mcfarlandcablechannel.com and those who wish to participate and provide public comment do so via Zoom (the Village's virtual meeting software). You can join the Zoom Webinar by visiting <https://us02web.zoom.us/j/83729163092> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: 837 2916 3092

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

ORDINANCE 2022-07

AN ORDINANCE TO REZONE LANDS AT 4603 TRIANGLE STREET FROM C-P COMMERCIAL PARK TO C-H COMMERCIAL HIGHWAY.

Purpose: To rezone the lands at 4603 Triangle Street in order to facilitate new uses of the property.

Sponsor: Community & Economic Development Director Bremer

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 2 Notice

WHEREAS, A&J Vans Inc., dba A&J Mobility, (developer) has an option to purchase 4603 Triangle Street and has submitted a rezoning application to the Village on March 7, 2022, a copy of which is attached hereto as Exhibit A, requesting that the property be rezoned from C-P Commercial Park to C-H Commercial Highway; and,

WHEREAS, the owner has submitted documents fulfilling the requirements for approval of the rezoning; and

WHEREAS, the Plan Commission held a public hearing on the proposed zoning amendment on April 18, 2022, preceded by a Class Two Notice; and,

WHEREAS, the proposed rezoning is consistent with the Village of McFarland Comprehensive Plan, which designates the subject land as Commercial Park; and

WHEREAS, the Village Board is willing to conditionally approve of the request to rezone and the Village Board finds approval thereof is in the public interest;

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

1. Section 62-62(a) of the McFarland Municipal Code and the Official Zoning Map are hereby amended so that the following described real estate is hereby rezoned from C-P Commercial Park to C-H Commercial Highway:

Lot 1 of CSM 7648, Tax Parcel ID NO: 154/0710-342-0995-0 (property)

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

3. This ordinance does not constitute approval of any earthwork or building construction within any of the property described in the ordinance. No construction of any kind, including

earthwork or building construction, is permitted on the parcel described in Section 1 of this ordinance until applicable site design review and building permits are approved by the Village. Should the developer fail to acquire the property or obtain applicable site design review and building permits within one year from the date of approval of this Ordinance, this Ordinance shall be null and void and the property shall continue to be designated in the C-P Commercial Park zoning district.

The foregoing Ordinance was duly adopted at a regular meeting of the McFarland Village Board on the 24th day of May, 2022.

APPROVED:

Carolyn A. Clow
Village President

ATTEST:

Cassandra Suettinger
Village Clerk-Treasurer

ORDINANCE 2022 –07	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Clow –	Wreh -
Brassington –	Flaherty –
Nelson –	St. Clair –
Jerke –	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

A & J Vans, Inc. (dba A & J Mobility), McFarland

SUMMARY OF REQUEST

3/8/2022

We are presenting before the Village of McFarland to review the following items so that we may move our operations from our current location of 4125 Terminal Drive to 4603 Triangle Street, McFarland, WI

1. Re zoning from C-P (Commercial Park) to C-H (Commercial Highway).
 - 4603 Triangle Street is currently zoned C-P where neither Auto Dealers or Vehicle Repair shops are allowed of which A & J Mobility technically falls under.
2. Conditional Use Permit
 - Conditional Use to allow us to operate under the re-zoning.
3. Site Design Review
 - To approve proposed changes to existing building at 4603 Triangle Street.



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8. A&J MOBILITY RETAIL BROCHURE
9. A&J MOBILITY COMMERCIAL BROCHURE
10. CONDITIONAL USE APPLICATIONS
ANSWERS
11. RECOMMENDATIONS
12. SITE PLANS

VILLAGE OF **McFarland** *Community & Economic Development*

Plan Commission Application – 2022

~Application must be completed in full~

Applicant - Owner	A&J Vans, Inc (dba A&J Mobility)	Applicant's Agent	Corey Kupsh
		Name	
Address	333 W Washington Street, Valders, WI 54245	Address	333 W Washington Street, Valders, WI 54245
Email	coreyk@ajmobility.com	Email	coreyk@ajmobility.com
Phone #	920-775-9333	Phone #	920-901-6810
Fax #	920-775-4104	Fax #	

Parcel No(s). 154/0710-342-0995-0

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

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

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

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

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

E = Plus \$40.00 for each unit shown

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

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

Escrow Deposits
(covers costs for outside consultants;
e.g., engineers, attorneys, etc.)

☐ R-E, R-3 & PD (up to 50 acres) \$5,000

☐ R-E, R-3 & PD (greater than 50 acres) \$10,000

☒ Site/Design Review (less than 2,000 sq. ft.) \$1,000

☐ Site/Design Review (2,000 sq. ft. or more) \$2,000

☐ All Plats including condominiums \$5,000

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

A&J Vans Inc (dba A&J Mobility) is a mobility auto retail sales / service business looking to move from 4125 Terminal Dr, McFarland to 4603 Triangle St, McFarland.

Current space is not zoned for Auto Dealers which A&J falls under, so we are asking for conditional use and rezoning. No changes to the land or

land improvements are expected. Minor changes to the outside of the building, and renovation to interior space are planned for. Details of our

business, operations and requests are included in the attached documents, including photos, plat and building plans showing proposed changes.

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:

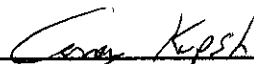
December 7 (2021)-----	Tuesday, January 18
January 11-----	February 21
February 8-----	March 21
March 8-----	April 18
April 5-----	May 16
May 10-----	June 20
June 7-----	July 18
July 5-----	August 15
August 9-----	September 19
September 6-----	October 17
October 11-----	November 21
November 8-----	December 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


Signature of Applicant/Agent

3-7-22
Date

Community & Economic Development

Applicant - Owner	A&J Vans, Inc. (dba A&J Mobility)	Applicant's Agent	Corey Kupsh
Address	333 W Washington Street, Valders, WI 54245	Address	333 W Washington Street, Valders, WI 54245
Email	coreyk@ajmobility.com	Email	coreyk@ajmobility.com
Phone #	920-775-9333	Phone #	920-901-6810
Fax #	920-775-4104	Fax #	
Project Site Address	4603 Triangle Street, McFarland, WI 53558-9445	Parcel No.	154/0710-342-0995-0

Conditional Uses

The McFarland zoning code identifies land uses, which are not permitted, permitted, and permitted upon approval of a conditional use permit. Conditional uses are land uses not permitted outright but may be allowed if certain standards and conditions are met and Plan Commission grants approval.

All submitted Plan Commission applications which encompasses a request for a Conditional Use Permit (CUP) must include "substantial evidence", which identifies specifically how the proposed conditional use meets each of the standards listed below. Substantial evidence is defined as facts and information other than merely personal preferences or speculation directly pertaining to the requirements and conditions the applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

Written responses such as "see plans" are not acceptable. The applicant must identify what specific portion of the project or plans supports the contention that a standard will be met by including for example a detailed description of compliance with any applicable regulations regarding light, dust, particulate emissions, noise, frequency, vibration, traffic, nuisances, odors, visibility, health, safety welfare and the environment. All written responses to CUP standards must be submitted as part of your Plan Commission Application.

Sec. 62-111, Conditional Use Standards

- a. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- b. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.
- c. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

- d. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
- e. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- f. The conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.
- g. The proposed use does not violate floodplain regulations governing the site.
- h. That the proposed use will not violate any applicable regulation in the McFarland Municipal Code or any other applicable law or regulation.
- i. That, when applying the standards to any new consecution of a building or an addition to an existing building, the Plan Commission and Board shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objectives of the zoning district.
- j. In its review, the Plan Commission shall also evaluate the effect of the proposed conditional use upon the following items listed below. Identify how your project will impact and/or address each of these items.
 - 1. The maintenance of safe and healthful conditions.
 - 2. The prevention and control of water pollution including sedimentation.
 - 3. Existing topographic and drainage features and vegetative cover on the site.
 - 4. The location of the site with respect to floodplains and floodways of rivers and streams.
 - 5. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
 - 6. The location of the site with respect to existing or future access roads.
 - 7. The need of the proposed use for a shoreland location. (if applicable)
 - 8. Its compatibility with uses on adjacent land.
 - 9. The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.



ORIGINAL STORE (MONONA, WI)

1. DISPLAY AREA
2. DISPLAY AREA – PICTURE 2
3. DISPLAY AREA – ADDITIONAL PICTURE
4. DISPLAY AREA – ADJACENT GAS PUMPS



OPEN HOUSE MAY 8-12





OPEN HOUSE MAY 8-12







CURRENT STORE (MCFARLAND, WI)

1. AERIAL VIEW
2. APPROACH TO ACCESS ROAD
3. APPROACH THROUGH ACCESS ROAD
4. APPROACH TO REAR SIDE OF BUILDING
5. DISPLAY AREA
6. FRONT ENTRANCE





















CURRENT STORE (DE PERE, WI)

1. AERIAL VIEW

- a. THIS IS THE IMPRESSION WE WANT
TO PROVIDE FROM OUR IDEAL
LOCATION





4603 TRIANGLE STREET BUILDING





BRAUNABILITY CODE OF CONDUCT



Code of Conduct

Approved by the Board of Directors
Form 1596
Revision 3, 5-2021



All of us in the BraunAbility family of companies are bound together by a common purpose and mission - we are "Devoted to Making Life a Moving Experience for All." Ralph Braun embodied this passion when he founded our company in 1972 out of a desire to help others. While he had originally created solutions for his own mobility needs, he was compelled to meet the needs of others with disabilities who came to him in hopes of achieving that same independence for themselves.

While Ralph is no longer physically with us, he left us with the gift of a passion and legacy that lives on today in everything we do. In fact, that legacy and the lessons he taught us are memorialized in our core values. The first of these five values, "Live our Legacy," represents the beliefs that Ralph lived by and attributed to BraunAbility's success, and reminds us that it is our collective responsibility to respect and preserve the incredible company and reputation he built.

It's in this spirit that we share our Code of Conduct, which serves as the overall expectation as to how we do business. This Code applies to everyone within the BraunAbility family of companies - BraunAbility will not compromise on these values and expectations and neither should you. We also have a Code of Conduct specifically for our partners & suppliers to ensure our beliefs and expectations are shared with those whom we do business.

Quite simply, we will work together as a team to relentlessly pursue our purpose and mission, and we will go about this work in the manner that Ralph himself demonstrated, and in a way that would continue to make him and our customers proud. Thank you for your commitment to this Code of Conduct, and for being a part of BraunAbility.

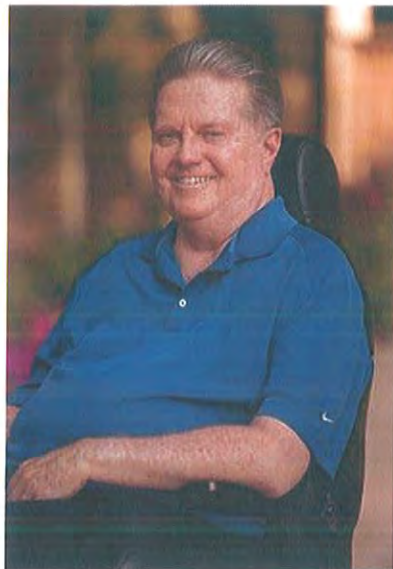
Staci Kroon
President & Chief Executive Officer

1 Live our Legacy

- Put the Customer First
- No Excuses
- Surround Yourself with Good People
- Never Stop Improving
- Believe in Your God-Given Ability

Paul W. Brown

1940 - 2013



2 Do What's Right

We are trusted within the community, the mobility industry, and by our customers as a family of genuine, hard-working people that do the right thing, and we do this with humility.

We owe it to our founder to protect the incredible company he built. All BraunAbility employees are expected to protect the assets of the Company and ensure those assets are used efficiently, appropriately, and wisely. Each of us is responsible to comply with BraunAbility's financial control environment and financial governance guidelines.

We also have an obligation to protect our many other valuable assets. BraunAbility employees are expected to understand the critical nature and confidentiality of our products, our intellectual property, and other information specific to our business. We all share a responsibility to safeguard this information.

In addition, we share a commitment to operate our business in the right way, which means through fair business practices and transparency. With that in mind, employees will avoid conflicts of interest, and will not use their position or Company information for personal benefit. We will comply with all applicable laws and regulations in the markets and areas in which we do business. Fairness and transparency also apply when dealing with third parties, and we will comply with contractual terms and be forthright about the Company's intent when making commitments and obligations. Bribes, kickbacks, or any similar form of payment or corruption have no place at BraunAbility and are simply not tolerated.

3 Celebrate Our People

We show genuine care and respect for each other in all interactions and are collectively committed to creating an inclusive workplace in which every employee can achieve his or her 'best self'. We recognize that our impact is dependent on the teams we build to deliver it, and we strive to attract, develop, retain and celebrate exceptional talent.

Ralph Braun attributed his success to surrounding himself with good people, and that still holds true today. Employees are BraunAbility's most valuable assets and we are dedicated to their development. We are committed to an environment of continuous learning and the free sharing of ideas.

We believe in the golden rule of treating others the way we would want to be treated. Our employees are encouraged to challenge each other's opinions and ideas and question how things are done, doing so in a way that maintains respect for people and a spirit of teamwork. We are dedicated to a culture that recognizes and appreciates the advantages of a diverse workforce, and we provide equal employment opportunities to all qualified individuals in all aspects of the employment relationship without discrimination. What makes us different is also what makes us strong.

We are committed to ensuring that we provide an environment free of harassment of any type, and one in which employees can and are encouraged to report any concerns, either outwardly or anonymously, without risk of negative consequence. We also support the importance of upholding the freedom of association and the effective recognition of the right to collective bargaining.

The physical environment we provide our employees is of utmost importance. We strive to provide a healthy and safe workplace for our employees and welcome their feedback and suggestions for improvement in this area. Our ultimate goal is a workplace with zero accidents. Employees are encouraged and expected to point out any hazards or unsafe working conditions without risk of negative consequences.

4 Serve as a Champion

We are passionate about our customers and the ways in which we can better their lives well beyond our product offerings, and we champion for them by taking an active role in advocacy and philanthropy to improve their opportunities and experience. We value and depend on the communities in which we live and work, and invest in them to strengthen them.

Our employees are encouraged to actively engage in our local communities & find ways to contribute and give back to society. Our teams are especially passionate about making a positive impact within the disability community, for they are at the heart of what we do.

We are also committed to people beyond our own employees. Human rights are vital, and it's our duty to ensure those with whom we do business are not complicit with human rights abuses, nor child or forced labor of any type. If we find this is the case with any business partners, we will ensure it is corrected or we will cease doing business with them.

We believe in leaving things better than we found them, and are committed to ensuring we respect the environment and how our business may affect it. We understand and believe in the importance of a sustainable society and actively develop plans to take steps towards achieving it. We work to use resources wisely and prevent any negative impact to the environment around us.

5 Drive Innovation

We never forget that our company was founded on innovation, and are inspired to continuously pursue advancements and breakthroughs that will enable us to change more lives.

Ralph Braun was passionate about ensuring we put the customer first because, after all, they are the sole reason we are here. They deserve nothing less than our very best, and in pursuit of exceeding their expectations we are committed to quality in our products and in all that we do, as reflected in the BraunAbility Quality Policy.

BraunAbility Quality Policy: Together we will meet or exceed customer expectations. We pursue activities that lead to continual improvement through inspection, analysis and regular review throughout the organization of our quality objectives.

Innovation enables us to remain competitive, and we know that competition is ultimately good for customers. BraunAbility fully supports antitrust laws in the U.S. and competition laws outside of the United States to ensure a fair marketplace.

As we conduct our business and make decisions, our customers are a top consideration. If a situation arises that has the potential to negatively impact the customer, employees are expected to bring it to the attention of management. If we keep the customer at the forefront all else will fall into place.

While we pride BraunAbility on being a forum of open communication in which employees are encouraged to report concerns of any type, we provide Whistleblower Hotline as a way to make a report that is both convenient and anonymous. This hotline may be used by anyone, and all reports are thoroughly reviewed and investigated.

Whistleblower Hotline Methods to Report:

Website:

<https://www.lighthouse-services.com/braunability>

Telephone:

844.920.0077 - English speaking USA and Canada
800.216.1288 - Spanish speaking USA and Canada

Approved by the Board of Directors
Form 1596
Revision 3, 5-2021





A&J MOBILITY RETAIL BROCHURE

Accessible Vehicle Rental

ASK ABOUT OUR
WEEKEND RENTAL SPECIAL



Whether you need a wheelchair accessible van for a weekend or a month, we can provide:

- Minivans with lowered floors, power doors, and power ramps.
- Select vehicles equipped with transfer seat, hand controls and steering knob upon.
- Convenient delivery and pick-up service. (Based upon availability. Please call.)

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CHEVY TRAVERSE

The BraunAbility Chevrolet Traverse is the most spacious powered ramp-accessible SUV in the industry! Whether you are a wheelchair passenger or driver, this is the best SUV on the market.



A&J Paratransit

The unique A&J Paratransit is a unique offering from A&J Mobility. This full-size van allows for over 200 different floor plans and can be customized to meet your personal needs.



Honda Odyssey

The Honda Odyssey Infloor offers a space-friendly design, along with superior style, including an in-floor ramp that has a 1,000 lb. capacity. It is a favorite for its performance and clean lines.



Toyota Sienna Hybrid

The Toyota Sienna is spacious and sophisticated. The Sienna's outstanding gas mileage leaves you feeling confident in the city or on long stretches of highway.



ATC Truck Conversions

If you are looking for something different from a minivan or you love trucks, our ATC Truck Conversions are a perfect option. Driver's side and passenger side conversions are available, plus 4x4.



Rear-Entry

A&J Mobility's rear-entry vehicles offer a sleek and solid design with a low profile. It can accommodate up to 2 wheelchairs and with Flip-N-Fold seating, it can accommodate ambulatory passengers as well.



Chrysler Voyager

The Chrysler Voyager has all the solid design and safety features you want without anything you don't.



Chrysler Pacifica

Extra space means extra comfort, and the Chrysler Pacifica has it. If you are looking for everything and more, there is no better place than the Pacifica.



WE PROVIDE FREEDOM



AJMOBILITY.COM

Milwaukee
3058 Helsan Dr.
Richfield, WI 53076
(262) 623-6236
(800) 517-1024

Madison
4125 Terminal Dr. #110
McFarland, WI 53558
(608) 579-1500
(888) 223-9731

Green Bay
1330 Mid Valley Dr.
De Pere, WI 54115
(920) 632-4882
(877) 830-1330

Eau Claire
2650 Prospect Dr.
Eau Claire, WI 54703
(715) 874-6630
(877) 833-9830

Manitowoc
333 Washington St.
Valders, WI 54245
(920) 775-9333
(888) 775-7750

FINANCING AVAILABLE ON NEW & USED VEHICLES FOR THOSE WHO QUALIFY

FREEDOM TO HAVE WHAT FITS YOU



MOBILITY IS PERSONAL

Your personal experience is why A&J Mobility does everything we can to keep you moving in the right direction - toward confidence, comfort and safety.

We are A&J Mobility—a family-owned company since 1975 specializing in increasing or keeping the automotive mobility freedom you deserve. We believe every ride can be a joyride.

Just tell us what you'd like out of a vehicle, and we can make it truly yours. Unsure what you want, our dedicated mobility consultants will help you find what fits your lifestyle. Whether you are an avid vacationer, an antiquer or someone who always opts for the scenic route, your choice will support your lifestyle.

PERSONAL SERVICE FOR YOU

When you ride with us, you're choosing a family-owned company committed to absolute quality. We strive to engineer a better way to keep you moving forward.

Solid wheelchair lifts. Intuitive hand controls. Easy to use transfer seats and steering devices. Whatever you need, our team is capable of installing and servicing a mobility system that delivers years of trouble-free performance.

A&J Mobility offers a wide variety of vehicles from the industry's top manufacturers: Chevy, Toyota, Chrysler, Honda, Ford and more. We provide a personalized, tailored experience to find the solution that is a perfect fit for you.

AJMOBILITY.COM

FREEDOM TO BE YOU

With an extensive range of adaptive equipment for SUVs, cars, trucks and vans, the wide-open road is a welcome adventure.

We invite you to enjoy the ride.

- Great Selection of Vehicles - Vans, SUV's & Trucks
- Authorized Braun, Ricon and Bruno Dealer
- B&D 6-Way Transfer Seat Base
- Turny Evo Seating
- Fully Automatic Wheelchair Lifts
- Seating and More from Adapt Solutions
- Q'Straint & EZ-Lock Wheelchair Securement Systems

- Power Side-Door Openers
- Hand Controls
- Left-Foot Gas Pedal with Roller
- Scooter/Wheelchair Lifts and More
- Custom Solutions
- Financing Available (for those who qualify)
- EMC (Electronic Mobility Controls)
- Protective Service Contracts Available
- GAP Insurance Available

If purchasing a new vehicle: Most auto manufacturers offer rebate programs for accessibility adaptations.



A&J MOBILITY COMMERCIAL BROCHURE

MOBILITY SOLUTIONS FOR EVERY BUSINESS



PERSONAL ATTENTION BY



A FAMILY-OWNED COMPANY



SIDE & REAR ENTRY MINIVANS



Our team is simply unrivaled, at every level, in every way. We work hard to find you the ideal transportation solution, no matter the requirements, complexity, or scale, & after your purchase, we will work just as hard to offer you all the service & support you need.

You can switch between two wheelchair positions to one wheelchair & two ambulatory positions quickly.



Customized for you. Need a stretcher? No problem. We are here to meet the needs of YOUR business.



Wide ramp? A&J Commercial also offers a Widemouth rear-entry model on its Toyota Sienna line of minivans.



If interior space is critical, an inflow ramp might be the right option for you. Manual in-floor ramps are available.



A&J Commercial offers side & rear entry options for minivans. Both options are ADA compliant and are comfortable for your drivers and passengers alike.

A&J *PARA*-TRANSIT

CUSTOMIZED FOR YOU

Our commitment to quality shows. We build all our vehicles to meet or exceed FMVSS standards, Ford QVM standards, and federal regulations. As a Transit Vehicle Manufacturer certified by the FTA, anything you purchase from A&J Commercial will be in superior condition and pull tested to ensure your customer's safety. The A&J Para-Transit is built right here in the Midwest at our home location in Wisconsin.

The unique A&J Para-Transit makes us very proud. The engineering team disbursed vast amounts of research and innovation into our product's design to ensure that we have safe options to meet our customers' needs. If you don't see the option you want online, don't worry, we have over 200 different floorplans to fit multiple Ford Transit applications and options customized for your business needs. Whether you are looking for new or used, we have you covered.

Let us show you this unique A&J product that allows us to stand behind our products knowing we are ahead of the competition in design and quality.



888-775-7750
AANDJCOMMERCIAL.COM

There are various seating options, including Flip-N-Fold seats, that can change your floorplan on the fly.



The modular floor option gives the ability to shift seating for wheelchair users or ambulatory passengers all in ONE vehicle.



We customize for YOU. Need a stretcher? No problem. We are here to meet the needs of YOUR business.



Need ambulatory & wheelchair curbside service? A lift that can move over for ambulatory passengers to board can help.

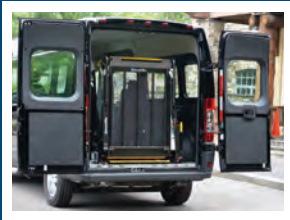


**OVER
200
FLOOR
PLANS**

RAM PROMASTER



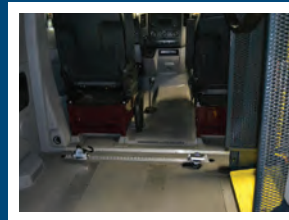
Maximize profits with a large interior volume and customization to meet the needs of your customers. Add in a lightweight unibody design with excellent fuel economy, you can add to profits with lower overhead.



MERCEDES SPRINTER



The Sprinter by Mercedes-Benz offers class, flexibility and is an excellent option for those who want the combination of grit and technology to push their business's quality to a new level.





OVER 200

FLOOR PLANS

NEARLY UNLIMITED

POSSIBILITIES

BUSES TO DRIVE YOUR BUSINESS



LIMO & LUXURY



SCHOOL & ACTIVITY



SHUTTLE BUS



TRANSPORT COMPANIES



A BUS FOR EVERY NEED – A&J IS HERE FOR YOU

SENIOR LIVING



DAY CARE & CHILD CARE



CHURCH BUS



TOUR BUS





Double foldaway seats allow for quick adjustment to the number of ambulatory and wheelchair passenger seats.



Customizable ADA compliant buses are available in nearly any size and configuration. Mix wheelchair positions and ambulatory seats to fit the needs of your business. From non-CDL to 34-foot, we can configure a custom ADA compliant bus for **YOU**.

888-775-7750 AANDJCOMMERCIAL.COM



MULTI-FUNCTION SCHOOL ACTIVITY BUS (MFSAB)

The MFSAB is the perfect vehicle for learning/activity centers, schools and child care providers. Featuring staggered seating, a child-safety-check system and rear emergency exit allow for enhanced safety. Plus, the MFSAB does not require a CDL.

Easy to drive and capable of carrying up to 14 passengers, the MFSAB is the backbone of your transportation needs.



Comfort is one of the most demanded needs for any trip. Perfect for tours, activities, churches, sports & more.



Your customers' experience makes your business stand out. Entertainment, TV & WiFi make the difference.



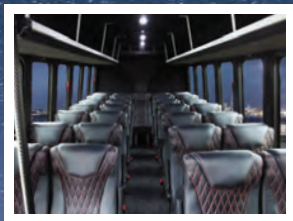
Customized seating for your bus allows you to meet your customers' needs, 100's of options available.



Overhead and rear storage can allow your customers to have space and convenience for a comfortable ride.



Specialty seating provides your business that luxurious feeling the moment your customers step on board.



Your vehicle can be equipped with entertainment options. TVs, media players and audio systems are just a few options.



Luggage should not get in the way of luxury. We offer multiple options for storage, allowing your customers to enjoy luxury.



LIMO & LUXURY



OUR USED INVENTORY IS DIFFERENT

A&J Commercial offers more than a standard safety check. We do not just inspect the brakes; we replace them if they are less than 50% life. We replace tires under 7/32nds of tread even though the state minimum is 3/32nds. Our service team performs maintenance repairs as part of our process. Items like belts, fluids and filters are changed if needed, even though the requirement does not exist with the standard safety inspection.

Just because a vehicle is in used condition does not mean it needs to look used. Your vehicle is a representation of your business, and that is important. Our technicians specialize in mobility vehicles & are craftsmen in this trade. If there is rust, scratches or dents on a vehicle, we repair it correctly or replace what is needed.

This unique A&J Commercial process is something we are proud of and allows us to stand behind our products, knowing we are ahead of the competition in quality.

**All vehicles meet the criteria listed above unless part of our "Aged but Well Maintained" inventory.*

***We will do as best we can to repair rust, scratches or dents, but please remember, these vehicles are used and may still have cosmetic & mechanical flaws.*

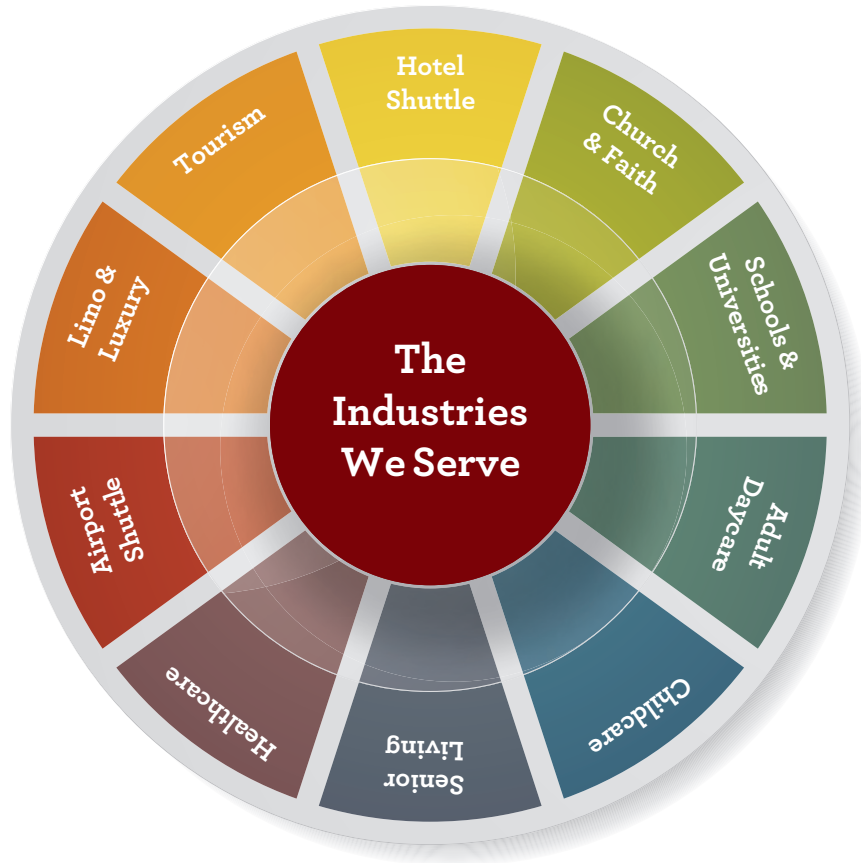
Financing vs. Leasing

Your money matters.

Let us help you find the
financial solution that fits
your business.

Learn about the
advantage of each.

Let us help you decide
what is going to advance
your business.



THE A&J ADVANTAGE

A&J COMMERCIAL KEEPS YOUR VEHICLE ON THE ROAD AND PROFITABLE.

Downtime is expensive; that is why we understand the importance of maintenance and service of your bus, transit or van and its specialized equipment. Our highly trained and certified service technicians are dedicated to providing you with the highest quality service in the vehicle modification industry. All of our locations are QAP (Quality Assurance Program) certified through the National Mobility Equipment Dealers Association (NMEDA). This certification means A&J Mobility is held to the highest standards in the accessible vehicle industry.

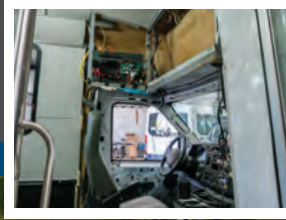
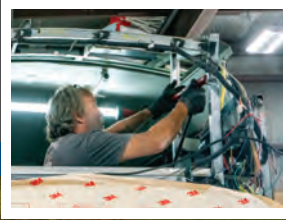
Many of the emergencies that we see come in can be prevented by routine maintenance of your mobility equipment; keeping your vehicle or fleet serviced means more time on the road and more profit. We recommend that your vehicle be brought in every six months for routine service checks and maintenance to protect your investment. At A&J Commercial, we want to make sure that your vehicle is always giving your business the profit it deserves.

WHY GET SERVICE WITH A&J COMMERCIAL?

1. A healthy vehicle means healthy profits.
2. Proper maintenance improves vehicle safety.
3. Avoid costly repair with preventative service.
4. We go above and beyond to keep your vehicle looking and running like you just bought it.



IN HOUSE PAINT, BODY & SERVICE



A&J Commercial employs factory-trained experts. We do the hard work ourselves; we know the work is done right at the highest quality. An expansive mobility bay provides all your customization needs. Plus, an in-house paint shop and body shop allow for a 360 degree level of care for your needs.



★ Eau Claire, WI

Green Bay, WI ★

Manitowoc, WI ★

Milwaukee, WI

★ Madison, WI

888 775-7750
aandjcommercial.com

Manitowoc Service Area
333 West Washington St
Valders, WI, 54245
920-775-9333

Eau Claire Service Area
2650 Prospect Drive
Eau Claire, WI, 54703
715-874-6630

Milwaukee Service Area
3058 Helsan Drive
Richfield, WI, 53076
262-623-6236

Green Bay Service Area
1330 Mid Valley Drive
De Pere, WI, 54115
920-632-4882

Madison Service Area
4125 Terminal Drive #110
McFarland, WI, 53558
608-579-1500



A&J MOBILITY CONDITIONAL USE APPLICATION

MCFARLAND CONDITIONAL USE APPLICATION

Sec 62-111, Conditional Use Standards

WHO WE ARE:

A & J Vans, Inc. (dba A & J Mobility) is a family owned business entering our 47th year in operations. As Wisconsin's leading automotive mobility dealer with 5 locations throughout the state; We are a premier BraunAbility Dealer, providing wheelchair-accessible transportation options for our customers along with the sales and servicing of handicap vehicle modifications.

We have been operating in the Village of McFarland in this same capacity since 2009 and are in our second location. As the mobility industry continues to evolve and A&J continues to grow to keep pace, we are looking for our 3rd location. In total, we have about 30 employees of which 3 work out of our current McFarland location. Our Location Manager has been with us since 2011, our service technician since 2018 and our Mobility Consultant since 2019.

The normal operating hours for our McFarland store are Monday – Friday 7:30 am – 5:00 pm. We are closed all major holidays and on weekends, with the exception of infrequent Saturday by appointment only. On a daily basis, we service approximately 5 – 10 customers (vehicles) on the service side. Annually, we sell roughly 75 - 100 vehicles. Our vehicle offerings include conversion vans, transit vehicles and some SUVs. In addition, we sell and install other vehicle mobility equipment.

We are committed to providing mobility freedom and are an avid supporter of groups that further the active lifestyle and endeavors of persons with disabilities. Mobility has gone through quite the evolution in the past four decades and we are no longer providing just a solution to mobility; but a tool to live an active, full life.

ORGANIZATIONS WE BELONG TO / CREDENTIALS WE HOLD / STANDARDS WE ARE HELD TO:

All five of our locations are QAP (Quality Assurance Program) certified through the National Mobility Equipment Dealers Association (NMEDA). This certification means A&J Mobility is held to the highest standards in the accessible vehicle industry.

A large portion of our customer base qualifies for financial assistance through funding sources, such as IRIS, CLTS, VA, Dept. of Workforce Development, etc. These partnerships require that all of our customer-facing roles have a current background check on file which is then reviewed by each funding agency respectively.

As a premier dealer of BraunAbility we are also bound by the **Supplier and Partner Code of Conduct**. A copy has been included for your review. As part of this Code, "We are committed to leaving things better than we found them, and are committed to ensuring we respect the environment and how our business dealings may affect it." This includes working toward sustainability, using resources responsibly, managing environmental risks and conserving resources. In short, being respectful of the people and communities we serve.

DEMOGRAPHIC WE SERVE / SERVICE WE PROVIDE:

Our customers have physical disabilities making use of a traditional vehicle challenging at best. A common misconception is that our customer base is primarily those permanently injured in an accident; however, we also serve the elderly, those born with impairments or disabilities or those stricken with a debilitating illness later in life. While our customer base is primarily personal use, we do have wheelchair accessible offerings for commercial applications such as nursing homes, assisted living facilities, school districts and the like.

We sell and provide mechanical / technical service to maintain wheelchair accessible vehicles and mobility equipment. While our sales are exclusive to the mobility space, for the convenience of our customers, our service shop does offer the full realm of mechanical services. It is highly encouraged that mobility equipment be maintained every 6-months just like a traditional oil change. By offering a full-realm of service, our customers can have their mobility equipment and their mechanical needs met at the same time, sparing them the inconvenience of multiple trips and down-time. (Attached you will find materials showing the products we sell and service).

WHAT MAKES US DIFFERENT:

A&J is different than traditional automobile dealerships in several aspects. First, traditional dealerships do not offer the subset of transportation solutions a mobility dealer does nor are they equipped to service the mobility equipment components of the vehicle the way we can. As the majority of our customers come to us by referral, we utilize social media, mailings, government, funding groups and word-of-mouth. Unlike many traditional dealerships, we do not use billboards, banners, balloons and the like to promote the dealership or the vehicles we sell. As all of our vehicle refurbishment work is done at our headquarters in Valders, WI the only vehicles found in our McFarland lot will either be customer units or those currently available for sale.

Mobility solutions are often tailored to the needs of the user. As such, not all mobility solutions will work for a person with disabilities. Therefore, it is necessary for our consultants to tailor the customer experience to explore the needs of each customer individually. This makes our sales process more like that of a meeting with a social case worker rather than an auto dealer. We start by evaluating the unique needs of the customer and their family to ensure we identify a vehicle that will work and grow with them and their particular disability(ies). This process goes through identifying the driver and their role in using their mobility vehicle; Evaluating the size and maneuverability of the wheelchair, including the weight and dimensions of the chair and passenger; and What their other needs / preferences are. Our mobility consultant and manager are trained to walk the customer and their family through the evaluation process and identify which of our offerings will work for their unique needs and budget. For most of our customers, this experience – especially if it is a first time purchasing a wheelchair accessible vehicle, can be highly emotional. Most share how touched they were by the compassion and time we took during and after the sales process often ending our meetings in a hug or tears of joy.

HOW OUR SERVICE IMPACTS THE LIVES OF OUR CUSTOMERS:

Our customers and partners are truly exceptional and as such, we thought it best to let a few explain what having our service in the Village of McFarland means to them and why a move to the proposed location matters. Attached you will find Letters of Reference from the following sources describing not only the need for new space, but also the impact our services have had on their lives and/or the lives of those they serve.

- **Lea Mittlesteadt**, Social Worker Columbia County HHS
- **Jason Rubel**, Supervisor Iowa Vocational Rehabilitation Services
- **Jacob Hesselman**, Mobility Van Owner / Customer of McFarland location
- **Curtis / Sharyl Bush**, Mobility Equipment User / Customer of McFarland location
- **Perry Hix**, Retired Vet and Mobility Van Owner / Customer & Resident of McFarland

CHALLENGES WITH CURRENT LOCATION:

As the mobility industry has evolved and the offerings have grown, so has A&J. When we started in the mobility space, vehicles were primarily a way to get to and from appointments and vehicle selection was limited to full-size vans. With the growth of options in both transportation and lifestyle activities for persons with disabilities, we have found that our current space no longer allows us to fully serve our customers in their quest for a full and rewarding lifestyle.

Currently, we occupy ~5,000 square ft. of space in the center section of a strip mall building at 4125 Terminal Drive in McFarland. Our facility is difficult to locate as signage is limited due to the distance from the access road to the front of our building along with the sheer quantity of other businesses utilizing that same road. This location requires our customer to drive past several buildings down a long, narrow alleyway to the front of our building. The parking lot is quite narrow and parking is quite sparse, limiting the selection of inventory we can offer and the number of customers we can serve at any particular time. (We have included pictures to further express this experience).

Having space for only two service bays, limits us to service two vehicles at a time. Taking on a more complicated conversion project is near-impossible due to the time that space in the shop would be unavailable to other vehicles. The height and depth of our current shop does not allow us to service larger wheelchair accessible vehicles, such as buses and transits. As a result, many of our commercial customers have to travel to our other locations for service, such as Richfield or Valders, WI. Currently, we have one technician, but full heartedly believe there is enough need in Madison and the surrounding area for a second or even third technician. Unfortunately, our current space does not allow for more than one technician to be working in the shop at a time.

OPPORTUNITIES WITH PROPOSED LOCATION / HOW CONDITIONAL USE PERMIT WOULD HELP:

The building / site under consideration is more desirable than the current space A&J occupies for a number of reasons. The building at 4603 Triangle Street is ~8,500 square feet, has a large parking lot with two access points, offering ~30 parking spaces and can comfortably allow for four (4) service bays and an additional six to seven vehicles inside our showroom.

As mentioned earlier, the demographic we serve has physical challenges, limiting the choice of dealerships that can service their particular needs. The building on Triangle Street is easier to locate and access. There is no alley way and the access road is right off the Beltline, providing a less cumbersome experience for our customers in identifying and accessing our store further ensuring that they do not delay in maintaining their mobility equipment.

The larger space will allow us to offer a more personalized experience during the highly sensitive evaluation process by giving us space for private consultation areas. Having a larger selection of inventory inside our showroom offers a climate-controlled shopping experience for our customers.

The additional shop space allows us to hire one to two additional technicians to increase the number of individuals and businesses we can service along with the allowing us to service larger commercial vehicles like buses. Some of the mobility installations or vehicle modifications can take weeks to complete and involve fitting with both the customer and their wheelchair. The additional shop space will allow us to take on these conversions because we will be able to accommodate multiple vehicles inside at one time. Our plan is to grow this location to house an additional 1-2 service technicians as well as an additional Mobility Sales Consultant.

WHY MCFARLAND?

When searching for a town in the southwest part of Wisconsin, we fell in love with the commitment and offerings to a family-first active lifestyle McFarland has to offer. Since opening a store here in 2009, the Village of McFarland has always been easy to work with and very friendly and welcoming to our company. We have been actively working with our landlord for the past three – four years in searching alternative sites in McFarland that would allow us to continue to evolve. We have had multiple discussions with the Village in regards to spaces that might be or becoming available. We also put an offer in on another property in McFarland last year, but we did not win. Finally, we started to approach owners of buildings that were not for sale, but fit our particular set of needs and our desire to stay in McFarland. This is how we arrived at 4603 Triangle Street.

Over the past year, we have become keenly aware that our current space no longer allows us to meet the needs of our customers, nor does it meet the plan for our continued growth. As a result, finding a more-functional space has become highly urgent and we believe we need to move within the next year.

While we do not wish to leave McFarland; we are running out of suitable options within the Village.

-
- a. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

A: As a premier dealer of BraunAbility we are bound by the Supplier and Partner Code of Conduct. A copy has been included for your review. As part of this Code, "We are committed to leaving things better than we found them, and are committed to ensuring we respect the environment and how our business dealings may affect it." This includes working toward

sustainability, using resources responsibly, managing environmental risks and conserving resources. Ultimately respecting the space we are in.

- b. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with adjacent land.**

A: This is a commercial area and the surrounding businesses are also commercial entities. The company to the South of us, Madison Metal Works (4609 Triangle Street), a Sheet Metal shop specializing in Quality Custom Work has office hours very similar to ours; Mon – Fri, 7:00am – 3:30 pm. A satellite site for Kenan Advantage, a tank truck transporter and logistics provider house the space to the North of us at 4517 Triangle Street. They have several tank trucks in their back lot and appear to have similar hours to us as well. Neither company houses their vehicles on the access road and neither will we. We anticipate no conflict with bringing our services to this area.

As mentioned earlier, our daily traffic is limited by the nature of the demographic we serve. There will be approximately 5 – 10 customers visiting our establishment daily and we are only open during normal business hours, keeping noise and activity contained. Customer seek out our services. The marketing of our services is limited to mailings, social media and trade shows. We do not use balloons, streamers or other types of exterior promotional items. Included in our packet is a picture of our typical store design and appearance.

Finally, all vehicles on our lot will be fully operational as to not present an eye-sore to the community.

- c. The establishment of conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

A: The property in question will largely be unchanged from the exterior. The changes will be limited to the addition of two overhead doors, one to the back side of the building, one to the North side and an exterior sign with our company logo. We plan to open up the interior of the building to allow for additional showroom space to showcase our vehicles, allow for an accessible waiting room, private consultation space and additional room for service bays.

- d. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.**

A: We expect no changes to the existing site / site improvements. The only item which we anticipate to bring under Village consideration in the future would be signage. There will be no need for additional access roads, drainage or utilities. Existing items are sufficient for our needs.

- e. **Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

A: The site under consideration has two access / exit points and a large paved lot allowing for ample parking and manipulation of larger vehicles. We do not anticipate any changes to access our parking lot at this time.

- f. **The conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.**

A: We are currently operating in the Village of McFarland under Village regulations without any infraction or difficulty. As the concept of the services we are providing will not be changing, we do not anticipate any changes to this.

- g. **The proposed use does not violate floodplain regulations governing the site**

A: The space under consideration is not in a floodplain and we plan to make no changes to the site.

- h. **That the proposed use will not violate any applicable regulation in the McFarland Municipal Code or any other applicable law or regulation.**

A: As we have been operating in the same capacity in the Village of McFarland since 2009 and the scope of our services / offerings will not change, we anticipate no challenges or conflict with operating within the Municipal Code.

- i. **That, when applying the standard to any new consecution of a building or an additional to an existing building, the Plan Commission and Board shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objectives of the zoning district.**

A: Our goal is to stay in the Village of McFarland. We have no plans to alter the front of the building nor change the site or improvements to the site. Our businesses and hours of operation do not appear to be in conflict with the surrounding businesses.

- j. **In its review, the Plan Commission shall also evaluate the effect of the proposed conditional use upon the following items listed below. Identify how your projects will impact and/or address each of these items:**

- 1. The maintenance of safe and healthful conditions.**

A: As mentioned earlier, our customer base has physical challenges. These are often accompanied by complex health challenges as well. As part of our commitment to servicing this unique demographic, it is necessary for us to also be committed to maintaining safe and healthful conditions of our surroundings, our products and our facilities. In addition, we are bound by our Supplier Code of Conduct with BraunAbility (mentioned in detail under point "a" and in the enclosed sheet).

- 2. The prevention and control of water pollution, including sedimentation.**

A: We infrequently rinse our vehicles. There are floor drains in the shop area of the building.

3. Existing topographic and drainage features and vegetative cover on the site.

A: There is no plan to or need to alter any of the exterior features of the site and no change to topography or drainage are expected at this time. We will have a lawn / snow removal service to maintain the vegetation and grass cover to maintain a clean, attractive visual.

4. The location of the site with respect to floodplains and floodways of rivers and streams.

A: We are not in a flood plain, but there is a drainage ditch that runs along the North side of the property. As we have no plans to change the site or improvements on the site, we expect no change to the effects on this drainage ditch.

5. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.

A: We are not aware of any current concern of erosion with the site and have no plans to alter the site or exterior features. So there is no imminent concern of erosion potential with this change.

6. The location of the site with respect to existing or future access roads.

A: The location under consideration is an existing, fully improved site / building with easy access from the frontage road and two access points to the paved parking lot. We anticipate no change in our need of adding or moving access points to our building.

7. The need for the proposed use for a shoreland location.

A: Not applicable.

8. Its compatibility with the uses on adjacent land.

A: This location is commercial and will operate during normal business hours. Noise from operations shall be kept within the walls of our shop and traffic will be kept to a minimum. Our neighbors are also commercial establishments operating largely inside their respective buildings. (See point "b." above)

9. The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.

A: All liquid waste, such as used engine / transmission oil will be contained within a large, commercially approved drums. We plan to partner with Halron and Badger Recycling for the regular and legal disposal of the waste. As we will not see the volume of waste a traditional auto dealer will, this type of liquid waste will be kept to a minimum.



CUSTOMER AND FUNDING RECOMMENDATIONS

February 24, 2022

Village of McFarland

Dear members:

I am writing as a frequent customer of A&J Mobility for many of my families and kids that have disabilities to let you know that they provide a much needed and wonderful service to give my families the independence they need to just get out and do things that many of us take for granted. With the vehicles and modifications that they provide, families and their kids who have disabilities, are able to more easily attend everyday functions and even fun outings that they were either not able to do, or it took much planning and heavy lifting to achieve without A&J.

The staff is very knowledgeable and can show families different options ahead of purchasing a vehicle or modifications for a vehicle. This results in the families and kids feeling like getting around (or driving for some kids) is not only possible, but can be made more pleasurable without having to figure out where the adaptive equipment will go, or how to fit everyone in a vehicle with wheelchairs and other equipment. I had a young man who was very short in stature who didn't think that he would even be able to drive until he went there to see what equipment could be purchased to make that possible. And another young man in a wheelchair was able to get a truck modified so he could not only drive the truck, but also have the wheelchair hoisted into the truck so he wouldn't need someone to go with him all the time to load up his chair. I had another family with three boys that will eventually need to be in wheelchairs, so they helped figure out an arrangement with a van so as their disease progressed, the van could accommodate three wheelchairs as time went on. The company has given many kids and families the independence they need to be able to participate in a "normal" life.

Having an even bigger and more convenient location would benefit everyone as there would be more showroom to show how different equipment works and show people exactly what things look like. It would also be easier to access for people coming from a long way as it would be right off of the interstate. It would be wonderful to have private consultation rooms for privacy, and more room for more staff to provide even more comprehensive services all around.

Thanks for taking this all into consideration in your decision, and for helping families that have lots to think about and struggle with every day to make one less thing so stressful for them.

Sincerely,

Lea Mittlesteadt
Social Worker
Columbia County Health and Human Services
PO Box 136
Portage, WI 53901
608-742-9209

March 4, 2022

To Whom It May Concern,

As supervisor of a state office assisting people with disabilities overcome barriers, A&J Mobility has been a valuable partner and has helped to transform the lives of numerous individuals in Northeast Iowa. I personally began working with A&J back in 2015 with a young man in college who had no legs, no hands, and a four-inch arm on one side and a 7-inch arm on the other. He wanted to be a teacher and wrestling coach, and he knew he needed to become more independent to reach his dreams. A&J helped him realize that increased independence through a high-tech vehicle modification that allowed him to be able to drive. Today, that individual is a teacher and coach at Hempstead High School in Dubuque. The freedom of driving has allowed him to gain the independence to hold down the teaching job and the rigorous schedule of a coach. He has since bought his own home where he lives independently. None of this would have been possible without the increased independence brought about by his van. I have multiple successes like this that I could share, including a young man named Jared who had a tumor in his back at 16, that left him with incomplete quadriplegia. His caregiver is now able to transport him and allow him to live a fuller life, and he is planning to get his license soon so that he can become more independent of his caregiver and work toward his goal of employment in the community. Another gentleman who has progressive muscular dystrophy needed to return to his office in Dubuque after Covid but needed a high-tech modification in order to do so. His modification allowed him to return to the office and keep his job. A&J enhances the lives of people and families with every service they provide, changing lives in a positive



Iowa
**Vocational
Rehabilitation**
Services

Kim Reynolds, Governor
Adam Gregg, Lt. Governor
Ryan M. Wise, Director
Department of Education
Daniel Tallon, Administrator

Finding solutions. Generating success.

way for not only the disabled but also for their families and many others wither directly or indirectly

Having A&J in McFarland is very important to our agency, and to those with mobility barriers in northeast Iowa. Not only is A&J closer than our other providers, but our office and agency have found that they have superior customer service and provide quality workmanship. So much so that our state has them as the only approved out-of-state vendor of their kind for our agency.

A new and expanded facility would mean better access for those we serve and would allow A&J to increase the number of people they serve in a more timely manner.

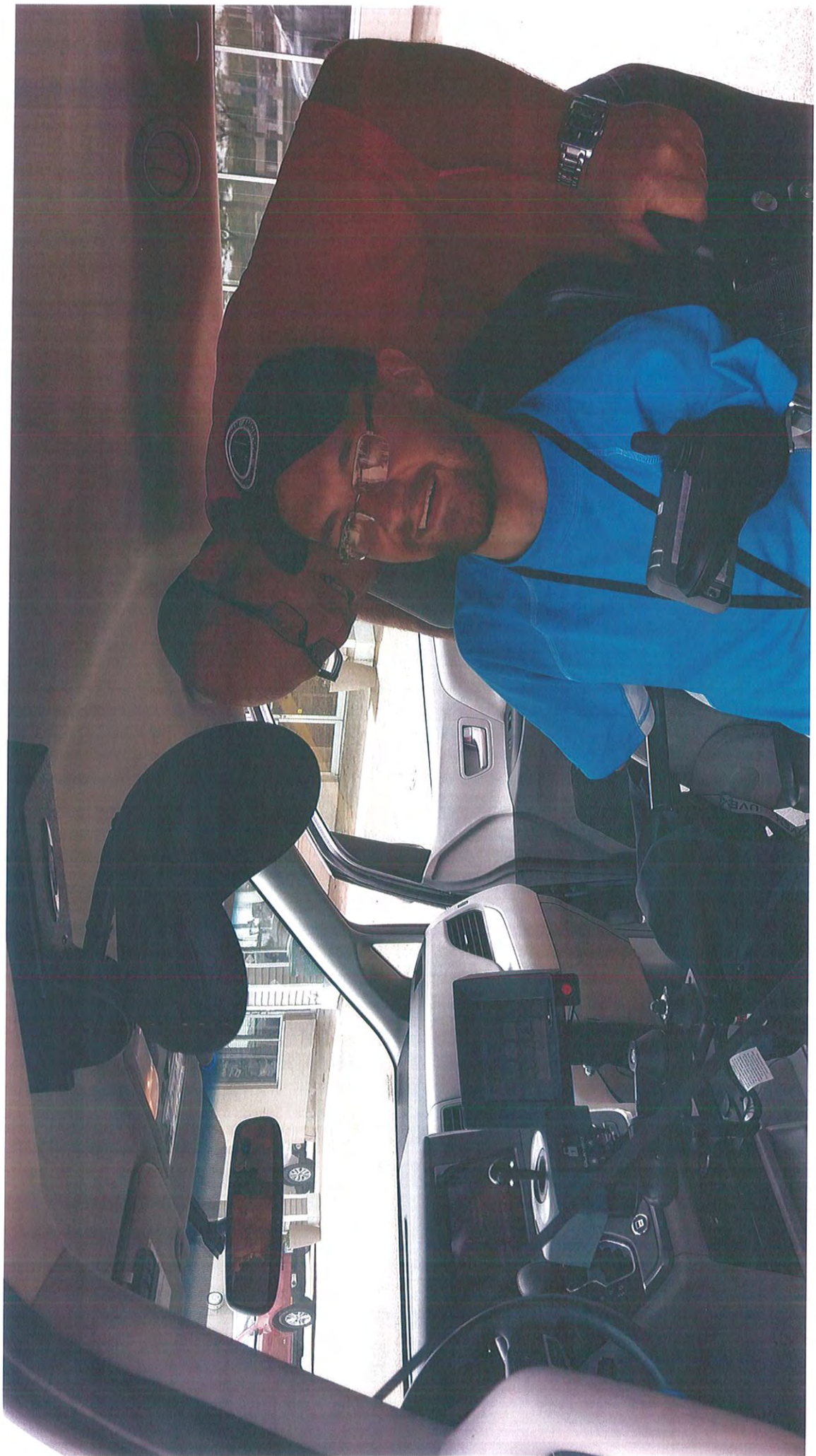
Jason Rubel, Supervisor

Iowa Vocational Rehabilitation Services
2600 Dodge Street, Suite NW 2
Dubuque, IA 52003

Phone: 563-588-4697

Fax: 563-556-8664

jason.rubel@iowa.gov



Jacob M. Hesselman
2360 Theda Dr.
Dubuque, IA 52001
Cell: 563-552-9672
Email: jake.hesselman@gmail.com

2/28/2022

Village of McFarland
5915 Milwaukee St.
P.O. Box 110
McFarland, WI 53558

Subject: A&J Mobility Expansion

To whom it may concern,

I am extremely delighted to recommend to you the exemplary quality services of A&J Mobility. They provide all clients prompt and efficient services to handicap accessible vehicles. You will find that compared to other providers in the market, the quality of services is among the best in the area.

A&J Mobility has developed an outstanding reputation in the industry with accessibility to vehicles for people with disabilities. I have never experienced a company where their compassion towards people with disabilities and providing them the independence of driving. I also note that whenever I have had a problem with my vehicle, A&J Mobility always went out of their way to support my needs and this is because of their fantastic customer service and reputation.

I strongly recommend A&J Mobility for their expansion as this will provide more opportunities to help and continue to service people with disabilities.

Please feel free to contact me for more information.

Sincerely,

Jacob M. Hesselman

February 24, 2022

To Whom It May Concern:

We are writing in support of a new location within McFarland for an outstanding business: A & J Mobility. Its current location at 4125 Terminal Drive, Suite 110, McFarland can be challenging for drivers to access due to the multiple twists and turns required and the competing commercial traffic, particularly for its customers, many of whom have mobility issues.

Since 2018, we have been very satisfied customers of A & J. Since purchasing a Bruno seat that allows a front seat passenger to easily get in and out of our car, we have visited there regularly for routine inspection and maintenance. Easier access and a larger showroom would be great for us. Since we need to visit on a regular basis, more direct access to the location would be appreciated. And once there, we enjoy being educated on the newest mobility vans and devices available.

Our quality of life is improved daily by the device A & J installed in our mini-van. Physical pain and frequent frustration are no longer required to shop, to travel, and to explore. Thanks to A & J's solutions, we can get around town or across the country. Their friendly and professional staff, especially Nick Grignano, have consistently met our mobility needs. To have them even more available would be a significant improvement.

We support the relocation of A & J Mobility within McFarland. Please feel free to contact us directly if we can provide more information to aid in your important decision.

Sincerely,

Curtis and Sharyl Bush

6225 Mineral Point Road, apt. A9

Madison, WI 53705 608-230-3763; bushcurtis20@gmail.com

March 2, 2022

Following is a summary of a phone interview with long-time client of A&J and resident of McFarland, Perry and Connie Hix regarding their thoughts on the following questions. Connie and Perry were more than happy to speak with me and shared our excitement of all the possibility an expanded location in the Village of McFarland would provide.

Q: How has A&J made a difference in your life?

A: *"I (Perry) am a U.S. Army Vet that is 100% disabled. A&J is in tune with the VA."* A&J maintains a close relationship with a multitude of funding sources, including the Veterans Administration. This allows us to provide a more efficient / trouble free experience when it comes to working through the necessary parameters of funding a mobility vehicle or equipment purchase.

"The quality of the vehicles has been really good. The fact that we get a vehicle that is dependable and the service is so good makes it so much nicer. It takes a weight off our shoulders and makes a normal life out of an abnormal situation." (Connie / Perry)

Q: How would a new location provide a better experience for you / and or your family?

A: When discussing what options the Hix family would like to see in a new building, they had the following suggestions:

"Having more vehicles to see." (Perry)

"More private customer service areas would be nice. A definite plus" (Connie)

Q: Is there any other feedback you would like to provide the Village of McFarland about your experience with A&J?

A: Perry and Connie Hix have purchased 5 mobility vehicles from A&J, never servicing with anyone else. They appreciate the high level of professionalism and care they receive when visiting our team in McFarland.

"A&J is the only company we work with...never gone to other places to even look, we (Perry and Connie) are 100% behind you (A&J)."

As many of our customers do, Connie Hix ended our conversation by bestowing blessings upon myself and A&J.

Perry & Connie Hix
3334 Siggelkow Rd
McFarland, WI 53558
608-838-6603

4603 TRIANGLE STREET SITE PLANS

1. EXISTING SITE PLAN
2. CURRENT & PROPOSED INTERIOR
CHANGES
3. LARGE SCALE PROPOSED INTERIOR FLOOR
PLAN
4. BUILDING ELEVATION

SHEET INDEX
1 SITE PLAN
2 1ST FLOOR PLAN
3 ELEVATIONS

LEGAL DESCRIPTION
LOT ONE (1), CERTIFIED SURVEY MAP No. 7848, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN, ON NOVEMBER 7, 1994, IN VOLUME 40 OF CERTIFIED SURVEY MAPS, PAGES 38 AND 39, AS DOCUMENT NO. 2645807, LOCATED IN THE VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

CONDITIONALLY APPROVED
Village of McFarland
mm 7 Pgs 10-22-09
(date)
per condition of approval

BUILDING INFORMATION
LOT AREA: 35.760 SQFT
BUILDING AREA: 8,590 SQFT
NET/AV PAVED AREA: 10,450 SQFT
TOTAL PAVED/PAVED AREA: 13,900 SQFT
BUILDING HEIGHT: 20'-0"
PLASTING ZONING: C.P. COMMERCIAL PARK
REQUIRED PARKING SPACES: 8.5
NEW PARKING SPACES: 10

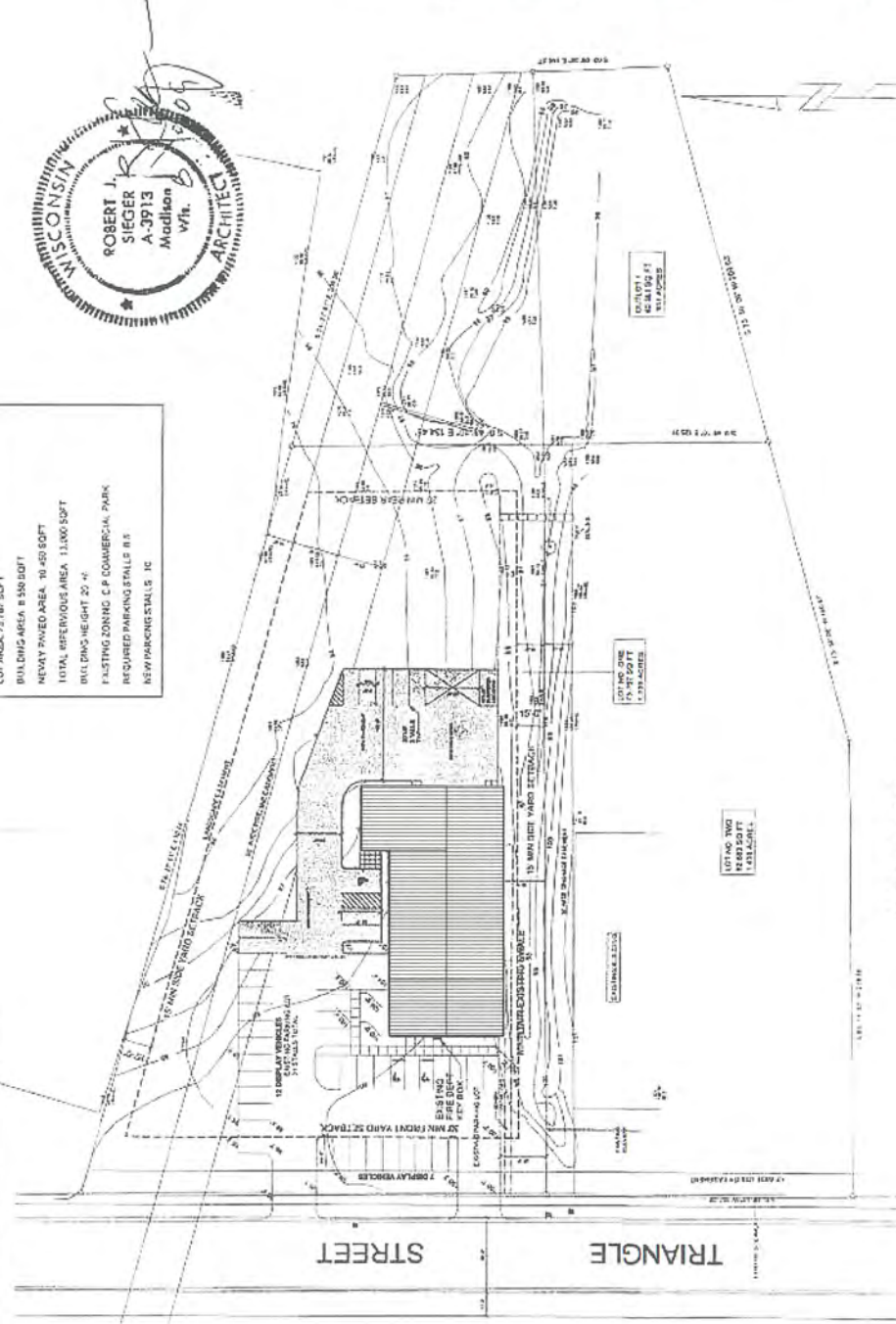


PROPOSED BUILDING FOR:
21-1895
CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

THIS SCALE VERIFICATION IS TO BE USED TO VERIFY THE SCALE OF THE DRAWING. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE SCALE OF THE DRAWING. THE SCALE VERIFICATION IS NOT A GUARANTEE OF THE SCALE OF THE DRAWING. THE SCALE VERIFICATION IS NOT A GUARANTEE OF THE SCALE OF THE DRAWING. THE SCALE VERIFICATION IS NOT A GUARANTEE OF THE SCALE OF THE DRAWING.

PROJECT: JEFF LABEL
EXECUTIVE: JEFF LABEL
DRAWN BY: DPO
DATE: 03/04/22
REVISIONS:



SITE PLAN
SCALE: 1" = 30'



ISSUED FOR: CHECKED DATE: BY:
☒ PRELIMINARY
☐ MD SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

SITE PLAN - OVERALL
1/10.0 SCALE = 1" = 30'-0"

C1.0



BAYLAND BUILDINGS
1000 S. 10TH AVE. SUITE 100
MILWAUKEE, WI 53207
TEL: 414.333.0000 FAX: 414.333.0001
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:
21-1895
CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

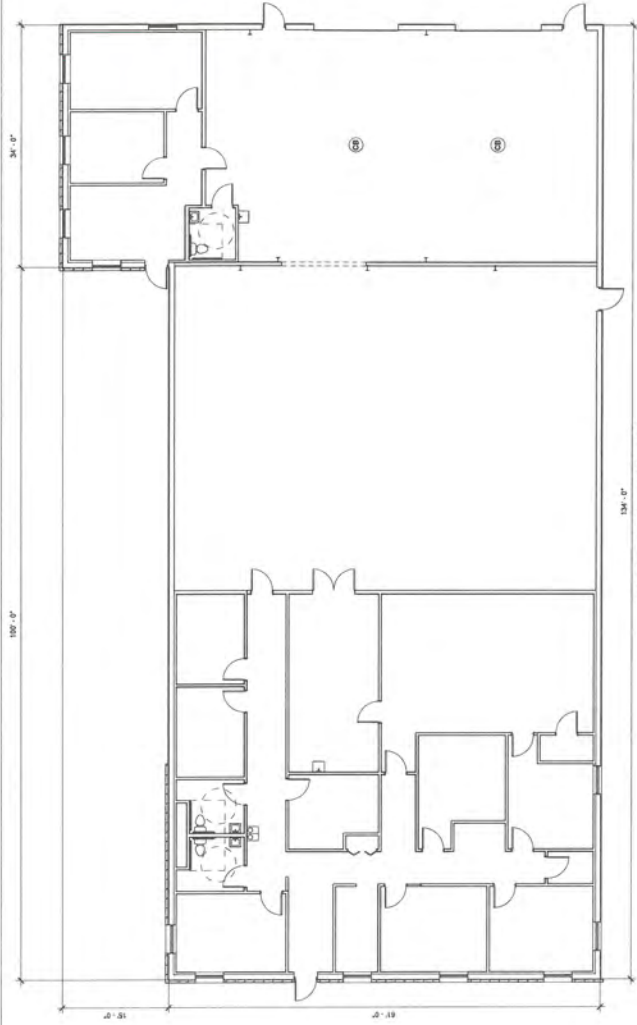
THIS DRAWING IS A SCALE VERIFICATION OF THE EXISTING FLOOR PLAN. IT IS NOT A CONSTRUCTION DOCUMENT. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO VERIFY THE SCALE OF THE EXISTING FLOOR PLAN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SCALE VERIFICATION. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SCALE VERIFICATION. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SCALE VERIFICATION.

JOB NUMBER: *
PROJECT: JEFF LABEL
EXECUTIVE: (N/A) 519 5420
DRAWN BY: DPO
DATE: 03/04/22
REVISIONS:

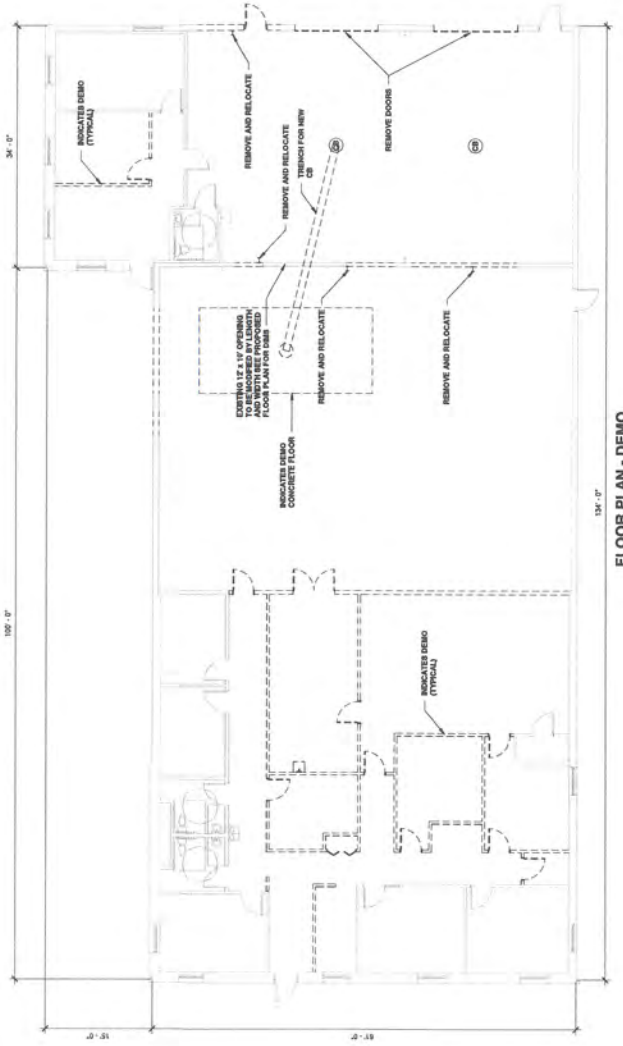
ISSUED FOR: CHECKED DATE:
BY:
☒ PRELIMINARY
☐ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

OVERALL FLOOR PLAN

A1.0



FLOOR PLAN - EXISTING
1/4" = 1'-0"



FLOOR PLAN - DEMO
1/8" = 1'-0"

PROPOSED BUILDING FOR:
21-1895
CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION
THE EAR READINGS 1" ON CROSSING.
ADULT 5'0" & ABOVE 5'0" & ABOVE 5'0"

NOTES OF COPYRIGHT
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STRUCTURES ARE NOT LIMITED TO THE OVERALL FORM AS WELL
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CONSTRUCTION OR BUILDINGS BEING BUILT ACCORDING HERETO.
CONSTRUCTION OF BUILDINGS BEING BUILT ACCORDING HERETO MAY
CONSTITUTE VIOLATION OF BUILDING LAWS, ETC.

JOB NUMBER: *	JEFF SABEL (920) 619-9523
PROJECT EXECUTIVE:	
DRAWN BY:	DPO
DATE:	03/04/22
REVISIONS:	

ISSUED FOR: CHECKED DATE: BY:

☒	PRELIMINARY
☐	BID SET
☐	DESIGN REVIEW
☐	CHECKSET
☐	CONSTRUCTION

EXTERIOR ELEVATIONS

A2.0



Andrew Bremer

From: Corey Kupsh <coreyk@ajmobility.com>
Sent: Tuesday, April 19, 2022 11:16 AM
To: Andrew Bremer
Subject: THANK YOU
Attachments: 21-1895 220411 A&J Mobilty - Rendering 1920x1080_1 - Photo.jpg; DJI_0036-Edit.jpg

Andrew,

First and foremost, I want to thank everyone from the board for hearing presentation for rezoning to C-H and conditional use. I am hopeful I was able to answer the questions to their liking. After I left, I had couple additional thoughts I believe will further clarify the unique business A&J is and what sets us apart. I am hopeful you are able to forward to the board on my behalf.

First, the question was asked about our status as a dealership. Although the state acknowledges us as a dealership, we do not like to be compared to traditional dealerships. While we respect dealers and the role they play; we believe the service we offer is much different due to the demographic we serve. Our goal is to offer an extension of a medical device (ramp, lift or driving apparatus) that will offer independence and automotive freedom for the individual(s) in need. We try hard not to offer the look of a car dealer by refraining from the use of attention-grabbing items like flags, banners and inflatables by the road because our business is not based on sales promotions, but rather providing a service. We are not trying to attract the attention of the general public, but instead be a conveniently located, accessible business for those with mobility needs. We strive to make a difference in the life of the individual(s) in need.

Secondly, the service work on our customer's vehicles will be limited to our customers' wheelchair accessible automobiles. Our goal is not to become a run-of-the-mill automotive service shop. We are trying to offer the conveniences our customers deserve. They don't deserve to be inconvenienced by coming to A&J for service on their mobility equipment, then take it to another facility for mechanical servicing that may not be able to offer ADA restrooms, power door operators and waiting areas that are not designed with a wheelchair-bound person in mind.

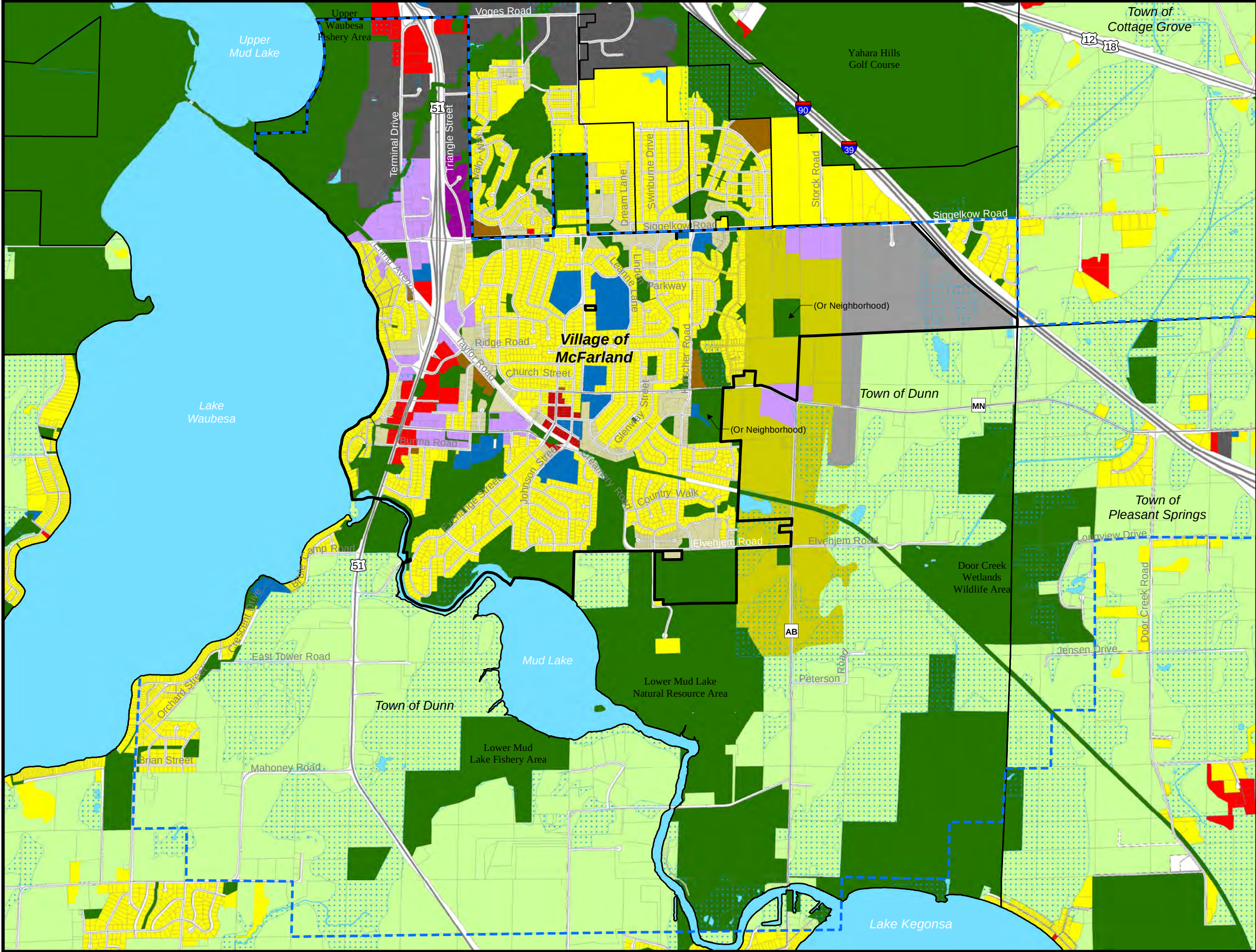
Thirdly, I have a couple pictures attached showing our ideal presentation of vehicles which should not create an eyesore. The picture is of our De Pere (Green Bay) location. The other picture is a rendition of the current building with vehicles displayed. Again, we feel this is appropriate and probably similar to other companies on Triangle Street that would have some customer or employee vehicles parked overnight.

McFarland has been a great area for us. Our customers know we are here. Our team is comfortable here. Our goal is to stay in the Village of McFarland for many years to come. The village we have called home for 13 years. Please support our growth in your community. Your consideration and assistance in making this transition a reality is greatly appreciated.

Respectfully,

Corey Kupsh





MAP 6

FUTURE LAND USE



COMPREHENSIVE PLAN

Legend

Future Land Use

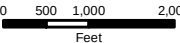
- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor
- DNR Wetlands and Potential Wetland Indicators over Undeveloped Lands
- Agricultural Preservation
- Urban Reserve
- Water
- Rights-of-Way

--- Village of McFarland Extraterritorial Jurisdiction Boundary

⬢ Village of McFarland Limits (8/18)

⬢ Other Municipal Limits (2018)

Shapes on this map represent the Village's vision for future land use within the Village and its extraterritorial jurisdiction. For such lands, this map is not intended to represent existing land use or zoning, or to compel property owners to change the use of their land. For example, owners of agricultural or other rural land may maintain their current land use. Actual boundaries between different future use categories and implementing zoning districts may vary somewhat from representations on this map. This map also identifies the City's Marsh Road Neighborhood Plan west of the Interstate and north of Siggelkow Road, and existing land use elsewhere beyond the Village's extraterritorial jurisdiction.



Date: May 2019

Data Sources: Village of McFarland, Dane County LIO, WDNR, and CARPC



Figure 4-1: Future Land Use Categories and Policies

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)
Single Family Residential	Predominantly single family detached homes, generally in “subdivision” settings. May include limited two family residences where compatible with a predominantly single family environment. Within the Village, all such areas will be served by public sanitary sewer and water systems.	Within Village, R-1, R-1A, and R-1B Residence Districts and R-2 Single- and Two-Family Residence (more limited) CO Conservancy (for parks, stormwater, and other open areas)	1. Prepare or require a neighborhood plan/concept development plan in advance of each subdivision proposal. 2. Promote interconnection in road and trail networks; minimize long cul-de-sacs and dead-end streets. 3. Require submittal of stormwater management and erosion control plans for new developments. 4. Encourage conservation neighborhood design, including allowing smaller lots and preservation of large open space corridors, in areas with soil limitations and natural resource amenities. 5. Where smaller lots are permitted, pay careful attention to home quality, variety, design, setbacks, and garage placement through zoning, covenants, and development agreements. 6. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.
Two Family and Townhouse Residential	Duplexes and two-flats, townhouses, single family residences, home occupations, and small-scale institutional and recreational uses, all served by public sanitary sewer and water systems.	R-2 Single- and Two-Family Residence R-E Elderly Residence PD, PD-I Planned Development	1. Disperse two family and townhouse residential uses through the Village, rather than repeating blocks of this type of future land use in just a few areas. 2. Encourage design of two family houses and townhouses to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with garage-door dominance. 3. Hold new two family houses and townhomes to similar standards for quality and livability expected of single family housing. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), and garage parking. 4. Work with County, State, and local lenders to assist with rehabilitation of older duplexes in the Village. 5. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.
Multiple Family Residential	A range of housing types, including multiple family residences (e.g., condominiums, apartments, multiplexes), including independent elderly housing. May also include single family residences. Served by public sanitary sewer and water systems.	R-3 General Residence R-E Elderly Residence PD, PD-I Planned Development	1. Disperse higher-density residential uses through the Village, rather than high concentrations in a few areas. 2. Encourage design of multiple family developments to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with large parking lot dominance. 3. Hold new multiple family housing to similar standards for quality and livability expected of single family housing. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), garage or underbuilding parking, and responsible management. 4. Monitor areas of aging multiple family housing so that they are community assets. Work with owners and property managers to address problems, and direct them to County and State programs and local lenders. 5. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.

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)
Neighborhood	A carefully planned mix of mostly single-family residential development, with well-designed, limited components of two family and townhouse residential, multiple family residential, institutional, and recreational land uses. All served by public sanitary sewer and water systems.	R-1 Residence District R-2 Single- and Two-Family Residence R-3 General Residence R-E Elderly Residence PD, PD-I Planned Development (Village may also wish to establish a "neighborhood" zoning district)	1. Unless the developer is following the Village's East Side Neighborhood Growth Area Plan, require preparation of detailed neighborhood plans in advance of development applications in planned Neighborhood areas. Neighborhood development plans specify the arrangement of different land uses, environmentally sensitive areas, roadways, parks and trails, and other major infrastructure investments. 2. Accommodate a mixture of housing types, costs, and densities, while maintaining the predominance of single-family housing in the community. The Village policy is that at least 65% of new housing units in the planned Neighborhood area as a whole should be single family residences. 3. Promote neighborhoods that instill a sense of community with their design – including gathering places, parks, open spaces, pedestrian and bicycle access, schools, and churches. 4. Refer also to policies applicable to Single Family Residential, Two Family and Townhouse Residential, Multiple Family Residential, and other future land use categories that comprise each Neighborhood area.
Downtown	Mapped within the historic Downtown area of the Village, generally aligning with the Village's TID #4 boundary. Land uses and activities here are designed to create vibrant places and community gathering spots. Desirable land uses include commercial services, retail, restaurants, lodging, office, multiple family residential (mainly in upper stories), and institutional, including on sites and/or buildings that mix uses.	C-C Central Commercial PD-I Planned Development-Infill R-3 General Residence (limited use)	1. Follow the recommendations of more detailed plans for the Downtown area, such as the TID #4 Project Plan, the Downtown Strategic Market Analysis and Opportunities Assessment, the Downtown Plan (1999), and the Village Center Master Plan. Per the recommendations of the Economic Development chapter, the Village may update and possibly consolidate such plans. 2. Preserve the architectural and historic character of the Downtown with the application of such detailed plans, design standards there and in the zoning ordinance, and incentives where practical. 3. Arrange uses in a bike and pedestrian oriented environment with off- and on-street parking; minimal building setbacks; and building materials, designs, placement, and scale that are compatible with existing development form. 4. Retain and expand governmental facilities in the Downtown area to reinforce public commitment and enhance activity, perhaps including a new family-oriented recreational facility and/or municipal campus expansion.
Highway and General Commercial	A range of retail, commercial service, office, restaurant, lodging, health care, outdoor sales, and institutional uses, with limited outdoor display and storage. Mapped mainly along Highway 51. All uses served by public sanitary sewer and water services.	C-H Highway Commercial C-G General Commercial PD, PD-I Planned Development	1. Rezone sites designated for Highway and General Commercial use on Map 6 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 larger-scale commercial developments to address traffic, environmental, and neighborhood impacts, including neighborhood-sensitive recommendations in areas adjacent to existing single family uses using the standards in Figure 4-2 and the zoning code.



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.



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)
Institutional and Governmental	Buildings and land owned by governmental, educational, religious, and other non-profit organizations intended for public uses, gathering places, membership clubs, or elderly care. Small-scale institutional uses may be located in areas mapped in other future land use categories.	Different residence or commercial districts (Village may wish to establish a "public and institutional" zoning district; current standards in residential districts may not fit institutional use needs)	1. Assure high quality building, site, landscape, lighting, signage, and other aspects of project design. 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. Continue to work with institutions with larger areas of vacant land and/or additional land needs, including the McFarland Cemetery Association and McFarland School District. Coordinate uses and activities on District-owned land, including the vacant site at the southeast corner of Broadhead Street and Holscher Road.
Public Lands, Recreation, and Environmental Corridors	Publicly owned lands used for recreation, natural areas, stormwater management areas, or cemeteries. Also includes continuous systems of open space that include environmentally sensitive lands, natural resources, and endangered or threatened species habitat intended for long-term open space, whether or not in public ownership. See CARPC environmental corridor maps by clicking here in digital versions. Future parks may also be on lands mapped under other future land use categories.	CO Conservancy For Village parks, different residential or commercial districts may also be used, though the Village may wish to establish and use a "public and institutional" zoning district. Such areas may also be subject to wetland, floodplain, or shoreland zoning rules.	1. Utilize the Outdoor Recreation & Open Space Plan and Utilities and Community Facilities chapter to guide the siting and development of future parks and recreation areas. 2. Designate environmental corridors with CARPC when land is added to the Urban Service Area. 3. Where compatible with natural resource and farmland preservation objectives, permit within environmental corridors cropping, grazing, underground utilities, and passive recreational and educational activities such as trails and low-impact athletic fields. Direct other development away from environmental corridors. 4. Collaborate with Dane County and others on the preservation of the large environmental corridors adjacent to Upper Mud Lake, "Lower" Mud Lake, and the Yahara River. 5. Where development is proposed near a mapped environmental corridor, determine the exact boundaries based on the features that define those areas. In consultation with CARPC and where consistent with the County Water Quality Plan, the Village Board will de-map any such area as environmental corridor by resolution if: a. More detailed information or studies reveal that the characteristic(s) that resulted in its designation as an environmental corridor is not actually present, b. Approvals from appropriate agencies are granted to alter a property so that the characteristic that resulted in its designation will no longer exist, and/or c. A mapping error has been identified and confirmed.
DNR Wetlands and Potential Wetland Indicators over Undeveloped Lands (blue dot pattern overlay areas on Map 6)	WisDNR mapped wetlands, along with other areas with soil or other conditions that indicate prior and possible wetlands, such as hydric soils, but that are not yet designated as wetland by the WisDNR. Such areas may have building limitations.	CO Conservancy, or development-based zoning districts if soil limitations and associated regulations can be overcome	1. Where such areas are mapped over a property, require a wetland screening in advance of development. If the screening suggests the possibility of actual wetlands, require a wetland delineation in advance of development and buffer such wetlands in accordance with CARPC policy. Some of these areas may be redesignated as environmental corridor in the future. 2. Areas within this designation should remain undeveloped if other, more appropriate building sites can be found on the property. If more appropriate building sites are not available, the underlying land use designation should guide future land use types and density (e.g., Single Family Residential).
Agricultural Preservation	Envisioned for long-term (15+ year) farming and open space. Also allows farmsteads, limited non-farm housing, and associated home occupations and family businesses. May be served by private well and septic.	Generally A-1 (Ex) Exclusive Agriculture in the County's zoning jurisdiction	1. Support continued farming, open space uses, and operations that process farm products grown mainly on-site and agricultural entertainment, where farming remains the primary activity. 2. Limit non-farm residential development to a maximum density of 1 home per 35 acres of lands in contiguous single ownership, within clusters of smaller individual home sites as opposed to housing on 35+ acre lots. 3. Assure that rural uses do not impede very long-term urban development or road or utility extensions.



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)
Urban Reserve	The Village has applied this future land use category to lands near the eastern edge of the Village's planned growth area. Lands designated as Urban Reserve are appropriate for future urban (Village) development following extension of sewer, water, road, and other urban infrastructure and services. Such lands may be annexed to the Village and remain in agricultural or other rural uses for years, pending the property owners' and Village's future determination that they are ripe for more intensive development served by a full range of urban services.	Upon annexation to the Village, A1 Agriculture-Transition and other zoning districts consistent with the then-current use of the land. Development-based zoning districts will be assigned following future amendment to this Comprehensive Plan, per the policies to the right.	1. Within the area mapped as Urban Reserve, enable the continuation of farming, existing housing, and other rural uses, and generally limit new development per the Agricultural Preservation future land use category policies, until such time when the Village identifies that particular mapped area as appropriate for more intensive development. In such case, this Comprehensive Plan and the Urban Service Area will be amended accordingly. 2. Approve non-farm/rural residential development projects within the Urban Reserve only if designed and laid out to not impede the orderly future development and extension of utilities and roads when Village designates the area as appropriate for more intensive development. 3. Consider amending this Comprehensive Plan to redesignate all or part of the Urban Reserve to one or more specific development-based future land use categories, once the Village determines that the following standards are met: a. The Village has received a property owner request for more intensive development following annexation. b. The property owner or developer has submitted a conceptual development plan for the property, showing proposed land use patterns, existing and proposed roads and trails including connections to adjacent properties, proposed parks or other recreational spaces, stormwater management systems, and environmentally sensitive areas. c. There is a plan for extension of public utilities, which is feasible, cost-effective, and environmentally sound. d. The proposed development is justified by community growth forecasts or by a particular identified community need, such as for economic (generally non-residential) development. e. The proposed development will not have a substantial adverse effect upon adjacent property, the planned character of the area, the environment, or the fiscal health of the Village. 4. Prioritize future economic development within areas marked as Urban Reserve, rather than residential/neighborhood development, per the recommendations in Chapter 5—Economic Development, until and unless the Village can verify that economic development will not be viable in the future.



www.mcfarland.wi.us | 5115 Terminal Drive, McFarland, WI 53558 | 608.838.7287

March 16, 2022

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

RE: 4603 Triangle Street

Andrew,

I would like to take this opportunity to comment on the Conditional Use Permit at the above mentioned address.

The Department of Public Works does not have any issue with this plan as presented.

Sincerely,

A handwritten signature in black ink, appearing to read 'James R. Hessling', is written over a light blue horizontal line.

James R. Hessling
Director of Public Works

VILLAGE OF McFarland

Police Department

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

Aaron P. Chapin | Chief of Police

DATE: March 18, 2022

TO: Andrew Bremer – Community and Economic Development Director

FROM: Aaron P. Chapin, Chief of Police

REFERENCE: Recommendation of Approval

I have reviewed the plans for 4603 Terminal Drive and do not have any issues with the plan as presented.

Respectfully,



Aaron P. Chapin
Chief of Police



McFarland Fire & Rescue Department

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

(608) 838-3278 • Fax: (608) 838-3619

Emergency: 911

March 24, 2022

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

RE: 4603 Triangle Street-A&J Mobility

Dear Andrew,

The McFarland Fire & Rescue Department does not observe any conflicts regarding fire department access or the IFC-2015, Appendix D with the proposed business office and service facility for the A&J Mobility at 4603 Triangle Street within the Village of McFarland.

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

Sincerely,

A handwritten signature in black ink that reads "Mitchell Sutter".

Mitchell Sutter
Fire Inspector/Public Education Specialist

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

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, May 24, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: 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.

PREVIOUS ACTION:

5.11.2022, the CDA recommended preparing a new Tax Increment District Project Plan for 5979 Siggelkow Road.

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 associated 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 and Village Board, obtain initial feedback and a recommendation 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.



- **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 limits and 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:

The TID Project Plan would be completed using in-house staff. The WIDOR charges a \$1,000 fee for creation of a new TIF District. This fee would only be due if the Village Board and Joint Review Board approve of the final TID Project Plan.

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 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.



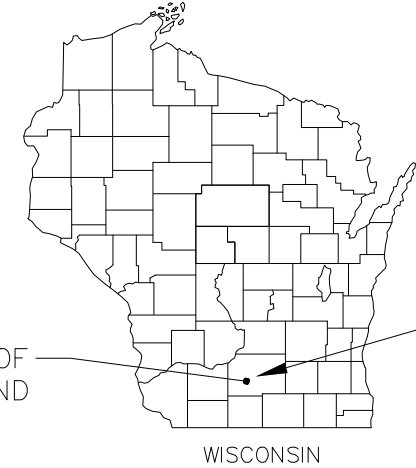
ATTACHMENTS:

1. Pages from 5979 Siggelkow Road_Urso PC Application_03.07.2022

SIGGELKOW ROAD SCHOOL HOUSE

SITE IMPROVEMENTS

VILLAGE OF MCFARLAND, WI

VILLAGE OF
MCFARLAND

—DANE COUNTY

WISCONSIN

PROJECT LOCATION

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



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

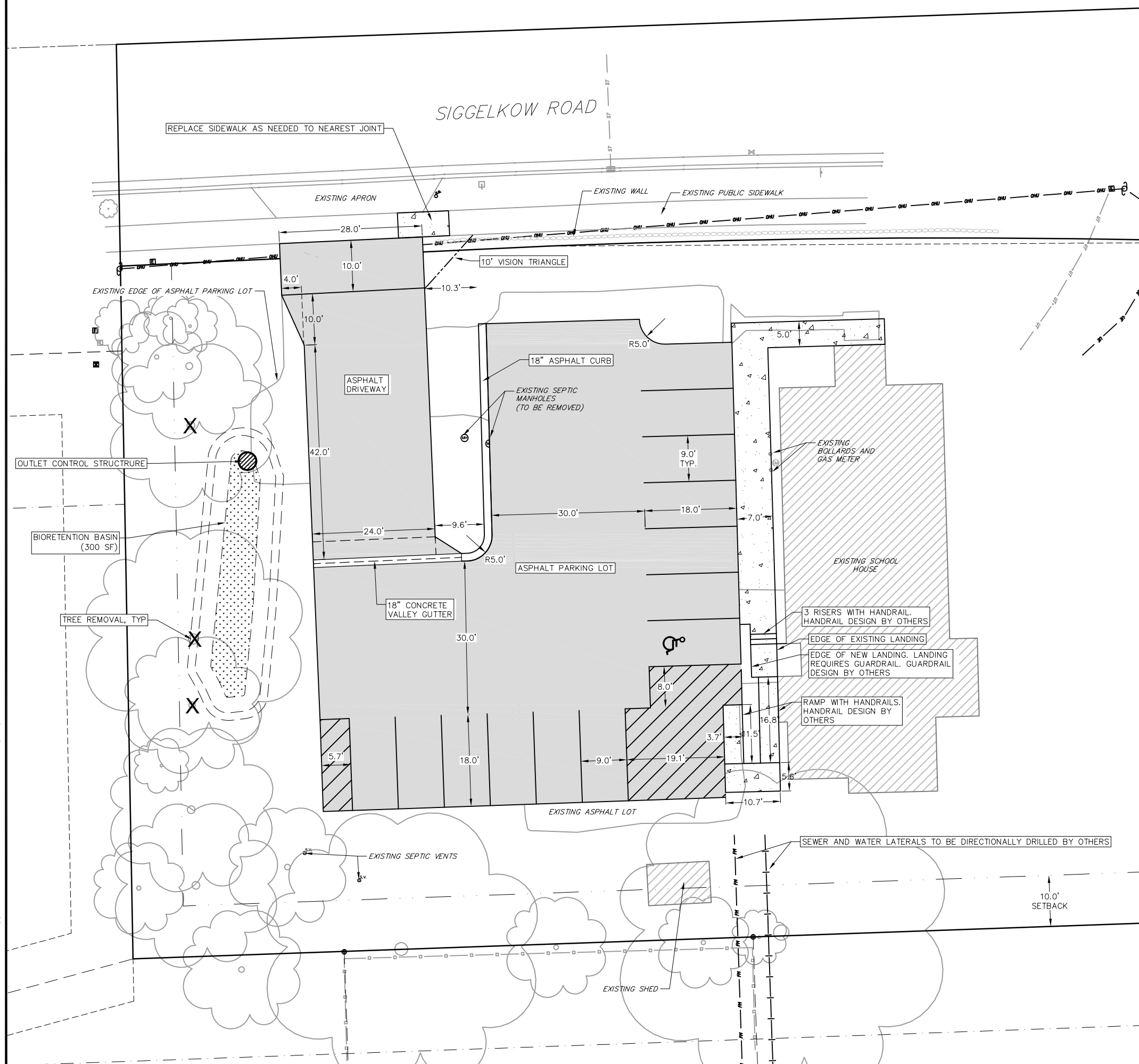
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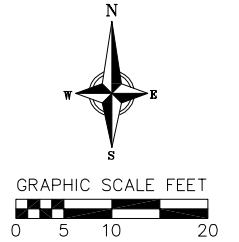
PROJECT NO.

NOT FOR CONSTRUCTION



SITE PLAN LEGEND

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



GENERAL NOTES:

1. THE CONTRACTOR 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

[illegible]

**VILLAGE OF
McFarland**
SUMMARY SHEET

MEETING DATE: Tuesday, May 24, 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.

May 11, 2022. The CDA recommended approval of the Tax Increment Financing Development Incentives Application.

May 17, 2022. The Plan Commission held a public hearing on the Atwater Phase II PDI-Detailed Plan.

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-tenant 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/VB are not taking action on this application; however, the CDA/VB are 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.
- 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.

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 presentation and discussion only. The Applicant will provide an overview of their development proposal and development incentive request and answer any



questions from the Village Board Trustees. The agenda includes a closed session item under Wis. Stat. 19.85(1)(e) to discuss the TIF Development Incentives applications prior to reconvening into open session to take action.

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. 4719 Farwell_Atwater Phase II_TIF Policy Evaluation_05.05.2022
4. Atwater Phase II TIF Proforma_5.5.2022
5. McFarland TID 5 Proforma_Atwater Phase II_5.5.2022
6. Atwater Phase I and II TIF Proforma_5.5.2022
7. McFarland_Comprehensive_Plan_-_Future_Land_Use_Map
8. Figure 4.1(page 36)
9. 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@supremestructures.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

- Below are factors that played a role in the need for TIF financing for this project.
 - Costs of construction
 - Costs associated with a single-story retail building have risen dramatically over the last 18 months. Hard costs for this same building 18 months ago were \$2,318,976 (\$192 per square foot) and today the costs are \$2,889,090 (\$239 per square foot). A difference of \$570,114
 - Bank financing
 - Due to the speculative nature of this building (multi-tenant retail buildings are more risky than other commercial real estate projects), the bank will only lend on 75% loan to value instead of the typical 80% loan to value on other commercial projects. This change requires more equity for the project.
 - Market rents in McFarland compared other communities
 - McFarland retail rents are lagging behind some of the other communities in Dane County. Rent plays a big factor in the financial feasibility of the project. See below for the market rents for new retail buildings by community.
 - McFarland (Atwater) - \$18 - \$22 per square foot
 - Sun Prairie - \$22 - \$32
 - Middleton - \$25 - \$35
 - Waunakee - \$28 - \$38
 - Monona - \$25 - \$30
 - Based on the factors above, the overall return has resulted in a non-performing project that needs tax incremental financing assistance.
- 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
 - 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
 Prepared For _____
 Prepared By _____
 Date Prepared 11-Apr-22

Internal Rate of Return 13.1%

Purchase Price \$3,589,299
 + Acquisition costs _____
 + Loan Points _____
 + Rehab Costs _____
 - Mortgages \$2,691,974
 - Closing Credits to Buyer \$305,000
 = Initial Investment \$592,325

Mortgage Data		
	1st Mortgage	2nd Mortgage
Amount	2,691,974	
Interest Rate	4.25%	10.0%
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

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

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**

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)

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

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

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

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

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

E = Plus \$40.00 for each unit shown

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

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

Escrow Deposits
(covers costs for outside consultants;
e.g., engineers, attorneys, etc.)

☐ R-E, R-3 & PD (up to 50 acres)	\$5,000
☐ R-E, R-3 & PD (greater than 50 acres)	\$10,000
☐ Site/Design Review (less than 2,000 sq. ft.)	\$1,000
☒ Site/Design Review (2,000 sq. ft. or more)	\$2,000
☐ All Plats including condominiums	\$5,000

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

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:

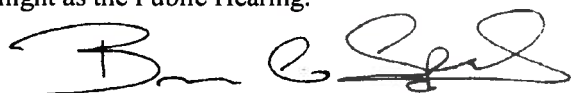
December 7 (2021)-----	Tuesday, January 18
January 11-----	February 21
February 8-----	March 21
March 8-----	April 18
April 5-----	May 16
May 10-----	June 20
June 7-----	July 18
July 5-----	August 15
August 9-----	September 19
September 6-----	October 17
October 11-----	November 21
November 8-----	December 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



Signature of Applicant/Agent

04/05/2022

Date



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 quickly 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, 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 providing direct pedestrian routes from 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

PROPERTY OF SUPREME STRUCTURES INC, COPYRIGHT 2021

4.4.22



Drawing Not to Scale



Exterior Imagery

PROPERTY OF SUPREME STRUCTURES INC, COPYRIGHT 2021

4.4.22



Drawing Not to Scale



Drawing Not to Scale



Exterior Imagery

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Drawing Not to Scale



Exterior Imagery

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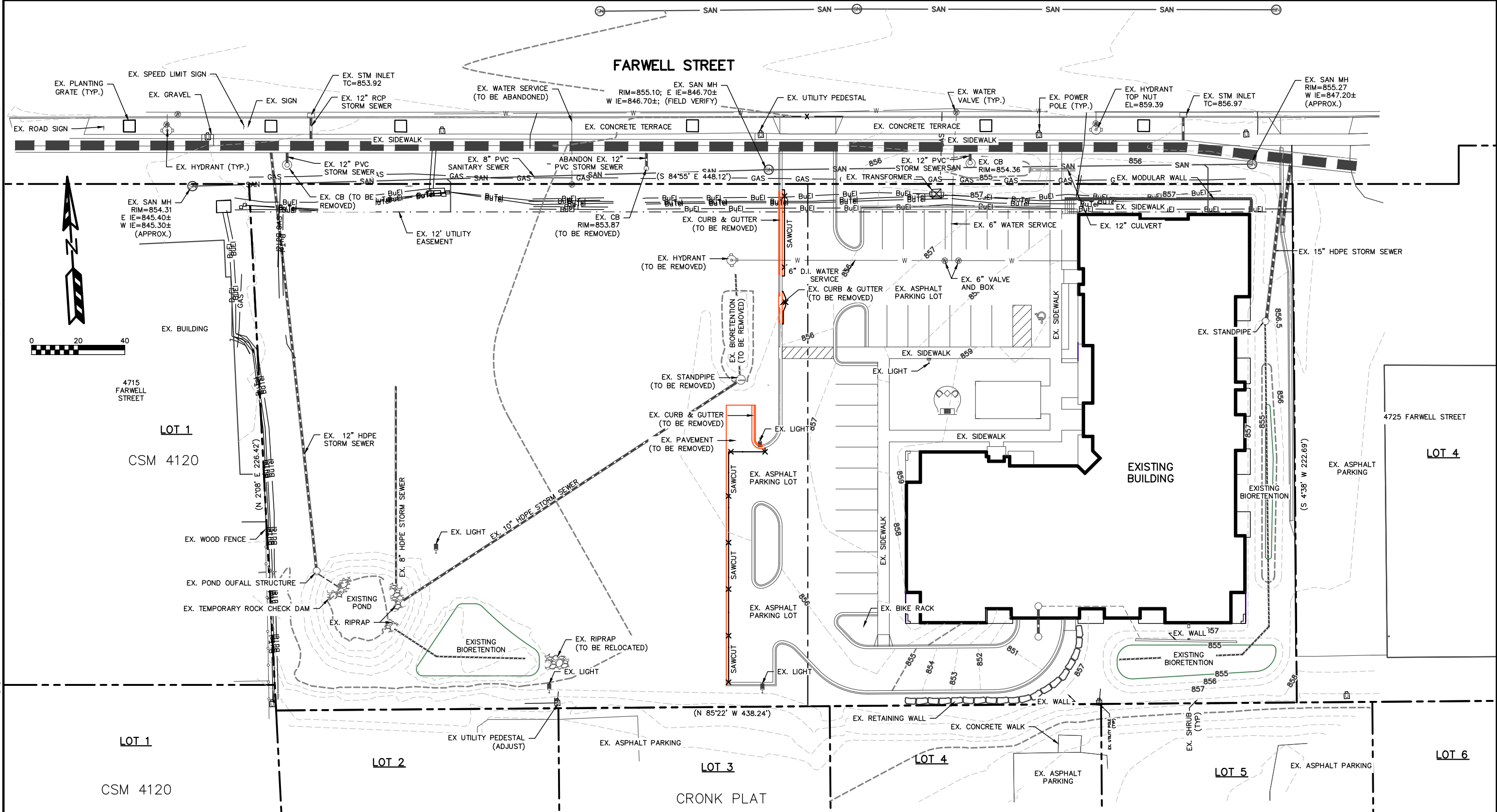
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4721 FARWELL STREET DEVELOPMENT

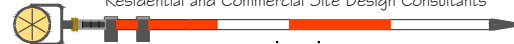
EXISTING SITE PLAN

SHEET: C-1

DATED: APRIL 5, 2022

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

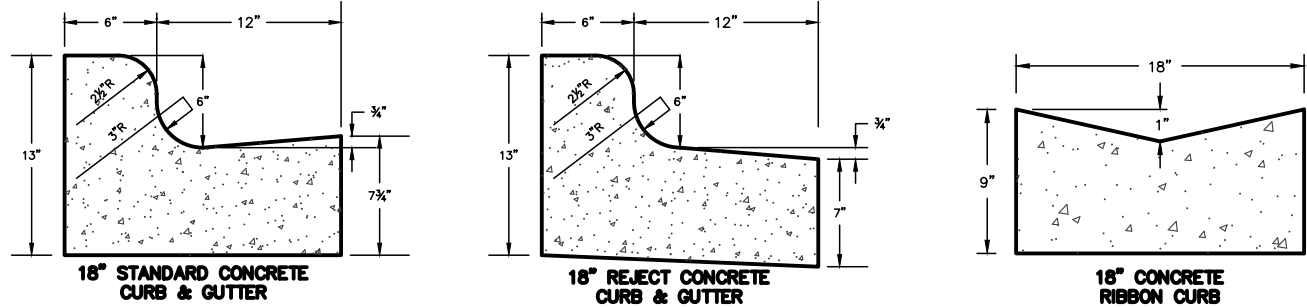
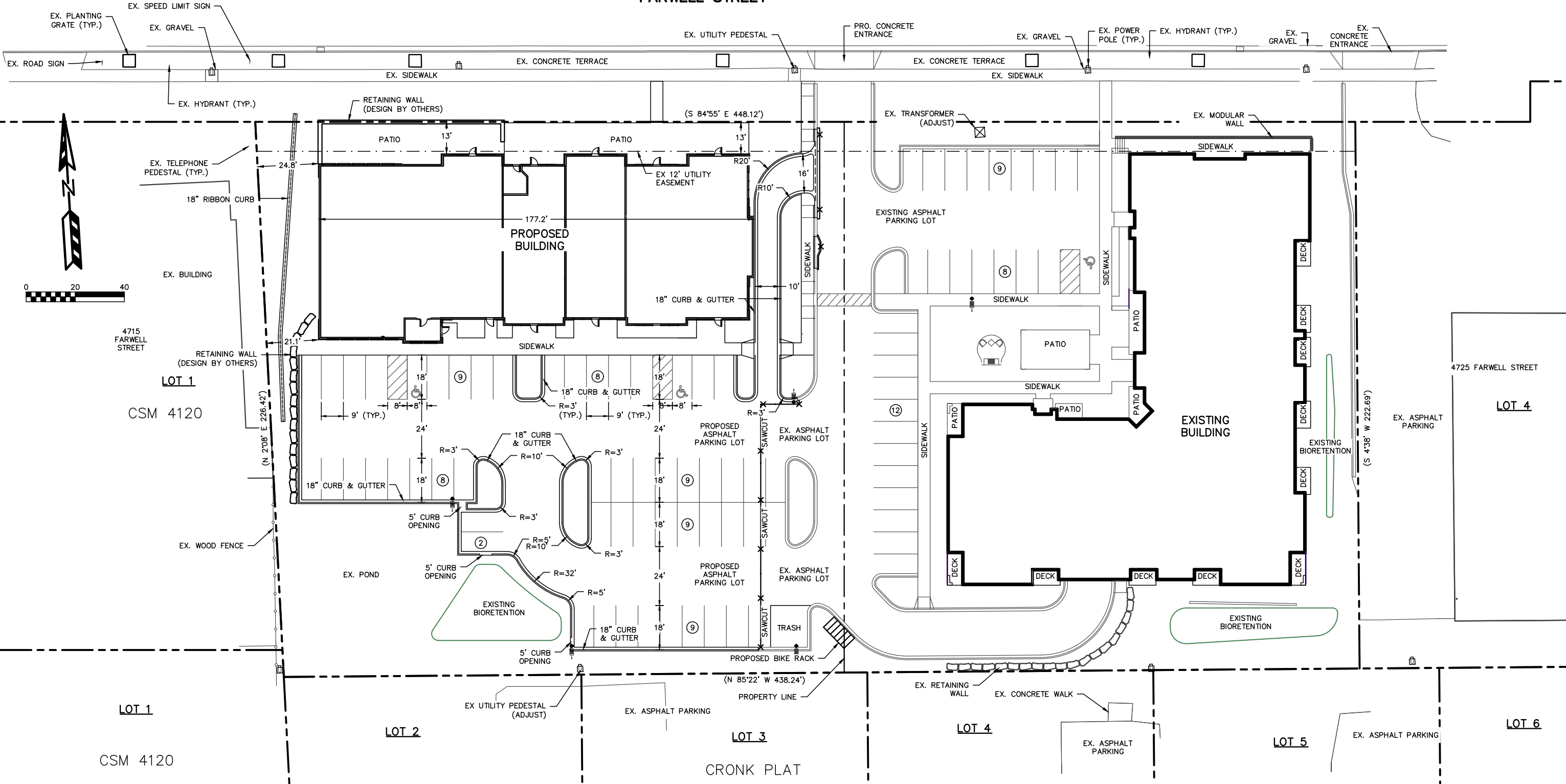


www.quamengineering.com

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

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

FARWELL STREET



4721 FARWELL STREET DEVELOPMENT

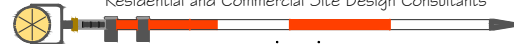
PROPOSED SITE PLAN

SHEET: C-2

DATED: APRIL 5, 2022

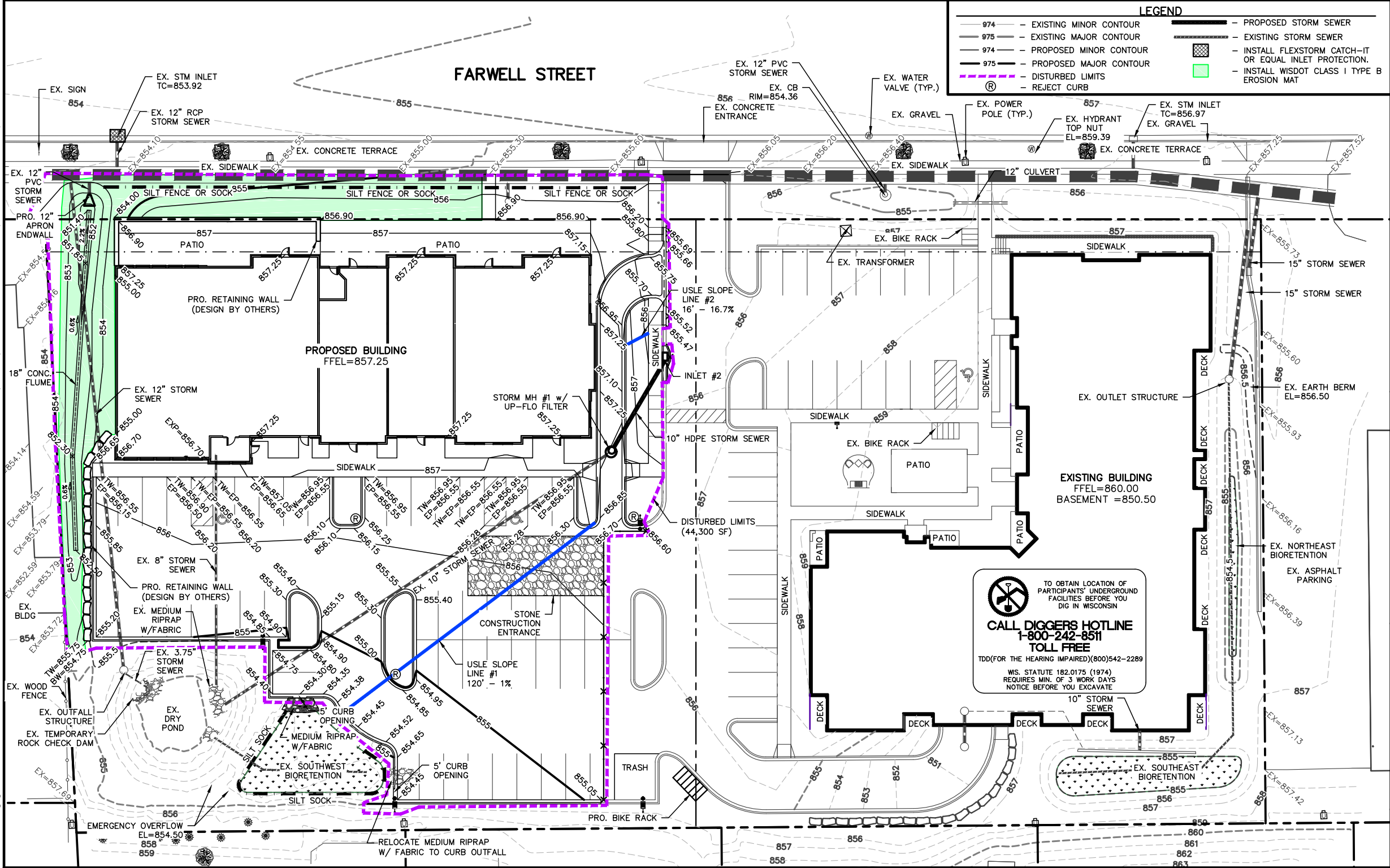
QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants



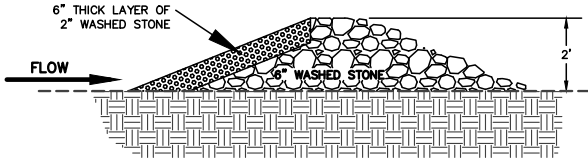
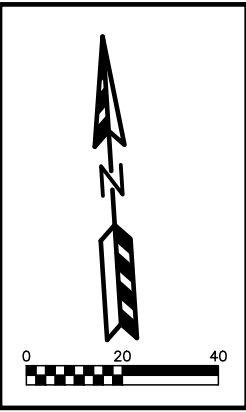
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PER DNR PRESCRIPTIVE COMPLIANCE, SLOPES STEEPER THAN 5:1 MUST HAVE THE INDICATED EROSION MATTING (PER DNR TECH STANDARD 1052) AND SLOPE INTERRUPTION DEVICES (PER DNR TECH STANDARD 1071) INSTALLED. THE AREA SHALL BE STABILIZED IMMEDIATELY AFTER REACHING 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

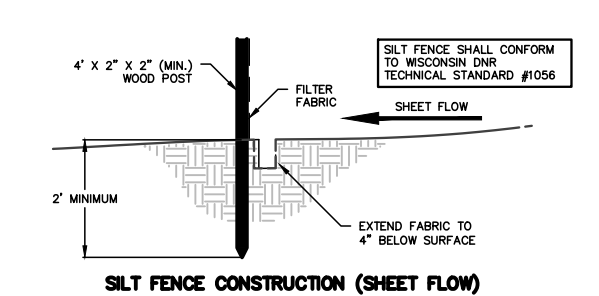
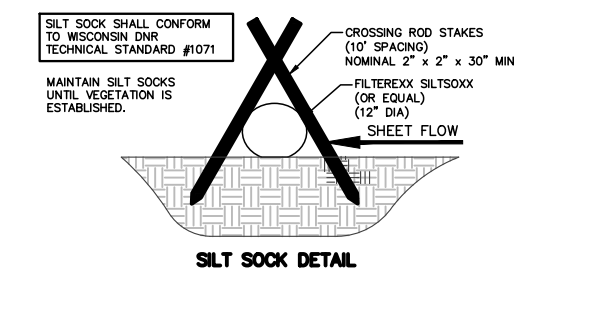
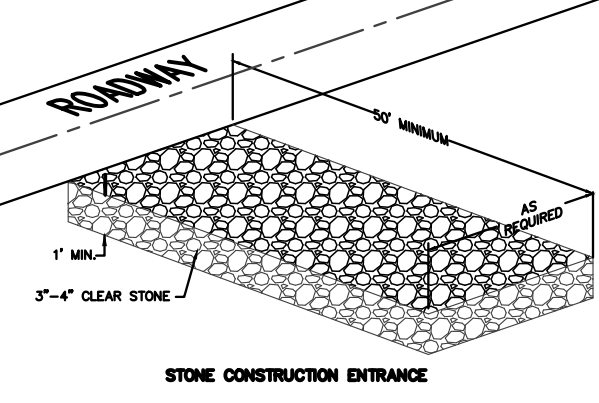
EROSION NOTES:
THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED 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
AUGUST 1, 2022 - MAY 1, 2023
AUGUST 22, 2022
INSTALL INITIAL EROSION CONTROL DEVICES AND ROUGH GRADE SITE.
CONSTRUCT BUILDING & PARKING LOT AND RESTORE PERVIOUS DISTURBED AREAS.
APPLY TEMPORARY MULCH, WOODCHIPS, OR TARPS TO PERVIOUS DISTURBED AREAS.

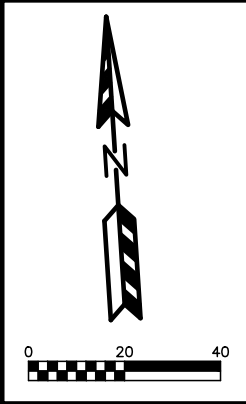
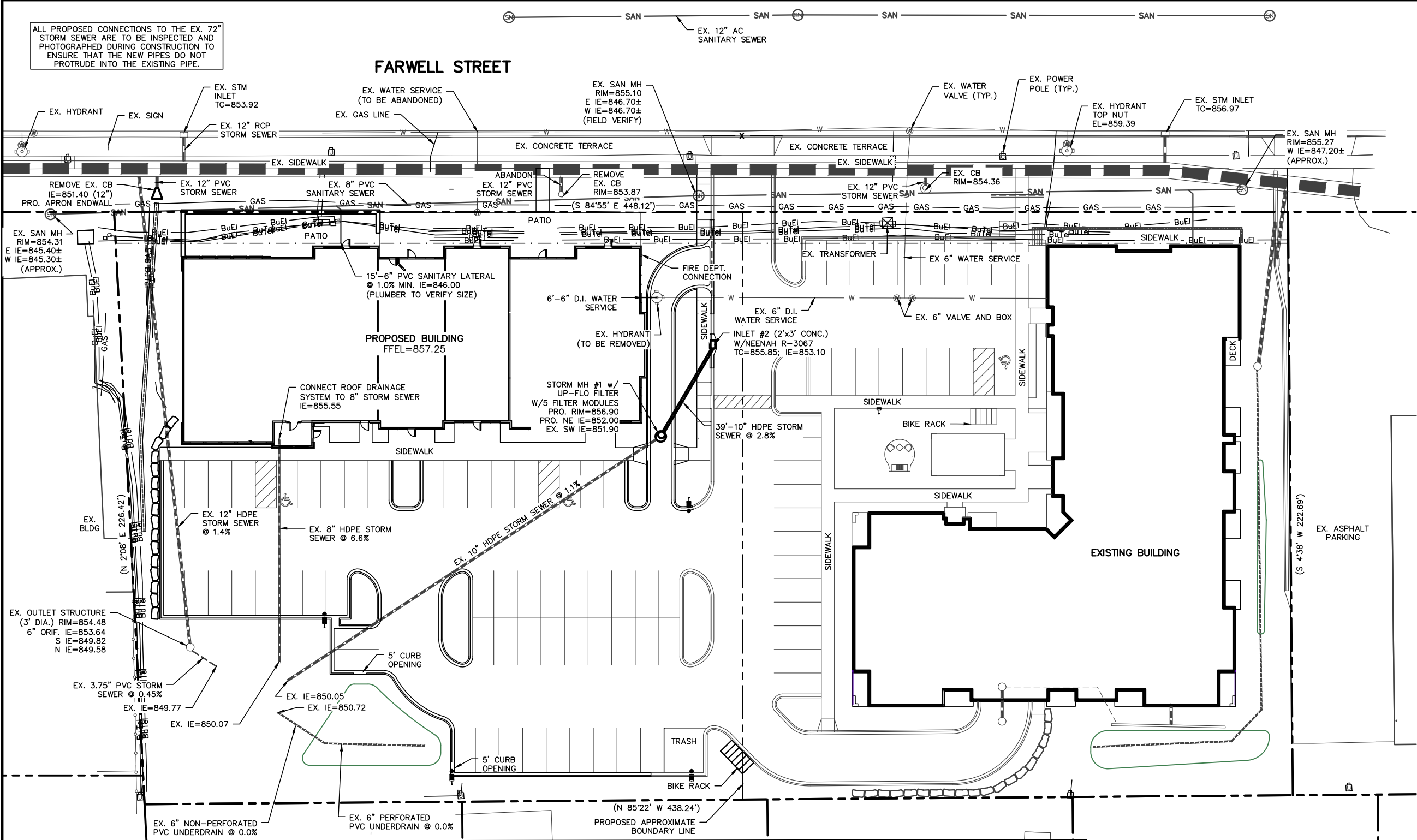
RESTORATION NOTES:
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON 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 SIGELKOW ROAD, SUITE A
MCFARLAND, WI 53558



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



UTILITY NOTES:

- CONTACT VILLAGE PRIOR TO CONNECTING PROPOSED UTILITIES INTO EXISTING UTILITIES. ALL CONNECTIONS SHALL BE 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

WS. STATUTE 182.0715 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

4721 FARWELL STREET DEVELOPMENT

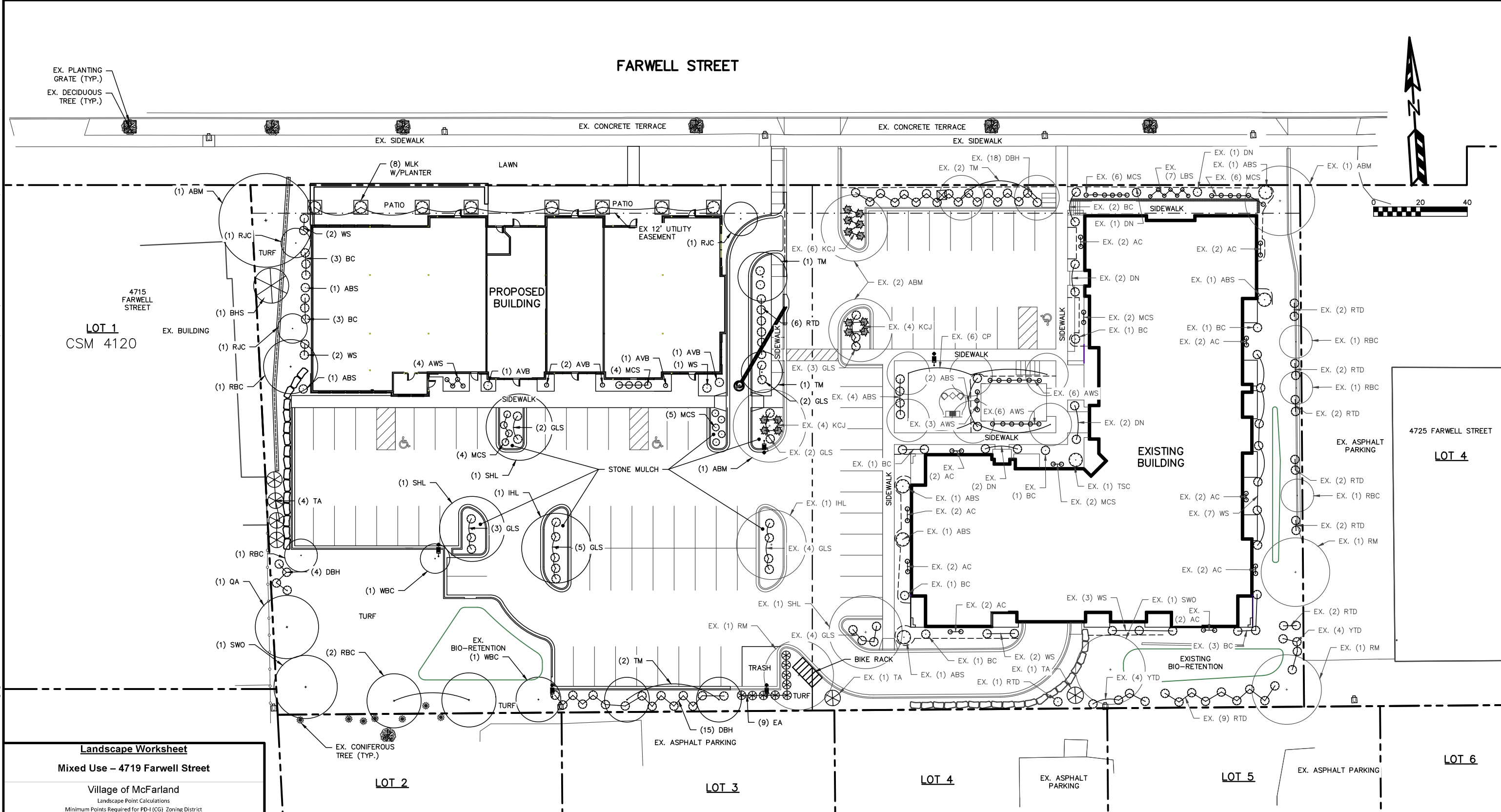
UTILITY PLAN
SHEET: C-4
DATED: APRIL 5, 2022



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



Landscape Worksheet			
Mixed Use - 4719 Farwell Street			
Village of McFarland			
Landscape Point Calculations			
Minimum Points Required for PD-1 (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			
Total Landscape Points Supplied: 879			

PLANT LIST - 1						PLANT LIST - 2					
KEY	QUAN	SIZE	COMMON NAME	ROOT	POINTS	KEY	QUAN	SIZE	COMMON NAME	ROOT	POINTS
5 Large Deciduous Trees (40 Points) 200						142 Medium deciduous shrubs (3 Points) 144					
ABM	2	2"	Autumn Blaze Maple	BB	80	AWS	4	18"	AW Spirea	Pot	12
QA	1	2"	Quaking Aspen	BB	40	BC	6	24"	Black Chokeberry	Pot	18
RM	1	2"	Red Maple	EX	40	DBH	19	24"	Dwarf Bush Honeysuckle	Pot	57
SWO	1	2"	Swamp White Oak	BB	40	IKL	8	36"	Miss Kim Lilac	Pot	24
14 Medium Deciduous Trees (25 Points) 350						RTD 6 24" Red Twig Dogwood Pot 18					
HL	2	2"	Imperial Honey Locust	BB	50	WS	5	24"	White Snowberry	Pot	15
RBC	4	10"	River Birch Clump	BB	100	5 Low deciduous shrubs (1 Points) 33					
SHL	2	2"	Skyline Honey Locust	BB	50	GLS	20	18"	Gro Low Sumac	Pot	20
TM	4	2"	Tatarian Maple	BB	100	MCS	13	18"	Magic Carpet Spirea	Pot	13
WBC	2	10"	White Birch Clump	BB	50	1 Large Evergreen Trees (30 Points) 30					
2 Small Deciduous Trees (15 Points) 30						BHS	1	5'	Black Hills Spruce	BB	30
RJC	3	1 1/2"	Red Jade Crab	BB	30	9 Medium evergreen shrub (5 Points) 45					
7 Tall deciduous shrubs (5 Points) 35						EA	9	4'	Emerald Arborvitae	BB	45
ABS	2	5'	Autumn Brilliance Serviceberry	BB	10	4 Low evergreen shrub (3 Points) 12					
AVR	5	3'	Arrowwood Viburnum	Pot	25	KCJ	4	4'	Kalley Compact Juniper	Con	12
Total Landscape Points: 879						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

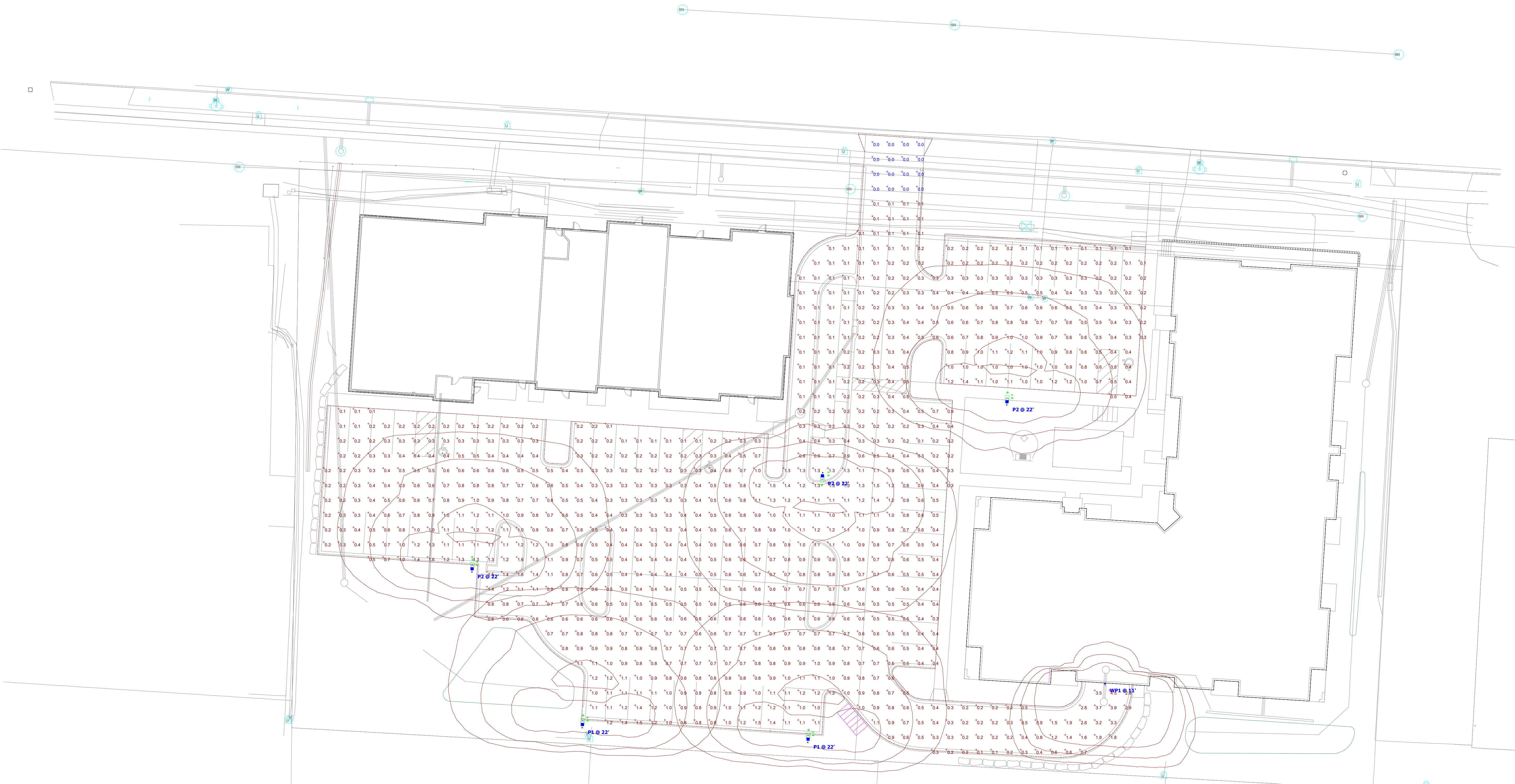
LANDSCAPE PLAN
SHEET: C-5
DATED: APRIL 5, 2022

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
	P1		2	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-CL1-D-UNV-14-BZ-7030-HSS	PREVALE AREA AND ROADWAY LUMINAIRE (1) 70 CR, 3000K LED AND TYPE IV OPTIC WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH	1	6320	0.9	52
	P2		3	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-CL1-D-UNV-14-BZ-7030	PREVALE AREA AND ROADWAY LUMINAIRE (1) 70 CR, 3000K LED AND TYPE IV OPTIC, BRONZE PAINTED FINISH	1	6959	0.9	52
	WP1		1	COOPER LIGHTING SOLUTIONS - PROGRAM-ESSION (FORMERLY EATON)	DWC-AF-01-LED-E1-T4W-4030	GALLEON WALL LUMINAIRE (1) 80 CR, 3000K, 1050MA LIGHTSQUARE WITH 16 LENS EACH AND TYPE IV WIDE OPTICS	16	322	0.9	99

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

C-6



TAX INCREMENT FINANCING DEVELOPMENT INCENTIVES POLICY MANUAL

1. PURPOSE

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

2. DISCLAIMER

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

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

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

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

The general objectives of the use of TIF funds are highlighted below

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

4. ELIGIBLE COSTS

The primary uses of TIF funding are highlighted below

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

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

5. METHODS OF FINANCING & PROJECT COMPLETION ASSURANCES

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

- **Pay-As-You-Go (Developer Financed Loan):** Under a pay-as-you-go incentive the applicant finances the upfront costs related to the construction project and the Village agrees to make an annual payment back to the applicant starting with the first year the Village receives taxes from the improved property (i.e. two years after project completion). The terms of the annual payment are subject to the development agreement negotiated and signed by both parties. The terms are typically represented as a percentage of the annual tax increment collected over a set period of years (e.g. 90% of the actual tax increment collect over 10 years or until the total requested financing amount has been reached).
- **Traditional Loan.** The Village may provide financing in the form of a loan at project start (e.g. after completion of the development agreement and within 60 days of receiving all necessary building permits). The terms of the loan (i.e. interest rate, amortization schedule, collateral) will be negotiated as part of the development agreement. The Village may also consider the use of no-interest loans or loans with forgivable payments (e.g. waiving a final payment) to provide an additional incentive to the applicant based on the merits of the proposed project. The use of future tax increments generated from the project to pay back the loan from the Village is not applicable. Examples of this type of financing are usually part of a community façade improvement revolving loan program.
- **Tax Increment Loan at Occupancy.** The Village may provide financing in the form of a loan at occupancy. Under this form of financing the Village provides a cash payment at the time (e.g. within 60 days) the proposed applicant completes the project (i.e. receives a building occupancy permit from the Village). The Village reserves the right to withhold a percentage of the TIF assistance until all landscaping has been installed on the property in accordance with approved site plans. The loan is paid back through future tax increments generated from the project.
- **Tax Increment Loan at Project Start.** The Village may provide financing in the form of a loan at the start of a project. Under this form of financing the Village provides a cash payment at the time the project starts (e.g. after completion of the development agreement and within 60 days of receiving all necessary building permits). The Village reserves the right to stagger payments to the applicant from the time of obtaining building permits to the time of receiving a building occupancy permit based on meeting predetermined construction milestones. The Village reserves the right to withhold a percentage of the TIF assistance until all landscaping has been installed on the property in accordance with approved site plans. The loan is paid back through future tax increments generated from the project.

Applicants are advised that the Village will require certain financial and project completion guarantees. These may include, but are not limited to, assessment guarantees, letters of credit, personal or corporate guarantees, minimum payment agreements, lien waivers for contractors, consent of mortgagee or other loan security instruments. In addition, the Village reserves the right to require an applicant to provide copies of paid invoices demonstrating actual costs incurred and to adjust accordingly any assistance provided by the Village in proportion to the ratio of estimated to actual project costs. **All terms and obligations of the Village and the applicant shall be finalized through the execution of a development agreement.**

6. EVALUATION CRITERIA – DEVELOPMENT INCENTIVE QUALIFICATIONS

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

- ✓ Location Criteria: The proposed project must be within the boundaries of a Village TIF district at the time of approval of a development agreement.
- ✓ Ownership Criteria: The applicant must be the owner of the property or have a written agreed option to purchase the property from the current owner at the time of approval of a development agreement. Proof of property ownership will be required prior to receiving financial assistance from the Village.
- ✓ “But For” Criteria: The applicant must demonstrate to the Village’s satisfaction that “but for” the TIF assistance, the project is not feasible on the proposed site, or would occur to a lesser extent, and that the public benefits described in Section 3 General Objectives would not be achieved. Refer to Applicant's submittal for responses.
- ✓ Financial Capability Criteria: Each TIF application must include evidence that the applicant possesses the financial ability to complete and operate the project and will be liable for, or contribute equity of at least 15% of the total cost of the project. Proof of equity and private commercial lending commitment will be required prior to receiving financial assistance from the Village. Applicant Equity of Phase II project costs = 16.5%
- ✓ Maximum Assistance Criteria¹: The total amount of TIF assistance in support of a project is based on the form of incentives requested as described below and the overall value of the project to the community. For applicants requesting a combination of financing (e.g. pay-go and tax increment loan at occupancy) the maximum amount of assistance shall not exceed 30% of the estimated total project costs, with the final percentage within each form of financing determined by the Village Board. The Village at its discretion may include in the total percentage of project costs other costs incurred by the Village in support of bringing the subject property to shovel ready status (e.g. prior land acquisition costs, environmental remediation costs, public works costs, etc.).
 - ✓ For Pay-As-You-Go (Developer Financed) Agreements the maximum amount of assistance is capped at 30% of the estimated total project costs. TIF share of Phase II project costs = 8.5%
 - For Traditional Loan Agreements the maximum amount of assistance is capped at 20% of the estimated total project costs.
 - For Tax Increment Loan at Occupancy Agreements the maximum amount of assistance is capped at 20% of the estimated total project costs.
 - For Tax Increment Loan at Project Start Agreements the maximum amount of assistance is capped at 10% of the estimated total project costs.
- ✓ Payback Period Criteria¹: All requests for TIF assistance will be required to demonstrate that the tax increment estimated to be generated by the project will be sufficient to payback any TIF assistance provided by the Village (including applicable interest expenses) in support of the project according to the following terms:
 - For Pay-As-You-Go (Developer Financed) Agreements. Payments to the Developer shall commence with the first year in which the Village receives tax increment from the completed project and continue no longer than the year in which the applicable TID terminates, or until the maximum amount of assistance is reached, whichever comes first. In addition, the annual amount of tax increment applied toward retirement of the developer loan shall not exceed 90% of the actual annual amount of tax increment collected from the project, unless a higher percentage is granted by the Village Board.

Estimated Payback Period is 10 years based on \$1,932,480 assessment guarantee as of 01.01.2024

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

- For Traditional Loan Agreements. Within 12 years starting with the year the loan is obtained and no longer then the year in which the applicable TID terminates. Interest shall be charged based on current general obligation loan interest rates from the Wisconsin Board of Commissioners of Public Lands, for the applicable loan term, at the time of Village disbursement of funds, plus 0.15%.
- For Tax Increment Loan at Occupancy Agreements. Within 12 years starting with the year the loan is obtained and no longer then the year in which the applicable TID terminates.
- For Tax Increment Loan at Project Start Agreements. Within 7 years starting with the year the loan is obtained and no longer then the year in which the applicable TID Expenditure Period ends.
- ✓ Financial/Project Assurances Criteria: The applicant must agree to provide financial and project completion guarantees to the Village. These may include, but are not limited to, assessment guarantees, letters of credit, personal or corporate guarantees, minimum payment agreements, lien waivers for contractors, consent of mortgagee or other loan security instrument. Applicant is proposing a \$1,932,480 assessment guarantee, 62.1% of the total site and building costs and 53.8% of the total project costs.
- ✓ Technical & Operational Capability Criteria: The applicant must provide evidence satisfactory to the Village that the applicant possesses the technical ability to complete the project or has obtained construction cost estimates from professional businesses capable of performing the work. Applicants must demonstrate that they have the ability to operate the proposed use. The Village may require applicants to submit copies of contracts with design professionals and construction contractor prior to receiving financial assistance from the Village. Applicant has completed several infill redevelopment projects within the Village including Atwater Phase I and Farwell Place Phase I
- ✓ Insurance Criteria: Applicants shall furnish to the Village certificates of insurance for all insurance policies required under the development agreement prior to receiving financial assistance from the Village. To be included in DA
- ✓ Adherence to Local Land Use Plans Criteria: The project is consistent with the Village of McFarland Comprehensive Land Use Plan, Village Building or Zoning Ordinances, or any other applicable plans and ordinances adopted by the Village which includes the subject property. Use and general site design are consistent with the PD-I General Plan approved by the Village, Ord. 2019-13
- ✓ Adherence to TIF Project Plan Criteria: All requests for TIF assistance must clearly comply with the requirements of the Wisconsin TIF Statutes and the Village's adopted TID Project Plan applicable to the subject property.
- ✓ Creation of Tax Increment Criteria: The project will not result in a tax exempt property, aside from any remnant portions of a parcel which are specifically dedicated to the Village for public use. Applicants will be required to return any TIF assistance provided to the Village if during the terms of the development agreement the property becomes exempt from property taxes.
- ✓ Applicant in Good Standing Criteria: The applicant does not have a history of delinquent property tax payments or own any property within the Village with known zoning or building code violations.
- ✓ Absence of Conflict of Interest Criteria: The applicant is not a member of the Village Board or a Village Committee, or any other official, employee, or agent of the Village who is authorized to exercise policy decision-making functions or responsibilities in connection with the application.
- ✓ Application Criteria: A completed application, fee, and escrow have been filed with the Village Community Development Director.

Village of McFarland TID #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%)

TID DATES

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

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

Village of McFarland											TID #5				ATWATER PHASE I & 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															
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



MAP 6

FUTURE LAND USE



COMPREHENSIVE PLAN

Legend

Future Land Use

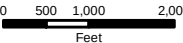
- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor
- DNR Wetlands and Potential Wetland Indicators over Undeveloped Lands
- Agricultural Preservation
- Urban Reserve
- Water
- Rights-of-Way

--- Village of McFarland Extraterritorial Jurisdiction Boundary

▣ Village of McFarland Limits (8/18)

▣ Other Municipal Limits (2018)

Shapes on this map represent the Village's vision for future land use within the Village and its extraterritorial jurisdiction. For such lands, this map is not intended to represent existing land use or zoning, or to compel property owners to change the use of their land. For example, owners of agricultural or other rural land may maintain their current land use. Actual boundaries between different future use categories and implementing zoning districts may vary somewhat from representations on this map. This map also identifies the City's Marsh Road Neighborhood Plan west of the Interstate and north of Siggekow Road, and existing land use elsewhere beyond the Village's extraterritorial jurisdiction.



Date: May 2019

Data Sources: Village of McFarland, Dane County LIO, WDNR, and CARPC



Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Commercial Park	Light industrial, office, research, testing, health care, and other compatible and support uses (e.g., day care, health club, bank). Arranged in a controlled commercial, business, or office park setting, where allowable uses and activities include those associated with low levels of environmental impact, noise, odor, vibrations, and particulate emissions. Served by public sewer and water.	C-P Commercial Park PD Planned Development C-H Highway Commercial (limited use) C-G General Commercial (limited use)	1. Design Commercial Park areas to result in higher-end business campus settings, with high quality building, site, landscape, lighting, signage, and other aspects of project design. 2. Direct heavy industry, truck terminals, large warehouses, and other higher-impact uses to planned Industrial areas instead. 3. Restrict outdoor storage and activities, except where essential to the business operation and fully screened from nearby uses and streets. Fully screen loading and other less attractive areas from off-site views. 4. Rezone sites designated for Commercial Park use only after public sanitary sewer and water service is available, the land is within Village limits, and a specific development proposal is offered. 5. Promote lot sizes and site design that enables future on-site expansion.
Industrial	Manufacturing, warehousing, distribution, office, storage, utility, and other compatible businesses and support uses (e.g., day care, health club, bank). May include screened outdoor storage, and more intensive uses than in other future land use categories. All uses served by public sewer and water systems.	M-IC Manufacturing-Intensive Commercial C-H Highway Commercial (limited use) C-G General Commercial (limited use) Some lands may also be mapped within the “Terminal and Triangle Design Overlay District”	1. Rezone sites designated for Industrial use only after public sanitary sewer and water service is available, the land is within Village limits, and a specific development proposal is offered. 2. Require performance standards as necessary to avoid placing excessive demand on municipal utilities and roads, or creating environmental hazards or unwanted neighborhood impacts. 3. Encourage the redevelopment or intensification of older industrial, storage, and contractor uses and buildings in the Terminal and Triangle District area. Refer to more detailed plans such as the TID #3 Project Plan and Terminal and Triangle District Plan for more detailed policies and recommendations for planned Industrial areas. 4. Encourage the redevelopment of older fuel storage or blending facilities and sites. See the Economic Development chapter for the Village’s updated policy related to new or expanded fuel storage and blending operations.
Mixed Use/Flex Commercial	A carefully designed blend or option of commercial services, retail, office, business park, multiple family residential, and/or institutional land uses, including mixed use sites and/or buildings. Compared to the Neighborhood future land use category, Mixed Use/Flex Commercial areas typically are denser, include some non-residential component, and do not typically include single family housing. All uses served by public sewer and water systems.	Appropriate traditional zoning districts (e.g., C-H, C-P, R-3) or PD or PD-I Planned Development zoning	1. Design “Mixed Use/Flex” areas to skillfully mix different uses on the same area, site, and/or building, and/or to serve as transitions between broader areas of different land uses. This future land use category is NOT intended to enable an unplanned or haphazard mix of different uses on any site or in any area. 2. Preserve and blend with surrounding residential character through appropriate building scale, building appearance, landscaping, screening, signs, and limited traffic and loading, and access from the adjacent collector or arterial street. Utilize the approach and standards in Figure 4-2 in such settings. 3. Rezone sites designated for Mixed Use/Flex use only after public sanitary sewer and water service is available, the land is within Village limits, and a development proposal is offered. 4. Refer also to policies applicable to Two and Multiple Family Residential, Highway and General Commercial, Commercial Park, and other more specific future land use categories that logically guide the development of each planned Mixed Use/Flex area given the range of proposed uses there.

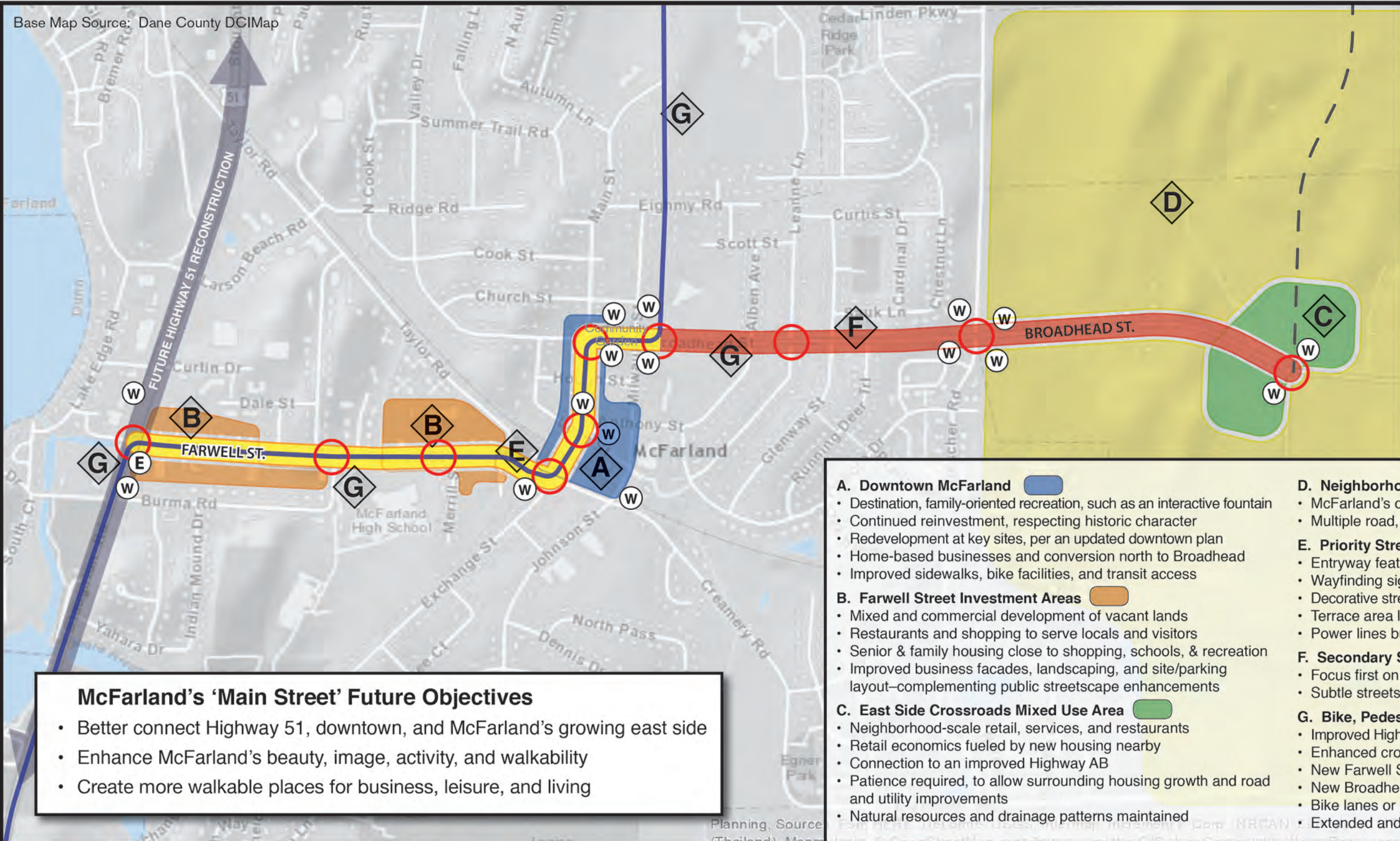
MAP 7
McFARLAND'S 'MAIN STREET' VISION



COMPREHENSIVE PLAN

LEGEND

- Enhanced crosswalks
- Entryway feature
- 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: Tuesday, May 24, 2022

SECTION: Closed Session

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: 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.

PREVIOUS ACTION:

ISSUE SUMMARY:

All documents related to this agenda item are in the open session packet, Item 6.f.2. The Village Board will consider action on the TIF request after meeting in closed session.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

ATTACHMENTS:

None