

Tuesday, June 28, 2022

7:00 PM

McFarland Municipal Center
Community Room

AGENDA

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

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

<https://us02web.zoom.us/j/89529918258>

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

Webinar ID: 895 2991 8258

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. Annual Police Department Awards
 - b. August 9, 2022 - Fall Partisan Primary - Absentee Ballots by Mail
4. CONSENT AGENDA.
 - a. All items listed under the Consent Agenda will be approved in one motion unless a Board member requests that the item be removed for individual discussion and action. Any item(s) removed for individual consideration shall be considered in the same order in which they were originally listed on the agenda under Business.
 - 1) Motion to approve the minutes of the June 14, 2022 Village Board meeting.
 - 2) Motion to approve the minutes of the June 15, 2022 Special Village meeting.
 - 3) Motion to approve checks in the amount of \$2,602,584.73.
 - 4) Motion to approve Resolution 2022-16: a resolution joining Wisconsin Local Government Climate Coalition (WLGCC) from the Sustainability and Natural Resources Committee.
 - 5) Motion to appoint Luke Fessler to the Parks & Recreation Committee for a term ending April 17, 2023.
 - 6) Motion to approve a request by Veridian Homes Rosewood Fields LLC for approval of Amendment No. 1 to the Development Agreement for Rosewood Fields from the Plan Commission.
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 on Resolution 2022-20: A resolution recognizing Juneteenth in the Village of McFarland.
- b. Sustainability & Natural Resources Committee (Trustees Flaherty & Wreh)
 - 1) Discussion and action on Village participation in the TerraCycle Program, requested by Lydia Mikelbank, McFarland Girl Scout Troop 1015.
- c. Discussion and action regarding final design and permission to proceed to bidding for new Gateway Signs.
- d. Discussion and action regarding meeting format plan for boards, commissions, and committees.
- e. Discussion and action on Resolution 2022-18: a resolution ratifying and approving a purchase agreement for property located at or around 3454 Siggelkow Road (Parcel 0710-654-8341-1)
- f. Introduction to and discussion of the proposed McFarland 2023-2027 Capital Improvement Plan.

7. 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.

8. RECONVENE INTO OPEN SESSION

9. 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

10. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, July 12, 2022 at 7:00 pm - Village Board Regular Meeting
- b. Tuesday, July 26, 2022 at 5:30 pm - Committee of the Whole meeting

c. Tuesday, July 26, 2022 at 7:00 pm - Village Board Regular Meeting

11. ADJOURNMENT.

Any person who has a qualifying disability as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format should contact the McFarland Municipal Center at (608)838-3153, 5915 Milwaukee Street, McFarland, Wisconsin, or village.clerk@mcfarland.wi.us by 2:00 p.m. at least 5 business days prior to the meeting so that any necessary arrangements can be made to accommodate each request. If the meeting or request is less than 5 business days from the meeting, requests for accommodations may still be made and reasonable efforts will be made to accommodate each request.

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, June 28, 2022

SECTION: Public Announcements & Communications

DEPARTMENT: Administration

CONTACT:

AGENDA ITEM: Annual Police Department Awards

PREVIOUS ACTION:

ISSUE SUMMARY:

Annually the McFarland Police Department recognizes officers work of the previous year through an award ceremony. In 2022, the Department recognized the following officers and provided the following awards:

Life Saving Award - Officer Grady responded to a 75-year-old male that collapsed outside. It was determined that the patient had stopped breathing and CCR was in progress. Officer Grady responded along with other agencies. The patient was able to regain a pulse and was transported to the hospital for further medical treatment.

Life Saving Award - Officer Peterson responded to a 59-year-old patient that was not breathing and did not have a pulse. Officer Peterson performed chest compressions for five minutes and delivered two shocks with an Automated External Defibrillator. EMS arrived and took over care, the patient regained a pulse and began to breath on their own before transported to the hospital for further care.

Life Saving Award - Officer Towns while on patrol responded to a 76-year-old patient that did not have a pulse and was not breathing. Officer Towns provided life saving measures for nearly 30 minutes in conjunction with McFarland Fire & Rescue. The patient was able to regain a pulse and began breathing on their own. The patient was transported by McFarland EMS to a local hospital for further treatment.

Sergeant Jacobsen and Officer Bruce Grady were awarded the Medal of Valor. Both these officers placed their own lives at risk to enter a residence that was structurally unstable due to structural damage after a motor vehicle accident. In addition to the structural damage, the residences sustained a large natural gas leak. Sergeant Jacobsen and Officer Grady entered into the basement of the residence to render aid and evacuate those at risk.

Years of service:

Officer Sydney Peterson (5 years)

Officer Bruce Grady (5 years)



Officer Matt Schroeckenthaler (5 years)

Officer Anthony Craft (10 years)

Sgt. Bryan Wallace (10 years)

Det. John Miller (20 years)

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

ATTACHMENTS:

None

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, June 28, 2022

SECTION: Public Announcements & Communications

DEPARTMENT: Administration

CONTACT: Cassandra Suettinger, Village Clerk/Treasurer

AGENDA ITEM: August 9, 2022 - Fall Partisan Primary - Absentee Ballots by Mail

PREVIOUS ACTION:

ISSUE SUMMARY:

The Village of McFarland will hold the fall Partisan Primary on August 9, 2022. The Fall Partisan primary election is to narrow candidates down for the November General Election. The ballot includes a primary for the offices of Governor, Lieutenant Governor, Attorney General, Secretary of State, State Treasurer, United States Senator, Representative in Congress - District 2, Rep. to the Assembly - Dist. 47, County Sheriff, and County Clerk of Circuit Court.

While we are still several weeks away from the election, the Village (as it has all of 2022), encourages voters to Make a Plan to Make it Count!

Make a plan! - Voters should start thinking now about how they would like to complete their ballot (via absentee by mail, in-person absentee, or on Election Day). If voters intend to vote absentee, they should plan to take the necessary steps in a timely manner.

Make it Count! - If voting absentee, make sure you comply with all instructions to complete and return your ballot in a manner that will allow it to be counted.

Not sure and have questions on how to make your plan to make it count? Administration Office staff are available to assist with any voting/election related questions, and to help voters make a plan to make it count. For questions or assistance, contact 608-838-3153 or email village.administration@mcfarland.wi.us.

Voter Registration - Voters can register to vote by mail or online through Wednesday July 20th at midnight. Voters wishing to register to vote should visit: <https://myvote.wi.gov/en-us/Register-To-Vote>.

Because a federal office is on the ballot, ballots by mail are available 47 days in advance of the election and began going out June 23, 2022. To request an absentee ballot by mail please visit: <https://myvote.wi.gov/en-us/Vote-Absentee-By-Mail>.

COURT CASE UPDATES/CHANGES TO ABSENTEE VOTING PROCEDURES- The WI Supreme Court is still reviewing the lawfulness of returning ballots via dropbox in the State of



Wisconsin. As a result of the pending case, the WI Supreme Court has ordered that dropboxes CANNOT be used for the August Election. The WI Supreme Court has also noted that State law provides only the voter them self may return a ballot to the Clerk's Office. Those voters who may need an accommodation returning their ballot, should contact the Clerk's Office directly.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

None.

ATTACHMENTS:

1. August Sample Ballot

Official Primary Ballot
Partisan Office
August 9, 2022

3

Notice to voters: If you are voting on Election Day, your ballot must be initialed by 2 election inspectors. If you are voting absentee, your ballot must be initialed by the municipal clerk or deputy clerk. Your ballot may not be counted without initials. (See end of ballot for initials.)

General Instructions	Democratic Party Primary (cont.)	Republican Party Primary
If you make a mistake on your ballot or have a question, ask a poll worker for help. (Absentee voters: contact your municipal clerk.) To vote for a name on the ballot, fill in the oval next to the name like this: ●. To vote for a name that is not on the ballot, write the name on the line marked "write-in" and fill in the oval next to the name like this: ●.	Statewide State Treasurer Vote for One ☐ Aaron Richardson ☐ Angelito Tenorio ☐ Gillian M. Battino ☐ write-in:	<i>If you vote in this party's primary, you may not vote in any other party's primary.</i>
	Congressional United States Senator Vote for One ☐ Mandela Barnes ☐ Alex Lasry ☐ Kou C. Lee ☐ Sarah Godlewski ☐ Peter Peckarsky ☐ Steven Olikara ☐ Darrell Williams ☐ Tom Nelson ☐ write-in:	Statewide Governor Vote for One ☐ Kevin Nicholson ☐ Rebecca Kleefisch ☐ Timothy Ramthun ☐ Adam J. Fischer ☐ Tim Michels ☐ write-in:
Special Instructions for Voting in a Partisan Primary In the Partisan Primary: - You may vote in only ONE party's primary. - If you choose a party, votes cast in that party will be counted. Votes cast in any other party will not be counted. - If you do not choose a party and you vote in more than one party, no votes will be counted. You must vote for individual candidates.	Lieutenant Governor Vote for One ☐ Patrick Testin ☐ Will Martin ☐ Kyle Yudes ☐ Roger Roth ☐ David C. Varnam ☐ Cindy Werner ☐ David D. King ☐ Jonathan Wichmann ☐ write-in:	
Party Preference Section Choose a party in which to vote. Fill in the oval next to your party choice, like this: ●. Choose only ONE. ☐ Democratic ☐ Republican ☐ Libertarian ☐ Constitution	Representative in Congress District 2 Vote for 1 ☐ Mark Pocan ☐ write-in:	Attorney General Vote for One ☐ Eric Toney ☐ Karen Mueller ☐ Adam Jarchow ☐ write-in:
Democratic Party Primary <i>If you vote in this party's primary, you may not vote in any other party's primary.</i>	Legislative Representative to the Assembly District 47 Vote for 1 ☐ Jimmy Anderson ☐ write-in:	Secretary of State Vote for One ☐ Amy Lynn Loudenberg ☐ Jay Schroeder ☐ Justin D. Schmidtka ☐ write-in:
Statewide Governor Vote for One ☐ Tony Evers ☐ write-in:	Sheriff Vote for 1 ☐ Calvin Barrett ☐ write-in:	State Treasurer Vote for One ☐ John S. Leiber ☐ Orlando Owens ☐ write-in:
Lieutenant Governor Vote for One ☐ Peng Her ☐ Sara Rodriguez ☐ write-in:	Clerk of Circuit Court Vote for 1 ☐ Carlo Esqueda ☐ write-in:	
Attorney General Vote for One ☐ Josh Kaul ☐ write-in:	STOP End Democratic Party Primary	Congressional United States Senator Vote for One ☐ Ron Johnson ☐ David Schroeder ☐ write-in:
Secretary of State Vote for One ☐ Doug La Follette ☐ Alexia Sabor ☐ write-in:		Representative in Congress District 2 Vote for 1 ☐ Charity Barry ☐ Erik Olsen ☐ write-in:

Democratic Party Primary continues at top of next column.	Republican Party Primary begins at top of next column.	Republican Party Primary continues on back of ballot.
Page 1 of 2-sided ballot. Ballot continues on other side. ➡		

Republican Party Primary (cont.)

Constitution Party Primary

Legislative
Representative to the Assembly
District 47
Vote for 1

If you vote in this party's primary, you may not vote in any other party's primary.

☐ Lamonte Newsom
☐ write-in:

Statewide

Governor
Vote for One

County

☐ write-in:

Sheriff
Vote for 1

Lieutenant Governor
Vote for One

☐ Anthony D. Hamilton
☐ write-in:

☐ write-in:

Clerk of Circuit Court
Vote for 1

Attorney General
Vote for One

☐ write-in:
STOP End Republican Party Primary

☐ write-in:

Libertarian Party Primary

☐ write-in:

If you vote in this party's primary, you may not vote in any other party's primary.

State Treasurer
Vote for One

Statewide

☐ Andrew Zuelke
☐ write-in:

Governor
Vote for One

Congressional

☐ write-in:

United States Senator
Vote for One

Lieutenant Governor
Vote for One

☐ write-in:

☐ write-in:

Representative in Congress
District 2
Vote for 1

Attorney General
Vote for One

☐ write-in:

☐ write-in:

Legislative

Secretary of State
Vote for One

Representative to the Assembly
District 47
Vote for 1

☐ Neil Harmon
☐ write-in:

☐ write-in:

State Treasurer
Vote for One

County

☐ write-in:

Sheriff
Vote for 1

Congressional

☐ write-in:

United States Senator
Vote for One

Clerk of Circuit Court
Vote for 1

☐ write-in:

☐ write-in:

Representative in Congress
District 2
Vote for One

STOP End Constitution Party Primary

☐ write-in:

Legislative

Representative to the Assembly
District 47
Vote for One

County

☐ write-in:

Sheriff
Vote for One

☐ write-in:

Clerk of Circuit Court
Vote for One

☐ write-in:
STOP End Libertarian Party Primary

☐ write-in:

Official Primary Ballot
Partisan Office

August 9, 2022

for

T Blooming Grove Wds 1-7
T Madison Wds 1-10
V McFarland Wds 1-10
C Fitchburg Wds 1-5
C Fitchburg Wds 6-10
C Fitchburg Wds 11-13
C Fitchburg Wds 17-19
C Madison Wd 001
C Madison Wd 002
C Madison Wd 004
C Madison Wd 014
C Madison Wd 121
C Madison Wd 122
C Madison Wd 130
C Madison Wd 132
C Madison Wd 133
C Monona Wds 1-5
C Monona Wds 6-10

Ballot Issued by

Initials of election inspectors

Absentee ballot issued by

Initials of municipal clerk or deputy clerk
(If issued by SVDs, both SVDs must initial.)

Certification of Voter Assistance

I certify that I marked or read aloud this ballot at the request and direction of a voter who is authorized under Wis. Stat. §6.82 to receive assistance.

Signature of assistor

For Official Use Only

Inspectors: Identify ballots required to be remade.

- ☐ Overvoted
- ☐ Damaged
- ☐ Other

If this is the **Original Ballot**, write the serial number here:

If this is the **Duplicate Ballot**, write the serial number here:

Initials of inspectors who remade ballot

Constitution Party Primary begins at top of next column.

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, June 28, 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, June 14, 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 Edward Wreh, Village Trustee Michael Flaherty

Village Board members not present: Village Trustee Chris St. Clair

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, Parks Superintendent Sayer Larson, Fire/EMS Director Chris Dennis, and Communications & Technology Director Stephanie Miller.

3. PUBLIC ANNOUNCEMENTS, COMMUNICATIONS, AND PROCLAMATIONS.

- a. *Village of McFarland Communications & Technology Department recognized at the Midwest Media Fest hosted by Wisconsin Community Media.*

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 24, 2022 Village Board meeting.*
- 2) *Motion to approve checks in the amount of \$306,494.52.*
- 3) *Motion to approve updates to the Community Calendar Policy.*
- 4) *Motion to approve Resolution 2022-15: A Resolution authorizing submittal of the Compliance Maintenance Annual Report (CMAR) for 2021.*
- 5) *Motion to approve deeming the 2005 Vermeer Chipper as surplus Village property in accordance with Village Ordinance 2-932.*
- 6) *Motion to approve an exception from Village Ordinance 8-52(a) for Dustin Boyd, 3459 Siggelkow Road, Lot 2 CSM 14907, to have a private septic and well system for a new single family residence with conditions provided in the Community & Economic Development Staff Report.*

- 7) Motion to approve Resolution 2022-17: a resolution approving reinstatement of qualified retirement plan.
- 8) Motion to approve the minutes of Committees dissolved as part of the Board, Committee, Commission restructuring including: Finance Committee minutes of October 27, 2021 and Personnel Committee minutes of May 21, 2021.
- 9) Motion to approve an event permit application from the McFarland Community Band for the McFarland Community Band Concert to be held on Thursday July 7th and August 11th(with rain dates of July 14th and August 18th) from 6:30 p.m. to 7:45 p.m. and the request to waive the event permit fee for a Community Organization per Village Ordinance 36-16.
- 10) Motion to approve Resolution 2022-14: A Resolution approving the renewal of applications for liquor and fermented malt beverage licenses for 2022-2023.
- 11) Motion to approve a "Class A"/Class "A" Alcohol License for Liberty Square Gas Station Inc. d/b/a Refuel Pantry - McFarland, 4004 Terminal Drive, Lakhbir Singh, Agent, for the period of July 1, 2022 through June 30, 2023 or upon surrender of the "Class A"/Class "A" License by Mangat Enterprises LLC for the Terminal Cirgo located at 4004 Terminal Drive.

Motion by Village President Carolyn Clow, second by Village Trustee Michael Flaherty, to approve the consent agenda as presented. Motion carries 6 - 0 - 0 by acclamation.

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.

None.

6. BUSINESS.

- a. Discussion and action regarding the State/Municipal Financial Agreement for a State-Let Highway Project with the Wisconsin Department of Transportation for the reconstruction of US Highway 51 (Phase 7) through the Village of McFarland.

David Schmidt from the WisDot, appeared before the Board to provide an overview of the agreement and future construction plans for US Highway 51.

Motion by Village President Carolyn Clow, second by Village Trustee TJ Jerke, to

approve the State/Municipal Financial Agreement for a State-Let Highway Project with the Wisconsin Department of Transportation for the reconstruction of US Highway 51 (Phase 7) through the Village of McFarland. Motion carries 6 - 0 - 0 by acclamation.

b. Presentation and update on the construction progress for the Public Safety Center.

Jordan Schultz, owner representative of Huffman, provided an update on the Public Safety Center Project.

c. Discussion and action regarding proposed Change Order #04 for the Public Safety Center to address changes to floor insulation, communications and other miscellaneous needs.

Motion by Village President Carolyn Clow, second by Village Trustee Stephanie Brassington, to approve Change Order #04 for the Public Safety Center to address changes to floor insulation, communications and other miscellaneous needs in the amount of 82,757. Motion carries 6 - 0 - 0 by acclamation.

d. Discussion and action regarding the purchase of evidence room shelving within the Police Department of the Public Safety Center.

Motion by Village President Carolyn Clow, second by Village Trustee Edward Wreh, to approve the purchase of evidence room shelving within the Police Department of the Public Safety Center in the amount of \$39,500. Motion carries 6 - 0 - 0 by acclamation.

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

1) Discussion and action regarding the award of contract for the Community Park Phase 1 project.

Motion by Trustee TJ Jerke, second by Trustee Carrie Nelson, to award contract to Meise Construction Inc. of Sauk City in an amount of \$745,447 for the Community Park Phase 1 Project including the base bid and contract alternate with additional expenses for engineering/construction administration, gating, watering improvements, other services, and contingency for a total project cost in an amount of \$1,100,000. Motion carries 6- 0 - 0 by acclamation.

f. Public Safety Committee (Trustees Wreh & Brassington)

1) Discussion and action on an application from Bolha Short-Term Rentals for a tourist rooming house permit for the property located at 6011 South Court for the period commencing July 1, 2022 and ending June 30, 2023.

Trustee Wreh provided an overview of the application and the Public Safety Committee's unanimous recommendation for approval.

Motion by Village Trustee Edward Wreh, second by Village Trustee Stephanie Brassington, to approve an application from Bolha Short-Term Rentals for a tourist rooming house permit for the property located at 6011 South Court for the period commencing July 1, 2022 and ending June 30, 2023. Motion carries 6 - 0 - 0 by acclamation.

- 2) Discussion and action on an application from Lake Edge Ventures LLC to have a tourist rooming house at 5720 Lake Edge Road for the period commencing July 1, 2022 through June 30, 2023.

Motion by Trustee Wreh, second by Trustee Brassington to approve an application from Lake Edge Ventures LLC to have a tourist rooming house at 5720 Lake Edge Road for the period commencing July 1, 2022 through June 30, 2023 with the condition that the tourist house permit not be issued until proof has been submitted of correction of the electrical switchplate violation identified by the Building Inspector.

Motion by President Carolyn Clow, second by Trustee Ed Wreh, to amend the motion to approve an application from Lake Edge Ventures LLC to have a tourist rooming house at 5720 Lake Edge Road for the period commencing July 1, 2022 through June 30, 2023 with the condition that the wood burning fireplace unit be inaccessible at all times unless a certificate is submitted providing that the fireplace and chimney are in compliance with National Fire Prevention Association Fire Code Chapter 211 Standards for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances. Motion carries 6 - 0 - 0 by acclamation.

- g. Public Works & Utilities Committee (Trustee St. Clair & President Clow)

- 1) Discussion and action regarding 2022 Crackseal and Chipseal proposal for street maintenance.

Motion by Village President Carolyn Clow, second by Village Trustee Stephanie Brassington, to approve the 2022 Chipseal and Cracksealing proposal provided by Fahrner Asphalt in the amount of \$100,883.00. Motion carries 6 - 0 - 0 by acclamation.

- h. Discussion and action on revisions to Chapter 1 - Public Comment Policy.

Motion by Village President Carolyn Clow, second by Village Trustee Stephanie Brassington, to approve revisions to Chapter 1 - Public Comment Policy. Motion carries 6 - 0 - 0 by acclamation.

- i. Discussion regarding meeting format plan for boards, commissions, and committees.

Communications & Technology Director Stephanie Miller provided an overview of the proposal to transition the Village's meeting format plan for its boards, commissions and committees back to in-person.

The Board discussed and provided feedback on the proposal. The item will be placed back on the agenda for the June 28th meeting to take action.

7. SCHEDULE NEXT MEETING DATE.

- a. Wednesday, June 15, 2022 at 6:00 pm - Village Board Annual Retreat (Special Meeting)
- b. Monday, June 20, 2022 at 6:00 pm - Village Board and Diversity, Equity, and Inclusion Committee Joint Meeting
- c. Wednesday, June 22, 2022 at 6:00 pm - Village Board Annual Retreat (Special Meeting)
- d. Tuesday, June 28, 2022 at 5:30 pm - Committee of the Whole meeting

e. Tuesday, June 28, 2022 at 7:00 pm - Village Board Regular Meeting

f. Tuesday, July 12, 2022 at 7:00 pm - Village Board Regular Meeting

8. ADJOURNMENT.

Motion by Village Trustee Stephanie Brassington, second by Village Trustee Edward Wreh, to adjourn at 9:21 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

VILLAGE OF MCFARLAND

Village Board Minutes

Wednesday, June 15, 2022 - 6:00 PM

1. CALL TO ORDER.

President Carolyn Clow called the special meeting of the Village Board to order at 6:00 PM in the Community Room.

2. ROLL CALL.

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

Village Board members not present: None.

Staff Present: Administrator Matt Schuenke.

3. 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.

4. BUSINESS.

- a. *Update regarding performance of the 2021-2022 McFarland Strategic Implementation Plan as the Village Board goals and objectives for the past year.*

Village Administrator Schuenke provided an overview and update on the 2021-2022 McFarland Strategic Implementation Plan.

At 6:55 p.m. a severe weather warning was issued and the Board directed staff to defer the remainder of the update to the next meeting.

- b. *Discussion regarding 2022-2023 McFarland Strategic Implementation Plan as the Village Board goals and objectives for the coming year.*

- 1) *Goal A: Develop a multi-generational community center to serve seniors, youth and families*

No discussion or action.

- 2) *Goal B: Plan for and align physical facilities and open space to support future service delivery, quality of life and infrastructure needs.*

No discussion or action.

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

No discussion or action.

5. SCHEDULE NEXT MEETING DATE.

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

6. ADJOURNMENT.

Motion by Village President Carolyn Clow, second by Village Trustee Edward Wreh, to adjourn at 6:55 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
4	MIDDLETON FORD	154497	VEHICLE PARTS TRUCK	1	06/13/2022	27.00	.00	27.00	06/23/2022
		154497	VEHICLE PARTS TRUCK	2	06/13/2022	27.00	.00	27.00	06/23/2022
		154497	VEHICLE PARTS TRUCK	3	06/13/2022	27.00	.00	27.00	06/23/2022
		154497	VEHICLE PARTS TRUCK	4	06/13/2022	99.00	.00	99.00	06/23/2022
		154498	M3 MAINTENANCE	1	06/13/2022	22.36	.00	22.36	06/23/2022
Total 4:						202.36	.00	202.36	
10	ARAMARK	6140022399	MAT RENTAL	1	06/10/2022	52.33	.00	52.33	06/23/2022
		6140024210	MAT RENTAL	1	06/17/2022	52.33	.00	52.33	06/23/2022
Total 10:						104.66	.00	104.66	
30	ALLIANT ENERGY/WP&L	061022	MUNICIPAL CENTER	1	06/10/2022	3,322.37	.00	3,322.37	06/17/2022
		061022	PW FACILITY	2	06/10/2022	352.07	.00	352.07	06/17/2022
		061022	LIBRARY	3	06/10/2022	3,065.40	.00	3,065.40	06/17/2022
		061022	WELL #4	4	06/10/2022	1,796.86	.00	1,796.86	06/17/2022
		061022	SOCCER BUILDING - 482	5	06/10/2022	14.22	.00	14.22	06/17/2022
		061722-5868	2860 HIDDEN FARM FLO	1	06/17/2022	29.72	.00	29.72	06/23/2022
		062122-6922	PUBLIC SAFETY CENTER	1	06/21/2022	288.99	.00	288.99	06/23/2022
Total 30:						8,869.63	.00	8,869.63	
68	BADGER WELDING SUPP	3712734	ACETYLENE & OXYGEN	1	05/31/2022	12.40	.00	12.40	06/23/2022
		3715233	BADGER WELDING - OXY	1	06/07/2022	46.30	.00	46.30	06/23/2022
		3715585	BADGER WELDING - OXY	1	06/10/2022	115.64	.00	115.64	06/23/2022
Total 68:						174.34	.00	174.34	
79	BAYCOM INC	EQUIPINV_0	RADIO 35 MM JACK	1	05/27/2022	445.60	.00	445.60	06/23/2022
Total 79:						445.60	.00	445.60	
96	BILL'S KEY SHOP INC	53467W	LOCK SERVICE/REPAIR	1	06/16/2022	90.00	.00	90.00	06/23/2022
Total 96:						90.00	.00	90.00	
104	BOBCAT OF MADISON IN	1512	STUMP GRINDER	1	06/07/2022	9,246.00	.00	9,246.00	06/23/2022
Total 104:						9,246.00	.00	9,246.00	
194	CONCENTRA	103583882	PRE-EMPLOYMENT SCR	1	06/02/2022	118.00	.00	118.00	06/23/2022
		103588075	CONCENTRA PHYSICAL	1	06/13/2022	241.00	.00	241.00	06/23/2022
Total 194:						359.00	.00	359.00	
267	DEMCO INC	7143430	LIBRARY SPECIALIZED S	1	06/16/2022	166.77	.00	166.77	06/23/2022
Total 267:						166.77	.00	166.77	
361	FIRST SUPPLY LLC MADI	13252629-00	WATERMAIN PARTS	1	06/09/2022	511.80	.00	511.80	06/23/2022
		13252689-00	CURBSTOP PARTS	1	06/09/2022	629.98	.00	629.98	06/23/2022
		13253204-00	REPAIR PARTS	1	06/09/2022	137.90	.00	137.90	06/23/2022
		13253250-00	PW SUPPLIES	1	06/09/2022	8.96	.00	8.96	06/23/2022

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		13253250-00	PW SUPPLIES	2	06/09/2022	2.45	.00	2.45	06/23/2022
		13253250-00	PW SUPPLIES	3	06/09/2022	2.45	.00	2.45	06/23/2022
		13253250-00	PW SUPPLIES	4	06/09/2022	2.45	.00	2.45	06/23/2022
Total 361:						1,295.99	.00	1,295.99	
366	FOREMOST PROMOTION	545368	FIRE SAFETY COLORING	1	06/02/2022	269.52	.00	269.52	06/23/2022
Total 366:						269.52	.00	269.52	
395	GENERAL COMMUNICATI	306708	GEN COMM SERVICE M4	1	06/07/2022	304.00	.00	304.00	06/23/2022
		307398	GEN COMM SERVICE	1	06/22/2022	1,433.60	.00	1,433.60	06/23/2022
Total 395:						1,737.60	.00	1,737.60	
408	GRAINGER INC	9336427209	MUNICIPAL CENTER LAM	1	06/07/2022	58.80	.00	58.80	06/23/2022
		9345878822	BATTERIES	1	06/15/2022	413.25	.00	413.25	06/23/2022
		9345878822	BATTERIES	2	06/15/2022	112.70	.00	112.70	06/23/2022
		9345878822	BATTERIES	3	06/15/2022	112.70	.00	112.70	06/23/2022
		9345878822	BATTERIES	4	06/15/2022	112.71	.00	112.71	06/23/2022
Total 408:						810.16	.00	810.16	
452	HYDRITE CHEMICAL	02590072	CHEMICAL WATER UTILT	1	06/23/2022	761.22	.00	761.22	06/23/2022
Total 452:						761.22	.00	761.22	
492	KAYSER AUTOMOTIVE G	710465	VEHICLE MAINT	1	06/06/2022	458.73	.00	458.73	06/23/2022
		710577	VEHICLE MAINT	1	06/07/2022	617.87	.00	617.87	06/23/2022
		711524	VEHICLE MAINT	1	06/15/2022	529.73	.00	529.73	06/23/2022
Total 492:						1,606.33	.00	1,606.33	
538	LAWSON PRODUCTS INC	9309647780	SHOP SUPPLIES	1	06/10/2022	343.42	.00	343.42	06/23/2022
		9309647780	SHOP SUPPLIES	2	06/10/2022	93.66	.00	93.66	06/23/2022
		9309647780	SHOP SUPPLIES	3	06/10/2022	93.66	.00	93.66	06/23/2022
		9309647780	SHOP SUPPLIES	4	06/10/2022	93.66	.00	93.66	06/23/2022
Total 538:						624.40	.00	624.40	
581	MADISON TRUCK EQUIP	20037-1	TRUCK PARTS--TRUCK 3	1	06/08/2022	16.50	.00	16.50	06/23/2022
		20037-1	TRUCK PARTS--TRUCK 3	2	06/08/2022	16.50	.00	16.50	06/23/2022
		20037-1	TRUCK PARTS--TRUCK 3	3	06/08/2022	16.50	.00	16.50	06/23/2022
		20037-1	TRUCK PARTS--TRUCK 3	4	06/08/2022	60.50	.00	60.50	06/23/2022
Total 581:						110.00	.00	110.00	
634	MENARDS - MONONA	31610	DISC GOLF	1	06/03/2022	8.26	.00	8.26	06/23/2022
		31774	EMERGENCY LIGHT REP	1	06/06/2022	51.94	.00	51.94	06/23/2022
		31853	PW SUPPLIES	1	06/07/2022	46.73	.00	46.73	06/23/2022
		31853	PW SUPPLIES	2	06/07/2022	12.74	.00	12.74	06/23/2022
		31853	PW SUPPLIES	3	06/07/2022	12.74	.00	12.74	06/23/2022
		31853	PW SUPPLIES	4	06/07/2022	12.74	.00	12.74	06/23/2022
		31854	PARK SUPPLIES	1	06/07/2022	138.33	.00	138.33	06/23/2022
		32289	PARK SUPPLIES	1	06/16/2022	23.05	.00	23.05	06/23/2022

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Total 634:						306.53	.00	306.53	
640	MGE	6300112994-	STREET LIGHTS	1	06/01/2022	659.30	.00	659.30	06/17/2022
Total 640:						659.30	.00	659.30	
756	POMP'S TIRE SERVICE I	000068180	TIRE CREDIT	1	01/26/2017	146.60-	.00	146.60-	06/23/2022
		000068180	TIRE CREDIT	2	01/26/2017	39.99-	.00	39.99-	06/23/2022
		000068180	TIRE CREDIT	3	01/26/2017	39.99-	.00	39.99-	06/23/2022
		000068180	TIRE CREDIT	4	01/26/2017	39.99-	.00	39.99-	06/23/2022
		80265758	NEW HOLLAND #6	1	06/08/2022	191.83	.00	191.83	06/23/2022
		80265758	NEW HOLLAND #6	2	06/08/2022	52.32	.00	52.32	06/23/2022
		80265758	NEW HOLLAND #6	3	06/08/2022	52.32	.00	52.32	06/23/2022
		80265758	NEW HOLLAND #6	4	06/08/2022	52.32	.00	52.32	06/23/2022
		80266165	VEHICLE MAINTENANCE	1	06/16/2022	1,041.80	.00	1,041.80	06/23/2022
		80267593	TURF MOWER 10	1	06/20/2022	21.93	.00	21.93	06/23/2022
		80267593	TURF MOWER 10	2	06/20/2022	5.98	.00	5.98	06/23/2022
		80267593	TURF MOWER 10	3	06/20/2022	5.98	.00	5.98	06/23/2022
		80267593	TURF MOWER 10	4	06/20/2022	5.98	.00	5.98	06/23/2022
		80267605	TURF MOWER 2	1	06/20/2022	19.68	.00	19.68	06/23/2022
		80267605	TURF MOWER 2	2	06/20/2022	5.37	.00	5.37	06/23/2022
		80267605	TURF MOWER 2	3	06/20/2022	5.37	.00	5.37	06/23/2022
		80267605	TURF MOWER 2	4	06/20/2022	5.37	.00	5.37	06/23/2022
		80267606	TURF MOWER 11	1	06/20/2022	21.93	.00	21.93	06/23/2022
		80267606	TURF MOWER 11	2	06/20/2022	5.98	.00	5.98	06/23/2022
		80267606	TURF MOWER 11	3	06/20/2022	5.98	.00	5.98	06/23/2022
		80267606	TURF MOWER 11	4	06/20/2022	5.98	.00	5.98	06/23/2022
Total 756:						1,239.55	.00	1,239.55	
759	POSTMASTER	061522	BULK MAILING FOR ANN	1	06/15/2022	1,096.49	.00	1,096.49	06/15/2022
Total 759:						1,096.49	.00	1,096.49	
765	LEGAL SHIELD	0108629-061	LEGAL SHIELD	1	06/15/2022	200.35	.00	200.35	06/23/2022
Total 765:						200.35	.00	200.35	
800	RELIANT FIRE APPARAT	122-22536	PIERCE PLATFORM	1	06/21/2022	3,590.00	.00	3,590.00	06/23/2022
Total 800:						3,590.00	.00	3,590.00	
802	RENNERT'S FIRE EQUIP	45236	VEHICLE MAINTENANCE	1	06/10/2022	53.51	.00	53.51	06/23/2022
		45278	E1 REPAIRS	1	06/20/2022	2,247.00	.00	2,247.00	06/23/2022
Total 802:						2,300.51	.00	2,300.51	
818	ROTO ROOTER SEWER	209072	TELEVISED DAMAGED S	1	06/10/2022	300.00	.00	300.00	06/23/2022
Total 818:						300.00	.00	300.00	
836	SCHILLING SUPPLY COM	872456-00	BATHROOM SUPPLIES	1	05/11/2022	161.72	.00	161.72	06/23/2022
		874323-00	BATHROOM SUPPLIES	1	05/27/2022	80.61	.00	80.61	06/23/2022
		876679-00	OPERATING SUPPLIES	1	06/14/2022	522.90	.00	522.90	06/23/2022
		876813-00	BATHROOM SUPPLIES	1	06/15/2022	93.30	.00	93.30	06/23/2022
		876896-00	MC SUPPLIES	1	06/15/2022	68.42	.00	68.42	06/23/2022

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Total 836:						926.95	.00	926.95	
837	SCHMIDT'S AUTO INC	614319	TOW/STORAGE - EVIDEN	1	05/29/2022	450.00	.00	450.00	06/23/2022
Total 837:						450.00	.00	450.00	
870	SLINDE TRUCKING	39872	MULCH FOR PARKS	1	05/05/2022	180.00	.00	180.00	06/23/2022
Total 870:						180.00	.00	180.00	
1015	VILLAGE OF MCFARLAN	8459	WATER FOR SANITARY S	1	06/13/2022	199.79	.00	199.79	06/23/2022
		8459	WATER FOR STORM SE	2	06/13/2022	398.37	.00	398.37	06/23/2022
Total 1015:						598.16	.00	598.16	
1049	WI CHIEFS OF POLICE A	7282	CHIEF CONFERENCE RE	1	04/28/2022	225.00	.00	225.00	06/23/2022
Total 1049:						225.00	.00	225.00	
1085	WI RURAL WATER ASSN	4359	SAFETY TRAINING COMP	1	06/20/2022	12.09	.00	12.09	06/23/2022
		4359	SAFETY TRAINING COMP	2	06/20/2022	55.28	.00	55.28	06/23/2022
		4359	SAFETY TRAINING COMP	3	06/20/2022	27.64	.00	27.64	06/23/2022
		4359	SAFETY TRAINING COMP	4	06/20/2022	77.73	.00	77.73	06/23/2022
Total 1085:						172.74	.00	172.74	
1093	WI STATE LABORATORY	713079	FLUORIDE TEST WATER	1	05/31/2022	26.00	.00	26.00	06/23/2022
Total 1093:						26.00	.00	26.00	
1094	WI SUPREME COURT	082521	MUNICIPAL COURT CLER	1	08/25/2021	40.00	.00	.00	Multiple
		082521	MUNICIPAL COURT CLER	2	08/25/2021	40.00-			
Total 1094:						.00	.00	.00	
1130	ZORN COMPRESSOR &	364793-00	DPW SHOP AIR COMP	1	04/30/2022	104.49	.00	104.49	06/23/2022
		364793-00	DPW SHOP AIR COMP	2	04/30/2022	104.49	.00	104.49	06/23/2022
		364793-00	DPW SHOP AIR COMP	3	04/30/2022	104.49	.00	104.49	06/23/2022
		364793-00	DPW SHOP AIR COMP	4	04/30/2022	383.10	.00	383.10	06/23/2022
Total 1130:						696.57	.00	696.57	
1171	FIRE-RESCUE SUPPLY L	9630	REPLACEMENT FOAM	1	06/22/2022	1,428.00	.00	1,428.00	06/23/2022
Total 1171:						1,428.00	.00	1,428.00	
1245	PROFESSIONAL PEST C	571558	PW PEST CONTROL	1	06/14/2022	22.00	.00	22.00	06/23/2022
		571558	PW PEST CONTROL	2	06/14/2022	6.00	.00	6.00	06/23/2022
		571558	PW PEST CONTROL	3	06/14/2022	6.00	.00	6.00	06/23/2022
		571558	PW PEST CONTROL	4	06/14/2022	6.00	.00	6.00	06/23/2022
		571559	MC PEST CONTROL	1	06/14/2022	7.05	.00	7.05	06/23/2022
		571559	MC PEST CONTROL	2	06/14/2022	7.05	.00	7.05	06/23/2022
		571559	MC PEST CONTROL	3	06/14/2022	7.05	.00	7.05	06/23/2022
		571559	MC PEST CONTROL	4	06/14/2022	25.85	.00	25.85	06/23/2022
		573655	PARKS PEST CONTROL	1	06/20/2022	69.00	.00	69.00	06/23/2022

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Total 1245:						156.00	.00	156.00	
1256	BOUND TREE MEDICAL,	84549050	EMS - SUPPLIES	1	06/03/2022	431.11	.00	431.11	06/23/2022
		84556512	EMS - SUPPLIES	1	06/09/2022	158.74	.00	158.74	06/23/2022
		84556513	EMS - SUPPLIES	1	06/09/2022	12.69	.00	12.69	06/23/2022
		84558585	EMS - SUPPLIES	1	06/10/2022	19.85	.00	19.85	06/23/2022
		84558586	PARKS SUPPLIES	1	06/10/2022	330.00	.00	330.00	06/23/2022
Total 1256:						952.39	.00	952.39	
1358	EBI INC	211798	LIBRARY FURNITURE RE	1	05/31/2022	604.36	.00	604.36	06/23/2022
Total 1358:						604.36	.00	604.36	
1390	HOTSYS CLEANING SYST	0142578-IN	HOTSYS SERVICE	1	06/17/2022	119.58	.00	119.58	06/23/2022
		0142578-IN	HOTSYS SERVICE	2	06/17/2022	119.58	.00	119.58	06/23/2022
		0142578-IN	HOTSYS SERVICE	3	06/17/2022	119.58	.00	119.58	06/23/2022
		0142578-IN	HOTSYS SERVICE	4	06/17/2022	438.47	.00	438.47	06/23/2022
Total 1390:						797.21	.00	797.21	
1709	VON BRIESEN & ROPER	395184	PERSONNEL ISSUES	1	06/21/2022	504.00	.00	504.00	06/23/2022
Total 1709:						504.00	.00	504.00	
1759	MANDT SANDFILL TRUC	66161	WATER MAIN SPOILS	1	05/22/2022	420.00	.00	420.00	06/23/2022
		66161	WATER MAIN MATERIALS	2	05/22/2022	182.06	.00	182.06	06/23/2022
		66161	MATERIALS	3	05/22/2022	150.00	.00	150.00	06/23/2022
		66318	WATER MAIN SPOILS	1	05/10/2022	60.00	.00	60.00	06/23/2022
		66318	WATER MAIN MATERIALS	2	05/10/2022	107.46	.00	107.46	06/23/2022
Total 1759:						919.52	.00	919.52	
1896	NAPA AUTO PARTS	053122	VEHICLE MAINTENANCE	1	05/31/2022	14.46	.00	14.46	06/23/2022
		053122	VEHICLE MAINTENANCE	2	05/31/2022	14.46	.00	14.46	06/23/2022
		053122	VEHICLE MAINTENANCE	3	05/31/2022	14.46	.00	14.46	06/23/2022
		053122	VEHICLE MAINTENANCE	4	05/31/2022	53.02	.00	53.02	06/23/2022
		839623	VEHICLE MAINTENANCE	1	06/06/2022	10.23	.00	10.23	06/23/2022
		839623	VEHICLE MAINTENANCE	2	06/06/2022	2.79	.00	2.79	06/23/2022
		839623	VEHICLE MAINTENANCE	3	06/06/2022	2.79	.00	2.79	06/23/2022
		839623	VEHICLE MAINTENANCE	4	06/06/2022	2.79	.00	2.79	06/23/2022
		840487	VEHICLE MAINTENANCE	1	06/10/2022	1.40	.00	1.40	06/23/2022
		840487	VEHICLE MAINTENANCE	2	06/10/2022	1.40	.00	1.40	06/23/2022
		840487	VEHICLE MAINTENANCE	3	06/10/2022	1.40	.00	1.40	06/23/2022
		840487	VEHICLE MAINTENANCE	4	06/10/2022	5.10	.00	5.10	06/23/2022
		841183	VEHICLE MAINTENANCE	1	06/15/2022	410.53	.00	410.53	06/23/2022
		841930	SQUAD FILTERS	1	06/20/2022	12.40	.00	12.40	06/23/2022
		842136	SHOP TOOL	1	06/21/2022	60.50	.00	60.50	06/23/2022
		842136	SHOP TOOL	2	06/21/2022	16.50	.00	16.50	06/23/2022
		842136	SHOP TOOL	3	06/21/2022	16.50	.00	16.50	06/23/2022
		842136	SHOP TOOL	4	06/21/2022	16.50	.00	16.50	06/23/2022
Total 1896:						657.23	.00	657.23	
1910	ZURBUCHEN OIL INC	261128	DYED DIESEL FUEL	1	06/15/2022	1,063.95	.00	1,063.95	06/23/2022

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Total 1910:						1,063.95	.00	1,063.95	
1921	FRONTIER	061622	PW PHONE LAST INVOIC	1	06/16/2022	8.36	.00	8.36	06/23/2022
Total 1921:						8.36	.00	8.36	
1941	MIDWEST TRAILER SALE	1111612-00	HOSE REPAIR	1	05/31/2022	172.27	.00	172.27	06/23/2022
Total 1941:						172.27	.00	172.27	
1955	FILE 13 E-WASTE SOLUTI	46808	ELECTRONIC DISPOSAL	1	06/17/2022	24.00	.00	24.00	06/23/2022
Total 1955:						24.00	.00	24.00	
1976	MURPHY DESMOND SC	8149607	2021 AUDIT	1	06/07/2022	713.00	.00	713.00	06/23/2022
Total 1976:						713.00	.00	713.00	
1989	CORPORATE BUSINESS	31783311	COPIER LEASE	1	06/06/2022	190.00	.00	190.00	06/17/2022
Total 1989:						190.00	.00	190.00	
2058	MICROMARKETING LLC	889527	AUDIO BOOKS	1	05/31/2022	45.00	.00	45.00	06/23/2022
		889754	AUDIO BOOKS	1	06/02/2022	36.99	.00	36.99	06/23/2022
		890129	AUDIO BOOKS	1	06/07/2022	80.00	.00	80.00	06/23/2022
		890477	AUDIO BOOKS	1	06/14/2022	40.00	.00	40.00	06/23/2022
		890581	AUDIOBOOKS	1	06/14/2022	128.97	.00	128.97	06/23/2022
Total 2058:						330.96	.00	330.96	
2082	NASSCO INC	6168784	PARK SUPPLIES	1	06/08/2022	150.74	.00	150.74	06/23/2022
		6172320	CLEANING SUPPLIES	1	06/17/2022	136.93	.00	136.93	06/23/2022
Total 2082:						287.67	.00	287.67	
2089	MIDWEST METER INC	0143952-IN	ACTIVATOR FOR CELLUL	1	06/09/2022	450.00	.00	450.00	06/23/2022
		0144272-IN	PHASE 1 METER REPLA	1	06/17/2022	12,500.00	.00	12,500.00	06/23/2022
Total 2089:						12,950.00	.00	12,950.00	
2111	STOUGHTON POLICE DE	401	TRAINING	1	06/08/2022	120.00	.00	120.00	06/23/2022
Total 2111:						120.00	.00	120.00	
2185	MSA PROFESSIONAL SE	R09361025.0	EAST SIDE NEIGHBORH	1	06/13/2022	20,240.00	.00	20,240.00	06/23/2022
Total 2185:						20,240.00	.00	20,240.00	
2216	ANDRES MEDICAL	255146	ANDRES MEDICAL	1	06/10/2022	1,527.74	.00	1,527.74	06/23/2022
Total 2216:						1,527.74	.00	1,527.74	
2270	UNITY POINT HEALTH	060522	BLOODWORK	1	06/05/2022	208.90	.00	208.90	06/23/2022
Total 2270:						208.90	.00	208.90	

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
2298	VIKING ELECTRIC SUPPL	S005877759	EMERGENCY LIGHT REP	1	06/07/2022	93.60	.00	93.60	06/23/2022
Total 2298:						93.60	.00	93.60	
16241	WI DEPT OF JUSTICE	L1373T-0531	HIRING BACKGROUND C	1	05/31/2022	14.00	.00	14.00	06/23/2022
		L1373T-0531	BACKGROUND CHECKS	2	05/31/2022	168.00	.00	168.00	06/23/2022
Total 16241:						182.00	.00	182.00	
16247	CITY TREASURER	07100600-06	STORMWATER CHARGE	1	06/07/2022	26.52	.00	26.52	06/17/2022
Total 16247:						26.52	.00	26.52	
16257	CORPORATE BUSINESS	321468	PW COLOR COPY OVER	1	06/16/2022	20.91	.00	20.91	06/23/2022
		321468	PW COLOR COPY OVER	2	06/16/2022	20.91	.00	20.91	06/23/2022
		321468	PW COLOR COPY OVER	3	06/16/2022	20.90	.00	20.90	06/23/2022
		321595	COPIER LEASE	1	06/17/2022	52.19	.00	52.19	06/23/2022
Total 16257:						114.91	.00	114.91	
16393	WISCONSIN STATE JOUR	053122-1900	NEWSPAPER SUBSCRIP	1	05/31/2022	1,317.99	.00	1,317.99	06/23/2022
Total 16393:						1,317.99	.00	1,317.99	
16614	ARCHIVESOCIAL	21933	ARCHIVESOCIAL	1	06/16/2022	2,988.00	.00	2,988.00	06/23/2022
Total 16614:						2,988.00	.00	2,988.00	
16640	TOP PACK DEFENSE LLC	8413	CLOTHING ALLOWANCE	1	06/03/2022	130.99	.00	130.99	06/23/2022
		8487	UNIFORM ALLOWANCE-P	1	06/13/2022	10.00	.00	10.00	06/23/2022
Total 16640:						140.99	.00	140.99	
16712	LIFE-ASSIST, INC	1214644	EMS MEDICAL SUPPLIES	1	06/02/2022	19.59	.00	19.59	06/23/2022
		1214644	NALOXONE - K9 SQUAD	2	06/02/2022	93.42	.00	93.42	06/23/2022
Total 16712:						113.01	.00	113.01	
16747	WISCONSIN PRINTING	22073	NEWSLETTER - JULY (DC	1	06/17/2022	683.45	.00	683.45	06/23/2022
		22073	NEWSLETTER POSTAGE	2	06/17/2022	110.00	.00	110.00	06/23/2022
Total 16747:						793.45	.00	793.45	
16890	PIRTEK MADISON	MA-T000061	VEHICLE MAINTENANCE	1	06/10/2022	8.99	.00	8.99	06/23/2022
		MA-T000061	VEHICLE MAINTENANCE	2	06/10/2022	8.99	.00	8.99	06/23/2022
		MA-T000061	VEHICLE MAINTENANCE	3	06/10/2022	8.99	.00	8.99	06/23/2022
		MA-T000061	VEHICLE MAINTENANCE	4	06/10/2022	32.98	.00	32.98	06/23/2022
		MA-T000061	VEHICLE MAINTENANCE	1	06/16/2022	1.28	.00	1.28	06/23/2022
		MA-T000061	VEHICLE MAINTENANCE	2	06/16/2022	1.28	.00	1.28	06/23/2022
		MA-T000061	VEHICLE MAINTENANCE	3	06/16/2022	1.28	.00	1.28	06/23/2022
		MA-T000061	VEHICLE MAINTENANCE	4	06/16/2022	4.72	.00	4.72	06/23/2022
Total 16890:						68.51	.00	68.51	
16911	SKAALLEN VILLAGE	061422	REFUND OVERPAYMENT	1	06/14/2022	46.92	.00	46.92	06/23/2022

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 16911:						46.92	.00	46.92	
16921	AVANT GARDENING & LA	20220584	LANDSCAPE MAINTENA	1	06/15/2022	945.04	.00	945.04	06/23/2022
Total 16921:						945.04	.00	945.04	
17084	AMAZON CAPITAL SERVI	17KK-6YM9-	PARKS SUPPLIES	1	06/07/2022	65.18	.00	65.18	06/23/2022
		1CRM-NW7P	OFFICE SUPPLIES	1	06/16/2022	28.98	.00	28.98	06/23/2022
		1D19-QT7Q-	DVDS & CDS	1	06/18/2022	2.04-	.00	2.04-	06/23/2022
		1G3X-7FY4-	DVDS & CDS	1	06/22/2022	106.28	.00	106.28	06/23/2022
		1GCQ-TDG	OFFICE SUPPLIES	1	06/12/2022	25.94	.00	25.94	06/23/2022
		1H1D-6HPV-	PARKS SUPPLIES	1	06/14/2022	129.96	.00	129.96	06/23/2022
		1JTD-QMN4-	DVDS & CDS	1	06/18/2022	60.90	.00	60.90	06/23/2022
		1LHW-FYGV-	PW SHOP SUPPLIES	1	06/11/2022	3.30	.00	3.30	06/23/2022
		1LHW-FYGV-	PW SHOP SUPPLIES	2	06/11/2022	3.30	.00	3.30	06/23/2022
		1LHW-FYGV-	PW SHOP SUPPLIES	3	06/11/2022	3.30	.00	3.30	06/23/2022
		1LHW-FYGV-	PW SHOP SUPPLIES	4	06/11/2022	12.08	.00	12.08	06/23/2022
		1M3F-6Q4Y-	OFFICE SUPPLIES	1	06/16/2022	61.09	.00	61.09	06/23/2022
		1QDC-DXF6-	PARKS SUPPLIES	1	06/11/2022	28.96	.00	28.96	06/23/2022
		1RXP-117V-1	PARKS SUPPLIES MCDA	1	06/15/2022	1,742.09	.00	1,742.09	06/23/2022
		1TGP-6HTT-	DVDS & CDS	1	06/13/2022	65.85	.00	65.85	06/23/2022
Total 17084:						2,335.17	.00	2,335.17	
17092	GENERAL ENGINEERING	40	BUILDING INSPECTION S	1	06/08/2022	8,157.80	.00	8,157.80	06/23/2022
Total 17092:						8,157.80	.00	8,157.80	
17097	BLACK STONE PUBLISHI	2047598	AUDIO BOOKS	1	06/09/2022	34.94	.00	34.94	06/23/2022
Total 17097:						34.94	.00	34.94	
17134	CORE & MAIN	R020557	WATER SERVICE REPAIR	1	06/10/2022	1,152.48	.00	1,152.48	06/23/2022
Total 17134:						1,152.48	.00	1,152.48	
17141	BADGERLAND DISPOSAL	0002087540	PORTABLE RESTROOM	1	12/16/2021	696.00	.00	696.00	06/23/2022
		0002555429	PORTABLE RESTROOM	1	06/02/2022	662.86	.00	662.86	06/23/2022
Total 17141:						1,358.86	.00	1,358.86	
17187	B&H PHOTO	201565579	PRODUCTION EQUIPME	1	04/28/2022	184.73	.00	184.73	06/23/2022
Total 17187:						184.73	.00	184.73	
17197	FRIENDS OF THE MCFAR	MAY&JUNEC	REIMBURSEMENT FOR F	1	06/23/2022	90.50	.00	90.50	06/23/2022
		MAY&JUNEC	CC CHARGES - DONATIO	2	06/23/2022	20.00	.00	20.00	06/23/2022
Total 17197:						110.50	.00	110.50	
17228	HEALTHYMINDS, LLC	HM000550	PEER SUPPORT TRAININ	1	06/10/2022	600.00	.00	600.00	06/23/2022
Total 17228:						600.00	.00	600.00	
17240	WI DEPT OF JUSTICE	9	TOWNS - PATROL OFFIC	1	06/11/2022	200.00	.00	200.00	06/23/2022

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 17240:						200.00	.00	200.00	
17318	TDS	062222-VOM	PW PHONE/INTERNET/T	1	06/22/2022	94.63	.00	94.63	06/23/2022
		062222-VOM	PW PHONE/INTERNET/T	2	06/22/2022	94.63	.00	94.63	06/23/2022
		062222-VOM	PW PHONE/INTERNET/T	3	06/22/2022	94.63	.00	94.63	06/23/2022
		062222-VOM	PW PHONE/INTERNET/T	4	06/22/2022	346.99	.00	346.99	06/23/2022
Total 17318:						630.88	.00	630.88	
17429	GREEN BAY PIPE & TV	3246	SEWER SPOT REPAIRS	1	06/14/2022	33,116.00	.00	33,116.00	06/23/2022
Total 17429:						33,116.00	.00	33,116.00	
17569	MCFARLAND ACE HARD	005321/1	TRIMMER MAINTENANCE	1	06/08/2022	1.97	.00	1.97	06/23/2022
		005321/1	TRIMMER MAINTENANCE	2	06/08/2022	.54	.00	.54	06/23/2022
		005321/1	TRIMMER MAINTENANCE	3	06/08/2022	.54	.00	.54	06/23/2022
		005321/1	TRIMMER MAINTENANCE	4	06/08/2022	.54	.00	.54	06/23/2022
		005323/1	PW SHOP SUPPLIES	1	06/08/2022	3.95	.00	3.95	06/23/2022
		005323/1	PW SHOP SUPPLIES	2	06/08/2022	1.08	.00	1.08	06/23/2022
		005323/1	PW SHOP SUPPLIES	3	06/08/2022	1.08	.00	1.08	06/23/2022
		005323/1	PW SHOP SUPPLIES	4	06/08/2022	1.08	.00	1.08	06/23/2022
		005343/1	TURF MOWER #2	1	06/09/2022	2.96	.00	2.96	06/23/2022
		005343/1	TURF MOWER #2	2	06/09/2022	.81	.00	.81	06/23/2022
		005343/1	TURF MOWER #2	3	06/09/2022	.81	.00	.81	06/23/2022
		005343/1	TURF MOWER #2	4	06/09/2022	.81	.00	.81	06/23/2022
		005344/1	PW SHOP SUPPLIES	1	06/09/2022	8.40	.00	8.40	06/23/2022
		005344/1	PW SHOP SUPPLIES	2	06/09/2022	2.30	.00	2.30	06/23/2022
		005344/1	PW SHOP SUPPLIES	3	06/09/2022	2.30	.00	2.30	06/23/2022
		005344/1	PW SHOP SUPPLIES	4	06/09/2022	2.30	.00	2.30	06/23/2022
		005384/1	FACILITY MAINTENANCE	1	06/14/2022	48.63	.00	48.63	06/23/2022
		005395/1	PW SHOP SUPPLIES	1	06/14/2022	2.69	.00	2.69	06/23/2022
		005396/1	PW SOFTENER SALT	1	06/14/2022	24.72	.00	24.72	06/23/2022
		005396/1	PW SOFTENER SALT	2	06/14/2022	6.74	.00	6.74	06/23/2022
		005396/1	PW SOFTENER SALT	3	06/14/2022	6.74	.00	6.74	06/23/2022
		005396/1	PW SOFTENER SALT	4	06/14/2022	6.74	.00	6.74	06/23/2022
		005406/1	WELL MAINTENANCE	1	06/15/2022	17.98	.00	17.98	06/23/2022
		005412/1	WELLS MAINTENANCE	1	06/15/2022	13.49	.00	13.49	06/23/2022
		005414/1	PARK SUPPLIES TRIMME	1	06/15/2022	349.99	.00	349.99	06/23/2022
		005442/1	PW SHOP SUPPLIES	1	06/17/2022	2.29	.00	2.29	06/23/2022
		005442/1	PW SHOP SUPPLIES	2	06/17/2022	2.29	.00	2.29	06/23/2022
		005442/1	PW SHOP SUPPLIES	3	06/17/2022	2.29	.00	2.29	06/23/2022
		005442/1	PW SHOP SUPPLIES	4	06/17/2022	8.42	.00	8.42	06/23/2022
		005479/1	HVAC SUPPLIES	1	06/21/2022	113.24	.00	113.24	06/23/2022
		005485/1	WATER UTILITY SUPPLIE	1	06/21/2022	27.88	.00	27.88	06/23/2022
		005491/1	PARK SUPPLIES	1	06/22/2022	64.76	.00	64.76	06/23/2022
		005506/1	PARK SUPPLIES TRIMME	1	06/23/2022	23.99	.00	23.99	06/23/2022
		005506/1	PW SHOP SUPPLIES	2	06/23/2022	1.75	.00	1.75	06/23/2022
		005506/1	PW SHOP SUPPLIES	3	06/23/2022	1.75	.00	1.75	06/23/2022
		005506/1	PW SHOP SUPPLIES	4	06/23/2022	1.75	.00	1.75	06/23/2022
		005506/1	PW SHOP SUPPLIES	5	06/23/2022	6.43	.00	6.43	06/23/2022
		005512/1	PW SHOP SUPPLIES	1	06/23/2022	6.91	.00	6.91	06/23/2022
		005512/1	PW SHOP SUPPLIES	2	06/23/2022	1.89	.00	1.89	06/23/2022
		005512/1	PW SHOP SUPPLIES	3	06/23/2022	1.89	.00	1.89	06/23/2022
		005512/1	PW SHOP SUPPLIES	4	06/23/2022	1.89	.00	1.89	06/23/2022

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 17569:						778.61	.00	778.61	
17594	UNITED REAL ESTATE C	14772	5802-5802 MAIN ST & 530	1	06/13/2022	700.00	.00	700.00	06/23/2022
Total 17594:						700.00	.00	700.00	
17617	STEVEN R BASSETT INC	91614	HAZARD TREE REMOVE-	1	06/07/2022	750.00	.00	750.00	06/23/2022
Total 17617:						750.00	.00	750.00	
17654	RODRIGUES LAWN SERV	060622	LAWN MOWING - 5705 LE	1	06/06/2022	200.00	.00	200.00	06/23/2022
		061822	LAWN MOWING - 6607 SL	1	06/18/2022	215.00	.00	215.00	06/23/2022
Total 17654:						415.00	.00	415.00	
17672	WISCONSIN POLICE LEA	7503	BARNIER - CONFERENC	1	06/16/2022	275.00	.00	275.00	06/23/2022
Total 17672:						275.00	.00	275.00	
17675	POWERDMS, INC	INV-19382	POWER DMS PACKAGE	1	05/02/2022	4,239.08	.00	4,239.08	06/23/2022
Total 17675:						4,239.08	.00	4,239.08	
17685	INGRAM LIBRARY SERVI	62820239	BOOKS	1	05/24/2022	1,284.76	.00	1,284.76	06/23/2022
		62823046	BOOKS	1	06/03/2022	413.83	.00	413.83	06/23/2022
		62824138	BOOKS	1	06/07/2022	387.13	.00	387.13	06/23/2022
		62825300	BOOKS	1	06/10/2022	316.97	.00	316.97	06/23/2022
		62826094	BOOKS	1	06/14/2022	367.82	.00	367.82	06/23/2022
		62826445	BOOKS	1	06/15/2022	214.76	.00	214.76	06/23/2022
		67483869	BOOKS	1	06/08/2022	285.96	.00	285.96	06/23/2022
Total 17685:						3,271.23	.00	3,271.23	
17712	HUFFMAN FACILITY DEV	VOM 03 202	PUBLIC SAFETY CENTER	1	04/01/2022	12,825.00	.00	12,825.00	06/23/2022
Total 17712:						12,825.00	.00	12,825.00	
17778	JP CULLEN	17574	PAYAPP #6 - PUBLIC SAF	1	04/30/2022	804,402.05	.00	804,402.05	06/15/2022
		18042	PAYAPP #7 - PUBLIC SAF	1	05/31/2022	1,624,360.	.00	1,624,360.	06/15/2022
Total 17778:						2,428,762.	.00	2,428,762.	
17881	MACQUEEN EMERGENC	004276	ANNUAL HURST	1	06/08/2022	1,165.00	.00	1,165.00	06/23/2022
Total 17881:						1,165.00	.00	1,165.00	
17904	CLEVELAND HEARTLAB	17262-20220	HEART ASSESSMENTS	1	05/25/2022	350.00	.00	350.00	06/23/2022
		17262-20220	HEART ASSESSMENTS	2	05/25/2022	525.00	.00	525.00	06/23/2022
		17262-20220	HEART ASSESSMENTS -	3	05/25/2022	175.00	.00	175.00	06/23/2022
Total 17904:						1,050.00	.00	1,050.00	
17909	SHORT ELLIOTT HENDRI	427484	GATEWAY SIGN REPLAC	1	06/09/2022	5,571.92	.00	5,571.92	06/23/2022
Total 17909:						5,571.92	.00	5,571.92	

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
17913	LIBERTY TOWING SERVI	224968	TOWING OF BACKHOE T	1	06/17/2022	990.00	.00	990.00	06/23/2022
		224968	TOWING OF BACKHOE T	2	06/17/2022	270.00	.00	270.00	06/23/2022
		224968	TOWING OF BACKHOE T	3	06/17/2022	270.00	.00	270.00	06/23/2022
		224968	TOWING OF BACKHOE T	4	06/17/2022	270.00	.00	270.00	06/23/2022
Total 17913:						1,800.00	.00	1,800.00	
17930	STRASBURG, CARL & LY	060922	SALT SAVER PROGRAM	1	06/09/2022	200.00	.00	200.00	06/23/2022
Total 17930:						200.00	.00	200.00	
17931	DOLAN, PATRICK & LEA	060922	SALT SAVER PROGRAM	1	06/09/2022	200.00	.00	200.00	06/23/2022
Total 17931:						200.00	.00	200.00	
17932	VANDER WERFF, BARBA	060922	SALT SAVER PROGRAM	1	06/09/2022	200.00	.00	200.00	06/23/2022
Total 17932:						200.00	.00	200.00	
17933	RACE DAY EVENTS	2022-151	5K SOFTWARE	1	05/31/2022	479.00	.00	479.00	06/17/2022
Total 17933:						479.00	.00	479.00	
17934	PETERSON, ELIZABETH	061422	REFUND OVERPAYMENT	1	06/14/2022	23.16	.00	23.16	06/23/2022
Total 17934:						23.16	.00	23.16	
17935	OWEN, CHRISTOPHER	061422	REFUND OVERPAYMENT	1	06/14/2022	90.87	.00	90.87	06/23/2022
Total 17935:						90.87	.00	90.87	
17936	TABBY & JACK'S	13504	SUPPLIES FOR RUDY	1	06/14/2022	143.96	.00	143.96	06/23/2022
		14323	SUPPLIES - RUDY	1	06/17/2022	51.99	.00	51.99	06/23/2022
Total 17936:						195.95	.00	195.95	
17937	MALONEY, BRAD OR KAT	062022	PARK DEPOSIT REFUND	1	06/20/2022	200.00	.00	200.00	06/23/2022
Total 17937:						200.00	.00	200.00	
17938	PIAZZA, SUSAN	062122	REFUND OVERPAYMENT	1	06/21/2022	127.16	.00	127.16	06/23/2022
Total 17938:						127.16	.00	127.16	
17939	REVIVE RESTORATION	M-7528-CLN	SQUAD DISINFECTING	1	05/27/2022	544.00	.00	544.00	06/23/2022
Total 17939:						544.00	.00	544.00	
Grand Totals:						2,602,272.	.00	2,602,272.	

Report Criteria:
Detail report type printed

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Amount
06/18/2022	CDPT	06/24/2022		FIRE FIGHTERS LOCAL 3	8	99.07
06/18/2022	CDPT	06/24/2022		FIRE FIGHTERS LOCAL 3	8	5.00
06/18/2022	CDPT	06/24/2022		WI SCTF	5	207.89

PAYROLL RELATED

\$311.76

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, June 28, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Kong Thao, Associate Planner

AGENDA ITEM: Motion to approve Resolution 2022-16: a resolution joining Wisconsin Local Government Climate Coalition (WLGCC) from the Sustainability and Natural Resources Committee.

PREVIOUS ACTION:

In 2021, the Village was invited to join the WLGCC by Kathy Kuntz, Dane County Director of the Office of Energy & Climate Change. Kuntz attended a meeting of the Ad Hoc Sustainability Committee on August 13, 2021 to provide an overview of the organization. The Ad Hoc Committee was supportive of the Village joining. However, due to staff limitations at the time, the Village's Community & Economic Development Department was not able to officially join.

June 13, 2022, Sustainability & Natural Resources Committee unanimously recommended approval of Resolution 2022-16.

ISSUE SUMMARY:

BACKGROUND

Since last August, Community & Economic Development Department staff have been participating in meetings with the Wisconsin Local Government Climate Coalition (WLGCC) as time permits. Due to the capacity of the department, participation has been limited and the Village is not an official member. With the recent hire of the Associate Planner, Kong Thao, the Department has expanded its capacity and is now able to become an official member of WLGCC. Below is WLGCC's mission statement. WLGCC is not a 501(c)(3) or a privately owned organization. WLGCC exists to connect local governments on resources towards clean energy solutions and decarbonization. An example of an action by WLGCC involves a letter of opposition drafted in March 2022 that was sent to Governor Evers recommending a veto to SB 573/AB 588 relating to Electric Vehicle Charging Infrastructure. Each member community has the option to sign on to any WLGCC position statements based on whether it is applicable to their community.

WLGCC MISSION STATEMENT

The Wisconsin Local Government Climate Coalition is an organization which coordinates voices for local governments that are pursuing clean energy and climate change solutions in the state. The Coalition provides a platform for members to collaborate on overcoming barriers to decarbonization, accelerating local climate change solutions and ensuring the benefits of the clean energy economy are distributed to everyone throughout the state. Local governments and elected officials – as both large electricity users and policy making entities -- have a unique



perspective on the threats and challenges that climate change poses, a perspective that is often overlooked in the policy debates.

Our members have come to understand that climate change poses severe risks to our communities and that we cannot avoid the worst effects of climate change without effective state policy. As we engage collectively in this effort, we will prioritize solutions that recognize the myriad of economic, health and equity benefits associated with climate action in our communities and that meet the needs of our disproportionately affected minority and low-income citizens in our cities and towns.

Current members include Dane County, City of Madison, City of Sun Prairie, City of Middleton, Waukesha County, City of Wauwatosa, City of Milwaukee, City of Racine, City of Eau Claire, City of Altoona, Eau Claire County, City of La Crosse, and City of Green Bay. Included in the packet is the draft resolution to the Village Board for approval to become a full member.

STAFF COMMENTS

The task of attending the scheduled monthly meetings is already done by Staff. Staff affirms that the resources and communication shared at the meetings does well to further increase the capacity of the Community & Economic Development Department and its staff towards meeting the actionable items from the Sustainability plan. The meetings are scheduled for the last Tuesday of each month from 2:30 P.M. - 3:30 P.M, unless otherwise rescheduled.

FINANCIAL/BUDGET IMPACT:

There are no membership fees for WLGCC.

VILLAGE PLAN REFERENCE:

Sustainability Plan - Village of McFarland, 2021

The mission and goals of WLGCC are consistent with the overall advancement of action plans found in the Sustainability Plan. WLGCC includes intergovernmental collaboration with access to resources and funding opportunities needed to meet several action items included in the Sustainability Plan. The plan also establishes various Village sustainable goals which include 100% of municipal energy from renewable resources by 2040, and community-wide by 2050.

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to approve Resolution 2022-16 to join the Wisconsin Local Government Climate Coalition.

ATTACHMENTS:

1. 2022-16 Resolution Joining the WLGCC

RESOLUTION NO. 2022-16

A RESOLUTION JOINING THE WISCONSIN LOCAL GOVERNMENT CLIMATE COALITION (WLGCC)

WHEREAS, the Village of McFarland has cause for concern regarding the negative impacts of climate change on greater society and within the local community insofar as climate change increases the risk of flooding, extreme weather, public infrastructure damage, and economic loss; and

WHEREAS, addressing and mitigating the major contributing factors, such as the burning of fossil fuels, is imperative to slow climate change and protect the public welfare; and

WHEREAS, on July 26th, 2021 the Village Board accepted the completion of the McFarland Sustainability Plan establishing various Village sustainability goals including generating 100% of municipal energy from renewable resources by 2040, and community-wide by 2050; and

WHEREAS, in 2020 Dane County adopted a Climate Action Plan establishing a goal of 100% reduction in greenhouse gas emission by 2050; and

WHEREAS, the State of Wisconsin has a goal of 100% carbon-free electricity by 2050, and local governments are important actors to help implement the State's goal and Clean Energy Plan; and

WHEREAS, the Wisconsin Local Government Climate Coalition (WLGCC) is comprised of local governments that work together to seek low-carbon and clean energy solutions, and members recognize that climate change poses severe risks to communities and that the worst effects of climate change cannot be avoided without effective State policy; and

WHEREAS, WLGCC supports the following solutions and strategies:

- Increased funding for and emphasis on energy efficiency, including the Focus on Energy program
- Increased clean energy choices, including:
 - universal access to renewable energy and a diversity of renewable business models to support all Wisconsin customers
 - access to fuel switching, demand response and advanced technology solutions
- Opportunities for communities to encourage increased resource efficiency in new construction and retrofit projects, consistent with community-level goals
- Increased data sharing and transparency between and among key stakeholders so that communities can easily assess progress toward carbon reduction goals
- Policy and program support for the electrification of buildings and transportation systems in ways that reduce carbon emissions and increase economic prosperity
- Incentives and regulations that institutionalize and further smart growth development to preserve natural resources, including agricultural, forestry, and recreational lands

- Research, development, investment and training in clean energy industries/workforce
- Innovative approaches to transportation policy that reduce vehicle miles traveled and increase health and wellness
- A state-level plan to retire all coal plants by 2040 and all other fossil fuel generating facilities as quickly as possible, no later than 2045.
- Partner with the Wisconsin Office of Sustainability and Clean Energy to develop a platform and model resolutions for all local governments to adopt climate change resolutions; and

WHEREAS, there is no fees or dues to becoming a WLGCC member; and

WHEREAS, the Village of McFarland shares the goals of the WLGCC.

NOW THEREFORE BE IT RESOLVED, by the Village Board that the Village of McFarland, WI officially joins the Wisconsin Local Government Climate Coalition and will contribute to sustaining its advocacy efforts; and

BE IT FURTHER RESOLVED, that Community & Economic Development Department Director and Associate Planner are authorized to comment on or generally support WLGCC efforts that are in the best interest of furthering the Village's sustainability and carbon reduction goals.

The above and foregoing Resolution was duly adopted by the McFarland Board of Trustees at a regular meeting held this 28th day of June, 2022.

APPROVED:

Carolyn A. Clow, Village President

ATTEST:

Cassandra Suettinger, Clerk-Treasurer

RESOLUTION # 2022-16	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Brassington-	St. Clair-
Clow-	Nelson-
Flaherty-	Wreh-
Jerke-	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

Cassandra Suettinger

From: noreply@civicplus.com
Sent: Tuesday, April 19, 2022 8:44 AM
To: Village Clerk
Subject: Online Form Submittal: Village Committee, Commission, or Board Application

Village Committee, Commission, or Board Application

Applicant Information

Name	Luke Fessler
Email Address	Redacted
Address	6409 Fox Run
City	McFarland
State	WI
Zip Code	53558
Phone Number	Redacted
Job/Profession	IT Manager
Education	BBA, UW-Madison

(Section Break)

Questionnaire

What board, commission, or committee are you interested in being appointed to?	Plan commission, Parks & Rec, Sustainability
Have you attended or watched a meeting of the interest listed above? If no, please do so prior to completing this application.	Yes
Why are you interested in serving?	I love our Village and want to be a part of helping it grow, whether through our East Side Neighborhood plan or through the use and maintenance of our beautiful outdoor spaces.

What else would you like to tell us about yourself and/or your interest in serving on the board, commission, or committee you listed above?

In my past I've served as President of a large neighborhood association in Madison and have connections on both the Village and McFarland School Boards that help me to gain insight into currently happenings within our Village.

Email not displaying correctly? [View it in your browser.](#)

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, June 28, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Motion to approve a request by Veridian Homes Rosewood Fields LLC for approval of Amendment No. 1 to the Development Agreement for Rosewood Fields from the Plan Commission.

PREVIOUS ACTION:

May 26, 2020. Village Board approval of Ordinance 2020-16 to rezone the property to the Planned Development District, General and Detailed Plan Approved.

October 26, 2020. Village Board approval of the Final Plat for Rosewood Fields, Development Agreement, and Declaration of Covenants, Conditions, and Restrictions.

June 21, 2022. Plan Commission unanimously recommended approval of Amendment No. 1 to the Development Agreement.

ISSUE SUMMARY:

Summary of Request

Veridian Homes has submitted an application to amend the existing Development Agreement with the Village for the Rosewood Fields subdivision. The existing Development Agreement provides for the construction of the subdivision in phases and requires the developer to obtain an amendment to the development agreement prior to initiating each phase. Approval of Amendment No. 1 to the Development Agreement will allow the developer to obtain building permits and commence construction of homes in Phase 2 of the subdivision upon completion of roadway and utility improvements. Phase 2 consists of 22 single family lots located along portions of Dragonfly Way and Prairie Wood Drive. Phase 1 consists of 38 single family lots and 6 twin lots. Through May of 2022, the developer has obtained building permits for 17 units in Phase 1.

Department Head Review

The Village Attorney has reviewed the draft development agreement and the copy of the agreement provided in the packet addresses his recommended revisions. The Village Engineer as reviewed the associated construction plans and the copy of the plans provided in the packet addresses his recommended revisions. There are no recommended Village Staff conditions of approval. Since the Village Engineer's June 8th letter, staff can confirm that the WDNR has also approved of the requested sanitary sewer system improvements for Phase 2.

FINANCIAL/BUDGET IMPACT:



VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to approve Amendment No. 1 to the Development Agreement for Rosewood Fields.

ATTACHMENTS:

1. Rosewood Fields Phase 2 VE Review Letter_06.08.2022
2. Rosewood Fields_Development Agreement Amendment 1 for Phase 2_04.20.2022

June 8, 2022

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

Subject: Rosewood Fields Development – Phase 2 Engineering Plan Review

Dear Andrew:

We have received the construction set of plans for Phase 2 of the referenced development, dated May 16, 2022. The plans have been reviewed from a public works perspective.

All previous comments from us and Village Public Works staff have been incorporated and we recommend approval.

The sewer plans have been approved by the Village and MMSD are currently under review at DNR. We understand construction is expected to commence in the next month, pending permit receipt.

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

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.



Brian R. Berquist, P.E.
President

cc: Mr. Matthew Schuenke, Administrator, Village of McFarland (*via email*)

Mr. Jim Hessling, Director of Public Works, Village of McFarland (*via email*)

Mr. Dan Day, Donofrio, Kottke & Associates, Inc. (*via email*)

BRB:brb

J:\JOB#S\McFarland\MC-171-M6 Veridian-Utterback Development\Admin\Phase 2\Phase 2 Plan Review Letter.docx

April 20, 2022

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

RE: First Amendment to the Development Agreement for Rosewood Fields

Dear Andrew:

Enclosed please the following information for review and approval by the Plan Commission and Village Board of the First Amendment to the Development Agreement for Rosewood Fields.

- Plan Commission Application (1 copy)
- Fee Check in the amount of \$400
- First Amendment to the Development Agreement (1 copy)

If you have any questions or comments, please contact me.

Sincerely,



Kevin J. Pape, PLS, PE
D'Onofrio, Kottke & Associates, Inc

cc: Chris Ehlers, Veridian Homes



Plan Commission Application – 2022

~Application must be completed in full~

Applicant - Owner	VH Rosewood Fields, LLC	Applicant's Agent	D'Onofrio, Kottke & Associates, Inc.
	c/o Chris Ehlers	Name	Kevin Pape
Address	6801 South Towne Drive Madison, WI 53713	Address	7530 Westward Way Madison, WI 53717
Email	cehlers@veridianhomes.com	Email	kpape@donofrio.cc
Phone #	608-226-3100	Phone #	608-833-7530
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)

Review and approve of the First Amendment to the Development Agreement for Rosewood Fields.

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 Tuesday 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)-----	January 18
January 11-----	February 21
February 8-----	March 21
March 8-----	April 18
April 5-----	May 17
May 10-----	June 21
June 7-----	July 19
July 5-----	August 16
August 9-----	September 20
September 6-----	October 18
October 4-----	November 15
November 8-----	December 20 (Pending)
December 6-----	January 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

April 20, 2022

Date

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT FOR ROSEWOOD FIELDS

This First Amendment to Development Agreement for Rosewood Fields (the "**Agreement**") is made as of the ____ day of _____, 2022, by and between the Village of McFarland, a Wisconsin Municipal Corporation ("**Village**") and VH Rosewood Fields, LLC, a Wisconsin limited liability company ("**Developer**").

WITNESSETH:

WHEREAS, Village and VH Rosewood Fields, LLC entered into a Development Agreement for Rosewood Fields dated August 9, 2021 (the "**Agreement**"); and

WHEREAS Developer wishes to amend the Agreement to provide for an additional Phase and such other matters as are described herein.

NOW, THEREFORE, in consideration of the foregoing recitals, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is agreed by and between the parties hereto as follows:

1) Capitalized Terms. Capitalized terms which are not otherwise defined herein shall be as defined in the Agreement.

2) Phase 2. Phase 2 of the Development is depicted and described in Exhibit "A", attached hereto and incorporated herein by reference. Developer may obtain building permits for, and commence construction of, homes in Phase 2 immediately upon Substantial Completion of public improvements, as that term is defined in Section 6 of the Agreement. The Surety for Phase 2 shall be in the amount of \$931,400. The Engineer's Estimate is attached hereto as Exhibit "B" and incorporated herein by reference.

3) Parkland Dedication and Fees in Lieu of Dedication. The fee in lieu of dedication is payable to the Village for Phase 2 in accordance with the terms of paragraph 5(a) of the agreement:

22 lots at 35.53% of the 2022 rate of \$4,153.67 (\$1,475.80 per lot) is \$32,467.60.

4) Release. Upon execution hereof and Developer providing Surety for Phase 2 to the Village, the Village shall execute and deliver to Developer for recording the Release attached hereto as Exhibit "C" and incorporated herein by reference.

5) Effect of Amendment. Except as amended herein, all other terms, covenants and conditions of the Agreement shall remain unchanged.

[Signature page to follow]

Dated this _____ day of _____, 2022.

VILLAGE OF MCFARLAND

By: _____

Print Name: _____

Print Title:

Attest:

Print Name: _____

Print Title:

STATE OF WISCONSIN)
)ss>
COUNTY OF DANE)

Personally came before me, _____, notary public for the above State and County, this ____ day of _____, 2022, the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.

Print Name: _____

Notary Public, State of Wisconsin

My Commission expires:

By: _____
Chris Ehlers, Authorized Signatory

Personally came before me, _____, notary public for the above State and County, this ____ day of _____, 2022, the above named Chris Ehlers, to me known to be the person who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.

Page 44 of 161

EXHIBIT "A"

Page 1 Legal Description of Phase 2

Lots 1-10, 16-24, and 36-38, Rosewood Fields, recorded in Volume 61-048A of Plats on Pages 269-271 as Document No. 5750952, Dane County Registry.

Page 2
Phasing Plan



EXHIBIT “B”

Phase 2 Estimated Costs

Rosewood Fields - Phase 2

Engineer's Estimate

April 8, 2022

Item No.	Description	Est. Quantity	Unit	Unit Price	Amount
<u>Erosion Control</u>					
	Stone Tracking Pad	2	EA	\$1,600.00	\$3,200.00
	Earthen Berm	800	LF	\$2.50	\$2,000.00
	Silt Fence	600	LF	\$2.50	\$1,500.00
	Velocity Check	3	EA	\$500.00	\$1,500.00
	Stone Weeper w/Sump	3	EA	\$450.00	\$1,350.00
	Rip-Rap on Fabric	10	SY	\$55.00	\$550.00
	Clearing & Grubbing	1	LS	\$8,000.00	\$8,000.00
	Restoration - Residential Lots	12,500	SY	\$1.10	\$13,750.00
	Restoration - Outlots	450	SY	\$2.75	\$1,237.50
				subtotal	\$33,087.50
<u>Sanitary Sewer Construction</u>					
	10" PVC Sanitary Sewer	696	LF	\$62.00	\$43,152.00
	8" PVC Sanitary Sewer	433	LF	\$50.00	\$21,650.00
	4" PVC Sanitary Lateral	845	LF	\$33.00	\$27,885.00
	4" Wye Installation Only	2	EA	\$250.00	\$500.00
	4" Lateral Riser	18	EA	\$450.00	\$8,100.00
	Dewatering	1	LS	\$1,500.00	\$1,500.00
	Trench Undercut	25	CY	\$45.00	\$1,125.00
	Tracer Wire and Terminal Box	21	EA	\$225.00	\$4,725.00
	Standard Sanitary Manhole	6	EA	\$3,200.00	\$19,200.00
	Extra Manhole Depth	51.0	VF	\$300.00	\$15,300.00
	Outside Drop	2	EA	\$3,500.00	\$7,000.00
	Internal Chimney Seal	6	EA	\$750.00	\$4,500.00
	Sanitary Sewer Trench Compaction	1,974	TF	\$10.00	\$19,740.00
	Televise Sanitary Sewer	1,129	TF	\$3.10	\$3,499.90
				subtotal	\$177,876.90
<u>Water Main Construction</u>					
	8" Water Main	1,220	LF	\$73.00	\$89,060.00
	6" Water Main	52	LF	\$65.00	\$3,380.00
	8" Valve and Box	8	EA	\$3,700.00	\$29,600.00
	6" Valve and Box	3	EA	\$3,200.00	\$9,600.00
	1" Copper Services	21	EA	\$2,000.00	\$42,000.00
	Fire Hydrant	3	EA	\$5,500.00	\$16,500.00
	Relocate Existing Fire Hydrant	1	EA	\$2,000.00	\$2,000.00

Item No.	Description	Est. Quantity	Unit	Unit Price	Amount
	Water main Trench Compaction	1,272	TF	\$8.00	\$10,176.00
				subtotal	\$202,316.00
	<u>Storm Sewer Construction</u>				
	15" RCP Storm Sewer	260	LF	\$53.00	\$13,780.00
	12" RCP Storm Sewer	475	LF	\$48.00	\$22,800.00
	12" RCP Apron Endwall w/ Gate	1	EA	\$2,500.00	\$2,500.00
	Catch Basin	5	EA	\$3,000.00	\$15,000.00
	Curb Inlets - Street	9	EA	\$2,900.00	\$26,100.00
	Storm Sewer Trench Compaction	735	LF	\$6.00	\$4,410.00
	Inlet Protection	10	EA	\$275.00	\$2,750.00
				subtotal	\$87,340.00
	<u>Street Construction</u>				
	Mobilization	1	LS	\$12,000.00	\$12,000.00
	Finish Grade Streets	11.5	STA	\$600.00	\$6,900.00
	Adjust Castings	22	EA	\$350.00	\$7,700.00
	Sawcut	90	LF	\$5.00	\$450.00
	Undercut & Backfill w/ Crushed Stone	290	CY	\$34.00	\$9,860.00
	10" Crushed Stone Base	3,850	SY	\$10.00	\$38,500.00
	30" Concrete Curb & Gutter	2,130	LF	\$17.50	\$37,275.00
	2-1/4" Binder Asphalt Binder	3,850	SY	\$11.50	\$44,275.00
	1-3/4" Surface Asphalt Binder	3,850	SY	\$7.75	\$29,837.50
	Clean & Tack	3,850	SY	\$1.00	\$3,850.00
	5" Concrete Sidewalk	10,425	SF	\$4.25	\$44,306.25
	7" Concrete Sidewalk Ramp and Apron	750	SF	\$7.50	\$5,625.00
	Detectable Warning Fields	10	EA	\$250.00	\$2,500.00
	Terrace Restoration	1,800	SY	\$5.50	\$9,900.00
	Type III Barricades	4	EA	\$600.00	\$2,400.00
	Traffic Signage	1	LS	\$1,500.00	\$1,500.00
				subtotal	\$256,878.75
	<u>Street Trees</u>				
	Street Trees	44	EA	\$425.00	\$18,700.00
				subtotal	\$18,700.00
				Total	\$776,199.15
				Engineer's Estimate	\$776,200.00

Amount of Surety (120% of Engineers Estimate) = \$931,400.00

EXHIBIT “C”

Release of Declaration

RELEASE OF DECLARATION OF CONDITIONS, COVENANTS
AND RESTRICTIONS,
ROSEWOOD FIELDS, VILLAGE OF MCFARLAND, DANE
COUNTY, WISCONSIN

Document Number

WHEREAS, certain lands owned by VH Rosewood Fields, LLC, a Wisconsin Limited Liability Company ("**Owner**") are subject to that certain Declaration of Conditions, Covenants and Restrictions, Rosewood Fields, Village of McFarland, Dane County, Wisconsin, dated June 15, 2021, recorded August 4, 2021 in the office of the Dane County, Wisconsin Register of Deeds as Document No. 5757434 (the "**Restriction**"); and

WHEREAS, the Restriction limited the sale or transfer of Lots, as that term is defined in the Restriction, until such time as an instrument is recorded by the Village of McFarland in Dane County, Wisconsin Register of Deeds office, approving the sale or transfer of said Lots; and

WHEREAS, the Village of McFarland approves the sale or transfer of the Lots described in Exhibit "A", attached hereto and incorporated herein by reference.

NOW, THEREFORE, it is agreed by the Village of McFarland, that the Restriction shall be and hereby is terminated as to the Lots described in Exhibit "A", attached hereto and incorporated herein by reference. The Restriction shall remain in effect for all other Lots as defined in the Restriction not otherwise excepted therefrom.

Dated this _____ day of _____ 2022.

VILLAGE OF MCFARLAND

By: _____

Print Name: _____

Print Title: _____

Record this document with the Register of Deeds

Name and Return Address:
Kevin J. Pape
D'Onofrio, Kottke & Associates, Inc.
7530 Westward Way
Madison, WI 53717

See Exhibit "A"
(Parcel Identification Number)

Approved As To Form:

AllenReuter, Village Attorney

STATE OF WISCONSIN)
) SS.
COUNTY OF DANE)

Personally came before me this _____ day of _____, 2022, the above-named _____, to me known to be the person who executed the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Notary Public, Dane County, WI
My Commission Expires:

DRAFTED BY:
Kevin J. Pape

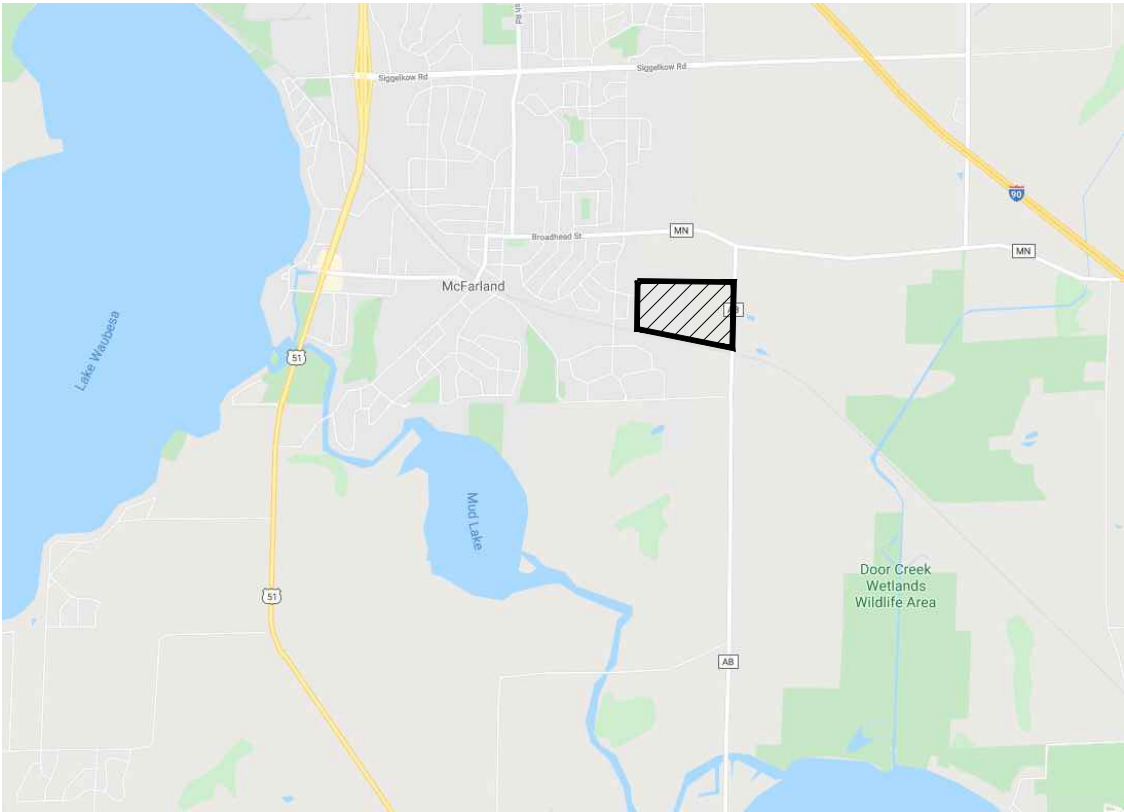
EXHIBIT "A"

Legal Description – Rosewood Fields – Phase 2

Lots 1-10, 16-24, and 36-38, Rosewood Fields, recorded in Volume 61-048A of Plats on Pages 269-271 as Document No. 5750952, Dane County Registry.

1	0610-24-0010-1
2	0610-024-0021-1
3	0610-024-0032-1
4	0610-024-0043-1
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8	0610-024-0087-1
9	0610-024-0098-1
10	0610-024-0100-1
16	0610-024-0165-1
17	0610-024-0176-1
18	0610-024-0187-1
19	0610-024-0198-1
20	0610-024-0200-1
21	0610-024-0210-1
22	0610-024-0221-1
23	0610-024-0232-1
24	0610-024-0243-1
36	0610-024-0365-1
37	0610-024-0376-1
38	0610-024-0387-1

ROSEWOOD FIELDS - PHASE 2
ENGINEERING PLANS
VILLAGE OF MCFARLAND
DANE COUNTY, WISCONSIN



PROJECT LOCATION

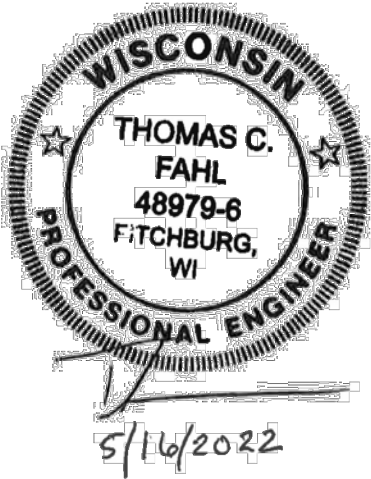


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Sheet List Table	
Sheet Number	Sheet Title
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3 OF 10	DETAILS
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5 OF 10	UTILITY SCHEMATIC
6 OF 10	DRAGONFLY WAY
7 OF 11	DRAGONFLY WAY
8 OF 10	PRAIRIE WOOD DRIVE
9 OF 10	INTERSECTION DETAILS
10 OF 10	PAVEMENT MARKING & SIGNAGE



REVISED 05/27/22 - TCF
-HYDRANT AT STA 16+44
DRAGONFLY WAY REVISED
TO BE RELOCATED, AS IT
WAS INSTALLED AS
TEMPORARY IN PHASE 1.



ISSUED FOR CONSTRUCTION

FN: 21-05-150

ISSUE DATE: 05/16/2022

SHEET 1 OF 10



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COVER

ROSEWOOD FIELDS - PHASE 2

VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

DATE: 05/16/2022
REVISED: 05/27/2022 

DRAWN BY: TCF

FN: 21-05-150

Sheet Number:
1 OF 10



GRADING & EROSION CONTROL NOTES

1. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN.

2. EROSION CONTROL MEASURES SHALL BE INSTALLED PER THE VILLAGE OF MCFARLAND STANDARD SPECIFICATIONS.

3. EROSION CONTROL IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. EROSION CONTROL MEASURES AS SHOWN ON THE APPROVED PLAN SHALL BE CONSIDERED MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING EROSION PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES.

4. INSPECTIONS, REPORTING AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE PER THE VILLAGE OF MCFARLAND REQUIREMENTS TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.

5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.

6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE OR DOWNSTREAM OF SILT FENCE.
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER

8. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS.

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

10. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.

11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.

12. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

13. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.

14. VELOCITY CHECKS SHALL BE PLACED AS SHOWN WHEN THE ROAD SURGRADE IS ESTABLISHED. CHECKS SHALL BE BUILT PER DETAIL PROVIDED AND MAINTAINED THROUGH STABILIZATION. NUMBER AND LOCATION OF CHECKS SHOWN ON PLANS IS MINIMUM REQUIRED. FIELD CONDITIONS MAY WARRANT ADDITIONAL VELOCITY CHECKS AS REQUIRED BY VILLAGE INSPECTOR OR ENGINEER.
15. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" OF TOPSOIL, FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 1/2 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. THE INFILTRATION AREA SHALL BE SEEDED WITH A SEED MIX TOLERANT OF FLUCTUATING WATER CONDITIONS.

16. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

17. ADDITIONAL EROSION CONTROL MEASURES AS REQUESTED BY THE DNR, VILLAGE ENGINEER OR THE OWNERS REPRESENTATIVE SHALL BE INSTALLED WITHIN 24 HRS.

18. ANY CHANGES TO THIS EROSION CONTROL PLAN MUST BE APPROVED BY THE VILLAGE OF MCFARLAND.

19. CONSTRUCTION EQUIPMENT SHALL AVOID OPERATIONS IN INFILTRATION AREAS.

LEGEND	
	2022 GRADING LIMITS
	PHASE LIMITS
	PLAT LIMITS
	RIGHT-OF-WAY
	LOT LINE
	EXISTING FENCE
	PROPOSED CONCRETE CURB & GUTTER
	EXISTING PAVEMENT
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED STORM SEWER
	SILT FENCE
	VELOCITY CHECK
	EARTHEN BERM
	STONE WEEPER
	EROSION MAT
	INLET PROTECTION

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GRADING & EROSION CONTROL

ROSEWOOD FIELDS - PHASE 2

VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

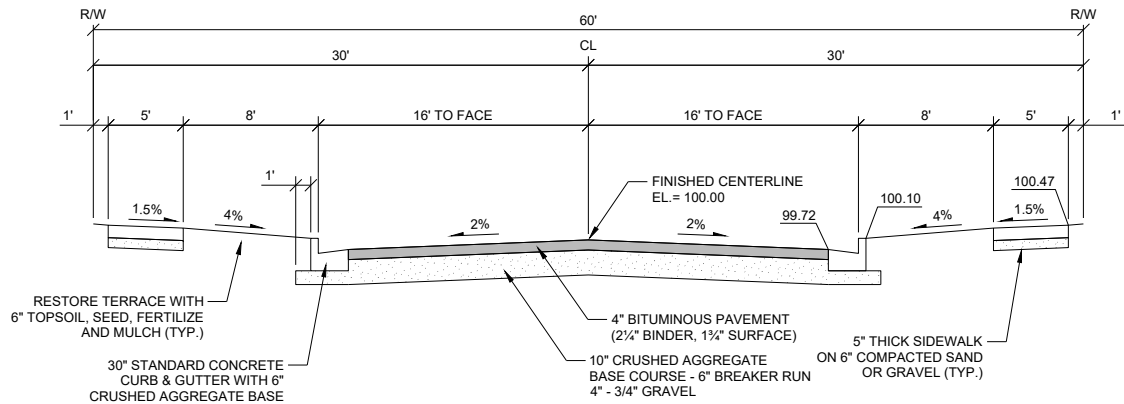
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DRAWN BY: TCF

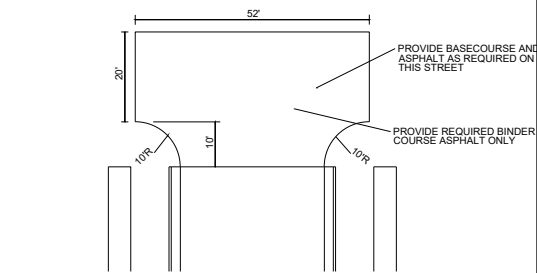
FN: 21-05-150

Sheet Number:
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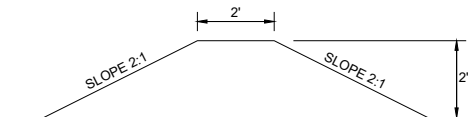
TYPICAL FINISHED SECTION - 60' R.O.W.

PRAIRIE WOOD DRIVE, DRAGONFLY WAY



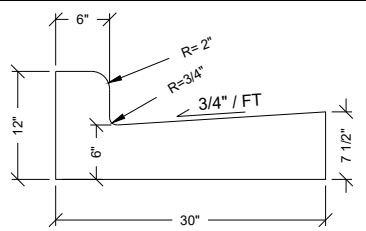
TEMPORARY TURNAROUND DETAIL

NOT TO SCALE



EARTHEN BERM

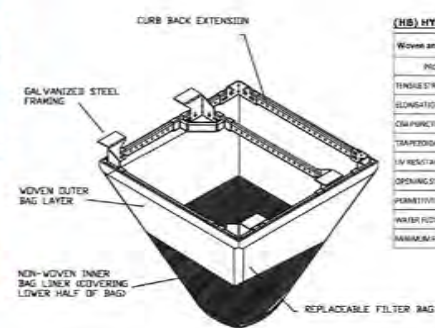
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30" CURB & GUTTER

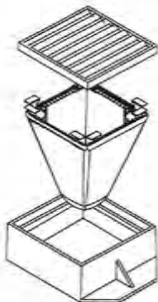
NOT TO SCALE

LEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS



(HB) HYBRID FILTER BAG SPECIFICATIONS:

PROPERTY	TEST METHOD	WOVEN (GUTTER)	NON-WOVEN (SUMP)
TENSILE STRENGTH	ASTM D638	250 x 225 lbf/in	125 lbf/in
ELONGATION	ASTM D638	20% x 225%	50%
COMPARISON	ASTM D638	1000 lbf/in	10 lbf/in
TRANSVERSAL TENS	ASTM D638	125 x 75 lbf/in	40 lbf/in
1" V. RESISTANCE	ASTM D638	100%	10%
OPENING SIZE (AOS)	ASTM D638	20 US STD. SIEVE	40 US STD. SIEVE
PERMEABILITY	ASTM D638	1.5 sec	2.5 sec
WATER FLOW RATE	ASTM D638	220 gpm/min/ft ²	100 gpm/min/ft ²
MINIMUM FILTER BAG VOLUME		2 CYCUBIC YD	



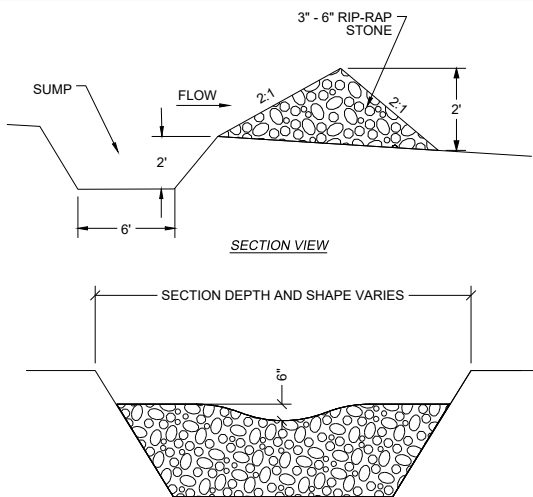
CATCH-IT INLET FILTER (Temporary Inlet Protection)							
Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft²)	Flow Ratings (CFS)		ADS P/N
					HB (Hybrid Bag)	Bypass	
3067	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.0	5.8	62LCBEXTHB
3246A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	1.1	3.3	62LCB3624HB
3030	Square/Rect (SQ)	23 x 16	20.5 x 13.5	1.6	0.7	2.2	62MCB2316HB
3067-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	1.0	5.2	62LSQ3618HB
R-2501	Round (RD)	~26	~24	2.3	0.8	5.2	62MRD26HB
R-1772/2560	Round (RD)	22.25-23.5	20.5-21	1.5	0.6	4.6	62MRD22HB

Installation Instructions:

1. Remove grate from the drainage structure.
2. Clean stone and dirt from ledge (lip) of drainage structure.
3. Drop the inlet filter through the clear opening such that the hangers rest firmly on the lip of the structure.
4. Replace the grate and confirm it is not elevated more than 1/8".

Maintenance Guidelines:

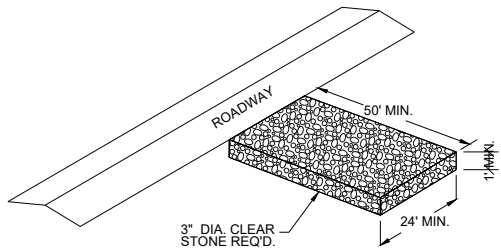
1. Empty the sediment bag if more than half filled with sediment and debris.
2. Remove the grate, engage the lifting points, and lift filter from the drainage structure.
3. Dispose of sediment and debris as directed by the Engineer or Maintenance Contract.
4. Alternatively, an industrial vacuum can be used to collect sediment from filter bag.



NOTES:
1) SUMP SHALL BE CLEANED OUT AND ALL PLUGGED ROCK REMOVED AND REPLACED AS NEEDED WHEN SUMP IS 50% FULL OF SEDIMENT.

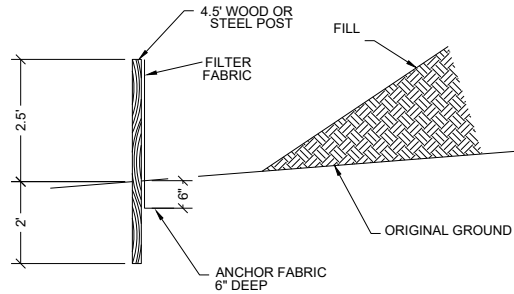
STONE WEEPER

NOT TO SCALE



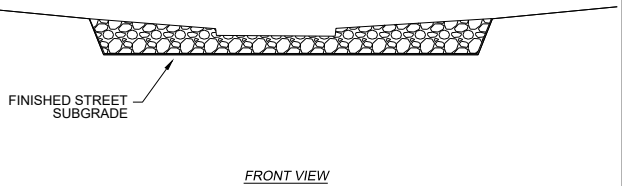
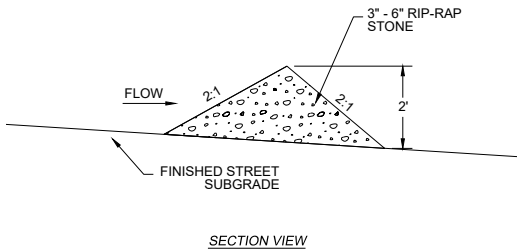
STONE TRACKING PAD DETAIL

NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE



NOTE:
1) VELOCITY CHECK SHALL BE CLEANED OUT AND ALL PLUGGED ROCK REMOVED AND REPLACED AS NEEDED WHEN CHECK IS 50% FULL OF SEDIMENT.

VELOCITY CHECK

NOT TO SCALE

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ROSEWOOD FIELDS - PHASE 2

DETAILS

DATE: 05/16/2022
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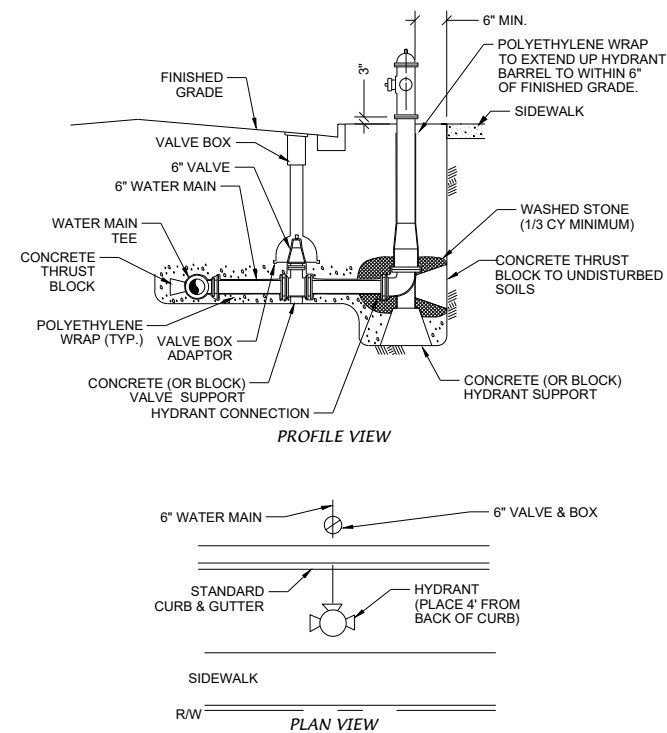
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FN: 21-05-150

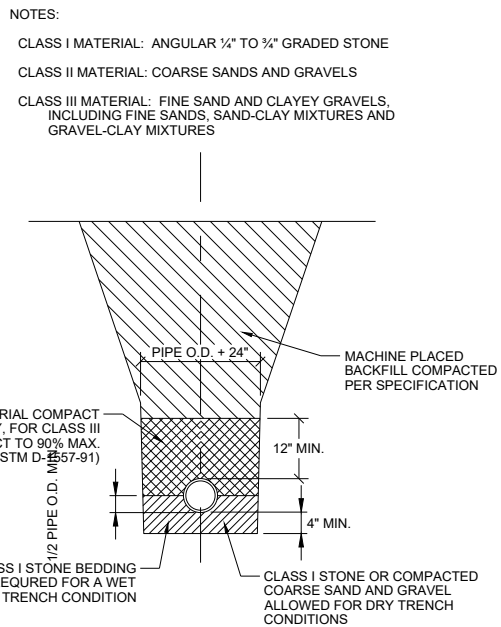
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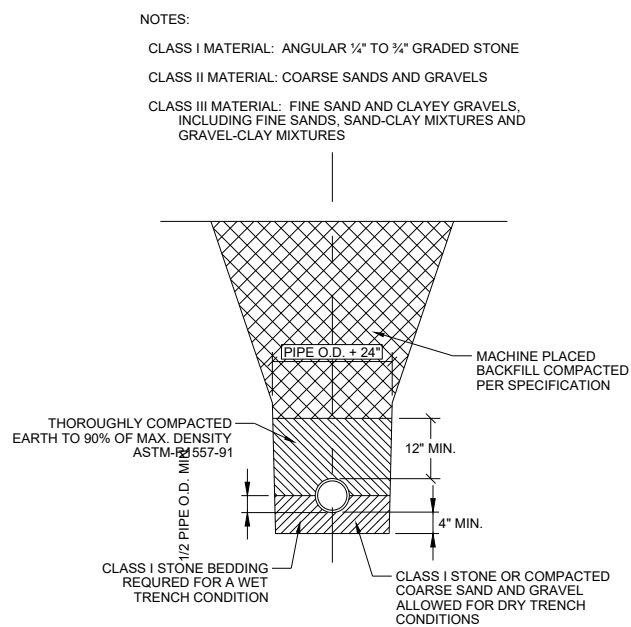
- NOTES:
1. HYDRANT SHALL BE WATEROUS PACER MODEL WB-67 OR MUELLER SUPER CENTURIAN A423.
 2. HYDRANT BURY TO BE 7'-0".
 3. HYDRANT TO BE LOCATED 4' FROM BACK OF CURB.
 4. ALL JOINTS BETWEEN THE HYDRANT CONNECTION & WATER MAIN TEE TO BE RESTRAINED WITH MEGA-LUGS OR LOCKING GASKETS. HYDRANT CONNECTION TO BE MEGA LUGGED TO WATER MAIN.



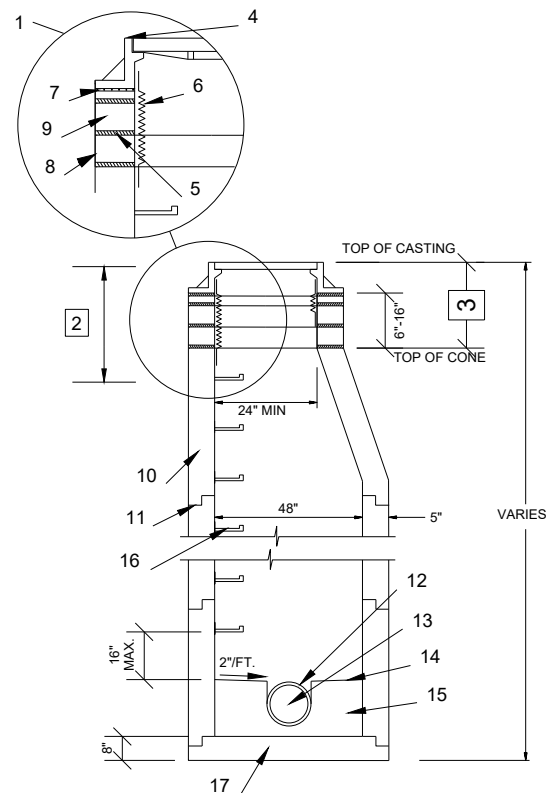
HYDRANT SETTING
NOT TO SCALE



CLASS I, II & III BEDDING DETAIL
FLEXIBLE PIPE - PVC, ABS, HDPE, - ASTM D-3321
NOT TO SCALE



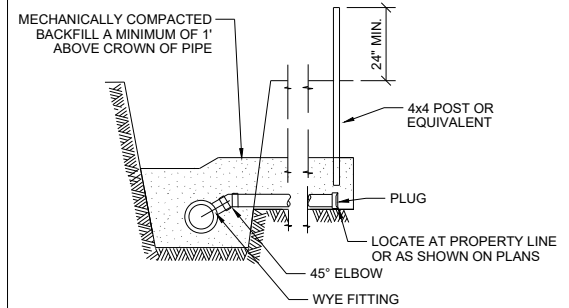
CLASS 'C' BEDDING DETAIL
RIGID WALL PIPE - RCP, D.I., ETC. - ASTM C-12
NOT TO SCALE



SANITARY SEWER MANHOLE
NOT TO SCALE

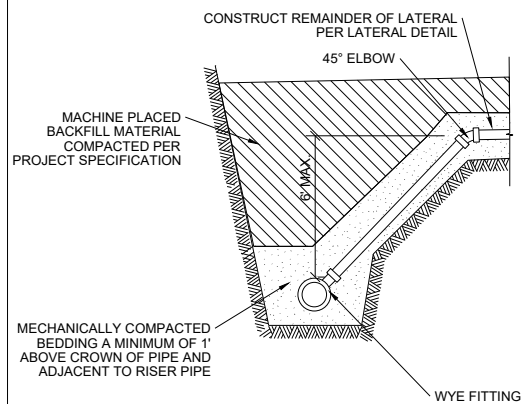
1. WHEN MANHOLES ARE LOCATED UNDER PAVEMENTS, THE TOP OF THE MANHOLE FRAME SHALL BE ADJUSTED TO WITHIN 1/4" BELOW THE PAVEMENT GRADE. THE FINAL ADJUSTMENT SHALL BE MADE BY SHIMMING THE FRAME TO GRADE AND SETTING THE FRAME IN THE BED OF MORTAR.
2. TOP MANHOLE STEP SHALL BE PLACED IN THE CONE AT A MAXIMUM OF 28" FROM THE TOP OF THE FRAME.
3. ADJUST AS NECESSARY TO MEET PLAN GRADE, MAXIMUM HEIGHT OF CHIMNEY AND CASTING SHALL BE 24" AND THE MINIMUM HEIGHT SHALL BE 12" (A MINIMUM OF ONE ADJUSTMENT RING SHALL BE USED)
4. MANHOLE FRAME & LID - SEE SPEC.
5. PRE-MOLDED BUTYL BASE SEALANT PLACED CONTINUOUSLY AROUND ENTIRE PERIMETER OF THE RINGS REQUIRED COMMENCING BETWEEN EACH RING AND TERMINATING BETWEEN BOTTOM RING AND TOP OF CONE.
6. INTERNAL FRAME CHIMNEY SEAL.
7. SET MANHOLE FRAME WITH MORTAR.
8. COVER OUTSIDE OF CHIMNEY FROM FRAME TO CONE WITH TROWEL GRADE BUTYL BASED SEALANT. OVERLAP CONE SECTION A MIN. OF 4".
9. CONCRETE ADJUSTMENT RING SHALL HAVE A MAXIMUM THICKNESS OF 6" AND A MINIMUM THICKNESS OF 2". RINGS SHALL BE SUPPLIED IN 1/2" INCREMENTS (THICKNESS) TO ALLOW ADJUSTMENT OF THE FRAME TO WITHIN 1/4" OF PLAN GRADE. ADJUSTMENT RINGS SHALL BE REINFORCED AS REQUIRED IN ASTM C-478. THE OUTSIDE DIAMETER OF RINGS SHALL BE UNIFORM AND EQUAL TO OR LESS THAN THE TOP OF THE CONE. THE WALL THICKNESS OF THE RINGS SHALL BE EQUAL THE WALL THICKNESS OF THE MANHOLE SECTIONS. WHEN ASSEMBLED, THE TOP OF THE CONE, THE RINGS, AND THE FRAME SHALL BE ALIGNED VERTICALLY WITH NO PROTRUSIONS.
10. PRECAST CONCRETE MANHOLE SECTIONS, TYPICAL, CONFORMING TO ASTM C-478.
11. WATERTIGHT JOINT, TYPICAL, WITH GASKETS CONFORMING TO C-443, OR JOINTS SEALED WITH MASTIC JOINTING COMPOUND.
12. PRESS SEAL GASKET, KOR-N-SEAL GASKET OR EQUAL.
13. SANITARY SEWER-SIZE, NUMBER OF CONNECTIONS TO MANHOLE, ORIENTATION, AND ELEVATION SHOWN ON PLAN.
14. BENCH SLOPE 2 IN/FT.
15. STANDARD MANHOLE INVERT TO CROWN OF THE PIPE, SEE FILE NO. 13 OF "STANDARD SPECIFICATIONS".
16. MANHOLE STEP, TYPICAL, SEE FILE NO. 15 "STANDARD SPECIFICATIONS".
17. PRECAST BASE.

- NOTES:
1. SEWER LATERAL TO BE PLACE AT 1/8 TO 1/4 INCH PER FOOT SLOPE.
 2. SEWER LATERAL MATERIAL TO BE THE SAME AS THE MAIN LINE MATERIAL.
 3. RISERS ARE REQUIRED WHERE SEWER LATERAL IS GREATER THAN 10 FEET DEEP.
 4. TRACE WIRE IS REQUIRED. TRACE WIRE TO TERMINATE IN TRACE WIRE TERMINAL BOX LOCATED AT THE 4X4 TIMBER POST.



SANITARY SEWER LATERAL
NOT TO SCALE

- NOTES:
1. SEWER LATERAL WYE TO BE PLACED AT A 45° ANGLE FROM HORIZONTAL.
 2. RISER TO BE CONSTRUCTED AT 45° ANGLE FROM HORIZONTAL TO THE PROPOSED ELEVATION OF THE SEWER LATERAL.
 3. SEWER RISER MATERIAL TO BE THE SAME AS THE MAIN LINE MATERIAL.
 4. TRACE WIRE IS REQUIRED. TRACE WIRE TO TERMINATE IN TRACE WIRE TERMINAL BOX LOCATED AT THE 4X4 TIMBER POST.



SANITARY LATERAL RISER
NOT TO SCALE

UTILITY DETAILS

ROSEWOOD FIELDS - PHASE 2

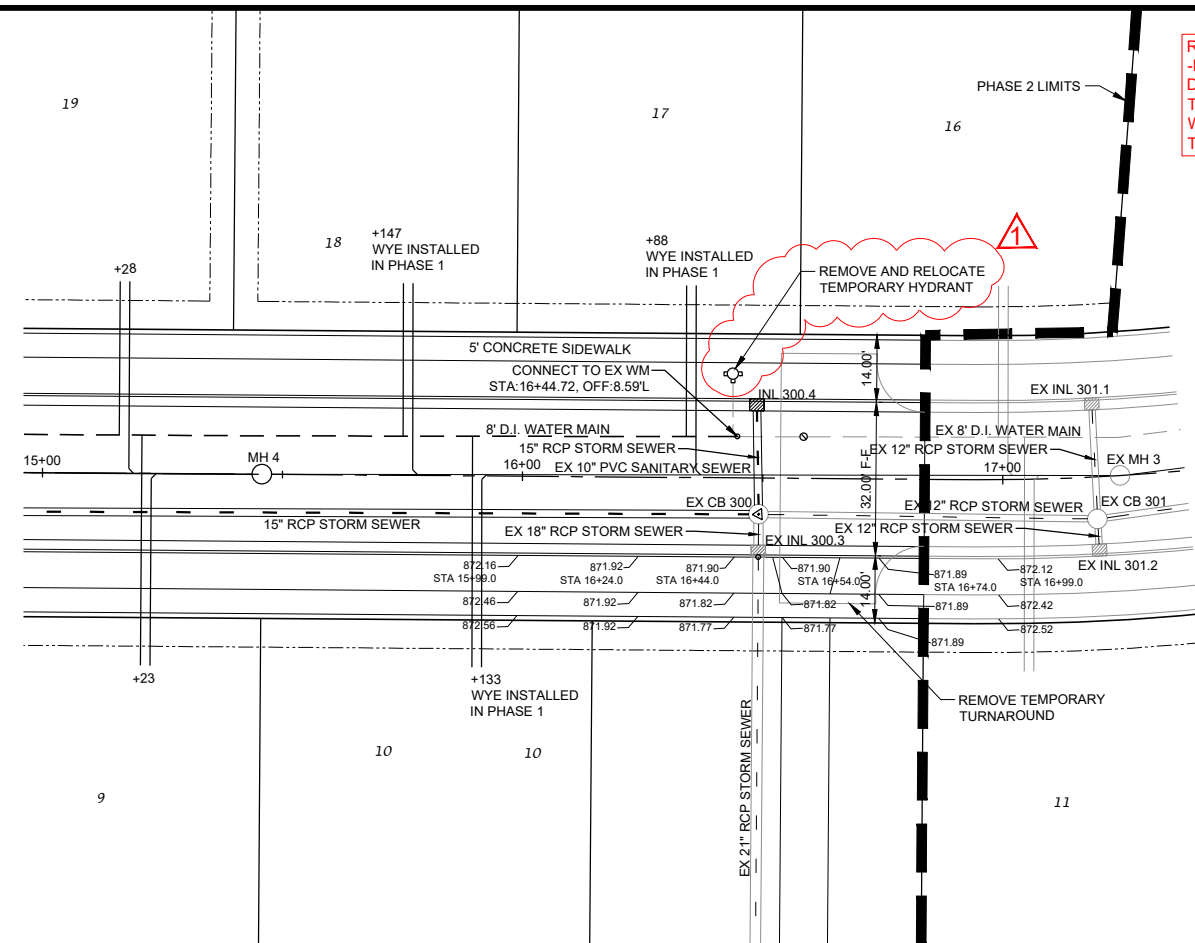
VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

DATE: 05/16/2022
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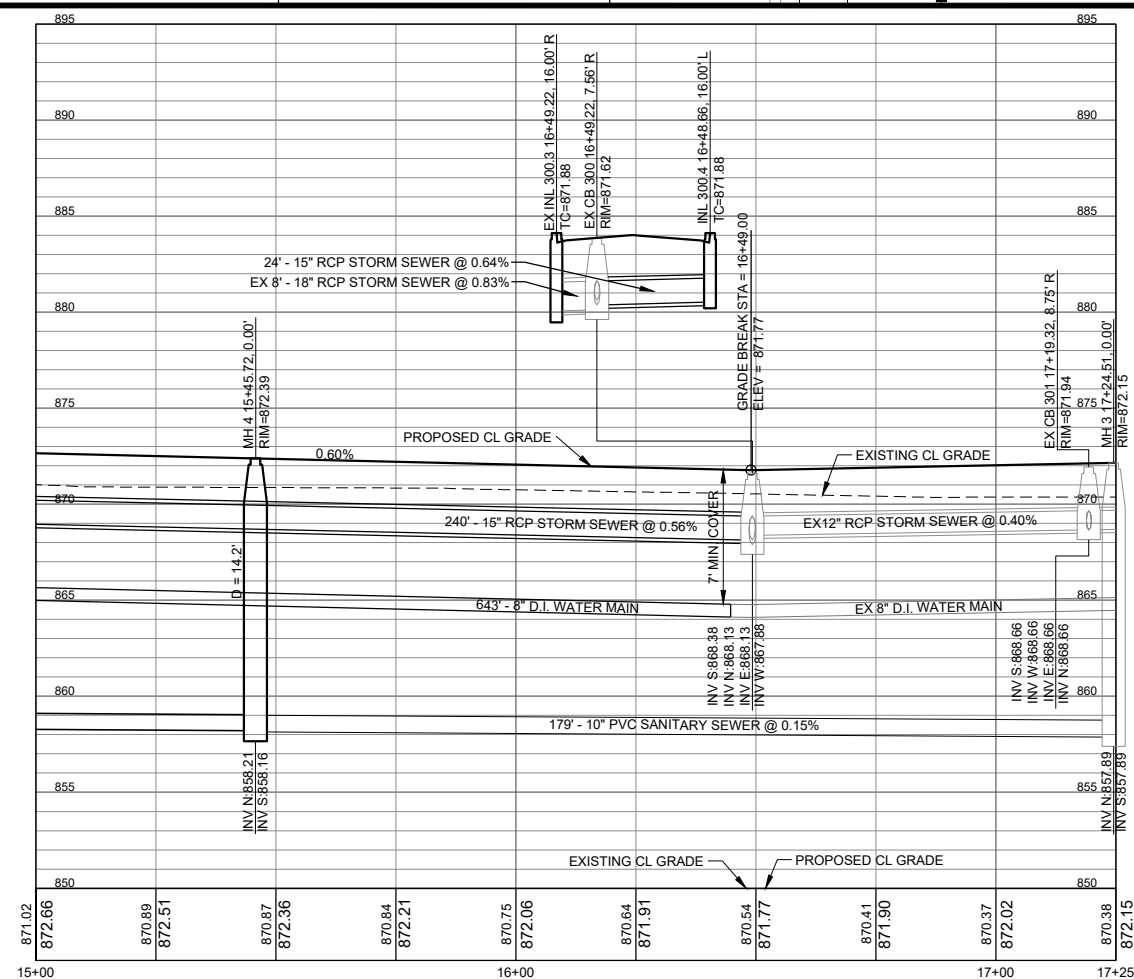
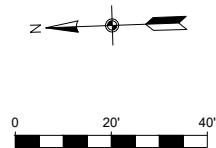
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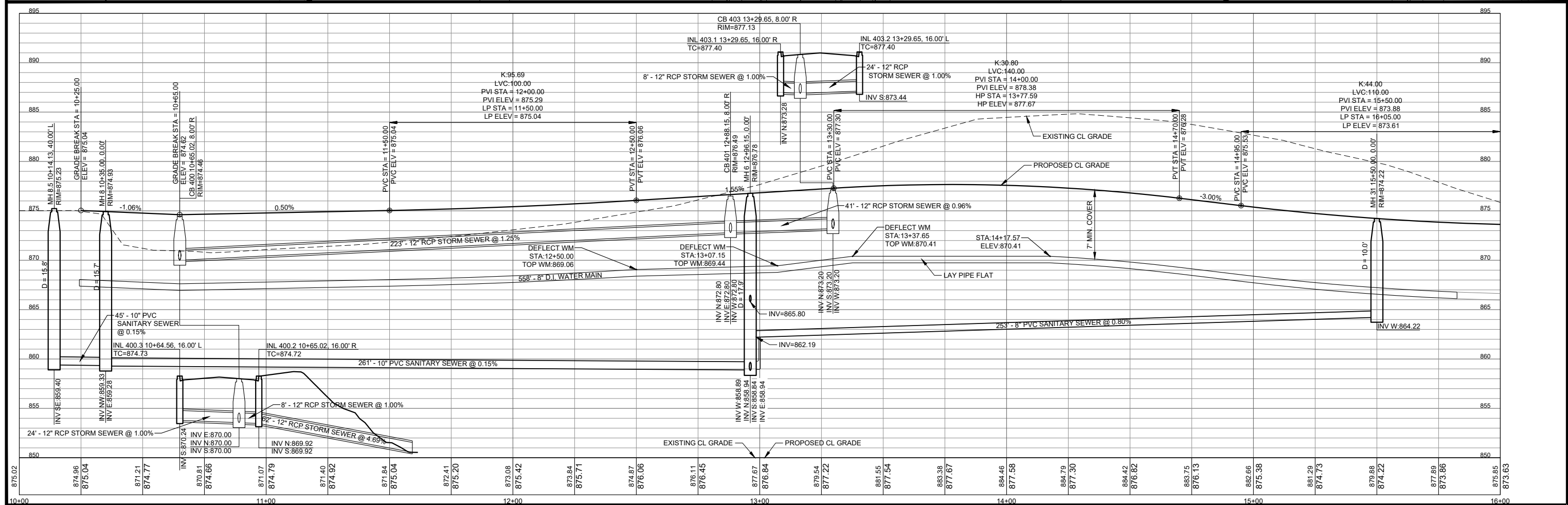
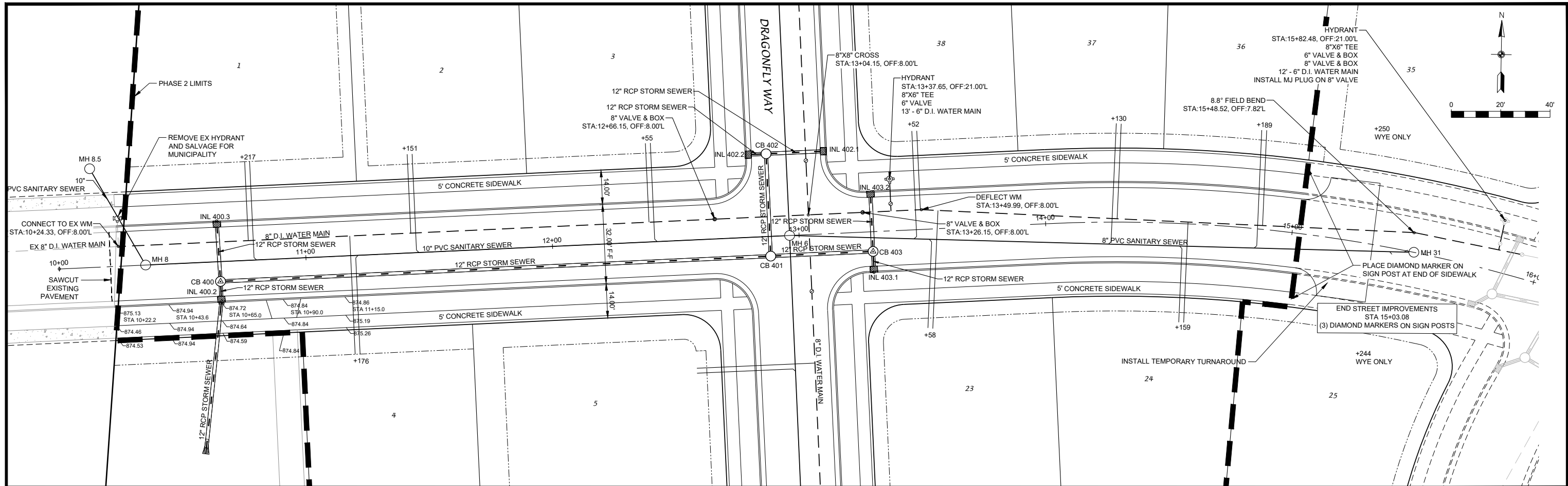
FN: 21-05-150

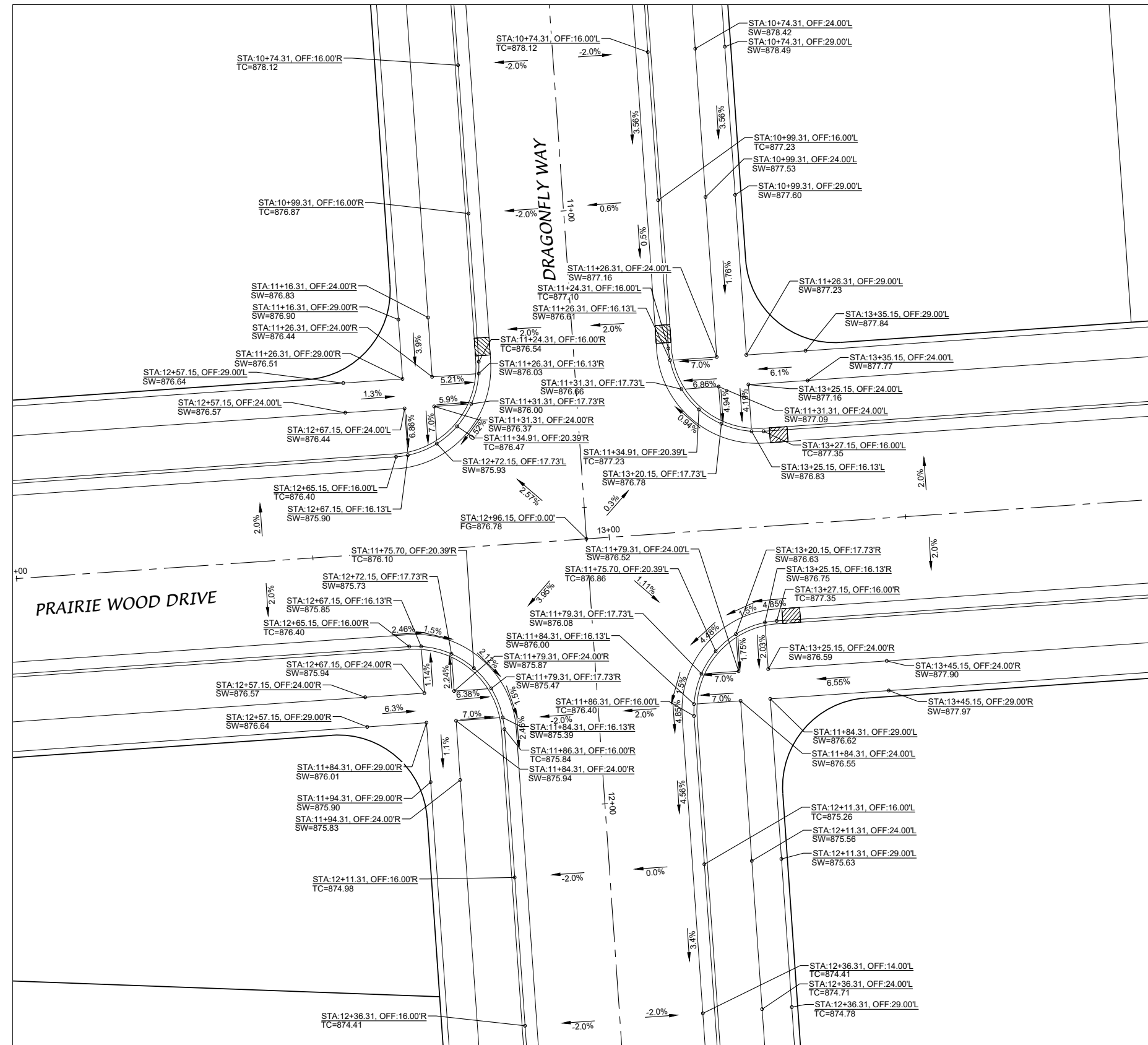
Sheet Number:
4 OF 10



REVISED 05/27/22 - TCF
-HYDRANT AT STA 16+44
-DRAGONFLY WAY REVISED
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INTERSECTION DETAILS

ROSEWOOD FIELDS - PHASE 2

VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

INTERSECTION DETAILS



SCALE: 1" = 20'
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PAYMENT MARKING & SIGNAGE

ROSEWOOD FIELDS - PHASE 2

VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN


SCALE: 1" = 60'
(PAGE SIZE: 11x17)
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DATE: 05/16/2022
REVISED:

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FN: 21-05-150

Sheet Number:
10 OF 10

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, June 28, 2022

SECTION: Business

DEPARTMENT: Administration

CONTACT: Cassandra Suettinger, Village Clerk/Treasurer

AGENDA ITEM: Discussion and action on Resolution 2022-20: A resolution recognizing Juneteenth in the Village of McFarland.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

This item was referred by Trustee Ed Wreh for the Village to formally recognize Juneteenth through a resolution.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended for adoption.

ATTACHMENTS:

1. 2022-20 - Recognizing Juneteenth

RESOLUTION 2022-20

RECOGNIZING JUNETEENTH IN THE VILLAGE OF MCFARLAND

WHEREAS, Juneteenth recognizes the date that enslaved African Americans in Texas learned of their emancipation, almost two and a half years after the Emancipation Proclamation; and

WHEREAS, in 2022 in the United States of America, the legacy of slavery is felt daily by African Americans, and the promise of liberation has yet to be fulfilled, as evidenced by a lack of equal access to educational and economic opportunity, in challenged health outcomes, and, most critically, in disproportionate and sometimes life-threatening interaction with law enforcement and the criminal justice system; and

WHEREAS, this Juneteenth provides an opportunity to highlight the contributions of African Americans to the United States; it is also an opportunity to unite the community in a positive celebration of culture through dance, music, storytelling, drama, and other visual presentations; and

WHEREAS, protests against systemic racism and its brutal consequences for Black people have swept through all 50 states and across the globe, which demonstrate that the persistent inequalities continue to exist; and,

WHEREAS, the Village of McFarland has been is one of the first communities to create a Diversity, Equity and Inclusion Committee as a standing committee in the Village to fortify the Village's commitment Diversity, Equity and Inclusion within the community;

NOW THEREFORE BE IT RESOLVED, that the Village of McFarland calls upon all residents of the Village to take up the charge to promote racial equity, particularly in the Village of McFarland, in order to bring true meaning to the significance of this day as we continue the work to eradicate racism; and,

BE IT FINALLY RESOLVED, that the McFarland Village Board proclaims June 19th in commemoration of Juneteenth.

The above and foregoing Resolution was duly adopted at a regular meeting of the McFarland Village Board on June 28, 2022.

APPROVED:

Carolyn A. Clow, Village President

ATTEST:

Cassandra Suettinger, Village Clerk-Treasurer

RESOLUTION # 2022-20	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Brassington –	St. Clair –
Clow –	Nelson –
Flaherty –	Wreh –
Jerke –	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, June 28, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Kong Thao, Associate Planner

AGENDA ITEM: Discussion and action on Village participation in the TerraCycle Program, requested by Lydia Mikelbank, McFarland Girl Scout Troop 1015.

PREVIOUS ACTION:

June 13, 2022, Sustainability & Natural Resources Committee unanimously recommended participation in the TerraCycle Program through a pilot process as requested by Lyida Mikelbank, McFarland Girl Scout Troop 1015.

ISSUE SUMMARY:

This item is for discussion and possible action for a recycling initiative called TerraCycle by Lydia Mikelbank from McFarland Girl Scout Troop 1015 to collect used plastic bags. The proposed location dropoff for plastic will be in the municipal center. Residents can enter from the main entrance and find a drop off bin in the main lobby. The applicant is working to earn their silver award and incorporate an additional recycling program for the Village. The Girl Scout Troops have invested funds in Zero Waste Boxes to collect plastic bags.

STAFF COMMENTS & QUESTIONS

Has the applicant communicated with the Lion's Club about their existing Recycle Beyond the Bag program already taking place in the Municipal Center?

Is the applicant open to collaboration on the recycling program to offset double programming occurring in the same location? Will this still award the Applicant their silver award?

Has the applicant researched other locations in the Village?

What is the duration of the program proposed by the applicant?

Staff recommend to approve the TerraCycle program proposed by Lydia Mikelbank as a pilot program from McFarland Girl Scout Troop 1015.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

Sustainability Plan - Village of McFarland, 2021

This request is consistent with the Sustainability Plan's Vision Statement for the Solid Waste section found on page 18. The statement reads as follows:



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

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to approve participation in the TerraCycle Program through a pilot process as requested by Lyida Mikelbank, McFarland Girl Scout Troop 1015.

ATTACHMENTS:

None

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, June 28, 2022

SECTION: Business

DEPARTMENT: Administration

CONTACT: Andrew Bremer, Comm & Eco Dev Director, Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action regarding final design and permission to proceed to bidding for new Gateway Signs.

PREVIOUS ACTION:

March 28, 2022, Village Board approved a design service proposal from SEH for replacement of Village gateway signs on USH 51.

ISSUE SUMMARY:

Caitlin Blue from SEH will provide a presentation regarding the conceptual designs for the replacement of the two Village community gateway signs along USH 51. The work efforts completed to date include completing topographic site surveys of the two existing sign locations, completing viewshed analysis of the sign locations, working with Village Staff to consider preferred options for sign design, material, lighting and landscaping, while working within the parameters of the Village's adopted Brand Standards, and meetings with WisDOT USH 51 reconstruction design staff and WisDOT community gateway permitting staff. This work resulted in four Initial Concepts (A-D), which have been further refined into Preferred Concepts B3, B4, and E. We are at a point in the project where staff would like to obtain Village Board input on the three preferred concepts to proceed to developing a preferred concept. Village Staff prefer either Concept B4 or E at this time. Noting also that these are initial concepts and the preferred concept can include final design adjustments. Our consultant will provide an overview of the design alternatives.

Based on our initial project schedule, we are also at a point where the Village Board could authorize permission to proceed with bidding for the new gateway signs. However, as we will discuss in the meeting, the initial project work has resulted in a number of intergovernmental design challenges that are significant enough that Staff recommends postponing proceeding to bid until these issues are resolved.

1. Southern Sign. The existing southern sign is halfway within the existing USH 51 ROW and halfway in Babcock Park lands (Dane County). The preliminary designs for the USH 51 reconstruction project do not include sufficient space to locate the sign within the ROW; therefore, an easement will need to be obtained from Dane County to locate the sign entirely on their property, with the preferred Option S1 as shown in the packet. Staff have had initial conversations with Dane County Parks Staff regarding the desire for an easement but this process will take time to complete.



2. Northern Sign. The USH 51 reconstruction project will include the addition of an auxiliary lane (essentially an extension of the exit ramp to Siggelkow Road) north to a point in proximity to the existing community gateway sign on the west side of the highway. The auxiliary lane, and associated improvements, will require extension regrading in the location where the Village's existing sign is located based on WisDOT's preliminary designs. The Village could proceed with installation of the sign at it's current location (Option N2) or approximately 180 feet north (Option N1). If the Village proceeds with either option, it will likely need to do so based on construction the sign to meet the future grades of the USH 51 reconstruction project which at this point are only preliminary and not final designs.

Our consultant will provide an overview of the challenges of pursuing construction at this time.

FINANCIAL/BUDGET IMPACT:

This project is scheduled to approve bids for the construction of the signs by August before the expenditure period for TID #3 closes as TID #3 is the source of funding for the north gateway sign. With a delay in project bidding, the Village may not be able to directly utilize TID #3 revenues for construction of the northern sign. However, the Village has been anticipating creating a new overlay TID in order to maintain this financial tool to assist with continued redevelopment of underutilized and blighted properties in TID #3 that have not redeveloped since TID #3 was created. The new TID could include replacement of the community gateway sign as an eligible expenditure. In addition, if the new TID is established as a Blighted TID, TID #3 could be amended to donate excess funds to the new TID prior to it's termination in 2027, similar to how TID #3 is a Donor TID to TID #4.

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to recommend Preferred Concept (*Board to indicate Concept B3, B4, or E*) and to postpone project bidding to a date to be determined based on continued project coordination with Dane County and the WisDOT.

ATTACHMENTS:

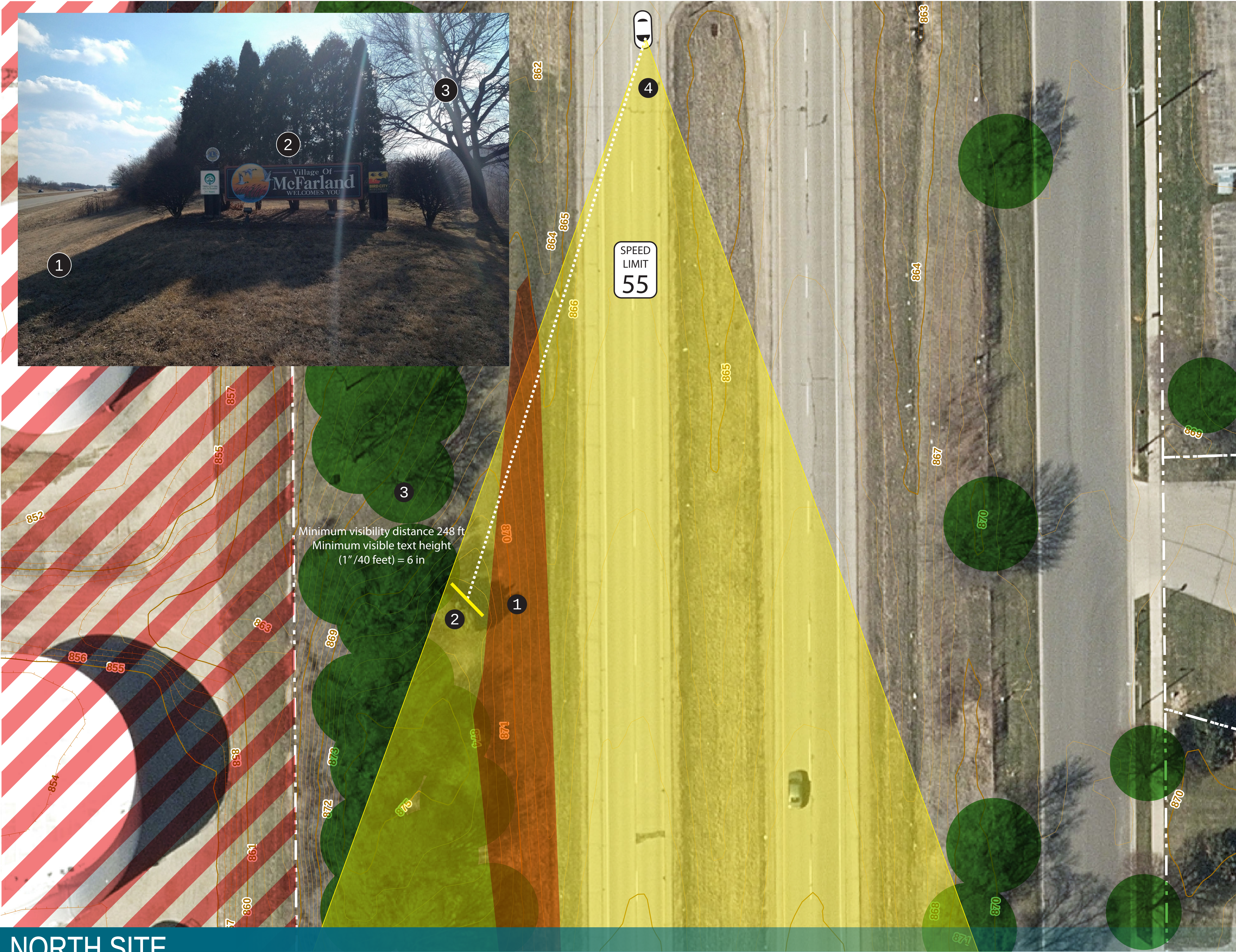
1. SEH Gateway Sign Presentation_06.28.22



McFarland Gateway Signage

Village Board Presentation

ANALYSIS OVERLAYS



- Parcels
- Elevation Contours**
 - 5 Ft Contour
 - 5 Ft Contour - Depression
 - 1 Ft Contour
 - 1 Ft Contour - Depression
- Viewshed from roadway
- Steep slope
- Existing vegetated screening
- Industrial landuse to be screened
- Existing sign location

- 1** Sign is approximately 7 ft above roadway
- 2** Existing landscaping casts heavy shadows on sign
- 3** Existing trees provide good buffer from adjacent landuse, opportunity to strengthen at ground level
- 4** At 55 mph “Cone of Vision” for drivers is 40 degrees, meaning sign must be visible from greater distances.

ANALYSIS OVERLAYS

-  Parcels
 - Elevation Contours**
 -  5 Ft Contour
 -  5 Ft Contour - Depression
 -  1 Ft Contour
 -  1 Ft Contour - Depression
 -  Viewshed from roadway
 -  Steep slope
 -  Existing vegetated screening
 -  Water as sign backdrop
 -  Existing sign location
 -  Approximate limits of WISDOT project (Based on scaling of Nov 2021 public exhibit PDF)
- ① Sign is presently approximately at grade with roadway. Behind the sign the grade falls approximately 4 ft. Maintaining sign close to roadway will minimize grading impacts.
 - ② Existing landscape in front of sign blocks sign for part of the year.
 - ③ Park, trees, and water provide a desirable backdrop that does not necessitate screening.
 - ④ At 40 mph "Cone of Vision" for drivers widens to 65 degrees, meaning drivers are more aware of it at closer distances.





VILLAGE OF McFarland

Naturally Connected



VILLAGE OF McFarland

Naturally Connected

"McFarland Hand" Font

BRAND STANDARDS

The Village undertook major effort to establish brand standards. Our work on the Gateway Signage should reflect that work.

BRAND APPLICATION



24 ©2018 VILLAGE OF MCFARLAND



VISUAL PREFERENCE /
PRECEDENT GATEWAY AND
MONUMENT SIGNS



VISUAL PREFERENCE /
PRECEDENT GATEWAY AND
MONUMENT SIGNS



VISUAL PREFERENCE /
PRECEDENT GATEWAY AND
MONUMENT SIGNS





DIMENSIONAL VILLAGE LOGO

LIMESTONE VENEER WALL

LANTERN OBELISK - SANDBLASTED
BRAND PATTERN



INITIAL CONCEPT A “BEACON” MCFARLAND GATEWAY SIGNAGE - JUNE 2022





- BACKLIT, DIMENSIONAL "MCFARLAND"
- "LAND" BANNER
- LIMESTONE VENEER
- BACKLIT, DIMENSIONAL "M"
- "SKY AND WATER" BANNER





- BACKLIT, DIMENSIONAL "M"
- IPE WOOD SIDING
- LIMESTONE VENEER
- BACKLIT, DIMENSIONAL "MCFARLAND"



McFarland Public Safety Center Renderings, including monument sign

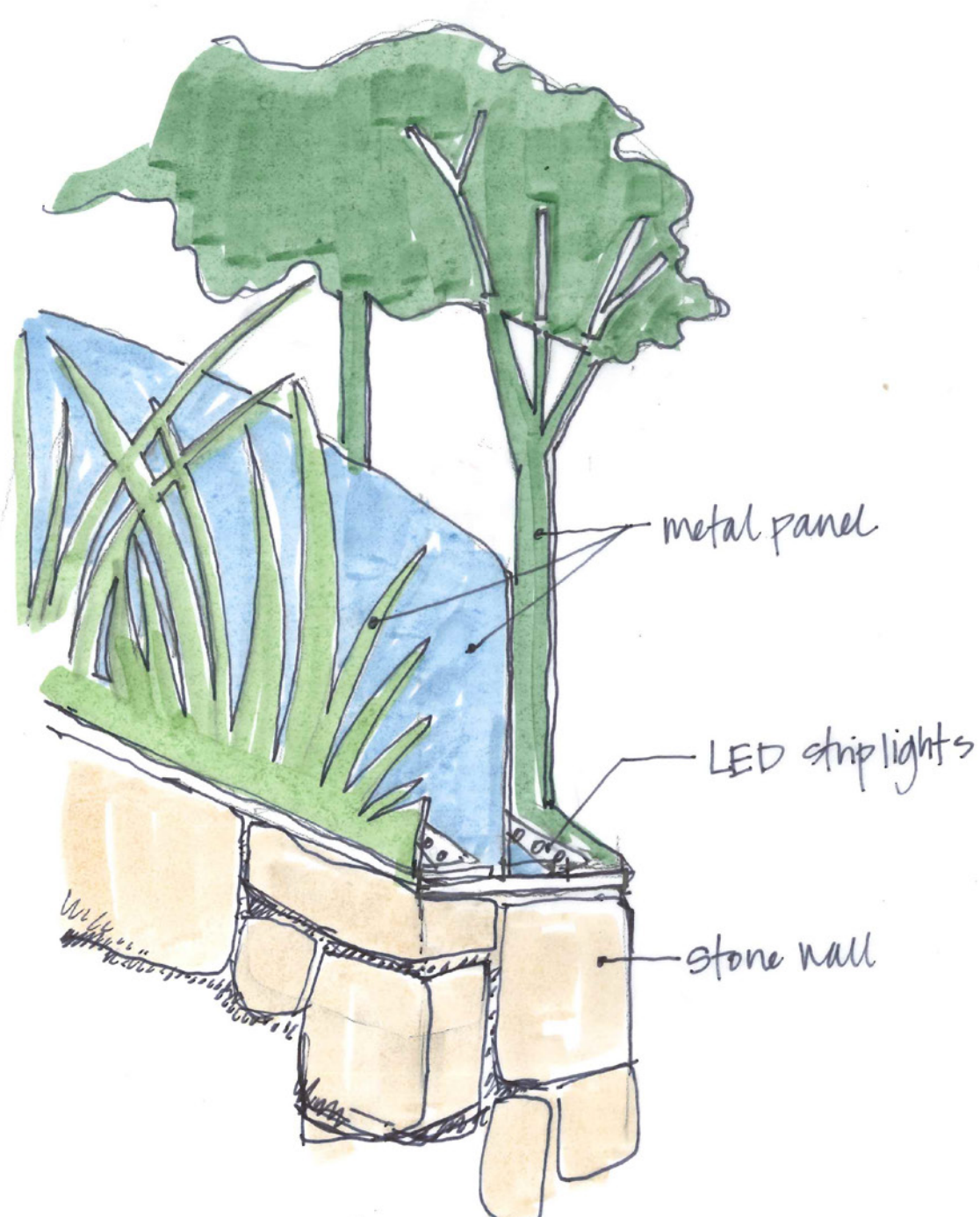


McFarland Public Safety Center Renderings, including monument sign





- METAL PANELS
- LIMESTONE VENEER
- BACKLIT, DIMENSIONAL "MCFARLAND"



Option S1

Location:
Shifted about 40 ft southeast of existing sign

- Pros:
- Close to existing location
 - Existing mature trees serve as backdrop
 - Sufficient space to grade to match existing
 - Low likelihood of impacts to project due to 51 Improvements
 - Existing grades closer to road elevation

- Cons:
- Existing brush/mature trees in background do not allow water to serve as backdrop

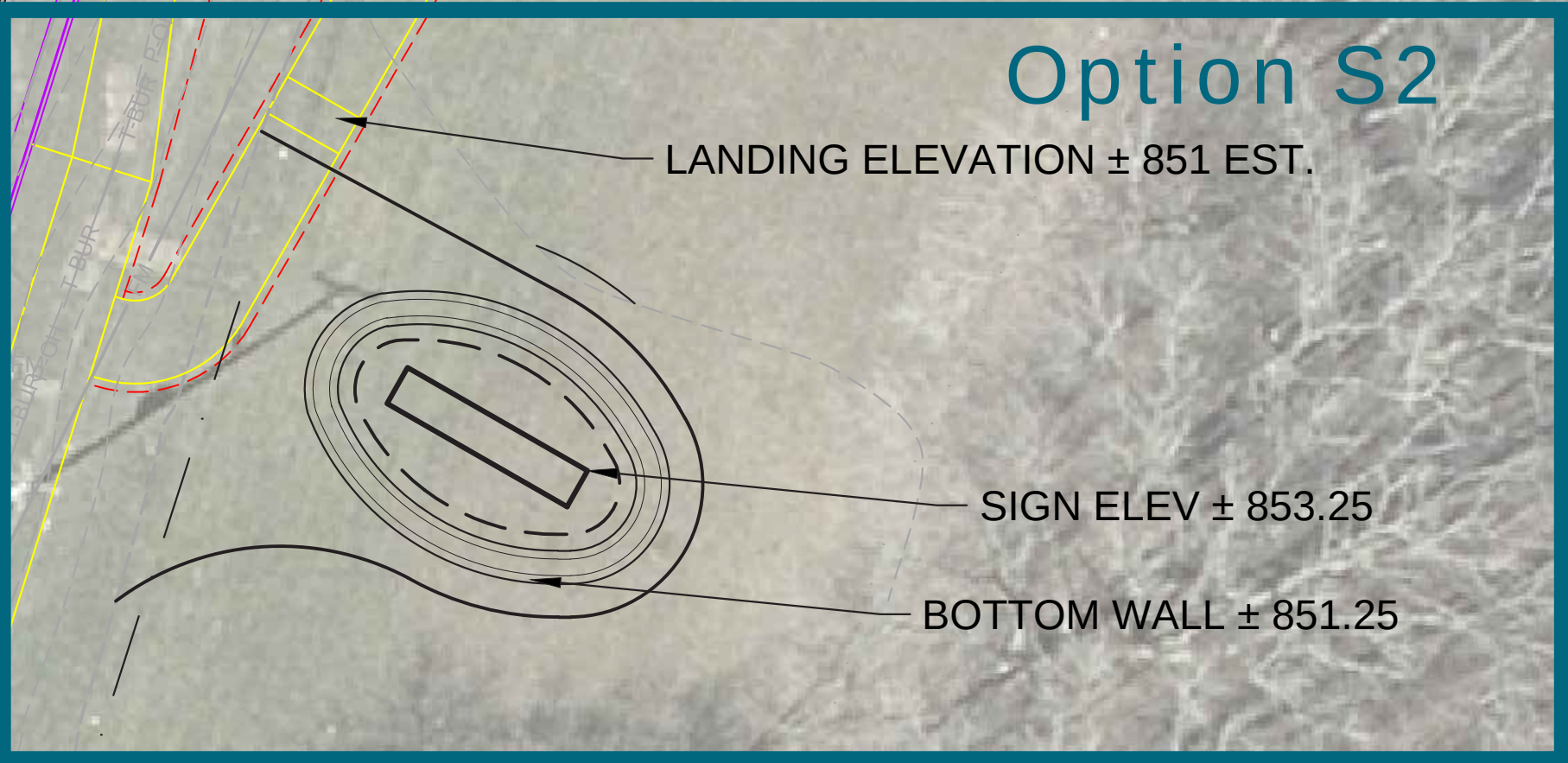
Option S2

Location:
Shifted about 103 ft northeast of existing sign

- Pros:
- Proximity to walkway draws eyes to water
 - Water/shoreline serves as backdrop
 - Wall at sign perimeter could double as seat wall

- Cons:
- Some existing trees in foreground may need to be removed to avoid conflicts with sign
 - Existing grade is lower than roadway -need for wall to avoid conflicting with future side-walk

Symbol Legend	
Symbol	Denotes
	BUSH
	CATCH BASIN
	CONIFEROUS TREE
	DECIDUOUS TREE
	FORCEMAIN VAULT MANHOLE
	LIGHT
	POWER POLE
	SANITARY MH
	SHRUB-DECIDUOUS1
	SIGN



Option N1

Location:
Shifted about 163 ft north of existing sign

- Pros:
- Constructible under existing conditions
 - Stays outside of future WisDOT grading area
 - Closer to roadway grade - possible reduced sign footprint
 - Existing mature trees serve as partial backdrop

- Cons:
- Need to run electrical conduit to site
 - Better views of industrial area than existing location will require more intensive screening

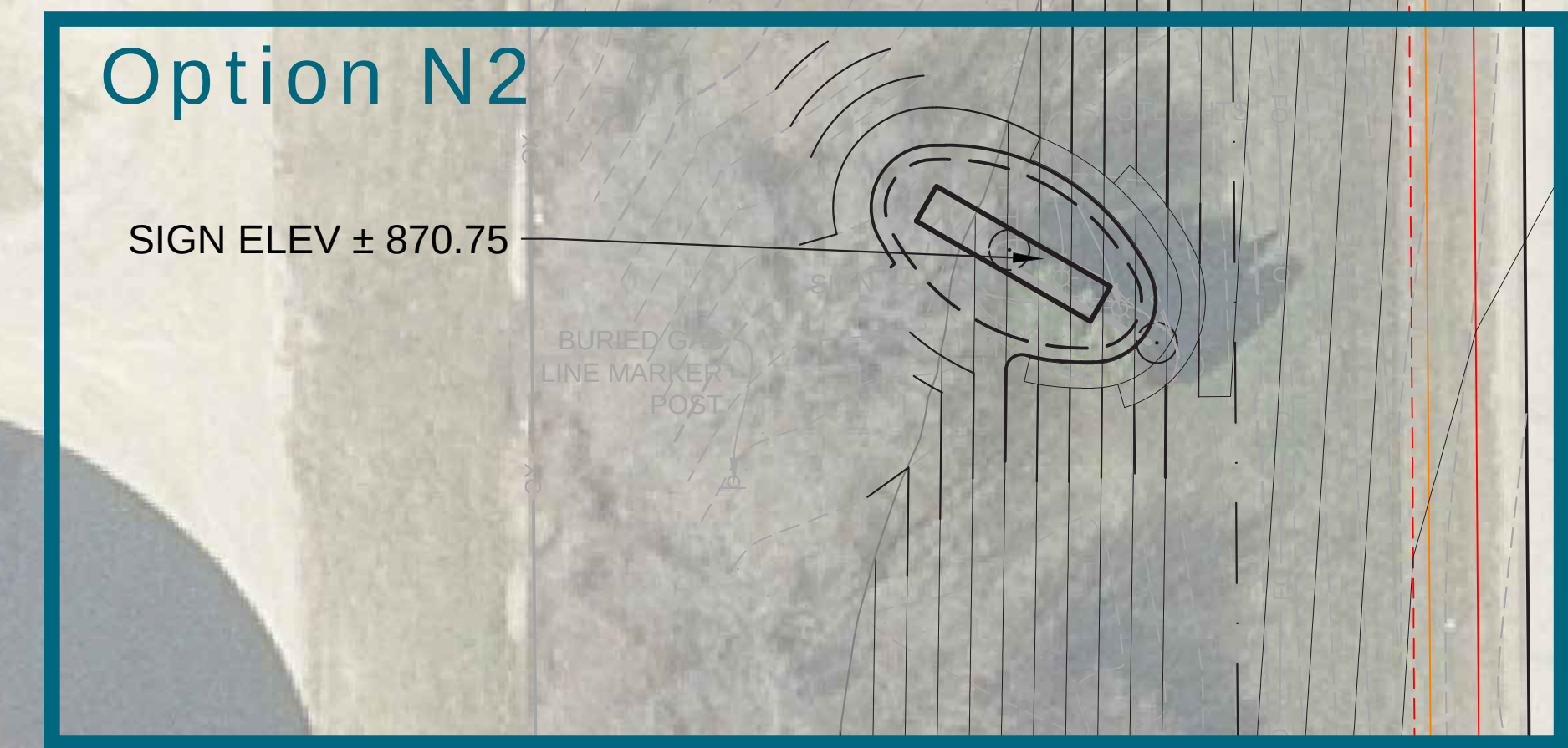
Option N2

Location:
Shifted about 10 ft northwest of existing sign
Grade drops about 3 ft below existing to better connect with future Hwy 51 improvements

- Pros:
- Close to existing locaiton for easier electrical work
 - Eastern stone wall could enhance aesthetics and make the sign appear more prominent

- Cons:
- Would be most feasible if constructed after WisDOT work is completed
 - Need for walls increases project cost

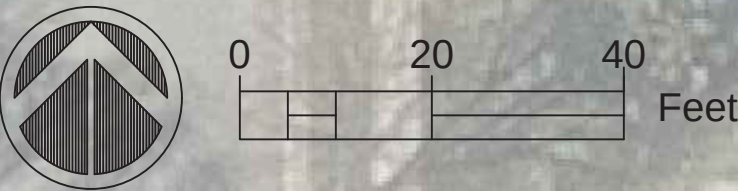
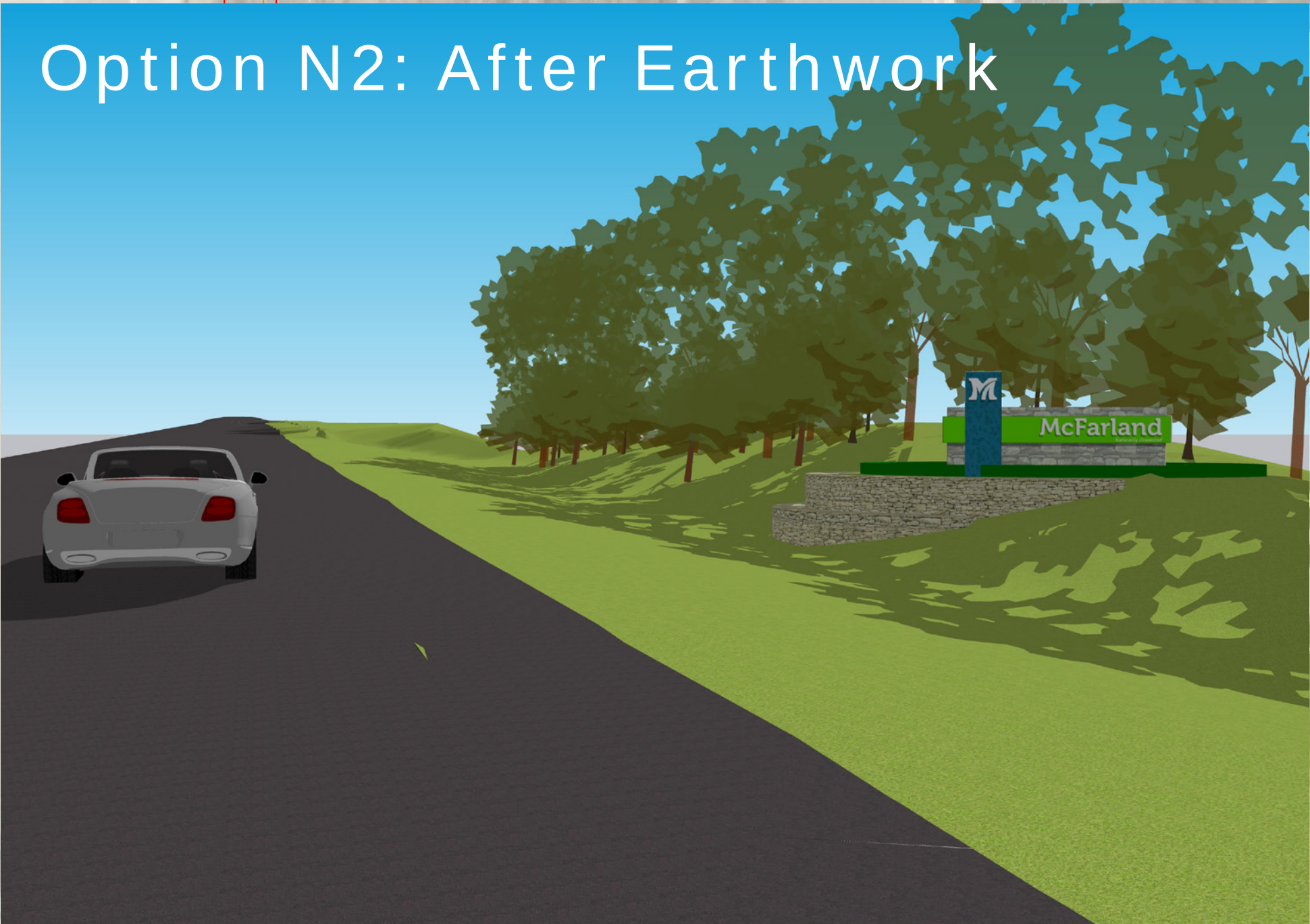
Symbol Legend	
Symbol	Denotes
	BUSH
	CATCH BASIN
	CONIFEROUS TREE
	DECIDUOUS TREE
	FORCEMAIN VAULT MANHOLE
	LIGHT
	POWER POLE
	SANITARY MH
	SHRUB-DECIDUOUS1
	SIGN

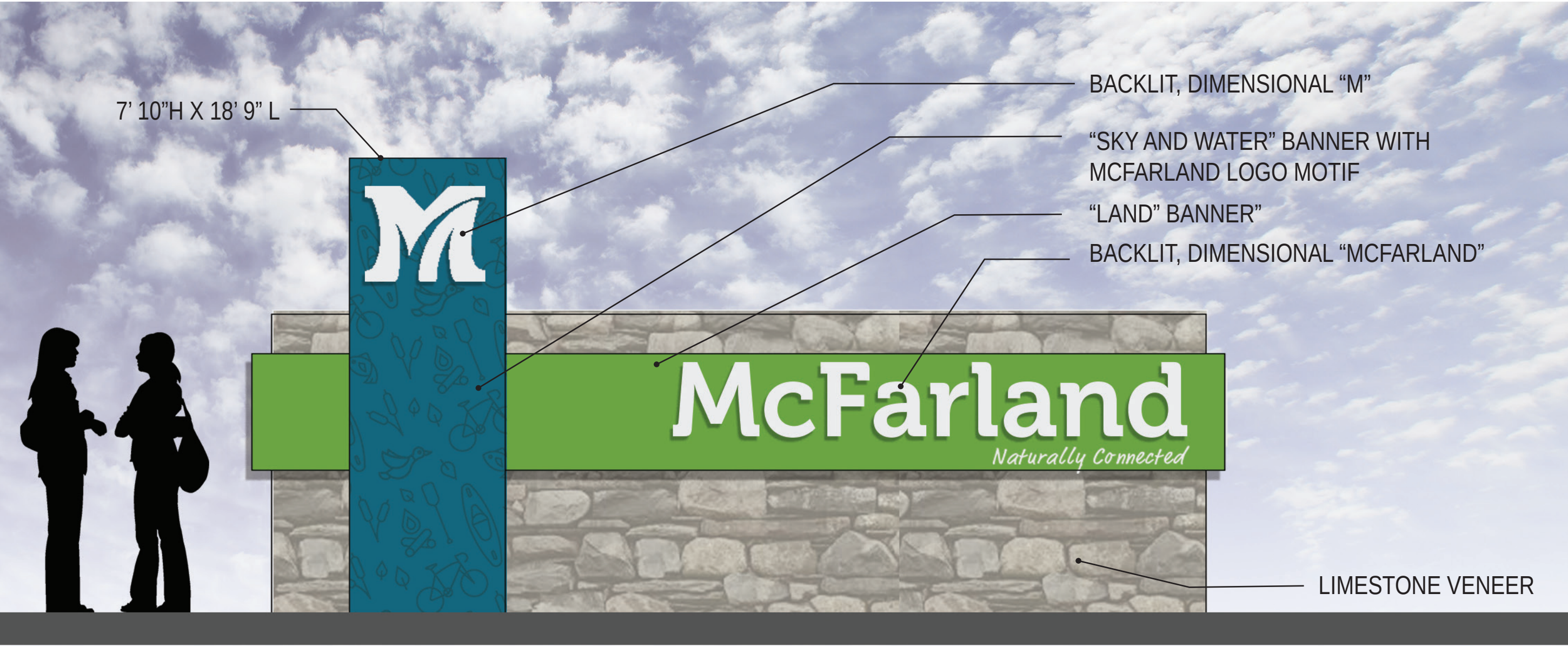


Option N2: Before Earthwork



Option N2: After Earthwork





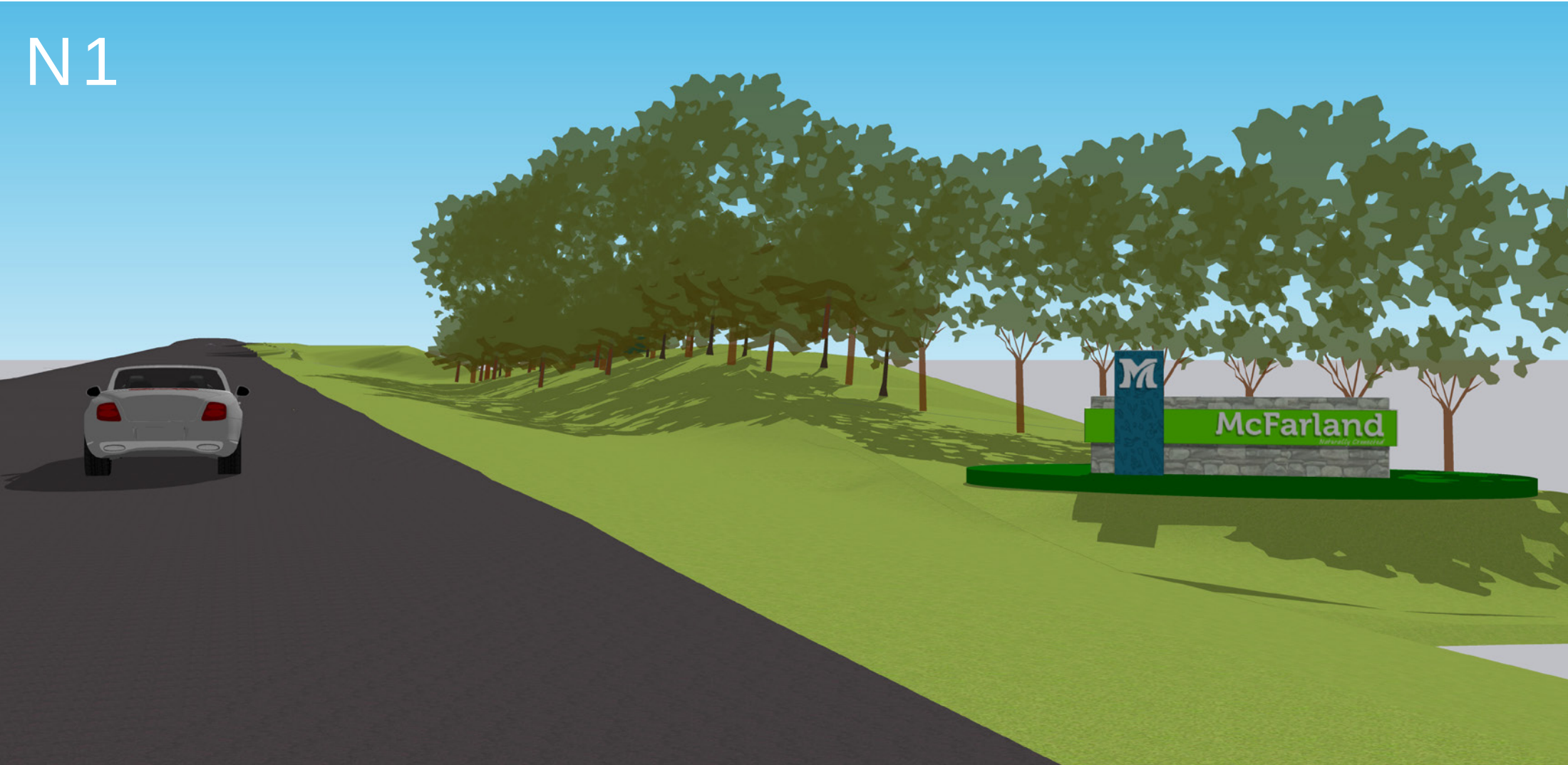
STUDY MODELS



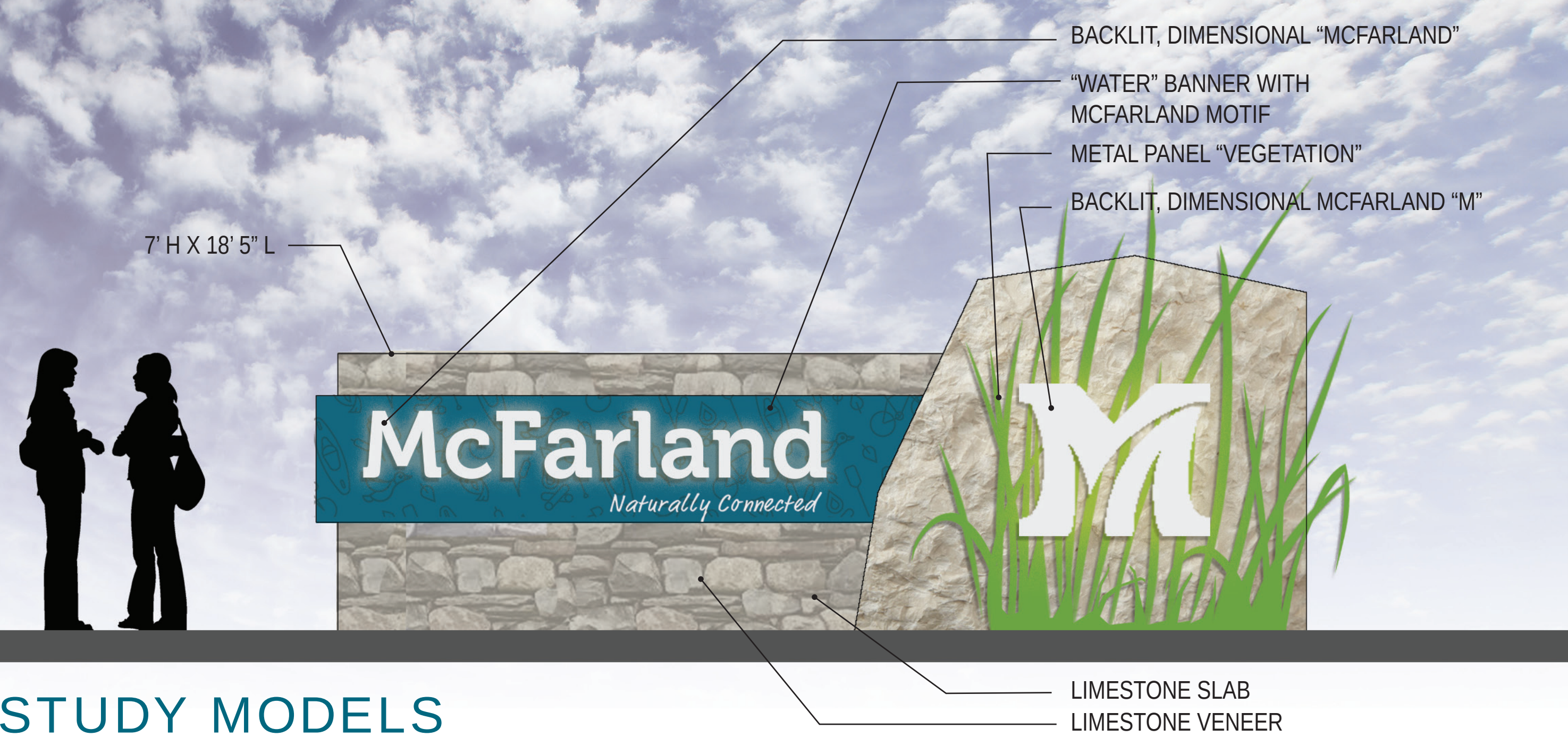
PRECEDENT SIGN



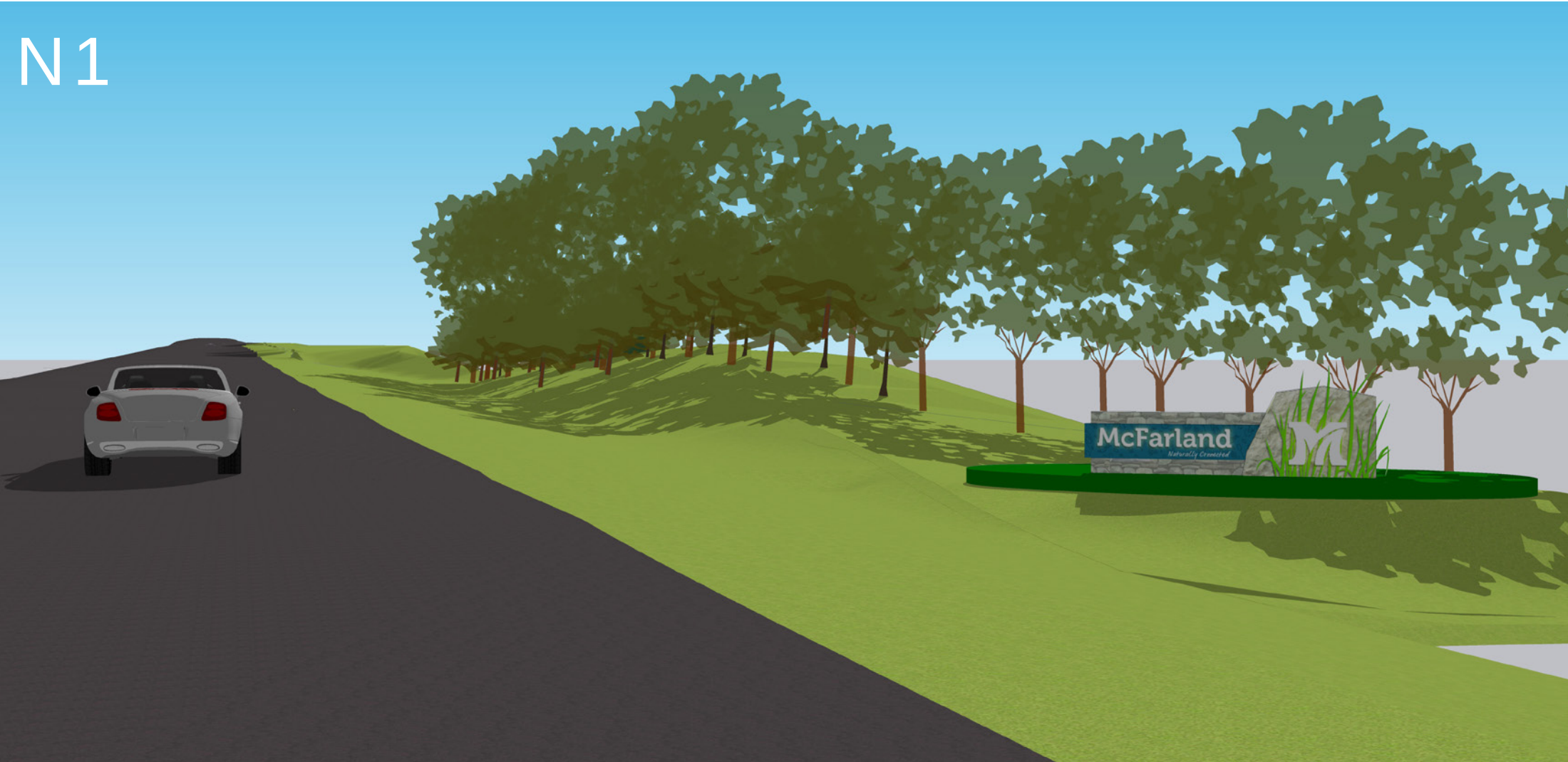
MCFARLAND LOGO MOTIF



PREFERRED CONCEPT B3
MCFARLAND GATEWAY SIGNAGE - JUNE 2022



STUDY MODELS



PRECEDENT SIGN

PRECEDENT SIGN



Existing - N
7'6" H x 18'8" L

Existing - S
8'4" H x 20'4" L

PREFERRED CONCEPT B4
MCFARLAND GATEWAY SIGNAGE - JUNE 2022



STUDY MODELS



PREFERRED CONCEPT E
MCFARLAND GATEWAY SIGNAGE - JUNE 2022



**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, June 28, 2022

SECTION: Business

DEPARTMENT: Communications & Technology

CONTACT: Stephanie Miller, Comm & Technology Director

AGENDA ITEM: Discussion and action regarding meeting format plan for boards, commissions, and committees.

PREVIOUS ACTION:

The Village Board had previously agreed at its meeting on June 14, 2021 to move meetings back to in person. This was to be implemented in August of 2021. Based on the deteriorating conditions of the pandemic at that time, it was decided not to return in person until conditions had improved. Nothing is without risk in person or otherwise, but with conditions for in person attendance having improved this discussion is presented for the board to again weigh in on what it would like to see happen with its meeting format.

The Village Board discussed this matter at its meeting on June 14, 2022.

ISSUE SUMMARY:

At our last meeting we began the discussion regarding ongoing meeting format now that the board, commission, and committee restructuring project is complete. The main question to answer is the continuation of Zoom and whether that remains our platform for hosting meetings.

The alternative approach being to return in person and conduct all meetings as we had been doing so prior to the pandemic. The Village began hosting its meetings virtually in April of 2020 as a public safety response to the pandemic that had developed at that time and continues to an extent. As we've navigated that world, many communities have transitioned back to in person meetings with less of a virtual focus as conditions have improved and in person attendance is less of a public health risk. This is an opportunity to continue the discussion that we further discontinue the utilization of virtual meetings and return all board, commission, and committee meetings to in person attendance. This item is presented for action and the recommendation will start with the concept of discontinuing Zoom for meeting hosting, and return meetings to an in person format as of August 1, 2022. However, if that continues to not be desired and the Village Board wishes to discuss exceptions to this in some cases as well as set various expectations for participation then we can further discussion those parameters in the meeting.

FINANCIAL/BUDGET IMPACT:

We do also incur a monthly subscription fee for Zoom, although that likely will be retained to serve as a backup or for hosting other virtual meetings when needed.

VILLAGE PLAN REFERENCE:



None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended Action:

The recommendation is to discontinue Zoom and return in person, but there remains discussion by the Village Board as to whether not that is agreeable without exceptions to this standard. There are elements discussed that we will continue in the meeting to determine their ongoing applicability.

ATTACHMENTS:

1. Zoom Report Summary and Data

Zoom Report Summary

June 2021 to May 2022

	TOTAL WEBINARS	MONTHLY ATTENDEES AVERAGE (persons)	INVOICE TOTAL
June 2021	20	1.45	\$55.00
July 2021	17	0.88	\$82.95
August 2021	11	2.09	\$56.66
September 2021	13	1.62	\$1,101.85
October 2021	20	1.55	\$56.53
November 2021	9	1.78	\$182.64
December 2021	10	0.70	\$56.56
January 2022	10	0.90	\$56.37
February 2022	11	1.64	\$56.37
March 2022	9	1.11	\$56.37
April 2022	10	1.40	\$56.30
May 2022	19	1.11	\$56.30

Current Plans

	QUANTITY (licenses)	SUBSCRIPTION PERIOD	SERVICE EFFECTIVE DATE	NEXT INVOICE DATE	NEXT INVOICE AMOUNT
Zoom Meetings Pro	8*	Annual	Sept 8, 2021	Sept 8, 2022	\$1,199.20
Zoom Webinar	1 (500 Panelists 500 Attendees)	Monthly	June 8, 2022	July 8, 2022	\$40.00
Zoom Phone	1	Monthly	June 8, 2022	July 8, 2022	\$16.30

*Communications, Aaron Chapin, Community Development, Matt Schuenke, Police, Public Works, Randi Othrow, Village Administration.

June 2021

Date	Time	Topic	Webinar ID	Attendees										
2-Jun-21	6:53 PM	Community Development Authority	839 0440 3208	0										
2-Jun-21	8:50 PM	Community Development Authority	839 0440 3208	0										
5-Jun-21	7:59 AM	Police and Fire Commission	815 5020 9919	0										
7-Jun-21	3:42 PM	Library Board	838 0207 7231	1	Carrie Nelson									
8-Jun-21	5:40 PM	Public Works Committee	894 0265 8843	1	Carolyn Clow									
9-Jun-21	6:18 PM	Public Safety Committee	850 2065 0943	1	608-838-9622									
10-Jun-21	5:45 PM	Ad Hoc Sustainability Committee	836 1983 5048	0										
14-Jun-21	5:18 PM	Committee of the Whole	871 1639 8062	1	Lori Andersen									
14-Jun-21	7:05 PM	Village Board	819 7065 6654	3	Eric Kryzenske, Madeline Westburg, Shannon Morrison									
15-Jun-21	5:41 PM	Public Utilities Committee	886 9852 0691	0										
16-Jun-21	5:46 PM	D.E.I. Subcommittee	830 1842 3242	2	Carrie Nelson, Lucy Ripp									
17-Jun-21	8:06 AM	Senior Outreach Services Committee	840 2596 0257	0										
21-Jun-21	6:42 PM	Plan Commission	871 3036 1177	9	Tony Plourde, Kong Thao, Carrie Nelson, Judi Becker, Shannon Morrison, Joe B, Carol Austin, Dale Weidemann, Richard Becker									
22-Jun-21	5:53 PM	Communications and Technology Committee	842 6959 0068	0										
24-Jun-21	6:22 PM	Parks, Recreation, and Natural Resources Committee	883 0746 4633	1	Dan Sladek									
28-Jun-21	5:18 PM	Joint Committee of the Whole	847 8981 3962	6	Aaron Chapin, Lucy Ripp, Cassandra Dennis, Sean Chislom, Hilary Brandt, Samantha Zeilenga									
28-Jun-21	6:58 PM	Village Board	832 8738 5267	3	Judi Becker, Richard Becker, Madeline Westburg									
29-Jun-21	5:48 PM	Special Village Board	896 3774 8437	1	Lori Andersen									
30-Jun-21	3:52 PM	Joint Review Board	857 6908 0704	0										
30-Jun-21	5:50 PM	Special Village Board	895 9753 0658	0										
				Ave: 1.45										
Invoice Breakdown														
8-Jun-21	\$ 55.00	\$27.50 --> 100-51100-320-000 (Village Board Dues & Subscriptions)												
		\$27.50 --> 100-51600-210-000 (Facilities)												

July 2021

Date	Time	Topic	Webinar ID	Attendees				
7-Jul-21	6:47 PM	Community Development Authority	871 8469 7440	0				
7-Jul-21	8:15 PM	Community Development Authority	871 8469 7440	0				
8-Jul-21	5:48 PM	Ad Hoc Sustainability Committee	894 8690 0446	0				
12-Jul-21	5:22 PM	Committee of the Whole	857 5266 2920	2	Andrew Day, Lori Andersen			
12-Jul-21	6:52 PM	Village Board	857 2245 9892	1	Madeline Westburg			
12-Jul-21	9:17 PM	Village Board	857 2245 9892	0				
13-Jul-21	3:33 PM	Police & Fire Commission	815 6255 5005	0				
13-Jul-21	5:48 PM	Public Works Committee	854 9380 3713	2	Lee Ann Cyre, 608-838-9868			
14-Jul-21	3:49 PM	Landmarks Commission	845 9314 9783	0				
14-Jul-21	6:16 PM	Public Safety Committee	897 4538 4428	0				
19-Jul-21	6:48 PM	Plan Commission	832 4517 7136	4	Judi Becker, 608-838-1428, Kevin Urso, Ryan Quam			
20-Jul-21	5:48 PM	Public Utilities Committee	858 0614 2633	0				
21-Jul-21	5:46 PM	Diversity, Equity & Inclusion Subcommittee	872 3725 6519	2	Carrie Nelson, CNDI Associate Editor			
22-Jul-21	6:16 PM	Parks, Recreation & Natural Resources Committee	867 3810 4531	1	Cyril Chok			
26-Jul-21	5:20 PM	Committee of the Whole	826 3234 4789	1	Lori Andersen			
26-Jul-21	6:51 PM	Village Board	821 2344 9078	2	608-838-1428, Madeline Westburg			
26-Jul-21	10:17 PM	Village Board	821 2344 9078	0				
				Ave: 0.88				
Invoice Breakdown								
6-Jul-21	\$ 26.29	100-51600-210-000 (Facilities)						
8-Jul-21	\$ 56.66	\$28.33 --> 100-51100-320-000 (Village Board Dues & Subscriptions)						
		\$28.33 --> 100-51600-210-000 (Facilities)						

August 2021

Date	Time	Topic	Webinar ID	Attendees										
2-Aug-21	6:18 PM	Special Village Board	814 0741 4187	0										
9-Aug-21	6:50 PM	Village Board	851 5187 1042	3	Richard Becker, Joy Wheeler, Judi Becker									
9-Aug-21	8:37 PM	Village Board	851 5187 1042	1	Judi Becker									
10-Aug-21	5:46 PM	Joint Public Works & Public Utilities Committees	879 9721 4181	0										
11-Aug-21	6:15 PM	Public Safety Committee	880 5228 3856	0										
12-Aug-21	5:58 PM	Ad Hoc Sustainability Committee	896 5250 6672	0										
16-Aug-21	5:11 PM	Special Village Board	828 5542 2931	6	Mike Johnson, 608-449-4334, 815-742-1881, Josh Pearson, Jessica James, Jeff Kegermann									
16-Aug-21	6:46 PM	Plan Commission	827 5081 8235	9	Kara Laeser, Sinderys, Thomas, Wes Licht, Kevin Urso, Meg Chin, Nick Badura, Kong Thao, Craig									
18-Aug-21	5:53 PM	DEI Subcommittee	871 9111 7772	1	Carrie Nelson									
23-Aug-21	6:50 PM	Village Board	831 3744 6575	1	Madeline Westburg									
26-Aug-21	6:40 PM	Parks, Recreation, and Natural Resources Committee	815 4002 5530	2	Gina Newell, Diane Mickelbank									
				Ave: 2.09										
26-Aug-21	5:22 PM	Public Information Meeting (PIM): Parks Master Plans	863 6497 6118	74										
Invoice Breakdown														
8-Aug-21	\$56.66	\$28.33 --> 100-51100-320-000 (Village Board Dues & Subscriptions)												
		\$28.33 --> 100-51600-210-000 (Facilities)												

September 2021

Date	Time	Topic	Webinar ID	Attendees																
1-Sep-21	5:54 PM	Special Plan Commission	844 7317 3693	2	Richard Becker, Judi Becker															
1-Sep-21	6:47 PM	Community Development Authority	876 6307 8731	1	Judi Becker															
1-Sep-21	7:46 PM	Community Development Authority	876 6307 8731	2	Richard Becker, Judi Becker															
8-Sep-21	6:19 PM	Public Safety Committee	844 8899 9348	0																
9-Sep-21	5:25 PM	Police & Fire Commission	826 7851 7185	1	Lisa Becher															
13-Sep-21	5:48 PM	Special Plan Commission	844 1541 6487	0																
13-Sep-21	6:55 PM	Village Board	867 2426 4734	2	Judi Becker, Madeline Westburg															
15-Sep-21	5:47 PM	Diversity, Equity, and Inclusion Subcommittee	863 1385 1808	6	Lisa Scott, Melissa Pfohl, Cassandra Dennis, Jessica Gillette, Anne Nichols, Carrie Nelson															
21-Sep-21	5:51 PM	Public Utilities Committee	878 2373 7088	0																
23-Sep-21	6:20 PM	Parks, Recreation, and Natural Resources Committee	856 6836 6802	2	Garrett Friedel, Kate Greenfield															
27-Sep-21	5:20 PM	Joint Library Board & Village Board	865 5160 8339	2	Lori Andersen, Madeline Westburg															
27-Sep-21	6:58 PM	Village Board	898 0725 7617	3	Madeline Westburg, Tony Plourde, Shannon Morrison															
28-Sep-21	5:52 PM	Communications and Technology Committee	849 7453 1636	0																
				Ave: 1.62																
Invoice Breakdown																				
8-Sep-21	\$656.26	\$28.33 --> 100-51100-320-000 (Village Board Dues & Subscriptions)																		
		\$28.33 --> 100-51600-210-000 (Facilities)																		
		\$149.90 --> 100-52400-210-000 (C&ED License)																		
		\$149.90 --> 100-51200-310-000 (Court License)																		
		\$149.90 --> 100-52100-210-000 (Aaron Chapin License)																		
10-Sep-21	\$298.16	\$149.90 --> 200-55600-210-000 (Comm & Tech License)																		
		\$149.08 --> 100-51100-210-000 (Admin License)																		
		\$37.27 --> 100-53000-340-000 (Public Works License)																		
		\$37.27 --> 600-53716-340-000 (Public Works License)																		
		\$37.27 --> 600-53616-340-000 (Public Works License)																		
14-Sep-21	\$147.43	\$37.27 --> 600-53440-340-000 (Public Works License)																		
		100-51410-320-000 (Matt Schuenke License)																		

October 2021

Date	Time	Topic	Webinar ID	Attendees
6-Oct-21	6:54 PM	Joint Community Development Authority & Village Board	840 7251 2081	2 Richard Becker, Judi Becker
6-Oct-21	9:25 PM	Joint Community Development Authority & Village Board	840 7251 2081	1 Judi Becker
7-Oct-21	4:30 PM	Landmarks Commission	899 7502 7997	1 Lisa Scott
7-Oct-21	5:54 PM	Special Village Board (Budget Review I)	899 0220 6272	3 Sayer Larson, Jenny Haried, Lori Andersen
11-Oct-21	5:19 PM	Committee of the Whole	819 9416 6574	2 Lisa Scott, Lori Andersen
11-Oct-21	6:51 PM	Village Board	875 0466 8832	9 Jenny Haried, Shannon Morrison, Madeline Westburg, Lane Manning, Sean O'Brien, Judi Becker, Tony Plourde, Rolfe Nervig, Lisa Scott
13-Oct-21	3:58 PM	Police and Fire Commission	843 0654 7638	0
13-Oct-21	6:20 PM	Public Safety Committee	894 3371 8189	1 608-838-9622
14-Oct-21	5:50 PM	Special Village Board (Budget Review III)	842 2168 0086	0
14-Oct-21	5:52 PM	Special Village Board (Budget Review III)	842 2168 0086	1 Jenny Haried
18-Oct-21	6:59 PM	Plan Commission	816 4926 1891	0
19-Oct-21	5:55 PM	Public Utilities Committee	881 3372 9698	0
20-Oct-21	5:52 PM	Diversity, Equity & Inclusion Subcommittee	845 3067 1141	1 Christine Pribbenow
21-Oct-21	8:15 AM	Senior Outreach Services Committee	863 0998 2569	0
25-Oct-21	5:24 PM	Committee of the Whole	874 1204 2000	0
25-Oct-21	6:53 PM	Village Board	822 9061 9861	2 Madeline Westburg, Pat Dwyer
26-Oct-21	3:50 PM	Joint School Board & Village Board	843 2533 7693	5 Pat Dwyer, Lori Andersen, Debbie Larys, 608-575-9347, Samantha Zeilenga
26-Oct-21	5:54 PM	Communications and Technology Committee	830 0322 0692	1 Lisa
27-Oct-21	6:21 PM	Finance Committee	837 9644 8916	0
28-Oct-21	6:21 PM	Parks, Recreation, and Natural Resources Committee	879 9951 7327	2 John Nagler, Kelly Maly
			Ave: 1.55	
Invoice Breakdown				
8-Oct-21	\$56.53	\$28.27 --> 100-51100-320-000 (Village Board Dues & Subscriptions) \$28.26 --> 100-51600-210-000 (Facilities)		

November 2021

Date	Time	Topic	Webinar ID	Attendees									
3-Nov-21	6:42 PM	Community Development Authority	898 5721 5249	1	Carrie Nelson								
4-Nov-21	5:47 PM	Special Village Board - Budget Review #5	871 9357 1501	1	Scott Gletty-Syoen								
8-Nov-21	5:28 PM	Committee of the Whole	886 1895 5627	0									
8-Nov-21	6:50 PM	Village Board	825 9980 8869	0									
10-Nov-21	6:17 PM	Public Safety Committee	886 7375 0594	2	Roy Moseley, Judy Sauer								
15-Nov-21	6:49 PM	Plan Commission	821 2999 7508	7	Ryan, Olivia Perry, Susan Wendricks, G Mangat, Todd Waller, Terry Phillips, Roy Moseley								
18-Nov-21	6:22 PM	Parks, Recreation, and Natural Resources Committee	819 7676 9624	0									
22-Nov-21	5:15 PM	Committee of the Whole	897 9330 1462	1	Larry Foy								
22-Nov-21	6:52 PM	Village Board	815 3398 0082	4	Bryan Westbury, Larry Foy, Tim Gaffney, Ben Jordan								
				Ave: 1.78									
9-Nov-21	5:46 PM	Exchange Street PIM + Joint Public Works & Public Utilities	813 8522 2403	24									
Invoice Breakdown													
5-Nov-21	\$126.08	100-52100-210-000 (PD License)											
8-Nov-21	\$56.56	\$28.28 --> 100-51100-320-000 (Village Board Dues & Subscriptions)											
		\$28.28 --> 100-51600-210-000 (Facilities)											

December 2021

Date	Time	Topic	Webinar ID	Attendees				
1-Dec-21	7:01 PM	Community Development Authority	813 7878 5568	0				
1-Dec-21	7:26 PM	Community Development Authority	813 7878 5568	0				
13-Dec-21	5:19 PM	Committee of the Whole	850 3143 7956	0				
13-Dec-21	6:56 PM	Village Board	864 9563 4548	1	Madeline Westburg			
14-Dec-21	5:48 PM	Public Works Committee	832 0297 1931	2	Owner, Karen			
15-Dec-21	5:59 PM	Diversity, Equity, and Inclusion Subcommittee	883 5343 8323	0				
16-Dec-21	8:12 AM	Senior Outreach Services Committee	852 9063 5844	0				
16-Dec-21	6:20 PM	Parks, Recreation, and Natural Resources Committee	868 6033 6382	0				
20-Dec-21	6:53 PM	Plan Commission	869 4937 3193	4	Troy Mlezvia, Jerome Lund, Brad Fry, Todd Waller			
21-Dec-21	5:48 PM	Public Utilities Committee	890 3822 1351	0				
				Ave: 0.7				
Invoice Breakdown								
8-Dec-21	\$56.56	\$28.28 --> 100-51100-320-000 (Village Board Dues & Subscriptions)						
		\$28.28 --> 100-51600-210-000 (Facilities)						

January 2022

Date	Time	Topic	Webinar ID	Attendees					
4-Jan-22	3:48 PM	School Board & Village Board Joint Planning Committee	819 5122 9377	0					
10-Jan-22	5:46 PM	Committee of the Whole	862 7595 5393	0					
10-Jan-22	6:55 PM	Village Board	894 2784 4430	1	Madeline Westburg				
12-Jan-22	4:26 PM	Board of Zoning Appeals	865 7307 4702	1	Joan Garrett				
18-Jan-22	5:50 PM	Public Utilities Committee	859 2461 3020	0					
18-Jan-22	6:55 PM	Plan Commission	876 7954 5504	2	217-685-3279, Todd Nedegaard				
19-Jan-22	5:48 PM	Joint DEI Subcommittee & Village Board	810 7491 3894	0					
24-Jan-22	5:26 PM	Committee of the Whole	837 8581 7519	2	Stephanie Miller, Lee Igl				
24-Jan-22	6:51 PM	Village Board	895 8863 3951	0					
27-Jan-22	6:25 PM	Parks, Recreation, and Natural Resources Committee	879 1580 7100	3	Garrett Friedel, Tamie Klumpy, Samantha Zeilenga				
				Ave: 0.9					
Invoice Breakdown									
8-Jan-22	\$56.37	\$28.19 --> 100-51100-320-000 (Village Board Dues & Subscriptions)							
		\$28.18 --> 100-51600-210-000 (Facilities)							

February 2022

Date	Time	Topic	Webinar ID	Attendees														
2-Feb-22	6:54 PM	Community Development Authority	879 9328 7017	0														
2-Feb-22	8:26 PM	Community Development Authority	879 9328 7017	0														
3-Feb-22	5:18 PM	Police & Fire Commission	892 2780 4498	0														
8-Feb-22	5:48 PM	Public Works Committee	813 3890 5812	0														
14-Feb-22	5:16 PM	Committee of the Whole	826 9866 4685	1	Lori Andersen													
14-Feb-22	6:44 PM	Village Board	835 9297 8389	1	Madeline Westburg													
17-Feb-22	8:16 AM	Senior Outreach Services Committee	860 3910 4332	1	Matt Schuenke													
21-Feb-22	6:53 PM	Plan Commission	826 9446 5193	10	Lauren Brinkman, Kevin, Blake Theisen, Don Peterson, Gabe Wieser, Melissa Arndt, Kristen Fish-Peterson, Dan Morrill, Jason & Krista Brinkmeier, Stephen Tremlett													
24-Feb-22	6:17 PM	Parks, Recreation & Natural Resources Committee	869 2385 9175	2	David Silverberg, Jeff Moore													
28-Feb-22	5:19 PM	Committee of the Whole	892 0227 3544	0														
28-Feb-22	6:50 PM	Village Board	830 9180 1829	3	Jerry Mullen, Jeremy Job, Paul Raisleger													
				Ave: 1.64														
Invoice Breakdown																		
8-Feb-22	\$56.37	\$28.19 --> 100-51100-320-000 (Village Board Dues & Subscriptions)																
		\$28.18 --> 100-51600-210-000 (Facilities)																

March 2022

Date	Time	Topic	Webinar ID	Attendees						
1-Mar-22	3:52 PM	Joint School Board & Village Board Planning Committee	884 5650 6828	0						
8-Mar-22	5:46 PM	Joint Public Works & Public Utilities Committee	894 8353 9566	0						
9-Mar-22	6:12 PM	Public Safety Committee	878 8517 7976	0						
14-Mar-22	5:17 PM	Committee of the Whole	867 7309 8633	1	Lori Andersen					
14-Mar-22	6:49 PM	Village Board	856 1953 7048	0						
16-Mar-22	5:51 PM	DEI Subcommittee	813 9276 6310	2	Gina Newell, Dawn & Art Shegonee					
21-Mar-22	6:52 PM	Plan Commission	895 3093 0958	5	Karyn & Gary Schneider, Chase Horne, Steve Steinhoff, David, Cindy Foley					
24-Mar-22	6:17 PM	Parks, Recreation & Natural Resources Committee	891 2384 4917	0						
28-Mar-22	6:47 PM	Village Board	853 2961 6028	2	Madeline Westberg, Marya Rabkin					
				Ave: 1.11						
Invoice Breakdown										
8-Mar-22	\$56.37	\$28.19 --> 100-51100-320-000 (Village Board Dues & Subscriptions)								
		\$28.18 --> 100-51600-210-000 (Facilities)								

April 2022

Date	Time	Topic	Webinar ID	Attendees								
6-Apr-22	6:50 PM	CDA	821 9344 0950	0								
6-Apr-22	8:36 PM	CDA	821 9344 0950	0								
9-Apr-22	7:55 AM	Police and Fire Commission	849 4409 7465	0								
11-Apr-22	6:51 PM	Village Board	890 3770 1748	4	Madeline Westberg, Luke Fessler, Jim Hessling, Danielle Bradley							
11-Apr-22	10:56 PM	Village Board	890 3770 1748	0								
13-Apr-22	6:14 PM	Public Safety Committee	891 9926 0240	0								
18-Apr-22	6:50 PM	Plan Commission	837 2916 3092	7	Jim Opoien, Melissa Hunt, Aaron Ruengpinyophun, Kevin Urso, Beccah Tracey, Eileen Urso, Mary Conklin							
19-Apr-22	5:50 PM	Village Board Annual Organizational Meeting	835 1906 1624	1	Luke Fessler							
25-Apr-22	6:50 PM	Village Board	810 1038 9522	2	Jim Reiter, Amie Brown							
25-Apr-22	8:55 PM	Village Board	810 1038 9522	0								
				Ave: 1.4								
Invoice Breakdown												
8-Apr-22	\$56.30	\$28.15 --> 100-51100-320-000 (Village Board Dues & Subscriptions)										
		\$28.15 --> 100-51600-210-000 (Facilities)										

May 2022

Date	Time	Topic	Webinar ID	Attendees															
2-May-22	5:11 PM	Public Safety Committee	821 7856 2563	4	Linda Josupait, Dorice Hughes, PJ Green, Sofia														
3-May-22	6:19 PM	Parks & Recreation Committee	817 3859 7374	0															
9-May-22	5:47 PM	Sustainability and Natural Resources Committee	883 8865 5417	0															
10-May-22	3:53 PM	School District/Village Board Joint Planning Committee	856 3650 3315	1	PW&T Committee														
10-May-22	5:21 PM	Committee of the Whole	899 5384 9835	0															
10-May-22	6:50 PM	Village Board	820 1211 7054	1	Blake Theisen														
10-May-22	8:55 PM	Village Board	820 1211 7054	0															
11-May-22	4:27 PM	Landmarks Commission	827 3487 7100	0															
11-May-22	6:49 PM	Community Development Authority	898 7648 8398	0															
11-May-22	9:15 PM	Community Development Authority	898 7648 8398	0															
16-May-22	6:55 PM	Police and Fire Commission	897 9117 7393	0															
17-May-22	4:50 PM	Special Public Safety Committee	826 2151 9159	0															
17-May-22	6:55 PM	Plan Commission	896 5534 3974	11	Blake Theisen, Kevin Urso, Brian Spanos, Nick Badura, Cindy Foley, Melissa Hunt, Mike Foy, Craig Sherven, Stacy, Brett Riemen, Steve Tremlett														
18-May-22	8:29 AM	Senior Outreach Services Committee	860 3221 3840	1	Matt Schuenke														
19-May-22	8:55 AM	Board of Review	882 0468 9864	0															
23-May-22	5:50 PM	Public Works & Utilities Committee	879 0472 6686	0															
24-May-22	5:27 PM	Committee of the Whole	891 4617 6168	2	Heidi Cox, Staci Fritz														
24-May-22	6:53 PM	Village Board	862 7219 3213	1	Eileen Urso														
24-May-22	9:41 PM	Village Board	862 7219 3213	0															
				Ave:1.11															
Invoice Breakdown																			
8-May-22	\$56.30	\$28.15 --> 100-51100-320-000 (Village Board Dues & Subscriptions)																	
		\$28.15 --> 100-51600-210-000 (Facilities)																	

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, June 28, 2022

SECTION: Business

DEPARTMENT: Administration

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action on Resolution 2022-18: a resolution ratifying and approving a purchase agreement for property located at or around 3454 Siggelkow Road (Parcel 0710-654-8341-1)

PREVIOUS ACTION:

April 11, 2022, Village Board unanimously approved issuing an offer to purchase parcel #154/0710-354-8341-1.

ISSUE SUMMARY:

On April 5, 2022, approximately 68 acres of farmland was listed for sale on the Village's east side. The entire listing consists of one 60 acre parcel and another 8 acre parcel (Property), both owned by the Joseph McFarland & McFarland Trust (Seller). These lands were annexed to the Village in 2017, are currently undeveloped farmland, zoned Exclusive Agriculture, and outside of the Village's urban service area boundary. The properties are listed for a price of \$55,000 per acre, or \$3,740,000 for the entire 68 acres.

On April 11, 2022, the Village Board unanimously approved issuing an offer to purchase parcel #154/0710-354-8341-1 with the intent of working with Alliant Energy to develop a small-scale solar installation on the property to offset the Village's municipal energy consumption through renewable resources. The 8-acre property sits directly adjacent to the existing Wisconsin Power & Light/Alliant electrical substation on the south side of Siggelkow Road. It is also nestled between the substation and the Hope Rod and Gun Club, with a driveway easement along the eastern property line serving the gun club. The eastern side of the parcel also contains the large ATC overhead transmission lines. The property immediately to the west is undeveloped. In early April, Village Staff met with various representatives from Alliant to discuss the possibility of a solar installation on the 8-acre property. Given the proximity of the property to the substation, Alliant has an interest in partnering with the Village to build a solar installation on the property. Alliant operates a Customer Hosted Renewables Program in which they will pay for the upfront costs to install solar infrastructure on municipal property and then provide an annual lease payment back to the municipality. Typically, the lease agreements are written for 20 years with the ability to extend them. Alliant also pays for the cost of maintaining the solar infrastructure. Municipalities have the option of receiving renewable energy credits to offset their energy use, with the credits negotiated as part of the lease terms. Alliant indicated that the size of the site is sufficient to offset both the Village's current firm load and the School District's (not counting Waubesa Intermediate School, which is not in Alliant's service area). Thus providing an opportunity for both the Village and the School District to offset their electrical



usage through renewable energy sources.

The packet includes the Offer To Purchase (OTP) submitted by Village Staff to the Seller along with the accepted Counter Offer No. 4. The agreement provides a purchase price of \$300,000, equaling approximately \$37,500 per acre for the 8-acre parcel. Addendum A to the OTP includes several conditions which must be satisfied to complete the sale. This includes item No. 8, which provides that the Village's OTP is contingent upon the Village negotiating and entering into a binding agreement with Alliant Energy governing the future use of the Property for solar power generation on terms and conditions acceptable to the Village. The OTP shall be void unless such an agreement is entered into on or before December 14, 2022. By securing an interest in the Property, Village Staff will be able to move forward with Alliant Energy Staff on the design of the solar installation and the terms of the Customer Hosted Renewable Lease for future approval by the Village Board. Provision No. 4 of Counter Offer No. 4 within the packet, provides that if the Seller accepts a bona fide secondary offer, the Seller may give written notice to the Village that another offer has been accepted. The Village Board would then be obligated to provide a written waiver of the agreement contingency with Alliant within 14 days otherwise the OTP shall be null & void.

FINANCIAL/BUDGET IMPACT:

The closing date for this acquisition is January 6, 2023. This will allow the Village to include specific funding for this acquisition in the 2023 budget.

VILLAGE PLAN REFERENCE:

The 2021 Sustainability Plan included a near-term Energy Action to "work with energy providers to develop a community-scale solar energy installation and/or develop a program for leasing municipal rooftops for solar." The plan also includes the goal of achieving 50% of total municipal energy consumed per year generated from renewables by 2030 and 100% by 2040.

The properties are currently planned for a mix of residential development and park/open spaces in the 2008 East Side Neighborhood Plan. The Village is currently updating this plan and that project can plan for this future solar installation.

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to approve Resolution 2022-18, a resolution ratifying and approving a purchase agreement for property located at or around 3454 Siggelkow Road (Parcel 0710-654-8341-1).

ATTACHMENTS:

1. 2022-18 Purchase of J McFarland Property - 0710-354-8341-1
2. Joseph McFarland Offer to Purchase Signed_05.23.2022
3. Joseph McFarland Counter Offer No. 4 Signed_06.21.2022
4. Joseph McFarland Vacant Land Disclosure Report

RESOLUTION 2022-18

A RESOLUTION RATIFYING AND APPROVING A PURCHASE AGREEMENT FOR PROPERTY LOCATED AT OR AROUND 3454 SIGGELKOW ROAD (PARCEL 0710-654-8341-1)

WHEREAS, the Village Board previously authorized the Village Administrator to negotiate a purchase agreement for the acquisition of property located at or around 3454 Siggelkow Road;

WHEREAS, the Village Administrator and the property owners have reached an agreement on the terms of the proposed transaction as reflected in the purchase agreement attached hereto as Exhibit A; and

WHEREAS, the Village Board finds the terms of the proposed agreement to be fair and reasonable and has determined that the purchase of the property on said terms for redevelopment will promote the public interest.

NOW, THEREFORE, BE IT RESOLVED, that the Agreement attached hereto as Exhibit A is ratified and approved, and the Village Administrator is authorized to take such actions as may be necessary to carry out the agreement, including the authority to execute notices and waivers as may be appropriate in completing the transaction contemplated thereby.

The above and foregoing Resolution was duly adopted at a regular meeting of the McFarland Village Board on June 28, 2022.

APPROVED:

Carolyn A. Clow, Village President

ATTEST:

Cassandra Suettinger, Village Clerk-Treasurer

RESOLUTION # 2022-18	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Brassington –	St. Clair –
Clow –	Nelson –
Flaherty –	Wreh –
Jerke –	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

WB-11 RESIDENTIAL OFFER TO PURCHASE

1 **LICENSEE DRAFTING THIS OFFER ON** May 10, 2022 **[DATE] IS (AGENT OF BUYER)**
 2 **(AGENT OF SELLER/LISTING FIRM) (AGENT OF BUYER AND SELLER) STRIKE THOSE NOT APPLICABLE**

3 The Buyer, the Village of McFarland, a Wisconsin municipal corporation,
 4 offers to purchase the Property known as [Street Address] Tax Parcel No. 154/0710-354-8341-1 (See Exhibit A)
 5 _____
 6 in the Village of McFarland, County
 7 of Dane Wisconsin (insert additional description, if any, at lines 543-551 or
 8 in an addendum per line 573), on the following terms:

9 **PURCHASE PRICE** The purchase price is Two Hundred Eighty Thousand and 00/100
 10 _____ Dollars (\$ 280,000).

11 **INCLUDED IN PURCHASE PRICE** Included in purchase price is the Property, all Fixtures on the Property as of the date
 12 stated on line 1 of this Offer (unless excluded at lines 20-23), and the following additional items: None.

13 _____
 14 _____
 15 _____
 16 _____

17 **NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are included**
 18 **or not included.**

19 **NOT INCLUDED IN PURCHASE PRICE** Not included in purchase price is Seller's personal property (unless included at
 20 lines 12-16) and the following: All personal property of tenants or Seller.

21 _____
 22 _____
 23 _____

24 **CAUTION: Identify Fixtures that are on the Property (see lines 26-36) to be excluded by Seller or that are rented**
 25 **(e.g., water softeners or other water treatment systems, LP tanks, etc.) and will continue to be owned by the lessor.**
 26 "Fixture" is defined as an item of property which is physically attached to or so closely associated with land, buildings or
 27 improvements so as to be treated as part of the real estate, including, without limitation, physically attached items not easily
 28 removable without damage to the premises, items specifically adapted to the premises and items customarily treated as
 29 fixtures, including, but not limited to, all: garden bulbs; plants; shrubs and trees; screen and storm doors and windows;
 30 electric lighting fixtures; window shades; curtain and traverse rods; blinds and shutters; central heating and cooling units
 31 and attached equipment; water heaters, water softeners and treatment systems; sump pumps; attached or fitted floor
 32 coverings; awnings; attached antennas and satellite dishes (but not the component parts); audio/visual wall mounting
 33 brackets (but not the audio/visual equipment); garage door openers and remote controls; installed security systems; central
 34 vacuum systems and accessories; in-ground sprinkler systems and component parts; built-in appliances; ceiling fans;
 35 fences; in-ground pet containment systems, including receiver components; storage buildings on permanent foundations
 36 and docks/piers on permanent foundations.

37 **CAUTION: Exclude any Fixtures to be retained by Seller or that are rented (e.g., water softeners or other water**
 38 **treatment systems, LP tanks, etc.) on lines 20-23 or at lines 543-551 or in an addendum per line 573).**

39 **BINDING ACCEPTANCE** This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer
 40 on or before May 18, 2022. Seller may keep the

41 Property on the market and accept secondary offers after binding acceptance of this Offer.

42 **CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.**

43 **ACCEPTANCE** Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical
 44 copies of the Offer.

45 **CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term**
 46 **Deadlines running from acceptance provide adequate time for both binding acceptance and performance.**

47 **CLOSING** This transaction is to be closed on January 6, 2023
 48 _____ at the place selected by Seller,

49 unless otherwise agreed by the Parties in writing. If the date for closing falls on Saturday, Sunday, or a federal or a state
 50 holiday, the closing date shall be the next Business Day.

51 **CAUTION: To reduce the risk of wire transfer fraud, any wiring instructions received should be independently**
 52 **verified by phone or in person with the title company, financial institution, or entity directing the transfer. The real**
 53 **estate licensees in this transaction are not responsible for the transmission or forwarding of any wiring or money**
 54 **transfer instructions.**

- 115 overflow from sinks, bathtubs, or sewers; or other water or moisture intrusions or conditions.
- 116 b. Defects in heating and air conditioning system (including the air filters and humidifiers); in a wood burning stove or
117 fireplace; or caused by a fire in a stove or fireplace or elsewhere on the Property.
- 118 c. Defects related to smoke detectors or carbon monoxide detectors, or a violation of applicable state or local smoke
119 detector or carbon monoxide detector laws.
- 120 d. Defects in any structure, or mechanical equipment included as Fixtures or personal property.
- 121 e. Rented items located on the Property such as a water softener or other water conditioner system.
- 122 f. Defects caused by unsafe concentrations of, or unsafe conditions on the Property relating to radon, radium in water
123 supplies, lead in paint, soil or water supplies, unsafe levels of mold, asbestos or asbestos-containing materials or other
124 potentially hazardous or toxic substances on the Property; manufacture of methamphetamine or other hazardous or toxic
125 substances on the Property; or high voltage electric (100 KV or greater) or steel natural gas transmission lines located on
126 but not directly serving the Property.
- 127 **NOTE: Specific federal lead paint disclosure requirements must be complied with in the sale of most residential**
128 **properties built before 1978.**
- 129 g. Defects caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic
130 substances on neighboring properties.
- 131 h. The Property is served by a joint well; Defects related to a joint well serving the Property; or Defects in a well on the
132 Property or in a well that serves the Property, including unsafe well water.
- 133 i. A septic system or other private sanitary disposal system serves the Property; Defects in the septic system or other
134 sanitary disposal system on the Property; or any out-of-service septic system serving the Property not closed or abandoned
135 according to applicable regulations.
- 136 j. Underground or aboveground fuel storage tanks on or previously located on the Property; or Defects in the underground
137 or aboveground fuel storage tanks on or previously located on the Property. (The owner, by law, may have to register the
138 tanks with the Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708,
139 whether the tanks are in use or not. Department regulations may require closure or removal of unused tanks.)
- 140 k. "LP" tank on the Property (specify in the additional information whether the tank is owned or leased); or Defects in an
141 "LP" tank on the Property.
- 142 l. Notice of property tax increases, other than normal annual increases, or pending Property reassessment; remodeling
143 that may increase the Property's assessed value; pending special assessments; or Property is within a special purpose
144 district, such as a drainage district, that has authority to impose assessments.
- 145 m. Proposed construction of a public project that may affect use of the Property; Property additions or remodeling affecting
146 Property structure or mechanical systems during Seller's ownership without required permits; or any land division involving
147 the Property without required state or local permits.
- 148 n. The Property is part of or subject to a subdivision homeowners' association; or the Property is not a condominium unit
149 and there are common areas associated with the Property that are co-owned with others.
- 150 o. Any zoning code violations with respect to the Property; the Property or any portion thereof is located in a floodplain,
151 wetland or shoreland zoning area; or the Property is subject to a shoreland mitigation plan required by Wisconsin
152 Department of Natural Resources (DNR) rules that obligates the Property owner to establish or maintain certain measures
153 related to shoreland conditions, enforceable by the county.
- 154 p. Nonconforming uses of the Property; conservation easements, restrictive covenants or deed restrictions on the
155 Property; or, other than public rights of way, nonowners having rights to use part of the Property, including, but not limited
156 to, private rights-of-way and easements other than recorded utility easements.
- 157 q. All or part of the Property has been assessed as agricultural land; has been assessed a use-value assessment
158 conversion charge; or payment of a use-value assessment conversion charge has been deferred.
- 159 r. All or part of the Property is subject to, enrolled in, or in violation of a farmland preservation agreement, Forest Crop
160 Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program.
- 161 s. A dam is totally or partially located on the Property; or an ownership interest in a dam not located on the Property will
162 be transferred with the Property because the dam is owned by a homeowners' association, lake district, or similar group of
163 which the Property owner is a member.
- 164 t. No legal access to the Property; or boundary or lot line disputes, encroachments or encumbrances (including a joint
165 driveway) affecting the Property.
- 166 u. Federal, state, or local regulations requiring repairs, alterations or corrections of an existing condition; or any insurance
167 claims relating to damage to the Property within the last five years.
- 168 v. A pier attached to the Property not in compliance with state or local pier regulations; a written agreement affecting
169 riparian rights related to the Property; or the bed of the abutting navigable waterway is owned by a hydroelectric operator.
- 170 w. Current or previous termite, powder-post beetle or carpenter ant infestations or Defects caused by animal, reptile, or
171 other insect infestations.
- 172 x. Structure on the Property designated as an historic building; all or any part of the Property in an historic district; or one
173 or more burial sites on the Property.
- 174 y. Agreements binding subsequent owners such as a lease agreement or extension of credit from an electric cooperative.
- 175 z. Owner is a foreign person as defined in the Foreign Investment in Real Property Tax Act in 26 IRC § 1445(f).

176 aa. Other Defects affecting the Property, including, without limitation, drainage easement or grading problems; or
 177 excessive sliding, settling, earth movement or upheavals.

178 **INSPECTIONS AND TESTING** Buyer may only conduct inspections or tests if specific contingencies are included as a
 179 part of this Offer. An "inspection" is defined as an observation of the Property, which does not include an appraisal or testing
 180 of the Property, other than testing for leaking carbon monoxide, or testing for leaking LP gas or natural gas used as a fuel
 181 source, which are hereby authorized. A "test" is defined as the taking of samples of materials such as soils, water, air or
 182 building materials from the Property for laboratory or other analysis of these materials. Seller agrees to allow Buyer's
 183 inspectors, testers and appraisers reasonable access to the Property upon advance notice, if necessary, to satisfy the
 184 contingencies in this Offer. Buyer or licensees or both may be present at all inspections and testing. Except as otherwise
 185 provided, Seller's authorization for inspections does not authorize Buyer to conduct testing of the Property.

186 **NOTE: Any contingency authorizing testing should specify the areas of the Property to be tested, the purpose of**
 187 **the test (e.g., to determine if environmental contamination is present), any limitations on Buyer's testing and any**
 188 **other material terms of the contingency.**

189 Buyer agrees to promptly restore the Property to its original condition after Buyer's inspections and testing are completed
 190 unless otherwise agreed to with Seller. Buyer agrees to promptly provide copies of all inspection and testing reports to
 191 Seller. Seller acknowledges that certain inspections or tests may detect environmental pollution which may be required to
 192 be reported to the Wisconsin Department of Natural Resources.

193 ☒ **INSPECTION CONTINGENCY:** This contingency only authorizes inspections, not testing (see lines 178-192).

194 (1) This Offer is contingent upon a Wisconsin registered or Wisconsin licensed home inspector performing a home inspection
 195 of the Property after the date on line 1 of this Offer that discloses no Defects.

196 (2) This Offer is further contingent upon a qualified independent inspector or independent qualified third party performing an
 197 inspection of as provided in Addendum A

198 _____ (list any Property component(s)
 199 to be separately inspected, e.g., swimming pool, roof, foundation, chimney, etc.) which discloses no Defects.

200 (3) Buyer may have follow-up inspections recommended in a written report resulting from an authorized inspection, provided
 201 they occur prior to the Deadline specified at line 206. Inspection(s) shall be performed by a qualified independent
 202 inspector or independent qualified third party.

203 Buyer shall order the inspection(s) and be responsible for all costs of inspection(s).

204 **CAUTION: Buyer should provide sufficient time for the home inspection and/or any specialized inspection(s), as**
 205 **well as any follow-up inspection(s).**

206 This contingency shall be deemed satisfied unless Buyer, within _____ days ("15" if left blank) after acceptance, delivers
 207 to Seller a copy of the written inspection report(s) dated after the date on line 1 of this Offer and a written notice listing the
 208 Defect(s) identified in those report(s) to which Buyer objects (Notice of Defects).

209 **CAUTION: A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.**

210 For the purposes of this contingency, Defects do not include structural, mechanical or other conditions the nature and extent
 211 of which Buyer had actual knowledge or written notice before signing this Offer.

212 **NOTE: "Defect" as defined on lines 445-447 means a condition that would have a significant adverse effect on the**
 213 **value of the Property; that would significantly impair the health or safety of future occupants of the Property; or**
 214 **that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life**
 215 **of the premises.**

216 ■ **RIGHT TO CURE:** Seller (shall)(shall not) **STRIKE ONE** ("shall" if neither is stricken) have the right to cure the Defects.

217 If Seller has the right to cure, Seller may satisfy this contingency by:

218 (1) delivering written notice to Buyer within 10 ("10" if left blank) days after Buyer's delivery of the Notice of Defects
 219 stating Seller's election to cure Defects;

220 (2) curing the Defects in a good and workmanlike manner; and

221 (3) delivering to Buyer a written report detailing the work done no later than three days prior to closing.

222 This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and:

223 ~~(1) Seller does not have the right to cure; or~~

224 ~~(2) Seller has the right to cure but:~~

225 ~~(a) Seller delivers written notice that Seller will not cure; or~~

226 ~~(b) Seller does not timely deliver the written notice of election to cure.~~

227 ☐ **RADON TESTING CONTINGENCY:** This Offer is contingent upon Buyer obtaining a current written report of the
 228 results of a radon test at the Property performed by a qualified third party in a manner consistent with applicable
 229 Environmental Protection Agency (EPA) and Wisconsin Department of Health Services (DHS) protocols and standards
 230 indicating an EPA average radon level of less than 4.0 picoCuries per liter (pCi/L), at (Buyer's) (Seller's) **STRIKE ONE**
 231 ("Buyer's" if neither is stricken) expense.

232 This contingency shall be deemed satisfied unless Buyer, within _____ days ("20" if left blank) after acceptance delivers
 233 to Seller a written copy of the radon test results indicating a radon level of 4.0 pCi or higher and written notice objecting to
 234 the radon level in the report.

235 ■ **RIGHT TO CURE:** Seller (shall)(shall not) **STRIKE ONE** ("shall" if neither is stricken) have the right to cure.

236 If Seller has the right to cure, Seller may satisfy this contingency by:

- 237 (1) delivering a written notice of Seller's election to cure within 10 days after delivery of Buyer's notice; and,
 238 (2) installing a radon mitigation system in conformance with EPA standards in a good and workmanlike manner and by
 239 giving Buyer a report of the work done and a post remediation test report indicating a radon level of less than 4.0 pCi/L
 240 no later than three days prior to closing.

241 This Offer shall be null and void if Buyer timely delivers the above written notice and report to Seller and:

- 242 (1) Seller does not have the right to cure; or
 243 (2) Seller has the right to cure but:
 244 (a) Seller delivers written notice that Seller will not cure; or
 245 (b) Seller does not timely deliver the notice of election to cure.

246 **NOTE: For radon information refer to the EPA at epa.gov/radon or the DHS at dhs.wisconsin.gov/radon.**

247 **IF LINE 248 IS NOT MARKED OR IS MARKED N/A LINES 296-307 APPLY.**

248 ☐ **FINANCING COMMITMENT CONTINGENCY:** This Offer is contingent upon Buyer being able to obtain a written
 249 _____ [loan type or specific lender, if any] first mortgage loan commitment as described
 250 below, within _____ days after acceptance of this Offer. The financing selected shall be in an amount of not less than \$
 251 _____ for a term of not less than _____ years, amortized over not less than _____ years. Initial
 252 monthly payments of principal and interest shall not exceed \$ _____. Buyer acknowledges that lender's
 253 required monthly payments may also include 1/12th of the estimated net annual real estate taxes, hazard insurance
 254 premiums, and private mortgage insurance premiums. The mortgage shall not include a prepayment premium. Buyer agrees
 255 to pay discount points in an amount not to exceed _____% ("0" if left blank) of the loan. If Buyer is using multiple loan
 256 sources or obtaining a construction loan or land contract financing, describe at lines 543-551 or in an addendum attached
 257 per line 573. Buyer agrees to pay all customary loan and closing costs, wire fees, and loan origination fees, to promptly
 258 apply for a mortgage loan, and to provide evidence of application promptly upon request of Seller. Seller agrees to allow
 259 lender's appraiser access to the Property.

260 ■ **LOAN AMOUNT ADJUSTMENT:** If the purchase price under this Offer is modified, any financed amount, unless otherwise
 261 provided, shall be adjusted to the same percentage of the purchase price as in this contingency and the monthly payments
 262 shall be adjusted as necessary to maintain the term and amortization stated above.

263 **CHECK AND COMPLETE APPLICABLE FINANCING PROVISION AT LINE 264 or 265.**

264 ☐ **FIXED RATE FINANCING:** The annual rate of interest shall not exceed _____%.

265 ☐ **ADJUSTABLE RATE FINANCING:** The initial interest rate shall not exceed _____%. The initial interest rate
 266 shall be fixed for _____ months, at which time the interest rate may be increased not more than _____% ("2" if
 267 left blank) at the first adjustment and by not more than _____% ("1" if left blank) at each subsequent adjustment.
 268 The maximum interest rate during the mortgage term shall not exceed the initial interest rate plus _____% ("6" if
 269 left blank). Monthly payments of principal and interest may be adjusted to reflect interest changes.

270 ■ **SATISFACTION OF FINANCING COMMITMENT CONTINGENCY:** If Buyer qualifies for the loan described in this Offer
 271 or another loan acceptable to Buyer, Buyer agrees to deliver to Seller a copy of a written loan commitment.
 272 This contingency shall be satisfied if, after Buyer's review, Buyer delivers to Seller a copy of a written loan commitment
 273 (even if subject to conditions) that is:

- 274 (1) signed by Buyer; or
 275 (2) accompanied by Buyer's written direction for delivery.

276 Delivery of a loan commitment by Buyer's lender or delivery accompanied by a notice of unacceptability shall not satisfy
 277 this contingency.

278 **CAUTION: The delivered loan commitment may contain conditions Buyer must yet satisfy to obligate the lender to
 279 provide the loan. Buyer understands delivery of a loan commitment removes the Financing Commitment
 280 Contingency from the Offer and shifts the risk to Buyer if the loan is not funded.**

281 ■ **SELLER TERMINATION RIGHTS:** If Buyer does not deliver a loan commitment on or before the Deadline on line 250.
 282 Seller may terminate this Offer if Seller delivers a written notice of termination to Buyer prior to Seller's Actual Receipt of
 283 written loan commitment from Buyer.

284 ■ **FINANCING COMMITMENT UNAVAILABILITY:** If a financing commitment is not available on the terms stated in this
 285 Offer (and Buyer has not already delivered an acceptable loan commitment for other financing to Seller), Buyer shall
 286 promptly deliver written notice to Seller of same including copies of lender(s)' rejection letter(s) or other evidence of
 287 unavailability.

288 ☐ **SELLER FINANCING:** Seller shall have 10 days after the earlier of:

- 289 (1) Buyer delivery of written notice of evidence of unavailability as noted in lines 284-287; or
 290 (2) the Deadline for delivery of the loan commitment set on line 250

291 to deliver to Buyer written notice of Seller's decision to finance this transaction with a note and mortgage under the same
 292 terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly.
 293 If Seller's notice is not timely given, the option for Seller to provide financing shall be considered waived. Buyer agrees to
 294 cooperate with and authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit
 295 worthiness for Seller financing.

Property Address: Tax Parcel No. 154/0710-354-8341-1

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296 **IF THIS OFFER IS NOT CONTINGENT ON FINANCING COMMITMENT** Within _____ days ("7" if left blank) after

297 acceptance, Buyer shall deliver to Seller either:

298 (1) reasonable written verification from a financial institution or third party in control of Buyer's funds that Buyer has, at
299 the time of verification, sufficient funds to close; or

300 (2) _____
301 _____ [Specify documentation Buyer agrees to deliver to Seller].

302 If such written verification or documentation is not delivered, Seller has the right to terminate this Offer by delivering written
303 notice to Buyer prior to Seller's Actual Receipt of a copy of Buyer's written verification. Buyer may or may not obtain
304 mortgage financing but does not need the protection of a financing commitment contingency. Seller agrees to allow Buyer's
305 appraiser access to the Property for purposes of an appraisal. Buyer understands and agrees that this Offer is not subject
306 to the appraisal meeting any particular value, unless this Offer is subject to an appraisal contingency, nor does the right of
307 access for an appraisal constitute a financing commitment contingency.

308 ☐ **APPRAISAL CONTINGENCY:** This Offer is contingent upon Buyer or Buyer's lender having the Property appraised
309 at Buyer's expense by a Wisconsin licensed or certified independent appraiser who issues an appraisal report dated
310 subsequent to the date stated on line 1 of this Offer, indicating an appraised value for the Property equal to or greater than
311 the agreed upon purchase price.

312 This contingency shall be deemed satisfied unless Buyer, within _____ days after acceptance, delivers to Seller a copy
313 of the appraisal report indicating an appraised value less than the agreed upon purchase price, and a written notice objecting
314 to the appraised value.

315 **RIGHT TO CURE:** Seller (shall) (shall not) **STRIKE ONE** ("shall" if neither is stricken) have the right to cure.

316 If Seller has the right to cure, Seller may satisfy this contingency by delivering written notice to Buyer adjusting the purchase
317 price to the value shown on the appraisal report within _____ days ("5" if left blank) after Buyer's delivery of the appraisal
318 report and the notice objecting to the appraised value. Seller and Buyer agree to promptly execute an amendment initiated
319 by either Party after delivery of Seller's notice, solely to reflect the adjusted purchase price.

320 This Offer shall be null and void if Buyer makes timely delivery of the notice objecting to appraised value and the written
321 appraisal report and:

322 (1) Seller does not have the right to cure; or

323 (2) Seller has the right to cure but:

324 (a) Seller delivers written notice that Seller will not adjust the purchase price; or

325 (b) Seller does not timely deliver the written notice adjusting the purchase price to the value shown on the appraisal
326 report.

327 **NOTE: An executed FHA, VA or USDA Amendatory clause may supersede this contingency.**

328 ☐ **CLOSING OF BUYER'S PROPERTY CONTINGENCY:** This Offer is contingent upon the closing of the sale of
329 Buyer's property located at _____

330 no later than _____ (the Deadline). If closing does not occur by the Deadline, this
331 Offer shall become null and void unless Buyer delivers to Seller, on or before the Deadline, reasonable written verification
332 from a financial institution or third party in control of Buyer's funds that Buyer has, at the time of verification, sufficient funds
333 to close or proof of bridge loan financing, along with a written notice waiving this contingency. Delivery of verification or
334 proof of bridge loan shall not extend the closing date for this Offer.

335 ☐ **BUMP CLAUSE:** If Seller accepts a bona fide secondary offer, Seller may give written notice to Buyer that another
336 offer has been accepted. If Buyer does not deliver to Seller the documentation listed below within _____ hours ("72" if
337 left blank) after Buyer's Actual Receipt of said notice, this Offer shall be null and void. Buyer must deliver the following:

338 (1) Written waiver of the Closing of Buyer's Property Contingency if line 328 is marked;

339 (2) Written waiver of _____
340 _____ (name other contingencies, if any); and

341 (3) Any of the following checked below:

342 ☐ Proof of bridge loan financing.

343 ☐ Proof of ability to close from a financial institution or third party in control of Buyer's funds which shall provide
344 Seller with reasonable written verification that Buyer has, at the time of verification, sufficient funds to close.

345 Other: _____

346 _____

347 [insert other requirements, if any (e.g., payment of additional earnest money, etc.)]

348 ☐ **SECONDARY OFFER:** This Offer is secondary to a prior accepted offer. This Offer shall become primary upon
349 delivery of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer
350 notice prior to any Deadline, nor is any particular secondary buyer given the right to be made primary ahead of other
351 secondary buyers. Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to
352 delivery of Seller's notice that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than _____ days ("7"
353 if left blank) after acceptance of this Offer. All other Offer Deadlines that run from acceptance shall run from the time this
354 Offer becomes primary.

355 ☐ **HOMEOWNERS ASSOCIATION** If this Property is subject to a homeowners association, Buyer is aware the Property may
356 be subject to periodic association fees after closing and one-time fees resulting from transfer of the Property. Any one-time

fees resulting from transfer of the Property shall be paid at closing by (Seller) (Buyer) **STRIKE ONE** ("Buyer" if neither is stricken).

CLOSING PRORATIONS The following items, if applicable, shall be prorated at closing, based upon date of closing values: real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owners or homeowners association assessments, fuel and none other.

CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used.

Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing.

Real estate taxes shall be prorated at closing based on **CHECK BOX FOR APPLICABLE PRORATION FORMULA:**

☐ The net general real estate taxes for the preceding year, or the current year if available (Net general real estate taxes are defined as general property taxes after state tax credits and lottery credits are deducted). NOTE: THIS CHOICE APPLIES IF NO BOX IS CHECKED.

☐ Current assessment times current mill rate (current means as of the date of closing).

☒ Sale price, multiplied by the municipality area-wide percent of fair market value used by the assessor in the prior year, or current year if known, multiplied by current mill rate (current means as of the date of closing).

CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and subsequent years may be substantially different than the amount used for proration especially in transactions involving new construction, extensive rehabilitation, remodeling or area-wide re-assessment. Buyer is encouraged to contact the local assessor regarding possible tax changes.

☐ Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer shall, within 5 days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing. The Parties shall re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation and is the responsibility of the Parties to complete, not the responsibility of the real estate Firms in this transaction.

TITLE EVIDENCE

■ **CONVEYANCE OF TITLE:** Upon payment of the purchase price, Seller shall convey the Property by warranty deed (trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as provided herein), free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Real Estate Condition Report and in this Offer, general taxes levied in the year of closing and none other, subject in all cases to the provisions of Addendum A

(insert other allowable exceptions from title, if any)
that constitutes merchantable title for purposes of this transaction. Seller, at Seller's cost, shall complete and execute the documents necessary to record the conveyance and pay the Wisconsin Real Estate Transfer Fee.

WARNING: Municipal and zoning ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or uses and therefore should be reviewed, particularly if Buyer contemplates making improvements to Property or a use other than the current use.

■ **TITLE EVIDENCE:** Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of the purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall pay all costs of providing title evidence to Buyer. Buyer shall pay the costs of providing the title evidence required by Buyer's lender and recording the deed or other conveyance.

■ **GAP ENDORSEMENT:** Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's)(Buyer's) **STRIKE ONE** ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded after the commitment date of the title insurance commitment and before the deed is recorded, subject to the title insurance policy conditions, exclusions and exceptions, provided the title company will issue the coverage. If a gap endorsement or equivalent gap coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 410-415).

■ **DELIVERY OF MERCHANTABLE TITLE:** The required title insurance commitment shall be delivered to Buyer's attorney or Buyer not less than 5 business days before closing, showing title to the Property as of a date no more than 15 days before delivery of such title evidence to be merchantable per lines 383-391, subject only to liens that will be paid out of the proceeds of closing and standard title insurance requirements and exceptions.

■ **TITLE NOT ACCEPTABLE FOR CLOSING:** If title is not acceptable for closing, Buyer shall notify Seller in writing of objections to title by the time set for closing. Seller shall have a reasonable time, but not exceeding 15 days, to remove the objections, and the time for closing shall be extended as necessary for this purpose. If Seller is unable to remove said objections, Buyer shall have five days from receipt of notice thereof, to deliver written notice waiving the objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, this Offer shall be null and void. Providing title evidence acceptable for closing does not extinguish Seller's obligations to give merchantable title to Buyer.

■ **SPECIAL ASSESSMENTS/OTHER EXPENSES:** Special assessments, if any, levied or for work actually commenced prior to the date stated on line 1 of this Offer shall be paid by Seller no later than closing. All other special assessments

shall be paid by Buyer. "Levied" means the local municipal governing body has adopted and published a final resolution describing the planned improvements and the assessment of benefits.

CAUTION: Consider a special agreement if area assessments, property owners association assessments, special charges for current services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments) relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).

LEASED PROPERTY If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the (written) (oral) **STRIKE ONE** lease(s), if any, ~~are~~ have been provided to Buyer

Insert additional terms, if any, at lines 543-551 or attach as an addendum per line 573.

DEFINITIONS

■ **ACTUAL RECEIPT:** "Actual Receipt" means that a Party, not the Party's recipient for delivery, if any, has the document or written notice physically in the Party's possession, regardless of the method of delivery. If the document or written notice is electronically delivered, Actual Receipt shall occur when the Party opens the electronic transmission.

■ **BUSINESS DAY:** "Business Day" means a calendar day other than Saturday, Sunday, any legal public holiday under Wisconsin or Federal law, and any other day designated by the President such that the postal service does not receive registered mail or make regular deliveries on that day.

■ **DEADLINES:** "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by excluding the day the event occurred and by counting subsequent calendar days. The Deadline expires at Midnight on the last day. Additionally, Deadlines expressed as a specific number of Business Days are calculated in the same manner except that only Business Days are counted while other days are excluded. Deadlines expressed as a specific number of "hours" from the occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by counting 24 hours per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific event, such as closing, expire at Midnight of that day. "Midnight" is defined as 11:59 p.m. Central Time.

■ **DEFECT:** "Defect" means a condition that would have a significant adverse effect on the value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

■ **FIRM:** "Firm" means a licensed sole proprietor broker or a licensed broker business entity.

■ **PARTY:** "Party" means the Buyer or the Seller; "Parties" refers to both Buyer and Seller.

■ **PROPERTY:** Unless otherwise stated, "Property" means the real estate described at lines 4-8.

INCLUSION OF OPTIONAL PROVISIONS Terms of this Offer that are preceded by an OPEN BOX (☐) are part of this Offer ONLY if the box is marked such as with an "X". They are not part of this offer if marked "N/A" or are left blank.

PROPERTY DIMENSIONS AND SURVEYS Buyer acknowledges that any land, building or room dimensions, or total acreage or building square footage figures, provided to Buyer by Seller or by a Firm or its agents, may be approximate because of rounding, formulas used or other reasons, unless verified by survey or other means.

CAUTION: Buyer should verify total square footage formula, total square footage/acreage figures, and land, building or room dimensions, if material.

DISTRIBUTION OF INFORMATION Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of the Offer to Buyer's lender, appraisers, title insurance companies and any other settlement service providers for the transaction as defined by the Real Estate Settlement Procedures Act (RESPA); (ii) report sales and financing concession data to multiple listing service sold databases; (iii) provide active listing, pending sale, closed sale and financing concession information and data, and related information regarding seller contributions, incentives or assistance, and third party gifts, to appraisers researching comparable sales, market conditions and listings, upon inquiry; and (iv) distribute copies of this Offer to the seller, or seller's agent, of another property that Seller intends on purchasing.

MAINTENANCE Seller shall maintain the Property and all personal property included in the purchase price until the earlier of closing or Buyer's occupancy, in materially the same condition it was in as of the date on line 1 of this Offer, except for ordinary wear and tear and changes agreed upon by Parties.

PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING If, prior to closing, the Property is damaged in an amount not more than five percent of the purchase price, other than normal wear and tear, Seller shall promptly notify Buyer in writing, and will be obligated to restore the Property to materially the same condition it was in as of the date on line 1 of this Offer. Seller shall provide Buyer with copies of all required permits and lien waivers for the lienable repairs no later than closing. If the amount of damage exceeds five percent of the purchase price, Seller shall promptly notify Buyer in writing of the damage and this Offer may be terminated at option of Buyer. Should Buyer elect to carry out this Offer despite such damage, Buyer shall be entitled to the insurance proceeds, if any, relating to the damage to the Property, plus a credit towards the purchase price equal to the amount of Seller's deductible on such policy, if any. However, if this sale is financed by a land contract or a mortgage to Seller, any insurance proceeds shall be held in trust for the sole purpose of restoring

the Property.

BUYER'S PRE-CLOSING WALK-THROUGH Within three days prior to closing, at a reasonable time pre-approved by Seller or Seller's agent, Buyer shall have the right to walk through the Property to determine that there has been no significant change in the condition of the Property, except for ordinary wear and tear and changes agreed upon by Parties, and that any defects Seller has agreed to cure have been repaired in the manner agreed to by the Parties.

OCCUPANCY Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in this Offer at lines 543-551 or in an addendum attached per line 573, or lines 426-430 if the Property is leased. At time of Buyer's occupancy, Property shall be in broom swept condition and free of all debris, refuse, and personal property except for personal property belonging to current tenants, or sold to Buyer or left with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.

DEFAULT Seller and Buyer each have the legal duty to use good faith and due diligence in completing the terms and conditions of this Offer. A material failure to perform any obligation under this Offer is a default that may subject the defaulting party to liability for damages or other legal remedies.

If Buyer defaults, Seller may:

- (1) sue for specific performance and request the earnest money as partial payment of the purchase price; or
- (2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for actual damages.

If Seller defaults, Buyer may:

- (1) sue for specific performance; or
- (2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

In addition, the Parties may seek any other remedies available in law or equity. The Parties understand that the availability of any judicial remedy will depend upon the circumstances of the situation and the discretion of the courts. If either Party defaults, the Parties may renegotiate the Offer or seek nonjudicial dispute resolution instead of the remedies outlined above. By agreeing to binding arbitration, the Parties may lose the right to litigate in a court of law those disputes covered by the arbitration agreement.

NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES SHOULD READ THIS DOCUMENT CAREFULLY. THE FIRM AND ITS AGENTS MAY PROVIDE A GENERAL EXPLANATION OF THE PROVISIONS OF THE OFFER BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR OPINIONS CONCERNING YOUR LEGAL RIGHTS UNDER THIS OFFER OR HOW TITLE SHOULD BE TAKEN AT CLOSING. AN ATTORNEY SHOULD BE CONSULTED IF LEGAL ADVICE IS NEEDED.

ENTIRE CONTRACT This Offer, including any amendments to it, contains the entire agreement of the Buyer and Seller regarding the transaction. All prior negotiations and discussions have been merged into this Offer. This agreement binds and inures to the benefit of the Parties to this Offer and their successors in interest.

NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://doc.wi.gov> or by telephone at (608) 240-5830.

FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA) Section 1445 of the Internal Revenue Code (IRC) provides that a transferee (Buyer) of a United States real property interest must pay or withhold as a tax up to 15% of the total "Amount Realized" in the sale if the transferor (Seller) is a "Foreign Person" and no exception from FIRPTA withholding applies. A "Foreign Person" is a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate. The "Amount Realized" is the sum of the cash paid, the fair market value of other property transferred, and the amount of any liability assumed by Buyer.

CAUTION: Under this law if Seller is a Foreign Person, and Buyer does not pay or withhold the tax amount, Buyer may be held directly liable by the U.S. Internal Revenue Service for the unpaid tax and a tax lien may be placed upon the Property.

Seller hereby represents that Seller is a non-Foreign Person, unless (1) Seller represents Seller is a Foreign Person in a condition report incorporated in this Offer per lines 105-108, or (2) no later than 10 days after acceptance, Seller delivers notice to Buyer that Seller is a Foreign Person, in which cases the provisions on lines 530-532 apply.

IF SELLER IS A NON-FOREIGN PERSON. Seller shall, no later than closing, execute and deliver to Buyer, or a qualified substitute (attorney or title company as stated in IRC § 1445), a sworn certification under penalties of perjury of Seller's non-foreign status in accordance with IRC § 1445. If Seller fails to timely deliver certification of Seller's non-foreign status, Buyer shall: (1) withhold the amount required to be withheld pursuant to IRC § 1445; or, (2) declare Seller in default of this Offer and proceed under lines 494-501.

IF SELLER IS A FOREIGN PERSON. If Seller has represented that Seller is a Foreign Person, Buyer shall withhold the amount required to be withheld pursuant to IRC § 1445 at closing unless the Parties have amended this Offer regarding amounts to be withheld, any withholding exemption to be applied, or other resolution of this provision.

COMPLIANCE WITH FIRPTA. Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument, affidavit, or statement needed to comply with FIRPTA, including withholding forms. If withholding is required under IRC § 1445, and the net proceeds due Seller are not sufficient to satisfy the withholding required in this transaction, Seller shall

Property Address: Tax Parcel No. 154/0710-354-8341-1

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536 deliver to Buyer, at closing, the additional funds necessary to satisfy the applicable withholding requirement. Seller also
 537 shall pay to Buyer an amount not to exceed \$1,000 for actual costs associated with the filing and administration of forms,
 538 affidavits, and certificates necessary for FIRPTA withholding and any withholding agent fees.
 539 **Any representations made by Seller with respect to FIRPTA shall survive the closing and delivery of the deed.**
 540 Firms, Agents, and Title Companies are not responsible for determining FIRPTA status or whether any FIRPTA exemption
 541 applies. The Parties are advised to consult with their respective independent legal counsel and tax advisors regarding
 542 FIRPTA.

543 **ADDITIONAL PROVISIONS/CONTINGENCIES** Addendum A is incorporated into and made part of this Offer.

552 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Offer, delivery of documents and
 553 written notices to a Party shall be effective only when accomplished by one of the authorized methods specified at lines
 554 555-570.

555 (1) **Personal**: giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at
 556 line 557 or 558.

557 Name of Seller's recipient for delivery, if any: _____

558 Name of Buyer's recipient for delivery, if any: Andrew Bremer

559 (2) **Fax**: fax transmission of the document or written notice to the following number:

560 Seller: (_____) Buyer: (_____) _____

561 ☒ (3) **Commercial**: depositing the document or written notice, fees prepaid or charged to an account, with a
 562 commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's
 563 address at line 566 or 567.

564 ☒ (4) **U.S. Mail**: depositing the document or written notice, postage prepaid, in the U.S. Mail, addressed either to the
 565 Party, or to the Party's recipient for delivery, for delivery to the Party's address.

566 Address for Seller: _____

567 Address for Buyer: 5915 Milwaukee Street PO Box 110 McFarland, WI 53558

568 ☒ (5) **Email**: electronically transmitting the document or written notice to the email address.

569 Email Address for Seller: _____

570 Email Address for Buyer: Andrew Bremer <andrew.bremer@mcfarland.wi.us>

571 **PERSONAL DELIVERY/ACTUAL RECEIPT** Personal delivery to, or Actual Receipt by, any named Buyer or Seller
 572 constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.

573 ☒ **ADDENDA**: The attached Addendum A is/are made part of this Offer.

574 This Offer was drafted by [Licensee and Firm] _____

575 (x) Matthew G. Schuenke Matthew G. Schuenke, Administrator May 10, 2022

576 Buyer's Signature ▲ Print Name Here ► Date ▲

577 (x) _____ Date ▲

578 Buyer's Signature ▲ Print Name Here ► Date ▲

579 **SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS**
 580 **OFFER SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE**
 581 **PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A**
 582 **COPY OF THIS OFFER.**

583 (x) _____ Date ▲

584 Seller's Signature ▲ Print Name Here ► Date ▲

585 (x) _____ Date ▲

586 Seller's Signature ▲ Print Name Here ► Date ▲

587 This Offer was presented to Seller by [Licensee and Firm] Charles Postawa

588 Accord Realty on 5/11/22 at 10:30 AM a.m./p.m.

589 This Offer is rejected _____ This Offer is countered [See attached counter] 5/23/2022

590 Seller Initials ▲ Date ▲ Seller Initials ▲ Date ▲

**ADDENDUM A
TO OFFER TO PURCHASE
Tax Parcel No. 154/0710-354-8341-1
McFarland, WI**

Dated May 10, 2022

Seller: Harvey McFarland Trust

Buyer: Village of McFarland

The following terms and conditions are incorporated into the Offer to Purchase dated May 10, 2022 between the Village of McFarland as Buyer and, Joseph W. McFarland, individually, and Thomas H. McFarland and Jacqueline J. McFarland as trustees of the McFarland Trust dated December 10, 2004, as Sellers, for the property located in McFarland, WI described in Section 1, below (the "Property"). In the event any of the terms and conditions contained in this Addendum conflict with any provision contained in the preprinted form offer (the "Offer"), the terms of this Addendum shall control. The Offer and this Addendum shall be referred to herein collectively as this "Agreement."

- 1. Description of Property.** The Property subject to this Agreement is the 8.00-acre parcel of land designated as Dane County Tax Parcel No. 154/0710-354-8341-1. Upon satisfaction of Buyer's contingencies, Buyer will prepare, seek approval of, and record at its expense, a certified survey map dividing the Property from the balance of Seller's adjacent lands. In the event such certified survey map is not approved by the appropriate authorities at on or before 7 days prior to closing, this Agreement shall be void.
- 2. Property Condition Report.** Seller shall provide Buyer with a completed and signed Real Estate Condition Report(s) covering the entire Property within five (5) days of acceptance by Seller. Buyer shall have 5 business days after receipt of a completed report to terminate this Offer if the report discloses any defect or potential defect not acceptable to Buyer in its sole discretion.
- 3. Governing Body Approval Contingency.** The Buyer's obligations under this Agreement are contingent upon approval by the governing body of the Buyer of the purchase on the terms and conditions contained herein. If such approval is not received on or before May 26, 2022, this Agreement shall be null and void, and neither party shall have any further obligations hereunder. Earnest money of \$5,000.00 will be mailed, or commercially, electronically or personally delivered to Seller's representative within 10 days after such approval.
- 4. Voluntary Sale.** Seller acknowledges that this is a voluntary sale not made under a threat of condemnation. Sellers acknowledge that the Property has been publicly advertised for sale prior to any negotiations with Buyer. Nothing in this Agreement shall be construed to render applicable any of the provisions set forth in Chapter 32, Wis. Stats.
- 5. Current Use of Property.** The parties acknowledge that the Buyer is obligated to make a determination as to whether or not relocation benefits must be paid pursuant to §32.19 *et seq.*, Wis. Stats. and that the decision by Buyer to entered into this Agreement is made in reliance upon the representations of Seller as to the past and intended future use of the Property. Seller expressly warrants and represents that:

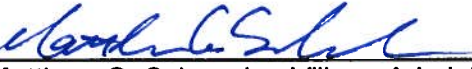
- a. Seller is voluntarily selling the Property and has not received, and does not expect to receive, a jurisdictional offer from the Buyer. Seller acknowledges that the purchase provided for hereunder is an isolated transaction that is not part of a public project being undertaken by Buyer involving the acquisition of more than one parcel.
 - b. If the Property is currently leased, and the lease rights extend beyond the date of closing, the Seller shall, not later than ten (10) days after the receipt of this Offer notify each tenant of the Property, in writing, that if the transaction contemplated by this Agreement closes, then following the acquisition of title by Buyer, all tenants will be permitted to continue their tenancy for at least: (1) the remainder of their lease terms, (2) a period equal to one-half the length of their lease or (3) 180 days after the date of closing, or the end of the 2023 crop year, whichever period is longer. Seller shall provide copies of such notices to Buyer at the time provided to the tenants.
 - c. No prior tenancies in the Property have been involuntarily terminated or nonrenewed by Seller in anticipation of acquisition of the Property by Buyer.
 - d. Seller will not, prior to the time of closing, enter into any new oral or written leases affecting the Property with any person or entity which may qualify as a displaced person as defined in ch. Adm.92, Wis. Admin. Code if required to move from the Property, or remove any personal property from the Property by Buyer on or after the date of closing, unless such leases are approved by Buyer.
 - e. Seller will not terminate the lease of any tenant prior to closing other than for an unjustified refusal to pay rent, use of the Property for an illegal purpose, a material breach of the lease agreement or for any reason for which the law requires eviction.
- 6. Warranties Survive Closing.** Seller acknowledges that Buyer has reasonably relied upon the warranties, representations and covenants of Seller contained in section 5 and has determined, based upon said representations that a relocation plan pursuant to §32.25, *Wis. Stats.* need not be prepared, filed or approved prior to the negotiation for, or the acquisition of, the Property. In the event any of the foregoing representations or warranties is inaccurate and, as a result of such inaccuracy, the Buyer is subject to forfeitures or other expenses, Seller shall indemnify and hold harmless Buyer of and from all such forfeitures or additional expenses. The foregoing warranties, representations and indemnification obligation shall survive the termination of this Agreement or the closing of this transaction.
- 7. Inspection Contingency.** Buyer shall have until ninety (90) days after the approval provided in section 3 of this Addendum (the "Inspection Period") to inspect the Property and complete such tests, inspections and investigations of the Property as Buyer may determine necessary in its sole discretion, which may include the taking of samples and testing thereof. If any of Buyer's tests, inspections or investigations disclose any defect or any potential defect which Buyer's professional consultants recommend be subject to further investigation or testing, the Inspection Period shall be extended an additional sixty (90) days to complete such further investigation or testing. Buyer shall provide Seller a copy of any report disclosing defects in the Property, and a list of defects to which Buyer objects, to Seller prior to the end of the Inspection Period. In the event the Seller does not provide notice (as provided in lines 518-521 of the Offer) that it will cure all defects listed in Buyer's objection notice, Buyer may terminate this Agreement within fifteen (15)

days thereafter. If Seller provides notice that it will cure some, but not all of the defects listed in Buyer's objection notice, and Buyer does not terminate this Agreement, Seller shall cure any defects it agreed to cure in such notice, as provided in lines 520-521 of the Offer. The Closing Date shall be extended if necessary to accommodate the timeframes provided in this section.

- 8. Agreement Contingency.** This Offer is contingent upon the Buyer negotiating and entering into a binding agreement with Alliant Energy and/or Wisconsin Power & Light Company governing the future use of the Property for solar power generation on terms and conditions acceptable to Buyer in its sole discretion. This Offer shall be void unless such an agreement is entered into on or before December 14, 2022. Buyer shall provide notice to Seller if such agreement is reached.
- 9. Closing.** The closing shall occur at the Dane County, Wisconsin office of First American Title Insurance Company, or at such other place as may be agreed to by the parties in writing.
- 10. Condition of Title.** Seller shall provide a title commitment as provided in the Offer, along with copies of all easements, restrictions, liens and other encumbrance documents excepted from the coverage proposed by such commitment. Buyer shall have five (5) business days after receipt of a title commitment and all encumbrance documents to review and approve such encumbrances. Unless Buyer shall notify Seller of an objection to such encumbrances within such five (5) day period, this contingency shall be deemed satisfied. If Buyer objects to any such encumbrances, Seller shall have fifteen (15) days to remove such encumbrances and the time set for closing shall be extended if necessary to allow for such fifteen (15) day cure period. In the event Seller is unable to remove such encumbrances, Buyer shall have the option to accept title subject to such encumbrances or terminate this Agreement. The Closing Date shall be postponed if necessary to accommodate the provisions of this section.
- 11. Owner's Affidavit.** At closing, Seller shall execute an Owner's Affidavit in sufficient form to cause the title insurance company to remove any standard title exceptions for leases other than those disclosed prior to the date of the Offer, contractors' or materialmen's liens, claims of parties in possession, and other unrecorded interests affecting the Property.
- 12. Digital Signatures.** Buyer and Seller further agree that digital reproductions of original signatures on this Agreement or on subsequent offers or other documents relating to this transaction delivered by electronic mail shall be binding and deemed valid as original signatures. Delivery by electronic mail shall be complete upon receipt by the recipient.
- 13. Brokerage Commissions.** Buyer represents that it is not represented by a real estate broker in connection with this transaction. Seller shall be responsible for any fees or other compensation due to any broker retained by Seller.

BUYER:

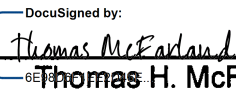
VILLAGE OF MCFARLAND

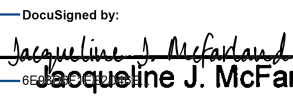
By: 
Matthew G. Schuenke, Village Administrator

SELLER:

By:  5/23/2022
Joseph W. McFarland

MCFARLAND TRUST

By:  5/23/2022
Thomas H. McFarland, Co-Trustee

By:  5/23/2022
Jacqueline J. McFarland, Co-Trustee

Approved by Wisconsin Real Estate Examining Board
5-1-22(Optional Use Date) 7-1-22 (Mandatory Use Date)

Accord Realty

WB-44 COUNTER-OFFERCounter-Offer No. 4 by ~~(Buyer/Seller)~~ **STRIKE ONE**

NOTE: Number this Counter-Offer sequentially, e.g. Counter-Offer No. 1 by Seller, Counter-Offer No. 2 by Buyer, etc.

1 The Offer to Purchase dated 05/10/2022 and signed by Buyer Mathew G. Schuenke, Village Administrator
2 _____ for purchase of real estate at Tax Parcel 154/0710-354-8341-1, McFarland,
3 WI _____ is rejected and the following Counter-Offer is hereby made.

4 **CAUTION: This Counter-Offer does not include the terms or conditions in any other counter-offer or multiple**
5 **counter-proposal unless incorporated by reference.**

6 All terms and conditions remain the same as stated in the Offer to Purchase except the following: _____

7 1. Purchase price shall be \$300,000.

8
9 2. CLOSING PRORATIONS shall be Current assessment times current mill rate (current means
10 as of the date of closing) and lines 370 & 371 are hereby removed from this offer.

11
12 3. Addendum A #2 line 2 shall read "Vacant land disclosure report" dated 4/1/2022, is
13 hereby included in this offer.

14
15 4. Governing Body Approval Contingency date shall be extended to on or before June 28th,
16 2022

17
18 5. In regards to the Agreement Contingency, Addendum A #8, If Seller accepts a bona fide
19 secondary offer, Seller may give written notice to Buyer that another offer has been
20 accepted. If Buyer does not deliver to Seller the documentation listed below within 14
21 days after Buyer's Actual Receipt of said notice, this Offer shall be null & void. Buyer
22 shall deliver a Written waiver of Agreement Contingency with Alliant/WPL.

23
24 6. Addendum A, Seller: Shall read Joseph McFarland & McFarland Trust. Harvey McFarland
25 Trust is hereby removed.

26
27
28 The attached Vacant land Disclosure report is/are made part of this Counter-Offer.

29 Any warranties, covenants and representations made in this Counter-Offer survive the closing of this transaction.

30 This Counter-Offer is binding upon Seller and Buyer only if a copy of the accepted Counter-Offer is delivered to the Party
31 making the Counter-Offer on or before June 23, 2022 (Time is of
32 the Essence). Delivery of the accepted Counter-Offer may be made in any manner specified in the Offer to Purchase,
33 unless otherwise provided in this Counter-Offer.

34 **NOTE: The Party making this Counter-Offer may withdraw the Counter-Offer prior to acceptance and delivery as**
35 **provided at lines 30-32.**

36 This Counter-Offer was drafted by Charles Postawa Accord Realty on 06/20/2022
37 _____ Licensee and Firm ▲ Date ▲

38 (x) Mathew G. Schuenke 6/20/22
39 Buyer's Signature ▲ Date ▲

40 Print name ► Mathew G. Schuenke

(x) _____
Seller's Signature ▲ Date ▲

Print name ► Joseph McFarland

41 (x) _____
42 Buyer's Signature ▲ Date ▲

43 Print name ► Village Administrator

DocuSigned by: 6/20/2022
(x) Thomas & Jacqueline McFarland
44 Seller's Signature ▲ Date ▲

Print name ► Thomas & Jacqueline McFarland

45 This Counter-Offer was presented by _____ on _____
Licensee and Firm ▲ Date ▲

46 This Counter-Offer is (rejected) (countered) **STRIKE ONE** (Party's Initials) _____

47 **NOTE: Provisions from a previous Counter-Offer may be included by reproduction of the entire provision or**
48 **incorporation by reference. Provisions incorporated by reference may be indicated in the subsequent Counter-**
49 **Offer by specifying the number of the provision or the lines containing the provision. In transactions involving**
50 **more than one Counter-Offer, the Counter-Offer referred to should be clearly specified.**

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

Accord Realty
Page 1 of 6

VACANT LAND DISCLOSURE REPORT

DISCLAIMER

THIS DISCLOSURE REPORT CONCERNS THE REAL PROPERTY LOCATED AT 0710-363-9111-1 &
0710-354-8341-1 IN THE Village
(CITY) (VILLAGE) (TOWN) OF McFarland, COUNTY OF
Dane STATE OF WISCONSIN.

THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF _____ (MONTH) _____ (DAY), _____ (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES MAY WISH TO OBTAIN.

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

A1. In this form, "aware" means the "owner(s)" have notice or knowledge.

A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate that does not include any buildings is required to complete this report.

Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."

A5. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium, and any limited common elements that may be used only by the owner of the condominium unit being transferred.

A6. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

B. ENVIRONMENTAL

- B1. Are you aware of a material violation of an environmental rule or other rule or agreement regulating the use of the property?
- B2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in soil, or other potentially hazardous or toxic substances on the property?
- B3. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property?
- B4. Are you aware of subsoil conditions that would significantly increase the cost of development, including, but not limited to, subsurface foundations or waste material; any type of fill; dumpsites where pesticides, herbicides, fertilizer, or other toxic or hazardous materials or containers for these materials were disposed of in violation of manufacturer or government guidelines or other laws regulating such disposal; high groundwater; adverse soil conditions, such as low load-bearing capacity, earth or soil movement, settling, upheavals, or slides; excessive rocks or rock formations; or other soil problems?
- B5. Are you aware of a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties?
- B6. Are you aware of brownfields (abandoned, idled, or underused land that may be subject to environmental contamination) or other contaminated land on the property, or that contaminated soils on the property have been cleaned up under the Petroleum Environmental Cleanup Fund Act (PECFA), a Wisconsin Department of Natural Resources (DNR) remedial or cleanup program, the DATCP Agricultural Chemical Cleanup Program, or other similar program?
- B7. Explanation of "yes" responses _____

YES	NO	N/A
☐	☒	☐
☐	☒	☐
☐	☒	☐
☐	☒	☐
☐	☒	☐
☐	☒	☐

C. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

- C1. Are you aware of underground storage tanks presently or previously on the property for storage of flammable or combustible liquids, including, but not limited to, gasoline or heating oil? (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Wisconsin Department of Agriculture, Trade and Consumer Protection regulations may require the closure or removal of unused tanks.)
- C2. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property? Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards.
- C3. Are you aware of defects in a well on the property or a well that serves the property, including unsafe well water due to contaminants such as coliform, nitrates, or atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see s. NR 812.26, Wis. Adm. Code) but that are not closed or abandoned according to applicable regulations?
- C4. Are you aware of a joint well serving this property?
- C5. Are you aware of a defect relating to a joint well serving this property?
- C6. Are you aware of defects in any septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations?
- C7. Explanation of "yes" responses _____

YES	NO	N/A
☐	☒	☐
☐	☒	☐
☐	☒	☐
☐	☒	☐
☐	☒	☐
☐	☒	☐

D. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

- | | YES | NO | N/A |
|--|-------------------------------------|-------------------------------------|--------------------------|
| D1. Have you received notice of a property tax increase, other than normal annual increases, or are you aware of a pending property tax reassessment? | ☐ | ☒ | ☐ |
| D2. Are you aware of pending special assessments?
Are you aware of the property being located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district? | ☒ | ☒ | ☐ |
| D4. Are you aware of any land division involving the property for which required state or local permits were not obtained? | ☐ | ☒ | ☐ |
| D5. Are you aware of impact fees or another condition or occurrence that would significantly increase development costs or reduce the value of the property to a reasonable person with knowledge of the nature and scope of the condition or occurrence? | ☐ | ☒ | ☐ |
| D6. Are you aware of proposed, planned, or commenced public improvements or public construction projects that may result in special assessments or that may otherwise materially affect the property or the present use of the property? | ☐ | ☒ | ☐ |
| D7. Explanation of "yes" responses <u>D3 DEFERRED SPECIAL SEWER ASSESSMENT.</u> | | | |

E. LAND USE

- | | YES | NO | N/A |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| E1. Are you aware of the property being part of or subject to a subdivision homeowners' association? | ☐ | ☒ | ☐ |
| E2. If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others? | ☐ | ☒ | ☒ |
| E3. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area under local, state or federal law? | ☐ | ☒ | ☐ |
| E4. Are you aware of any zoning code violations with respect to the property? | ☐ | ☒ | ☐ |
| E5. Are you aware of nonconforming uses of the property?
A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance. | ☐ | ☒ | ☐ |
| E6. Are you aware of conservation easements on the property?
A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes. | ☐ | ☒ | ☐ |
| E7. Are you aware of restrictive covenants or deed restrictions on the property? | ☒ | ☒ | ☐ |
| E8. Other than public rights of ways, are you aware of nonowners having rights to use part of the property, including, but not limited to, private rights-of-way and easements other than recorded utility easements? | ☐ | ☒ | ☐ |
| E9. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county? | ☐ | ☒ | ☐ |
| E10. The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. For more information visit https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx or (608) 266-2486. | ☒ | ☐ | ☐ |
| a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)? | ☐ | ☒ | ☐ |
| b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2)) | ☐ | ☒ | ☐ |
| c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4)) | ☐ | ☒ | ☐ |

- E11. Is all or part of the property subject to or in violation of a farmland preservation agreement?
Early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land. Visit https://datcp.wi.gov/Pages/Programs_Services/FPAgreements.aspx for more information.
- E12. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program?
- E13. Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)
- E14. Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property?
Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another, such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses.
- E15. Are you aware there is not legal access to the property?
- E16. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See <http://dnr.wi.gov/topic/waterways> for more information.
- E16m. Are you aware of a written agreement affecting riparian rights related to the property?
- E16n. Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator?
Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator, as defined in s. 30.132 (1) (b), may be required to ask the permission of the hydroelectric operator to place a structure on the bed of the waterway.
17. Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information).
- E18. Are you aware of archeological artifacts, mineral rights, orchards, or endangered species on the property?
- E19. Are you aware of existing or abandoned manure storage facilities located on the property?
- E20. Are you aware that all or part of the property is enrolled in the managed forest land program?
The managed forest land program is a landowner incentive program that encourages sustainable forestry on private woodlands by exempting the landowner from the payment of property taxes in exchange for the payment of a lower acreage share payment and compliance with certain conservation practices. Orders designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the managed forest land program changes, the new owner must sign and file a report of the change of ownership on a form provided by the Wisconsin Department of Natural Resources (DNR) and pay a fee. By filing this form, the new owner agrees to comply with the management plan for the land and the managed forest land program rules. The DNR Division of Forestry monitors forest management plan compliance. Changes that a landowner makes to property that is subject to an order designating it as managed forest land, or to its use, may jeopardize benefits under the program or cause the property to be withdrawn from the program and may result in the assessment of penalties. For more information, call your local DNR forester or visit <http://dnr.wi.gov/topic/forestry.html>.
- E21. Explanation of "yes" responses E8 EASEMENT USE FOR HOPE GUN CLUB-

YES	NO	N/A
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F. ADDITIONAL INFORMATION

YES	NO	N/A
☒	☐	☐

- F1. Are you aware of high voltage electric (100 kilo volts or greater) or steel natural gas transmission lines located on, but not directly serving, the property?

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| F2. Are you aware of flooding, standing water, drainage problems, or other water problems on or affecting the property? | ☐ | ☒ | ☐ |
| F3. Are you aware of material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide? | ☐ | ☒ | ☐ |
| F4. Are you aware of significant odor, noise, water diversion, water intrusion, or other irritants emanating from neighboring property? | ☐ | ☒ | ☐ |
| F5. Are you aware of significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased or dying trees or shrubs; or substantial injuries or disease in livestock on the property or neighboring property? | ☐ | ☒ | ☐ |
| F6. Utility Connections. Are you aware that the property is connected to the following utilities on the property or at the lot line? (If "yes," indicate where the utility is located.) | ☐ | ☐ | ☐ |
| a. Electricity _____ | ☐ | ☒ | ☐ |
| b. Municipal water _____ | ☐ | ☒ | ☐ |
| c. Telephone _____ | ☐ | ☒ | ☐ |
| d. Cable television _____ | ☐ | ☒ | ☐ |
| e. Natural gas _____ | ☐ | ☒ | ☐ |
| f. Municipal sewer _____ | ☐ | ☒ | ☐ |
| F7. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative? | ☐ | ☒ | ☐ |
| F8. Are you aware of other defects affecting the property?
Other defects may include items such as animal, reptile, or insect infestation; drainage easement or grading problems; excessive sliding; or any other defect or material condition. | ☐ | ☒ | ☐ |
| F9. Are you aware of a government agency, court order, or federal, state, or local regulations requiring repair, alteration, or correction of an existing condition? | ☐ | ☒ | ☐ |
| F9m. Is the owner a foreign person, as defined in 26 USC 1445 (f)? (E.g. a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.)
Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment In Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer. | ☐ | ☒ | ☐ |
| F10. The owner has owned the property for <u>16</u> years. | | | |
| F11. Explanation of "yes" responses _____ | | | |

F1 NATURAL GAS PIPELINE
TRANSITION FROM OLD LINES

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at <http://www.doc.wi.gov> or by phone at 608-240-5830.

OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner DocuSigned by: Neel McFarland Date 4/1/2022
 Owner DocuSigned by: Thomas McFarland Date 4/1/2022
 Owner DocuSigned by: Thomas McFarland Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____
 Person _____ Items _____ Date _____
 Person _____ Items _____ Date _____

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Prospective buyer _____ Date _____
 Prospective buyer _____ Date _____
 Prospective buyer _____ Date _____

Information appearing in italics is supplemental in nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, June 28, 2022

SECTION: Business

DEPARTMENT: Administration

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Introduction to and discussion of the proposed McFarland 2023-2027 Capital Improvement Plan.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

Enclosed is the draft 2023-2027 Capital Improvement Plan helping to plan out a multitude of projects, plans, designs, equipments, and various capital needs. Commitment to capital within this plan remains strong and in line with Village Board goals and objectives established for these purposes. The plan is to introduce this information at the meeting on Tuesday and then over the course of two additional meetings talk through its contents prior to consideration for acceptance. The 2023 plan year will then be used to build the 2023 Budget for capital needs as it impacts the various funds. Additional schedule to consider this document within Committees is included below.

The marquee inclusion within this 5 year plan is funding for the Community Center. Right now the Village is working on developing a master plan for the McFarland Municipal Center Campus. This plan will be a guide for the phased implementation of improvements to the Municipal Center and surrounding area(s) most notably what to do with the space vacated by public safety uses once they vacate the facility in 2023. The financing projects funding based on known estimates and assumed timelines to provide perspective, but also recognizes that the master plan and what ultimately is accepted by the Village Board will guide next steps.

Additionally this plan incorporates for the first time the 10 year plan for paving and utility improvements that were prepared and accepted in 2021. All of the projects are carried forward from that plan as conceived and through this review process will be updated accordingly.

Finally, more specificity within park improvements is included within this plan. The last 5 years plan was more vague in this sense as when it was conceived we were still working through various master plans of larger parks that would control how funding might be allocated. The Parks, Recreation, and Natural Resources Committee spent some time through this process to talk about 10 years of planning of these improvements and the costs projected within that effort are now integrated within this 5 year plan helping to show their impact overall with other Village needs. All Departments are represented in this plan as they have recommended various items for consideration throughout the next 5 years.

Please note the following schedule that was applied to prepare this plan and the review



anticipated:

- May 13 – Begin Staff Process
- June 3 – Staff Submittal Deadline
- June 20 – Financial Advisor Report
- June 23 – Draft Plan Complete, transmitted to Village Board
- June 27 – Public Works and Utilities Committee: Intro draft plan for items related to streets, utilities, vehicles, and equipment within the Public Works Department.
- June 28 – Village Board: Intro the entire draft plan
- July 5 – Parks and Recreation Committee: Intro draft plan for items related to park amenities within the Public Works Department.
- July 25 – Public Works and Utilities Committee: Review and recommendation to the Village Board
- July 26 – Village Board: Draft review continues.
- August 2 – Parks and Recreation Committee: Review and recommendation to the Village Board
- August 23 – Village Board: Accept and finalize the next 5 year plan

Please remember these are projections taking into account a lot of assumptions on what may or may not happen in the next 5 years regarding the presented variables. The true testament as to whether or not any implementation happens within this plan is through the annual budget process. As a plan, the use of assumptions is appropriate to be able to forecast certain impacts and attempt to avoid funding pitfalls. As we progress through the years, how elements are incorporated into the budget is the final say as to whether or not they may move forward.

FINANCIAL/BUDGET IMPACT:

On average over the 5 year life of this plan, the average tax rate increase is \$0.44 per thousand dollars of value. The median home value as of January 1, 2022 is \$312,300 and an individual with that level of value would expect to pay approximately \$138.03 more per year on average under this plan. This is higher than the last 5 year plan had forecasted. By comparison, last year's plan was accepted at an average tax rate increase of \$0.27 per thousand dollars of value which the average homeowner would have expected to pay on average \$79.49 more per year.

The increase between plans is attributed to a higher need for debt support as is requested within the enclosed projects and rising interest rates.

- Debt Support - For example, the last 5 year plan on average had per year note issuance request of \$2,433,950 and this plan for the next 5 years that average increases to \$4,187,900. The more we borrow, the more principal repayment it creates increasing the forecasted need from the tax levy as is shown above. We can control this increase in the amount we borrow based on alignment with our priorities; however, this plan also reflects price increases that have raised exponentially since the last 5 year plan was accepted in early 2021.
- Interest Rates - We all have an understanding that the current state of the global and national economy is seeing increases in interest rates, and this does impact the municipal



bond market. The average interest rate anticipated within the last plan was 1.88% (less than 1% just in 2021 alone) and that projection is now risen on average to 3.95%.

Nearly twice what we had expected. Combined with increased borrowing amounts over the life of the plan, this has an impact on the need from the tax levy to support our debt service.

VILLAGE PLAN REFERENCE:

Chapter 3 - Debt Management Policy

Last updated in 2020, this policy provides guidance on the utilization of debt to support capital project needs. Our planned borrowing past and present have conformed to the standards outlined within this document. By State law, our debt limit is 5% of our equalized value which as part of the 2021 Audit was \$60.87 million with \$33 million outstanding. By policy the limit locally is set at not to exceed 67% of our legal debt limit which would be approximately \$40.78 million. Again, as of the end of 2021 we were below this threshold demonstrating a slightly above average utilization of debt. The 2021 Audit figures includes about two thirds of what was needed for the \$22.5 million Public Safety Center with the remaining funds borrowed in 2022.

The next audit figures will reflect the full financing for that project pushing us up against policy guidelines. Assumptions included in this analysis demonstrate the utilization slightly exceeding these guidelines at 68% within the next two years but again this is all based on equalized value, amounts borrowed, interest rates, etc. which are variables all in flux annually.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Presented for introduction and discussion.

ATTACHMENTS:

1. 2023-2027 McFarland CIP - DRAFT - 06232022



5 Year
Capital Improvement Program

2023-2027

August 23, 2022
Village Board Review and Approval

DRAFT

2023-2027 McFarland Capital Improvement Plan

Funding Summary

<i>By Department...</i>	<i>2023</i>	<i>2024</i>	<i>2025</i>	<i>2026</i>	<i>2027</i>	<i>Total</i>
Administration	65,500	42,500	42,500	42,500	42,500	235,500
Facilities	651,500	13,153,000	154,500	156,000	158,000	14,273,000
Communications/Technology	60,000	5,000	5,000	5,000	5,000	80,000
Police	153,000	235,000	115,000	135,000	85,000	723,000
Fire and Rescue	217,250	95,500	867,250	176,750	1,412,250	2,769,000
Public Works	5,934,000	9,330,250	4,366,500	4,444,500	2,042,250	26,117,500
Senior Outreach	5,000	0	0	0	0	5,000
Library	194,000	81,000	113,000	8,000	8,000	404,000
Parks	1,312,750	3,385,500	3,375,000	3,065,000	6,735,000	17,873,250
Community Development	279,500	210,000	15,500	56,000	56,250	617,250
Total	8,872,500	26,537,750	9,054,250	8,088,750	10,544,250	63,097,500

<i>By Fund...</i>	<i>2023</i>	<i>2024</i>	<i>2025</i>	<i>2026</i>	<i>2027</i>	<i>Total</i>
General - Fund 100	31,750	31,750	34,500	31,750	31,750	161,500
Comm/Tech - Fund 200	5,000	5,000	5,000	5,000	5,000	25,000
TID #3 - Fund 305	1,384,750	3,652,000	-	-	-	5,036,750
TID #4 - Fund 310	75,000	-	-	-	-	75,000
TID #5 - Fund 315	-	-	-	-	-	-
Capital Projects - Fund 400	3,761,750	18,862,500	6,943,750	4,696,000	9,026,750	43,290,750
Parks - Fund 405	190,000	615,000	175,000	365,000	435,000	1,780,000
Utility - Fund 600	3,176,000	2,843,000	1,674,500	2,931,000	985,000	11,609,500
Stormwater - Fund 605	248,250	528,500	221,500	60,000	60,750	1,119,000
Total	8,872,500	26,537,750	9,054,250	8,088,750	10,544,250	63,097,500

<i>Within Fund 400...</i>	<i>2023</i>	<i>2024</i>	<i>2025</i>	<i>2026</i>	<i>2027</i>	<i>Total</i>
General Revenue	350,000	375,000	400,000	425,000	450,000	2,000,000
Grants	100,000	1,760,750	508,000	-	3,500,000	5,868,750
Intergovernmental	-	1,300,000	-	-	-	1,300,000
Borrowing	3,290,000	14,676,000	5,875,750	4,271,000	5,076,750	33,189,500
Reserves	21,750	750,750	160,000	-	-	932,500
Total	3,761,750	18,862,500	6,943,750	4,696,000	9,026,750	43,290,750

<i>Within Borrowing...</i>	<i>2023</i>	<i>2024</i>	<i>2025</i>	<i>2026</i>	<i>2027</i>	<i>Total</i>
Bonds	-	12,250,000	-	-	-	12,250,000
Notes	3,290,000	2,426,000	5,875,750	4,271,000	5,076,750	20,939,500
Total	3,290,000	14,676,000	5,875,750	4,271,000	5,076,750	33,189,500

<i>Within Fund 600 and 605...</i>	<i>2023</i>	<i>2024</i>	<i>2025</i>	<i>2026</i>	<i>2027</i>	<i>Total</i>
Water	2,131,000	1,365,250	1,660,250	2,903,500	956,750	9,016,750
Sanitary Sewer	1,045,000	1,477,750	14,250	27,500	28,250	2,592,750
Storm Sewer	248,250	528,500	221,500	60,000	60,750	1,119,000
Total	3,424,250	3,371,500	1,896,000	2,991,000	1,045,750	12,728,500

Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2020 2021 2022 2023 2024 2025 2026 2027

Program Year: 2023

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #3 Fund 305	TID #4 Fund 310	TID #5 Fund 315	Capital Projects - Fund 400					Total	Parks Fund 405	Utility - 600		Stormwater Fund 605	Total
							General	Grants	Intergov	Borrow	Reserve			Water	Sewer		
Digital Records Mgmt	Admin	2,500								25,000		25,000					25,000
Equipment/Furniture	Admin											-					2,500
Split Polling Place	Admin									25,000		25,000					25,000
Workstation Replace	Admin						13,000					13,000					13,000
Comm Center (Design)	Facilities									500,000		500,000					500,000
Land Acquisition	Facilities						40,000					40,000					40,000
Network Equip	Facilities						4,000					4,000		2,500	2,500	2,500	11,500
Sinking Fund	Facilities						100,000					100,000					100,000
Closed Captioning	C/T									55,000		55,000					55,000
Equipment Upgrade	C/T		5,000									-					5,000
Equipment	Police						23,000					23,000					23,000
Patrol Vehicle (Lease)	Police						50,000					50,000					50,000
Technology	Police						10,000					10,000					10,000
Traffic Safety	Police									20,000		20,000					20,000
Vehicle (Invest.)	Police									50,000		50,000					50,000
Car 1 Sinking Fund	Fire/EMS						7,000					7,000					7,000
EKG Monitors	Fire/EMS									88,000		88,000					88,000
EMS Equipment	Fire/EMS						4,500					4,500					4,500
Equip. Decon Washer	Fire/EMS									36,500		36,500					36,500
Fire Equipment	Fire/EMS						46,500			14,000	1,750	62,250					62,250
Ice/Water Rescue	Fire/EMS									5,500		5,500					5,500
Technology	Fire/EMS						13,500					13,500					13,500
E. Interceptor II (Design)	DPW	27,250										-			30,000		30,000
Exchange Street (Design)	DPW									50,000		50,000					50,000
Leak Locator	DPW											-		35,000			35,000
Leased Equipment	DPW						9,000					9,000		8,000	8,000	8,000	33,000
Lift Station #2 (Build)	DPW											-		800,000			800,000
Patrol Truck	DPW									65,000	20,000	85,000		65,000	65,000	65,000	280,000
Paulson Road (Build)	DPW									394,500		394,500		773,750	123,500	134,250	1,426,000
Paving and Utility Plan	DPW			1,309,750			200,750					200,750		350,750			1,861,250
Pedestrian Ways	DPW						100,000					100,000					100,000
Pickup Truck	DPW						12,000					12,000		12,000	12,000	12,000	48,000
Salt Brine Containment	DPW									75,000		75,000					75,000
Sinking Fund	DPW						2,000					2,000		2,000	2,000	2,000	8,000
Small Capital	DPW											-				2,500	2,500
Street Maintenance	DPW									150,000		150,000					150,000
Street Sweeper	DPW											-				20,000	20,000
Street Tree Planting	DPW											-					27,250
Trailer	DPW						2,000					2,000		2,000	2,000	2,000	8,000
Tower Paint (Burma)	DPW											-		830,000			830,000
USH 51 (Design)	DPW									100,000		100,000		50,000			150,000
Loan Closet	Outreach						3,000					3,000					3,000
Technology	Outreach						2,000					2,000					2,000
Boiler Replacement	Library									125,000		125,000					125,000
Comp - Workstation	Library						8,000					8,000					8,000
Furniture	Library									6,000		6,000					6,000
Shelving	Library									55,000		55,000					55,000
Bathroom (Design/Build)	Parks											-	150,000				150,000
Comm Park Irrigation	Parks									275,000		275,000					275,000
Equipment	Parks									27,750		27,750					27,750
Inclusive Park (Design)	Parks									75,000		75,000					75,000
Lake Access (Build)	Parks									50,000		50,000	25,000				75,000
McDaniel Park (Build)	Parks									250,000		250,000					250,000
Park Equipment	Parks											-	15,000				15,000
Planning/Consulting	Parks						10,000					10,000					10,000
Property Acquisition	Parks											-					-
Siggelkow Trail (Design)	Parks									50,000		50,000					50,000
Skatepark (Design/Build)	Parks							100,000		150,000		250,000					250,000
Wing Mower	Parks									135,000		135,000					135,000
Downtown Plan	CD	2,000			75,000							-					75,000
Energy Audit/Plan	CD									75,000		75,000					75,000
Small Capital	CD											-					2,000
Sinking Fund	CD						2,500					2,500					2,500
TID Project Planning	CD				75,000							-					75,000
Wayfinding Signage	CD									50,000		50,000					50,000
Total Projects		31,750	5,000	1,384,750	75,000	-	350,000	100,000	-	3,290,000	21,750	3,761,750	190,000	2,131,000	1,045,000	248,250	8,872,500

Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2020	2021	2022	2023	2024	2025	2026	2027
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Program Year: 2024

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #3 Fund 305	TID #4 Fund 310	TID #5 Fund 315	Capital Projects - Fund 400						Parks Fund 405	Utility - 600		Stormwater Fund 605	Total
							General	Grants	Intergov	Borrow	Reserve	Total		Water	Sewer		
Digital Records Mgmt	Admin	2,500					25,000					25,000					25,000
Equipment/Furniture	Admin						-					-					2,500
Workstation Replace	Admin						15,000					15,000					15,000
Comm Center	Facilities									12,250,000	750,000	13,000,000					13,000,000
Land Acquisition	Facilities						40,000					40,000					40,000
Network Equip	Facilities						4,000					4,000		3,000	3,000	3,000	13,000
Sinking Fund	Facilities						100,000					100,000					100,000
	C/T						-					-					-
Equipment Upgrade	C/T		5,000				-					-					5,000
	C/T						-					-					-
Equipment	Police						15,000					15,000					15,000
Patrol Vehicle (Lease)	Police						50,000					50,000					50,000
RMS System	Police									150,000		150,000					150,000
Traffic Safety	Police						15,000			5,000		20,000					20,000
Car 1 Sinking Fund	Fire/EMS						7,750					7,750					7,750
EMS Equipment	Fire/EMS						24,250					24,250					24,250
Fire Equipment	Fire/EMS						27,500			14,000	750	42,250					42,250
Ice/Water Rescue	Fire/EMS						6,500					6,500					6,500
Technology	Fire/EMS						14,750					14,750					14,750
CTH MN 5 (Design)	DPW									50,000		50,000					50,000
E. Interceptor II (Build)	DPW											-			750,000		750,000
Exchange Street	DPW							1,260,750		300,000		1,560,750		802,000	702,000	205,250	3,270,000
Landscape Rakes	DPW									25,000		25,000					25,000
Leased Equipment	DPW						9,000					9,000		8,000	8,000	8,000	33,000
Paving and Utility Plan	DPW			3,652,000						379,000		379,000		537,500			4,568,500
Pedestrian Ways	DPW									100,000		100,000					100,000
Pickup Truck	DPW									12,500		12,500		12,500	12,500	12,500	50,000
Sinking Fund	DPW						2,250					2,250		2,250	2,250	2,250	9,000
Small Capital	DPW											-				2,500	2,500
Street Maintenance	DPW									150,000		150,000					150,000
Street Sweeper	DPW											-				295,000	295,000
Street Tree Planting	DPW	27,250										-					27,250
	Outreach											-					-
	Outreach											-					-
	Outreach											-					-
Comp - Workstation	Library						8,000					8,000					8,000
Parking Lot/Hardscape	Library									73,000		73,000					73,000
Bocce Electrical/Light	Parks									25,000		25,000					25,000
Brandt Park Bathrooms	Parks									110,000		110,000					110,000
CP Phase 2 (Design)	Parks									175,000		175,000					175,000
Field Grading	Parks									40,000		40,000					40,000
Inclusive Park (Build)	Parks							500,000	800,000			1,300,000	500,000				1,800,000
Lewis Park Flooring	Parks									30,000		30,000					30,000
Mower	Parks									28,000		28,000					28,000
Park Equipment	Parks											-	15,000				15,000
Playground (Highland)	Parks											-	100,000				100,000
Property Acquisition	Parks											-					-
Siggelkow Trail (Build)	Parks								500,000	562,500		1,062,500					1,062,500
Downtown TID	CD									25,000		25,000					25,000
East Side BP TID	CD									50,000		50,000					50,000
Outdoor Rec Plan	CD						8,000			22,000		30,000					30,000
Small Capital	CD	2,000										-					2,000
Sinking Fund	CD						3,000					3,000					3,000
Zoning Code	CD									100,000		100,000					100,000
Total Projects		31,750	5,000	3,652,000	-	-	375,000	1,760,750	1,300,000	14,676,000	750,750	18,862,500	615,000	1,365,250	1,477,750	528,500	26,537,750

Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2020 2021 2022 2023 2024 2025 2026 2027

Program Year: 2025

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #3 Fund 305	TID #4 Fund 310	TID #5 Fund 315	Capital Projects - Fund 400					Total	Parks Fund 405	Utility - 600		Stormwater Fund 605	Total
							General	Grants	Intergov	Borrow	Reserve			Water	Sewer		
Digital Records Mgmt	Admin						25,000					25,000					25,000
Equipment/Furniture	Admin	2,500										-					2,500
Workstation Replace	Admin						15,000					15,000					15,000
Land Acquisition	Facilities						40,000					40,000					40,000
Network Equip	Facilities						4,000					4,000		3,500	3,500	3,500	14,500
Sinking Fund	Facilities						100,000					100,000					100,000
Equipment Upgrade	C/T											-					-
	C/T		5,000									-					5,000
	C/T											-					-
Equipment	Police						15,000					15,000					15,000
Patrol Vehicle (Lease)	Police						50,000					50,000					50,000
Squad Car Video	Police						22,750			7,250		30,000					30,000
Traffic Safety	Police						20,000					20,000					20,000
Ambulance (x 2)	Fire/EMS								625,000		125,000	750,000					750,000
Car 1 Sinking Fund	Fire/EMS						8,500					8,500					8,500
EMS Equipment	Fire/EMS						4,750					4,750					4,750
Fire Equipment	Fire/EMS						45,750					45,750					45,750
Ice/Water Rescue	Fire/EMS								5,250			5,250					5,250
Technology	Fire/EMS						16,000			37,000		53,000					53,000
CTH MN 5 (Build)	DPW							508,000		260,000		768,000		571,000		184,750	1,523,750
Leased Equipment	DPW						9,000					9,000		8,000	8,000	8,000	33,000
Pedestrian Ways	DPW								100,000			100,000					100,000
Pickup Truck (Director)	DPW										35,000	35,000					35,000
Property Acquisition	DPW								350,000			350,000					350,000
Sinking Fund	DPW						2,750					2,750		2,750	2,750	2,750	11,000
Small Capital	DPW											-				2,500	2,500
Paving and Utility Plan	DPW								596,250			596,250					596,250
Street Maintenance	DPW								150,000			150,000					150,000
Street Sweeper	DPW											-				20,000	20,000
Street Tree Planting	DPW	30,000										-					30,000
Tool Cat Machine	DPW								65,000			65,000					65,000
Tower Paint (Holscher)	DPW											-		1,000,000			1,000,000
USH 51 Seg 7 (Build)	DPW								250,000			250,000					250,000
Vehicle Lift	DPW								200,000			200,000					200,000
	Outreach											-					-
	Outreach											-					-
	Outreach											-					-
Comp - Workstation	Library						8,000					8,000					8,000
Roof Replacement	Library								105,000			105,000					105,000
Bathroom (Design/Build)	Parks								250,000			-	160,000				160,000
Brandt Parking Lot (Design/Build)	Parks											250,000					250,000
CP Phase 2 (Build)	Parks								2,325,000			2,325,000					2,325,000
CP Phase 3 (Design)	Parks								50,000			50,000					50,000
Egner Park Facility (Design)	Parks								75,000			75,000		75,000			150,000
Larson Park	Parks								100,000			100,000					100,000
McF Park Ph 3.1 (Design)	Parks								75,000			75,000					75,000
McF Park (Facility)	Parks								250,000			250,000					250,000
Park Equipment	Parks											-	15,000				15,000
Property Acquisition	Parks											-					-
Parks PF Needs Assessment	CD						10,000					10,000					10,000
Small Capital	CD	2,000										-					2,000
Sinking Fund	CD						3,500					3,500					3,500
Total Projects		34,500	5,000	-	-	-	400,000	508,000	-	5,875,750	160,000	6,943,750	175,000	1,660,250	14,250	221,500	9,054,250

Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2020

2021

2022

2023

2024

2025

2026

2027

Program Year: 2026

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #3 Fund 305	TID #4 Fund 310	TID #5 Fund 315	Capital Projects - Fund 400					Parks Fund 405	Utility - 600		Stormwater Fund 605	Total
							General	Grants	Intergov	Borrow	Reserve		Water	Sewer		
Digital Records Mgmt	Admin						25,000									25,000
Equipment/Furniture	Admin	2,500					-									2,500
Workstation Replace	Admin						15,000									15,000
Land Acquisition	Facilities						40,000									40,000
Network Equip	Facilities						4,000						4,000	4,000	4,000	16,000
Sinking Fund	Facilities						100,000									100,000
Equipment Upgrade	C/T						-									-
	C/T		5,000				-									5,000
	C/T						-									-
Equipment	Police						15,000									15,000
Patrol Vehicle (Lease)	Police						50,000									50,000
Traffic Safety	Police						20,000									20,000
USH 51 Cameras	Police									50,000						50,000
Car 1 Sinking Fund	Fire/EMS						9,000									9,000
EMS Equipment	Fire/EMS						5,000									5,000
Fire Equipment	Fire/EMS						61,750									61,750
Ice/Water Rescue	Fire/EMS								4,500							4,500
Staff Vehicle	Fire/EMS								80,250							80,250
Technology	Fire/EMS						8,500			7,750						16,250
Leased Equipment	DPW						9,000						8,000	8,000	8,000	33,000
Paving and Utility Plan	DPW									563,750			1,476,000			2,039,750
Pedestrian Ways	DPW						47,750			52,250						100,000
Pickup Truck	DPW									12,500			12,500	12,500	12,500	50,000
Sinking Fund	DPW						3,000						3,000	3,000	3,000	12,000
Small Capital	DPW														2,500	2,500
Street Maintenance	DPW									150,000						150,000
Street Sweeper	DPW														30,000	30,000
Street Tree Planting	DPW	27,250														27,250
USH 51 Seg 6 (Build)	DPW									1,750,000			250,000			2,000,000
Outreach	Outreach															-
Outreach	Outreach															-
Outreach	Outreach															-
Comp - Workstation	Library															-
	Library						8,000									8,000
	Library															-
Aquatics (Design)	Parks									375,000						375,000
CP Phase 3 (Build)	Parks									250,000		250,000				500,000
Egner Park Facility (Build)	Parks									350,000			1,150,000			1,500,000
Lower Yahara (Design)	Parks									150,000						150,000
McF Park Ph 3.1 (Build)	Parks									425,000						425,000
Park Equipment	Parks											15,000				15,000
Playground (Cedar Ridge)	Parks											100,000				100,000
Property Acquisition	Parks															-
Comprehensive Plan	CD								50,000							50,000
Small Capital	CD	2,000														2,000
Sinking Fund	CD						4,000									4,000
Total Projects		31,750	5,000	-	-	-	425,000	-	-	4,271,000	-	365,000	2,903,500	27,500	60,000	8,088,750

Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2020

2021

2022

2023

2024

2025

2026

2027

Program Year: 2027

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #3 Fund 305	TID #4 Fund 310	TID #5 Fund 315	Capital Projects - Fund 400					Total	Parks Fund 405	Utility - 600		Stormwater Fund 605	Total
							General	Grants	Intergov	Borrow	Reserve			Water	Sewer		
Digital Records Mgmt	Admin						25,000					25,000					25,000
Equipment/Furniture	Admin	2,500					-					-					2,500
Workstation Replace	Admin						15,000					15,000					15,000
Land Acquisition	Facilities						40,000					40,000					40,000
Network Equip	Facilities						4,500					4,500		4,500	4,500	4,500	18,000
Sinking Fund	Facilities						100,000					100,000					100,000
Equipment Upgrade	C/T						-					-					-
	C/T		5,000				-					-					5,000
	C/T						-					-					-
Equipment	Police						15,000					15,000					15,000
Patrol Vehicle (Lease)	Police						50,000					50,000					50,000
Traffic Safety	Police						20,000					20,000					20,000
Car 1 Sinking Fund	Fire/EMS						10,000					10,000					10,000
CPR Compressors	Fire/EMS						55,500					55,500					55,500
EMS Equipment	Fire/EMS						5,000					5,000					5,000
Fire Equipment	Fire/EMS						43,000					43,000					43,000
Pumper/Engine	Fire/EMS									1,281,750		1,281,750					1,281,750
Technology	Fire/EMS						17,000					17,000					17,000
Facility (Design)	DPW									100,000		100,000					100,000
Leased Equipment	DPW						9,000					9,000		8,000	8,000	8,000	33,000
Paving and Utility Plan	DPW									523,000		523,000		928,500			1,451,500
Pedestrian Ways	DPW									100,000		100,000					100,000
Pickup Truck	DPW						500			12,000		12,500		12,500	12,500	12,500	50,000
Sinking Fund	DPW						3,250					3,250		3,250	3,250	3,250	13,000
Small Capital	DPW											-				2,500	2,500
Street Maintenance	DPW									150,000		150,000					150,000
Street Sweeper	DPW											-				30,000	30,000
Street Tree Planting	DPW	27,250										-					27,250
Tractor	DPW									85,000		85,000					85,000
	Outreach						-					-					-
	Outreach						-					-					-
	Outreach						-					-					-
Comp - Workstation	Library						-					-					-
	Library						8,000					8,000					8,000
	Library						-					-					-
Aquatics (Build)	Parks						3,500,000			1,625,000		5,125,000					5,125,000
Bathroom (Design/Build)	Parks											-	170,000				170,000
Lower Yahara (Build)	Parks									750,000		750,000	250,000				1,000,000
McF Park Ph 3.2 (Build)	Parks									425,000		425,000					425,000
Park Equipment	Parks											-	15,000				15,000
Property Acquisition	Parks											-					-
Comprehensie Plan	CD						25,000			25,000		50,000					50,000
Small Capital	CD	2,000					-					-					2,000
Sinking Fund	CD						4,250					4,250					4,250
Total Projects		31,750	5,000	-	-	-	450,000	3,500,000	-	5,076,750	-	9,026,750	435,000	956,750	28,250	60,750	10,544,250

Village of McFarland																			
2023 - 2027 Capital Improvement Program																			
Estimated Debt Service - Village Purposes Notes & Bonds - With Growth																			
Year Due	Existing Debt Service	2023 \$3,285,000 Notes		2024 \$12,250,000 Bonds		2024 \$2,430,000 Notes		2025 \$5,880,000 Notes		2026 \$4,275,000 Notes		2027 \$5,075,000 Notes		Combined Debt Service	Tax Rate	Est. Tax Rate Increase *	Est. Tax Increase ****	*** Percentage of Legal Debt Limit Used	Year Due
		Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest						
2022	2,483,876	-												2,483,876	\$1.57			61.21%	2022
2023	3,374,967	-												3,374,967	\$2.47	\$0.90	\$281.71	56.99%	2023
2024	3,289,642	250,000	139,344											3,678,986	\$2.54	\$0.07	\$21.91	68.40%	2024
2025	3,473,794	200,000	102,725		689,063	115,000	111,750							4,692,332	\$3.09	\$0.55	\$170.46	68.31%	2025
2026	3,757,644	225,000	95,287	300,000	544,500	125,000	84,469		294,000					5,425,900	\$3.43	\$0.35	\$107.88	66.09%	2026
2027	3,509,394	285,000	86,362	425,000	528,187	165,000	79,031	400,000	227,200	225,000	222,328			6,152,502	\$3.78	\$0.35	\$108.18	64.71%	2027
2028	2,904,944	325,000	75,688	450,000	508,500	210,000	72,000	430,000	210,600	350,000	164,688	300,000	263,234	6,264,654	\$3.77	(\$0.01)	(\$2.05)	57.73%	2028
2029	2,776,744	350,000	63,875	500,000	487,125	240,000	63,563	515,000	191,700	400,000	148,750	400,000	194,438	6,331,195	\$3.74	(\$0.03)	(\$10.83)	50.79%	2029
2030	2,362,769	375,000	51,187	500,000	464,625	265,000	54,094	555,000	170,300	425,000	131,219	450,000	176,375	5,980,569	\$3.46	(\$0.28)	(\$86.29)	44.41%	2030
2031	1,852,619	400,000	37,625	550,000	441,000	290,000	43,687	655,000	146,100	450,000	112,625	475,000	156,719	5,610,375	\$3.18	(\$0.28)	(\$86.82)	38.59%	2031
2032	1,907,834	425,000	23,188	575,000	415,687	315,000	32,344	575,000	121,500	475,000	92,969	500,000	136,000	5,594,522	\$3.11	(\$0.07)	(\$22.25)	32.85%	2032
2033	1,513,356	450,000	7875	600,000	389,250	340,000	20,062	900,000	92,000	475,000	72,781	525,000	114,219	5,499,543	\$3.00	(\$0.11)	(\$35.24)	27.24%	2033
2034	1,491,509			625,000	361,688	365,000	6,844	925,000	55,500	475,000	52,594	550,000	91,375	4,999,510	\$2.67	(\$0.33)	(\$101.89)	22.22%	2034
2035	1,466,469			650,000	333,000			925,000	18,500	500,000	31,875	575,000	67,469	4,567,313	\$2.39	(\$0.28)	(\$87.15)	17.67%	2035
2036	1,440,894			700,000	302,625					500,000	10,625	650,000	41,437	3,645,581	\$1.87	(\$0.52)	(\$162.64)	14.10%	2036
2037	1,415,319			725,000	270,563							650,000	13,813	3,074,695	\$1.55	(\$0.32)	(\$101.33)	11.13%	2037
2038	1,389,209			750,000	237,375									2,376,584	\$1.17	(\$0.38)	(\$117.21)	8.88%	2038
2039	1,362,031			775,000	203,063									2,340,094	\$1.13	(\$0.04)	(\$12.71)	6.75%	2039
2040	1,334,318			825,000	167,062									2,326,380	\$1.10	(\$0.03)	(\$8.98)	4.66%	2040
2041	1,306,606			825,000	129,937									2,261,543	\$1.05	(\$0.05)	(\$16.19)	2.65%	2041
2042	431,375			825,000	92,813									1,349,188	\$0.62	(\$0.44)	(\$136.51)	1.48%	2042
2043				825,000	55,687									880,687	\$0.39	(\$0.22)	(\$69.25)	0.72%	2043
2044				825,000	18,562									843,562	\$0.37	(\$0.02)	(\$7.50)	0.00%	2044
2045																			2045
\$44,845,313		\$3,285,000	\$683,156	\$12,250,000	\$6,640,312	\$2,430,000	\$567,844	\$5,880,000	\$1,527,400	\$4,275,000	\$1,040,454	\$5,075,000	\$1,255,079	\$89,754,558	\$0.44		\$138.03	68.40%	
Est. Int. Rate		3.50%		4.50%		3.75%		4.00%		4.25%		4.25%				Average for 2023-2027 CIP			
* Based on Villages Est. 1/1/2022 Assessed Value				\$1,365,247,900		**													
** Assuming value growth at 6% in 2024, 5% in 2025, 4% in 2026, 3% in 2027 and 2% in 2028 and thereafter.																			
*** Calculation based on All General Obligations, 5% of Equalized Value using same growth assumptions as above.																			
**** Median Home Value as of 1/1/2021				\$ 312,300															
6/22/2022																			

McFarland Capital Improvement Program (CIP)

2023 – 2027

Administration

Planned Projects:

Digital Records Management

- *Description* – In an effort to continue paperless initiatives and be more efficient the intent of this project would be to convert the current paper method of storing documents to digital record keeping.
- *Years* – All
- *Funding* – Combination of general revenue and borrowed money within Capital Projects Fund (400).

Equipment/Furniture

- *Description* – Small capital contribution from the General Fund to purchase various small office, furniture, and other related needs.
- *Years* – All.
- *Funding* – General revenue within Capital Projects Fund (400).

Splitting Polling Places

- *Description* – Ward boundaries were redrawn in 2021 through the redistricting process following the 2020 Census. The Village currently has one of the largest polling places in Dane County, and with a continually increasing population we do need to undertake this process to split polling places effective in 2024. The Municipal Center would remain as one location and the Public Safety Center as a second location. The project was previously considered for 2022 but given delays in construction of the Public Safety Center, deferred for implementation in 2023 and utilization in 2024.
- *Years* – 2023.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Workstation Replacement

- *Description* – The Village sets aside funds in order to replace computer workstations as they fail and on a rotating scheduling to cycle out obsolete and aging machines on an annual basis.
- *Years* – All.
- *Funding* – General revenue within Capital Projects Fund (400).

McFarland Capital Improvement Program (CIP)

2023 – 2027

Facilities

Planned Projects:

Community Center

- *Description* – The Village is in the process of creating a master plan for the Municipal Center Campus to guide implementation of a Community Center. The timeline for completion and occupancy of the Public Safety Center is in 2023 freeing up the former space. The master plan will be completed in the Spring of 2023 allowing for design work to commence in line with the master plan. Construction can follow then in 2024 with occupancy hypothetically in 2025. The amount shown within the plan is an estimate and the master plan will provide a more specific cost opinion. It was derived from estimates used in the 2017 study and current experience with the Public Safety Center project. Once the new master plan is done next year, the next Capital Improvement Plan can be updated to include a more direct number consistent with the accepted master plan.
- *Year(s)* – 2023 (Design) and 2024 (Build).
- *Funding* – Borrowed money and reserves within the Capital Projects Fund (400).

Land Acquisition

- *Description* – This reserve account sets aside funds to be used to fund land acquisitions as might be necessary and would be determined by the Village Board.
- *Years* – All.
- *Funding* – General revenue within Capital Projects Fund (400).

Network Equipment

- *Description* – Funds are set aside annually for the replacement and upgrading of network equipment to help maintain the Village's technology network.
- *Years* – All.
- *Funding* – General revenue within the Capital Projects Fund (400) with equal shares from the Utility Fund (600) and Stormwater Utility Fund (605).

Sinking Fund

- *Description* – Savings set aside for the development, expansion, and/or maintenance of Village owned facilities.
- *Years* – All.
- *Funding* – General revenue within Capital Projects Fund (400).

McFarland Capital Improvement Program (CIP)

2023 – 2027

Communications and Technology

Planned Projects:

Closed Captioning

- *Description* – There is a requirement to make reasonable attempts at providing closed captions to the public. In the name of accessibility and inclusivity, closed captioning would be a great boon to the community within the cable channel.
- *Year(s)* – 2023
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Equipment/Technology Upgrade

- *Description* – Funding for equipment purchases, replacements, and general upgrades to support operations and service delivery.
- *Year(s)* – All.
- *Funding* – General revenues from within the Communications and Technology Fund (200).

McFarland Capital Improvement Program (CIP)

2023 – 2027

Police Department

Planned Projects:

Equipment

- *Description* – Several small equipment items are included annually to replace handheld tools, small items, safety equipment, and various other needs to outfit officers. In 2023, the department will purchase a “LiveScan” fingerprint machine to make fingerprinting easier and decrease the amount of physical contact between officers and the public during this service.
- *Years* – All.
- *Funding* – General revenue within Capital Projects Fund (400).

Records Management Software (RMS) System

- *Description* – Currently the Village contracts with Madison for this service which is not uncommon for smaller Departments. This has worked, but as we have grown we continue to have more and more needs from this system and the City than is currently offered. Planning for the implementation of a new system that is direct sourced would be more efficient for Staff’s utilization and give us more oversight in its general management.
- *Years* – 2024.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Patrol Vehicle (Leases)

- *Description* – This includes the annual lease payments for the Department’s vehicles as they need to be replaced. Typically there are 3 vehicles used for regular patrol replaced every 3 to 4 years. Next vehicle replacement is scheduled for 2023.
- *Years* – All.
- *Funding* – General revenue within Capital Projects Fund (400).

Squad Car Video

- *Description* – The current Watchguard brand in-squad video system was purchased and deployed in 2015. The normal shelf life for a squad car video recording system is 8 to 10 years. In 2025 the current system will be 10 years old.
- *Years* – 2025.
- *Funding* – Combination of borrowed money and general revenues within the Capital Projects Fund (400).

Police Department (Continued)

Technology

- *Description* – Funding for technology advancements within the Department including program upgrades for the evidence room and evidence/property tracking. The proposed computer program is specifically designed to handle evidence/property tracking and integrates with the WI State Crime Lab system.
- *Year(s)* – 2023.
- *Funding* – General revenue within Capital Projects Fund (400).

Traffic Safety

- *Description* – Annual allocation for the Department to implement various traffic safety measures including speed boards, RRFB's, flashing signs, and other related improvements.
- *Years* – All.
- *Funding* – Combination of general revenues and borrowed money as detailed within the Capital Projects Fund (400).

USH 51 Cameras

- *Description* – In line with the reconstruction of USH 51 planned in 2026, the Department is recommending the inclusion of traffic cameras to help monitor traffic issues within our busiest thoroughfare. This will help monitor traffic violations and conditions as they develop, but not as a means of enforcement.
- *Year(s)* – 2026.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Vehicle (Invest.)

- *Description* – This includes the replacement of the second Detective/Investigation vehicle within the next year. The Detective/Investigation vehicle was purchased in 2014 and is the last sedan style vehicle in the fleet. Both vehicles will be unmarked and outfitted appropriately to support the positions that use them.
- *Years* – 2023.
- *Funding* – Borrowed Money as detailed within the Capital Projects Fund (400).

McFarland Capital Improvement Program (CIP)

2023 – 2027

Fire and Rescue

Planned Projects:

Ambulance Replacement

- *Description* – The 2015 Ambulance is scheduled for replacement in 2025 after 10 years of service. It was put into backup status when the 2019 ambulance was put into service which is customary to alternate their utilization. Staff recommends replacing both ambulances (2015 & 2019) at the same time to save about 5% in costs for reduced engineering and sales costs. Additionally, then the ambulances would be rotated regularly providing equal utilization. Staff would benefit from having an identical equipment layout for all incident responses and updates to account for paramedic level of service change. The current vehicle delays would require approval to order the ambulance(s) in 2023 to provide 2025 delivery/payment. The projected costs include contingency for inflation which have been unprecedented in the ambulance industry. Additionally included is providing idle reduction technology for the ambulances as a sustainable feature similar to what has been deployed in the City of Madison.
- *Year(s)* – 2025.
- *Funding* – Borrowed Money within the Capital Projects Fund (400).

Car 1 Sinking Fund

- *Description* – Annual savings set aside for the replacement of Car 1 which is the full-size SUV style used as the main incident command response vehicle. The sinking fund amount has been increased to compensate for current vehicle inflation rate.
- *Years* – All.
- *Funding* – General revenue within Capital Projects Fund (400).

CPR Compressors

- *Description* – The Department's automatic CPR Compressors will be ten years old and expected to be at the end of their serviceable life with more advanced devices are expected to be on the market. The CPR compressors are utilized during cardiac arrest and have provided life-saving CPR that is difficult to reproduce manually over long periods of time.
- *Years* – 2027.
- *Funding* – General revenue within Capital Projects Fund (400).

Fire and Rescue (continued)

EKG Monitors

- *Description* – The monitors used on the ambulance to obtain vital signs, 12-Lead defibrillation and capnography. Current units were purchased in 2013.
- *Year(s)* – 2023.
- *Funding* – Borrowed Money within the Capital Projects Fund (400).

EMS Equipment

- *Description* – Provides annual funding for small equipment needs, turnout gear as is needed from year to year, and other general items needed to support this service. The shift to more career cross-trained staff has reduced the need for EMS-only turnout gear which is worn at car accidents and during inclement weather. 2024 includes replacement stair chairs for the ambulances. An improved version is expected to be released in 2023/2024 that will assist in lifting patients upstairs.
- *Years* – All.
- *Funding* – General revenue within Capital Projects Fund (400).

Equipment Decon Washer

- *Description* –The washer provides automation to decontaminate equipment that is currently performed by hand and causing possible exposure risk to staff. The equipment would reduce exposure to hazardous substances including carcinogens.
- *Years* – 2023.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Fire Equipment Replacement

- *Description* – Provides annual funding for small equipment needs, turnout gear as is needed from year to year, and other general items needed to support this service. 2023 includes the replacement of a majority of the firefighter helmets. The equipment costs are expected to increase due to inflation, especially for fire equipment and PPE. Additionally, years 2023, 2024, and 2025 include the replacement of wildland firefighting PPE that is expected to be 50% funded by DNR grant.
- *Years* – All.
- *Funding* – General revenue and borrowed money within Capital Projects Fund (400).

Ice/Water Rescue Equipment

- *Description* – The Department provides rescue to a large portion of Upper Mud Lake, over half of Lake Waubesa, all of Lower Mud Lake, and the northern portion of Lake Kegonsa. The current cache of the ice/water rescue equipment has aged and is beyond usable service life. The project would replace and enhance the current equipment to provide more safety for responders.
- *Years* – 2023, 2024, 2025, and 2026.
- *Funding* – General revenue and borrowed money within Capital Projects Fund (400).

Fire and Rescue (continued)

Pumper/Engine

- *Description* – The Department maintains two Engines (pumpers) with a service life of 20 years with 10 years primary and 10 years secondary. The Department utilizes a unique foam system referred to as Compressed Air Foam (CAFS) which increases the capabilities of water to extinguish fires. The CAFS allowed the Department to reduce the fleet by reducing to one Tender (water tanker) from two. Additionally included in the project is providing idle reduction technology for the truck. All-electric fire apparatus are being tested by departments across the nation, but are not available for purchase or pricing. The project pricing is extremely difficult to predict during the unprecedented inflation.
- *Years* – 2027.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Staff Car

- *Description* – The Department's 2016 Ford SUV Inceptor will be 10 years old and due for replacement. Currently, the car is assigned to the Fire & Rescue Chief. In 2023, the vehicle is expected to have the role modified to support staff taking classes, errands, and a second command vehicle. The project includes funding for a Hybrid pickup to provide allow for more equipment while still providing space for four passengers. The full EV is being evaluated but doesn't seem feasible at this time due to range extenders not being offered to permit long standby times at incidents while operating electronics. There is currently no PHEV that would meet the physical requirements to fulfill the role.
- *Years* – 2026.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Technology

- *Description* – Annual replacement for mobile computers located within fleet vehicles. The computers provide information from dispatch and department pre-plan data for facilities. The funding provides for one replacement per year. This line also assists with other Department specific technology needs as they arise. 2025 includes the replacement of the Department's thermal imaging cameras.
- *Years* – All.
- *Funding* – General revenue and borrowed money within Capital Projects Fund (400).

McFarland Capital Improvement Program (CIP)

2023 – 2027

Department of Public Works

Planned Projects:

County MN – Phase 5

- *Description* – A fifth phase of this project is planned in the future to pace with future development. This would be from N. Peninsula Way through the County Highway AB interchange. Finalizing design and further study of the CTH AB intersection would be conducted in 2022 with construction to follow as appropriate. Tentative and again to follow pace of adjoining development as practical.
- *Years* – 2024 (Design) and 2025 (Build).
- *Funding* – Road construction costs split with Dane County and Village share paid for through Borrowed Money within the Capital Projects Fund (400). Adjoining property owners on the two developed sites will also contribute to the project. Construction costs also spread to various utility funds as applicable.

East Side Interceptor – Phase 2

- *Description* – The second phase will carry the pipe from the northern end of the Rosewood Fields Subdivision to the north side of County Highway MN (Broadhead). The progression of this pipe will likely flow with the progression of development that it is meant to serve. Tentatively it is scheduled to finalize design in 2023 and construction shortly thereafter as is appropriate. This will also be paid back through the special assessment process through new development.
- *Year(s)* – 2023 (Design) and 2024 (Build).
- *Funding* – Borrowed money within the Utilities Fund (600).

Exchange Street

- *Description* – This project will be a complete reconstruction (street, curb/gutter, sidewalk, utilities, etc.) from Farwell to the Yahara River. The Village has been approved for Federal funding through the Madison Area Transportation Planning Board within their 5-year Transportation Improvement Program. This will allow the Village to access Federal money set aside for smaller communities within this regional transportation area. There will be multiple years of planning and engineering for the project leading up to construction.
- *Years* – 2023 and 2024.
- *Funding* – Combination of Grants and Borrowed Money within the Capital Projects Fund (400) as well as from the Utilities Fund (600) and Stormwater Utility Fund (605).

Department of Public Works (continued)

Facility (Plan/Design)

- *Description* – The Public Works Facility was last reconstructed in 2020/2021 addressing offices, mechanicals, paving, roof, solar, storage, and other general maintenance. Next phase of improvements would study expansion of the garage area and other ancillary buildings to continue facility support needs. Improvements then planned in accordance with the developed plan/design.
- *Years* – 2027.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Landscape Rakes

- *Description* – Used to help maintain public lands and large green spaces on large equipment.
- *Years* – 2024
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Leak Locator

- *Description* – Public Works Staff frequently have to respond to leaks within the system that lead to breaks in mains, laterals, and services. All of this takes place several feet underground making it difficult to locate where the water is coming from and this equipment will help to better pinpoint these breaks.
- *Years* – 2023
- *Funding* – Funding provided through Utility Fund (600).

Leased Equipment

- *Description* – Includes annual charges for the use of the skid steer and front-end loader.
- *Years* – All.
- *Funding* – General revenue within Capital Projects Fund (400) plus equal shares from Utility Fund (600) and Stormwater Utility (605).

Lift Station #2

- *Description* – Design has been underway in 2022 with construction scheduled for 2023. Full replacement of the existing lift station will address current maintenance problems and account for future growth needs of the East Side of which the new interceptor flows into.
- *Year(s)* – 2023 (Build).
- *Funding* – Funding provided through Utility Fund (600).

Department of Public Works (continued)

Patrol Truck Replacement

- *Description* – Includes the full replacement with trade in of a Patrol Truck (Snowplow) with associated equipment for both listed years. Costs increased to address inflation.
- *Year(s)* – 2023.
- *Funding* – Trade-in value deducted from gross cost of the vehicle. Remaining expense split equally between Capital Projects Fund (400), Utility Fund (600), and Stormwater Utility Fund (605).

Paulson Road Reconstruction

- *Description* – The design process is underway in 2022 with public information meetings to be schedule. The design will contemplate full improvement and connection of Paulson from Siggelkow Road to Larson Beach Road where presently there is not thru access. The current road remains a rural cross section and this would convert it to an urban cross section with replacement to the road, sewer, water, stormwater, etc.
- *Year(s)* – 2023 (Build).
- *Funding* – Borrowed money within the Capital Projects Fund (400) as well as associated support from utilities for their respective work in the project.

Paving and Utility Plan

- *Description* – In 2021, the Village Board upon recommendation of the Public Works and Utilities Committee(s) accepted a 10 year Paving and Utility Plan. This plan outlined paving needs in accordance with State pavement condition ratings and condition of underground utilities. Each of the next 5 years is included within this CIP and can be updated based upon shifting priorities where applicable.
- *Year(s)* – All.
- *Funding* – Borrowed Money within the Capital Projects Fund (400) with corresponding contribution from the Utility Fund (600).

Pedestrian Ways

- *Description* – Annual funds to repair and replace sidewalks, bike paths, and other pedestrian ways. Future year projects will include various opportunities for maintenance within and expansion of the trail network where applicable.
- *Year(s)* – All.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Pickup Truck Replacement

- *Description* – Replacement of various levels of pickup trucks for general service responsibilities.
- *Year(s)* – All.
- *Funding* – Cost split equally between the Capital Projects Fund (400), Utilities Fund (600), and Stormwater Utility Fund (605).

Department of Public Works (continued)

Property Acquisition

- *Description* – At some point in the future neighboring properties to the existing Public Works Center are likely to come up for sale. This placeholder is included to pursue those options if that does happen or we desire to pursue such an opportunity.
- *Year(s)* – 2025.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Salt Brine Containment

- *Description* – Salt brine is applied to roads in lieu of salt as a preapplication to prevent freezing on the roads. This helps also limit our salt application. The Village purchased a new applicator within the last year and upgrading the containment system to allow for more efficient/safe utilization of this product.
- *Year(s)* – 2023.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Sinking Fund

- *Description* – Annual savings set aside for the replacement of the Director's vehicle.
- *Year(s)* – All.
- *Funding* – General revenues within the Capital Projects Fund (400) plus Utility Fund (600).

Small Capital

- *Description* – The Stormwater Utility is provided funds for small capital items for its administration including equipment, materials, and other supplies as needed.
- *Year(s)* – All.
- *Funding* – Charges for Public Services collected within the Stormwater Utility Fund (605).

Street Maintenance

- *Description* – Includes street repairs needed on an annual basis that have a longer than one year useful life including chip sealing, crack filling, and various areas for patch work.
- *Year(s)* – All.
- *Funding* – Borrowed Money within the Capital Projects Fund (400).

Street Sweeper – Replacement

- *Description* – The useful life of the existing street sweeper will have exceeded 10 years of service in 2024. It is recommended for replacement at that time utilizing reserves within the fund that have been assigned for this purpose.
- *Funding* – Assigned fund balance within the Stormwater Utility Fund (605).

Department of Public Works (continued)

Street Sweeper – Sinking Fund

- *Description* – Annual savings set aside for the future replacement of the street sweeper.
- *Year(s)* – All with exception to 2024 when its replaced.
- *Funding* – Charges for Public Services collected within the Stormwater Utility Fund (605).

Street Tree Planting

- *Description* – Annual program for street/public tree installation and replacement.
- *Year(s)* – All.
- *Funding* – Fund Balance within the General Fund (100).

Tool Cat Machine

- *Description* – Purchase of a second tool cat machine which is a multi-faceted vehicle that provides for a variety of different tasks from snow plowing sidewalks, small excavating projects, heavy lifting, utility work, and many more features. Present vehicle is indispensable and adding a second one would expand these capabilities.
- *Year(s)* – 2025.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Tower Clean/Paint

- *Description* – Consideration for cleaning and repainting the water towers to keep up with their exterior maintenance requirements. Burma Road tower will go first followed by Holscher Road tower.
- *Year(s)* – 2023 and 2025.
- *Funding* – Cost is paid for by water funding within the Utilities Fund (600).

Tractor

- *Description* – Light duty vehicle utilized in different capacities for grounds maintenance and other support.
- *Year(s)* – 2027.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Trailer

- *Description* – A general use trailer is needed to haul equipment, scissor lift, and other materials.
- *Year(s)* – 2023.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Department of Public Works (continued)

USH 51 Seg 6 (Build) & USH 51 Seg 7 (Build)

- *Description* – WisDOT has informed the Village they intend to repave and reconstruct the northern phase of US Highway 51 in 2025 possibly a Fall start in 2024. This would be from Larson Beach to Voges Road. The southern phase would be programmed for 2026 which is from Larson Beach Road to southern Village limits. Most of this cost will be born by WisDOT through the Federal Government; however, the Village may incur some cost sharing items on sidewalks, street lighting, aesthetics, and other related expenses. Planning is underway presently for these efforts and will continue now through its construction.
- *Year(s)* – 2023, 2025, and 2026
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Vehicle Lift

- *Description* – The vehicle lift is utilized by the mechanic to raise all types of vehicles and equipment off the ground for maintenance.
- *Year(s)* – 2025.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

McFarland Capital Improvement Program (CIP)

2023 – 2027

Senior Outreach

Planned Projects:

Loan Closet

- *Description* – Replacements of wheelchairs, modern walkers, commodes, and other personal items to assist individuals
- *Year(s)* – 2023.
- *Funding* – General revenues within the Capital Projects Fund (400).

Technology

- *Description* – Purchase of hotspots for Department Use and additional cell phone support to assist Staff and Volunteers in the field.
- *Year(s)* – 2021.
- *Funding* – General revenues within the Capital Projects Fund (400).

McFarland Capital Improvement Program (CIP)

2023 – 2027

Library

Planned Projects:

Boiler Replacement

- *Description* – The boiler will have exceeded its useful life by this point and could be evaluated for replacement based upon projected maintenance needs.
- *Year(s)* – 2023.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Computer – Workstation(s)

- *Description* – Includes funds to replace both computers used by the public for either adults, teens, or children and those used by Staff on an annual basis.
- *Year(s)* – All.
- *Funding* – General Revenue within the Capital Projects Fund (400).

Furniture

- *Description* – Several furniture items that see a high amount of traffic are due for upholstery to extend their useful life.
- *Year(s)* – 2023.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Parking Lot/Hardscape

- *Description* – The parking lot and stormwater outlets are in need of rehabilitation.
- *Year(s)* – 2024.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Roof Replacement

- *Description* – Providing enhanced maintenance and repair to the roof structure as is needed.
- *Year(s)* – 2024.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Shelving

- *Description* – Shelving improvements to improve book storage and display for efficient operations.
- *Year(s)* – 2023.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

McFarland Capital Improvement Program (CIP)

2023 – 2027

Parks

Planned Projects:

Aquatics

- *Description* – The McFarland Park master plan was accepted with the inclusion of an aquatics improvement. Aquatics is included on the backend of this 5 year plan as a reflection of that phasing but is contingent upon further planning specific to its development in this location. The project also envisions very significant fundraising that likely serves as a guide on whether or not it advances through this plan to construction.
- *Year(s)* – 2026 (Design) and 2027 (Build).
- *Funding* – Fundraising and borrowed money within the Capital Projects Fund (400).

Bathroom (Design/Build)

- *Description* – The Committee has desired to induce more public restroom opportunities within the system. These are standalone bathroom facilities meant to fill in gaps where portable restrooms are presently utilized. Likely, prefabricated structures hooked into available utilities are implemented to help make design and construction costs more efficient. The Committee will prioritize locations and work through process on design and install with Staff. Improvements are planned every other year.
- *Year(s)* – 2023, 2025, and 2027.
- *Funding* – Impact Fees collected within Parks Fund (405).

Bocce Electrical/Lighting

- *Description* – The current bocce courts were developed without power or lighting to support even basic operations. When needed, they access power via portable generators and extension cords. This project would expand electrical capabilities and add lighting to the courts for additional playing opportunity throughout their season.
- *Year(s)* – 2024.
- *Funding* – Borrowed Money within the Capital Projects Fund (400).

Brandt Park

- *Description* – The facility is in need of some improvement to the bathrooms as well as technology to add cameras and improve access control. Expanding parking capabilities is an opportunity as well in the future. Likely the facility improvements are advanced in 2024 with the parking lot project to follow in 2025.
- *Year(s)* – 2024.
- *Funding* – Borrowed Money within the Capital Projects Fund (400).

Parks (continued)

Community Park

- *Description* – The Village purchased the property for the Community Park in 2019 and completed a Master Plan in 2021. Phase 1 for the park is scheduled to begin in 2022 which includes mass grading the site for future playing fields. Design funds are included in 2024 for Phase 2 which will be the largest phase to construct facility improvements, parking lot, playground, and other support amenities needed to make the park operational to transition soccer from McFarland Park. 2023 will likely be needed for planning with design in 2024 and construction in 2025. Phase 3 (bicycle pump track) for the project is not as costly which could include design in 2025 followed by implementation in 2026.
- *Year(s)* – 2023, 2024, 2025, and 2026.
- *Funding* – Borrowed money and impact fees collected within Parks Fund (405).

Egner Park Facility

- *Description* – Egner Park is currently supported by a playground structure, basketball court, and green space with some covered shelter associated with well maintained by the water utility. This facility is envisioned for replaced in partnership between parks and the water utility to continue to provide for the shelter but also add restrooms. A new facility would be designed for this purpose as a shared expense between both funds helping to modernize the well and also improve park amenities.
- *Year(s)* – 2025 (Design) and 2026 (Build).
- *Funding* – Borrowed Money within the Capital Projects Fund (400).

Equipment/Mower

- *Description* – Funding to purchase small equipment items to improve maintenance of the park. The funding for 2023 includes a new Toro workman for general maintenance access and mower attachment as needed. The funding for 2024 includes a mower addition.
- *Year(s)* – 2023 and 2024.
- *Funding* – Borrowed Money within the Capital Projects Fund (400).

Field Grading

- *Description* – Various regarding activities to improve drainage within area playing fields.
- *Year(s)* – 2024.
- *Funding* – Borrowed Money within the Capital Projects Fund (400).

General Improvements

- *Description* – Money set aside annually to be used for general park improvements through the use of fees collected within new developments.
- *Year(s)* – All.
- *Funding* – Impact Fees collected within Parks Fund (405).

Parks (continued)

Inclusive Park

- *Description* – The Village completed a Master Plan in 2020 to develop an Inclusive Playground within Cedar Ridge Park. Funds to support design were included in the 2022 budget and Staff has partnered with the School District to study development of this park at Waubesa Intermediate School. This is in close proximity to the park, and would leverage additional funding to implement the park while creating opportunity for Cedar Ridge in the future. Design work would begin in 2022 and continue into 2023 for construction in 2024. The concept was presented to the Joint Village/School Committee and received favorably to continue to study. Staff from both entities continue to review and discuss this opportunity for implementation.
- *Year(s)* – 2023 (Design) and 2024 (Build).
- *Funding* – Combination of impact fees, grants, and funding from the School District out of the Capital Projects Fund (400) and Parks Fund (405)..

Lake Access

- *Description* – Planning is underway regarding improvements within Lewis Park to improve Lake Access to Lower Mud Lake. A Consultant is working on a plan to study and provide guidance on improvements that bring people to the water in a more thoughtful manner. This plan will be completed in 2022 and is generally a small project for implementation the next year.
- *Year(s)* – 2023.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Larson Park

- *Description* – Maintenance is identified here for the gazebo structure and brick path. The gazebo itself last was reroofed as part of project in 2019 and likely is inline for additional structure maintenance, painting, and other improvements. The internal path within the park will be in need of brick replacement and refurbishment where applicable.
- *Year(s)* – 2025.
- *Funding* – Borrowed Money within the Capital Projects Fund (400).

Lewis Park Flooring

- *Description* – This structure was installed with a high traffic carpet surface to accommodate the various uses within the facility. It will need to be replaced at some point likely recommended for a rubber surface to improve durability within the colder months (i.e. – ice skating).
- *Year(s)* – 2024.
- *Funding* – Borrowed Money within the Capital Projects Fund (400).

Parks (continued)

Lower Yahara River Trail

- *Description* – The master plan for Urso/Schuetz Park includes a connection of the Lower Yahara River Trail through the center of the park blending in with the disc golf course and natural areas. This work though is dependent upon planning by Dane County to connect McFarland to Fish Camp County Park. Presently, Dane County is focusing their efforts to connect Fish Camp County Park to Lake Kegonsa State Park which in doing so provides a trail connection to the City of Stoughton. They have indicated that upon completion of this construction they would return their focus to the McFarland connection helping to fill in one of the final off-street gaps in their network. Construction of the Fish Camp connection is scheduled for 2023 which then lines up for planning, design, and construction on the next segment a few years after that. Funding also includes additional amenities to support the trail and park from the master plan.
- *Year(s)* – 2026 (Design) and 2027 (Build).
- *Funding* – Borrowed Money within the Capital Projects Fund (400).

McFarland Park

- *Description* – A new master plan for McFarland Park was accepted in 2021 in conjunction with improvements to the new Community Park. These plans recommended transitioning soccer to the new park and repurposing fields they vacated for new uses. Prior to this point, pickleball has been implemented as well as considerations to improve the skate park through this plan. Future phases of this work envision additional amenities for basketball, baseball, playground, aquatics, trails, and more. The current 5 year Capital Improvement Plan presents a scenario where improvements at the Community Park will be completed in 2025 allowing for transition for soccer in 2026 as one example, could be sooner or later depending on further discussion. This would allow for the Village to begin to implement future phases of McFarland Park thereafter once a more formal transition plan has been developed. Funding within this plan also accounts for remaining financial obligations within the existing park shelter.
- *Year(s)* – 2025 (Design), 2026 (Build), and 2027 (Build).
- *Funding* – Borrowed money within the Capital Projects Fund (400).

McDaniel Park

- *Description* – The Committee received a presentation regarding partnership with Dane County on how to improve water access to Lake Waubesa. The Village has a beach in this location; however, water quality and beach condition are detractors from utilization. The County has successfully implemented barrier control and filtration to improve water quality, additionally they would assist the Village in developing a sand beach versus the current gravel condition that was mandated previously by the DNR. Design will take place in late 2022 for implementation the next year in time for use during the warmer months.
- *Year(s)* – 2023.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Parks (continued)

Park Equipment

- *Description* – Every other year, the Village looks to replace and/or repair certain park amenities and play structures as well as park signage as needed.
- *Year(s)* – 2024 and 2026.
- *Funding* – Impact Fees collected within Parks Fund (405).

Planning/Consulting

- *Description* – Additionally assistance to support various initiatives in the parks, carry forward already approved planning/design projects, and identify new areas of study.
- *Year(s)* – 2023
- *Funding* – General revenues within the Capital Projects Fund (400).

Property Acquisition

- *Description* – Annually this is held as a placeholder depending on needs and opportunities that may arise. No acquisitions are presently targeted within this 5 year plan.
- *Year(s)* – All.
- *Funding* – Borrowed Money within the Capital Projects Fund (400).

Siggelkow Road Trail

- *Description* – During the master planning process for the new Community Park, it was discussed about providing off-street pedestrian connection to this far eastside amenity. One solution to this was creating a bike trail along Siggelkow Road. The concept would be studied as part of the Eastside Plan Development being prepared by Community Development in 2022/2023 which could lead to design in 2023 with construction to align with the park opening in the future years. Dane County is likely a partner on this project as it meets their goals for off-street pedestrian/trail connections.
- *Year(s)* – 2023 (Design) and 2024 (Build).
- *Funding* – Borrowed Money within the Capital Projects Fund (400).

Skate Park

- *Description* – The master plan for McFarland Park was completed in 2021 and recommended reconstructing the skate park within its current location. Additional planning work is underway in 2022 to guide this effort for possible implementation in 2023. The project does anticipate grant support and additional fundraising, but ultimately at what levels have not been established. Financing presented is an estimate subject to additional consideration as is needed.
- *Year(s)* – 2023.
- *Funding* – Borrowed Money grants/fundraising within the Capital Projects Fund (400).

McFarland Capital Improvement Program (CIP)

2023 – 2027

Community Development

Planned Projects:

Comprehensive Plan

- *Description* – The Village is required under Statutes to update its Comprehensive Plan every 10 years. The existing plan was adopted August 28, 2017. The existing plan includes those elements as described under Stat. 66.1001. The plan is used to guide future land use related decisions with the Village and its extraterritorial plan review jurisdiction.
- *Years* – 2026 & 2027
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Downtown Redevelopment Plan

- *Description* – An update to the 1999 Downtown Master Plan. Update Redevelopment District No. 2 as needed.
- *Years* – 2023.
- *Funding* – Increment within the Tax Increment District #4 Fund (310).

Downtown TID Overlay District

- *Description* – Adopt new TID #7 Project Plan as an overlay to existing TID #4 to extend the number of years this financial redevelopment tool is available to assist with redevelopment of underutilized property within and adjacent to the Downtown.
- *Years* – 2024.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

East Side Business Park TID

- *Description* – Adopt a new TID Project Plan for the development of an east side business park.
- *Years* – 2024.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Energy Audit/Plan

- *Description* – Conduct energy audits of all municipal facilities to develop baseline energy use profiles and identify energy savings opportunities, including transitioning to non-renewable energy sources, through a detailed action plan. This project is identified as a near-term action item within the Village's Sustainability Plan for Energy.
- *Years* – 2023.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Community Development (continued)

Outdoor Recreation and Open Space Plan

- *Description* – An update to the Village’s 2019 Outdoor Recreation and Open Space Plan. This plan analyzes the Village’s current system of parks, trails, and open space and sets forth the Village’s vision, goals, and action steps for future improvement projects. The plan is updated every five years to remain eligible for WDNR recreational grant funding.
- *Years* – 2024.
- *Funding* – General revenue and borrowed money within the Capital Projects Fund (400).

Parks Public Facilities Needs Assessment

- *Description* – An update to the Village’s 2020 Study which establishes the Village’s park improvement impact fees and parkland dedication impact fees based, in part, on the results from the Village’s updated Outdoor Recreation and Open Space Plan.
- *Years* – 2025
- *Funding* – General revenues within the General Fund (100).

Small Capital

- *Description* – The Department is provided funds for small capital items within the office including furniture, equipment, and other supplies as needed.
- *Years* – All.
- *Funding* – General revenues within the General Fund (100).

Sinking Fund

- *Description* – Annual contribution towards savings for the future replacement of the Building Inspector’s vehicle.
- *Years* – All.
- *Funding* – General revenue within the Capital Projects Fund (400).

Sustainability Plan

- *Description* – Develop a Sustainability Plan to help the Village and community practically implement ideas for operating more efficient and sustainable. Integrate WDNR Green Tier Scoresheet action items.
- *Year(s)* – 2021.
- *Funding* – Reserves within the Capital Projects Fund (400).

Terminal and Triangle TID Project Planning

- *Description* – Adopt a new TID #6 Project Plan as an overlay to existing TID #3. Update Redevelopment District No. 1 as needed.
- *Years* – 2023.
- *Funding* – Increment within the Tax Increment District #3 Fund (305).

Community Development (continued)

Wayfinding Signage

- *Description* – Working on a plan to update the layout, mapping, design, and finalize installation of new wayfinding signs throughout the Village.
- *Years* – 2023.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Zoning Code

- *Description* – A comprehensive update to the Village’s Zoning Code resulting in the repeal of the existing Code and enactment of a replacement Code, including updates to the Official Zoning Map as necessary.
- *Years* – 2024
- *Funding* – Borrowed money within the Capital Projects Fund (400).