

VILLAGE OF MCFARLAND **School District/Village Board Joint** *NOTICE OF PUBLIC MEETING*
Planning Committee

Tuesday, September 13, 2022

4:00 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/85315524660>

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

Webinar ID: 853 1552 4660

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

1. CALL TO ORDER, ROLL CALL.
2. PUBLIC APPEARANCES.
 - a. This is an opportunity for members of the public to address the School District/Village Board Joint Planning Committee. Please remember this is a virtual meeting conducted through the Zoom online meeting platform. Zoom meeting attendees wishing to address the Committee 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 Committee for their consideration. Members of the public who are present in person and wish to address the Committee 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.
3. APPROVAL OF MINUTES.
 - a. Discussion and action regarding minutes of the meeting held July 19, 2022.
4. BUSINESS.
 - a. Update and discussion from School District on Strategic Planning inclusion Diversity, Equity, and Inclusion work.
 - b. Discussion regarding the joint development of an Inclusive Playground at Waubesa Intermediate School.
 - c. Discussion regarding the Village ratifying and approving a purchase agreement for property located at or around 3454 Siggelkow Road (Parcel 0710-654-8341-1).
 - d. Discussion of topics of mutual interest and updates of local initiatives to the School District of McFarland and Village of McFarland.
5. SCHEDULE NEXT MEETING DATE.

a. Tuesday, November 1, 2022 at 4:00 pm.

6. 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.

VILLAGE OF MCFARLAND

School District/Village Board Joint Planning Committee Minutes

Tuesday, July 19, 2022 - 4:00 PM

1. CALL TO ORDER, ROLL CALL.

Village President Clow called the regular meeting of the McFarland School District and Village Board Joint Planning Committee to order at 4:00 pm in the Community Room of the McFarland Municipal Center.

Members Present: School District - Bruce Fischer, Tom Mooney, and Aaron Tarnutzer. Village - Carolyn Clow, Carrie Nelson, and Matt Schuenke

Members Not Present: None.

2. PUBLIC APPEARANCES.

a. This is an opportunity for members of the public to address the School District/Village Board Joint Planning Committee. Please remember this is a virtual meeting conducted through the Zoom online meeting platform. Zoom meeting attendees wishing to address the Committee 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 Committee for their consideration. Members of the public who are present in person and wish to address the Committee 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.

3. APPROVAL OF MINUTES.

a. Motion to approve the minutes of the May 10, 2022 meeting.

A motion was made by Clow, seconded by Fischer, and unanimously carried to approve the minutes of the May 10, 2022 meeting. Motion carried 6 - 0 - 0.

4. BUSINESS.

a. Discussion regarding the Village ratifying and approving a purchase agreement for property located at or around 3454 Siggelkow Road (Parcel 0710-654-8341-1).

Schuenke provided an update on property the Village was pursuing for acquisition in order to partner with the School District and Alliant Energy to construct a solar farm. The energy created would offset both entities energy needs and help to reduce operating expenses while utilizing a renewable energy source. The Village Board recently approved purchase of the property and Staff is working on satisfying the conditions which includes proper due diligence on the program with Alliant Energy. The Committee discussed this and supported its advancement as we review its feasibility. No action was taken on this item.

b. Discussion of topics of mutual interest to the School District of McFarland and Village

of McFarland.

Discussion topics included a shared Equity Officer position, the McFarland Youth Center, Community Recreation, School Resource Officer, local journalism, more students on Committees, and solar opportunities. Members were provided an update on these items and discussed those areas of interest where applicable. No action was taken on this item.

c. Updates from both organizations on their local projects/initiatives.

The Village and School District provided updates on local projects and initiatives not otherwise previously discussed. No action was taken on this item.

d. Discussion on transition of the Village's meeting format effective August 1, 2022.

The Village has been transitioning its meetings back to in person. New format elements were discussed for future meetings. No action was taken on this item.

5. SCHEDULE NEXT MEETING DATE.

a. Tuesday, September 13, 2022 at 4:00 pm.

b. Tuesday, November 1, 2022 at 4:00 pm.

6. ADJOURNMENT.

A motion was made by Clow, seconded by Fischer, and unanimously carried to adjourn the meeting at 5:00 pm. Motion carried 6 - 0 - 0.

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

Respectfully submitted,
Matthew G. Schuenke
Village Administrator


McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, September 13, 2022

SECTION: Business

DEPARTMENT: Administration

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Update and discussion from School District on Strategic Planning inclusion Diversity, Equity, and Inclusion work.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

Superintendent Aaron Tarnutzer will provide an update for discussion on the School District's progress within Strategic Planning. Additionally this update will include efforts to advance diversity, equity, and inclusion.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Present for discussion only. No action needed.

ATTACHMENTS:

None


VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, September 13, 2022

SECTION: Business

DEPARTMENT: Administration

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion regarding the joint development of an Inclusive Playground at Waubesa Intermediate School.

PREVIOUS ACTION:

The Joint Committee received an update on the project at its meeting in May of this year.

ISSUE SUMMARY:

District and Village Staff with a shared consultant have been looking at the possibility of creating a partnership to upgrade the current playground at the Intermediate School as an Inclusive Playground previously planned for with the Village's Cedar Ridge Park. Essentially the District needs to replace its playground and address other improvements to the site, while the Village is beginning the design process on developing the park one block over. Naturally through the discussions with the Consultant, partnership to accomplish shared objectives created a lot of opportunity to consider. District and Village Staff have been working to plan out the improvement likely in phases within 2023 and 2024.

FINANCIAL/BUDGET IMPACT:

The expense of these drawn improvements is estimated around \$2 million but shown for perspective to understand the fiscal commitment needed for the project. By example, the Village's Master Plan for development of an Inclusive Park was around \$1.5 million. This is a little different but very similar in the objectives we are attempting to achieve with the project.

The Village has since included the conceptual frame work within its 2023-2027 Capital Improvement Plan as we continue to work through the details.

VILLAGE PLAN REFERENCE:

[Village of McFarland Inclusive Playground Master Plan - 2020](#)

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

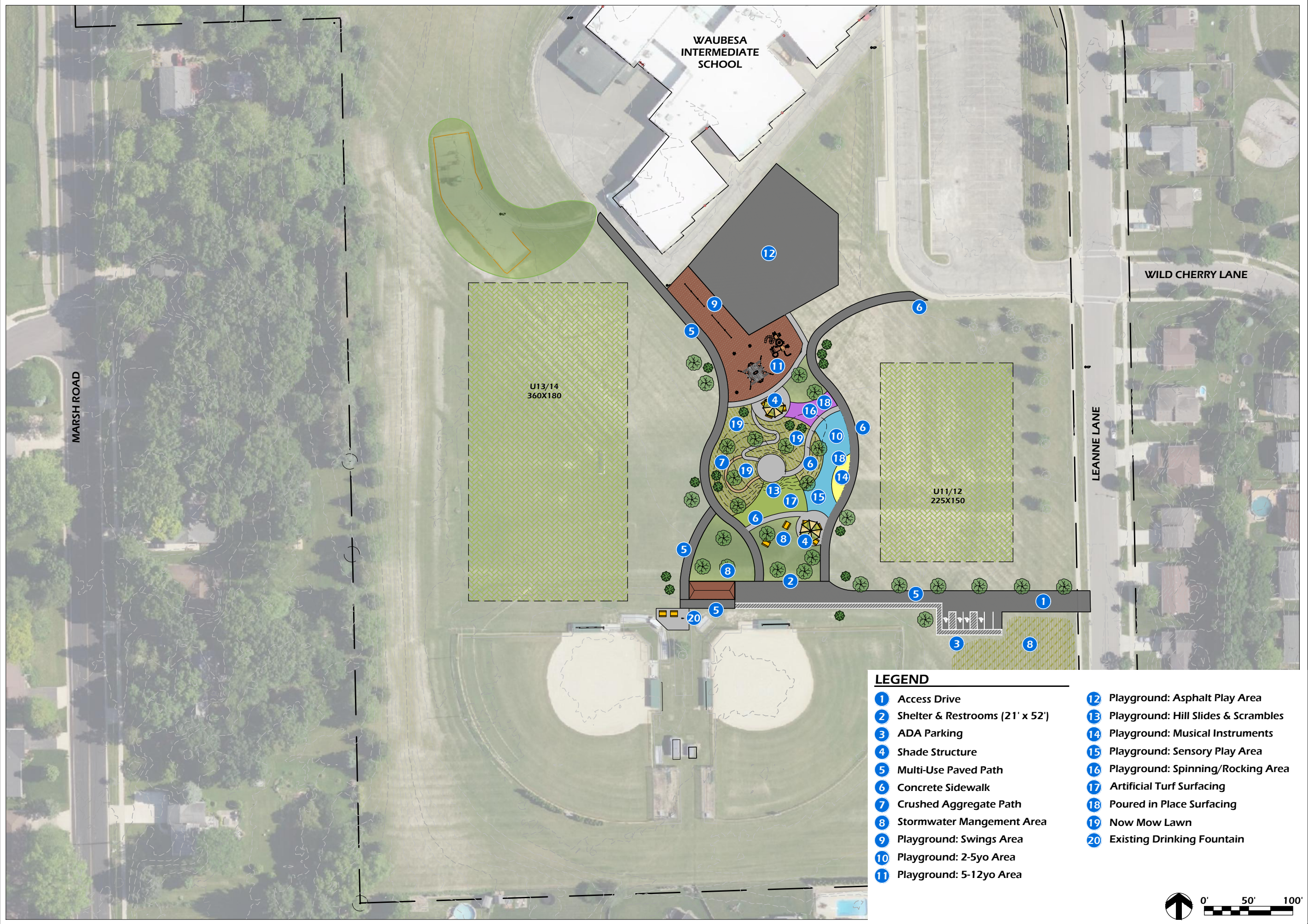
Presented for a brief update.

ATTACHMENTS:

1. 22_0426 Waubesa School Playscape Concept
2. 22_0426 Waubesa OPC

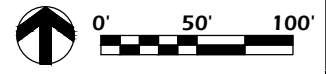


File: P:\21.040 McFarland SD Waubesa School\CAD\LW REV.dwg Layout: CONCEPT PLAN User: Blake Theisen Plotted: Apr 26, 2022 - 9:54pm



LEGEND

- | | |
|-----------------------------------|--|
| 1 Access Drive | 12 Playground: Asphalt Play Area |
| 2 Shelter & Restrooms (21' x 52') | 13 Playground: Hill Slides & Scrambles |
| 3 ADA Parking | 14 Playground: Musical Instruments |
| 4 Shade Structure | 15 Playground: Sensory Play Area |
| 5 Multi-Use Paved Path | 16 Playground: Spinning/Rocking Area |
| 6 Concrete Sidewalk | 17 Artificial Turf Surfacing |
| 7 Crushed Aggregate Path | 18 Poured in Place Surfacing |
| 8 Stormwater Mangement Area | 19 Now Mow Lawn |
| 9 Playground: Swings Area | 20 Existing Drinking Fountain |
| 10 Playground: 2-5yo Area | |
| 11 Playground: 5-12yo Area | |





Project: Waubesa School Playground & Shelter
Date: April 26, 2022

OPINION OF PROBABLE CONSTRUCTION COSTS

GENERAL	Item	Qty.	Unit	Unit cost	Item Total	Comments
	MOBILIZATION	1	LS	\$45,000.00	\$45,000.00	
	EROSION CONTROL	1	LS	\$8,000.00	\$8,000.00	
	DEMOLITION	1	LS	\$25,000.00	\$25,000.00	
	EARTHWORK	1	LS	\$50,000.00	\$50,000.00	
				SUBTOTAL	\$128,000.00	
SURFACING						
	DENSE GRADED BASECOURSE	2662	TN	\$20.00	\$53,240.00	
	CONCRETE PAVEMENT 4-INCH	389	TN			
	CONCRETE PAVEMENT 6-INCH	47	TN			
	TRAIL - CRUSHED AGGREGATE	12	TN			
	CURB & GUTTER	11	TN			
	CONCRETE CURBING	28	TN			
	ASPHALT PAVEMENT - PARKING LOT	698	TN			
	ASPHALT PAVEMENT - PATHS	637	TN			
	ASPHALT PAVEMENT - SCHOOL PLAYGROUND	524	TN			
	PIP SURFACING, 6-INCH THICKNESS	316	TN			
	CONCRETE PAVEMENT 4-INCH	8830	SF	\$10.00	\$88,300.00	
	CONCRETE PAVEMENT 6-INCH	800	SF	\$14.00	\$11,200.00	DRIVE ENTRY & PATH CURB RAMP
	TRAIL - CRUSHED AGGREGATE SURFACING	260	SF	\$3.00	\$780.00	
	CURB & GUTTER	60	LF	\$45.00	\$2,700.00	DRIVE ENTRY & PATH CURB RAMP
	CONCRETE CURBING	236	LF	\$25.00	\$5,900.00	FOR PIP SURROUND
	ASPHALT PAVEMENT - PARKING LOT	266	TN	\$120.00	\$31,920.00	3.5-IN THICKNESS
	ASPHALT PAVEMENT - PATHS	208	TN	\$120.00	\$24,960.00	3-IN THICKNESS
	ASPHALT PAVEMENT - SCHOOL PLAYGROUND	377	TN	\$120.00	\$45,240.00	3-IN THICKNESS
	PIP SURFACING	7167	SF	\$17.00	\$121,839.00	
	ENGINEERED WOOD FIBER SURFACING	330	CY	\$25.00	\$8,250.00	12-IN DEPTH
				SUBTOTAL	\$394,329.00	
UTILITIES						
	12-IN STORM SEWER	500	LF	\$45.00	\$22,500.00	MAINLINE
	12-IN STORM SEWER ENDWALL	1	EA	\$3,500.00	\$3,500.00	INCLUDES RIPRAP
	FIELD INLETS	3	EA	\$3,000.00	\$9,000.00	
	UNDERDRAIN	600	LF	\$30.00	\$18,000.00	PIP & MULCH SURFACING AREAS
	WATER LATERAL	370	LF	\$55.00	\$20,350.00	
	SANITARY LATERAL	370	LF	\$45.00	\$16,650.00	
	ELECTRICAL SERVICE	1	LS	\$12,000.00	\$12,000.00	BLDG SERVICE
				SUBTOTAL	\$102,000.00	
SITE AMENITIES						
	PLAYGROUND EQUIPMENT	1	LS	\$350,000.00	\$350,000.00	INSTALLED
	PLAYGROUND EQUIPMENT - SCHOOLYARD	1	LS	\$250,000.00	\$250,000.00	INSTALLED
	SIGNAGE - PLAYGROUND	1	LS	\$800.00	\$800.00	
	BENCH	10	EA	\$1,200.00	\$12,000.00	
	PICNIC TABLE	8	EA	\$1,000.00	\$8,000.00	
	BIKE RACK	1	EA	\$1,200.00	\$1,200.00	
	WASTE RECEPTACLES	4	EA	\$800.00	\$3,200.00	
	LIGHT POLE	2	EA	\$6,000.00	\$12,000.00	
	SPLITRAIL FENCE	150	LF	\$50.00	\$7,500.00	
	SHADE STRUCTURE	2	EA	\$30,000.00	\$60,000.00	MATERIAL TBD
	PAVEMENT MARKINGS	1	LS	\$3,000.00	\$3,000.00	
	SIGNAGE - PARKING LOT	1	LS	\$1,500.00	\$1,500.00	REGULATORY/ADA
	RESTROOM SHELTER BUILDING	1	LS	\$300,000.00	\$300,000.00	PER DISTRICT BID INFO
				SUBTOTAL	\$1,009,200.00	
LANDSCAPING						
	LAWN RESTORATION	1	LS	\$20,000.00	\$20,000.00	45,000sf
	NO MOW LAWN	950	SY	\$4.00	\$3,800.00	
	TREES - DECIDUOUS	20	EA	\$400.00	\$8,000.00	
	TREES - EVERGREEN	15	EA	\$350.00	\$5,250.00	
	STONE STEPPERS	12	EA	\$500.00	\$6,000.00	
	SWMA	1	LS	\$45,000.00	\$45,000.00	
				SUBTOTAL	\$88,050.00	

TOTAL \$1,721,579.00
 10% Contingency \$172,157.90
 8% A/E Fee \$137,726.32
TOTAL COST \$2,031,463.22


VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, September 13, 2022

SECTION: Business

DEPARTMENT: Administration

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion regarding the Village 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.

June 28, 2022, Village Board unanimously approved ratifying the purchase agreement for the parcel #154/0710-354-8341-1.

The Joint Committee first reviewed this concept at its meeting in July of this year.

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 in Question), 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.

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 Village Board approved the final purchase agreement at its meeting on June 28, 2022 to finalize the offer which provides an extended closing deadline to be able to do further due diligence on the work with Alliant Energy. We have until December 14, 2022 to finalize an agreement with Alliant Energy and then closing no later than early January 2023. Since our last meeting the District and Village Staff have been gathering and reviewing information from Alliant Energy on the program in order to develop concepts for the project to advance. Earlier this month another meeting was held with Alliant to provide next steps on formalizing a proposal to advance the project. All parties continue to review the information and the site to assess its viability as we work towards meeting our deadlines to close on the property.

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. Funds have since been included in the 2023-2027 Capital Improvement Plan.

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:

No action needed on this item. Provided as a brief update.




ATTACHMENTS:

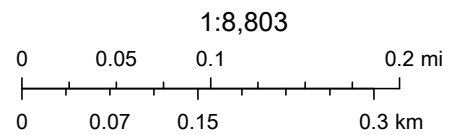
1. Siggelkow Property

Village of McFarland



7/12/2022, 8:05:09 PM

-  Village
-  Road Centerlines
-  Parcels




VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, September 13, 2022

SECTION: Business

DEPARTMENT: Administration

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion of topics of mutual interest and updates of local initiatives to the School District of McFarland and Village of McFarland.

PREVIOUS ACTION:

This item has been a standing topic held at each of the last meetings.

ISSUE SUMMARY:

The main intent of these meetings is for the School District and Village to meet in a small group setting to talk about areas of overlap in which we can work together. Past meetings have outlined a number of topics where that might be possible. Please note the following brief update on those topics:

- Diversity, Equity, and Inclusion (DEI) Work - The DEI Committee continues to work and develop their work plan for the coming year based on the established goals and objectives including events/education, land acknowledgment, and human resource development. The District is planning an update on this topic as well through an earlier agenda item.
- Youth Center - The Village continues to work on the McFarland Municipal Center Campus Master Plan which will help guide improvements to the facility and plan out facility improvements taking into account the Municipal Center, Library, and adjoining public spaces. Updates on the project can be found through this link: <https://mcfarlandmunicipalcampusplan.squarespace.com> . Survey data and initial public input is listed from the first phase of the project. The Village and Youth Center have been discussing their involvement in the project as a stakeholder, and soon the District will be part of that discussion to help plan out their future potential within this project.
- Community Recreation - No new updates.
- Affordable Housing - The Prairie Creek project on Holscher Road is under construction and scheduled for completion/occupancy in November of this year.
- School Resource Officer - No new updates.
- Local Journalism, Communications, and Technology - No new updates.
- More Students on Committees - No new updates.
- Solar Opportunities - Discussed earlier as part of a separate agenda item.

We'll work through these in the meeting, and allow opportunity for new items to be presented.



FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

No action required on this item.

ATTACHMENTS:

None