

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

Tuesday, January 10, 2023

4:00 PM

McFarland Municipal Center
Community Room

AGENDA

You are invited to this meeting through a Zoom webinar. The public may attend in-person or remotely through the webinar or telephone options listed below.

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

<https://us02web.zoom.us/j/89448731823>

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

Webinar ID: 894 4873 1823

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 for items that are not on the agenda. Please remember this is a hybrid meeting conducted in person and through the Zoom online meeting platform. Meeting attendees wishing to address the Committee about items not on the agenda may do so at this time. Zoom attendees should type their name and address in the Question and Answer feature within the Zoom online meeting platform at this time. 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. When you are called upon to speak, state your name, address, and provide your comments to the Committee for their consideration. 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.

Members of the public may also speak during their selected agenda item as they designate on the public comment form or in the Question and Answer feature on Zoom.

3. APPROVAL OF MINUTES.

- a. Discussion and action regarding the minutes of the September 13, 2022 meeting.

4. BUSINESS.

- a. Discussion and update regarding the McFarland Municipal Center Master Plan.
- b. Discussion regarding the Village ratifying and approving a purchase agreement for property located at or around 3454 Siggelkow Road (Parcel 0710-654-8341-1).
- c. Update and discussion from School District on Strategic Planning including Diversity, Equity, and Inclusion work.
- 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, March 14, 2023 at 4:00 pm.
- b. Tuesday, May 9, 2023 at 4:00 pm.
- c. Tuesday, July 11, 2023 at 4:00 pm.
- d. Tuesday, September 12, 2023 at 4:00 pm.
- e. Tuesday, November 14, 2023 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, September 13, 2022 - 4:00 PM

1. CALL TO ORDER, ROLL CALL.

Village President Clow called the meeting of the McFarland School 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 and Matt Schuenke.

Members Not Present: Village - Carrie Nelson.

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. Discussion and action regarding minutes of the meeting held July 19, 2022.

A motion was made by Clow, seconded by Fischer, and unanimously carried by the Joint Committee to approve the minutes of the meeting held on July 19, 2022.

4. BUSINESS.

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

Superintendent Tarnutzer provided an update on the School District's Strategic Planning efforts including their work on diversity, equity, and inclusion. Provided updates on upcoming listening sessions and projected attendance. This input will help the strategic planning committee to craft the strategic plan with the School Board. He is working on meeting with individuals in the Community one on one to get different perspectives on diversity, equity, and inclusion within the District as well as efforts undertaken by the Village. There was no action on this item.

b. Discussion regarding the joint development of an Inclusive Playground at Waubesa Intermediate School.

Administrator Schuenke provided an update on developing an inclusive playground at

Waubesa Intermediate School. The concept had been previously presented about a joint School and Village initiative. Right now, Staff is studying the various needs for the project and logistics likely leading to a phased implementation approach in 2023 and 2024. No action was taken on this item.

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).

Administrator Schuenke provided an update on our work to acquire property on Siggelkow Road to develop a solar farm. Staff from both entities is working with Alliant Energy to figure out the formal agreement on hosting a solar farm on the property. Information is being exchanged and reviewed as part of this process. We anticipate being able to meet the deadline in December to complete our due diligence and finalize condition to move forward with the property acquisition. No further action was taken on this item.

d. Discussion of topics of mutual interest and updates of local initiatives 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.

5. SCHEDULE NEXT MEETING DATE.

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

6. ADJOURNMENT.

Motion by Mooney, second by Fischer, to adjourn at 4:35 pm.

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


VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, January 10, 2023

SECTION: Business

DEPARTMENT: Administration

CONTACT:

AGENDA ITEM: Discussion and update regarding the McFarland Municipal Center Master Plan.

PREVIOUS ACTION:

ISSUE SUMMARY:

The Village has been working on creating a Master Plan for the redevelopment of the Municipal Center Campus which includes the Municipal Center facility, Library, and surrounding public areas in between. Additionally we have been working on how to integrate the Youth Center into this work and study their impact on the project both from a capital and operating standpoint.

Since our last meeting we have some updates on this approach and will review this information in the meeting.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

ATTACHMENTS:

None


VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, January 10, 2023

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.

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

December 13, 2022, Village Board unanimously approved waiving the contingency on Alliant Energy due diligence clearing the way for property acquisition in January.

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.

At its meeting on December 13, 2022, the Village Board waived the contingency on final due diligence with Alliant Energy in order to move forward on closing the purchase of the property. Alliant Energy has provided a solution to host the solar and attorney's are reviewing lease arrangements. The Village and School District will own the property as of January 6, 2023 and continue to work with Alliant on final agreements to move the project forward.

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:

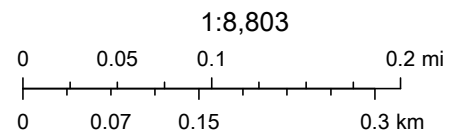
1. Siggelkow Property

Village of McFarland



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

-  Village
-  Road Centerlines
-  Parcels




VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, January 10, 2023

SECTION: Business

DEPARTMENT: Administration

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Update and discussion from School District on Strategic Planning including 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


McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, January 10, 2023

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.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

No action required on this item.

ATTACHMENTS:

None