

Tuesday, October 10, 2023

7:00 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/81924903354>

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

Webinar ID: 895 6573 1979

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. Recognition to the McFarland Lions Club for their fundraising contributions to the Skate Park Project at William McFarland Park.
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 September 26, 2023 meeting.
 - 2) Motion to approve checks in the amount of \$384,050.47.
 - 3) Motion to approve a limited license agreement between the Village and Stephen and Tiffany Bennethum for the property located at 5702 Main Street.
 - 4) Motion to approve Change Order #18 and #19 for the Public Safety Center project regarding final authorization for grouting, credit to remove micro-piles, and final credits to release allowances.
 - 5) Motion to approve a tower lease agreement between the Village and Cellco Partnership, D/B/A Verizon Wireless, for the water tower located at 4901 Burma Road.
5. PUBLIC APPEARANCES.
 - a. This is an opportunity for members of the public to address the Village Board 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 Board 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 Board 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 Board 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.

6. BUSINESS.

- a. Public Works & Utilities Committee (Trustees Wreh & Brandt)
 - 1) Discussion and action regarding the conventional rate case for test year 2024 for submission to the Public Service Commission.
 - 2) Discussion and action regarding Resolution 2023-16: A resolution approving the change of Public Fire Protection to a direct charge to utility customers.
- b. Plan Commission (President Clow & Trustee Brassington)
Sustainability & Natural Resources Committee (Trustee Flaherty & President Clow)
 - 1) Discussion and action regarding Ordinance 2023-09: an ordinance amending various sections of Chapter 62 - Zoning, related to solar energy collection systems.
- c. Discussion and action regarding the selection of the one floor option or the two floor option for the Municipal Center renovation as presented within the McFarland Municipal Center Campus Master Plan project.

7. REQUESTS FOR REFERRAL OF NEW ITEMS.

- a. Discussion and action on request to adjust policy to have each village meeting begin with a land acknowledgment. (Referral from Trustee Wreh, Fessler, and Brandt)

8. SCHEDULE NEXT MEETING DATE.

- a. October 12, 2023 - 6:00 pm - Special Village Board (Budget Review)
- b. October 24, 2023 - 7:00 pm - Village Board
- c. October 26, 2023 - 6:00 pm - Special Village Board (Budget Review)
- d. November 9, 2023 - 6:00 p.m. Special Village Board (Budget Review)
- e. November 14, 2023 - 7:00 p.m. - Village Board

9. 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.

October 3, 2023

McFarland Lions Club
Attn: Mike Carmody, President
PO Box 364
McFarland, WI 53558

Re: Thank You for Skate Park Fundraising

Dear President Carmody;

I am writing to thank you and the Lions Club for your efforts to raise funds to support the construction of a new skate park here in McFarland. The project will be nearing completion soon, and these efforts helped close the funding gap for the project while also bringing awareness to a highly desired improvement for youth and people of all ages.

I also wanted to recognize the work of Mary Pat Lytle whose dedication and perseverance within the project were vital to its success in raising the \$31,500 donated. We are very grateful for these efforts, and look forward to working with the Lions Club to memorialize these contributions at the park.

Thank you again for your support in the Community, and the work that you do for everyone in McFarland. We appreciate these efforts as they do not go unnoticed.

Sincerely,

A handwritten signature in blue ink, reading 'Matthew G. Schuenke'.

Matthew G. Schuenke
Village Administrator

Cc: McFarland Village Board

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, October 10, 2023

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, September 26, 2023 - 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 Hilary Brandt, Village Trustee Stephanie Brassington, Village President Carolyn Clow, Village Trustee Luke Fessler, Village Trustee Michael Flaherty, Village Trustee TJ Jerke, Village Trustee Edward Wreh (joined at 7:11 p.m.).

Village Board members not present: None.

Staff Present: Administrator Matt Schuenke, Deputy Administrator/Clerk Cassandra Suettinger, Police Chief Aaron Chapin, Community and Economic Development Director Andrew Bremer, Public Works Director Lee Igl, Outreach Director Lori Andersen, and Fire/EMS Director Chris Dennis.

3. PUBLIC ANNOUNCEMENTS, COMMUNICATIONS, AND PROCLAMATIONS.

President Clow thanked everyone who participated in and helped make the Community Festival happen.

President Clow also thanked those involved in making the Land Acknowledgement Ceremony a success at the Community Festival.

Trustee Jerke highlighted the upcoming Redevelopment District Public Involvement meeting.

Public Safety Center open house will be October 5th beginning at 5 p.m.

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 August 22, 2023 Village Board meeting.

2) Motion to approve the minutes of the September 12, 2023 meeting.

3) Motion to approve checks in the amount of \$287,758.80.

4) Motion to approve a Satisfaction of Mortgage for Spartan Properties of McFarland LLC

5) Motion to approve a Satisfaction of Mortgage for Voges Road Properties LLC.

- 6) Motion to approve updates to the Public Comment Policy.
- 7) Motion to accept the Grant Analysis Overview report as prepared by Baird.
- 8) Motion to approve an event permit from Health Journey Chiropractic to hold the Halloween Parade on October 21, 2023 on various streets within the Village with the conditions provided by the Police Department.
- 9) Motion to approve Resolution 2023-17: a resolution requesting exemption from Dane County Library Tax.

Trustee Brandt requested the removal of consent agenda item number 8).

Motion by Village President Carolyn Clow, second by Village Trustee Stephanie Brassington, 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 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 Board 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 Board 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 Board 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.

None.

6. BUSINESS.

The Board took up consent agenda item 8) regarding the event permit for the Halloween parade under the business section.

Motion by President Carolyn Clow, second by Trustee Hilary Brandt, to approve an event permit for Health Journey Chiropractic to hold the Halloween Parade on October 21, 2023 on various streets within the Village with the conditions provided by the Police Department. Motion carries 6 - 0 - 0 by acclamation.

- a. Update on progress on the construction of the Public Safety Center.

With no objections, the board moved to item 6c.1) at 7:09 p.m.

At 7:21 p.m., the Board returned to business item 6a.

Jordan Schulz provided an overview and the final update on the process of the Public Safety Center. He noted while some punch list items were still being finished up as is

customary, all users took occupancy and the building opened on August 25th.

- b. Discussion regarding proposed Change Order #18 and #19 for the Public Safety Center project regarding final authorization for grouting, credit to remove micro-piles, and final credits to release allowances.

The Board discussed Change Order #18 and #19 for the Public Safety Center project regarding final authorization for grouting, credit to remove micro-piles, and final credits to release allowances. The Board will take up formal action of Change order #18 and #19 at the next Village Board meeting.

- c. Finance Committee (Trustees Brandt, Brassington, & Flaherty)

- 1) Discussion and action to approve creation of Chapter 14 of the Fiscal Policy Manual as the Affordable Housing Fund Policy.

Community & Economic Development Director Andrew Bremer provided an overview of Chapter 14 of the Fiscal Policy Manual as the Affordable Housing Fund Policy and the recommendation from the Finance Committee for approval.

Motion by Village Trustee Hilary Brandt, second by Village Trustee Michael Flaherty, to approve creation of Chapter 14 of the Fiscal Policy Manual as the Affordable Housing Fund Policy. Motion carries 7 - 0 - 0 by acclamation.

- d. Plan Commission (President Clow & Trustee Brassington)

- 1) Discussion and action regarding Ordinance 2023-06, an ordinance amending Sec. 62-227 Accessory Uses, Buildings or Structures.

President Clow provided an overview of the process of review for Ordinance 2023-06: an ordinance amending Sec. 62-227 Accessory Uses, Buildings or Structures.

Community and Economic Development Director Andrew Bremer provided an overview of the ordinance amendment and background on the proposed revisions.

Motion by Village President Carolyn Clow, second by Village Trustee Stephanie Brassington, to approve Ordinance 2023-06, an ordinance amending Sec. 62-227 Accessory Uses, Buildings or Structures. Motion carries 7 - 0 - 0 by acclamation.

- e. Plan Commission (President Clow & Trustee Brassington)
Sustainability & Natural Resources Committee (Trustee Flaherty & President Clow)

- 1) Discussion and action regarding Ordinance 2023-09, an ordinance amending various sections of Chapter 62 - Zoning, related to solar energy collection systems.

Motion by Village President Carolyn Clow, second by Village Trustee Luke Fessler, to approve Ordinance 2023-09, an ordinance amending various sections of Chapter 62 - Zoning, related to solar energy collection systems. Motion carries 7 - 0 - 0 by acclamation.

- 2) Discussion and action regarding Ordinance 2023-10, an ordinance amending various sections of the McFarland Building Code related to site erosion control and stormwater management.

Community and Economic Development Director Andrew Bremer provided overview of proposed changes to stormwater management. He explained the proposed ordinance

amendment puts the Village's ordinance in line with Dane County's recommendations and ordinance. Most notably the update moves the Village from the 100 year flood event to the 200 year flood event. In practice the Village has been applying the changes for some time, the proposed ordinance amendment memorialized the process.

Motion by Village President Carolyn Clow, second by Village Trustee Stephanie Brassington, to approve Ordinance 2023-10, an ordinance amending various sections of the McFarland Building Code related to site erosion control and stormwater management. Motion carries 7 - 0 - 0 by acclamation.

f. Transmittal of the draft 2024 Budget from Village Staff to Village Board for review and consideration.

Village Administrator Schuenke presented the Board with the draft 2024 Budget. He noted the first review of the budget would take place on October 5th. Additionally, he outlined the process for Trustees to submit budget changes.

g. Discussion regarding the selection of the one floor option or the two floor option for the Municipal Center renovation as presented within the McFarland Municipal Center Campus Master Plan project.

Village Administrator Schuenke provided a follow-up report on the questions the Board referred from the Village Board meeting on August 22nd regarding the Municipal Center renovation plans. He outlined forecasted operational costs associated with the plans as well as programming differences between the two proposals. Village Board members provided feedback and asked additional questions. Village Administrator Schuenke noted the action to decide between the 1-story option and the 2-story option for the McFarland Municipal Center plans would be placed on the October 10th regular Village Board meeting. He noted additionally at 5:30 the Board would be provided the opportunity view the vacated space in the McFarland Municipal Center now that Public Safety has moved out.

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 Resolution 2023-18: a resolution ratifying and approving a purchase agreement for the property located at or around 5810 Milwaukee Street (Parcel #154/0610-031-6373-8) within Tax Increment District #4.

Motion by Village President Carolyn Clow, second by Village Trustee Hilary Brandt, to approve 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 Resolution 2023-18: a resolution ratifying and approving a purchase agreement for the property located at or around 5810 Milwaukee Street (Parcel #154/0610-031-6373-8) within Tax Increment District #4 at 9:04 p.m.. Motion carries 7 - 0 - 0 on a roll call vote.

8. RECONVENE INTO OPEN SESSION

Motion by President Carolyn Clow, second by Trustee Ed Wreh, to enter back into open

session at 9:17 p.m. Motion carries 7 - 0 - 0 by acclamation.

9. ACTION ON ITEMS DISCUSSED IN CLOSED SESSION

- a. Discussion and action on Resolution 2023-18: a resolution ratifying and approving a purchase agreement for the property located at or around 5810 Milwaukee Street (Parcel #154/0610-031-6373-8) within Tax Increment District #4.

Motion by Village President Carolyn Clow, second by Village Trustee Hilary Brandt, to approve Resolution 2023-18: a resolution ratifying and approving a purchase agreement for the property located at or around 5810 Milwaukee Street (Parcel #154/0610-031-6373-8) within Tax Increment District #4. Motion carries 6 - 0 - 1 by acclamation with Trustee Ed Wreh abstaining.

10. SCHEDULE NEXT MEETING DATE.

- a. October 5, 2023 - 6:00 pm - Special Village Board (Budget Review)
- b. October 10, 2023 - 7:00 p.m. - Village Board
- c. October 10, 2023 - 5:30 p.m. - Committee of the Whole
- d. October 12, 2023 - 6:00 pm - Special Village Board (Budget Review)
- e. October 24, 2023 - 7:00 pm - Village Board
- f. October 26, 2023 - 6:00 pm - Special Village Board (Budget Review)

11. ADJOURNMENT.

Motion by Village President Carolyn Clow, second by Village Trustee Stephanie Brassington, to adjourn at 9:20 p.m.

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

Respectfully submitted,
Cassandra Suettinger
Deputy Administrator/Clerk

Report Criteria:

Detail report type printed

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
10	ARAMARK	6140250506	MAT RENTAL	1	09/22/2023	59.15	.00	59.15	10/05/2023
		6140254337	MAT RENTAL	1	09/29/2023	59.15	.00	59.15	10/05/2023
Total 10:						118.30	.00	118.30	
30	ALLIANT ENERGY/WP&L	092823	WATER TOWER BURMA	1	09/28/2023	77.84	.00	77.84	10/05/2023
		092823	WELL #1	2	09/28/2023	346.44	.00	346.44	10/05/2023
		092823	WELL #1	3	09/28/2023	13.20	.00	13.20	10/05/2023
		092823	TRAFFIC FLASHERS - FA	4	09/28/2023	18.53	.00	18.53	10/05/2023
		092823	TRAFFIC FLASHERS - FA	5	09/28/2023	18.13	.00	18.13	10/05/2023
		092823	TRAFFIC FLASHERS - BA	6	09/28/2023	19.34	.00	19.34	10/05/2023
		092823	STREET LIGHTING (2)	7	09/28/2023	307.61	.00	307.61	10/05/2023
		092823	CEDAR GLADE AERATOR	8	09/28/2023	15.75	.00	15.75	10/05/2023
		092823	GAZEBO	9	09/28/2023	32.09	.00	32.09	10/05/2023
		092823	TRAFFIC FLASHERS - CR	10	09/28/2023	18.25	.00	18.25	10/05/2023
		092823	FLOWER CORNER	11	09/28/2023	26.94	.00	26.94	10/05/2023
		092823	LIFT #5	12	09/28/2023	257.47	.00	257.47	10/05/2023
		092823	LIFT #3	13	09/28/2023	62.86	.00	62.86	10/05/2023
		092823	LIFT #2	14	09/28/2023	168.18	.00	168.18	10/05/2023
		092823	LIFT #1	15	09/28/2023	156.64	.00	156.64	10/05/2023
		092823	WELL #4	16	09/28/2023	14.70	.00	14.70	10/05/2023
		092823	WELL #3	17	09/28/2023	14.70	.00	14.70	10/05/2023
		092823	WELL #3	18	09/28/2023	863.69	.00	863.69	10/05/2023
		092823	BRANDT PARK	19	09/28/2023	104.70	.00	104.70	10/05/2023
		092823	LEWIS PARK	20	09/28/2023	113.80	.00	113.80	10/05/2023
		092823	WATER TOWER HOLSCH	21	09/28/2023	43.46	.00	43.46	10/05/2023
		092823	SIRENS	22	09/28/2023	28.81	.00	28.81	10/05/2023
		092823	STREET LIGHTING (1)	23	09/28/2023	9,040.60	.00	9,040.60	10/05/2023
Total 30:						11,763.73	.00	11,763.73	
56	ATLAS OUTFITTERS	14875	ICE WATER RESCUE WA	1	09/27/2023	455.00	.00	455.00	10/05/2023
Total 56:						455.00	.00	455.00	
68	BADGER WELDING SUPP	3788240	FOR WATER SERVICES	1	09/20/2023	18.50	.00	18.50	10/05/2023
Total 68:						18.50	.00	18.50	
166	CINTAS CORPORATION #	8406438427	FIRST AID SUPPLIES - RE	1	09/15/2023	19.62	.00	19.62	10/05/2023
		8406438427	FIRST AID SUPPLIES - RE	2	09/15/2023	19.62	.00	19.62	10/05/2023
		8406438427	FIRST AID SUPPLIES - RE	3	09/15/2023	19.62	.00	19.62	10/05/2023
		8406438427	FIRST AID SUPPLIES - RE	4	09/15/2023	71.92	.00	71.92	10/05/2023
Total 166:						130.78	.00	130.78	
194	CONCENTRA	103842655	CONCENTRA PHYSICAL	1	09/14/2023	390.00	.00	390.00	10/05/2023
Total 194:						390.00	.00	390.00	
196	CONNEY SAFETY PROD	06205574	SAFETY SUPPLIES FOR	1	09/19/2023	183.80	.00	183.80	10/05/2023
Total 196:						183.80	.00	183.80	

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
345	JFTCO, INC	SIMS005977	SKID STEER REPAIR	1	09/18/2023	326.80	.00	326.80	10/05/2023
		SIMS005977	SKID STEER REPAIR	2	09/18/2023	89.12	.00	89.12	10/05/2023
		SIMS005977	SKID STEER REPAIR	3	09/18/2023	89.12	.00	89.12	10/05/2023
		SIMS005977	SKID STEER REPAIR	4	09/18/2023	89.12	.00	89.12	10/05/2023
Total 345:						594.16	.00	594.16	
395	GENERAL COMMUNICATI	324298	CUTTING EDGE DECALS	1	09/20/2023	315.00	.00	315.00	10/05/2023
		324316	SQUAD MAINTENANCE	1	09/20/2023	50.00	.00	50.00	10/05/2023
Total 395:						365.00	.00	365.00	
408	GRAINGER INC	9841477293	CLEANING SUPPLIES	1	09/18/2023	100.02	.00	100.02	10/05/2023
		9847534709	CLEANING SUPPLIES	1	09/22/2023	265.09	.00	265.09	10/05/2023
Total 408:						365.11	.00	365.11	
444	HOOPER CORPORATION	HV 5420164	MC FACILITY REPAIR	1	09/21/2023	2,739.31	.00	2,739.31	10/05/2023
Total 444:						2,739.31	.00	2,739.31	
476	JEFFERSON FIRE & SAF	IN306844	CLEANED SNAP CHANG	1	09/18/2023	33.00	.00	33.00	10/05/2023
		IN307261	FIRE EXTINGUISHER MAI	1	09/22/2023	304.50	.00	304.50	10/05/2023
Total 476:						337.50	.00	337.50	
492	KAYSER AUTOMOTIVE G	183457P	VEHICLE MAINT TRUCK 1	1	09/25/2023	55.87	.00	55.87	10/05/2023
		183457P	VEHICLE MAINT TRUCK 1	2	09/25/2023	15.24	.00	15.24	10/05/2023
		183457P	VEHICLE MAINT TRUCK 1	3	09/25/2023	15.24	.00	15.24	10/05/2023
		183457P	VEHICLE MAINT TRUCK 1	4	09/25/2023	15.23	.00	15.23	10/05/2023
Total 492:						101.58	.00	101.58	
606	MCFARLAND FIREFIGHT	093023	QUARTERLY PAYROLL P	1	09/30/2023	295.00	.00	295.00	10/05/2023
Total 606:						295.00	.00	295.00	
634	MENARDS - MONONA	54919	PARKS SUPPLIES	1	09/11/2023	30.44	.00	30.44	10/05/2023
		55144	PARKS SUPPLIES	1	09/15/2023	71.96	.00	71.96	10/05/2023
Total 634:						102.40	.00	102.40	
640	MGE	1115413856-	BOCCE ELECTRICAL	1	09/27/2023	25.17	.00	25.17	10/05/2023
		1700324512-	4820 MARSH RD--SOCCE	1	09/27/2023	300.27	.00	300.27	10/05/2023
		3800120935-	STREET LIGHT	1	09/27/2023	36.14	.00	36.14	10/05/2023
		4900117592-	STREET LIGHT	1	09/27/2023	24.90	.00	24.90	10/05/2023
		7400232719-	LIFT #5 GAS	1	09/27/2023	24.29	.00	24.29	10/05/2023
Total 640:						410.77	.00	410.77	
667	MINNESOTA LIFE INS CO	002832L-NO	LIFE INSURANCE	1	10/05/2023	1,574.52	.00	1,574.52	10/05/2023
Total 667:						1,574.52	.00	1,574.52	
756	POMP'S TIRE SERVICE I	80296330	SQUAD TIRES	1	09/27/2023	739.44	.00	739.44	10/05/2023

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 756:						739.44	.00	739.44	
759	POSTMASTER	10022023	POSTAL FEES	1	10/02/2023	166.00	.00	166.00	10/05/2023
		10022023	POSTAL FEES	2	10/02/2023	55.33	.00	55.33	10/05/2023
		10022023	POSTAL FEES	3	10/02/2023	55.33	.00	55.33	10/05/2023
		10022023	POSTAL FEES	4	10/02/2023	55.34	.00	55.34	10/05/2023
Total 759:						332.00	.00	332.00	
775	PUBLIC SERVICE COMM	RA24-I-0349	PSC ASSESSMENT	1	09/29/2023	1,392.43	.00	1,392.43	10/05/2023
Total 775:						1,392.43	.00	1,392.43	
800	RELIANT FIRE APPARAT	CI006755	CUSTOMER SERVICE GR	1	09/18/2023	144.13	.00	144.13	10/05/2023
		CI006799	EVAPORATOR	1	09/26/2023	25.03	.00	25.03	10/05/2023
		WI002124	FD VEHICLE MAINT	1	09/28/2023	627.90	.00	627.90	10/05/2023
Total 800:						797.06	.00	797.06	
818	ROTO ROOTER SEWER	216434	MUNICIPAL CENTER FAC	1	09/15/2023	622.83	.00	622.83	10/05/2023
Total 818:						622.83	.00	622.83	
926	AXON ENTERPRISE INC.	INUS188186	TASER CARTRIDGES	1	09/20/2023	1,449.00	.00	1,449.00	10/05/2023
Total 926:						1,449.00	.00	1,449.00	
958	TOWN & COUNTRY ENGI	25741	MC203 2023 WATER MAI	1	09/14/2023	2,099.35	.00	2,099.35	10/05/2023
		25742	MC213 WAUBESA INCLU	1	09/14/2023	520.00	.00	520.00	10/05/2023
		25743	MC217 HIGHLAND OAKS	1	09/14/2023	537.50	.00	537.50	10/05/2023
		25780	EXCHANGE ST FINAL EN	1	09/14/2023	21,534.46	.00	21,534.46	10/05/2023
		25781	MC198 LIFT STATION #2 I	1	09/14/2023	24,370.00	.00	24,370.00	10/05/2023
		25782	MC208 USH 51 DOT PRO	1	09/14/2023	1,105.07	.00	1,105.07	10/05/2023
		25783	MC210 STORMWATER S	1	09/14/2023	1,390.00	.00	1,390.00	10/05/2023
		25784	MC212 HIGH SCHOOL SO	1	09/14/2023	2,008.35	.00	2,008.35	10/05/2023
		25785	MC197 PAULSON RD STR	1	09/14/2023	7,335.65	.00	7,335.65	10/05/2023
		25786	MC214 FOG INVENTORY	1	09/14/2023	708.30	.00	708.30	10/05/2023
		25797	MC211 2023 GIS SUPPOR	1	09/14/2023	789.97	.00	789.97	10/05/2023
		25797	MC211 2023 GIS SUPPOR	2	09/14/2023	215.44	.00	215.44	10/05/2023
		25797	MC211 2023 GIS SUPPOR	3	09/14/2023	215.44	.00	215.44	10/05/2023
		25797	MC211 2023 GIS SUPPOR	4	09/14/2023	215.45	.00	215.45	10/05/2023
Total 958:						63,044.98	.00	63,044.98	
995	USABBLUEBOOK	INV0013222	MANHOLE LIFTER	1	09/13/2023	469.08	.00	469.08	10/05/2023
		INV0013835	SKATEPARK PROJECT	1	09/19/2023	127.85	.00	127.85	10/05/2023
		INV0013843	SKATEPARK PROJECT	1	09/19/2023	215.70	.00	215.70	10/05/2023
Total 995:						812.63	.00	812.63	
1015	VILLAGE OF MCFARLAN	093023	DOG PARK 6300 ELVEHJ	1	09/30/2023	193.24	.00	193.24	10/05/2023
		093023	3234 CTY HWY AB	2	09/30/2023	129.02	.00	129.02	10/05/2023
		093023	GAZEBO	3	09/30/2023	67.70	.00	67.70	10/05/2023
		093023	MCDANIEL PARK - BUBB	4	09/30/2023	49.00	.00	49.00	10/05/2023
		093023	MCDANIEL PARK	5	09/30/2023	551.87	.00	551.87	10/05/2023
		093023	LEWIS PARK	6	09/30/2023	329.89	.00	329.89	10/05/2023

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
		093023	FLOWER CORNER	7	09/30/2023	86.36	.00	86.36	10/05/2023
		093023	LEWIS PARK ICE RINK	8	09/30/2023	26.00	.00	26.00	10/05/2023
		093023	VOM 5541 HOLSCHER R	9	09/30/2023	116.58	.00	116.58	10/05/2023
		8798	COMMUNITY PARK BULK	1	09/30/2023	45.35	.00	45.35	10/05/2023
	Total 1015:					1,595.01	.00	1,595.01	
1019	BAKER TILLY VIRCHOW	BT2551980	WATER UTILITY RATE CA	1	09/30/2023	4,226.50	.00	4,226.50	10/05/2023
	Total 1019:					4,226.50	.00	4,226.50	
1210	PERSONNEL EVALUATIO	48984	JV PEP START KIT	1	08/31/2023	361.40	.00	361.40	10/05/2023
	Total 1210:					361.40	.00	361.40	
1219	SAFE STEP LLC	4086	SIDEWALK GRINDING	1	09/18/2023	12,109.84	.00	12,109.84	10/05/2023
	Total 1219:					12,109.84	.00	12,109.84	
1245	PROFESSIONAL PEST C	642237	PARKS PEST CONTROL	1	09/20/2023	71.00	.00	71.00	10/05/2023
	Total 1245:					71.00	.00	71.00	
1256	BOUND TREE MEDICAL,	85041413	EMS - SUPPLIES	1	07/31/2023	4,119.15	.00	4,119.15	10/05/2023
		85046011	EMS - SUPPLIES	1	08/03/2023	954.22	.00	954.22	10/05/2023
		85090522	EMS - SUPPLIES	1	09/14/2023	1,386.50	.00	1,386.50	10/05/2023
	Total 1256:					6,459.87	.00	6,459.87	
1462	TASC	IN2863436	FSA ADMIN FEE	1	09/17/2023	159.20	.00	159.20	10/05/2023
	Total 1462:					159.20	.00	159.20	
1694	HEARTLAND LITHO	66567	UTILITY BILLS	1	09/30/2023	159.77	.00	159.77	10/05/2023
		66567	UTILITY BILLS	2	09/30/2023	159.77	.00	159.77	10/05/2023
		66567	UTILITY BILLS	3	09/30/2023	159.76	.00	159.76	10/05/2023
	Total 1694:					479.30	.00	479.30	
1896	NAPA AUTO PARTS	910153	SQUAD FILTER RETURN	1	09/27/2023	3.10-	.00	3.10-	10/05/2023
		910153	PW FILTER RETURN	2	09/27/2023	2.92-	.00	2.92-	10/05/2023
		910153	PW FILTER RETURN	3	09/27/2023	.80-	.00	.80-	10/05/2023
		910153	PW FILTER RETURN	4	09/27/2023	.79-	.00	.79-	10/05/2023
		910153	PW FILTER RETURN	5	09/27/2023	.80-	.00	.80-	10/05/2023
		910729	VEHICLE MAINTENANCE	1	10/02/2023	6.77	.00	6.77	10/05/2023
		910729	VEHICLE MAINTENANCE	2	10/02/2023	6.77	.00	6.77	10/05/2023
		910729	VEHICLE MAINTENANCE	3	10/02/2023	6.77	.00	6.77	10/05/2023
		910729	VEHICLE MAINTENANCE	4	10/02/2023	24.81	.00	24.81	10/05/2023
		910760	VEHICLE MAINTENANCE	1	10/02/2023	1.65-	.00	1.65-	10/05/2023
		910760	VEHICLE MAINTENANCE	2	10/02/2023	1.65-	.00	1.65-	10/05/2023
		910760	VEHICLE MAINTENANCE	3	10/02/2023	1.65-	.00	1.65-	10/05/2023
		910760	VEHICLE MAINTENANCE	4	10/02/2023	6.07-	.00	6.07-	10/05/2023
		910993	VEHICLE MAINTENANCE	1	10/03/2023	1.78	.00	1.78	10/05/2023
		910993	VEHICLE MAINTENANCE	2	10/03/2023	1.78	.00	1.78	10/05/2023
		910993	VEHICLE MAINTENANCE	3	10/03/2023	1.78	.00	1.78	10/05/2023
		910993	VEHICLE MAINTENANCE	4	10/03/2023	6.54	.00	6.54	10/05/2023

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 1896:						37.57	.00	37.57	
1909	CATERPILLAR FINANCIA	34429663	LOADER LEASE	1	09/22/2023	759.66	.00	759.66	10/05/2023
		34429663	LOADER LEASE	2	09/22/2023	253.23	.00	253.23	10/05/2023
		34429663	LOADER LEASE	3	09/22/2023	253.23	.00	253.23	10/05/2023
		34429663	LOADER LEASE	4	09/22/2023	253.23	.00	253.23	10/05/2023
Total 1909:						1,519.35	.00	1,519.35	
1921	FRONTIER	09222023	LIBRARY PHONE	1	09/22/2023	114.66	.00	114.66	10/05/2023
Total 1921:						114.66	.00	114.66	
1989	CORPORATE BUSINESS	348349	FIX ADMIN PRINTER	1	10/05/2023	177.50	.00	177.50	10/05/2023
		34948829	COPIER LEASE	1	09/25/2023	72.55	.00	72.55	10/05/2023
		34948829	COPIER LEASE	2	09/25/2023	19.77	.00	19.77	10/05/2023
		34948829	COPIER LEASE	3	09/25/2023	19.77	.00	19.77	10/05/2023
		34948829	COPIER LEASE	4	09/25/2023	19.77	.00	19.77	10/05/2023
		34948830	COPIER LEASE	1	09/25/2023	221.98	.00	221.98	10/05/2023
		34967296	COPIER LEASE	1	09/26/2023	114.00	.00	114.00	10/05/2023
Total 1989:						645.34	.00	645.34	
2058	MICROMARKETING LLC	932891	ADULT AUDIO BOOKS	1	09/19/2023	50.00	.00	50.00	10/05/2023
		933689	AUDIOBOOKS	1	09/26/2023	86.99	.00	86.99	10/05/2023
Total 2058:						136.99	.00	136.99	
2066	PELLITTERI WASTE SYS	4013038	RECYCLING SERVICE	1	09/30/2023	15,365.00	.00	15,365.00	10/05/2023
		4013038	TRASH SERVICE	2	09/30/2023	23,395.40	.00	23,395.40	10/05/2023
		4013038	ADMIN SHRED	3	09/30/2023	99.92	.00	99.92	10/05/2023
		4013038	FIRE/EMS SHRED	4	09/30/2023	41.13	.00	41.13	10/05/2023
		4013038	PD SHRED	5	09/30/2023	58.79	.00	58.79	10/05/2023
		4013038	PSC TRASH SERVICE	6	09/30/2023	136.41	.00	136.41	10/05/2023
		4013038	PSC RECYCLING SERVIC	7	09/30/2023	169.08	.00	169.08	10/05/2023
Total 2066:						39,265.73	.00	39,265.73	
2070	KKS PROPERTY	2023-10	COMMON AREA MAINT. F	1	10/02/2023	400.00	.00	400.00	10/05/2023
Total 2070:						400.00	.00	400.00	
2082	NASSCO INC	6341108	PARK SUPPLIES	1	09/26/2023	415.70	.00	415.70	10/05/2023
		6341108	PW SUPPLIES	2	09/26/2023	96.11	.00	96.11	10/05/2023
		6341108	PW SUPPLIES	3	09/26/2023	26.21	.00	26.21	10/05/2023
		6341108	PW SUPPLIES	4	09/26/2023	26.21	.00	26.21	10/05/2023
		6341108	PW SUPPLIES	5	09/26/2023	26.21	.00	26.21	10/05/2023
		6343384	CUSTODIAL SUPPLIES F	1	10/02/2023	289.54	.00	289.54	10/05/2023
		6343385	MC CUSTODIAL SUPPLIE	1	10/02/2023	485.19	.00	485.19	10/05/2023
		6343503	PW SUPPLIES	1	10/03/2023	15.43	.00	15.43	10/05/2023
		6343503	PW SUPPLIES	2	10/03/2023	4.21	.00	4.21	10/05/2023
		6343503	PW SUPPLIES	3	10/03/2023	4.21	.00	4.21	10/05/2023
		6343503	PW SUPPLIES	4	10/03/2023	4.21	.00	4.21	10/05/2023
Total 2082:						1,393.23	.00	1,393.23	

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
2089	MIDWEST METER INC	0159658-IN	METERS FOR CELLULAR	1	09/20/2023	5,890.80	.00	5,890.80	10/05/2023
		0159858-CM	ENDPOINT RETURN	1	09/26/2023	320.00-	.00	320.00-	10/05/2023
		0159859-IN	ENDCAPS FOR SEASON	1	09/26/2023	125.35	.00	125.35	10/05/2023
		0160063-IN	METER GASKETS	1	09/29/2023	238.05	.00	238.05	10/05/2023
Total 2089:						5,934.20	.00	5,934.20	
2261	MIDDLETON POWER CE	325437	EQUIPMENT MAINTENAN	1	09/25/2023	14.29	.00	14.29	10/05/2023
		325437	EQUIPMENT MAINTENAN	2	09/25/2023	3.90	.00	3.90	10/05/2023
		325437	EQUIPMENT MAINTENAN	3	09/25/2023	3.90	.00	3.90	10/05/2023
		325437	EQUIPMENT MAINTENAN	4	09/25/2023	3.89	.00	3.89	10/05/2023
Total 2261:						25.98	.00	25.98	
2270	UNITY POINT HEALTH	090523	SUSPECT BLOODWORK	1	09/05/2023	174.76	.00	174.76	10/05/2023
Total 2270:						174.76	.00	174.76	
16238	PUBLIC HEALTH MADISO	46184	BEACH TESTING	1	09/26/2023	850.00	.00	850.00	10/05/2023
Total 16238:						850.00	.00	850.00	
16241	WI DEPT OF JUSTICE	L1373T-0930	BACKGROUND CHECKS	1	09/30/2023	98.00	.00	98.00	10/05/2023
		L1373T-0930	HIRING BACKGROUND C	2	09/30/2023	45.00	.00	45.00	10/05/2023
Total 16241:						143.00	.00	143.00	
16346	WOLF PAVING & EXCAVA	73681	STREET PATCH	1	10/02/2023	1,376.00	.00	1,376.00	10/05/2023
Total 16346:						1,376.00	.00	1,376.00	
16357	PROTECTION TECHNOL	22952	PW MONITOR REPAIR	1	09/19/2023	1,364.00	.00	1,364.00	10/05/2023
		22952	PW MONITOR REPAIR	2	09/19/2023	372.00	.00	372.00	10/05/2023
		22952	PW MONITOR REPAIR	3	09/19/2023	372.00	.00	372.00	10/05/2023
		22952	PW MONITOR REPAIR	4	09/19/2023	372.00	.00	372.00	10/05/2023
Total 16357:						2,480.00	.00	2,480.00	
16399	UNIVERSITY TOWING SE	23-13153	TOWING	1	09/15/2023	192.92	.00	192.92	10/05/2023
Total 16399:						192.92	.00	192.92	
16542	PREMIUM APPRAISAL LL	2023-162	TID #4 - APPRAISAL - 581	1	09/26/2023	400.00	.00	400.00	10/05/2023
Total 16542:						400.00	.00	400.00	
16545	DEPT OF SAFETY AND P	093023	FIRE ALARM FEE	1	09/30/2023	10.00	.00	10.00	10/05/2023
		093023	SPRINKLER ALARM FEE	2	09/30/2023	15.00	.00	15.00	10/05/2023
Total 16545:						25.00	.00	25.00	
16631	HARIED, JENNIFER	JH091523	TRAINING MEALS/MILEA	1	09/15/2023	92.52	.00	92.52	10/05/2023
Total 16631:						92.52	.00	92.52	
16829	REUTER, WHITISH & EVA	72525	GENERAL LEGAL	1	09/19/2023	8,050.40	.00	8,050.40	10/05/2023
		72525	GENERAL LEGAL	2	09/19/2023	255.00	.00	255.00	10/05/2023

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		72525	GENERAL LEGAL	3	09/19/2023	672.00	.00	672.00	10/05/2023
		72525	GENERAL LEGAL	4	09/19/2023	1,073.00	.00	1,073.00	10/05/2023
		72525	GENERAL LEGAL	5	09/19/2023	1,387.50	.00	1,387.50	10/05/2023
		72525	GENERAL LEGAL	6	09/19/2023	703.00	.00	703.00	10/05/2023
		72525	GENERAL LEGAL	7	09/19/2023	1,248.00	.00	1,248.00	10/05/2023
		72525	GENERAL LEGAL	8	09/19/2023	296.00	.00	296.00	10/05/2023
		72525	GENERAL LEGAL	9	09/19/2023	352.00	.00	352.00	10/05/2023
		72526	PROSECUTIONS	1	09/19/2023	2,662.32	.00	2,662.32	10/05/2023
		72529	TID #5	1	09/19/2023	255.00	.00	255.00	10/05/2023
		72540	PROSECUTIONS	1	09/19/2023	224.50	.00	224.50	10/05/2023
		72541	PROSECUTIONS	1	09/19/2023	397.50	.00	397.50	10/05/2023
Total 16829:						17,576.22	.00	17,576.22	
16921	AVANT GARDENING & LA	20230997	FACILITY MAINTENANCE	1	09/29/2023	1,989.48	.00	1,989.48	10/05/2023
Total 16921:						1,989.48	.00	1,989.48	
17084	AMAZON CAPITAL SERVI	13YM-9VNV-	DVDS & CDS	1	10/01/2023	21.85	.00	21.85	10/05/2023
		14HG-HCFG-	PW SUPPLIES	1	10/02/2023	77.22	.00	77.22	10/05/2023
		14HG-HCFG-	PW SUPPLIES	2	10/02/2023	77.22	.00	77.22	10/05/2023
		14HG-HCFG-	PW SUPPLIES	3	10/02/2023	77.22	.00	77.22	10/05/2023
		14HG-HCFG-	PW SUPPLIES	4	10/02/2023	77.21	.00	77.21	10/05/2023
		14HG-HCFG-	PARKS SUPPLIES	5	10/02/2023	77.22	.00	77.22	10/05/2023
		14V4-7PWW-	NOTARY SEAL	1	09/28/2023	23.99	.00	23.99	10/05/2023
		1911-K39C-H	WATER HARDNESS TEST	1	09/21/2023	19.70	.00	19.70	10/05/2023
		19QH-H4WL-	PROGRAM SUPPLIES	1	09/21/2023	34.98	.00	34.98	10/05/2023
		1DDY-T9NR-	ADMIN SUPPLIES	1	10/02/2023	19.72	.00	19.72	10/05/2023
		1FLL-Q7HF-	PARKS SUPPLIES	1	09/26/2023	86.36	.00	86.36	10/05/2023
		1GW1-97RY-	METER MAINTENANCE S	1	09/25/2023	31.98	.00	31.98	10/05/2023
		1HLH-GR1T-	DVDS & CDS	1	09/23/2023	11.29	.00	11.29	10/05/2023
		1HVV-3JLY-3	DVDS & CDS	1	10/01/2023	37.75	.00	37.75	10/05/2023
		1JG4-W4LP-	3RD GRADE TOUR SUPP	1	09/23/2023	33.27	.00	33.27	10/05/2023
		1KDQ-C9YG	DVDS & CDS	1	09/24/2023	24.98	.00	24.98	10/05/2023
		1MJ9-NTT4-	DVDS & CDS	1	09/30/2023	21.98	.00	21.98	10/05/2023
		1N4Y-999J-3	DVDS & CDS	1	10/01/2023	11.97	.00	11.97	10/05/2023
		1Y93-PL3-V	2ND POLLING PLACE SU	1	10/04/2023	269.09	.00	269.09	10/05/2023
		1YVL-TW4W	PW SHOP EQUIPMENT	1	09/22/2023	9.32	.00	9.32	10/05/2023
		1YVL-TW4W	PW SHOP EQUIPMENT	2	09/22/2023	2.54	.00	2.54	10/05/2023
		1YVL-TW4W	PW SHOP EQUIPMENT	3	09/22/2023	2.54	.00	2.54	10/05/2023
		1YVL-TW4W	PW SHOP EQUIPMENT	4	09/22/2023	2.54	.00	2.54	10/05/2023
Total 17084:						1,051.94	.00	1,051.94	
17106	MCDADDE, PHIL	PM091423	DINNER WHILE AT CONF	1	09/14/2023	13.75	.00	13.75	10/05/2023
		PM091423	DINNER WHILE AT CONF	2	09/14/2023	3.75	.00	3.75	10/05/2023
		PM091423	DINNER WHILE AT CONF	3	09/14/2023	3.75	.00	3.75	10/05/2023
		PM091423	DINNER WHILE AT CONF	4	09/14/2023	3.75	.00	3.75	10/05/2023
Total 17106:						25.00	.00	25.00	
17134	CORE & MAIN	T638048	FREEZE KIT FOR SERVIC	1	09/29/2023	295.00	.00	295.00	10/05/2023
		T638048	FREEZE KIT FOR SERVIC	2	09/29/2023	295.00	.00	295.00	10/05/2023
Total 17134:						590.00	.00	590.00	
17140	US BANK VOYAGER FLE	8694160992	PD FUEL	1	10/01/2023	2,529.23	.00	2,529.23	10/05/2023

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
		8694160992	PARKS FUEL	2	10/01/2023	228.01	.00	228.01	10/05/2023
		8694160992	FIRE/EMS FUEL	3	10/01/2023	1,648.60	.00	1,648.60	10/05/2023
		8694160992	PW FUEL	4	10/01/2023	1,145.35	.00	1,145.35	10/05/2023
		8694160992	PW FUEL	5	10/01/2023	104.12	.00	104.12	10/05/2023
		8694160992	PW FUEL	6	10/01/2023	208.24	.00	208.24	10/05/2023
		8694160992	PW FUEL	7	10/01/2023	208.24	.00	208.24	10/05/2023
		8694160992	PW FUEL	8	10/01/2023	104.12	.00	104.12	10/05/2023
		8694160992	PW FUEL	9	10/01/2023	312.37	.00	312.37	10/05/2023
		8694160992	CAR4 FUEL	10	10/01/2023	68.45	.00	68.45	10/05/2023
Total 17140:						6,556.73	.00	6,556.73	
17188	SSM HEALTH MEDICAL G	4599350	SSM HEALTH HEARING T	1	09/30/2023	32.00	.00	32.00	10/05/2023
		4599987	SSM HEALTH PHYSICALS	1	09/27/2023	362.00	.00	362.00	10/05/2023
Total 17188:						394.00	.00	394.00	
17205	THE MCFARLAND THISTL	MNA-192100	THISTLE SUBSCRIPTION	1	09/26/2023	96.95	.00	96.95	10/05/2023
Total 17205:						96.95	.00	96.95	
17219	WAUBESA VILLAGE, LLC	100523	TIF LOAN REMAINING PA	1	10/05/2023	10,000.00	.00	10,000.00	10/05/2023
Total 17219:						10,000.00	.00	10,000.00	
17228	HEALTHYMINDS, LLC	HM000653	EAP PROGRAM	1	10/05/2023	2,520.00	.00	2,520.00	10/05/2023
Total 17228:						2,520.00	.00	2,520.00	
17232	APG OF SOUTHERN WIS	24777-923	OUTLOOK	1	09/30/2023	1,698.75	.00	1,698.75	10/05/2023
		24777-923	OUTLOOK	2	09/30/2023	169.87	.00	169.87	10/05/2023
		24777-923	OUTLOOK	3	09/30/2023	169.88	.00	169.88	10/05/2023
		24777-923	OUTLOOK	4	09/30/2023	679.50	.00	679.50	10/05/2023
		24777-923	OUTLOOK	5	09/30/2023	679.50	.00	679.50	10/05/2023
		28886-0923	PUBLICATIONS	1	09/30/2023	400.52	.00	400.52	10/05/2023
Total 17232:						3,798.02	.00	3,798.02	
17318	TDS	092223-PW	PUBLIC SAFETY PHONE	1	09/22/2023	23.90	.00	23.90	09/27/2023
		092223-PW	PW PHONE/INTERNET/T	2	09/22/2023	357.20	.00	357.20	09/27/2023
		092223-PW	PW PHONE/INTERNET/T	3	09/22/2023	97.41	.00	97.41	09/27/2023
		092223-PW	PW PHONE/INTERNET/T	4	09/22/2023	97.41	.00	97.41	09/27/2023
		092223-PW	PW PHONE/INTERNET/T	5	09/22/2023	97.41	.00	97.41	09/27/2023
		092223-VOM	FACILITIES PHONE	1	09/22/2023	97.39	.00	97.39	09/27/2023
		092223-VOM	FIRE/EMS TV/INTERNET/	2	09/22/2023	1,005.91	.00	1,005.91	09/27/2023
		092223-VOM	COMM&TECH PHONE/TV	3	09/22/2023	162.90	.00	162.90	09/27/2023
		092223-VOM	COMMDEV PHONE/INTE	4	09/22/2023	167.47	.00	167.47	09/27/2023
		092223-VOM	COURT PHONE/INTERNE	5	09/22/2023	179.88	.00	179.88	09/27/2023
		092223-VOM	LIBRARY INTERNET/PHO	6	09/22/2023	276.86	.00	276.86	09/27/2023
		092223-VOM	OUTREACH INTERNET	7	09/22/2023	41.00	.00	41.00	09/27/2023
		092223-VOM	OUTREACH PHONE	8	09/22/2023	116.44	.00	116.44	09/27/2023
		092223-VOM	PD TV/INTERNET/PHONE	9	09/22/2023	1,193.02	.00	1,193.02	09/27/2023
		092223-VOM	ADMIN PHONE/INTERNE	10	09/22/2023	284.87	.00	284.87	09/27/2023
		092223-VOM	PAGING EQUIPMENT	11	09/22/2023	393.00	.00	393.00	09/27/2023
Total 17318:						4,592.07	.00	4,592.07	

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
17429	GREEN BAY PIPE & TV	3406	STORM SEWER CLEAN &	1	08/01/2023	58,335.38	.00	58,335.38	10/05/2023
Total 17429:						58,335.38	.00	58,335.38	
17457	TODAY'S BUSINESS SOL	15441	WIRELESS PRINTING MA	1	09/25/2023	803.00	.00	803.00	10/05/2023
Total 17457:						803.00	.00	803.00	
17569	MCFARLAND ACE HARD	009738/T	FASTENERS & BIT DRILL	1	09/19/2023	6.49	.00	6.49	10/05/2023
		009742/T	EQUIPMENT MAINTENAN	1	09/20/2023	13.18	.00	13.18	10/05/2023
		009743/T	WATER SERVICES REPAI	1	09/20/2023	44.07	.00	44.07	10/05/2023
		009746/T	OFFICE SUPPLIES	1	09/20/2023	16.19	.00	16.19	10/05/2023
		009749/T	COMMUNITY FEST SUPP	1	09/21/2023	7.90	.00	7.90	10/05/2023
		009749/T	COMMUNITY FEST SUPP	2	09/21/2023	2.15	.00	2.15	10/05/2023
		009749/T	COMMUNITY FEST SUPP	3	09/21/2023	2.15	.00	2.15	10/05/2023
		009749/T	COMMUNITY FEST SUPP	4	09/21/2023	2.16	.00	2.16	10/05/2023
		009750/T	COMMUNITY FEST SUPP	1	09/21/2023	4.94	.00	4.94	10/05/2023
		009750/T	COMMUNITY FEST SUPP	2	09/21/2023	1.35	.00	1.35	10/05/2023
		009750/T	COMMUNITY FEST SUPP	3	09/21/2023	1.35	.00	1.35	10/05/2023
		009750/T	COMMUNITY FEST SUPP	4	09/21/2023	1.35	.00	1.35	10/05/2023
		009752/T	EXTERIOR METER INSTA	1	09/21/2023	16.88	.00	16.88	10/05/2023
		009756/T	WATER VAN/SHOP SUPP	1	09/21/2023	23.74	.00	23.74	10/05/2023
		009756/T	WATER VAN/SHOP SUPP	2	09/21/2023	6.48	.00	6.48	10/05/2023
		009756/T	WATER VAN/SHOP SUPP	3	09/21/2023	6.48	.00	6.48	10/05/2023
		009756/T	WATER VAN/SHOP SUPP	4	09/21/2023	6.47	.00	6.47	10/05/2023
		009758/T	CURB STOP REPAIR	1	09/21/2023	5.93	.00	5.93	10/05/2023
		009762/T	YOUTH CENTER DOOR	1	09/22/2023	6.29	.00	6.29	10/05/2023
		009769/T	FASTENERS & BIT DRILL	1	09/23/2023	6.97	.00	6.97	10/05/2023
		009781/T	CURB STOP REPAIR	1	09/25/2023	11.04	.00	11.04	10/05/2023
		009783/T	WALLPLATE	1	09/25/2023	8.26	.00	8.26	10/05/2023
		009785/T	PSC ITEMS	1	09/25/2023	9.39	.00	9.39	10/05/2023
		009789/T	WELL MAINTENANCE	1	09/26/2023	41.37	.00	41.37	10/05/2023
		009806/T	EQUIPMENT MAINTENAN	1	09/27/2023	2.69	.00	2.69	10/05/2023
		009808/T	METER MAINTENANCE S	1	09/27/2023	7.48	.00	7.48	10/05/2023
		009818/T	SQUAD ISLAND CORNER	1	09/28/2023	25.98	.00	25.98	10/05/2023
		009833/T	PW SUPPLIES	1	10/02/2023	11.87	.00	11.87	10/05/2023
		009833/T	PW SUPPLIES	2	10/02/2023	3.24	.00	3.24	10/05/2023
		009833/T	PW SUPPLIES	3	10/02/2023	3.24	.00	3.24	10/05/2023
		009833/T	PW SUPPLIES	4	10/02/2023	3.24	.00	3.24	10/05/2023
		009837/T	EQUIPMENT MAINTENAN	1	10/02/2023	5.23	.00	5.23	10/05/2023
Total 17569:						315.55	.00	315.55	
17596	AMERICAN AWARDS & P	57140	ACCOUNTABILITY TAGS	1	09/27/2023	84.00	.00	84.00	10/05/2023
Total 17596:						84.00	.00	84.00	
17685	INGRAM LIBRARY SERVI	62972071	BOOKS	1	09/15/2023	164.63	.00	164.63	10/05/2023
		62973122	BOOKS	1	09/18/2023	272.81	.00	272.81	10/05/2023
		62974597	BOOKS	1	09/21/2023	548.26	.00	548.26	10/05/2023
		62975901	BOOKS	1	09/22/2023	108.97	.00	108.97	10/05/2023
		62978708	BOOKS	1	09/27/2023	252.43	.00	252.43	10/05/2023
Total 17685:						1,347.10	.00	1,347.10	
17770	SJE	CD99496752	SCADA MAINTENANCE	1	09/25/2023	288.00	.00	288.00	10/05/2023

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 17770:						288.00	.00	288.00	
17855	THOMPSON, JORDAN	JT091823	UNIFORM ALLOWANCE -	1	09/18/2023	94.94	.00	94.94	10/05/2023
Total 17855:						94.94	.00	94.94	
17901	HYDROCORP	0074595-IN	METER INSTALLATION	1	10/02/2023	38,477.00	.00	38,477.00	10/05/2023
Total 17901:						38,477.00	.00	38,477.00	
17920	GORDON FLESCH CO, IN	IN14371436	EXTRA COPIES	1	09/20/2023	6.03	.00	6.03	09/27/2023
Total 17920:						6.03	.00	6.03	
17924	THAO, KONG	KT092223	TRAINING	1	09/22/2023	437.49	.00	437.49	10/05/2023
Total 17924:						437.49	.00	437.49	
17987	KYLE JULIUS	000033	PROGRAM SUPPLY	1	10/01/2023	2,480.00	.00	2,480.00	10/05/2023
Total 17987:						2,480.00	.00	2,480.00	
18014	SCHUELLER, JOSH	JS091923	UNIFORM ALLOWANCE	1	09/19/2023	103.37	.00	103.37	10/05/2023
Total 18014:						103.37	.00	103.37	
18019	NEWTON, DAVE	DN091923	UNIFORM ALLOWANCE	1	09/19/2023	151.89	.00	151.89	10/05/2023
		DN091923	UNIFORM ALLOWANCE -	2	09/19/2023	150.00	.00	150.00	10/05/2023
Total 18019:						301.89	.00	301.89	
18034	HAWKINS, INC	6589379	WATER SYSTEM CHEMIC	1	09/27/2023	794.14	.00	794.14	10/05/2023
Total 18034:						794.14	.00	794.14	
18052	ORLOFF, DANIEL	DO093023	UNIFORM ALLOWANCE -	1	09/30/2023	142.43	.00	142.43	10/05/2023
		DO093023	MEALS AT TRAINING	2	09/30/2023	15.00	.00	15.00	10/05/2023
Total 18052:						157.43	.00	157.43	
18068	SIMPLE NETWORK CON	30505	SW	1	10/01/2023	18.53	.00	18.53	10/05/2023
		30505	EM MGT	2	10/01/2023	3.03	.00	3.03	10/05/2023
		30505	STW	3	10/01/2023	66.70	.00	66.70	10/05/2023
		30505	SEWER	4	10/01/2023	66.71	.00	66.71	10/05/2023
		30505	WATER	5	10/01/2023	66.67	.00	66.67	10/05/2023
		30505	PUBLIC WORKS	6	10/01/2023	12.38	.00	12.38	10/05/2023
		30505	COMMDEV	7	10/01/2023	9.08	.00	9.08	10/05/2023
		30505	OUTREACH	8	10/01/2023	12.11	.00	12.11	10/05/2023
		30505	FIRE/EMS	9	10/01/2023	39.79	.00	39.79	10/05/2023
		30505	POLICE	10	10/01/2023	93.36	.00	93.36	10/05/2023
		30505	GEN ADMIN	11	10/01/2023	203.03	.00	203.03	10/05/2023
		30505	FAMILY FESTIVAL	12	10/01/2023	3.03	.00	3.03	10/05/2023
		30505	COURT	13	10/01/2023	9.08	.00	9.08	10/05/2023
		30506	COURT	1	10/01/2023	21.62	.00	21.62	10/05/2023
		30506	GEN ADMIN	2	10/01/2023	483.61	.00	483.61	10/05/2023
		30506	POLICE	3	10/01/2023	222.35	.00	222.35	10/05/2023

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
		30506	FIRE/EMS	4	10/01/2023	94.78	.00	94.78	10/05/2023
		30506	OUTREACH	5	10/01/2023	28.86	.00	28.86	10/05/2023
		30506	COMM DEV	6	10/01/2023	21.62	.00	21.62	10/05/2023
		30506	PUBLIC WORKS	7	10/01/2023	29.49	.00	29.49	10/05/2023
		30506	WATER	8	10/01/2023	158.80	.00	158.80	10/05/2023
		30506	SEWER	9	10/01/2023	158.89	.00	158.89	10/05/2023
		30506	STORMWATER	10	10/01/2023	158.86	.00	158.86	10/05/2023
		30506	EMMG	11	10/01/2023	7.21	.00	7.21	10/05/2023
		30506	FAMILY FESTIVAL	12	10/01/2023	7.21	.00	7.21	10/05/2023
		30506	SW ALLOCATION	13	10/01/2023	44.12	.00	44.12	10/05/2023
		30507	COURT - CLOUD BACKU	1	10/01/2023	1.56	.00	1.56	10/05/2023
		30507	GEN ADMIN - CLOUD BA	2	10/01/2023	34.97	.00	34.97	10/05/2023
		30507	POLICE - CLOUD BACKU	3	10/01/2023	16.08	.00	16.08	10/05/2023
		30507	FIRE/EMS - CLOUD BACK	4	10/01/2023	6.85	.00	6.85	10/05/2023
		30507	OUTREACH - CLOUD BA	5	10/01/2023	2.09	.00	2.09	10/05/2023
		30507	COMMDEV - CLOUD BAC	6	10/01/2023	1.56	.00	1.56	10/05/2023
		30507	PUBLIC WORKS - CLOUD	7	10/01/2023	2.13	.00	2.13	10/05/2023
		30507	WATER - CLOUD BACKU	8	10/01/2023	11.48	.00	11.48	10/05/2023
		30507	SEWER - CLOUD BACKU	9	10/01/2023	11.50	.00	11.50	10/05/2023
		30507	STORMWATER - CLOUD	10	10/01/2023	11.50	.00	11.50	10/05/2023
		30507	EMMG	11	10/01/2023	.52	.00	.52	10/05/2023
		30507	FAMILY FESTIVAL - CLOU	12	10/01/2023	.52	.00	.52	10/05/2023
		30507	SW ALLOCATION - CLOU	13	10/01/2023	3.19	.00	3.19	10/05/2023
		MSP-30504	COURT	1	10/01/2023	43.79	.00	43.79	10/05/2023
		MSP-30504	GEN ADMIN	2	10/01/2023	979.37	.00	979.37	10/05/2023
		MSP-30504	POLICE	3	10/01/2023	450.30	.00	450.30	10/05/2023
		MSP-30504	FIRE/EMS	4	10/01/2023	191.94	.00	191.94	10/05/2023
		MSP-30504	OUTREACH	5	10/01/2023	58.44	.00	58.44	10/05/2023
		MSP-30504	COMM DEV	6	10/01/2023	43.79	.00	43.79	10/05/2023
		MSP-30504	PUBLIC WORKS	7	10/01/2023	59.71	.00	59.71	10/05/2023
		MSP-30504	WATER	8	10/01/2023	321.60	.00	321.60	10/05/2023
		MSP-30504	SEWER	9	10/01/2023	321.78	.00	321.78	10/05/2023
		MSP-30504	STORMWATER	10	10/01/2023	321.72	.00	321.72	10/05/2023
		MSP-30504	EMMG	11	10/01/2023	14.60	.00	14.60	10/05/2023
		MSP-30504	FAMILY FESTIVAL	12	10/01/2023	14.60	.00	14.60	10/05/2023
		MSP-30504	SW ALLOCATION	13	10/01/2023	89.36	.00	89.36	10/05/2023
Total 18068:						5,055.87	.00	5,055.87	
18103	VISA	OCB-092723	SCHUENKE	1	09/27/2023	43.98	.00	43.98	10/05/2023
		OCB-092723	LARSON	2	09/27/2023	745.39	.00	745.39	10/05/2023
		OCB-092723	D WALLACE	3	09/27/2023	283.52	.00	283.52	10/05/2023
		OCB-092723	CHAPIN	4	09/27/2023	245.99	.00	245.99	10/05/2023
		OCB-092723	DENNIS	5	09/27/2023	1,975.74	.00	1,975.74	10/05/2023
		OCB-092723	IGL	6	09/27/2023	3.49	.00	3.49	10/05/2023
		OCB-092723	MILLER	7	09/27/2023	2,193.10	.00	2,193.10	10/05/2023
		OCB-092723	BREMER	8	09/27/2023	2,585.52	.00	2,585.52	10/05/2023
		OCB-092723	MAURER	9	09/27/2023	54.75	.00	54.75	10/05/2023
		OCB-092723	SUETTINGER	10	09/27/2023	541.55	.00	541.55	10/05/2023
		OCB-092723	REIMER	11	09/27/2023	159.32	.00	159.32	10/05/2023
		OCB-092723	JOB	12	09/27/2023	4,295.96	.00	4,295.96	10/05/2023
		OCB-092723	ANDERSEN	13	09/27/2023	2,135.95	.00	2,135.95	10/05/2023
		OCB-092723	JACOBSEN	14	09/27/2023	139.86	.00	139.86	10/05/2023
		OCB-092723	COX	15	09/27/2023	3,565.62	.00	3,565.62	10/05/2023
		OCB-092723	ANDERSON	16	09/27/2023	2,191.55	.00	2,191.55	10/05/2023
		OCB-092723	LAWRENCE	17	09/27/2023	4.85	.00	4.85	10/05/2023
		OCB-092723	MARKHAM	18	09/27/2023	141.59	.00	141.59	10/05/2023

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
		OCB-092723	ORLOFF	19	09/27/2023	851.60	.00	851.60	10/05/2023
		OCB-092723	HENDRICKSON	20	09/27/2023	32.00	.00	32.00	10/05/2023
		OCB-092723	JACOBS	21	09/27/2023	113.92	.00	113.92	10/05/2023
		OCB-092723	KENT	22	09/27/2023	122.51	.00	122.51	10/05/2023
		OCB-092723	SEYMOUR	23	09/27/2023	334.61	.00	334.61	10/05/2023
		OCB-092723	JOHNSON	24	09/27/2023	82.92	.00	82.92	10/05/2023
Total 18103:						22,845.29	.00	22,845.29	
18112	BADGERLAND COMPLIA	2500069	PRE EMPLOYMENT DRU	1	10/02/2023	80.00	.00	80.00	10/05/2023
Total 18112:						80.00	.00	80.00	
18144	ELAN FINANCIAL SERVIC	MSB091923	ENGLER	1	09/19/2023	60.50	.00	60.50	09/27/2023
		MSB091923	COX	2	09/19/2023	119.99	.00	119.99	09/27/2023
		MSB091923	J REITER	3	09/19/2023	673.65	.00	673.65	09/27/2023
Total 18144:						854.14	.00	854.14	
18164	REVELATION PR, ADVER	1421	COMMUNICATIONS AND	1	10/02/2023	1,006.39	.00	1,006.39	10/05/2023
Total 18164:						1,006.39	.00	1,006.39	
18175	BUCKY'S DUMPSTERS &	95067	PORTABLE RESTROOMS	1	09/22/2023	150.00	.00	150.00	10/05/2023
		95068	PORTABLE RESTROOMS	1	09/22/2023	150.00	.00	150.00	10/05/2023
		95069	PORTABLE RESTROOMS	1	09/22/2023	150.00	.00	150.00	10/05/2023
		95070	PORTABLE RESTROOMS	1	09/22/2023	150.00	.00	150.00	10/05/2023
		95071	PORTABLE RESTROOMS	1	09/22/2023	150.00	.00	150.00	10/05/2023
Total 18175:						750.00	.00	750.00	
18255	SHEEPDOG GUARDIAN	1789	K9 TRAINING	1	09/13/2023	225.00	.00	225.00	10/05/2023
Total 18255:						225.00	.00	225.00	
18264	MADISON SHEET METAL	23-1125	RIFLE RACK STAND	1	09/21/2023	491.00	.00	491.00	10/05/2023
Total 18264:						491.00	.00	491.00	
18265	WHITE, SHARON	091623	PARKING PAYMENT REF	1	09/16/2023	15.00	.00	15.00	10/05/2023
Total 18265:						15.00	.00	15.00	
18266	NAVIANT	00148316	ONBASE SUBSCRIPTION	1	09/20/2023	9,746.75	.00	9,746.75	10/05/2023
Total 18266:						9,746.75	.00	9,746.75	
18267	INDIGENOUS SOLIDARIT	092623	COMMUNITY GRANT	1	09/26/2023	1,055.00	.00	1,055.00	09/27/2023
Total 18267:						1,055.00	.00	1,055.00	
18268	FIRST WEBER TRUST	092723	5810 MILWAUKEE STREE	1	09/27/2023	5,000.00	.00	5,000.00	09/27/2023
Total 18268:						5,000.00	.00	5,000.00	
18269	DRAPER, BLAKE	BD091623	TEXTBOOK ACCESS REI	1	09/16/2023	264.75	.00	264.75	10/05/2023

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 18269:						264.75	.00	264.75	
18270	ECONOPRINT INC	939099	PIM REDEVELOPMENT D	1	09/22/2023	1,129.17	.00	1,129.17	10/05/2023
Total 18270:						1,129.17	.00	1,129.17	
18271	BENNETHUM, STEVE & T	09292023	LANDSCAPE REPAIRS	1	09/29/2023	527.77	.00	527.77	10/05/2023
Total 18271:						527.77	.00	527.77	
18272	CRC RENTAL PROPERTI	09292023	2024 EXCHANGE STREE	1	09/29/2023	840.00	.00	840.00	10/05/2023
Total 18272:						840.00	.00	840.00	
18273	ROBERT L. & MONICA R.	09292023	2024 EXCHANGE STREE	1	09/29/2023	1,650.00	.00	1,650.00	10/05/2023
Total 18273:						1,650.00	.00	1,650.00	
18274	TISUE, KORRENA	09292023	2024 EXCHANGE STREE	1	09/29/2023	840.00	.00	840.00	10/05/2023
Total 18274:						840.00	.00	840.00	
18275	DEADMAN, CHARLES & J	09292023	2024 EXCHANGE STREE	1	09/29/2023	1,000.00	.00	1,000.00	10/05/2023
Total 18275:						1,000.00	.00	1,000.00	
18276	KLABAK, JESSICA	09292023	2024 EXCHANGE STREE	1	09/29/2023	840.00	.00	840.00	10/05/2023
Total 18276:						840.00	.00	840.00	
18277	ROBERT W. BAIRD CO.	PF-23008043	GRANT WRITING REPOR	1	10/02/2023	5,000.00	.00	5,000.00	10/05/2023
Total 18277:						5,000.00	.00	5,000.00	
18278	BADGER TERMINAL LLC	100323	REFUND CREDIT BALAN	1	10/03/2023	323.30	.00	323.30	10/05/2023
Total 18278:						323.30	.00	323.30	
Grand Totals:						382,560.36	.00	382,560.36	

Report Criteria:

Detail report type printed

Pay Period Date	Journal Code	Check Issue Date	Payee	Payee ID	Amount
09/23/2023	PC	09/29/2023	TURNER, REESE	405	467.17
09/23/2023	PC	09/29/2023	BELL, JESSE	512	824.58
09/23/2023	CDPT	09/29/2023	FIRE FIGHTERS LOCAL 31	8	198.36

PAYROLL RELATED \$1,490.11

LIMITED LICENSE AGREEMENT

Between the Village of McFarland and Stephen and Tiffany Bennethum

This Agreement is entered into effective as of the last date of signature below, by and between the Village of McFarland, Wisconsin, a municipal corporation, (hereafter referred to as “the Village”) and Stephan and Tiffany Bennethum (“Bennethum”), residing at 5702 Main Street, McFarland, Wisconsin.

WHEREAS, Bennethum owns the property located at 5702 Main Street in the Village of McFarland (the “Property”); and

WHEREAS, Bennethum previously installed, and continue to maintain a fence and other landscaping improvements (“Improvements”) within the public right-of-way of Broadhead Street adjacent to the Property; and

WHEREAS, Bennethum has submitted a claim for reimbursement of costs associated with damage to their Improvements from a watermain break that occurred within the public right-of-way on July 28, 2023, including damage to Improvements located within the public right-of-way; and

WHEREAS, the Village is willing to pay \$527.77 in full settlement of the claim for repair costs associated with the water main break on July 28, 2023, and to grant Bennethum a limited license to continue to use a portion of the Broadhead Street right-of-way for such purposes associated with the fence and landscaping on the terms and conditions contained herein.

NOW, THEREFORE, in consideration of the mutual promises and obligations contained herein, and other valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the parties agree as follows:

1. Grant of License. The Village hereby grants to Bennethum a limited license to occupy and use that portion of the public right-of-way of Broadhead Street as depicted in Exhibit A and labeled as “Licensed Area” for the purpose of maintaining the fence and landscaping currently located in that right-of-way as of August 22, 2023.

2. Compliance with Laws. Bennethum shall not, directly or indirectly, cause any additional improvements or excavation to be made within the public right-of-way on or after the date of this Agreement.

3. Maintenance of Improvements. Bennethum shall be solely responsible for all necessary maintenance and repair of the existing Improvements and shall keep them in a neat and attractive condition at all times. Bennethum may remove the Improvements at any time and upon such removal shall restore the area to a condition comparable to the adjacent right-of-way areas.

4. Indemnification. Bennethum shall indemnify and hold the Village harmless from and against any and all liability and damages arising from Bennethum's use of the Licensed Area as authorized by this Agreement. The term "liability" shall include all claims, suits, actions, costs, penalties, fines, forfeitures, remedial action or abatement expenses, attorney fees, litigation expenses, damages, judgments or decrees.

5. No Vested Rights. Bennethum acknowledges that this Agreement does not grant them any rights to, or interest in, the Licensed Area other than a limited license to maintain the existing fence and landscaping and use the Licensed Area in the manner provided, and subject to the terms, conditions and limitations contained, herein. The Village makes no warranty or representation that the Licensed Area is suitable for the purposes authorized hereby.

6. No Village Liability. Bennethum shall be solely responsible for the conduct of their activities within the Licensed Area and the protection of their Improvements within the Licensed Area and the Village shall have no liability therefor including, but not limited to, unintentional damage to or destruction of any Improvements arising from the Village's maintenance of the public rights-of-way. Bennethum acknowledges and agrees that neither the granting of this Limited License, the payment of all or any part of Bennethum's claim, or any other action taken by the Village in connection therewith shall be construed as an admission of liability on the part of the Village, by whom liability is expressly denied. All consideration given by the Village is intended only to compromise and settle a doubtful and disputed claim.

7. Assignment. The license granted by this Agreement is personal to Bennethum and none of the rights granted hereby may be assigned to any other person or entity without the prior written consent of the Village.

8. Removal of Improvements. The rights granted to Bennethum by this Agreement are subject and subordinate to the rights of the Village in the use of the public right-of-way of Broadhead Street. In the event the Village undertakes any public work within such right-of-way, Bennethum shall, on 10 days' notice from the Village, temporarily or permanently remove their Improvements to facilitate such work at their sole expense. In the event Bennethum fails to do so within the time allowed by the Village, Bennethum waives any and all claims they may have resulting from damage to, or destruction of, any such Improvements and agrees to reimburse the Village for any costs incurred for its removal of the Improvements or additional construction or other project costs resulting from the failure to remove them.

9. Termination. Bennethum acknowledges and agrees that, pursuant to §66.0425, Wis. Stats., the rights granted by this Agreement may be terminated on 10 days' notice from the Village. Bennethum further waives any and all right it may have to contest in any manner the validity of §66.0425, Wis. Stats. on any basis whatsoever.

10. Neutral Construction. The parties acknowledge that this Agreement is the product of negotiations between the parties and that, prior to the execution hereof, each party has had full and adequate opportunity to have this Agreement reviewed by, and to obtain the advice of, its own legal counsel with respect hereto. Nothing in this Agreement shall be construed more

strictly for or against either party because that party's attorney drafted this Agreement or any part hereof.

IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the last date of signature below.

VILLAGE OF McFARLAND

By: _____
Carolyn A Clow. (date)
Village President

Attest: _____
Cassandra Suettinger (date)
Village Clerk/Treasurer

Stephan and Tiffany Bennethum

By: Stephan Bennethum 9/29/23
Stephan Bennethum (date)

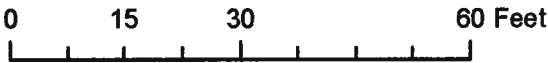
By: Tiffany Bennethum 9/29/23
Tiffany Bennethum (date)

Exhibit A: 5702 Main Street Licensed Area



August 22, 2023

Parcels



**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, October 10, 2023

SECTION: Business

DEPARTMENT: Administration

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Motion to approve Change Order #18 and #19 for the Public Safety Center project regarding final authorization for grouting, credit to remove micro-piles, and final credits to release allowances.

PREVIOUS ACTION:

Change Order #01 was approved by the Village Board at its meeting on March 14, 2022.

Change Order #02 was approved by the Village Board at its meeting on April 11, 2022.

Change Order #03 was approved by the Village Board at its meeting on May 10, 2022.

Change Order #04 was approved by the Village Board at its meeting on June 14, 2022.

Change Order #05 was approved by the Village Board at its meeting on September 13, 2022.

Change Order #06 was approved by the Village Board at its meeting on October 11, 2022.

Change Order #07 was approved by the Village Board at its meeting on November 10, 2022.

Change Order #08, #09, and #10 were approved by the Village Board at their meeting on December 13, 2022.

Change Order #11 was approved by the Village Board at their meeting on February 14, 2023.

Change Order #12 was approved by the Village Board at their meeting on March 14, 2023.

Change Order #13 was approved by the Village Board at their meeting on April 25, 2023.

Change Order #14 was approved by the Village Board at their meeting on May 23, 2023.

Change Order #15 was approved by the Village Board at their meeting on May 31, 2023.

Change Order #16 was approved by the Village Board at their meeting on July 11, 2023.

Change Order #17 was approved by the Village Administrator on July 20, 2023 and reported to the Village Board at its meeting on August 8, 2023.

**ISSUE SUMMARY:**

Please find enclosed Change Order #18 and #19 as the final work not otherwise already included in the contract.

Change Order #18

There was some additional grouting that was needed to finalize this work at the conclusion of that process. Also, test boring yielded improved results of the soil around the sink hole where the previously approved micro-piles were no longer needed which generated a credit. The total cost of this change order is \$24,872.

Change Order #19

There are a handful of final changes that are included with this and then the release of remaining allowances not used for the project. Allowances are created in the contract when you are not sure the final costs to complete the work and essentially put a placeholder in the contract to address when its timely. For the allowances needed, this work was not needed and these costs not incurred releasing them back to the Village as a credit. Additionally we are forgoing the handrail around the monument which also generated a credit. Final work proposed here was to change the material for the fire department connection (FDC), sound mitigation within the Fire Chief's office, and some final electrical coordination. The total cost of this change order is a credit back to the Village of \$113,790.

Total combined credit of these two change orders is a reduction in cost of \$88,918. It will be deducted from the next pay request.

FINANCIAL/BUDGET IMPACT:

Project funds and their utilization is accounted for within the adjoining monthly report. Costs are further outlined within the attachments.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

The Village Board reviewed Change Order #18 and #19 at its meeting on September 26th. The Board was supportive of moving both change orders forward. The item at that time was put forth for discussion only. This item is put forth for formal approval of Change Orders #18 and #19.

ATTACHMENTS:

1. 230908 AIA CO-018 JPC-BRAY Signed
2. 230908 AIA CO-019 JPC-BRAY Signed

REQUEST FOR QUOTATION

Project: McFarland Public Safety Center

5 September 2023

JPC PCO #: 111.06

Description: Proposal includes an additional \$122,908.00 of incurred costs related to the pressure grouting operation to stabilize the soil collapse per direction from the Village of McFarland. Additionally shown is the credit of **\$100,000.00** to remove the previously approved costs related to the potential micropile scope that was not directed to proceed. Credit total for the micropiles was determined from the approved total in PCO-111.03r3, included in AIA CO-015.

Proposals are to be held for 10 working days. Quote is no longer valid post deadline

Labor Rates valid through 05/31/23

Activity Description

SUBCONTRACTORS	Services	TOTAL
		\$0.00
Midwest Drilled Foundations	Micropiles (CREDIT)	(\$100,000.00)
ECI	Pressure Grouting	\$122,908.00
		\$0.00
	Subtotal	\$22,908.00
	Subcontractor OH&P @ 7.5%	\$1,718.10
	Subcontract Total	\$24,626.10
	Bond @ 1%	\$246.26
	TOTAL	\$24,872



JPC Proposed Change Order Log - All

Manager: Tayler Blake
Prepared By: Tayler Blake

6005 - McFarland Public Safety Center
Prepared on: 09/01/2023

PCO #	Keywords	Sender ID	Subject	Proposed Value	Proposed Days
PCO-148r1	CO-018	JPC	Monument Sign Handrail	\$ (3,584.00)	0
PCO-149	CO-018	OREQ	FDC Standpipe Material Change	\$ 2,233.00	0
PCO-150	CO-018	OREQ	RFI-190 Sound Mitigation in F114 Chief	\$ 1,410.00	0
PCO-152	CO-018	OREQ	Electrical Owner Requests	\$ 1,629.00	0
PCO-153	CO-018	JPC	Allowance Reconciliation	\$ (115,478.00)	0
Total Value of Quoted Items				\$ (113,790)	0

REQUEST FOR QUOTATION

Project: McFarland Public Safety Center

2 August 2023

JPC PCO #: 148r1

Description: CREDIT = Monument Steps handrail material pricing from December 2021 and base bid JPC labor for installation.

Proposals are to be held for 10 working days. Quote is no longer valid post deadline

Labor Rates valid through 05/31/24

Activity Description

JP Cullen & Sons Inc.

General Contractor Work	Units	Quantity	Base Rate	PT&I (25%)	Total Rate	TOTAL
Carpenter Foreman - CREDIT	HR	-8	\$82.58	\$13.77	\$96.35	(\$770.80)
Carpenter - CREDIT	HR	-8	\$62.91	\$9.77	\$72.68	(\$581.44)
Labor Subtotal						(\$1,352.24)
JP Cullen Labor Total						(\$1,352.24)

MATERIALS	Units	Quantity	Unit Price	Material	Tax (0%)	TOTAL
		0	\$ -	\$0.00	\$0.00	\$0.00
R&B Wagner 2021 Material - CREDIT	\$/LF	-36	\$ 62.00	(\$2,232.00)	\$0.00	(\$2,232.00)
		0	\$ -	\$0.00	\$0.00	\$0.00
Material Subtotal						(\$2,232.00)
Material Total						(\$2,232.00)

TOTAL (\$3,584)

REQUEST FOR QUOTATION

Project:	McFarland Public Safety Center	7 August 2023
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JPC PCO #: 149

Description: Cost proposal to change roughly 4' of visible FDC standpipe material from PVC to galvanized pipe per request.

Proposals are to be held for 10 working days. Quote is no longer valid post deadline

Labor Rates valid through 05/31/24

Activity Description

SUBCONTRACTORS	Services	TOTAL
		\$0.00
KMS Excavators	Replace visible PVC pipewith Galvanized pipe	\$2,057.00
		\$0.00
	Subtotal	\$2,057.00
	Subcontractor OH&P @ 7.5%	\$154.28
	Subcontract Total	\$2,211.28
	Bond @ 1%	\$22.11
	TOTAL	\$2,233

REQUEST FOR QUOTATION

Project:	McFarland Public Safety Center	15 August 2023
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JPC PCO #: 150

Description: Cost proposal to perform the work detailed in RFI-190 Sound Mitigation in F114 Chief.

Proposals are to be held for 10 working days. Quote is no longer valid post deadline

Labor Rates valid through 05/31/24

Activity Description

SUBCONTRACTORS	Services	TOTAL
		\$0.00
Southport	RFI-190 Scope	\$1,299.00
		\$0.00
	Subtotal	\$1,299.00
	Subcontractor OH&P @ 7.5%	\$97.43
	Subcontract Total	\$1,396.43
	Bond @ 1%	\$13.96
	TOTAL	\$1,410

REQUEST FOR QUOTATION

Project:	McFarland Public Safety Center	28 August 2023
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JPC PCO #: 152

Description: Per request, please see below for costs associated with the following (3) items:
15amp beaker for the Unimac Extractor, relocate panic button on West end of
App Bay for phone use, relocate data line on East end of App Bay.

Proposals are to be held for 10 working days. Quote is no longer valid post deadline

Labor Rates valid through 05/31/24

Activity Description		
SUBCONTRACTORS	Services	TOTAL
		\$0.00
Universal	Unimac breaker	\$436.00
Universal	Panic Button relocate	\$616.00
Universal	Data line relocate	\$448.00
		\$0.00
	Subtotal	\$1,500.00
	Subcontractor OH&P @ 7.5%	\$112.50
	Subcontract Total	\$1,612.50
	Bond @ 1%	\$16.13
	TOTAL	\$1,629

REQUEST FOR QUOTATION

Project:	McFarland Public Safety Center	1 September 2023
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JPC PCO #: 153

Description: Proposal is intended to show allowance reconciliation credits for funds not used during the project.

Proposals are to be held for 10 working days. Quote is no longer valid post deadline

Labor Rates valid through 05/31/24

Activity Description		
Allowance	Services	TOTAL
		\$0.00
Allowance - Panel Signage		(\$28,236.00)
Allowance - Alum Storefront Testing		(\$5,096.00)
Allowance - Alum Curtainwall Testing		(\$10,096.00)
Allowance - Alum Window Testing		(\$5,096.00)
Allowance - Electrical Utility		(\$46,954.00)
Allowance - Phone Utility		(\$5,000.00)
Allowance - Cable Utility		(\$5,000.00)
Allowance - Fiber Optic Utility		(\$10,000.00)
		\$0.00
	Subtotal	(\$115,478.00)
		TOTAL (\$115,478)

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, October 10, 2023

SECTION: Consent Agenda

DEPARTMENT: Administration

CONTACT:

AGENDA ITEM: Motion to approve a tower lease agreement between the Village and Cellco Partnership, D/B/A Verizon Wireless, for the water tower located at 4901 Burma Road.

PREVIOUS ACTION:

ISSUE SUMMARY:

Verizon is in the process of updating its equipment on the Burma Road water tower which required a lease amendment. The tower has now been painted and they will be replacing their equipment in the Spring. Terms included rent are updated to current market conditions.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended to approve a tower lease agreement between the Village of McFarland and Cellco Partnership, D/B/A Verizon Wireless, for the water tower located at 4901 Burma Road subject to final lease approval by the Village Attorney and structural review by the Public Works Director.

ATTACHMENTS:

1. Verizon Lease Agreement with Exhibits 9-21-23

TOWER LEASE AGREEMENT

This Lease Agreement (hereinafter referred to as "Agreement") is made and entered into the ____ day of _____ 2023, by and between the Village of McFarland, a Wisconsin municipal corporation, whose address is 5915 Milwaukee Street, McFarland, WI 53558 (hereinafter referred to as "Lessor"), and Cellco Partnership d/b/a Verizon Wireless, with an address at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (hereinafter referred to as "Lessee").

WHEREAS, Lessor owns a water tower (the "Tower") located on a parcel of land on Burma Road, in the Village of McFarland, in Dane County, State of Wisconsin (the "Site"); and,

WHEREAS, Lessee desires to occupy, and Lessor is willing to provide, attachment locations upon and in the Tower for Lessee's telecommunications operations.

NOW, THEREFORE, in consideration of the mutual promises, conditions, and other good and valuable consideration of the parties hereto, it is covenanted and agreed as follows:

1. Premises.

Lessor leases to the Lessee space on and within the Tower (hereinafter, the "Premises" described in Exhibit A attached hereto) together with a non-exclusive easement for reasonable access thereto and to the appropriate and mutual agreement of the parties' source of electric and telephone facilities.

2. Permits and Compliance.

Lessee shall use the Premises in compliance with all Federal, State, local laws and regulations, and shall obtain all permits, licenses and other governmental approvals required based on Lessee's use of the Premises, including, but not limited to, zoning approvals and permits. Lessee shall provide all notices required by any governmental agency, including, but not limited to, the Federal Communications Commission and the Federal Aviation Administration, based on Lessee's use of the Premises, including, but not limited to, the installation and operation of its telecommunications equipment. Lessee shall provide said notices directly to the applicable governmental agency, with a copy of the same to Lessor. Lessee shall indemnify, defend and hold harmless Lessor, including its elected officials, officers, employees, agents and representatives, from and against any and all claims, costs, losses, expenses, demands, actions or causes of action, including reasonable attorneys' fees and other costs and expenses of litigation, which may be asserted or incurred by Lessor or for which Lessor may be held liable, which arise from Lessee's failure to comply with its obligations under this paragraph. Lessee is solely responsible for all fines or penalties imposed for improper or illegal installation or operation of Lessee's Equipment. The Lessor agrees to provide reasonable cooperation and assistance to the Lessee in obtaining all governmental approvals required by the Lessee, with any expenses to be paid by the Lessee.

3. Commencement Date.

The Commencement Date is the date Lessee begins installation of Lessee's Equipment on the Premises, or February 1, 2024, whichever occurs first.

4. Term of Lease.

The term of this Agreement shall be for an initial period of five (5) years, commencing on the Commencement Date (the "Initial Term") with four (4) additional five (5) year renewal periods ("Renewal Term"), commencing on the successive day following the termination date of the Initial Term or of any subsequent Renewal Term. Each Renewal Term shall commence automatically without further action on the part of the Lessor or Lessee, unless the Lessee notifies Lessor in writing of its intention not to renew at least ninety (90) days prior to the commencement of the succeeding Renewal Term.

5. Use of Premises.

- (a) The Premises shall be used by the Lessee solely for the provision of communications purposes as described below in this paragraph, and which purposes include the installation of Equipment as depicted in Exhibit B.
- (b) The Lessee shall have the right to install, erect, remove, replace, maintain, upgrade and operate, at the Lessees' expense, a communications facility including, without limitation, equipment, antenna and antenna systems, fixtures and structures on the Premises (the "Equipment" or the "Lessee's Equipment") depicted in Exhibit B attached hereto. The Lessee will use the Premises in a manner which will not unreasonably disturb the occupancy of the Lessor or other tenants having rights on the tower or Property arising prior to the date of this Agreement.
- (c) Use of the Premises for other purposes shall not be permitted without the express written consent of the Lessor. Lessee shall not increase the number, weight, size or amount of Equipment from that depicted in Exhibit B without Lessor's prior written approval. Lessee shall pay for Lessor's engineering and plan review costs prior to any modification of Lessee's equipment at the Premises.
- (d) Lessee may install, at a location approved by Lessor, a buried fiber optic cable from the public right of way to the Tower. Lessor may require Lessee, at Lessee's sole expense, to relocate the fiber optic cable, in the event Lessor determines the relocation is necessary for any reason, including but not limited to the installation of utilities and repairs to the adjoining access road.

6. Equipment.

- (a) Lessee shall install the Equipment on the Premises as outlined in Exhibit B. Detailed drawings, installation details and construction drawings and plans shall be submitted to the Lessor for approval. The Lessor shall, within a reasonable time after submission, approve

the construction drawings or provide reasons for disapproval. The actual location and installation of all equipment and facilities shall be inspected by the Lessor for compliance with the approved plans and shall be approved in writing by the Lessor. Any plans for modifications or changes to Equipment located on the exterior surfaces of the Tower that are not outlined in Exhibit B, the detailed shop drawing or the above construction and installation plans shall be submitted for the Lessor's approval thirty (30) days prior to the anticipated installation date. All actual workmanship and material involved in the installation of additional Equipment shall be inspected for approval by the Lessor. Wherever the Lessor's approval is required under this Agreement, such approval shall not be unreasonably withheld, denied or delayed.

- (b) Lessee, at its own cost and expense, shall be responsible for maintenance of its Equipment on the Premises in accordance with all then applicable laws and regulations.
- (c) Lessee shall have the right, at its expense, upon thirty (30) days written notice and after receiving written approval from the Lessor, to erect, install, construct, alter, upgrade, replace, remodel, or remove any of Lessee's Equipment from or on the Premises, subject to Paragraph 5 (c) above. The Equipment shall remain the exclusive property of Lessee.
- (d) Lightning Protection. Grounding and lightning protection plans and installation shall be approved by the Lessor.
- (e) Lessee will obtain a performance bond within thirty (30) days following the commencement of this Agreement, in the amount of Twenty-Five Thousand Dollars (\$25,000.00) and naming Lessor as Obligee to ensure that Lessee's Equipment will be removed and the Premises restored to its original condition (normal wear and tear excepted) upon termination or expiration of this Agreement.
- (f) Within sixty (60) days of completion of installation of Lessee's Equipment, Lessee will provide to Lessor "as built" drawings of such equipment located on the Tower or on the ground within the Premises.
- (g) Review Costs. At the execution of this Agreement, Lessee shall pay Ten Thousand Dollars (\$10,000) to Lessor for Lessor's costs for inspections and review of the Lessee's initial plans and installation of its Equipment. For any future amendment or modification of Lessee's Equipment, Lessee shall pay to Lessor an advanced fee to review Lessee's proposed modifications and to cover Lessor's inspection costs and other professional services fees incurred by Lessor related to the Lessee's Equipment modifications. That future advanced fee must be reasonable in amount and the proposed fee submitted to Lessee shall include a breakdown of time and cost for the proposed work appropriate to the scope of work and changes Lessee proposes to its Equipment. If Lessee disagrees with Lessor's proposed advanced fee then the parties may submit the matter to an agreed upon third party to conduct Lessor's review, inspection and other professional services (the scope of which must be approved by Lessor) for the proposed Equipment change, the cost of which shall be paid for solely by Lessee.

- (h) Additional charges. In the event Lessor determines that it must drain and refill the Tower because of any work or installation of Equipment by Lessee on the Premises, Lessee shall pay to Lessor any costs directly attributable to Lessee's operations.

7. Rent.

- (a) The Lessee shall pay the Lessor rent in the amount of Three Thousand Two Hundred Dollars (\$3,200.00) per month for the first year of the Initial Term ("Rent"). At each and every annual anniversary of the Commencement Date, Rent for each year will be increased by 4% over the Rent in effect for the previous year. Rent will be paid in the amounts shown on Exhibit C.
- (b) Should the Lessee install any additional equipment beyond that originally agreed upon, as shown in Exhibit B, or should Lessee intend to modify the Equipment such that the Equipment is increased in size, amount, number, or weight, a modification of rent shall be negotiated between the Lessor and Lessee, prior to such installation, unless Lessor waives such requirement on a case-by-case basis.
- (c) All Rent shall be payable in advance for each calendar month on or before the first (1st) day of each calendar month of each year that this Agreement is in effect. Said Rent shall be payable to the Lessor at the address set forth in this Agreement for giving notice.
- (d) The first month's rent shall be paid on or before the Commencement Date, but should the condition arise, the Rent for the first partial month shall be prorated on a daily basis and shall be due and payable on or before the first day of the next calendar month, along with that month's full Rent.

8. Inspections.

Lessee may, at its sole cost and expense, prior to the Commencement Date, conduct such surveys, tests and inspections, as Lessee considers reasonably necessary or desirable in connection with the intended use of the Premises. Inspections of Lessee's installation as are required by the Lessor shall be performed by Lessor's contractors and at the Lessee's expense.

9. Access.

Lessee, Lessee's employees, agents, independent contractors and subcontractors, upon providing reasonable notice to Lessor, shall be allowed ingress, egress and access to the Premises and Lessee's Equipment, during normal business hours, for the sole purpose of erecting, installing, constructing, maintaining, repairing, replacing, upgrading, operating and removing the Equipment; provided, however, that Lessee shall be accompanied by an employee or agent of the Lessor. In the case of emergency Lessee shall call the Village Public Works Department at (608) 838-7287, or after hours at (608) 212-2625, and Lessor shall make an employee available to Lessee for access as soon as reasonably possible. For access during normal business hours, Lessee agrees to pay

Lessor for the cost of such accompanying employee or agent at the normal hourly rate. For access after normal business hours, Lessee agrees to pay Lessor for the cost of such accompanying employee or agent at the normal hourly overtime rate for such employee or agent with a minimum of two (2) hours pay billed per after hours access visit. Lessor shall invoice Lessee for the cost of the Village employees and Lessee shall pay such cost as part of the next Rent payment

10. Termination.

Except as otherwise provided herein, this Agreement may be terminated by one party upon thirty (30) days written notice to the other party as follows:

- (a) By either party, upon a default of any covenant or term hereof by the other party, which default is not cured within thirty (30) days of receipt of written notice of default to the other party.
- (b) By Lessee, if it is unable to obtain or maintain any license, permit, or other governmental approval necessary for the construction and/or operation of Lessee's Equipment.
- (c) By Lessor, if it determines that the Tower is structurally unsound for use as a water tower, including but not limited to consideration of age of the structure, damage or destruction of all or part of the Tower or any factor relating to the underlying condition of the Site.
- (d) By Lessor, if Lessee's use of the Tower or Site becomes illegal under any Federal, State or local law, rule or regulation.

Upon termination or expiration of the Agreement the Lessee shall have forty-five (45) days to remove all Equipment from the Premises. The Lessee shall surrender possession of the Premises to the Lessor, in good condition and repair, ordinary wear and tear excepted. Lessee shall remove all its Equipment placed on the Premises by Lessee during the term of the Agreement and shall be responsible for repairing or correcting any damage done to the Lessor's property or equipment, except for damages which would have occurred in the absence of Lessee's use of Lessor's property. Should the Lessee fail to completely remove its Equipment as described above within the above mentioned forty-five (45) day period, the Lessee shall continue to pay Rent at the rate in effect during the last month of the term, prorated for each day during which the Equipment has not been removed from the Premises. Whether or not any or all of Lessee's Equipment is in use or functioning shall not be considered a factor when determining the Lessee's rental obligations under this paragraph.

11. Interference.

- (a) The Lessee shall not knowingly do or permit any activity upon the Premises which shall cause interference with existing communications or other types of equipment presently in use on the Tower or the Premises, which includes equipment owned by Lessor, U.S. Cellular, and will include antennas to be installed by Alliant Energy related to its utility operations. Lessor shall give the Lessee ninety (90) days written notice where possible of any planned activities necessary by the Lessor for the proper maintenance or functioning

of the Tower likely to cause interference with the Equipment. Lessor will make every effort to conduct such activities with a minimum of interference with the Equipment or with Lessee's operations on the Premises, within a reasonable period of time. In the event that interference cannot be avoided, Lessor shall allow Lessee to either (i) temporarily relocate equipment to another location on Lessor's property or (ii) erect or install a temporary structure on Lessor's property to allow Lessee to continue its operations on the Premises, until such activities are completed or terminated.

- (b) The Lessee shall take all reasonable actions necessary to prevent, eliminate and/or properly remove any interference with broadcast activities of the Lessor or other lessees of the Lessor caused by the Lessee's use of the Premises in a reasonable period of time. The Lessor shall take all reasonable actions necessary to prevent, eliminate and promptly remove (or cause to be prevented, eliminated or removed) any unreasonable interference with communications activities caused by the Lessor or by Lessor's other tenants, invitees or agents, in a reasonable period of time. Lessee agrees that, at the execution of this Agreement, no present use of the Premises by Lessor and other current tenants interferes with Lessee's intended use of the Premises.

12. Insurance.

- (a) Lessee shall provide and maintain: (i) Comprehensive General Liability Insurance coverage, including premises/operations coverage, independent contractor's liability, completed operations coverage, contractual liability coverage, and Lessor will be held harmless for acts of outside vendors in a combined single limit of not less than Two Million Dollars (\$2,000,000) per occurrence, and Four Million Dollars (\$4,000,000) aggregate; (ii) workers compensation insurance as required by law; (iii) all perils casualty insurance with extended and replacement cost endorsements insuring its own facilities on the property at the full insurable value; and (iv) automobile liability insurance for all vehicles brought onto the property for any purpose by that party, its employees, or agents, with limits not less than Three Hundred Thousand Dollars (\$300,000.00) for bodily injury and property damage.
- (b) These requirements may be satisfied by securing policies of insurance, primary and excess, or by obtaining appropriate endorsement to an umbrella policy that Lessee maintains. Lessee shall name Lessor as an additional insured on all insurance policies, except for workers compensation insurance, required under this section and shall furnish certificates of insurance to Lessor upon request showing that such coverage is in effect.

13. Indemnification.

Lessee and Lessor shall mutually indemnify and hold one another, including its officers, employees, boards, commissions, representatives, and invitees, harmless from any and all claims, loss, costs, or expenses (including reasonable attorney's fees), whether personal injury or property damage, arising out of such party's acts or omissions under this Agreement, except to the extent such loss, cost, or expense is caused by the party's own negligence or intentional misconduct. The

obligations hereunder shall survive the termination of this Agreement, subject to any applicable statute of limitations.

14. Damage or Destruction.

- (a) If the Tower or property on which the operating cabinets are sited, or any other part of the Premises is damaged or destroyed by fire, winds, flood, lightning or other natural or manmade cause such that it cannot serve its purpose as a water tower, Lessor shall have the option, upon sixty (60) days prior written notice, to (i) repair or replace the above at its sole expense or (ii) terminate this Agreement effective on the date of such damage or destruction. In the event Lessor elects to terminate the Agreement, the Lessee shall have no further obligations hereunder. If Lessor elects to repair or replace the Premises, the Lessee's rental hereunder shall abate in proportion to the part of the Premises which is unusable by the Lessee in the conduct of business until such repair or replacement is completed. If the Lessor undertakes such repair or replacement but cannot complete the same within sixty (60) days after the damage occurred, the Lessee may terminate this Agreement upon written notice to the Lessor, effective sixty (60) days after the damage occurred, without any further obligations hereunder.
- (b) In the event of a catastrophic failure, destruction of the Tower or required maintenance of the Tower, the Lessee shall be permitted to erect temporary facilities on the Site at the Lessee's expense, at a location approved by Lessor. Lessee shall submit complete and detailed plans and specifications to the Lessor for the Lessor's written approval prior to erecting temporary facilities. Work shall not proceed without the written approval of the Lessor. All work and installation shall be inspected and approved by the Lessor

15. Condemnation.

- (a) If the whole or any substantial part of the property shall be taken by any public authority under the power of eminent domain so as to materially interfere with Lessee's use and occupancy, then, at the option of Lessee, this Agreement shall terminate upon written notice to Lessor, or Lessee may so choose that the Agreement shall terminate as to the part of the property so taken, and the Rent shall be reduced or abated in proportion to the actual reduction or abatement of use and/or operation of the Premises. If the Agreement is terminated solely as a result of condemnation any Rent paid in advance shall be refunded to Lessee within thirty (30) days of Lessee's written demand.
- (b) In the event of any condemnation, whether whole or partial, Lessor and Lessee shall be entitled to receive and retain, to the extent permitted by law, such separate award and portions of lump sum awards as may be allocated to their respective interests in any condemnation proceedings. Termination of this Agreement shall not affect the right of the parties to such awards.

16. Taxes and Utilities.

- (a) The Lessee shall pay and be responsible for all taxes directly attributable to its Equipment installed on the Premises.
- (b) The Lessee shall pay and be responsible for all utility services utilized by it on the Premises, at the applicable rate(s) for such services. Installation and location of utility lines shall be approved in writing by the utility service provider and Lessor prior to their installation.
- (c) Lessee will cause to be installed a separate meter for all electric utility services and all telephone services provided on the Premises for its use.

17. Environmental Representations.

- (a) Lessor represents that it is unaware of any circumstances existing that would place the property and Premises in violation of any applicable environmental laws. "Environmental Laws" shall mean any and all applicable Federal, State or local statutes, ordinances, bylaws, codes, rules, or regulations relating to or concerning any hazardous materials, toxic or dangerous waste, substance or material, including but not limited to the Resource Conservation and Recovery Act, as amended, and the Comprehensive Environmental Response, Compensation and Liability Act, as amended.
- (b) Lessor represents that, to the best of its knowledge, the Premises, including the easements and improvements thereon are free of hazardous materials, such as petroleum or petroleum products, asbestos, any substance known by the State of Wisconsin to cause cancer and/or reproductive toxicity, and/or any contaminants, PCB's, hazardous substances, chemicals or wastes identified as hazardous, toxic or dangerous in any applicable Federal, State or local environmental laws, regulations or administrative orders or other materials the removal of which is required or the maintenance of which is prohibited, regulated or penalized by any Federal, State or local government authority ("Hazardous Materials"). If Hazardous Materials are discovered to exist on the Premises through no fault of Lessee after Lessee takes possession of the Premises, this Agreement shall, at the option of the Lessee, terminate and be void and of no force and effect. Lessee shall be entitled to a refund of all the consideration given Lessor under this Agreement and shall have any other rights available to it at law and in equity.

18. Environmental Indemnification.

- (a) Lessor, its heirs, grantees, successors, and assigns shall indemnify, defend, reimburse and hold harmless Lessee from and against any and all environmental damages arising from the presence of Hazardous Materials upon, about or beneath the Premises or migrating to or from the Premises or arising in any manner whatsoever out of the violation of any Environmental Laws pertaining to the Premises and any activities thereon, which conditions exist or existed prior to or at the time of the execution of this Agreement or which may occur at any time in the future through no fault of Lessee. Lessor's indemnification obligations hereunder shall survive the termination of this Agreement, subject to any applicable statute of limitations.

- (b) Notwithstanding the obligation of Lessor to indemnify Lessee pursuant to this Agreement, Lessor shall, upon demand of Lessee and at Lessor's sole cost and expense, promptly take all actions to remediate the Premises which are required by any Federal, State or local governmental agency or political subdivision or which are reasonably necessary to mitigate environmental damages or to allow full economic use of the Premises, which remediation is necessitated from the presence upon, about or beneath the Premises of Hazardous Materials. Such actions shall include, but not be limited to, the investigation of the environmental condition of the Premises, the preparation of any feasibility studies, reports or remedial plans, and the performance of any cleanup, remediation, containment, operation, maintenance, monitoring or actions necessary to restore the Premises to the condition existing prior to the introduction of Hazardous Materials upon, about or beneath the Premises, notwithstanding any lesser standard of remediation allowable under applicable law or governmental policies.

19. Warranty of Title and Quiet Enjoyment.

- (a) The Lessor warrants that it has (i) full right, power, and authority to execute this Agreement; and (ii) good and unencumbered title to the Premises free and clear of any liens or mortgages. Lessee may obtain title insurance, at Lessee's sole expense, on its interest in the Premises. Lessor shall cooperate by executing documentation required by the title insurance company; and
- (b) Lessor covenants and agrees with Lessee that upon Lessee paying the Rent and observing and performing all the terms, covenants and conditions on Lessee's part to be observed and performed, Lessee may peacefully and quietly enjoy the Premises during the Initial Term, and any Renewal Term, of this Agreement.

20. Assignment and Subletting.

Without any approval or consent of the other party, this Agreement may be sold, assigned or transferred by either party to (i) any entity in which the party directly or indirectly holds an equity or similar interest; (ii) any entity which directly or indirectly holds an equity or similar interest in the party; or (iii) any entity directly or indirectly under common control with the party. Lessee may assign this Agreement to any entity which acquires all or substantially all of Lessee's assets in the market defined by the FCC in which the property is located by reason of a merger, acquisition or other business reorganization without approval or consent of Lessor. As to other parties, this Agreement may not be sold, assigned or transferred without the written consent of the other party, which such consent will not be unreasonably withheld, delayed or conditioned. No change of stock ownership, partnership interest or control of Lessee or transfer upon partnership or corporate dissolution of either party shall constitute an assignment hereunder.

21. Repairs and Painting.

- (a) Lessee shall not be required to make any repairs to the Premises or property unless such repairs shall be necessitated by reason of the default or neglect of Lessee. Upon expiration

or termination hereof, Lessee shall restore the Premises to the condition in which it existed upon execution hereof, reasonable wear and tear and loss by casualty or other causes beyond Lessee's control excepted.

- (b) Any and all reasonable additional costs incurred by the Lessor when painting or repairing the Tower that are directly related to the installation, maintenance or removal of the Lessee's Equipment shall be borne completely by the Lessee. Such additional costs may include, but are not limited to, such additional time, labor and material as are reasonably required to shield or relocate the Lessee's Equipment to protect it from sand blasting operations, additional time and material required to prepare and paint both the Lessee's mounting hardware and equipment and the areas of the Tower on which this hardware and equipment is mounted and attached.
- (c) The Lessor will notify Lessee at least one hundred eighty (180) days in advance of the date when the Tower is scheduled to be painted or repaired. The parties will cooperate to determine which of the following two options will be used to address the impact of the Equipment on the cost of painting or repairing the Tower.
 - (i) Shortly before the painting/ repair date, Lessee will place a temporary antenna array on a crane parked near the site. Lessee will then remove the Equipment from the Tower and the painting/repair will proceed as it normally does. Once the painting/repair is finished, Lessee will then re-attach the Equipment where it was and it will have them painted to match the newly painted/repainted Tower.
 - (ii) The painting/repair contractor will bid on the cost of painting/repairing the Tower without the Equipment. The contractor will then bid on the cost of painting/repairing the Tower with the Equipment left in place. The contractor will then proceed to paint/repair the Tower with the Equipment left in place and the Lessee will reimburse the Lessor for the difference between the two bids; provided that the Lessor supplies the Lessee with a detailed invoice for such expenses.
- (d) Any antennas and generator plug housing shall be painted by the Lessee. The Lessor shall provide the type and the requirements of paint to be used. All other painting shall be performed by Lessor's contractors.

22. Notices.

All notices, requests, demands and other communications required or permitted to be given hereunder shall be in writing and shall be deemed to have been given (a) upon personal delivery or (b) upon receipt after mailing by certified or registered first class mail, postage prepaid, return receipt requested, and addressed to the parties as follows:

If to the Lessee:

Cellco Partnership d/b/a Verizon Wireless
180 Washington Valley Road

Bedminster, NJ 07921
Attn: Network Real Estate

If to the Lessor:

Village of McFarland
5915 Milwaukee Street
P.O. Box 110
McFarland, WI 53558-0110
Attn: Village Administrator
Phone: (608) 838-3153

23. Waiver of Lessor's Lien.

- (a) Lessor waives any lien rights it may have concerning the Lessee's Equipment, all of which are deemed Lessee's personal property and not fixtures, and Lessee has the right to remove the same at any time without Lessor's consent.
- (b) Lessor acknowledges that Lessee has entered into a financing arrangement including promissory notes and financial and security agreements for the financing of the Lessee's Equipment ("Collateral") with a third-party financing entity (and may in the future enter into additional financing arrangements with other financing entities). In connection therewith, Lessor (i) consents to the installation of the Collateral; (ii) disclaims any interest in the Collateral, as fixtures or otherwise; and (iii) agrees that the Collateral shall be exempt from execution, foreclosure, sale, levy, attachment, or distress for any Rent due or to become due and that such Collateral may be removed at any time without recourse to legal proceedings.

24. Miscellaneous Provisions.

- (a) This Agreement constitutes the entire agreement and understanding of the parties with respect to any and all matters mentioned herein and supersedes any prior oral or written offers, agreements and negotiations.
- (b) This Agreement may be amended in writing only, signed by the parties in interest at the time of such amendment.
- (c) If any term of this Agreement is held to be void, invalid and unenforceable, such invalidity or unenforceability shall not be construed to affect any other provision of this Agreement, and the remaining provisions shall be enforceable in accordance with their terms.
- (d) This Agreement shall be governed by and construed in accordance with the Laws of the State of Wisconsin.

- (e) Non-exclusivity. The Lessor shall not be restricted to leasing only to the Lessee but may also lease antenna space (and appurtenances) and equipment building space to others.
- (f) The prevailing party in any litigation arising hereunder shall be entitled to its reasonable attorney fees and court costs including appeals, if any.

SIGNATURES ON FOLLOWING PAGE

LESSOR:

VILLAGE OF MCFARLAND

5915 Milwaukee Street
McFarland, WI 53558

By: _____

Printed: Carolyn Clow

Title: Village Board President

Date: _____

By: _____

Printed: Cassandra Suettinger

Title: Deputy Administrator/Clerk

Date: _____

LESSEE:

CELLCO PARTNERSHIP

d/b/a Verizon Wireless

By: _____

Printed: _____

Title: _____

Date: _____

EXHIBIT A

To the Tower Lease Agreement dated August 1, 2023, between the Village of McFarland, as Landlord, and Wisconsin Power and Light Company as Tenant.

Property:

Part of Lot 1, Dane County Certified Survey Map #16277.

Parcel No. 154/0610-033-0311-1

Tower:

96'-4" ft. tall pedosphere water tower located at 4901 Burma Rd, McFarland, WI

Lat: 43°00'36.73" N Long: 89°17'56.96" W

Premises: See attached site plans incorporated herein as Exhibit B for a depiction of the location of Lessee's Equipment on the Premises.

SEE ATTACHED

EXHIBIT B



**McFARLAND DT (FUZE # 2485321)
McFARLAND, WISCONSIN
CONSTRUCTION DRAWINGS
96' WATER TOWER**

SCOPE OF WORK

PROJECT DESCRIPTION
PROJECT TYPE: 96' WATER TOWER
EQUIPMENT: OUTDOOR CABINETS INSIDE TOWER BASE
GENERATOR: N/A

RF DESCRIPTION (VERIFY WITH RFDS)
PRO. ANTENNA C/L: 107' ABOVE T.O.C.
ANTENNAS:
(3) PRO. PANEL ANTENNA(S)
(3) PRO. AIR8449 ANTENNA(RADIO(S))
CABLES:
(3) PRO. HYBRID LINE(S)
EQUIPMENT:
(3) PRO. SURGE PROTECTOR(S)
(3) PRO. REMOTE RADIO UNIT(S)

STRUCTURAL

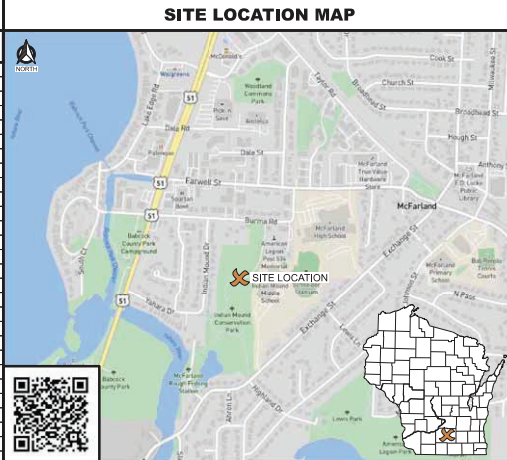
STRUCTURAL ANALYSIS:
EDGE CONSULTING ENGINEERS, INC.
REPORT #: 11368
DATED: 05/13/2022
CONCLUSION: PASS
MOUNT ANALYSIS:
EDGE CONSULTING ENGINEERS, INC.
REPORT #: 11368
DATED: 05/13/2022
CONCLUSION: PASS

CONTRACTOR TO REVIEW STRUCTURAL REPORT IN ITS ENTIRETY. ANY DISCREPANCIES OR DISAGREEMENTS BETWEEN THE REPORT AND THESE PLANS SHOULD BE RESOLVED PRIOR TO CONSTRUCTION.

SHEET INDEX

NO. SHEET TITLE

G-001	TITLE SHEET
G-002	GENERAL SPECIFICATIONS
G-003	GENERAL SPECIFICATIONS
T-3	SURVEY *
V2W C-101	SITE PLAN
V2W C-102	ENLARGED SITE PLAN
V2W C-103	TOWER BASE PLAN
V2W A-001	GROUND EQUIPMENT SPECIFICATIONS
V2W A-002	GROUND EQUIPMENT SPECIFICATIONS
V2W T-001	ANTENNA SPECIFICATIONS
V2W T-002	EQUIPMENT SPECIFICATIONS
V2W T-003	MOUNTING SPECIFICATIONS
V2W T-201	TOWER ELEVATION
V2W T-301	ANTENNA CONFIGURATION
V2W T-501	ANTENNA MOUNT AND INSTALLATION DETAILS
V2W T-002	RF SUMMARY
V2W T-003	RF SUMMARY
V2W T-504	CABLING DETAILS
V2W T-505	CABLE ROUTING
S-001	STRUCTURAL INSPECTION CHECKLIST
S-002	MODIFICATION INSPECTION CHECKLIST
S-101	RAIL MODIFICATION PLAN
S-001	RAIL MODIFICATION DETAILS
S-002	TOWER MODIFICATION DETAILS
V2W E-101	GROUNDING PLAN
V2W E-102	UTILITY PLAN
V2W E-102	DEMO UTILITY PLAN
V2W E-102	ENLARGED UTILITY PLAN
V2W E-501	GROUNDING DETAILS
V2W E-502	GROUNDING DETAILS
V2W E-503	UTILITY DETAILS
V2W E-504	UTILITY RACK DETAILS
V2W T-901	SITE PHOTOS
* RF-001	RADIO FREQUENCY REPORT
* RF-002	RADIO FREQUENCY REPORT
* COMPLETED BY OTHERS	



UTILITY INFORMATION

ELECTRIC SERVICE PROVIDER
ALLIANT ENERGY
CONTACT: DAN
PHONE: 608-689-5259
WORK ORDER #: REF. ADDRESS
FIBER SERVICE PROVIDER
VERIZON NETWORK ENGINEERING - WI (ONE FIBER)
2410 PACKERS AVE
MADISON, WI 53704
CONTACT: STEVE KLUCKER
PHONE: 608-400-7091
EMAIL: Steve.Klu@Verizon.com

TO OBTAIN LOCATION OF PARTICIPANTS
UNDERGROUND FACILITIES BEFORE YOU DIG
IN WISCONSIN, CALL DIGGERS HOTLINE
TOLL FREE: 1-800-242-4511
FAX A LOCATE: 1-800-343-6811
WI STATUTE 182.0175 (1974) REQUIRES MIN.
OF 3 WORK DAYS NOTICE BEFORE YOU
EXCAVATE



I HEREBY CERTIFY THAT THIS PLAN SET WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION OTHER THAN THE EXCEPTIONS
NOTED IN THE SHEET INDEX AND THAT I AM
A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF WISCONSIN.

DATE: 06-09-23



**TITLE SHEET
McFARLAND DT (FUZE #2485321)
McFARLAND, WISCONSIN**

NO.	DATE	DESCRIPTION
CV	12/08/22	REV. A
CV	04/25/23	FIBER ROUTE
CV	06/09/23	REV. D
CHECKED BY	PCM	
PLT DATE	6/8/2023	
PROJECT NUMBER	31368	
SHEET TYPE	FINAL	
SHEET NUMBER	G-001	

© EDGE CONSULTING ENGINEERS, INC.

THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS ARE INTERRELATED WHEN PERFORMING THE WORK. EACH CONTRACTOR MUST REFER TO ALL DRAWINGS. COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

SECTION 01700 - PROJECT CLOSEOUT

PART 1 - GENERAL

1. OBTAIN AND SUBMIT RELEASES ENABLING THE OWNER UNRESTRICTED USE OF THE WORK AND ACCESS TO SERVICES AND UTILITIES. INCLUDE OCCUPANCY PERMITS, OPERATING CERTIFICATES, AND SIMILAR RELEASES.
2. SUBMIT RECORD DRAWINGS, DAMAGE, OR SETTLEMENT SURVEY, PROPERTY SURVEY, AND SIMILAR FINAL RECORD INFORMATION.
3. COMPLETE FINAL CLEAN-UP REQUIREMENTS, INCLUDING TOUCH-UP PAINTING, TOUCH-UP AND OTHERWISE REPAIR AND RESTORED MARRED EXPOSED FINISHES.

PART 2 - FINAL CLEANING/PROJECT CLOSEOUT

1. COMPLETE THE FOLLOWING OPERATIONS BEFORE REQUESTING INSPECTION FOR CERTIFICATE OF COMPLETION:
 - A. CLEAN THE PROJECT SITE. YARD AND GROUNDS IN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, INCLUDING LANDSCAPE DEVELOPMENT, AREAS OF RUBBERSEAL, WASTE MATERIALS, LITTER AND FOREIGN SUBSTANCES. SWEEP PAVED AREAS BROOM CLEAN. REMOVE PETRO-CHEMICAL SPILLS, STAINS AND OTHER FOREIGN DEPOSITS. TAKE PRECAUTIONS THAT ARE NEITHER PLANNED NOR POWERED TO A SMOOTH, EVEN-TEXTURED SURFACE.
 - B. REMOVE TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, AND SURPLUS MATERIAL FROM THE SITE.
 - C. REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS TO THE SITE AND EQUIPMENT BUILDING.
 - D. CLEAN EXPOSED EXTERIOR AND INTERIOR HARD-SURFACE FINISHES TO A DIRT-FREE CONDITION. FREE OF STAINS, FILMS, AND SIMILAR FOREIGN SUBSTANCES. AVOID DISTURBING NATURAL WEATHERING OF EXTERIOR SURFACES.
 - E. REMOVE DEBRIS FROM LIMITED ACCESS SPACES, INCLUDING ROADS, EQUIPMENT BUILDING, MANHOLES AND SIMILAR SPACES.
 - F. REMOVE LABELS THAT ARE NOT PERMANENT LABELS.
 - G. TOUCH-UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES AND SURFACES. REPLACE FINISHES AND SURFACES THAT CAN NOT BE SATISFACTORILY BE REPAIRED OR SHOW EVIDENCE OF REPAIR OR RESTORATION. DO NOT POINT OVER "UL" AND SIMILAR LABELS, INCLUDING ELECTRICAL NAME PLATES.
 - H. LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY.
2. DUST OFF ALL EQUIPMENT, INCLUDING BATTERY PACKS, WITHIN EQUIPMENT BUILDING.
3. GENERAL CONTRACTOR TO CLEAN AND APPLY STAFF-ICE-WAX TO THE FLOORS ONCE FINAL SHELTER EQUIPMENT AND ACCESSORIES ARE COMPLETED.

2. REMOVAL OF PROTECTION

REMOVE TEMPORARY PROTECTION AND FACILITIES INSTALLED DURING CONSTRUCTION TO PROTECT PREVIOUSLY COMPLETED INSTALLATIONS DURING THE REMAINDER OF THE CONSTRUCTION PERIOD.

SECTION 02200 - EARTHWORK AND DRAINAGE

PART 1 - GENERAL

1. WORK INCLUDED - SEE SITE PLAN
2. DESCRIPTIONS
- ACCESS DRIVE WITH TURN-AROUND AREA, LEASE AREA, AND, IF APPLICABLE, UNDERGROUND UTILITY EASEMENTS ARE TO BE CONSTRUCTED TO PROVIDE A WELL-DRAINED, EASILY MAINTAINED, EVEN SURFACE FOR MATERIAL AND EQUIPMENT DELIVERIES AND MAINTENANCE PERSONNEL ACCESS.

3. QUALITY ASSURANCE
- A. APPLY SOIL STERILIZER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS (AS NEEDED).
- B. APPLY AND MAINTAIN GRASS SEED AS RECOMMENDED BY THE SEED PRODUCER (AS NEEDED).
- C. PLACE AND MAINTAIN VEGETATION LANDSCAPING, IF INCLUDED WITHIN THE CONTRACT, AS RECOMMENDED BY NURSERY INDUSTRY STANDARDS.

4. SEQUENCING

- A. CONFIRM SURVEY STAKES AND SET ELEVATIONS STAKES PRIOR TO ANY CONSTRUCTION.
 - B. COMPLETELY GRUB THE ACCESS DRIVE WITH TURN-AROUND, UNDERGROUND UTILITY EASEMENTS (IF APPLICABLE), AND LEASE AREA PRIOR TO FOUNDATION CONSTRUCTION, PLACEMENT OF BACKFILL, AND SUB-BASE MATERIAL.
 - C. CONSTRUCT TEMPORARY CONSTRUCTION AREA AROUND ACCESS DRIVE.
 - D. BRING THE LEASE AREA AND ACCESS DRIVE WITH TURN-AROUND TO BASE COURSE ELEVATION PRIOR TO INSTALLING FOUNDATION.
 - E. APPLY SOIL STERILIZER PRIOR TO PLACING BASE MATERIALS SUCH THAT THE STERILIZER ONLY COMES IN CONTACT WITH PROPOSED GRAVEL SURFACES
 - F. GRADE, SEED, FERTILIZE, AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION INCLUDING UNDERGROUND UTILITY EASEMENTS IMMEDIATELY AFTER BRINGING LEASE AND ACCESS DRIVE WITH TURN-AROUND TO BASE COURSE ELEVATION, WATER TO ENSURE GROWTH.
 - G. REMOVE GRAVEL FROM TEMPORARY CONSTRUCTION ZONE TO AN AUTHORIZED AREA OR AS DIRECTED BY THE PROJECT MANAGER.
 - H. AFTER APPLICATIONS OF FINAL SURFACES, APPLY SOIL STERILIZER TO STONE SURFACES.
5. SUBMITTALS

- A. BEFORE CONSTRUCTION
- IF LANDSCAPING IS APPLICABLE TO THE CONTRACT, SUBMIT TWO (2) COPIES OF THE LANDSCAPE PLAN UNDER NURSERY LETTERHEAD. IF LANDSCAPE ALLOWANCE WAS INCLUDED IN THE CONTRACT, PROVIDE AN ITEMIZED LISTING OF PROPOSED COSTS ON NURSERY LETTERHEAD, REFER TO PLANS FOR LANDSCAPING REQUIREMENTS.
- G. PLACE FILL OR STONE IN SIX (6) INCH MAXIMUM LIFTS, AND COMPACT BEFORE PLACING NEXT LIFT.
- B. AFTER CONSTRUCTION
1. MANUFACTURER'S DESCRIPTION OF PRODUCT AND WARRANTY STATEMENT ON SOIL STERILIZED.
2. MANUFACTURER'S DESCRIPTION OF PRODUCT ON GRASS SEED AND FERTILIZER.
3. LANDSCAPING WARRANTY STATEMENT.

- A. WARRANTY**
- A. IN ADDITION TO THE WARRANTY ON ALL CONSTRUCTION COVERED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPAIR ALL DAMAGE AND RESTORE AREAS CLOSE TO ORIGINAL CONDITION AS POSSIBLE AT SITE AND SURROUNDINGS.**
- B. SOIL STERILIZATION APPLICATION TO GUARANTEE VEGETATION FREE ROAD AND SITE AREAS FOR ONE YEAR FROM DATE OF FINAL INSPECTION.**
- C. DISTURBED AREAS WILL REFLECT GROWTH OF NEW GRASS PRIOR TO FINAL INSPECTION.**
- D. LANDSCAPING, IF INCLUDED WITHIN THE SCOPE OF THE CONTRACT, WILL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL INSPECTION.**

SECTION 02200 - EARTHWORK AND DRAINAGE (CONTINUED)

PART 2 - PRODUCTS

- A. MATERIALS**
- A. SOIL STERILIZER SHALL BE AN EPA REGISTERED, PRE-EMERGENCE LIQUID:**
PHASAR CORPORATION
P.O. BOX 5123
DEARBORN, MI 48128
313.953.8000
- AMBUSH HERBICIDE**
EPA REGISTERED
- FRAMAR INDUSTRIAL PRODUCTS
1435 MORRIS AVENUE
LUNEN, NJ 07030
800.526.4924
- B. ROAD AND SITE MATERIALS SHALL CONFORM TO DOT SPECIFICATIONS (UNLESS OTHERWISE NOTED). ACCEPTABLE SELECT FILL SHALL BE IN ACCORDANCE WITH STATE DEPARTMENT OF HIGHWAY AND TRANSPORTATION STANDARD SPECIFICATIONS.**
- C. SOIL STABILIZED FABRIC SHALL BE MRA1F-500X.**

PART 3 - EXECUTION

1. PREPARATION
- A. CLEAR TREES, BRUSH AND DEBRIS FROM LEASE AREA. ACCESS DRIVE WITH TURN-AROUND, AND UNDERGROUND UTILITY EASEMENTS AS REQUIRED FOR CONSTRUCTION.
 - B. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION, GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX (6) INCHES BELOW GRADE.
 - C. UNLESS OTHERWISE INSTRUCTED BY SURVEYOR, TRANSPORT ALL REMOVED TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.
 - D. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, ROLL THE SOIL.
 - E. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE AREAS WITH A STABILIZED MAT PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL.
 - F. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, REMOVE SLOP SPOTS. PLACE SELECT FILL, AND COMPACT TO 95% MODIFIED PROCTOR.
2. INSTALLATION
- A. GRADE OR FILL THE LEASE AREA AND ACCESS DRIVE WITH TURN-AROUND AS REQUIRED IN ORDER THAT UPON DISTRIBUTION OF SPILLS RESULTING FROM EXCAVATIONS, THE RESULTING GRADE WILL CORRESPOND WITH SAE SUB-BASE COURSE. ELEVATIONS ARE TO BE CALCULATED FROM BENCHMARK, FINISHED GRADES, OR INDICATED SLOPES.
 - B. CLEAR EXCESS SPILLS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF PROJECT AREA UNLESS AUTHORIZED BY PROJECT MANAGER AND AGREED TO BY LANDOWNER.
 - C. BRING THE ACCESS DRIVE WITH TURN-AROUND TO BASE COURSE ELEVATION TO FACILITATE CONSTRUCTION AND OBSERVATION DURING CONSTRUCTION OF THE SITE.
 - D. AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.
 - E. THE CONTRACT SHALL INCLUDE GRADING, BANKING, AND DITCHING, UNLESS OTHERWISE NOTED.
 - F. WHEN IMPROVING AN EXISTING ACCESS DRIVE, GRADE THE EXISTING DRIVE TO REMOVE ANY ORGANIC MATTER AND SMOOTH THE SURFACE BEFORE PLACING FILL OR STONE.
 - H. THE TOP SURFACE COURSE SHALL EXCEED A MINIMUM OF ONE (1) FOOT BEYOND THE SITE PERIMETER, UNLESS OTHERWISE NOTED, AND SHALL COVER THE AREAS INDICATED.
 - I. NO SLOPES ARE TO BE GREATER THAN 3:1.
 - J. APPLY RIP-RAP TO THE SIDES OF DITCHES AND DRAINAGE SWALES WHERE INDICATED ON THE DRAWINGS.
 - K. RIP-RAP EROSION DITCH FOR 6" (FEET) IN ALL DIRECTIONS AT CULVERT OPENINGS, (WHEN APPLICABLE).
 - L. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIP-RAPPED.
 - M. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DRAIN WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SHELTER OR EQUIPMENT, IF DESIGNS OR ELEVATIONS ARE IN CONFLICT WITH THIS.

2025 RELEASE UNDER E.O. 14176

CONSULTANT:

 **Edge**
Consulting Engineers, Inc.

624 WATER STREET
PRATTEE DU SAC, WI 53578
(608) 644-1449 VOICE
608.644.1549 FAX
www.edgeconsulting.com

CLIENT:

verizon✓

CHICAGO SMSA LIMITED PARTNERSHIP
dba VERIZON WIRELESS
1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008

GENERAL SPECIFICATIONS
McFARLAND DT (FUZE #2485321)
McFARLAND, WISCONSIN

SUBMITTAL:	
NO.	DATE: DESCRIPTION:
CV	12/28/22 REV. A
CV	04/25/23 FIBER ROUTE
CV	06/08/23 REV. 0
CHECKED BY	PCM
PLOT DATE	6/8/2023
PROJECT NUMBER	31368
SET TYPE	FINAL
SHEET NUMBER	G-002

EDGE CONSULTING ENGINEERS, INC.

SECTION 02200 - EARTHWORK AND DRAINAGE (CONTINUED)

PART 2 - PRODUCTS (CONTINUED)

- ## DIVISION 16: UTILITY

SECTION 16050 - BASIC UTILITY MATERIALS AND METHODS

1. CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS PRIOR TO ORDERING THE UTILITY EQUIPMENT AND MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PROVIDING A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT/ENGINEER LISTING ANY DISCREPANCIES OR CONFLICTING INFORMATION.
2. UTILITY PLANS, DETAILS AND DIAGRAMS ARE DIAGRAMMATIC ONLY. VERIFY EXACT LOCATIONS, MOUNTING HEIGHTS OF UTILITY EQUIPMENT WITH OWNERS PRIOR TO INSTALLATION.
3. EACH CONDUIT OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH ANCHORING PULL BOX. THE TAG SHALL BE A 1" X 1" PLATE, THE TYPE OF TAGGING METHODS SHALL BE IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH CONSTRUCTION (29 CFR 1910.269).
4. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN GOOD WORKING CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER. CONTRACTOR SHALL PROVIDE FOR EACH CONDUIT, SWITCH BOX, AND THE TYPE OF TAGGING METHOD TO BE USED. CONTRACTOR SHALL PROVIDE MATERIALS TO BE LISTED "I" WHERE APPLICABLE. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING AGENCIES. CONTRACTOR SHALL PROVIDE ALL MATERIALS IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NBPB AND "UL" LISTED.
5. ALL CONDUIT SHALL HAVE A PULL ROD.
6. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE UTILITY "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND RESULTS.

PAINTING NOTES:

PAINING SPECIFICATIONS:

1. SURFACE PREPARATION (EXTERIOR & DRY INTERIOR):
 - A. ABRASIVE BLAST CLEAN ALL NEW STEEL COMPONENTS TO AN SSPG-SP3 "COMMERCIAL BLAST CLEANING" CONDITION PRIOR TO APPLICATION OF PRIMER COAT.
 - B. AFTER WELDING OR CUTTING, CLEAN ALL DAMAGED SURFACES IN ACCORDANCE WITH SSPG-SP3 "POWER TOOL CLEANING" CONDITION PRIOR TO APPLICATION OF PRIMER COAT.
2. COATING (EXTERIOR):
 - A. THE EXTERIOR PAINT REPAIR SYSTEM WILL BE ONE PRIME COAT OF TNEMC SERIES 66. ONE INTERMEDIATE COAT OF TNEMC SERIES 66. TWO TOPCOAT COATS OF TNEMC SERIES 1074/PV. PAINT THE EXTERIOR TO MATCH THE EXISTING TOPCOAT COLOR.
 - B. THE THREE-COAT SYSTEM WILL BE APPLIED AT 3.0 - 4.0 MILS PER COAT, TO A THICKNESS OF 9.0 - 12.0 MILS.
3. COATING (DRY INTERIOR):
 - A. THE DRY INTERIOR PAINT REPAIR SYSTEM WILL BE TWO COATS OF TNEMC SERIES 66. PAINT THE DRY INTERIOR TO MATCH THE EXISTING TOPCOAT COLOR.
 - B. THE TWO-COAT SYSTEM WILL BE APPLIED AT 3.0 - 4.0 MILS PER COAT, TO A THICKNESS OF 6.0 - 8.0 MILS.
4. SURFACE PREPARATION (WET INTERIOR):
 - A. CLEAN ALL DAMAGED SURFACES IN ACCORDANCE WITH SSPG-SP3 "POWER TOOL CLEANING" CONDITION PRIOR TO APPLICATION OF AQUATOPEX. BEFORE PERFORMING ANY DRY INTERIOR REPAIRS, ALL DAMAGED SURFACES MUST BE REMOVED.
 - B. THE WET INTERIOR REPAIRS USUALLY CAN BE COMPLETED FROM A POTABLE WATER SPECIFIC RACK WITH THE WATER LEVEL, AT MAXIMUM CAPACITY. COLLECT THE MAJORITY OF THE PAINTEWASTE IN A CONTAINER AND REMOVE.
 - C. THE VILLAGE WILL DRAIN A TANK OF WATER UPON COMPLETION OF THE WET INTERIOR REPAIRS. THE COST OF THE WATER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE TANK WILL NEED TO BE CHLORINATED PER AWWA C652.
5. COATING (WET INTERIOR):
 - A. THE WET INTERIOR PAINT REPAIR SYSTEM WILL BE TWO COATS OF AQUATOPEX (RAVENS LININGS). AQUATOPEX CAN BE APPLIED WITH WATER IN THE TANK.
 - B. THE TWO-COAT SYSTEM WILL BE APPLIED AT 4.0 - 6.0 MILS PER COAT, TO A THICKNESS OF 8.0 - 12.0 MILS.
6. FOLLOW ALL PAINT MANUFACTURERS' RECOMMENDATIONS WHEN APPLYING YOUR PRODUCTS.

THE ABOVE PAINTING SPECIFICATIONS WERE INCORPORATED INTO A PREVIOUS SET OF DRAWINGS. WE BELIEVE THESE PREVIOUS INSTRUCTIONS WERE BASED ON FEEDBACK FROM THE WATER TOWER OWNER. HOWEVER, IF CURRENT INSTRUCTIONS OR REQUIREMENTS DIFFER, PLEASE PROVIDE THESE TO EDGE CONSULTING AS PART OF THE DRAWING REVIEW PROCESS.

WATER TANKS BUILT PRIOR TO 1975 ARE MORE LIKELY TO HAVE LEAD BASED COATINGS.
ORIGINAL WATER TOWER DRAWINGS ARE DATED 1974

IT IS RECOMMENDED THAT THE CONTRACTOR SHOULD TEST FOR LEAD AND USE THE APPROPRIATE PPE WHEN WELDING, CUTTING OR GRINDING ON THIS TANK.

THIS SPACE INTENTIONALLY LEFT BLANK



CLIENT:

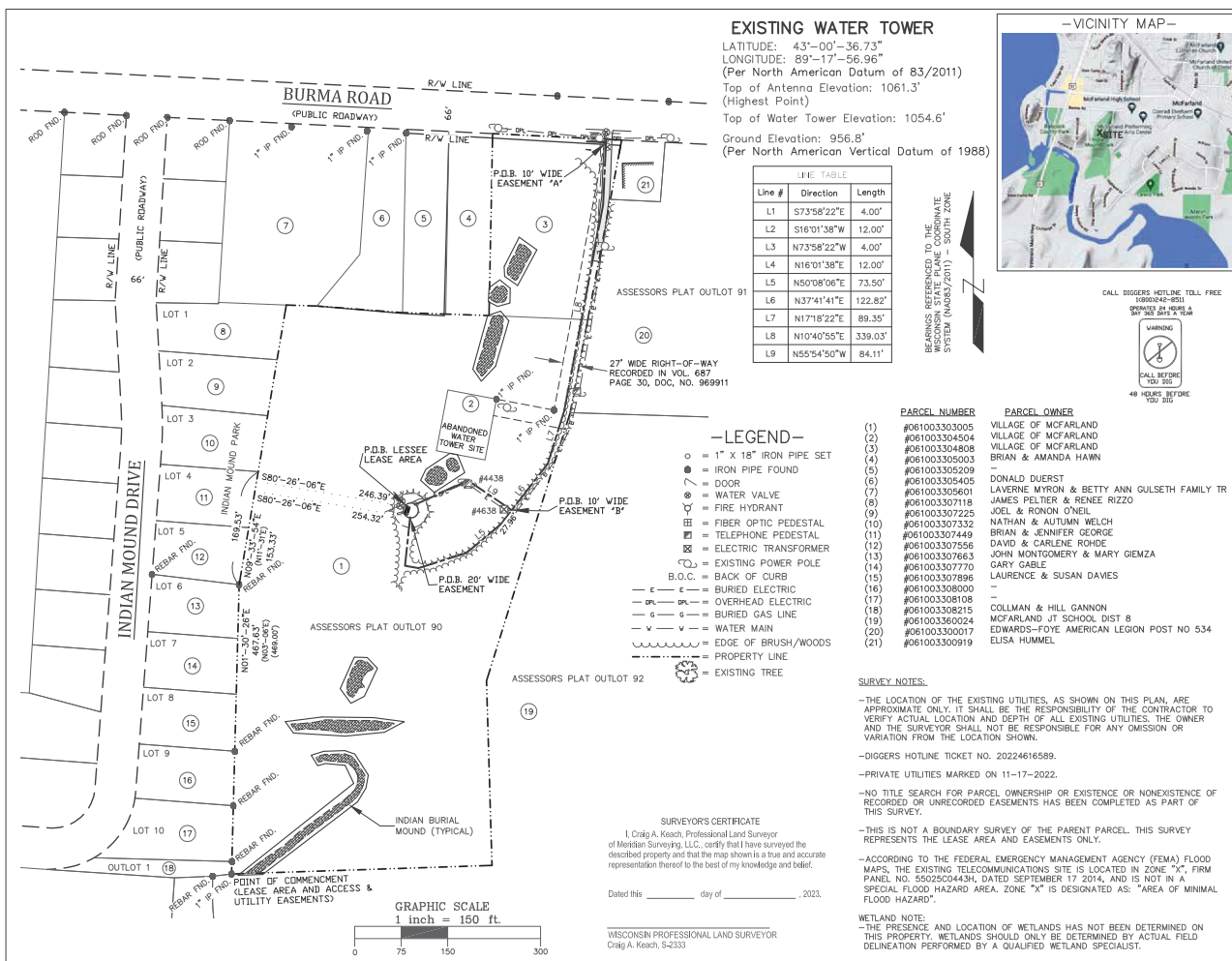


CHICAGO SMSA LIMITED PARTNERS
d/b/a VERIZON WIRELESS
1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOW, IL 60008

GENERAL SPECIFICATIONS
McFARLAND DT (FUZE #2485321)
McFARLAND, WISCONSIN

SUBMITTAL:	
INT.	DATE: DESCRIPTION:
CV	12/28/22 REV. A
CV	04/25/23 FIBER ROUTE
CV	06/06/23 REV. 0
CHECKED BY:	PCM
PLOT DATE	6/8/2023
PROJECT NUMBER	31368
SET TYPE	FINAL
SHEET NUMBER	G-003

EDGE CONSULTING ENGINEERS.



SURVEYED FOR:

Edge
Consulting Engineers, Inc.

524 Waukegan Road
Piquette du Soc. WI 53578
608.644.1448 voice
608.644.1549 fax
www.edgeconsult.com

SURVEYED FOR:

verizon

1515 WOODFIELD ROAD
SUITE 1400
SCHAUMBURG, IL 60173

MERIDIAN
SURVEYING, LLC

N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
MCFARLAND DT

SITE NUMBER:
498206

SITE ADDRESS:
4901 BURMA ROAD
MCFARLAND, WI 53558

PROPERTY OWNER:
VILLAGE OF MCFARLAND
5915 MILWAUKEE STREET
MCFARLAND, WI 53558

PARCEL NO.: 154/0610-033-0300-5

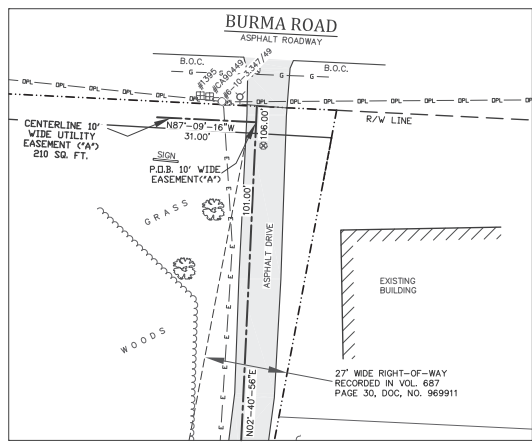
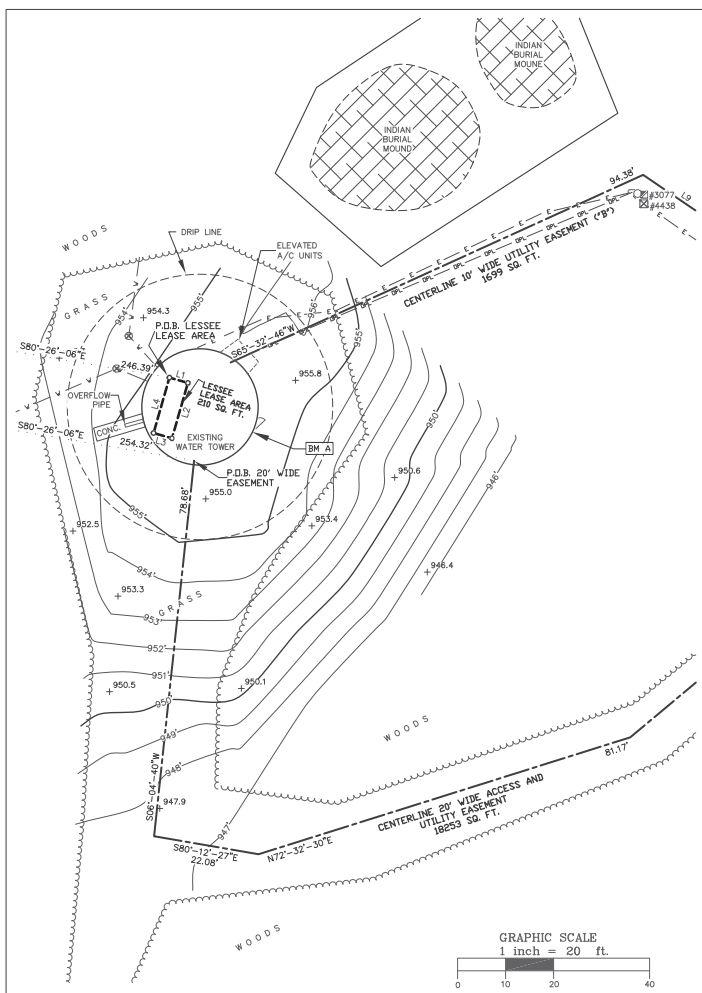
ZONED: CO, CONSERVANCY

DEED REFERENCE: V. 466, P. 580
DOC. NO. 1376515

LEASE EXHIBIT
FOR
VERIZON WIRELESS PERSONAL
COMMUNICATIONS LP a/b/a VERIZON WIRELESS
BEING A PART OF THE NE1/4 OF THE
SW1/4, SECTION 3, T.6N., R.10E.,
VILLAGE OF MCFARLAND, DANE COUNTY,
WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	6-5-23	Added Lease and Easement	KR
1	11-23-22	Preliminary Survey	JD

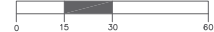
DRAWN BY:	J.D.	FIELD WORK DATE:	11-17-22
CHECKED BY:	C.A.K.	FIELD BOOK:	NB-142, PG. 1
JOB NO.:	14211	SHEET	1 OF 3



—LEGEND—

- = 1" X 18" IRON PIPE SET
- = IRON PIPE FOUND
- ⌋ = DOOR
- ⊕ = WATER VALVE
- ⦿ = FIRE HYDRANT
- ⊞ = FIBER OPTIC PEDESTAL
- ⊞ = TELEPHONE PEDESTAL
- ⊞ = ELECTRIC TRANSFORMER
- ⊞ = EXISTING POWER POLE
- B.O.C. = BACK OF CURB
- e — = BURIED ELECTRIC
- PL — = OVERHEAD ELECTRIC
- G — = BURIED GAS LINE
- W — = WATER MAIN
- — = EDGE OF BRUSH/WOODS
- - - = PROPERTY LINE
- ⊙ = EXISTING TREE

GRAPHIC SCALE
1 inch = 30 ft.



LINE TABLE		
Line #	Direction	Length
L1	S73°58'22"E	4.00'
L2	S16°01'38"W	12.00'
L3	N73°58'22"W	4.00'
L4	N16°01'38"E	12.00'
L5	N50°08'06"E	73.50'
L6	N37°41'41"E	122.82'
L7	N17°18'22"E	89.35'
L8	N10°40'55"E	339.03'
L9	N55°54'50"W	84.11'

BEARINGS REFERENCED TO THE
WISCONSIN STATE PLANE COORDINATE
SYSTEM (NAD83/2011) — SOUTH ZONE



SURVEYOR'S CERTIFICATE
I, Craig A. Keach, Professional Land Surveyor
of Meridian Surveying, LLC, certify that I have surveyed the
described property and that the map shown is a true and accurate
representation thereof to the best of my knowledge and belief.

Dated this _____ day of _____, 2023.

WISCONSIN PROFESSIONAL LAND SURVEYOR
Craig A. Keach, S-2333

BENCHMARK INFORMATION
SITE BENCHMARK: (BM A)
TOP OF FIRST BOLT SOUTH OF DOOR ON WATER TOWER
ELEVATION: 957.52'

SURVEYED FOR:

524 Waukegan Road
Piquette du Soc. WI 53578
608.644.1448 voice
608.644.1549 fax
www.edgeconsult.com

SURVEYED FOR:

1515 WOODFIELD ROAD
SUITE 1400
SCHAUMBURG, IL 60173

MERIDIAN
SURVEYING, LLC

N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
MCFARLAND DT

SITE NUMBER:
498206

SITE ADDRESS:
4901 BURMA ROAD
MCFARLAND, WI 53558

PROPERTY OWNER:
VILLAGE OF MCFARLAND
5915 MILWAUKEE STREET
MCFARLAND, WI 53558

PARCEL NO.: 154/0610-033-0300-5

ZONED: CO, CONSERVANCY

DEED REFERENCE: V. 466, P. 580
DOC. NO. 1376515

LEASE EXHIBIT
FOR
VERIZON WIRELESS PERSONAL
COMMUNICATIONS LP a/b/a VERIZON WIRELESS
BEING A PART OF THE NE1/4 OF THE
SW1/4, SECTION 3, T.6N., R.10E.,
VILLAGE OF MCFARLAND, DANE COUNTY,
WISCONSIN

2	6-5-23	Added Lease and Easement	KR
1	11-23-22	Preliminary Survey	JD
NO.	DATE	DESCRIPTION	BY
DRAWN BY:	J.D.	FIELD WORK DATE:	11-17-22
CHECKED BY:	C.A.K.	FIELD BOOK:	NB-142, PG. 1
JOB NO.:	14211	SHEET	2 OF 3

Being a part Outlot Ninety (90) of McFarland Assessor's Plat located in the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Three (3), Township Six (6) North, Range Ten (10) East, Village of McFarland, Dane County, Wisconsin containing 48 square feet of land and being described by:

CENTER LINE OF A TWENTY (20) FOOT WIDE ACCESS & UTILITY EASEMENT

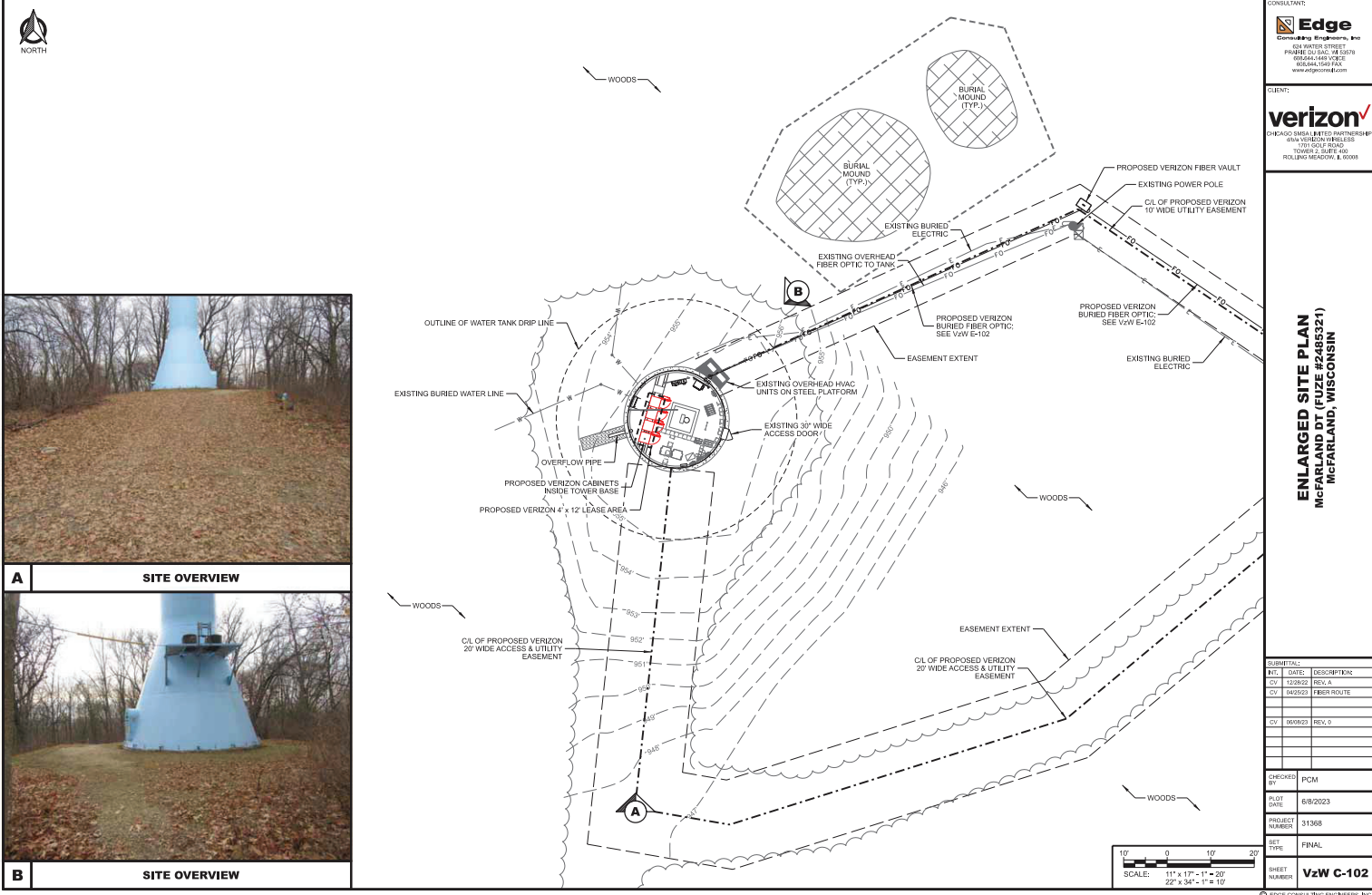
Commencing at an Iron Pipe located at the Southwest corner of Outlot 90 of said McFarland Assessment Plat; thence N03°-06'E 469.00 feet (Recorded as N03°-06'E 469.00 feet) along the West line of said Outlot 90 (also being the East line of Indian Mound Park Plat); thence N09°-33'-54"E (Recorded as N11°-31"E) 153.33 feet along the West line of said Outlot 90; thence S80°-26'-06"E 254.32 feet to the point of beginning; thence S00°-04'-40"W 78.68 feet; thence S80°-12'-22"E 22.08 feet; thence N72°-32'-30"E 81.17 feet; thence N50°-08'-06"E 73.50 feet; thence N37°-41'-41"E 122.82 feet; thence N17°-18'-22"E 89.35 feet; thence N10°-40'-55"E 339.03 feet; thence N02°-40'-56"E 106.00 feet to a point on the South right of way line of Burma Road. The side lot lines of said easement shall be shortened or lengthened to terminate on the South Right of Way line of Burma Road. Being subject to any and all easements and restrictions of record.

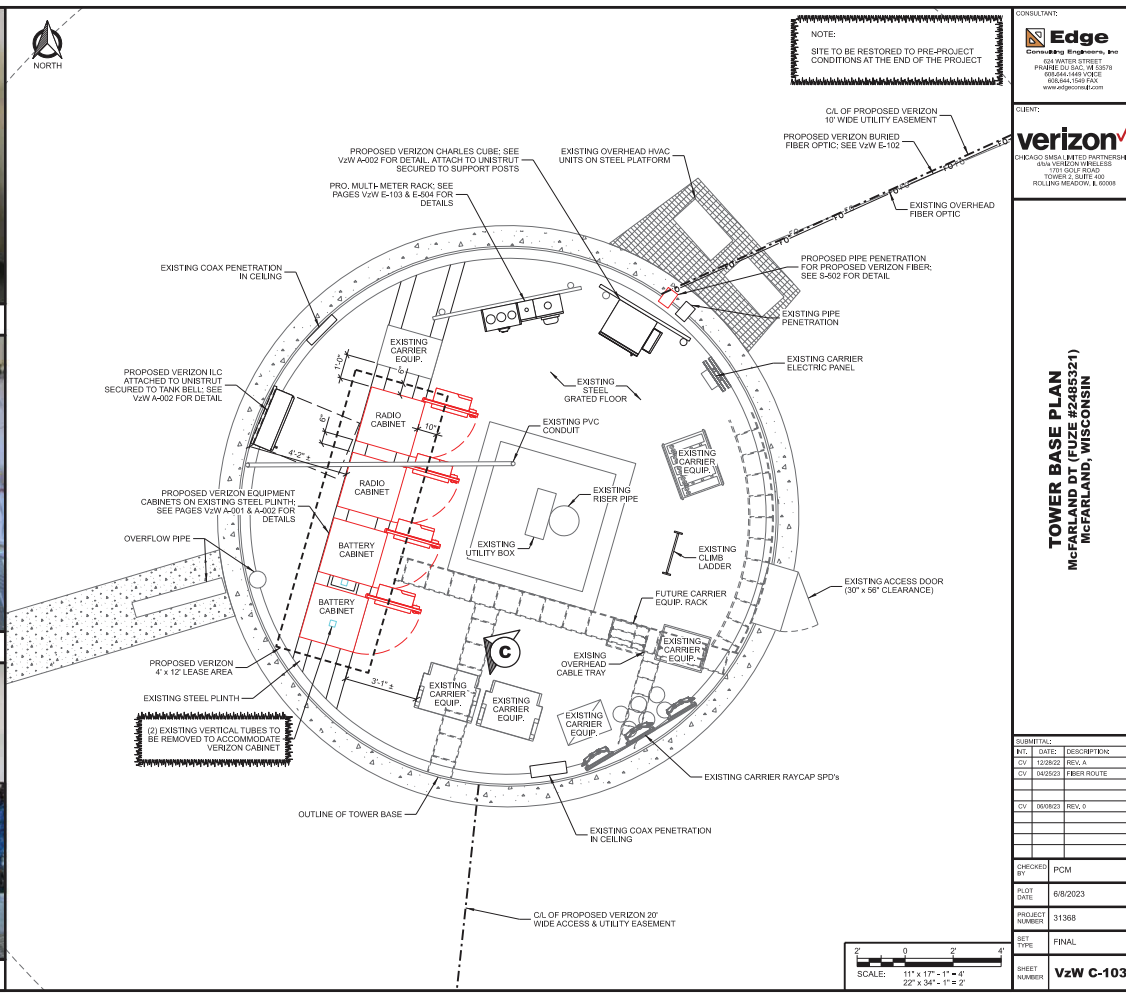
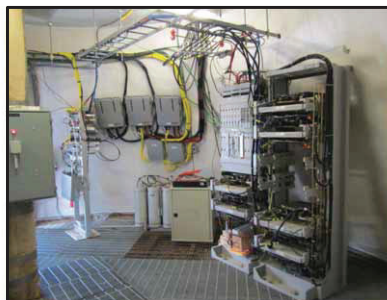
Being a part Outlot Ninety (90) of McFarland Assessor's Plat located in the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Three (3), Township Six (6) North, Range Ten (10) East, Village of McFarland, Dane County, Wisconsin containing 210 square feet of land and being Five (5) feet each side of and parallel to the following described line:

CENTER LINE OF A TEN (10) FOOT WIDE UTILITY EASEMENT "B"

Commencing at an Iron Pipe located at the Southwest corner of Outlot 90 of said McFarland Assessor's Plat; thence N01°-30'-26"E 467.63 feet (Recorded as N03°-06'-46.90 feet along the West line of said Outlot 90 (also being the East line of Indian Mound Park Plat); thence S09°-12°-54"E (Recorded as N11°-31"E) 153.33 feet along the Westerly line of said Outlot 90; thence S80°-26'-06"E 254.32 feet; thence S06°-04'-40"W 78.68 feet; thence S80°-12°-27"E 22.08 feet; thence N72°-32°-30"E 81.17 feet; thence S50°-08°-06"E 73.50 feet; thence N37°-41°-41"E 27.96 feet to the point of beginning; thence N55°-54°-50"W 84.11 feet; thence S65°-32°-46"W 94.38 feet to the point of termination.

Page 58 of 199



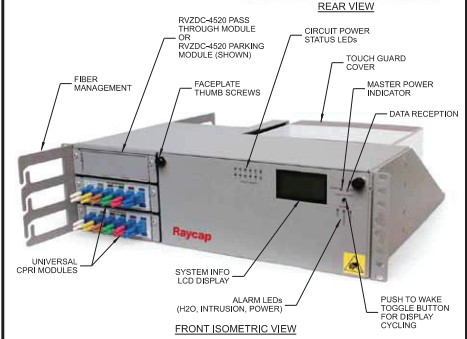


MANUFACTURER: COMMSCOPE
 MODEL: CMC-35
 DIMENSIONS: 67" x 26" x 28" (H x W x D) - FOOTPRINT
 WEIGHT: 500 LBS (AS SHIPPED)
 HEAT EXCHANGER THERMOSIPHON W/ VARIABLE SPEED 48V FANS



A EQUIPMENT CABINET

MANUFACTURER: RAYCAP
 MODEL: RCMDC-4520-RA-48
 DIMENSIONS: 1.18" x 18.32" x 15.89" (H x W x D)
 WEIGHT: 22.10 LBS
 RACK SPACE: 3RU
 RACK MOUNTED DISTRIBUTION SURGE PROTECTION FOR (12) RHH DC CIRCUITS.



B RACK MOUNTED SURGE PROTECTOR

THIS SPACE INTENTIONALLY LEFT BLANK

CONSULTANT:
Edge
 Consulting Engineers, Inc.
 624 WATER STREET
 FARMERSVILLE, IL 62529
 (618) 444-1445 VOICE
 (618) 444-1445 FAX
 www.edgecons.com

CLIENT:
verizon
 CHICAGO SMOA LIMITED PARTNERSHIP
 634 VICTORIA PARKWAY
 1001 SOLE ROAD
 TOWERS SURF 400
 ROLLING MEADOWS, IL 60008

GROUND EQUIPMENT SPECIFICATIONS
 McFARLAND DT (EUIZE #248521)
 McFARLAND, WISCONSIN

REVISION	DATE	DESCRIPTION
REV. A	12/28/22	REV. A
REV. B	04/25/23	FIBER ROUTE
REV. C	06/09/23	REV. C
REV. D		
REV. E		
REV. F		
REV. G		
REV. H		
REV. I		
REV. J		
REV. K		
REV. L		
REV. M		
REV. N		
REV. O		
REV. P		
REV. Q		
REV. R		
REV. S		
REV. T		
REV. U		
REV. V		
REV. W		
REV. X		
REV. Y		
REV. Z		

CHICAGO BY	PCM
PLT DATE	8/8/2023
PROJECT NUMBER	31368
REV. TYPE	FINAL
SHEET NUMBER	VzW A-001

MANUFACTURER: COMMSCOPE
 MODEL: CMC-35
 DIMENSIONS: 66" x 26" x 36" (H x W x D)
 WEIGHT: 275 LBS (EMPTY)
 FOUR 8RU BATTERY SHELVES
 COOLING: 2000-WATT AIR CONDITIONER, 6,000 BTU

Model 35B4-D3-A00D00-8B



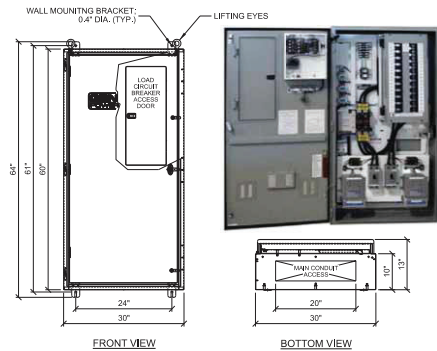
CMC-35 Cabinet Assembly with Air Conditioner

Orderable Code #	Description
35B4-D3-A00D00-8B	CMC-35 Cabinet Assembly with Air Conditioner, four battery shelves

Field Replacement Units (FRUs) and Accessories

Orderable Code#	Description
760242234	FRU, CMC-35 Equipment Back Panel
760242240	FRU, Solar Shield, CMC
760242247	AMK, H-frame/Wall Mount Kit, CMC
760242250	AMK, Pole Mount Kit, CMC
760242554	AMK, Plinth, 6" High, CMC

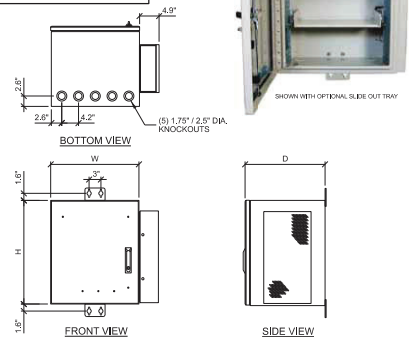
A BATTERY CABINET



ILC RATED AMPS	VOLTAGE	PHASE	ENCLOSURE HEIGHT	ENCLOSURE WIDTH	ENCLOSURE DEPTH	WEIGHT
200	120/240	1	60"	30"	10"	350 LBS
200	120/208	3	60"	30"	10"	350 LBS

B INTEGRATED LOAD CENTER (ILC)

MANUFACTURER: CHARLES INDUSTRIES
 MODEL: CUBE-RL1003
 DIMENSIONS: 20.5" x 22.1" x 20.0" (H x W x D)
 RACK SPACE: 14RU
 ACCESSORIES:
 POLE MOUNT KIT: 97-CABPMKIT
 H-FRAME HARDWARE KIT: 97-201971-A
 SLIDE OUT TRAY: 97-201991-A
 10" PLINTH KIT: 97-202127-A



C FIBER ENCLOSURE

CONSULTANT:
Edge
 Consulting Engineers, Inc.
 624 WATER STREET
 FARMERSVILLE, IL 62529
 618.644.4455 VOICE
 618.644.4455 FAX
 www.edgecorp.com

CLIENT:
verizon
 CHICAGO DMA LIMITED PARTNERSHIP
 624 WATER STREET
 FARMERSVILLE, IL 62529
 618.644.4455 VOICE
 618.644.4455 FAX
 www.verizon.com

GROUND EQUIPMENT SPECIFICATIONS McFarland DT (EUIZE #248521) McFarland, Wisconsin

REVISION	DATE	DESCRIPTION
01	12/28/22	REV. A
02	04/25/23	FIBER ROUTE
03	06/09/23	REV. B
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EDGE CONSULTING ENGINEERS, INC.

NHH-65C-R2B



6-port sector antenna, 2x 698–896 and 4x 1695–2360 MHz, 65° HPBW, 2x RET. Both high bands share the same electrical tilt.

- Interleaved dipole technology providing for attractive, low wind load mechanical package
- Internal SRT on low and high band allow remote RET control from the radio over the RF jumper cable
- Separate RS-485 RET input/output for low and high band
- One RET for low band and one RET for both high bands to ensure same tilt level for 4x Rx or 4x MIMO

Electrical Specifications

Frequency Band, MHz	698–896	806–896	1695–1880	1850–1990	1920–2200	2300–2360
Gain, dBi	16.0	16.1	17.3	17.7	18.3	18.2
Beamwidth, Horizontal, degrees	65	62	74	66	62	59
Beamwidth, Vertical, degrees	9.0	7.9	5.6	5.2	4.9	4.5
Beam Tilt, degrees	0–11	0–11	0–7	0–7	0–7	0–7
USLS (First Lobe), dB	21	18	19	20	22	18
Front-to-Back Ratio at 180°, dB	35	31	33	29	29	30
Isolation, dB	25	25	25	25	25	25
Isolation, Intersystem, dB	30	30	30	30	30	30
VSWR Return Loss, dB	1.5 14.8	1.5 14.8	1.5 14.8	1.5 14.8	1.5 14.8	1.5 14.8
PM, 3rd Order, 2 x 20 W, dBC	-153	-153	-153	-153	-153	-153
Input Power per Port, maximum, watts	400	400	350	350	350	300
Polarization	±45°	±45°	±45°	±45°	±45°	±45°
Impedance	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm

Electrical Specifications, BASTA*

Frequency Band, MHz	698–896	806–896	1695–1880	1850–1990	1920–2200	2300–2360
Gain by all Beam Tilts, average, dBi	15.8	15.9	16.9	17.5	18.0	17.9
Gain by all Beam Tilts Tolerance, dBi	±0.4	±0.4	±0.4	±0.3	±0.6	±0.4
Gain by Beam Tilt, average, dBi	0° 15.9 11° 15.3	0° 15.8 11° 15.7	0° 16.9 7° 16.9	0° 17.4 7° 17.4	0° 17.9 7° 18.0	0° 17.8 7° 17.9
Beamwidth, Horizontal Tolerance, degrees	±1.2	±1.6	±5.3	±3.4	±6	±3.1
Beamwidth, Vertical Tolerance, degrees	±0.6	±0.4	±0.3	±0.2	±0.2	±0.2
USLS, beampeak to 20° above beampeak, dB	15	14	17	16	17	15
Front-to-Back Total Power at 180° ± 30°, dB	26	24	28	25	25	24
CPR at Boresight, dB	18	26	20	25	20	17
CPR at Sector, dB	15	9	11	10	8	2

* CommScope® supports NGM recommendations on Base Station Antenna Standards (BASTA). To learn more about the benefits of BASTA, [download the whitepaper: Time to Raise the Bar on BASTA](#).

page 1 of 4
January 21, 2019

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COMMScope®

NHH-65C-R2B

Band: Multiband
Performance Note: Outdoor usage
Total Input Power, maximum: 500 W @ 50 °C

Mechanical Specifications

RF Connector Quantity, total	6
RF Connector Quantity, low band	2
RF Connector Quantity, high band	4
RF Connector Interface	7-16 DIN Female
Color	Light gray
Grounding Type	RF connector body grounded to reflector and mounting bracket
Radiator Material	Copper Low loss circuit board
Radome Material	Fiberglass, UV resistant
Reflector Material	Aluminum
RF Connector Location	Bottom
Wind Loading, frontal	393.0 N @ 150 km/h 68.3 lbf @ 150 km/h
Wind Loading, lateral	330.0 N @ 150 km/h 74.2 lbf @ 150 km/h
Wind Loading, maximum	757.0 N @ 150 km/h 170.2 lbf @ 150 km/h
Wind Speed, maximum	241 km/h 150 mph

Dimensions

Length	2438.0 mm 96.0 in
Width	301.0 mm 11.9 in
Depth	180.0 mm 7.1 in
Net Weight, without mounting kit	23.4 kg 51.6 lb

Remote Electrical Tilt (RET) Information

Input Voltage	10–30 Vdc
Internal Bias Tee	Port 1 Port 3
Internal RET	High band (1) Low band (1)
Power Consumption, idle state, maximum	2 W
Power Consumption, normal conditions, maximum	13 W
Protocol	3GPP/4G/5G Z.C (Single RET)
RET Interface	8-pin DIN Female 8-pin DIN Male
RET Interface, quantity	2 female 2 male

page 3 of 4
January 21, 2019

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COMMScope®

ANTENNA SPECIFICATIONS

CONSULTANTS
Edge
Consulting Engineers, Inc.
624 WATER STREET
P.O. BOX 14100
CHICAGO, IL 60614-0100
TEL: 773.399.1000
WWW.EDGECONS.COM

CLIENT
verizon
CHICAGO SMOA LIMITED PARTNERSHIP
624 GREEN WILLOWS
1001 SOLE ROAD
TOWERS 2, SUITE 400
ROLLING MEADOWS, IL 60008

ANTENNA SPECIFICATIONS
McFarland DT (EUIE #248521)
McFarland, Wisconsin

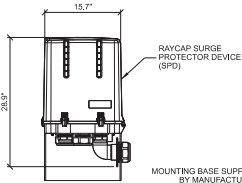
REVISION	DATE	DESCRIPTION
01	12/20/20	REV. A
02	04/20/21	FIBER ROUTE
03	06/09/23	REV. D
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EDGE CONSULTING ENGINEERS, INC.

MANUFACTURER: RAYCAP
MODEL: RC3DC-315-PF-48
DIMENSIONS: 28.0" x 15.7" x 10.3" (H x W x D)
WEIGHT: 32 LBS.

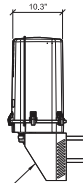


PLAN VIEW



FRONT VIEW

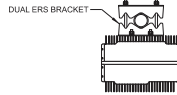
RAYCAP SURGE PROTECTOR DEVICE (SPD)
MOUNTING BASE SUPPLIED BY MANUFACTURER; CONTRACTOR TO MOUNT PER MANUFACTURER SPECIFICATIONS



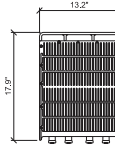
SIDE VIEW

A RAYCAP SURGE PROTECTOR DEVICE (SPD)

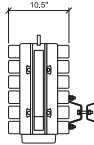
MANUFACTURER: ERICSSON
MODEL: RADIO 4449
DIMENSIONS: 17.0" x 13.2" x 10.5" (H x W x D)
WEIGHT: 70.5 LBS.



PLAN VIEW



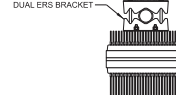
FRONT VIEW



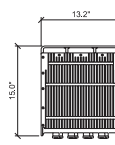
SIDE VIEW

B REMOTE RADIO UNIT (RRU)

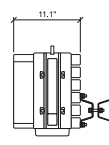
MANUFACTURER: ERICSSON
MODEL: RRU 8843
DIMENSIONS: 15.0" x 13.2" x 11.1" (H x W x D)
WEIGHT: 73 LBS.



PLAN VIEW



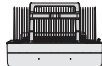
FRONT VIEW



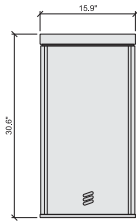
SIDE VIEW

C REMOTE RADIO UNIT (RRU)

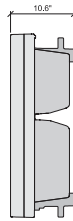
MANUFACTURER: ERICSSON
MODEL: AIR6449
DIMENSIONS: 30.6" x 15.9" x 10.6" (H x W x D)
WEIGHT: 82.7 LBS.



PLAN VIEW



FRONT VIEW



SIDE VIEW

D ERICSSON AIR6449

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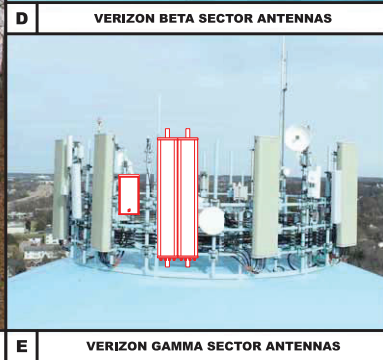
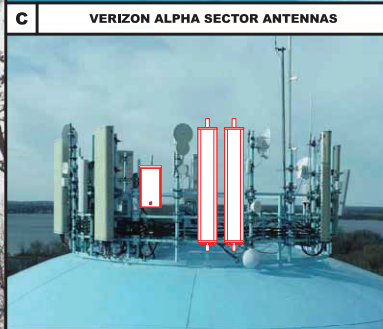
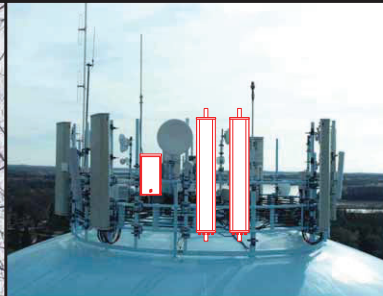
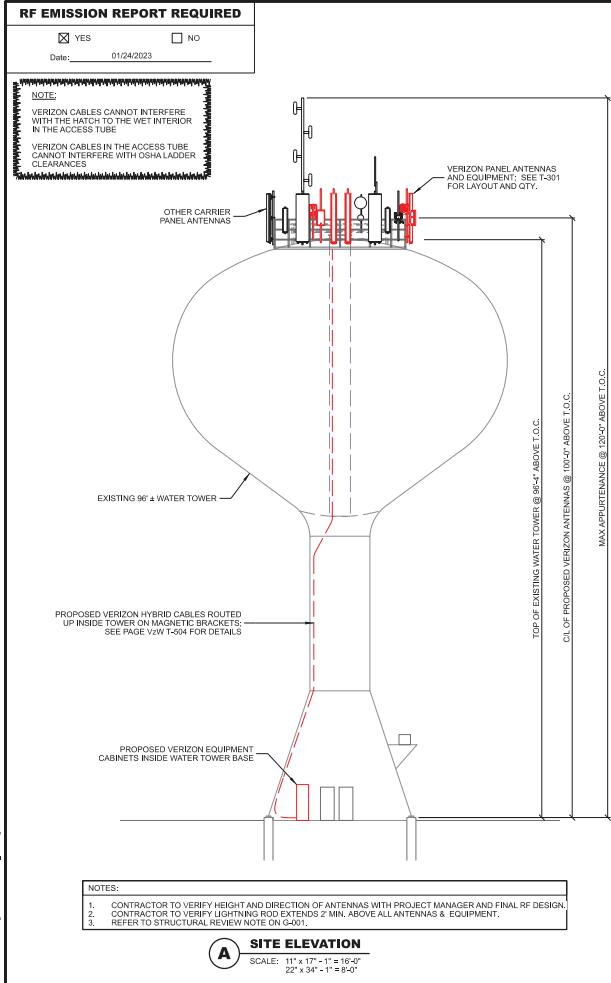
CONSULTANT:
Edge
Consulting Engineers, Inc.
634 WATER STREET
POMEROY, IN 46789
800.644.4455 VOICE
800.644.4455 FAX
www.edgecorp.com

CLIENT:
verizon
CHICAGO SMALL BUSINESS PARTNER
634 WATER STREET
POMEROY, IN 46789
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800.644.4455 FAX
www.verizon.com

EQUIPMENT SPECIFICATIONS
McFARLAND DT (EUIZE #248321)
McFARLAND, WISCONSIN

REVISION	DATE	DESCRIPTION
1	12/28/22	REV. A
2	04/25/23	FIBER ROUTE
3	06/09/23	REV. B
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CONSULTANT:
Edge
Consulting Engineers, Inc.
624 WATER STREET
POMEROY, IN 46786
PHONE: 317.461.1800
FAX: 317.461.1801
WWW.EDGECONS.COM

CLIENT:
verizon
CHICAGO DMA LIMITED PARTNERSHIP
624 WATER STREET
POMEROY, IN 46786
PHONE: 317.461.1800
FAX: 317.461.1801
WWW.EDGECONS.COM

TOWER ELEVATION
McFarland, WI (EUIZE #248521)
McFarland, Wisconsin

REVISION	DATE	DESCRIPTION
CV	12/28/22	REV. A
CV	01/25/23	FIBER ROUTE
CV	01/25/23	REV. B

CHICAGO DMA
PCM

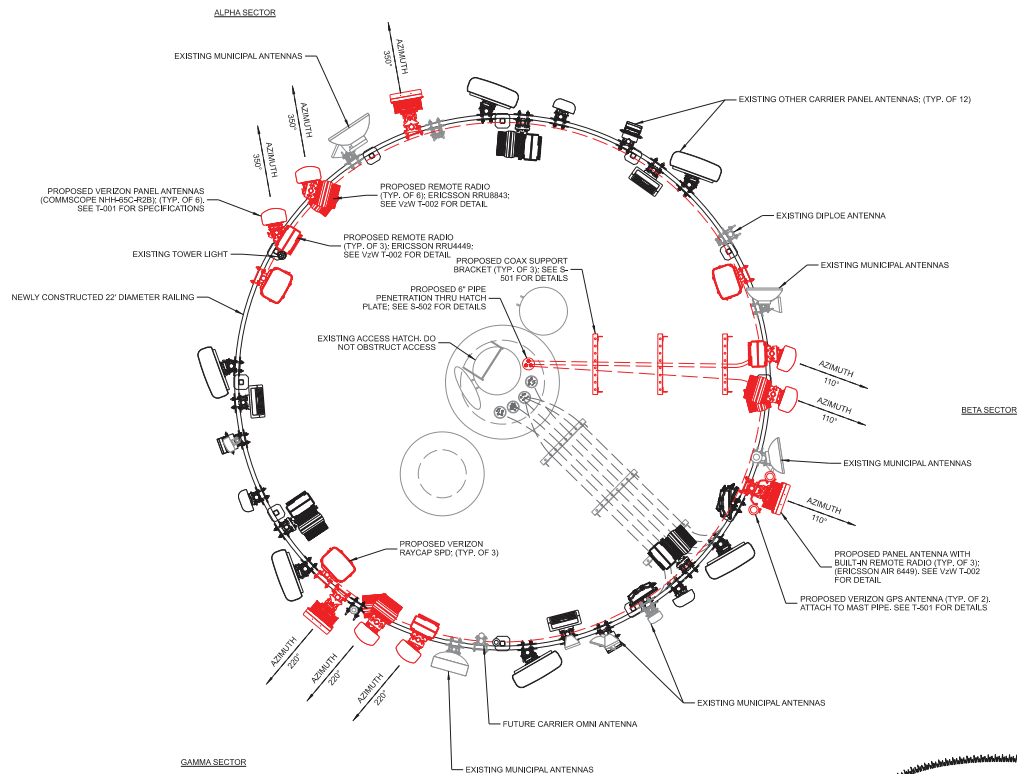
PLAT
DATE: 8/8/2023

PROJECT
NUMBER: 31368

SHEET
NUMBER: FINAL

SHEET
NUMBER: VZW T-201

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- NOTES:
1. ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH.
 2. SEE VZW T-501 FOR INSTALLATION REQUIREMENTS OF ANTENNAS AND EQUIPMENT.

A

ANTENNA AND EQUIPMENT LAYOUT

SCALE: 11" x 17" = 1/4" = 1'-0"
22" x 34" = 1/2" = 1'-0"

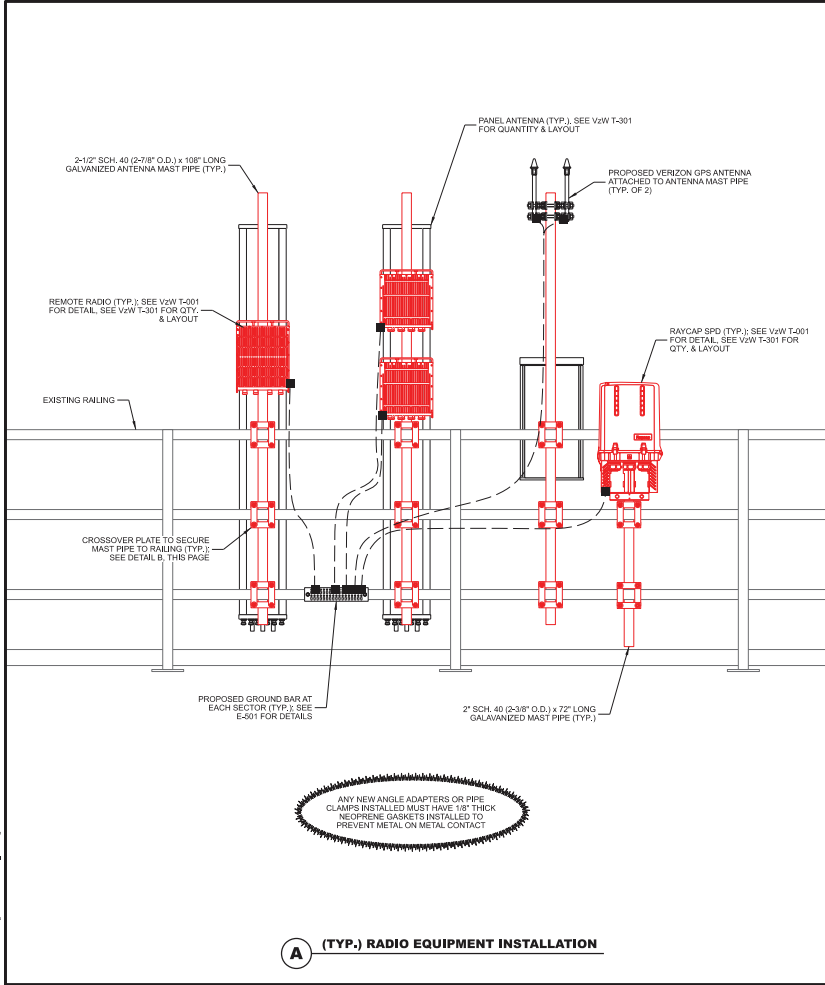
CONSULTANT:
Edge
Consulting Engineers, Inc.
634 WATER STREET
PRAIRIE DU SAC, IL 62579
618.644.4455 VOICE
618.644.4455 FAX
www.edgecorp.com

CLIENT:
verizon
CHICAGO DMA LIMITED PARTNERSHIP
634 WATER STREET
PRAIRIE DU SAC, IL 62579
TOWER 1, SUITE 100
ROLLING MEADOWS, IL 60008

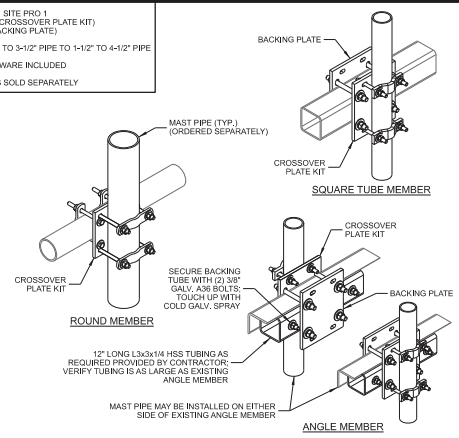
ANTENNA CONFIGURATION
McFARLAND DT (EUIZ #248521)
McFARLAND, WISCONSIN

SUBMITTAL	
REV.	DATE DESCRIPTION
CV	12/28/22 REV. A
CV	04/25/23 FIBER ROUTE
CV	06/09/23 REV. B
CHICAGO DT	PCM
PLT DATE	8/8/2023
PROJECT NUMBER	31368
SST TYPE	FINAL
SHEET NUMBER	VZW T-301

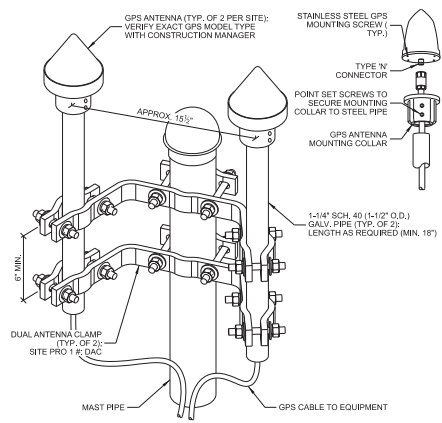
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MANUFACTURER: SITE PRO 1
MODEL: SCX7-4 (CROSSOVER PLATE KIT)
MODEL: SCX7 (BACKING PLATE)
 CONNECTS 1-1/2" TO 3-1/2" PIPE TO 1-1/2" TO 4-1/2" PIPE
 ASSEMBLY HARDWARE INCLUDED
 MOUNTING PIPES SOLD SEPARATELY



B CROSSOVER PLATE



C GPS ANTENNA MOUNTING

CONSULTANT:
Edge
 Consulting Engineers, Inc.
 634 WATER STREET
 FARMER, ILL. 61801
 (815) 464-4455 VOICE
 (815) 464-1455 FAX
 www.edgecorp.com

CLIENT:
verizon
 CHICAGO AREA LIMITED PARTNERSHIP
 634 WATER STREET
 FARMER, ILL. 61801
 (815) 464-4455 VOICE
 (815) 464-1455 FAX
 www.verizon.com

ANTENNA MOUNT AND INSTALLATION DETAILS
 McFarland DT (EUIZE #248521)
 McFarland, Wisconsin

SUBMITTAL:	
REV.	DATE DESCRIPTION
CV	12/28/22 REV. A
CV	04/25/23 FIBER ROUTE
CV	06/09/23 REV. B
CHICAGO BY: PCM	
PLT DATE:	6/8/2023
PROJECT NUMBER:	31368
SST TYPE:	FINAL
SHEET NUMBER:	VzW T-501

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[illegible]

Added: 9	Removed: 0	Retained: 0
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NOTE:

1. RF DESIGN AND DETAILS ON THIS SHEET PROVIDED BY VERIZON AND ARE INCLUDED FOR CONVENIENCE ONLY. FINAL RF DESIGN TO BE VERIFIED WITH VERIZON PRIOR TO CONSTRUCTION. IF SIGNIFICANT CHANGES OR DISCREPANCIES ARE IDENTIFIED, CONTACT ENGINEER PRIOR TO INSTALLATION.

ANTENNA SUMMARY



WEST > Upper Midwest > Illinois/Wisconsin > Wisconsin > **McFarland DT - B**

RF Submit by: Parikh, Hemal - hemal.parikh@verizonwireless.com - 1/12/2023, 9:04:05 AM

EE Submit by: , - -

[illegible]

NOTE:

1. RF DESIGN AND DETAILS ON THIS SHEET PROVIDED BY VERIZON AND ARE INCLUDED FOR CONVENIENCE ONLY. FINAL RF DESIGN TO BE VERIFIED WITH VERIZON PRIOR TO CONSTRUCTION, IF SIGNIFICANT CHANGES OR DISCREPANCIES ARE IDENTIFIED, CONTACT ENGINEER PRIOR TO INSTALLATION.

EQUIPMENT SUMMARY

R1313003138De4gmCADICOMPbMvZW_T.502.d3n

CONSULTANT:

 **Edge**
Consulting Engineers, Inc.

624 WATER STREET
PRATTEE DU SAC, WI 53578
(608) 644-1449 VOICE
(608) 644-1549 FAX
www.edgeconsulting.com

CLIENT:

verizon✓

CHICAGO SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOW, IL 60008

RF SUMMARY
McFARLAND DT (FUZE #2485321)
McFARLAND, WISCONSIN

SUBMITTAL:		
IT,	DATE:	DESCRIPTION:
CV	12/08/22	REV. A
CV	04/25/23	FIBER ROUTE
CV	06/06/23	REV. D
CHECKED BY:	PCM	
PLOT DATE	6/8/2023	
PROJECT NUMBER	31368	
SET TYPE	FINAL	
SHEET NUMBER	VzW T-502	

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17/10/2023 10:02:42 by C:\COP\MW\T5_048321

Service Info

ANTENNA	Sector	GSM		
		84	88	88
Antenna	Antenna	00	00	00
Cat / Release ID	Cat / Release ID	200013	200013	200013
Antenna Model	Antenna Model	NH-65C-R2B	NH-65C-R2B	NH-65C-R2B
Antenna Make	Antenna Make	COMSCAPE	COMSCAPE	COMSCAPE
Antenna Control/PT	Antenna Control/PT	100	100	100
Mechanical Down Tilt(Deg)	Mechanical Down Tilt(Deg)	0	0	0
Electrical Down Tilt	Electrical Down Tilt	0	0	0
Typ Height	Typ Height	100	100	100
Regulatory Power	Regulatory Power	277.19	277.19	277.19
SLARPEN	SLARPEN	64934	64934	64934
Channel Bandwidth(MHz)	Channel Bandwidth(MHz)	10	10	10
Total ERP (W)	Total ERP (W)	2069.19	2069.19	2069.19
TMA Model	TMA Model	8843	8843	8843
RFQ Model	RFQ Model	8843	8843	8843
Number of Tx/Rx Lines	Number of Tx/Rx Lines	4.4	4.4	4.4
Position	Position	1233804	1233805	1233804
Transmitter Id	Transmitter Id	ATOL_A1	ATOL_A1	ATOL_A1
Source	Source			
TMA M1/L1	Sector	GSM		
		84	88	88
Antenna	Antenna	00	00	00
Cat / Release ID	Cat / Release ID	200013	200013	200013
Antenna Model	Antenna Model	NH-65C-R2B	NH-65C-R2B	NH-65C-R2B
Antenna Make	Antenna Make	COMSCAPE	COMSCAPE	COMSCAPE
Antenna Control/PT	Antenna Control/PT	100	100	100
Mechanical Down Tilt(Deg)	Mechanical Down Tilt(Deg)	0	0	0
Electrical Down Tilt	Electrical Down Tilt	0	0	0
Typ Height	Typ Height	100	100	100
Regulatory Power	Regulatory Power	149.02	149.02	149.02
SLARPEN	SLARPEN	1233	1233	1233
Channel Bandwidth(MHz)	Channel Bandwidth(MHz)	10	10	10
Total ERP (W)	Total ERP (W)	1236.14	1236.14	1236.14
TMA Model	TMA Model	8843	8843	8843
RFQ Model	RFQ Model	8843	8843	8843
Number of Tx/Rx Lines	Number of Tx/Rx Lines	4.4	4.4	4.4
Position	Position	1233802	1233806	1233804
Transmitter Id	Transmitter Id	ATOL_A1	ATOL_A1	ATOL_A1
Source	Source			
TMA M1/L1	Sector	GSM		
		84	88	88
Antenna	Antenna	00	00	00
Cat / Release ID	Cat / Release ID	200013	200013	200013
Antenna Model	Antenna Model	NH-65C-R2B	NH-65C-R2B	NH-65C-R2B
Antenna Make	Antenna Make	COMSCAPE	COMSCAPE	COMSCAPE
Antenna Control/PT	Antenna Control/PT	100	100	100
Mechanical Down Tilt(Deg)	Mechanical Down Tilt(Deg)	0	0	0
Electrical Down Tilt	Electrical Down Tilt	0	0	0
Typ Height	Typ Height	100	100	100
Regulatory Power	Regulatory Power	277.19	277.19	277.19
SLARPEN	SLARPEN	64934	64934	64934
Channel Bandwidth(MHz)	Channel Bandwidth(MHz)	10	10	10
Total ERP (W)	Total ERP (W)	2069.19	2069.19	2069.19
TMA Model	TMA Model	8843	8843	8843
RFQ Model	RFQ Model	8843	8843	8843
Number of Tx/Rx Lines	Number of Tx/Rx Lines	4.4	4.4	4.4
Position	Position	1233802	1233806	1233804
Transmitter Id	Transmitter Id	ATOL_A1	ATOL_A1	ATOL_A1
Source	Source			

TMA M1/L1	Sector	GSM		
		0001	0002	0003
Antenna	Antenna	100	100	100
Cat / Release ID	Cat / Release ID	NH-65C-R2B	NH-65C-R2B	NH-65C-R2B
Antenna Model	Antenna Model	COMSCAPE	COMSCAPE	COMSCAPE
Antenna Control/PT	Antenna Control/PT	100	100	100
Mechanical Down Tilt(Deg)	Mechanical Down Tilt(Deg)	0	0	0
Electrical Down Tilt	Electrical Down Tilt	0	0	0
Typ Height	Typ Height	100	100	100
Regulatory Power	Regulatory Power	277.19	277.19	277.19
SLARPEN	SLARPEN	64934	64934	64934
Channel Bandwidth(MHz)	Channel Bandwidth(MHz)	10	10	10
Total ERP (W)	Total ERP (W)	2069.19	2069.19	2069.19
TMA Model	TMA Model	8843	8843	8843
RFQ Model	RFQ Model	8843	8843	8843
Number of Tx/Rx Lines	Number of Tx/Rx Lines	4.4	4.4	4.4
Position	Position	1233802	1233803	1233804
Transmitter Id	Transmitter Id	ATOL_A1	ATOL_A1	ATOL_A1
Source	Source			
TMA M1/L1	Sector	GSM		
		84	88	88
Antenna	Antenna	00	00	00
Cat / Release ID	Cat / Release ID	200013	200013	200013
Antenna Model	Antenna Model	NH-65C-R2B	NH-65C-R2B	NH-65C-R2B
Antenna Make	Antenna Make	COMSCAPE	COMSCAPE	COMSCAPE
Antenna Control/PT	Antenna Control/PT	100	100	100
Mechanical Down Tilt(Deg)	Mechanical Down Tilt(Deg)	0	0	0
Electrical Down Tilt	Electrical Down Tilt	0	0	0
Typ Height	Typ Height	100	100	100
Regulatory Power	Regulatory Power	277.19	277.19	277.19
SLARPEN	SLARPEN	64934	64934	64934
Channel Bandwidth(MHz)	Channel Bandwidth(MHz)	10	10	10
Total ERP (W)	Total ERP (W)	2069.19	2069.19	2069.19
TMA Model	TMA Model	8843	8843	8843
RFQ Model	RFQ Model	8843	8843	8843
Number of Tx/Rx Lines	Number of Tx/Rx Lines	4.4	4.4	4.4
Position	Position	1233805	1233808	1233804
Transmitter Id	Transmitter Id	ATOL_A1	ATOL_A1	ATOL_A1
Source	Source			
TMA M1/L1	Sector	GSM		
		0001	0002	0003
Antenna	Antenna	100	100	100
Cat / Release ID	Cat / Release ID	NH-65C-R2B	NH-65C-R2B	NH-65C-R2B
Antenna Model	Antenna Model	COMSCAPE	COMSCAPE	COMSCAPE
Antenna Control/PT	Antenna Control/PT	100	100	100
Mechanical Down Tilt(Deg)	Mechanical Down Tilt(Deg)	0	0	0
Electrical Down Tilt	Electrical Down Tilt	0	0	0
Typ Height	Typ Height	100	100	100
Regulatory Power	Regulatory Power	277.19	277.19	277.19
SLARPEN	SLARPEN	64934	64934	64934
Channel Bandwidth(MHz)	Channel Bandwidth(MHz)	10	10	10
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TMA Model	TMA Model	8843	8843	8843
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Number of Tx/Rx Lines	Number of Tx/Rx Lines	4.4	4.4	4.4
Position	Position	1233805	1233808	1233804
Transmitter Id	Transmitter Id	ATOL_A1	ATOL_A1	ATOL_A1
Source	Source			

Service Comments:

NOTE:

- RF DESIGN AND DETAILS ON THIS SHEET PROVIDED BY VERIZON AND ARE INCLUDED FOR CONVENIENCE ONLY. FINAL RF DESIGN TO BE VERIFIED WITH VERIZON PRIOR TO CONSTRUCTION. IF SIGNIFICANT CHANGES OR DISCREPANCIES ARE IDENTIFIED, CONTACT ENGINEER PRIOR TO INSTALLATION.

A SERVICE INFORMATION

CONSULTANTS

Edge

Consulting Engineers, Inc.

624 WATER STREET
PRAIRIE DU LAC, IL 60157
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www.edgeinc.com

CLIENT:

verizon

CHICAGO DMA LIMITED PARTNERHIP
624 GREEN WILLOWS
1701 SOLE ROAD
TOWNE & SUITE 100
ROLLING MEADOWS, IL 60008

RF SUMMARY

McFARLAND DT (EUIE #48521)

McFARLAND, WISCONSIN

REVISIONS

NO.	DATE	DESCRIPTION
01	12/08/22	REV. A
02	04/25/23	FIBER ROUTE
03	06/09/23	REV. D
04		
05		
06		
07		
08		
09		
10		

CHICAGO DT

PCM

PLT DATE

8/8/2023

PROJECT NUMBER

31368

SET TYPE

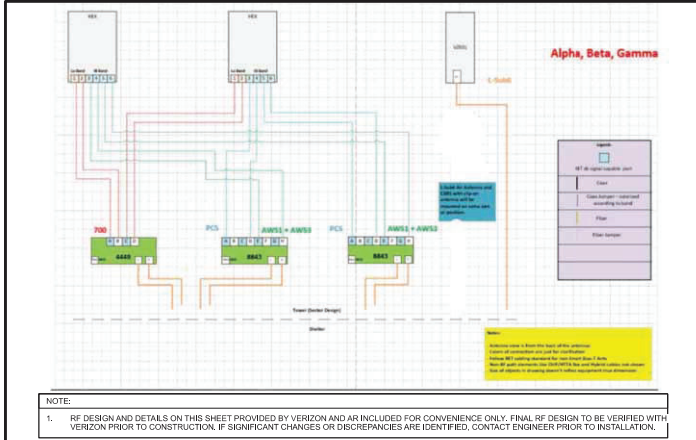
FINAL

SHEET NUMBER

VzW T-503

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Page 71 of 199



A RF PLUMBING DIAGRAM

HYBRID CABLE LENGTH			
	ALPHA RAYCAP	BETA RAYCAP	GAMMA RAYCAP
PROPOSED HYBRID CABLE QUANTITY	1	1	1
LENGTH FROM CABINET SOURCE TO CEILING PENETRATION	20 FT	20 FT	20 FT
LENGTH FROM T.O.C. TO TOWER TOP HATCH PENETRATION	110 FT	110 FT	110 FT
LENGTH FROM HATCH PENETRATION TO RAYCAP SPD	45 FT	20 FT	40 FT
TOTAL LENGTH OF CABLE	175 FT	150 FT	170 FT

**** HYBRID CABLE LENGTH NOT TO EXCEED 367'**

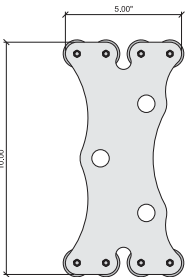
JUMPER CABLE LENGTH CHECK	
IS THE DISTANCE FROM SURGE PROTECTOR TO RADIO UNIT LESS THAN 30'?	
ALPHA SECTOR	YES
BETA SECTOR	YES
GAMMA SECTOR	YES

NOTE:

- IF CABLE LENGTH EXCEEDS MAXIMUM ALLOWED LENGTH CONTRACTOR SHALL CONTACT CLIENT AND ENGINEER TO RESOLVE PRIOR TO CONSTRUCTION.

B CABLE LENGTHS

MANUFACTURER: ESTECH INNOVATIONS
MODEL: TALON3
DIMENSIONS: 10.00" x 5.00" (H x W)
SNAP-IN COUNTS: (3) 3/4" SOCKET
NUMBER OF MAGNETS: 4 (CAPACITY DEPENDENT)
CAPACITY: UP TO (6) TOTAL SNAP-INS

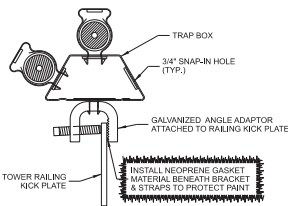


NOTE:

- 3 TO 5" SPACING RECOMMENDED, PER APPLICATION.
- BRACKET IS PRE-FORMED TO MEET STEEL DIAMETER.
- TAKE CARE DURING INSTALLATION TO AVOID PAINT SCRAPING & CORROSION.

C TALON3 MAGNETIC BRACKET SYSTEM

MANUFACTURER: SITE PRO 1
MODEL: TRAP3
 ATTACH WITH 1/2" BAND STRAPS OR 3/8" HARDWARE TO ANGLE ADAPTERS
 BRACKET ACCEPTS (3) SNAP-IN HANGERS



D CABLE SUPPORT

Raycap Layout - (6) OVP per Sector					
POWER					
3	HB/FD MIMO		6	Spare	
2	HB		5	CBRS	
1	LB		4	C-Band	
FIBER					
1	2	3	4	5	6
LB	HB	HB / FD MIMO	Spare	CBRS	Spare
7	8	9	10	11	12
C-Band (1)	C-Band (2)	C-Band (3)	Spare	Spare	Spare

E SURGE PROTECTOR LAYOUT

CONSULTANT:
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 CHICAGO SMALL BUSINESS PARTNER
 1000 NORTH WHEELER
 1000 NORTH WHEELER
 ROLLING MEADOWS, IL 60008

CABLING DETAILS
 McFarland DT (EUIE #248521)
 McFARLAND, WISCONSIN

SUBMITTAL:
 DATE: 12/28/22
 REV: A
 DESCRIPTION: FIBER ROUTE
 CHECKED BY: PCM
 DATE: 8/8/2023
 PROJECT NUMBER: 31368
 SHEET TYPE: FINAL
 SHEET NUMBER: V2W T-504

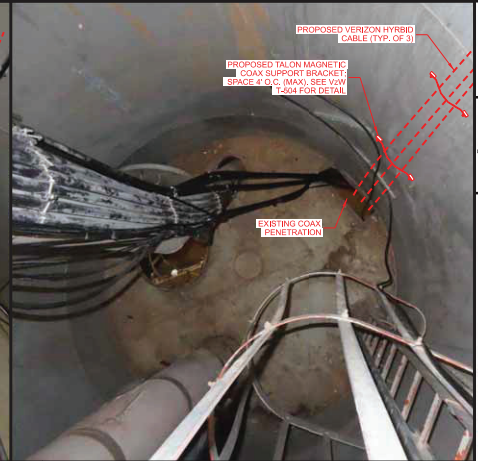
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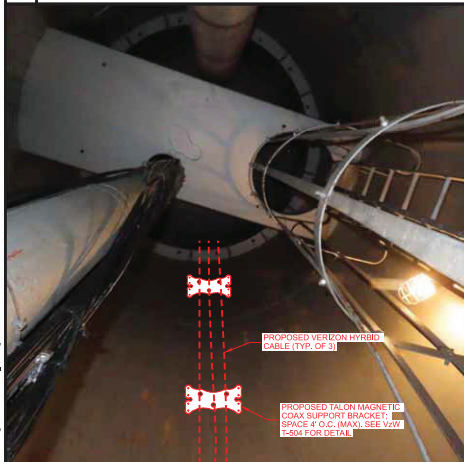
A COAX ROUTING (TANK BASE)



B COAX ROUTING (1ST PLATFORM)



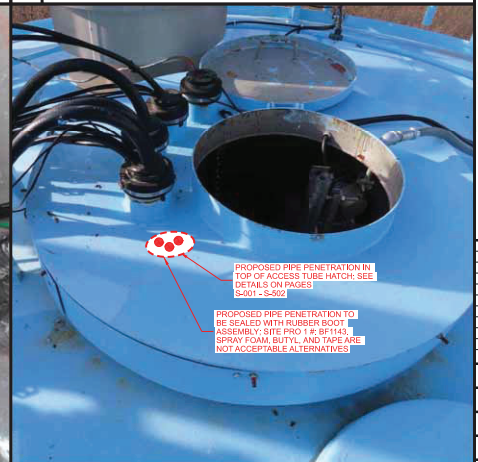
C COAX ROUTING (2ND PLATFORM)



D COAX ROUTING (CATWALK LEVEL)



E COAX ROUTING (ACCESS TUBE)



F COAX ROUTING (TOP HATCH PLATE)

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1701 SOLE ROAD
TOWNE & SUITE 100
ROLLING MEADOWS, IL 60008

CABLE ROUTING
McFARLAND DT (SUITE #248521)
McFARLAND, WISCONSIN

REVISION	DATE	DESCRIPTION
REV. A	12/28/22	REV. A
REV. B	04/25/23	FIBER ROUTE
REV. C	06/09/23	REV. C

CHECKED BY: PCM

PLT DATE: 6/9/2023

PROJECT NUMBER: 31368

SHEET TYPE: FINAL

SHEET NUMBER: V2W T-505

P:\305031368\48521\CD\CDP\McFARLAND_DT_505.dwg

17/10/2023 10:02:49 C:\C020\Structural\Tower\Tower.dgn

GENERAL

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR THE PROPER FIT AND CLEARANCE IN THE FIELD. CONTACT EDGE CONSULTING ENGINEERS, INC. IF ANY DISCREPANCIES EXIST.

DO NOT SCALE DRAWINGS.
2. THIS DRAWING IS NOT VALID IF LOADS OTHER THAN THOSE CONSIDERED IN THE STRUCTURAL ANALYSES ARE ADDED TO OR REMOVED FROM THE STRUCTURE UNLESS APPROVED IN WRITING BY EDGE CONSULTING ENGINEERS, INC.
3. THE PROPOSED LOADS SHALL NOT BE ADDED TO THE STRUCTURE UNTIL ALL MODIFICATIONS ARE MADE AND APPROVED BY THE WELDING INSPECTOR.
4. THE DRAWINGS REPRESENT THE FINISHED STRUCTURE UNLESS NOTED OTHERWISE. THE DRAWINGS DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION PROCEDURES AND PRACTICES.
5. THE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS OR EQUIPMENT FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR STRUCTURAL STABILITY DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, ERECTION PROCEDURES AND SEQUENCE, SHORING, BRACING, WEDGING, GUYS, SCAFFOLDING, FORMWORK, AND OTHER WORK AIDS TO SAFELY PERFORM THE WORK SHOWN ON THE DRAWINGS.
6. BEFORE PROCEEDING WITH ANY WORK ADJACENT TO OR WITHIN THE EXISTING STRUCTURE, THE CONTRACTOR SHALL BECOME FAMILIAR WITH EXISTING CONDITIONS. DURING THE PROCESS OF CONSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF THE EXISTING STRUCTURE WHERE THE EXISTING STRUCTURE IS MODIFIED TO ACCOMMODATE NEW CONSTRUCTION AND FOR PROTECTING FROM DAMAGE THOSE PORTIONS OF THE EXISTING STRUCTURE WHICH ARE TO REMAIN.
7. THE CONTRACTOR SHALL NOT CUT, CORE, DRILL, OR OTHERWISE ALTER THE EXISTING STRUCTURAL ELEMENTS OTHER THAN THE MODIFICATIONS SHOWN ON THE DRAWINGS WITHOUT PRIOR WRITTEN APPROVAL OF EDGE CONSULTING ENGINEERS, INC.
8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE ON-SITE SAFETY ASSOCIATED WITH THE WORK TO BE PERFORMED. ALL SAFETY REQUIREMENTS AS DICTATED BY OSHA AND THE LOCAL JURISDICTIONS SHALL BE FOLLOWED.
9. IT SHOULD BE UNDERSTOOD THAT THE CONTRACTOR IS THE GUARANTOR OF ALL WORK AND RESPONSIBLE TO CONSTRUCT THE TOWER SITE ACCORDING TO APPLICABLE PLANS, SPECIFICATIONS AND STANDARDS.
10. SECTIONS, DETAILS, AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE, UNLESS OTHERWISE SHOWN.
11. ALL MATERIALS, WORKMANSHIP, AND DETAILS SHALL CONFORM TO THE LATEST EDITION OF THE BUILDING CODE.
12. ALL PROPOSED INSTALLATIONS SHALL NOT DENY OR INTERFERE WITH AND ACCESS TO ANY OPERATIONAL OR SAFETY EQUIPMENT/APURTANCES.

PROTECTIVE GROUNDING

1. TOWER GROUNDING SHALL BE IN ACCORDANCE WITH CHAPTER 10 OF THE TIA-222 REV. 0 CODE WITH THE FOLLOWING EXCEPTIONS:
 - UNO, NO TESTING TO VERIFY FINAL RESISTANCE SHALL BE COMPLETED UNLESS IT IS SPECIFICALLY REQUESTED BY THE CLIENT.
 - ALTERNATE GROUNDING METHODS FOR SPECIFIC SITE CONDITIONS DESIGNED IN ACCORDANCE WITH MOTOROLA RISE STANDARDS AND GUIDELINES FOR COMMUNICATION SITES MAY BE USED WITH ENGINEER APPROVAL.

STRUCTURAL STEEL

1. STRUCTURAL STEEL DESIGN AND FABRICATION SHALL BE IN ACCORDANCE WITH THE CURRENT AISC STEEL CONSTRUCTION MANUAL.
2. MATERIAL PROPERTIES ARE TO BE AS INDICATED BELOW UNLESS NOTED OTHERWISE.

W-SHAPES	F _y = 50 KSI (A582 OR A572 Gr 50)
C-SHAPES & ANGLES	F _y = 58 KSI (A36)
PLATES & BARS	F _y = 36 KSI (A36)
SQUARE TUBES	F _y = 50 KSI (A500 Gr C)
ROUND TUBES	F _y = 35 KSI (A53 TYPE S, Gr B)
RODS	F _y = 58 KSI (A36)
ANCHOR RODS	F _y = 36 KSI (F1554-Gr 36)
U-BOLTS	F _u = 58 KSI MIN.
3. MINIMUM BOLT EDGE DISTANCES ARE TO BE THE LARGER OF THE EXISTING CONDITION OR THE TABLE PROVIDED BELOW UNLESS APPROVED BY THE ENGINEER.

BOLT DIAMETER (IN)	1/2	5/8	3/4	7/8	1	1 1/8	1 1/4	1 1/2	1 5/8	1 3/4	>1 3/4
MIN. EDGE DISTANCE	3/4	7/8	1	1 1/8	1 1/4	1 1/2	1 5/8	1 3/4	1 5/8	1 3/4	1 5/8
4. ALL CONNECTION BOLTING IS TO BE WITH A-325X BOLTS UNLESS NOTED OTHERWISE. BOLTS NEED ONLY BE TIGHTENED TO THE SNUG-TIGHT CONDITION. SNUG-TIGHT IS DEFINED AS THE TIGHTNESS OBTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A PERSON USING AN ORDINARY SPREADER WRENCH. ALL LOCK-CLAMP CONNECTIONS ARE TO BE INSTALLED IN A PRETENSIONED CONDITION USING THE TURN OF THE NUT OR ALTERNATIVE PROCEDURE REFERENCED BY AISC.
5. ALL STEEL FRAMING MEMBERS, CONNECTION PLATES, FASTENERS AND ANCHOR BOLTS EXPOSED TO EARTH OR WEATHER TO HAVE HOT-DIP GALVANIZED FINISH UNLESS OTHERWISE SPECIFIED. APPLY COATING BY THE HOT-DIP PROCESS FOR GALVANIZING ACCORDING TO ASTM A123 OR ASTM A153.
6. ALL DIMS, SCRAPES, MARKS AND WELDS IN THE GALVANIZED AREA SHALL BE COATED WITH A ZINC-RICH PAINT, APPLIED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
7. AFTER ZINC-RICH PAINT IS DRY, OVERCOAT WITH AN APPROPRIATE PAINT WITH THE SAME COLOR AS THE EXISTING.
8. SUBMIT SHOP DRAWINGS DETAILING FABRICATION OF STRUCTURAL STEEL COMPONENTS TO ENGINEER OF RECORD.
9. STEEL BEAMS WITH RESIDUAL CAMBER RESULTING FROM MILL FABRICATION OR ROLLING SHALL BE SHOP FABRICATED AND ERECTED SUCH THAT THIS RESIDUAL CAMBER COUNTERACTS GRAVITY LOAD DEFLECTION.
10. UNO, POST INSTALLED ANCHORS ARE TO BE HELI HIT HY 200 ADHESIVE ANCHORS FOR SOLID BASE MATERIAL AS MANUFACTURED BY HELI FASTENING SYSTEMS OF TULSA, OKLAHOMA OR APPROVED EQUAL. THE STEEL ANCHORS ARE TO BE HELI HASA THREADED ROD OR CONTINUOUSLY THREADED STAINLESS STEEL ROD THAT COMPLY WITH ASTM F593 OR 2 AND THAT HAVE THREAD CHARACTERISTICS COMPARABLE WITH ANSI B1.1 UNC COARSE THREAD SERIES. INSTALL ANCHORS WITH EMBEDMENT DEPTHS INDICATED.
11. UNO, NON-SHRINK GROUT SHALL BE A NON-METALLIC PREMIXED FORMULATION EQUIVALENT TO MASTERFLOW 713 PLUS BY DEGUSSA BUILDING SYSTEMS WITH A MINIMUM CONCRETE COMPRESSIVE STRENGTH OF 6000 PSI. BEAM AND Lintel PLATES SHALL BE FULLY GROUTED WITH A MINIMUM 1/2" NON-SHRINK GROUT. COLUMN BASE PLATES SHALL BE FULLY GROUTED WITH A MINIMUM OF 1 1/2" NON-SHRINK GROUT.
12. METAL BAR GRATING SHALL BE FURNISHED AND INSTALLED ACCORDING TO ANSINAAM MBG 53-09 METAL BAR GRATING MANUAL. METAL BAR GRATING SHALL BE WELDED STEEL GRATING FABRICATED FROM CARBON STEEL WITH MINIMUM BENDING STRESS OF F_y145,000 PSI AND F_u190,000 PSI. THE MANUFACTURER SHALL SUBMIT (4) SETS OF PANEL FABRICATION DRAWINGS WITH ERECTION PLANS IDENTIFYING EACH PANEL WITH A MARK NUMBER AND PANEL DIMENSIONS. SHOP DRAWINGS SHALL BE SUBMITTED AND APPROVED PRIOR TO FABRICATION AND SHIPMENT OF GRATING. ALL GRATING PANELS SHALL BE CUT TO SIZE AND Banded. GRATING SHALL BE FINISHED ACCORDING TO THE BID OPTION SELECTED. EACH GRATING PANEL SHALL BE TAGGED WITH THE ORDER NUMBER AND MARK NUMBER CORRESPONDING TO THE ERECTION PLAN. FIELD CUTTING OF GRATING IS NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER. GRATING MAY BE FASTENED TO STRUCTURE BY WELDS OR CLIPS ACCORDING NAIMM STANDARDS.

EXISTING STRUCTURE REINFORCEMENT

1. MODIFICATIONS TO EXISTING STRUCTURES SHALL BE BASED UPON A RIGOROUS STRUCTURAL ANALYSIS.
2. ALL STRUCTURAL MEMBERS/CONNECTIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE DESIGN CRITERIA.
3. PRIOR TO IMPLEMENTATION OF THE CHANGED CONDITIONS AND/OR MODIFICATIONS, ITEMS ON THE DESIGN DOCUMENT REQUIRING VERIFICATION SHALL BE RESOLVED.

WATER TOWER SPECIFICATIONS

WELDING NOTES:

1. ALL WELDING TO THE TANK STRUCTURE SHALL COMPLY WITH THE CURRENT ANSI/AWS D100 STANDARD FOR WELDED STEEL TANKS FOR WATER STORAGE AND FEDERAL, STATE AND LOCAL CODES IN ADDITION TO AWS D1.1 STRUCTURAL WELDING CODE - STEEL.
2. NO WELDING SHALL BE DONE WHEN THE AMBIENT TEMPERATURE IS BELOW 32 DEGREES FAHRENHEIT UNLESS THE REQUIREMENTS OF AWWA D100, SEC 10.2.1 ARE MET.
3. WELDING TO THE TANK OR ACCESS TUBE OPPOSITE THE WATER LEVEL IS NOT PERMITTED. THE WATER LEVEL SHALL BE DRAWN DOWN TO A LEVEL TWO FEET BELOW THE POINT OF WELDING.
4. WELDING CAUSES BLISTERING AND LOSS OF ADHESION TO THE INTERIOR PAINT OPPOSITE THE WELD. ALL DAMAGED PAINT SURFACES INSIDE AND OUT SHALL BE REPAIRED. EXTERIOR PAINT DAMAGE SHALL ALSO BE REPAIRED AFTER COMPLETION OF THE ANTENNA INSTALLATION. CONTRACTOR IS TO COORDINATE WITH TOWER OWNER ON EXISTING PAINT SYSTEM.
5. PROTECT TANK SURFACES WITH WELDING BLANKETS ADJACENT TO WORK AREAS WHERE CUTTING, GRINDING AND WELDING ARE REQUIRED.
6. GALVANIZED COMPONENTS SHALL NOT BE WELDED DIRECTLY TO THE TANK SURFACE. OTHER GALVANIZED SURFACES SHALL BE GROUND FREE OF GALVANIZING BEFORE WELDING.
7. UNACCEPTABLE WELDS SHALL BE REPAIRED AS REQUIRED TO MEET AWWA D100 REQUIREMENTS.
8. ALL ELECTRODES SHALL BE LOW HYDROGEN E70XX ELECTRODES, PER AWS D1.1 SPECIFICATIONS UNLESS NOTED OTHERWISE.
9. PRE-HEATING SHALL MEET THE MINIMUM TEMPERATURE REQUIREMENTS FOR STEEL GRADE AND THICKNESS IN CONFORMANCE WITH AWS D1.1.
10. WELD SMOOTH AND AVOID UNDERCUTS AND BURRS. GRIND ALL WELDS SMOOTH SO THAT NO SHARP PROTRUSIONS REMAIN. SMOOTH IS DEFINED AS: NO CUTS OR ABRASIONS OCCUR WHEN RUBBING YOUR HAND OVER WELD.

PENETRATION NOTES:

1. ALL PIPE PENETRATIONS MUST CLEAR EXISTING TANK WELD SEAMS BY AT LEAST 6" (VERTICAL & HORIZONTAL).
2. TANK WATER LEVEL MUST BE LOWERED TO 90% OF MAXIMUM CAPACITY AND STIFFENERS ADDED BEFORE OPENINGS ARE CUT. WATER LEVEL REDUCTION TO BE SCHEDULED AT MUNICIPALITY'S CONVENIENCE TO MATCH WATER DEMAND. PROVIDE 2 DAYS MINIMUM NOTICE TO MUNICIPALITY.
3. CUT AND WELD PIPE SLEEVE IN PLACE COMPLETELY BEFORE REPEATING FOR ADDITIONAL SLEEVES.

CONSULTANTS:



CLIENT:



STRUCTURAL SPECIFICATIONS
MCFARLAND DT-8 (EJZE #16798857)
MCFARLAND, WISCONSIN

REVISION	DATE	DESCRIPTION
REV	DATE	DESCRIPTION
01	06/02/23	STK MODIFICATION

CHECKED BY	KS
DATE	6/8/2023
PROJECT NUMBER	31368
SHEET TYPE	STRUCTURAL MODIFICATION
SHEET NUMBER	S-001

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COAX TO BE INSTALLED AROUND
RAILING INTERIOR ON THE KICK PLATE
WITH ANGLE ADAPTORS. SEE DETAIL
ON SHEET V2W T-504



CONSULTANT:

 **Edge**
Consulting Engineers, Inc.
624 WATER STREET
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(608) 644-1449 VOICE
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CLIENT:

verizon[✓]

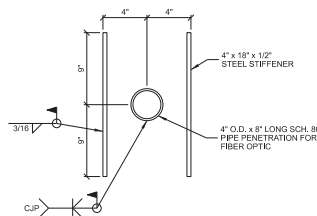
CHICAGO SMSA/JUNTED PARTNERSHIP
d/b/a VERIZON WIRELESS
1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008

MODIFICATION PLAN
MCFARLAND DT-B (FUZE #16796857)

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
CV	06/08/23	STR. MODIFICATION
CHECKED BY:	KS	
PILOT DATE	6/8/2023	
PROJECT NUMBER	31368	
NET TYPE	STRUCTURAL MODIFICATION	
SHEET NUMBER	S-101	

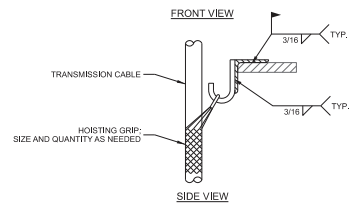
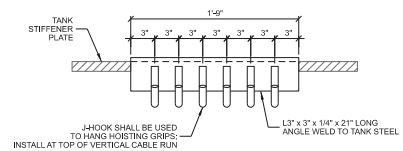
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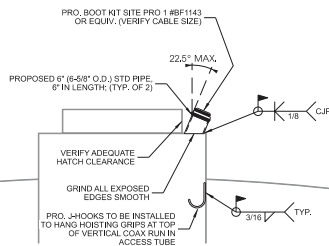
- NOTES:
1. ALL PIPE PENETRATIONS MUST BE MIN. OF 6" AWAY FROM EXISTING TANK BEAMS, (VERT. & HORZ.).
 2. WELD STIFFENERS FIRST, THEN CUT & WELD PENETRATION.
 3. ALL PENETRATIONS MUST BE SEAL WELDED INSIDE AND OUTSIDE STEW SHAFT.

A SHAFT PENETRATION DETAIL



- NOTES:
1. J-HOOK BAR TO BE LOCATED AT TOP TOP OF VERTICAL CABLE RUN, TO HELP SUPPORT AND TRANSITION CABLE(S) INTO ACCESS TUBE.

C J-HOOK PLATE



D ACCESS TUBE PENETRATION DETAIL

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CONSULTANTS:
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Consulting Engineers, Inc.
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PRAIRIE DU SAC, IL 60576
ORIGINAL VOICE
WISCONSIN
www.edgecorp.com

CLIENT:
verizon
CHICAGO SIGNALS LIMITED PARTNERSHIP
300 N. VERNON AVENUE
1ST FLOOR
TOWERS 3, SUITE 400
ROLLING MEADOWS, IL 60008

TOWER MODIFICATION DETAILS
MCFARLAND DT-8 (EJSE #16798857)
MCFARLAND, WISCONSIN

REVISION	DATE	DESCRIPTION
1	8/8/2023	STL MODIFICATION
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EDGE CONSULTING ENGINEERS, INC.

KEYNOTES: (THIS SHEET)

- A MASTER GROUND BAR (MGB) MOUNTED VERTICALLY TO INTERIOR OF TOWER BELL, BOND TO TOWER BASE PLATE
- B EQUIPMENT CABINET GROUND; SEE V2W E-501 FOR DETAILS
- C INTEGRATED LOAD CENTER (ILC) GROUND; SEE V2W E-501 FOR DETAILS
- D FIBER ENCLOSURE GROUND; SEE V2W E-501 FOR DETAILS
- E ELECTRIC METER HOUSING GROUND; PER NEC



GROUNDING ELECTRODE SYSTEM NOTES:

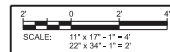
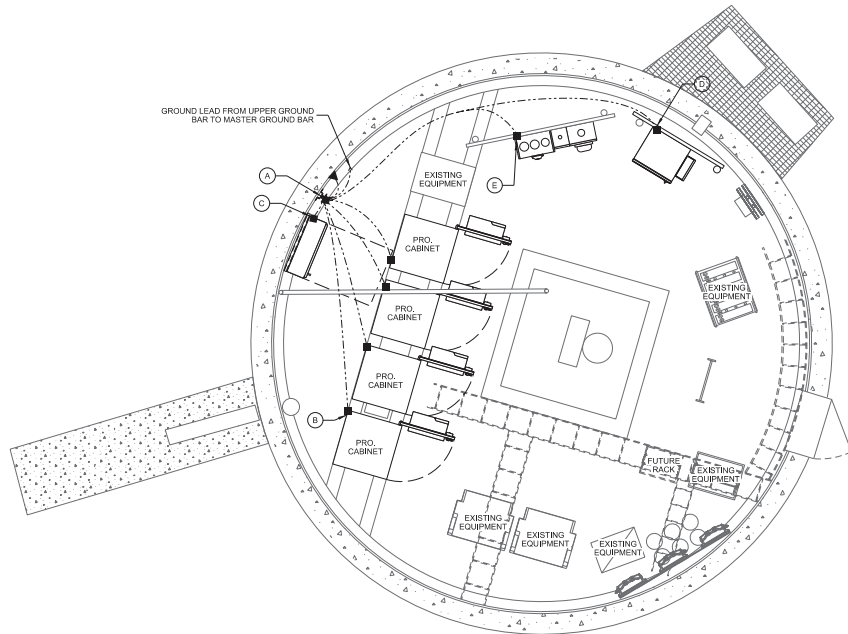
1. CONNECTIONS: ALL CONNECTIONS SHALL BE EXOTHERMICALLY CONNECTED UNLESS NOTED OTHERWISE. CONTRACTOR TO FOLLOW ALL MANUFACTURER'S GUIDELINES & RECOMMENDATIONS.
2. ALL ELECTRICAL AND MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION.
3. FENCE/GATE: GROUND FENCE POSTS WITHIN 6-FEET OF ENCLOSURE AND 25-FEET OF TOWER. GROUND EACH GATE POST AND CORNER POST. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
4. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
 - A. ONE (1) COPY TO THE OWNER REPRESENTATIVE
 - B. ONE (1) COPY TO THE ENGINEER
 - C. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE

NOTES:

1. THE GROUNDINGS SHALL BE TESTED PRIOR TO FINAL BACKFILLING. DOCUMENTATION OF 5 OHM OR LESS RESISTANCE TO BE PROVIDED TO PROJECT MANAGER.
2. ALL NON-INSULATED GROUND LEADS EXTENDING ABOVE GROUND LEVEL SHALL BE ENCASED IN 3/4" PVC & SEALED WITH SILICONE. PVC SHALL BE MIN. 18" INTO EARTH & EXTEND MIN. 6" ABOVE GROUND.
3. INSTALL 18" X 18" COPPER PLATES IN LIEU OF GROUND RODS WHEN INSTALLING OVER TOWER FOUNDATION OR WHERE DRIVING GROUND RODS IS NOT FEASIBLE.

GROUNDING LEGEND: (THIS SHEET)

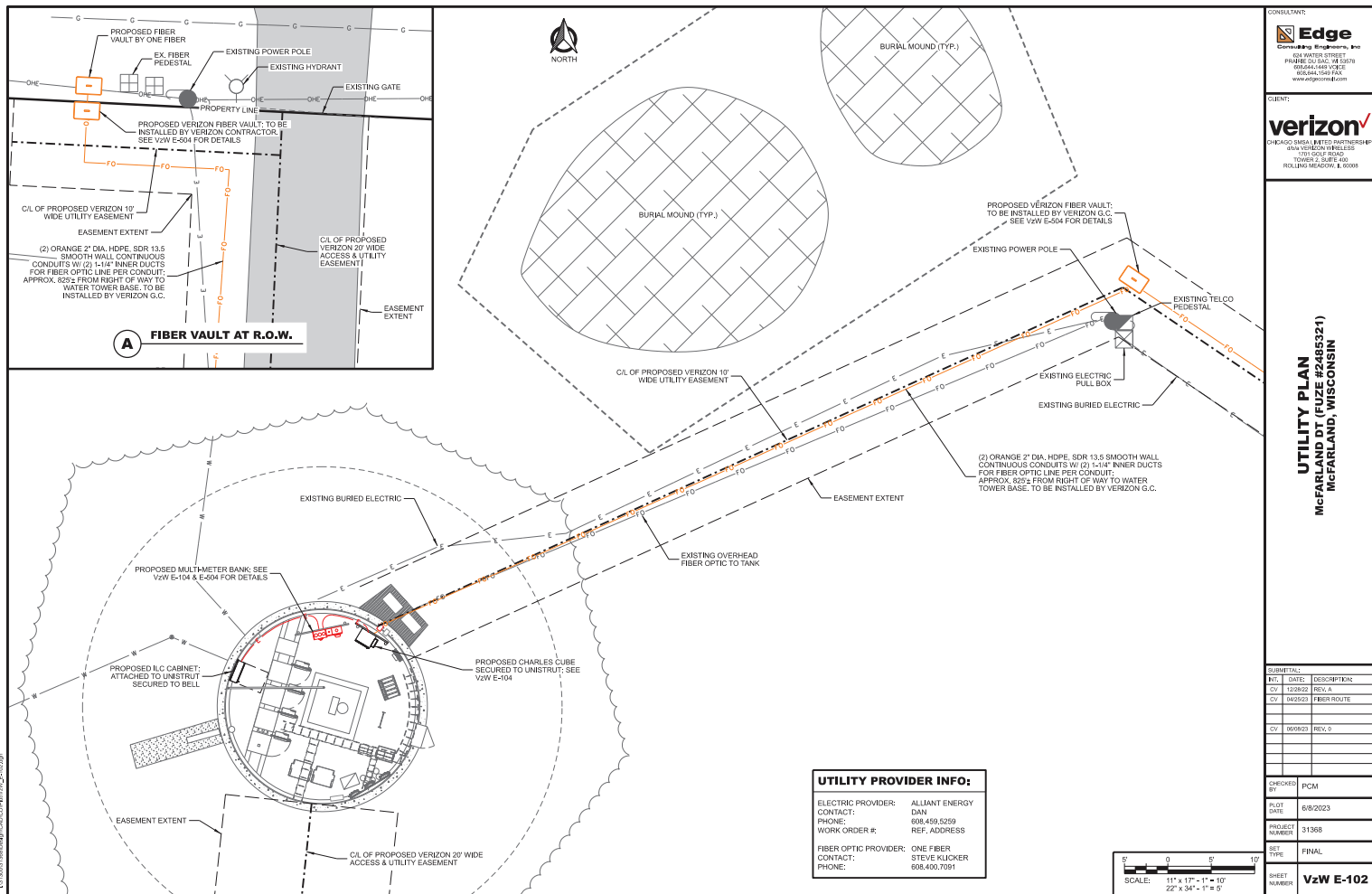
- ▲ EXOTHERMIC OR UL RATED IRREVERSIBLE CONNECTION
- MECHANICAL CONNECTION
- GROUND LEAD
- ⊗ INSPECTION WELL
- 5/8" DIA. x 10'-0" LONG, STEEL CLAD W/ A PURE COPPER JACKET (10' MAX SEPARATION); TOP OF EACH GROUND ROD SHALL EXTEND NO MORE THAN 6" ABOVE BOTTOM OF TRENCH
- ⊗ 18" X 18" X .032" THK COPPER PLATE (10' MAX SEPARATION)

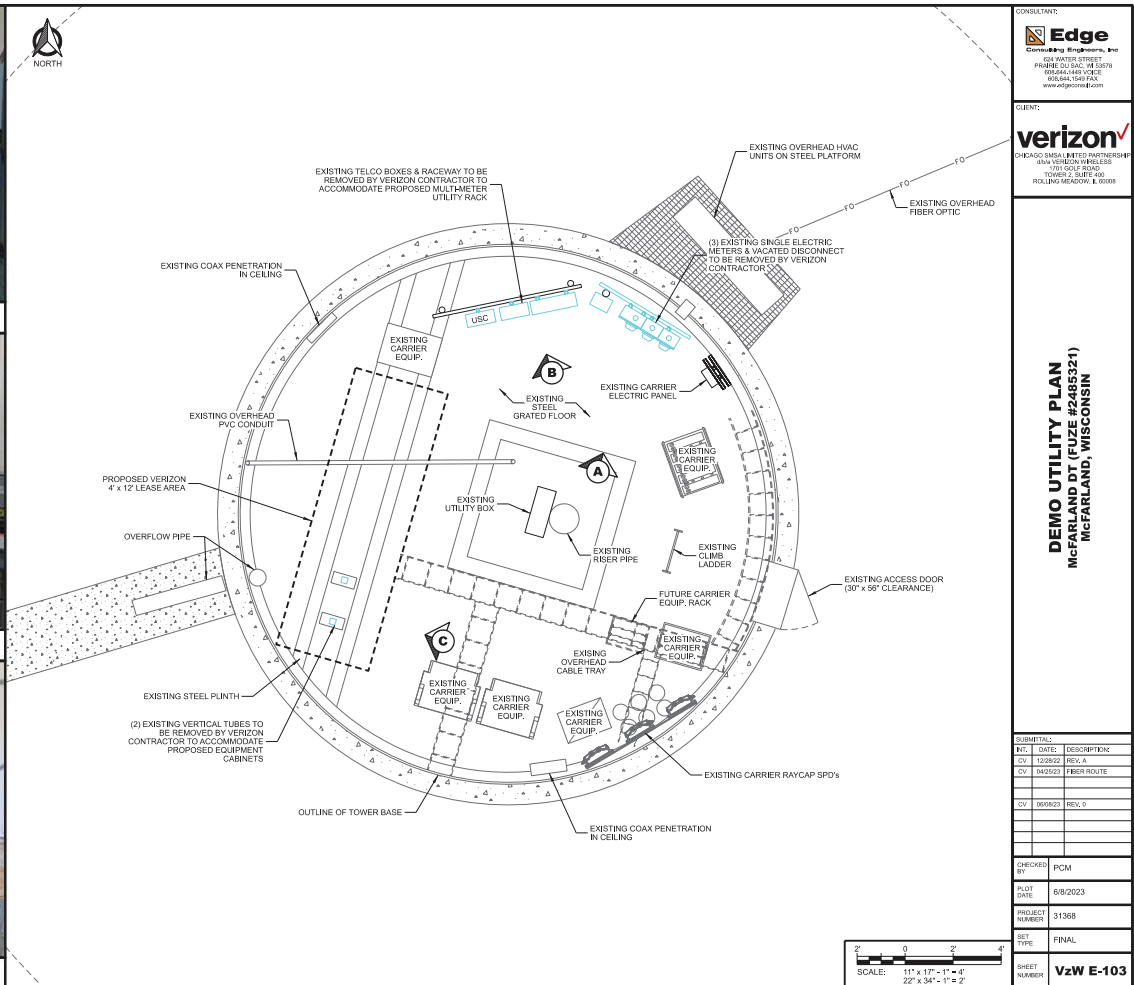
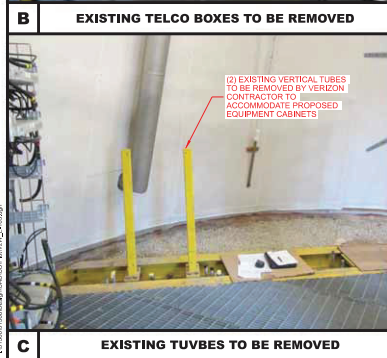


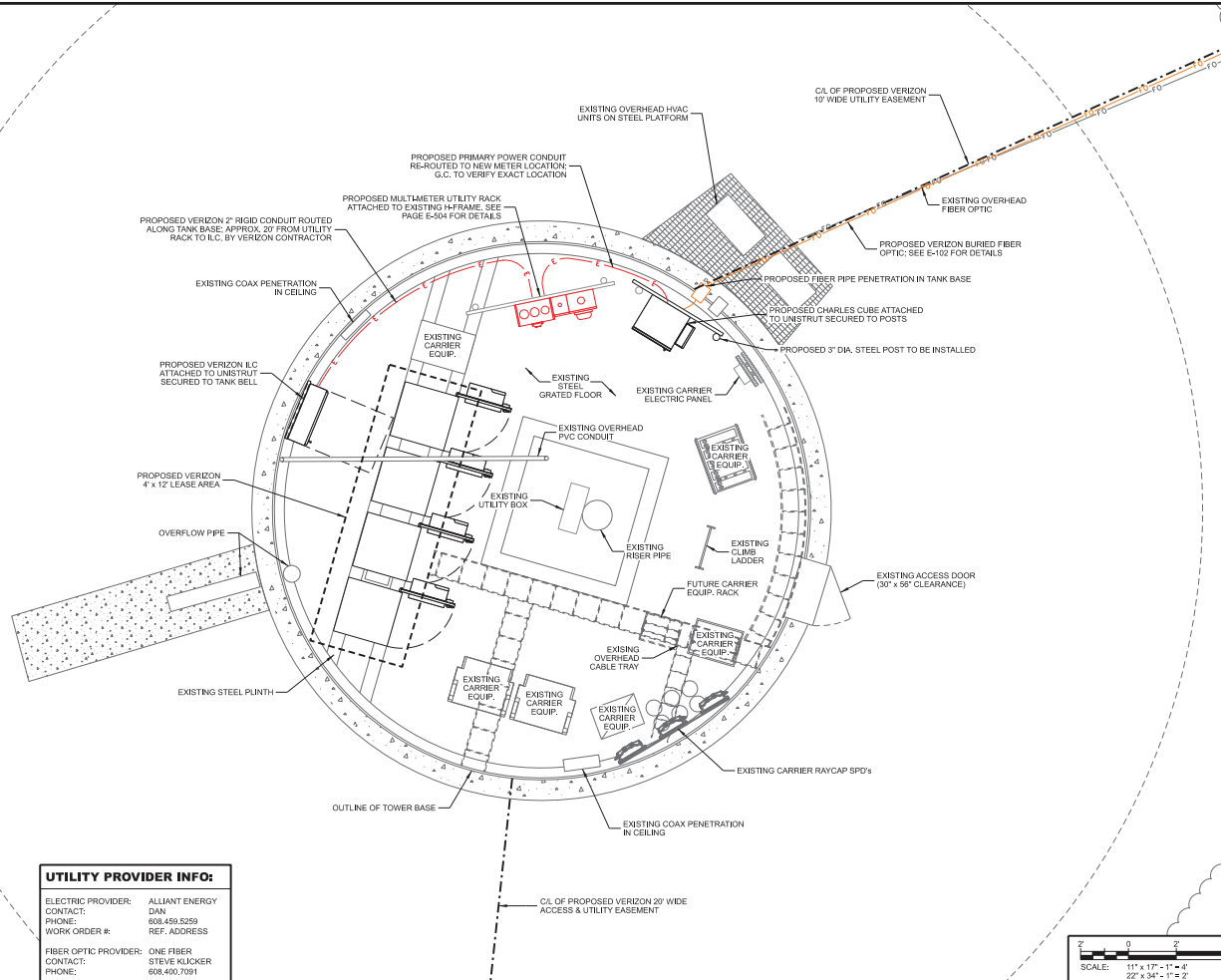
GROUNDING PLAN McFARLAND DT (EUIZE #248521) McFARLAND, WISCONSIN

REVISION	DATE	DESCRIPTION
CV	12/28/22	REV. A
CV	04/25/23	FIBER ROUTE
CV	06/09/23	REV. B
CHANGED BY	PCM	
PLT DATE	6/8/2023	
PROJECT NUMBER	31368	
SHEET TYPE	FINAL	
SHEET NUMBER	V2W E-101	

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UTILITY PROVIDER INFO:

ELECTRIC PROVIDER: ALLIANT ENERGY
CONTACT: DAN
PHONE: 608.459.6259
WORK ORDER #: REF. ADDRESS

FIBER OPTIC PROVIDER: ONE FIBER
CONTACT: STEVE KLICKER
PHONE: 608.460.7091

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PRAIRIE DU SAC, WI 53153
TOWER SITE #05
ROLLING MEADOWS, IL 60008

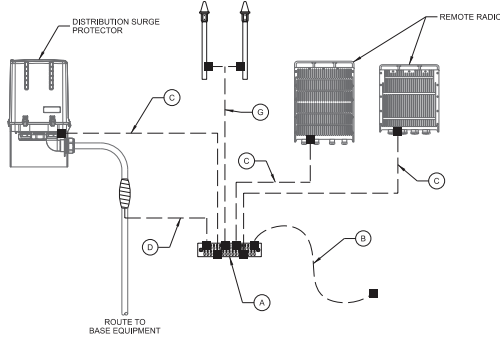
ENLARGED UTILITY PLAN
McFARLAND DT (EUIZE #248521)
McFARLAND, WISCONSIN

REVISION	DATE	DESCRIPTION
CV	12/28/22	REV. A
CV	04/25/23	FIBER ROUTE
CV	06/09/23	REV. B
CV		
CV		
CV		
CHICAGO BY	PCM	
PLT	8/8/2023	
PROJECT NUMBER	31368	
SHEET TYPE	FINAL	
SHEET NUMBER	VzW E-104	

SCALE: 11" x 17" - 1" = 4'
22" x 34" - 1" = 2'

KEYNOTES: (THIS SHEET)

- A 1/4" x 4" x 12" COLLECTOR GROUND BAR (CGB) FOR CONNECTION OF MULTIPLE GROUND KITS AT ONE LEVEL
- B CGB GROUND #2 AWG GREEN-INSULATED STRANDED COPPER LEAD WITH 2 HOLE LONG BARREL AND UL LISTED BONDING CLAMP TO TOWER STEEL AND/OR MOUNT STEEL
- C ANCILLARY EQUIPMENT GROUND KIT #2 AWG STRANDED INSULATED LEAD TO GROUND BAR WITH 2 HOLE LONG BARREL LUG (TYP.)
- D CABLE GROUND #2 AWG STRANDED INSULATED TO GROUND BAR WITH 2 HOLE LONG BARREL LUG (TYP.)
- E PROVIDE (2) #2 SOLID BARE TINNED COPPER GROUND LEADS FROM MASTER GROUND BAR TO TOWER BASE PLATE STEEL
- F EQUIPMENT CABINET GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO EQUIPMENT MASTER GROUND BAR (TYP. OF 2 PER CABINET)
- G GFS GROUND TO COLLECTOR GROUND BAR WITH #2 AWG GREEN-INSULATED STRANDED COPPER LEAD
- H INTEGRATED LOAD CENTER (ILC) GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO MGB
- I FIBER ENCLOSURE GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO MGB

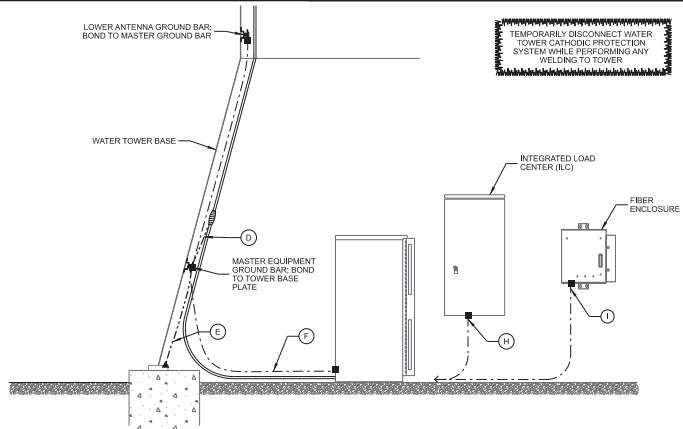


- NOTES:
1. ALL CABLING AND/OR GROUNDING RUNS SHALL BE INSTALLED IN A NEAT AND ORDERLY FASHION.
 2. CONTRACTOR SHALL INSTALL PER LATEST EDITION OF THE N.E.C.
 3. SCHEMATIC DETAIL ONLY. REFER TO ANTENNA AND EQUIPMENT CONFIGURATION FOR EQUIPMENT QUANTITY AND LOCATION.
 4. ALL GROUND LEADS TO BE ROUTED IN A DOWNWARD FASHION.

A ANTENNA LEVEL GROUNDING

NOTES: (THIS SHEET)

1. ALL BELOW-GRADE CONNECTIONS ARE TO BE EXOTHERMICALLY WELDED A MINIMUM OF 48" BELOW GRADE.
2. ALL LEADS EXTENDING ABOVE GRADE TO BE ENCASED IN 3/4" CONDUIT AND EXTEND A MINIMUM OF 6" ABOVE FINISHED GRADE AND 24" BELOW FINISHED GRADE.
3. APPLY COLD GALVANIZATION TO ALL ABOVE-GROUND EXOTHERMICALLY WELDED CONNECTIONS.
4. APPLY ANTI OXIDANT COMPOUND TO ALL MECHANICAL CONNECTIONS.
5. UPPER AND LOWER TOWER GROUND BARS TO BE BONDED DIRECTLY TO TOWER STEEL WITH #2 CONDUCTORS.
6. AIR TERMINAL TO EXTEND 2' ABOVE HIGHEST ANTENNA MIN. ON MAST PIPE MECHANICALLY FASTEN AIR TERMINAL TO MAST PIPE MAST PIPE TO BE MECHANICALLY CONNECTED TO TOWER STEEL.



B TYP. GROUNDING SCHEME

GROUNDING LEGEND: (THIS SHEET)

- ▲ EXOTHERMIC OR UL RATED IRREVERSIBLE CONNECTION
- MECHANICAL CONNECTION
- GROUND LEAD

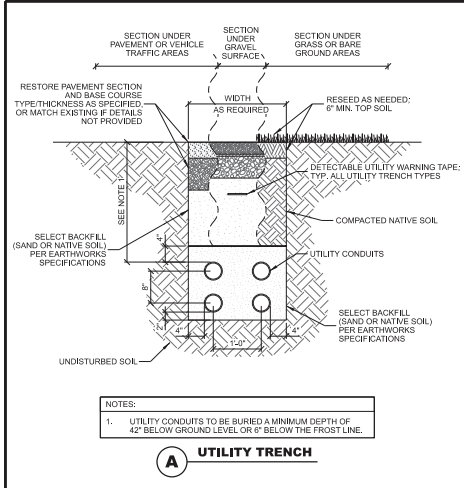
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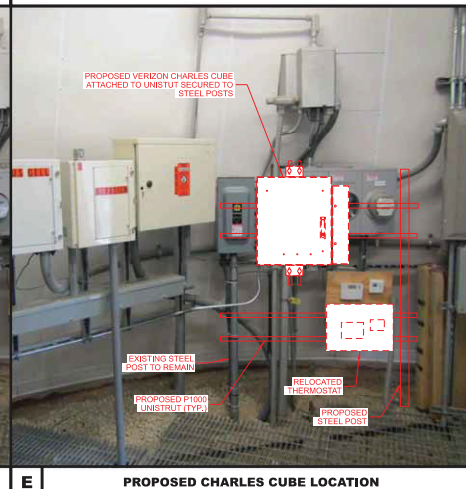
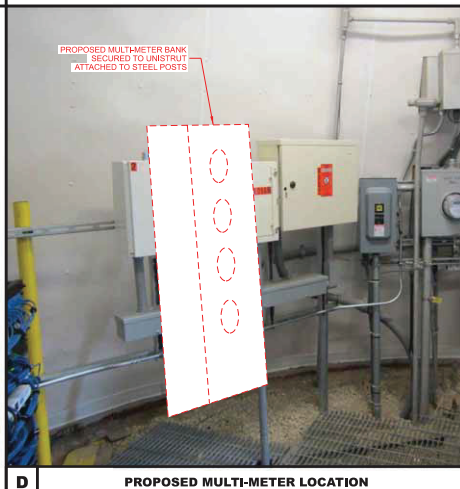
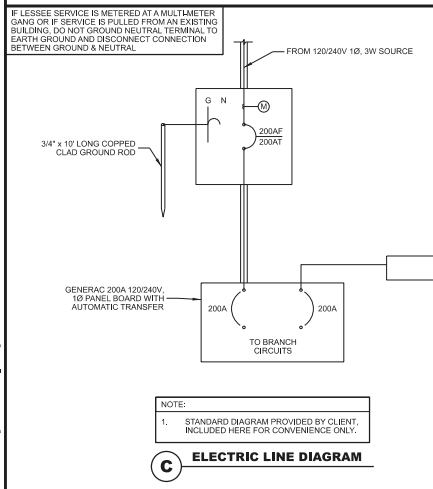
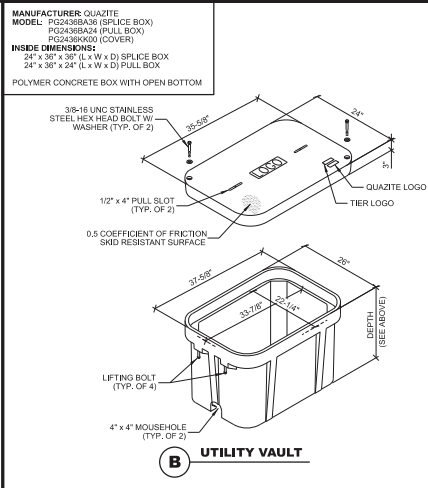
GROUNDING DETAILS
McFARLAND DT (EUIZE #2485221)
McFARLAND, WISCONSIN

REVISION	DATE	DESCRIPTION
REV. A	12/28/22	REV. A
REV. B	04/25/23	FIBER ROUTE
REV. C	06/09/23	REV. C
REV. D		
REV. E		
REV. F		
REV. G		
REV. H		
REV. I		
REV. J		
REV. K		
REV. L		
REV. M		
REV. N		
REV. O		
REV. P		
REV. Q		
REV. R		
REV. S		
REV. T		
REV. U		
REV. V		
REV. W		
REV. X		
REV. Y		
REV. Z		

EDGE CONSULTING ENGINEERS, INC.



- WARNING TAPE & TRACE WIRE NOTES: (THIS SHEET)**
- WARNING TAPE TO BE INSTALLED ABOVE THE ELECTRICAL RUN FROM THE GENERATOR TO THE PLATFORM AND ABOVE THE FUEL LINE BETWEEN THE GENERATOR AND FUEL SOURCE.
 - WARNING TAPE SHALL BE RUN CONTINUOUSLY ALONG THE ENTIRE LENGTH AND INSTALLED 12 INCHES ABOVE THE TOP OF THE CONDUITS.
 - TRACER WIRE SHALL RUN CONTINUOUSLY ALONG THE ENTIRE LENGTH OF THE BURIED GAS AND ELECTRIC CONDUITS.
 - TRACER WIRE SHALL BE SECURED TO THE CONDUIT AND MAINTAINED ABOVE THE CONDUIT CENTERLINE DURING TRENCH BACKFILLING.
 - TRACER WIRE TO EXTEND TO THE TOP OF PVC ABOVE CONCRETE ON BOTH ENDS - LOOP AND WRAP AROUND APPROPRIATE CONDUIT.
 - TRACER WIRE SHALL CONSIST OF 14GA. SOLID COPPER WIRE WITH A CORROSION PROTECTIVE COATING.
 - INSTALL TRACER WIRE WITH SPACER AND SECURE PER MFG. RECOMMENDATIONS - AT A MIN. EVERY 10' AND AT ALL BENDS. - DO NOT WRAP BURIED CONDUIT WITH TRACER WIRE TO AVOID UNNECESSARY STRESS ON TRACER. - CONTRACTOR TO CHECK CONTINUITY OF TRACER WIRE BEFORE AND AFTER BURIAL AND DOCUMENT RESULTS. 12" ABOVE THE TOP OF THE CONDUITS.



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 www.verizon.com

UTILITY DETAILS
 McFarland DT (PUZE #248521)
 McFARLAND, WISCONSIN

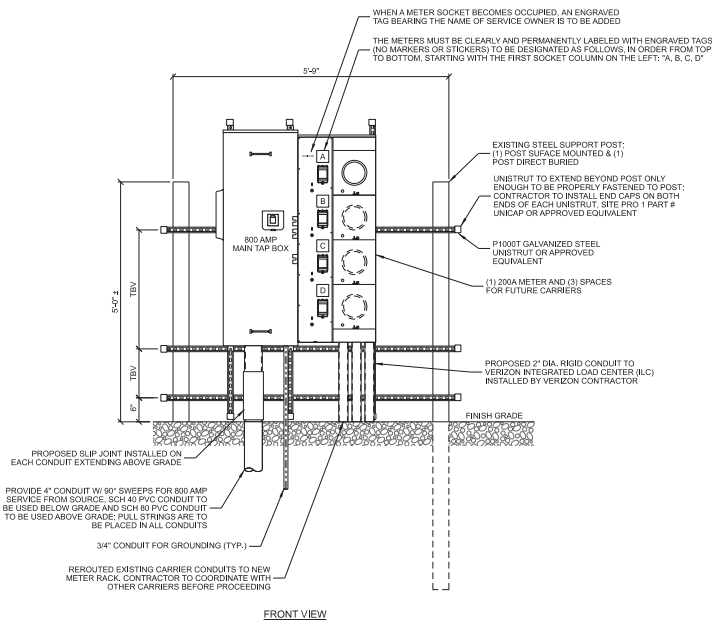
REV.	DATE	DESCRIPTION
01	12/01/23	REV. A
02	04/25/23	FIBER ROUTE
03	06/09/23	REV. B
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CHECKED BY: PCM
PLT DATE: 8/8/2023
PROJECT NUMBER: 31368
SHEET TYPE: FINAL
SHEET NUMBER: V2W E-503

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ALLIANT ENERGY REQUIREMENTS:

1. CENTERLINE OF THE BOTTOM METER TO BE 30" FROM THE GROUND.
2. CENTERLINE OF TOP METER NOT TO EXCEED 8' FROM THE GROUND.
3. THE METERS MUST BE CLEARLY AND PERMANENTLY LABELED WITH ENGRAVED TAGS (NO MARKERS OR STICKERS) TO BE DESIGNATED AS FOLLOWS, IN ORDER FROM TOP TO BOTTOM, STARTING WITH THE FIRST SOCKET COLUMN ON THE LEFT: "A, B, C, D," ETC.; WHEN A METER SOCKET BECOMES OCCUPIED, AN ADDITIONAL ENGRAVED TAG BEARING THE NAME OF SERVICE OWNER IS TO BE ADDED; IN CASES WHERE THE TOWER HAS OBSTRUCTION LIGHTING, THE TOWER OWNER WILL OCCUPY THE FIRST METER SOCKET (SOCKET "A"). COLLOCATING WIRELESS CARRIERS ARE TO OCCUPY THE NEXT SUCCESSIVE METER SOCKETS.
4. ELECTRICIAN TO HAVE THEIR WORK PROPERLY INSPECTED AND THE RESULTS FURNISHED TO ALLIANT PRIOR TO REQUESTING ELECTRIC METERS BEING SET.
5. ELECTRICIAN TO CALL 1-800-ALLIANT (1-800-255-4286) TO REQUEST ELECTRIC METER(S) TO BE SET AND SERVICE STARTED IN THE CLIENT'S NAME.



FRONT VIEW

NOTES:

1. CONTRACTOR TO EXTEND SERVICE LATERAL CONDUITS UNDERGROUND BEYOND FENCELINE TO TRANSFORMER. CAP ENDS (NO DUCT TAPE ALLOWED) AND STAKE EQUIPMENT WITH PULL CORD.
2. SDD E7 METER RACK 800 AMP, 20/240 VAC 1 PHASE, 3 WIRE OR APPROVED EQUIVALENT.
3. AT MULTI GANGED METER INSTALLATIONS ROUTE A 3/0 GREEN THINW STRANDED COPPER CONDUCTOR FROM THE N-G CONNECTION POINT TO JUST ABOVE THE EARTH SURFACE. THIS CONDUCTOR SHALL BE ROUTED THROUGH PVC ABOVE FINISHED GRADE AND TO A MIN. DEPTH OF 24" INTO THE EARTH TO AVOID THEFT AND BONDED TO AN APPROVED DRIVEN GROUND ROD.
4. ATTACH CABINETS WITH SPRING LOADED WASHERS TO UNISTRUTS.
5. FINAL LAYOUT AND DESIGN DETERMINED BY CONTRACTOR/UTILITY, VERIFY FINAL DESIGN WITH ENGINEER.



MULTI-METER UTILITY RACK

SCALE: 11" = 17' - 1/2" & 1" = 1'-0"

CONSULTANTS:



CLIENT:



UTILITY RACK DETAILS
McFarland DT (EUIZE #248521)
McFarland, Wisconsin

REVISIONS:

REV.	DATE	DESCRIPTION
CV	12/28/23	REV. A
CV	04/25/23	FIBER ROUTE
CV	06/09/23	REV. B

CHANGES:

CHGNO.	PCM
PLT DATE	8/8/2023
PROJECT NUMBER	31368
ISS. TYPE	FINAL
SHEET NUMBER	VzW E-504

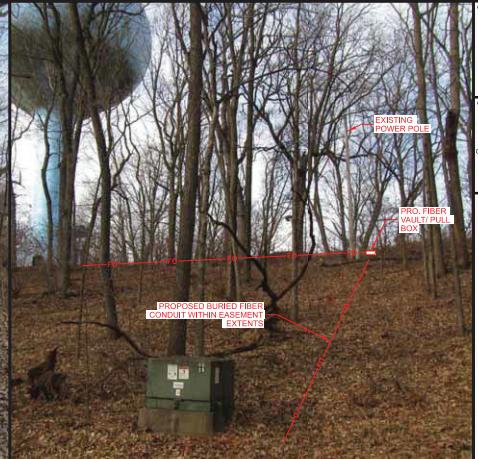
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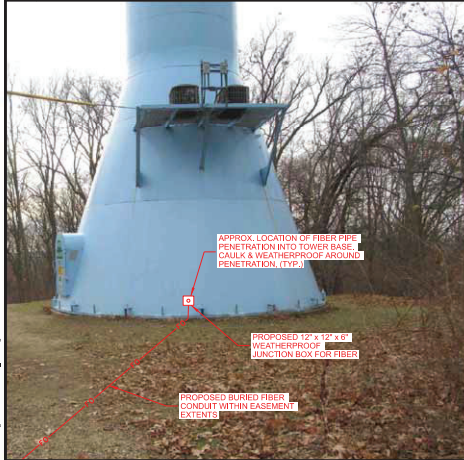
A FIBER ROUTING



B FIBER ROUTING



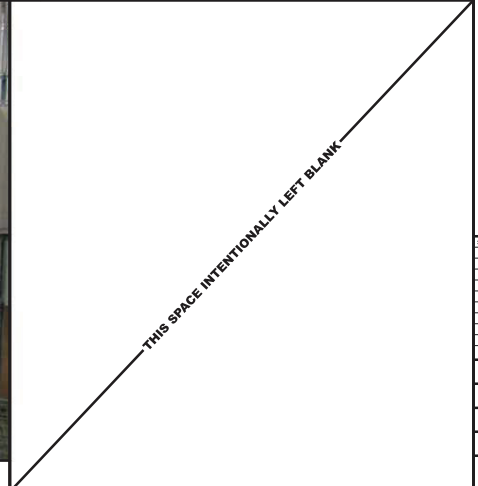
C FIBER ROUTING



D FIBER ROUTING



E PROPOSED FIBER OPTIC PIPE PENETRATION



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SITE PHOTOS
McFARLAND DT (EJZE #248521)
McFARLAND, WISCONSIN

REVISION	DATE	DESCRIPTION
REV. A	12/28/22	REV. A
REV. B	04/25/23	FIBER ROUTE
REV. C	06/09/23	REV. C
REV. D		
REV. E		
REV. F		
REV. G		
REV. H		
REV. I		
REV. J		
REV. K		
REV. L		
REV. M		
REV. N		
REV. O		
REV. P		
REV. Q		
REV. R		
REV. S		
REV. T		
REV. U		
REV. V		
REV. W		
REV. X		
REV. Y		
REV. Z		

CHICAGO DT

PCM

PLAT DATE: 8/8/2023

PROJECT NUMBER: 31368

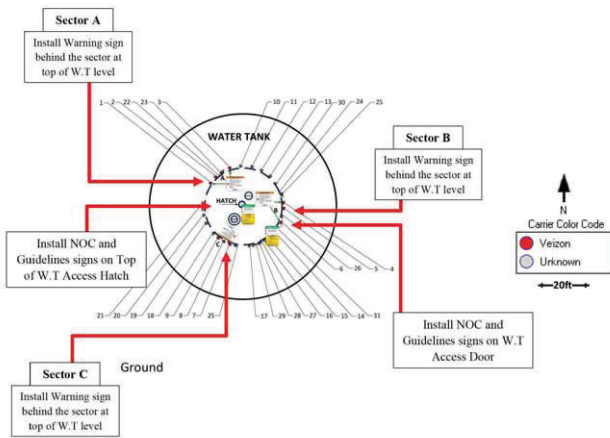
SHEET TYPE: FINAL

SHEET NUMBER: **VzW T-901**

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b. Signage/Barrier Diagram



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Final Compliance Configuration	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/MARKER
Access Point(s)	2	#	#	#	2	#
Alpha	#	#	#	2	#	#
Beta	#	#	#	2	#	#
Gamma	#	#	#	1	#	#

NOTE: The table above represents EVERY compliance item that MUST be implemented at this location.

c. Signage/Barrier Installation Detail

Mitigation Actions Required	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/MARKER
Access Point(s)	2	#	#	#	2	#
Alpha	#	#	#	2	#	#
Beta	#	#	#	2	#	#
Gamma	#	#	#	1	#	#
	ADD REM	ADD REM	ADD REM	ADD REM	ADD REM	ADD ONLY

NOTE: The table represents either the signage/barriers installed / removed OR items required by the market (if mitigation is not installed by consultant/vendor).

SPECIAL MITIGATION INSTRUCTIONS	
Items to be Installed	W.T Access Door: Install NOC and Guidelines signs Top of W.T Access Hatch: Install NOC and Guidelines signs Sector A: Install Warning sign behind the sector at top of W.T level Sector B: Install Warning sign behind the sector at top of W.T level Sector C: Install Warning sign behind the sector at top of W.T level
Items to be Removed	N/A
Items to be Repaired/Replaced	N/A

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NOTE:
1. RFE INFORMATION ON THIS SHEET PROVIDED BY VERIZON AND IS INCLUDED FOR CONVENIENCE ONLY. IF SIGNIFICANT CHANGES OR DISCREPANCIES ARE IDENTIFIED, CONTACT ENGINEER PRIOR TO INSTALLATION.

☒ Pre-Activation ☐ Post-Activation

SITE-SPECIFIC INFORMATION			
Site Name	McFarland DT - B	Multi-Licenses Facility	☒ YES ☐ NO
Street Address	4901 Burma Road	Is Verizon a Significant Contributor To Co-Locator Areas Requiring Mitigation?	☒ YES ☐ NO
City, State, Zip	McFarland, WI 53558	Verizon's Max % MPE (Predictive - General Public)	☐ N/A
Verizon's Max % MPE (Measured - General Public)	N/A	Assessment Date	12205.96%
Structure Type	Water Tank	01/24/2023	
Broadcast (AM/FM/TV) Co-Locators	☐ YES ☒ NO	Assessment Purpose	MODIFICATION
Total Access Points	2	Total Report Revisions	0
Original Report Date	01/24/2023	Report Revision Date	N/A
Compliance Status	☐ COMPLIANT AS DESIGNED, no mitigation required ☒ MITIGATION IS REQUIRED (Barriers, Signs, RF Safety Plan, etc., see below)		

VERIZON'S WORST-CASE RF EMISSIONS IN ACCESSIBLE AREAS AT THIS FACILITY	
☐	BELOW the General Population MPE limit
☐	ABOVE the General Population MPE limit and BELOW the Occupational MPE limit
☐	ABOVE the Occupational MPE limit and BELOW 10x the Occupational MPE limit
☒	ABOVE 10x the Occupational MPE limit

Final Compliant Configuration	     					
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/MARKER
Access Point(s)	☒ 2	☐ #	☐ #	☐ #	☒ 2	☐ dimensions
Alpha	☐ #	☐ #	☐ #	☒ 2	☐ #	☐ dimensions
Beta	☐ #	☐ #	☐ #	☒ 2	☐ #	☐ dimensions
Gamma	☐ #	☐ #	☐ #	☒ 1	☐ #	☐ dimensions

NOTE: The table above represents EVERY compliance item that MUST be implemented at this location; Also in Sec. 4 (B)

☐ RF Safety Plan required		☐ Engineering Controls required	
Description of all Compliance Requirements(s): W.T Access Door: Install NOC and Guidelines signs Top of W.T Access Hatch: Install NOC and Guidelines signs Sector A: Install Warning sign behind the sector at top of W.T level Sector B: Install Warning sign behind the sector at top of W.T level Sector C: Install Warning sign behind the sector at top of W.T level			
Consultant Legal Name	Telnet Inc.	Phone/Fax	(301) 840 7110 ext. 61602 or 61608
Email Contact	maryam.ovchi@telnet-inc.com		
Address	7630 Standish Place, Rockville, MD 20855		

a. Structure

Physical Description	Antenna are mounted on top of water tank level
Single-Family Home	☐ YES ☒ NO
Latitude (NAD 83)	43° 0' 36.9" N
Longitude (NAD 83)	89° 17' 57.012" W
Total Analyzed Elevations (Roof Level)	#2 (Top of Water Tank, Ground level)

b. Accessibility

Accession	
Did the property owner or agent of the property owner (e.g. a security guard) grant you access to the rooftop?	N/A
If not - were you required to be escorted by Verizon personnel in order to gain access?	N/A
Were you required to provide any proof of identity to gain access?	N/A
What specific documents were required in order to gain access?	N/A
All access points locked at time of assessment?	N/A
All access points alarmed at time of assessment?	N/A
Were there any broken locks or inoperable alarms on any of the access points to the rooftop?	N/A
Were there any access issues caused by either the property owner or agent of the property owner?	N/A
Additional Notes: NA	

c. Existing Verizon Observations

[illegible]

NOTE: The table above represents EXISTING compliance items implemented at this location.

Are Verizon signs posted on the front, back and sides of antenna arrays where possible?	N/A
Are Verizon signs visible from all areas of approach?	N/A
Are there any broken, damaged or illegible Verizon signs?	N/A
Are there any broken or damaged Verizon physical barriers?	N/A
Are there any Verizon indicative markers in need of repair or replacement?	N/A

3 Confidential & proprietary material for authorized Verizon Wireless personnel only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement. | Verizon Wireless

NOTE:

1. RFE INFORMATION ON THIS SHEET PROVIDED BY VERIZON AND IS INCLUDED FOR CONVENIENCE ONLY. IF SIGNIFICANT CHANGES OR DISCREPANCIES ARE IDENTIFIED, CONTACT ENGINEER PRIOR TO INSTALLATION.

CLIENT:

verizon

CHICAGO SMS LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008

RADIO FREQUENCY REPORT
McFARLAND DT (FUZE #2485321)
McFARLAND, WISCONSIN

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
CV	12/08/22	REV. A
CV	04/25/23	FIBER ROUTE
CV	06/08/23	REV. D
CHECKED BY	PCM	
PLOT DATE	6/8/2023	
PROJECT NUMBER	31368	
SET TYPE	FINAL	
SHEET NUMBER	RF-001	

Exhibit C
Monthly Rent Payments

Initial Term	
Year	Monthly Rent
1	\$3,200.00
2	\$3,328.00
3	\$3,461.12
4	\$3,599.56
5	\$3,743.54
First Renewal Term	
6	\$3,893.28
7	\$4,049.02
8	\$4,210.98
9	\$4,379.42
10	\$4,554.59
Second Renewal Term	
11	\$4,736.78
12	\$4,926.25
13	\$5,123.30
14	\$5,328.23
15	\$5,541.36
Third Renewal Term	
16	\$5,763.00
17	\$5,993.53
18	\$6,233.28
19	\$6,482.61
20	\$6,741.91
Fourth Renewal Term	
21	\$7,011.59
22	\$7,292.05
23	\$7,887.08
24	\$8,202.57
25	\$8,530.67

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, October 10, 2023

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Aimee Irwin, Assistant to the Public Works Director, Lee Igl, Public Works Director, Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action regarding the conventional rate case for test year 2024 for submission to the Public Service Commission.

PREVIOUS ACTION:

The Public Works and Utilities Committee recommended approval of the enclosed application to the Public Service Commission.

ISSUE SUMMARY:

Baker Tilly has been compiling the data and information necessary to complete the Public Service Commission (PSC) conventional rate case during 2023 for implementation in 2024. The last conventional rate case was completed in 2021. Prior to that, the last conventional rate case was in 2000 with simplified adjustments in 2010 and 2019. We have been working to be more proactive on revenue generation to offset growing expenses to provide service and update our infrastructure through increased capital investment.

Enclosed is the current rate chart for reference. Also enclosed is the draft conventional rate case that will be filed with the Public Service Commission with approval by the Village Board.

FINANCIAL/BUDGET IMPACT:

The enclosed draft rate case and summary provides the financial impacts that we'll present in the meeting.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion and second to approve submittal to the Public Service Commission of the conventional rate case for test year 2024 as presented.

ATTACHMENTS:

1. McFarland 2024TY Water Rate Study Draft 9.20.23



2. McFarland 2024TY Water Rate Study Handout
3. Rate Chart 2023

McFarland Water Utility

Forecasted Revenue Requirement

Test Year 2024

DRAFT

Prepared as of

October xx, 2023

McFarland Water Utility

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Accountants' Compilation Report

To the Village Board
McFarland Water Utility

Management is responsible for the accompanying forecasted Attachments 1 through 19 (Attachments) as identified in the table of contents of McFarland Water and Sewer Utility, an enterprise fund of the Village of McFarland for the years ending December 31, 2023 and 2024, including the related summaries of significant assumptions and accounting policies in accordance with guidelines for the presentation of a forecast established by the American Institute of Certified Public Accountants (AICPA). We have performed a compilation engagement in accordance with *Statements on Standards for Accounting and Review Services* promulgated by the Accounting and Review Services Committee of the AICPA. We did not examine or review the forecasted Attachments nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on this forecasted Attachments.

There will usually be differences between the forecasted and actual results because events and circumstances frequently do not occur as expected, and those differences may be material. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

The accompanying supplementary information, identified as historical financial information for the years ended December 31, 2020 through 2022 and non-financial information, contained in the Attachments is presented for purposes of additional analysis and is not a required part of the forecast. Such information is the responsibility of management. The supplementary information was subject to our compilation engagement. We have not examined or reviewed the supplementary information and do not express an opinion, a conclusion nor provide any assurance on such information.

Madison, Wisconsin
October xx, 2023

McFarland Water Utility

Summary of Significant Accounting Policies and Significant Assumptions Test Year 2024

Nature of Forecast

This financial forecast presents, to the best of management's knowledge and belief, McFarland Water Utility's (Utility's) expected results of operations for the forecast period. Accordingly, the forecast reflects its judgment as of October xx, 2023, the date of this forecast, of the expected conditions and its expected course of action. The assumptions disclosed herein are those that management believes are significant to the forecast. There will usually be differences between the forecasted and actual results because events and circumstances frequently do not occur as expected, and those differences may be material.

Nature of Operations

The Utility is an enterprise fund of the Village of McFarland. The Utility is managed by the Public Works and Utilities Committee and the Village Board. The Utility is subject to regulation by the Public Service Commission of Wisconsin (PSCW) in matters of rates, financial reporting, and other procedures.

Revenue Recognition

Water revenues are recorded for service rendered based on water meter readings, with billings made to customers bi-monthly. The utility does not accrue beyond billing dates.

Expenses

Historical operation and maintenance expenses are reported on the accrual basis. Forecasted 2023 and 2024 expenses are also generally reported on the accrual basis with the exception of certain non-recurring major expenses which are normalized for rate-making purposes. This accounting for non-recurring expenses differs from generally accepted accounting principles. Expenses related to pensions are based on cash contributions, rather than GASB 68 expenses, as required by the PSCW.

Plant

Additions to and replacements of Utility plant are recorded at original cost, which includes material, labor, overhead, and an allowance for the cost of funds used during construction when significant. The cost of renewals and betterments relating to retirement units is added to plant accounts. The cost of property replaced, retired or otherwise disposed of, is deducted from plant accounts and, generally, together with removal costs less salvage, is charged to accumulated depreciation.

Depreciation

Depreciation is computed using straight line rates authorized by the PSCW applied to the average plant investment balances for the calendar year.

Accumulated Depreciation

Salvage and cost of removal are projected based on historical trends and estimates from Utility management. A summary of forecasted salvage and cost of removal is shown on Attachment 13.

Depreciation expense charged to sewer is determined based on 1/2 of meters depreciation computed on Attachment 12.

Materials and Supplies

Materials and supplies are generally used for construction and for operation and maintenance work – not for resale. They are valued at lower of cost or market based on average prices and charged to construction or operation and maintenance expense when used.

McFarland Water Utility

Summary of Significant Accounting Policies and Significant Assumptions Test Year 2024

Contributions in Aid of Construction

Contributions in aid of construction represent contributions received from customers for construction of plant. These amounts are not subject to repayment. Contributions are based on historical trends and estimates provided by Utility management on Attachment 11a.

Increased depreciation expense resulting from contributed plant cannot be recovered through user fees due to changes in the accounting and ratemaking treatment of contributions in aid of construction approved by the PSCW as of January 1, 2003. To ensure rates are adequate to meet debt coverage, an analysis of the 2024 estimated coverage is provided on Attachment 14.2.

Taxes

Taxes included in the forecast include the PSCW remainder assessment and social security taxes. Municipal utilities are exempt from income taxes and therefore no income tax liability is recorded by the Utility.

In 2023 the Village reassessed the value of all property subject to general property tax. Property tax equivalent for 2023 is based on mil rates estimated on the 2023 assessment and the assessment ratio inflated by the PSCW inflationary rate. Property tax equivalent for 2024 is based on 2023 mil rates inflated by the PSCW Inflationary rate and the assessment ratio was kept consistent. Social security expenses and PSCW remainder assessment tax in 2024 are increased by PSCW inflationary rate.

Financing

Forecasted debt issues were determined by management and management's registered municipal advisor.

Operating Revenues

The following assumptions are based on discussions with Utility management, analysis of historical data for 2020 through 2022, and expected changes for 2023 and 2024.

Metered Sales

Forecasted metered sales are based on average consumption per customer times the number of customers. The number of customers is forecasted based on current levels and analysis of prior years. Total consumption is distributed to the rate blocks based on percentages determined from the most recent historical consumer analysis. Please refer to Attachments 3A and 3B for a summary of forecasted volume and customer changes.

Public Fire Protection

Public fire protection is forecasted based on the number of customers forecasted on Attachment 3. The public fire protection computation is shown on Attachment 5.

Private Fire Protection

Private fire protection was forecasted based on actual 2023 connections. The calculation is shown on Attachment 6.

Other Water Revenues

Refer to Attachment 7 for expected changes in other water revenues.

Operating Expenses

Operation and maintenance expenses are forecasted based on the following:

1. Actual costs incurred from January 1, 2023 through May 31, 2023.
2. Historical trends from 2020 – 2022.
3. Specific knowledge of expenses the Utility will incur as outlined on Attachment 19.
4. Significant non-routine maintenance and other costs are normalized for rate making purposes.

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ATTACHMENTS



Application to Increase Rates
Public Service Commission of Wisconsin
Division of Water Utility Regulation and Analysis
Hill Farms State Office Building - 6th Floor
4822 Madison Yards Way

3024 (1-1-2014)

(Filling this form out is in accordance with Wis. Stat. § 196.25)

The Public Service Commission of Wisconsin does not discriminate on the basis of disability in the provision of programs, services, or employment. If you are speech, hearing, or visually impaired and need assistance, call (608) 266-5481 or TTY (608) 267-1479. We will try to find another way to get the information to you in a usable form.

Name of Utility:

McFarland Water and Sewer Utility

Type of rate increase requested:

☒ Water

☐ Sewer

☐ Both

Contact Personnel Information

	Utility	Consultant
Name	McFarland Water and Sewer Utility	Baker Tilly US, LLP
Contact Person (1)	Aimee Irwin--Assistant to the Public Works Director	
Contact Person (2)	Lee Igl - Public Works Director	Jodi Dobson, CPA, Partner
Street or P.O. Box	5115 Terminal Drive, PO Box 110	4807 Innovate Lane
City and Zip Code	McFarland 53558-0110	Madison, WI 53707
County or Counties	Dane	
Telephone Number (1)	608-838-7287	608-240-2571
Telephone Number (2)	608-838-3153	
E-Mail Address	aimee.irwin@mcfarland.wi.us	Jodi.Dobson@bakertilly.com
Fax Number	n/a	
Best Hours between 7:30 am & 5:00 pm	7:30 am to 3:30 pm	8 am - 4 pm
Days Available	Monday-Friday	Monday - Friday

**Mcfarland Water and Sewer Utility
Ratemaking Goals**

Reason for Rate increase:

- ☐ Recent Construction
☒ Debt Service Coverage
☒ Increasing O&M Costs
☒ Other

Please select the reasons for requesting a rate increase from the drop down and provide additional information such as project information, debt service schedules, and other relevant information supporting the request for a rate increase:

Debt coverage (see provided debt information as required by rate case). Increasing O&M costs (salaries, supplies, etc). Future new Well #5 and rehabilitation to existing Wells #3 & #4. Transition of hydrant rental charge from the property tax levy to the utility rate payers.

Goals for rate proceeding:

- Affordability ☐
 Conservation ☒
 Particular Customer Class (provide detail) ☐
 Change to block rate structure ☐
 Change to PFP ☒
 Other ☐

Please describe any goals the utility would like to see addressed as part of this rate proceeding.

Establish rates to provide adequate revenue to cover increasing operating and capital expenses for aging infrastructure. Conservation goal: establish a rate structure which has higher rates for users with higher usage and lower rates for customers using lower usage. The current rate structure provides lower rates to higher users over 67,000 gallons. Adjust the charge for PFP from a municipal charge to direct charge to customers.

Required approvals:

Please describe what governing body the utility must receive approval from in order to request this rate proceeding. Has the utility received such approval? Please provide documentation to demonstrate the approvals and any specific changes approved (amount of increase, PFP change, specific ROR, etc.)

The Public Works & Utilities Committee along with Village Board approved a proposal from Baker Tilly to conduct a conventional rate case on February 27, 2023 and March 14, 2023, respectively. The Public Works & Utilities Committee will consider and provide their recommendation to file the rate case along with a resolution to adjust the PFP charge to customers on September 25, 2023. The Village Board will provide their recommendation for filing and the PFP resolution on September 26, 2023. The Public Works & Utilities Committee will review and be provided summary information of the conventional rate case on August 28, 2023.

Public Involvement:

Please describe the measures taken to date to inform customers of the rate increase you are applying for. Please detail how the utility informed them, if the utility provided an estimated rate increase and any other information the utility has provided to the customer regarding the need for a rate increase.

The utility webpage provides details about the water utility participating in a conventional rate case. Information about the conventional rate case was issued in The Lookout electronic publication on July 27, 2023. Another article will be published in The Outlook, paper publication mailed to customers, which will be issued on September 21, 2023. Business items related to rates and the conventional rate case have been discussed at various Public Works & Utilities Committee meetings and along with Village Board meetings. There will be an upcoming Public Hearing as required. Information about this public hearing will be shared on the village's website, social media channels and applicable publications (The Outlook or The Lookout) depending on timing and availability.

Affordability:

Does the utility anticipate there will be customers with affordability concerns as a result of the rate increase? If yes, please describe any conversations the utility may have had with customers and/or local decision makers about this issue.

At this time, the utility is not aware of any affordability concerns.

Has the utility considered requesting reductions to its PILOT payment, shifting a portion of PFP to municipal charge, or altering its rate structure to try to address affordability.

The Utility could consider freezing the PILOT payment if desired but the property tax levy is no longer in a position to maintain the PFP municipal charge. Due to levy limits, a portion of this charge is being offset through fund balance. Further conservation efforts could be considered to address affordability and/or creation of a customer assistance program similar to what was enacted with the City of Madison.

McFarland Water and Sewer Utility
Telephonic Hearing Information

Requests to increase rates require Commission approval. Pursuant to state statutes, a rate increase can only be authorized after public hearing. Municipal utilities are encouraged to hold telephonic hearings. A telephonic hearing is much like a hearing held in Madison except that the utility, Commission staff, the utility's consultant (if applicable), and customers participate via speaker phone from their respective locations. Telephonic hearings are advantageous for both the utility and its customers. Customers have an opportunity to participate with greater ease than afforded by a hearing held at the Commission's offices in Madison. Additionally, the time utility personnel are away from the office is significantly reduced.

In order to participate in a telephonic hearing, the utility must have a location which is handicapped accessible with a capacity of at least 10-15 persons. The utility also needs a speaker phone workable in the room in which the hearing is to be held. FAX and copy machines are also required. The FAX and copiers do not need to be located in the hearing room or even the building in which the hearing is to be held; however, the utility must have ready access. More details will be provided concerning scheduling and administering the telephonic hearing when Commission staff has completed processing your application to increase rates.

Please check one of the following:

- ☒ **Yes**, the utility can arrange a site for a telephonic hearing, either at the utility or at an alternate site.
(Please specify the site including building name, address, room number, and telephone number for the room in the space below.)

Building Name:

McFarland Municipal Center

Room Number or Name:

Community Room

Address:

5915 Milwaukee St, McFarland WI 53558

Phone Number:

608-838-3153

- ☐ **No**, it is not feasible for our utility to host a telephonic hearing. We request that the hearing be scheduled in Madison. (Please provide your specific reasons in the space below.)

PART 1:

Provide consumption data for the four largest customers in each customer class.

1. List the billing units consistent with Schedule Mg-1 in your tariff sheets.

1000 Gallons (Mgal)

2. During the last 12-month period, list the highest consumption billed for each of the four largest customers in each class. Please select four different customers in each class and not multiple bills from the same customer. A customer may be listed more than once only if they are served by more than one meter and the meter sizes are different.

3. List the meter size, billing date, and the billed consumption.

* For privacy reasons, do not list any customer names.

LISTING OF LARGEST CUSTOMERS BILLED

Customer Name	Class	Meter Size	Billing Date	Billed Consumption	Specify Units	No. of Month(s) of Consumption
Residential 1	Res.	5/8"	2/28/2023	97	Mgal	2 months
Residential 2	Res.	5/8"	11/30/2022	55	Mgal	2 months
Residential 3	Res.	5/8"	7/31/2022	97	Mgal	2 months
Residential 4	Res.	5/8"	7/31/2022	129	Mgal	2 months

Multifamily Residential 1	MF	2"	9/30/2022	477	Mgal	2 months
Multifamily Residential 2	MF	2"	9/30/2022	298	Mgal	2 months
Multifamily Residential 3	MF	3"	9/30/2022	221	Mgal	2 months
Multifamily Residential 4	MF	3"	10/31/2022	217	Mgal	2 months

Commercial 1	Com.	3"	9/30/2022	1,814	Mgal	2 months
Commercial 2	Com.	2"	12/31/2022	689	Mgal	2 months
Commercial 3	Com.	1 1/2"	8/31/2022	836	Mgal	2 months
Commercial 4	Com.	1 1/2"	1/31/2023	480	Mgal	2 months

Industrial 1	Ind.					
Industrial 2	Ind.					
Industrial 3	Ind.					
Industrial 4	Ind.					

Public Authority 1	P.A.	1"	3/1/2023	2,533	Mgal	2 months
Public Authority 2	P.A.	4"	5/31/2022	712	Mgal	2 months
Public Authority 3	P.A.	2"	8/31/2022	811	Mgal	2 months
Public Authority 4	P.A.	3"	11/30/2022	94	Mgal	2 months

Irrigation 1	Irr.					
Irrigation 2	Irr.					
Irrigation 3	Irr.					
Irrigation 4	Irr.					

PART 2:

Please answer each question about billing procedures.

1. How do you send your water bills?

Postcards

2. What is your current billing frequency for residential customers?

Other

6 Number of bills per year?

2a. Would you prefer to change the current billing frequency?

2b. If so, which billing frequency would be preferred?

3. How frequently do you read residential customer meters?

Other

Please explain

Bi-monthly

6

4. Which of the following best describes the manner in which you read meters each billing period?

Meters are read in cycle (one-third of customers are read each month).

Please explain if meters read in cycles:

Meters are read in cycles. One half of the customers are read each month.

5. What is the estimated start date for reading meters for your next billing period?

7/11/2023

Notes

Mcfarland Water and Sewer Utility
VOLUME SALES

1. Provide the authorized rates for volume consistent with Schedule Mg-1.
2. Complete Attachment 2A using actual data from the latest 12 months for each customer class.
3. Provide the actual total volume for the most recent 12 months for each class.

Billing Periods per Year:

6

Actual Latest 12 Months Ending:

May 31, 2023

Does the utility have class-based volume rates?

No

Class-based rates are separate rate schedules for residential, multifamily, nonresidential (commercial, industrial, public authority) or irrigation classes. If the Utility had a rate change within the past year, be sure to use prorated rates. See instructions for more detail.

No

	Volume Block	Rate
First	67,000	\$2.76
Next	-	
Next	-	
Next	-	
Over	67,000	\$1.92

	Residential Units	Multifamily Residential Units	Commercial Units	Industrial Units	Public Authority Units	Irrigation Units	Total
First 67,000	143,866	13,434	15,021	0	3,254	0	175,575
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Over 67,000	1,800	6,591	11,668	0	6,847	0	26,906
Total Units	145,666	20,025	26,689	0	10,101	0	202,481
Unit Revenues	\$ 400,526	\$ 49,733	\$ 63,861	\$ -	\$ 22,127	\$ -	\$ 536,247

Notes

1. Provide the authorized meter charges consistent with Schedule Mg-1.
2. Complete Attachment 2B using actual data from the latest 12 months for each customer class.
3. Provide actual total billed revenues for the same 12 months. If variance between total revenues and actual billed revenue is greater than 3 percent for any customer class, the variance must be explained with a reason and any corrective plan to address the variance in the Notes.
4. Include Am-1 revenue(s) from additional rates on Attachment 7 - Account 474 (Other Water Revenues), not on Attachment 2B.

Billing Periods per Year:

6

Actual Latest 12 Months Ending:

May 31, 2023

Meter Size	Charge	Residential	Multifamily Residential	Commercial	Industrial	Public Authority	Irrigation	Totals
		Average No. of Meters	Average No. of Meters	Average No. of Meters	Average No. of Meters	Average No. of Meters	Average No. of Meters	
5/8"	\$16.00	3,166	3	163	0	9	0	3,341
3/4"	\$16.00	1	0	0	0	0	0	1
1"	\$26.00	1	21	29	0	5	0	56
1 1/4"	\$34.00	0	0	0	0	0	0	0
1 1/2"	\$38.00	1	26	10	0	6	0	43
2"	\$64.00	0	8	8	0	4	0	20
2 1/2"	\$0.00	0	0	0	0	0	0	0
3"	\$116.00	0	2	1	0	3	0	6
4"	\$166.00	0	0	0	0	1	0	1
6"	\$226.00	0	0	0	0	0	0	0
8"	\$322.00	0	0	0	0	0	0	0
10"	\$464.00	0	0	0	0	0	0	0
12"	\$608.00	0	0	0	0	0	0	0
Total Meters		3,169	60	211	0	28	0	3,468
Fixed Revenues		\$ 304,416	\$ 13,956	\$ 26,220	\$ -	\$ 7,632	\$ -	\$ 352,224
Total Volume Revenue		\$ 400,526.16	\$ 49,732.56	\$ 63,860.52	\$ -	\$ 22,127.28	\$ -	\$ 536,247
Surcharges, etc.		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues Per Analysis		\$704,942	\$63,689	\$90,081	\$0	\$29,759	\$0	\$888,471
Total Actual Billed Revenues		\$704,555	\$63,759	\$89,061	\$0	\$29,705	\$0	\$887,080
Dollar Variance		\$387	(\$70)	\$1,020	\$0	\$54	\$0	\$1,391
Percent Variance		0.05%	-0.11%	1.13%	0.00%	0.18%	0.00%	0.16%

(A) The annual revenues from meter charges are based upon the number of bills issued annually.

Notes

Mcfarland Water and Sewer Utility

2024 Test Year

Sales Forecast Historical

Attachment 2C

Residential				
Year	Avg. # Customers	Usage (Mgals)	Avg/Cust/Qtr (Mgals)	Change in Customer Ct
2019	3,003	136,341	11.35	0
2020	3,083	154,698	12.54	80
2021	3,291	156,160	11.86	208
2022	3,185	147,467	11.58	-106
2023	3,203	147,229	11.49	18
2024	3,267	150,171	11.49	64
Averages:				
5-year avg	3,153	148,379	11.76	0.00
4-year avg	3,191	151,389	11.86	50.00
3-year avg	3,226	150,285	11.65	40.00
2-year avg	3,194	147,348	11.53	-44.00
2023	3,203	147,229	11.49	18.00

Commercial				
Year	Avg. # Customers	Usage (Mgals)	Avg/Cust/Qtr (Mgals)	Change in Customer Ct
2019	204	23,759	29.12	0
2020	210	23,163	27.58	6
2021	221	27,608	31.23	11
2022	214	24,497	28.62	-7
2023	215	27,067	31.47	1
2024	217	27,318	31.47	2
Averages:				
5-year avg	213	25,219	29.63	0.00
4-year avg	215	25,584	29.75	2.75
3-year avg	217	26,391	30.45	1.67
2-year avg	215	25,782	30.05	-3.00
2023	215	27,067	31.47	1.00

Multifamily Residential				
Year	Avg. # Customers	Usage (Mgals)	Avg/Cust/Qtr (Mgals)	Change in Customer Ct
2019	70	14,390	51.39	0
2020	56	15,060	67.23	-14
2021	58	17,640	76.03	2
2022	63	19,413	77.04	5
2023	65	21,694	83.44	2
2024	67	22,361	83.44	2
Averages:				
5-year avg	62	17,639	70.67	0.00
4-year avg	61	18,452	76.25	-1.25
3-year avg	62	19,582	78.96	3.00
2-year avg	64	20,554	80.29	3.50
2023	65	21,694	83.44	2.00

Public Authority				
Year	Avg. # Customers	Usage (Mgals)	Avg/Cust/Qtr (Mgals)	Change in Customer Ct
2019	21	7,065	84.11	0
2020	25	4,177	41.77	4
2021	26	4,744	45.62	1
2022	28	9,873	88.15	2
2023	33	11,905	90.19	5
2024	34	12,266	90.19	1
Averages:				
5-year avg	27	7,553	70.98	0.00
4-year avg	28	7,675	68.52	3.00
3-year avg	29	8,841	76.21	2.67
2-year avg	31	10,889	89.25	3.50
2023	33	11,905	90.19	5.00

Irrigation				
Year	Avg. # Customers	Usage (Mgals)	Avg/Cust/Qtr (Mgals)	Change in Customer Ct
2019	0	0	#DIV/0!	0
2020	0	0	#DIV/0!	0
2021	0	0	#DIV/0!	0
2022	0	0	#DIV/0!	0
2023	0	0	#DIV/0!	0
2024	0	0	0.00	0
Averages:				
5-year avg	0	0	#DIV/0!	0.00
4-year avg	0	0	#DIV/0!	0.00
3-year avg	0	0	#DIV/0!	0.00
2-year avg	0	0	#DIV/0!	0.00
2023	0	0	#DIV/0!	0.00

Industrial				
Year	Avg. # Customers	Usage (Mgals)	Avg/Cust/Qtr (Mgals)	Change in Customer Ct
2019	0	0	#DIV/0!	0
2020	0	0	#DIV/0!	0
2021	0	0	#DIV/0!	0
2022	0	0	#DIV/0!	0
2023	0	0	#DIV/0!	0
2024	0	0	0.00	0
Averages:				
5-year avg	0	0	#DIV/0!	0.00
4-year avg	0	0	#DIV/0!	0.00
3-year avg	0	0	#DIV/0!	0.00
2-year avg	0	0	#DIV/0!	0.00
2023	0	0	#DIV/0!	0.00

Mcfarland Water and Sewer Utility
VOLUME SALES

2024 Test Year

Estimates for Test Year

ATTACHMENT 3A

1. Provide the meter charges for the estimated test year.
2. Use the Utility's most current rates.
3. Provide complete details in Notes section concerning the gain or loss of any large customer, 20 percent change in usage from a customer class, or customers being reclassified to a different customer class.
4. If necessary, please describe any unusual situations in the Notes section.

Billing Periods per Year: 6

Does the utility have class-based volume rates? No

Note: Only change these rates if there has been an SRC or adjustment for purchased water in the last 12 months

	Volume Block	Rate
First	67,000	\$2.76
Next	-	\$0.00
Next	-	\$0.00
Next	-	\$0.00
Over	67,000	\$1.92

	Residential Units	Multifamily Residential Units	Commercial Units	Industrial Units	Public Authority Units	Irrigation Units	Total
First 67,000	148,315	15,001	15,375	0	3,951	0	182,643
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Over 67,000	1,856	7,360	11,943	0	8,315	0	29,473
Total Units	150,171	22,361	27,318	0	12,266	0	212,116
Unit Revenues	\$ 412,913	\$ 55,534	\$ 65,366	\$ -	\$ 26,870	\$ -	\$ 560,683

Notes

Mcfarland Water and Sewer Utility
WATER UTILITY CONSUMER ANALYSIS

2024 Test Year

Estimates for Test Year

ATTACHMENT 3B

1. Provide the meter charges for the estimated test year.
2. Use the Utility's most current rates.
3. Provide complete details in Notes section concerning the gain or loss of any large customer, 10 percent change in customer count for a customer class, or customers being reclassified to a different customer class

Billing Periods per Year: 6

		Residential	Multifamily Residential	Commercial	Industrial	Public Authority	Irrigation	
		Average No. of Meters	Average No. of Meters	Average No. of Meters	Average No. of Meters	Average No. of Meters	Average No. of Meters	Totals
Meter Size	Charge							
5/8"	\$16.00	3,265	3	168	0	10	0	3,446
3/4"	\$16.00	1	0	0	0	0	0	1
1"	\$26.00	1	21	29	0	5	0	56
1 1/4"	\$34.00	0	0	0	0	0	0	0
1 1/2"	\$38.00	0	28	10	0	6	0	44
2"	\$64.00	0	12	8	0	4	0	24
2 1/2"	\$0.00	0	0	0	0	0	0	0
3"	\$116.00	0	3	2	0	7	0	12
4"	\$166.00	0	0	0	0	2	0	2
6"	\$226.00	0	0	0	0	0	0	0
8"	\$322.00	0	0	0	0	0	0	0
10"	\$464.00	0	0	0	0	0	0	0
12"	\$608.00	0	0	0	0	0	0	0
Total Meters		3,267	67	217	0	34	0	3,585
Fixed Revenues		\$ 313,692	\$ 16,644	\$ 27,396	\$ -	\$ 11,508	\$ -	\$ 369,240.00
Total Volume Revenue		\$ 412,913	\$ 55,534	\$ 65,366	\$ -	\$ 26,870	\$ -	\$ 560,683
Surcharges, etc.		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Estimated Revenues		\$726,605	\$72,178	\$92,762	\$0	\$38,378	\$0	\$929,923

**Estimated Customer Growth
for the Test Year:**

Customer Class	Number of	
	Customers	Meter Sizes
Residential	98	5/8"
Multifamily	5	.5, 2, 3"
Commercial	0	5/8, 3"
Industrial	0	
Public Auth.	0	5/8, 3, 4"
Irrigation	0	
Total	103	

Notes

Mcfarland Water and Sewer Utility
Wholesale Revenues

Historical data (Mgals)
2024 Test Year

NOTE: Only applies to utilities selling water at wholesale to another utility.

ATTACHMENT 3W

1. List rates and billing frequency consistent with Schedule W-1 in your tariff sheet.
2. List test year consumption estimates for each wholesale customer.
3. Provide explanation in Notes section concerning any large changes in usage and/or gain or loss of a large wholesale customer.

Year	Wholesale Community -->	0	0	0	0	0	Total
2010		0	0	0	0	0	0
2011		0	0	0	0	0	0
2012		0	0	0	0	0	0
2013		0	0	0	0	0	0
2014		0	0	0	0	0	0
5-Year Average		0	0	0	0	0	0
4-Year Average		0	0	0	0	0	0
3-Year Average		0	0	0	0	0	0
2-Year Average		0	0	0	0	0	0

Enter Test Year Estimates on this Line

0	0	0	0	0	0
---	---	---	---	---	---

General Service	Wholesale Community -->	0	0	0	0	0	Total
Service Charge	Billing periods -->	0	0	0	0	0	
	Rate	0.00	0.00	0.00	0.00	0.00	
		0	0	0	0	0	0
Volume Charge	Mgals (derived from above)	0	0	0	0	0	
	Rate	0.00	0.00	0.00	0.00	0.00	
		0	0	0	0	0	0
		0	0	0	0	0	0

Public Fire Protection Service	Wholesale Community -->	0	0	0	0	0	Total
Service Charge	Semiannual/qtrly/monthly -->	0	0	0	0	0	
	Rate	0.00	0.00	0.00	0.00	0.00	
		0	0	0	0	0	0

Notes

Mcfarland Water and Sewer Utility
PUBLIC FIRE PROTECTION REVENUE (SUMMARY)
Estimated for Test Year 2024

2024 Test Year

ATTACHMENT 4

1. This schedule is a summary of various methods of charging for Public Fire Protection and must be consistent with the Utility's current F-1 or Fd-1 tariff.
2. For a Municipal Charge based upon mains and/or hydrants or Direct Charges to Customers based upon equivalent meters or services, test year estimate is derived from Attachment 5
3. For all other charges, insert the test year estimate in the amount column.
4. For Direct Charges to Customers based upon a method other than equivalent meters or services, detail must be submitted to the PSC supporting this method.

MUNICIPAL CHARGE

Based upon Mains and Hydrants:

Estimated Test Year Revenue	(Per Attachment 5)	\$472,300
-----------------------------	--------------------	-----------

MUNICIPAL CHARGE

Based upon a Flat Charge to Municipality:

Estimated Test Year Revenue		\$0
-----------------------------	--	---

DIRECT CHARGE TO CUSTOMERS

Based upon Equivalent Meters or Equivalent Services:

Estimated Test Year Revenue	(Per Attachment 5)	\$0
-----------------------------	--------------------	-----

DIRECT CHARGE TO CUSTOMERS

Based upon a Direct Charge Method other than in number 3 above

Estimated Test Year Revenue		\$0
-----------------------------	--	---

Note: Detail Must be Submitted to PSC Supporting this Method

CHARGES TO WHOLESALE CUSTOMERS

Estimated Test Year Revenue	(Per attachment 3A)	\$0
-----------------------------	---------------------	-----

OTHER PUBLIC FIRE PROTECTION CHARGES TO CUSTOMERS FOR FIRE PROTECTION

Based upon Charges for Water Used for Fire Protection (i.e., using Tariff Schedules F-2 or BW-1)

Estimated Test Year Revenue		\$0
-----------------------------	--	---

TOTAL ESTIMATED TEST YEAR PUBLIC FIRE PROTECTION REVENUE		\$472,300
---	--	--

TOTAL ESTIMATED TEST YEAR WHOLESALE FIRE PROTECTION REVENUE		\$0
--	--	--

Notes

ATTACHMENT 5

Mcfarland Water and Sewer Utility

PRIVATE FIRE PROTECTION REVENUE

Estimated for Test Year 2024

1. To compute the test year Private Fire Protection Revenue, complete the applicable sections.
2. The Authorized Rates are obtained from the current tariff sheet, typically Schedule Upf-1.
3. Enter the test year Average Number of Connections based on size of the connection.

Insert Billings per Year if Different 6

Fire Connections:

Connection Size	Average Number of Connections Each Billing	Annually	Authorized Rates	Annual Revenue
2" or smaller	11	66	\$18.00	\$1,188
3"	0	0	\$33.00	\$0
4"	6	36	\$55.00	\$1,980
6"	50	300	\$110.00	\$33,000
8"	14	84	\$175.00	\$14,700
10"	2	12	\$263.00	\$3,156
12"	0	0	\$350.00	\$0
14"	0	0	\$438.00	\$0
16"	0	0	\$525.00	\$0
	83	498		
Total Connection Revenue				\$54,024

**General Service Branches Off
The Private Fire Connections**

Meter Sizes	Average Number of Meters Each Billing	Annually	Authorized Rates	Annual Amount
5/8"	0	0	\$16.00	\$0
3/4"	0	0	\$16.00	\$0
1"	0	0	\$26.00	\$0
1 1/4"	0	0	\$34.00	\$0
1 1/2"	0	0	\$38.00	\$0
2"	0	0	\$64.00	\$0
2 1/2"	0	0	\$0.00	\$0
3"	0	0	\$116.00	\$0
4"	0	0	\$166.00	\$0
6"	0	0	\$226.00	\$0
8"	0	0	\$322.00	\$0
	0	0		
Total General Branch Connection Revenues				\$0

If Applicable, the Authorized Credit is Usually 30% of Total General Branch Revenues.
(However, the credit may be at a different percentage or if N/A, enter zero)

Insert Authorized Credit Percentage in this box (if applicable):

\$0

Total Estimated Test Year Revenue (Connection Revenue less Credit Amount)

\$54,024

Notes

Mcfarland Water and Sewer Utility

OPERATING REVENUES
Estimated for Test Year 2024

1. Test year revenue estimated amounts are derived for the following:

Metered Sales to General Customers; Private Fire Protection; and Public Fire Protection.

2. "Interim year" and other test year estimates should be based upon historical trends and other relevant information.

3. Test year revenue from additional rates or Am-1 meters should be included in Account 474 (Other Water Revenues) on this attachment, not Attachment 2B.

4. Any unusual situations that cause a variance in an account must be explained in the Notes.

Account Number	Description	2020	2021	2022	Estimated 2023	Test Year 2024
460	Unmetered Sales to General Customers					
	Residential	\$3,499	\$2,837	\$4,119	\$2,205	\$2,249
	Multifamily Residential	0	0	0	0	0
	Commercial	0	0	0	0	0
	Industrial	0	0	0	0	0
	Public Authority	0	0	0	0	0
	Irrigation	0	0	0	0	0
	Total unmetered sales	\$3,499	\$2,837	\$4,119	\$2,205	\$2,249
461	Metered Sales to General Customers					
	Residential	\$570,950	\$622,511	\$705,969	\$708,537	\$726,605 (A)
	Multifamily Residential	41,889	48,041	61,750	65,783	72,178 (A)
	Commercial	64,277	78,699	86,433	89,477	92,762 (A)
	Industrial	0	0	0	-	0 (A)
	Public Authority	11,321	18,162	29,477	35,009	38,378 (A)
	Irrigation	0	0	0	-	0 (A)
	Total metered sales	\$688,437	\$767,413	\$883,629	\$898,807	\$929,923
462	Private fire protection service	\$37,324	\$43,643	\$52,161	\$50,934	\$54,024 (B)
463	Public fire protection service	325,250	386,988	472,300	472,300	472,300 (C)
465	Other water sales	0	0	0	-	0
466	Sales for resale	0	0	0	-	0
467	Interdepartmental sales	0	0	0	-	0
	Total sales of water	\$1,054,510	\$1,200,881	\$1,412,209	\$1,424,245	\$1,458,496
	Other Operating Revenues:					
470	Forfeited discounts	\$2,410	\$4,600	\$3,546	\$3,416	\$3,484
472	Rents from water property	125,471	86,515	109,291	115,060	119,241
473	Interdepartmental rents	0	0	0	-	0
474	Other water revenues	10,293	6,655	14,623	18,279	16,282
	Total other operating revenues	\$138,174	\$97,770	\$127,460	\$136,755	\$139,007
	Total Operating Revenues	\$1,192,684	\$1,298,651	\$1,539,669	\$1,561,000	\$1,597,503

NOTE: (A) 2024 test year General Service Revenue estimates must come from ATTACHMENT 3.
 (B) 2024 test year Private Fire Protection Revenue estimates must come from ATTACHMENT 6.
 (C) 2024 test year Public Fire Protection Revenue estimates must come from ATTACHMENT 4.

Notes

Mcfarland Water and Sewer Utility

Taxes (Account 408)

Estimated for Test Year 2024

1. The test year and interim year amounts are derived for the Property Tax Equivalent Payable for the Year, and the Local and School Tax Equivalent on Meters Charged to the Sewer Department (sewer meter allocation).
 2. The test year and interim year meter allocations to the sewer department are based upon 50 percent of the beginning of year meter balance (Attachment 11, Account 346), the assessment ratio (Attachment 9) and the current year net local and school mill rate (Attachment 9).
 i. If the meter allocation is other than 50 percent, insert the appropriate percentage in the cell formula.
 3. If necessary, please describe unusual situations in the Notes.

Instructions for Taxes (Account 408)

The summary should be completed as follows:

- 1) For the years 2021 and 2022 the information is from the PSC Annual Reports, page W-6.
 2) For Estimated 2023 and Test Year 2024, the Property Tax Equivalent must agree with the Property Tax Equivalent Computation on Attachment 9.
 3) If the sewer department DOES NOT USE the meter reading of the water utility for determining the sewer bill, then the Meter Balance allocation should not be deducted. Insert if other than 50%. ==>

50

Description	Instructions Reference	Actual 2021	Actual 2022	Estimated 2023	Test Year 2024
Property Tax Equivalent Payable for the Year (from Attachment 9)	1) & 2)	\$279,069	\$258,404	\$264,054	\$288,483
Less: Local and school tax equivalent on meters charged to sewer dept.	1) & 3)	\$6,583	\$5,927	\$9,955	\$10,214
Net Property Tax Equivalent-Water Utility		\$272,486	\$252,477	\$254,099	\$278,269
Social Security Taxes	1)	\$16,623	\$19,998	\$20,838	\$21,380
PSC Remainder Assessment Tax	1)	\$1,400	\$1,262	\$1,315	\$1,349
Other (specify):	1)	\$0	\$0	\$0	\$0
Total Taxes		\$290,509	\$273,737	\$276,252	\$300,998

Notes

Mcfarland Water and Sewer Utility
Property Tax Equivalent Computation
 Estimated for Test Year 2024

1. For the years 2021-2022, use actual information reported in the PSC Annual Reports.
2. For estimated 2023 and test year 2024:
 - a) Plant - January 1 must come from Attachment 11 (Utility/Municipal Financed Plant) and Attachment 11a (Contributed Plant).
 - b) Major Plant Additions (Both Utility Financed and Contributed) are included for the Test Year for rate case purposes.
 - c) Construction Work In Progress (CWIP) and Plant Held for Future Use - January 1;
 - excluding any amounts included as Major Plant Additions in Test Year.
 - d) Materials and Supplies - January 1 must come from Attachment 13.
 - e) Plant Outside Limits-January 1 - State the basis for any change from prior year.
 - f) The utility must state what assumptions it made with regard to projecting the tax rates and assessment ratio.
3. If the municipality has authorized an amount as allowed by Wis. Stat. § 66.0811(2) [formerly § 66.069 (1)(c)], then place that amount on this line. If no authorization, leave blank. Fully explain the circumstances in Notes.
4. If the municipality has authorized an amount as allowed by Wis. Stat. § 66.0811(2), then that amount is the tax equivalent payable for the current year. If not, then the tax equivalent payable for the current year is the larger of either the tax equivalent computed for the current year or the 1994 tax equivalent payable in 1995.
5. The property tax equivalent is not applicable to Water Sanitary Districts.
6. If the local government adopted a resolution to set the PILOT lower, the Utility must provide a copy of the resolution along with Notes.
7. Describe unusual situations in the Notes.

Description	Instr.	Actual 2021	Actual 2022	Estimated 2023	Test Year 2024
Add:					
Utility Plant - January 1	1	\$17,504,011	\$18,431,499		
Utility/Municipal Financed Plant - January 1	2a)			\$11,594,372	\$12,636,972
Contributed Plant - January 1	2a)			\$7,752,040	\$8,019,340
Major Plant Additions in Test Year	2b)				\$0
CWIP & Held for Future Use - January 1	2c)			\$289,014	\$253,325
Materials & Supplies - January 1	1,2d)	\$19,450	\$19,450	\$19,450	\$19,450
Less: Plant Outside Limits - January 1	1,2e)	\$0	\$0	\$0	\$0
Net Taxable Plant		\$17,523,461	\$18,450,949	\$19,654,876	\$20,929,087
Assessment Ratio (show as a decimal)	1,2f)	0.9783	0.9512	0.9911	0.9911
Assessed Plant Value		\$17,142,413	\$17,550,340	\$19,480,713	\$20,743,633
Current Year Net Local & Schools (L&S)					
Mill Rate (Line R below)	1,2f)	16.279433	14.723597	13.554657	13.907078
Tax Equivalent Computed for the Current Year (Plant Value times L&S Rate/1000)	1,3	\$279,069	\$258,404	\$264,054	\$288,483
1994 Tax Equivalent Payable in 1995	1	\$78,428	\$78,428	\$78,428	\$78,428
Tax Equivalent Authorized by Municipality	1,3	\$0	\$0		
Tax Equivalent Payable for the Current Year	1,4	\$279,069	\$258,404	\$264,054	\$288,483
Mill Rate Detail					
	Line Ref.	Actual 2021 Total	Actual 2022 Total	Estimated 2023 Total	Test Year 2024 Total
State tax rate	(A)	0.000000	0.000000	0.000000	0.000000
County tax rate	(B)	2.958350	2.861830	2.625372	2.693632
Local tax rate	(C)	6.169690	6.303180	5.782384	5.932726
School tax rate	(D)	10.751810	8.948810	8.209422	8.422867
Voc. school tax rate	(E)	0.824690	0.758550	0.695873	0.713966
Other tax rates-Local	(F1)	0.000000	0.000000	0.000000	0.000000
Other tax rates-Non-Local	(F2)	0.000000	0.000000	0.000000	0.000000
Total Tax Rate	(G)	20.704540	18.872370	17.313051	17.763190
Less: State Credit	(H)	1.711270	1.516980	1.335546	1.370270
Net Tax Rate	(I)	18.993270	17.355390	15.977505	16.392920
		Utility	Utility	Utility	Utility
Local tax rate (Line C above)	(J)	6.169690	6.303180	5.782384	5.932726
School tax rate (Line D above)	(K)	10.751810	8.948810	8.209422	8.422867
Voc. school tax rate (Line E above)	(L)	0.824690	0.758550	0.695873	0.713966
Other tax rates-Local (Line F1 above)	(M)	0.000000	0.000000	0.000000	0.000000
Total local & schools tax rates	(N)	17.746190	16.010540	14.687679	15.069559
Total tax rate (Line G above)	(O)	20.704540	18.872370	17.313051	17.763190
Ratio of local & school tax rate to total tax rate (Line N divided by O)	(P)	85.711588%	84.835874%	84.835879%	84.835879%
Net Tax Rate (Line I above)	(Q)	18.993270	17.355390	15.977505	16.392920
Net local and school rate: (Line P times Q)	(R)	16.279433	14.723597	13.554657	13.907078

Notes

OPERATING EXPENSES
Estimated for Test Year 2024

1. A historical three-year average is provided. If expenses fluctuate from year to year, the average can be helpful when determining the interim and test year estimates.
2. If either the interim or test year estimate varies from the three-year average by more than plus or minus 15 percent, the cause(s) must be explained in the Notes.
3. The Utility must describe unusual situations in the Notes.

Acct. No.	Description	2020	2021	2022	Estimated 2023	Test Year 2024	2020, 2021, 2022 3 Year Average	Estimated 2023	Test Year 2024
600	Operation labor	\$0	\$0	\$0	\$0	\$0	\$0		
601	Purchased water	0	0	0	0	0	0		
602	Operation supplies and expenses	0	0	0	0	0	0		
605	Maintenance of water source plant	0	0	0	0	0	0		
	Total Source of Supply Expenses	\$0	\$0	\$0	\$0	\$0	\$0		
620	Operation labor	\$11,684	\$12,723	\$10,751	\$6,867	\$7,004	\$11,719	Explain	Explain
621	Fuel for power production	0	0	0	0	0	0		
622	Fuel or power purchased for pumping	44,578	44,959	49,119	54,724	56,147	46,219	Explain	Explain
623	Operation supplies and expenses	11,317	9,887	29,716	11,512	11,811	16,973	Explain	Explain
625	Maintenance of pumping plant	43,691	6,086	70,674	3,832	3,932	40,150	Explain	Explain
	Total Pumping Expenses	\$111,270	\$73,655	\$160,260	\$76,935	\$78,894	\$115,062		
630	Operation labor	\$2,874	\$29,209	\$10,390	\$8,160	\$8,323	\$14,158	Explain	Explain
631	Chemicals	14,740	14,674	17,481	15,573	15,978	15,632		
632	Operation supplies and expenses	0	0	0	0	0	0		
635	Maintenance of water treatment plant	348	2,596	3,056	3,184	3,267	2,000	Explain	Explain
	Total Water Treatment Expenses	\$17,962	\$46,479	\$30,927	\$26,917	\$27,568	\$31,789		
640	Operation labor	\$28,445	\$1,833	\$46,892	\$75,355	\$76,863	\$25,723	Explain	Explain
641	Operation supplies and expenses	13,398	9,711	27,768	22,317	22,883	16,959	Explain	Explain
650	Maintenance of distr. reservoirs	0	0	0	12,500	26,042	0		
651	Maintenance of mains	17,139	36,862	19,365	20,178	20,703	24,455	Explain	Explain
652	Maintenance of services	8,400	12,147	4,106	4,278	4,390	8,218	Explain	Explain
653	Maintenance of meters	3,613	2,472	4,322	4,504	4,621	3,469	Explain	Explain
654	Maintenance of hydrants	6,566	16,198	9,115	9,498	9,745	10,626		
655	Maintenance of other plant	175	1,544	75	598	614	598		
	Total Trans. & Distribution Expenses	\$77,736	\$80,767	\$111,643	\$149,228	\$165,860	\$90,049		

OPERATING EXPENSES
Estimated for Test Year 2024

Acct. No.	Description	2020	2021	2022	Estimated 2023	Test Year 2024	2020, 2021, 2022 3 Year Average	Estimated 2023	Test Year 2024
901	Meter reading labor	\$995	\$2,232	\$13,986	\$17,024	\$17,365	\$5,738	Explain	Explain
902	Accounting and collecting labor	19,785	18,283	30,085	37,910	38,668	22,718	Explain	Explain
903	Supplies and expenses	2,568	1,909	5,862	2,712	2,783	3,446	Explain	Explain
904	Uncollectible accounts	0	0	0	0	0	0		
906	Customer service and informational expense	0	0	0	8,135	8,347	0		
	Total Customer Accounts Expenses	\$23,348	\$22,424	\$49,933	\$65,781	\$67,162	\$31,902		
910	Sales Expenses	\$0	\$0	\$0	\$0	\$0	\$0		
920	Administrative and general salaries	\$124,852	\$166,789	\$185,473	\$217,179	\$221,523	\$159,038	Explain	Explain
921	Office supplies and expenses	12,157	12,082	11,948	9,491	9,738	12,062	Explain	Explain
922	Administrative expenses transferred -- credit	0	0	0	0	0	0		
923	Outside services employed	49,474	30,678	38,427	85,838	88,070	39,526	Explain	Explain
924	Property insurance	61,017	39,322	38,528	52,989	54,366	46,289	Explain	Explain
925	Injuries and damages	0	0	0	0	0	0		
926	Employee pensions and benefits	14,057	7,480	30,038	25,121	25,623	17,192	Explain	Explain
928	Regulatory commission expenses	7,820	0	0	6,000	6,000	2,607	Explain	Explain
930	Miscellaneous general expenses	49,093	53,662	58,783	61,039	62,626	53,846	Explain	Explain
933	Transportation expenses	22,397	19,416	19,031	38,796	39,805	20,281	Explain	Explain
935	Maintenance of general plant	0	0	0	0	0	0		
	Total Admin. And General Expenses	\$340,867	\$329,429	\$382,228	\$496,453	\$507,750	\$350,841		
	Total Oper. And Maint. Expenses	\$571,183	\$552,754	\$734,991	\$815,314	\$847,234	\$619,643		

NOTE: All 2023 and test year 2024 estimates that vary from the three year average by more than (plus or minus) 15 percent **must** be explained in detail in the Notes.

Notes

Mcfarland Water and Sewer Utility

UTILITY PLANT IN SERVICE
Estimated for Test Year 2024
Utility or Municipal Financed Transactions Only

1. If any Plant Additions require Construction Approval by the PSC, a request for approval must be submitted to the Commission for this rate increase application to be processed. Please list the construction docket number(s):
2. Do not include Plant financed by Contributions. Contributed Plant is shown in Attachment 11a.

Acct. No.	Plant account	Actual Balance	2023		Adjustments	Estimated Balance	Estimate 2024				Estimated Balance	Test Year
		12/31/2022	Additions	Retirements		12/31/2023	Major Construction		Routine Construction		12/31/2024	Average Balance
			Notes (A,B)	Note (B)			Additions	Retirements	Additions	Retirements		
							Notes (A,B)	Note (B)	Notes (A,B)	Note (B)		
<u>Intangible Plant</u>												
301	Organization	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
302	Franchises and consents	0	0	\$0	0	0	0	0	0	0	0	0
303	Miscellaneous intangible plant	0	0	\$0	0	0	0	0	0	0	0	0
	Total Intangible Plant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Source of Supply</u>												
310	Land and land rights	\$1,300	\$0	\$0	\$0	\$1,300	\$0	\$0	\$0	\$0	\$1,300	\$1,300
311	Structures and improvements	0	0	0	0	0	0	0	0	0	0	0
312	Collecting and impounding reservoirs	0	0	0	0	0	0	0	0	0	0	0
313	Lake, river, and other intakes	0	0	0	0	0	0	0	0	0	0	0
314	Wells and springs	211,239	0	0	0	211,239	0	0	0	0	211,239	211,239
316	Supply mains	0	0	0	0	0	0	0	0	0	0	0
317	Other water source plant	0	0	0	0	0	0	0	0	0	0	0
	Total Source of Supply Plant	\$212,539	\$0	\$0	\$0	\$212,539	\$0	\$0	\$0	\$0	\$212,539	\$212,539
<u>Pumping Plant</u>												
320	Land and land rights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
321	Structures and improvements	145,092	0	0	0	145,092	0	0	0	0	145,092	145,092
323	Other power production equipment	0	0	0	0	0	0	0	0	0	0	0
325	Electric pumping equipment	190,401	0	0	0	190,401	0	0	0	0	190,401	190,401
326	Diesel pumping equipment	0	0	0	0	0	0	0	0	0	0	0
328	Other pumping equipment	22,216	0	0	0	22,216	0	0	0	0	22,216	22,216
	Total Pumping Plant	\$357,709	\$0	\$0	\$0	\$357,709	\$0	\$0	\$0	\$0	\$357,709	\$357,709
<u>Water Treatment Plant</u>												
330	Land and land rights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
331	Structures and improvements	0	0	0	0	0	0	0	0	0	0	\$0
332	Sand or Other Media Filtration Equip	0	0	0	0	0	0	0	0	0	0	\$0
333	Membrane Filtration Equipment	0	0	0	0	0	0	0	0	0	0	\$0
334	Other Water Treatment Equipment	4,498	0	0	0	4,498	0	0	0	0	4,498	\$4,498
	Total Water Treatment Plant	\$4,498	\$0	\$0	\$0	\$4,498	\$0	\$0	\$0	\$0	\$4,498	\$4,498

UTILITY PLANT IN SERVICE
Estimated for Test Year 2024
Utility or Municipal Financial Transactions Only

Acct. No.	Plant account	Actual Balance 12/31/2022	2023		Adjustments	Estimated Balance 12/31/2023	Estimate 2024		Estimate 2024		Estimated Balance 12/31/2024	Test Year Average Balance
			Additions Notes (A,B)	Retirements Note (B)			Major Construction		Routine Construction			
							Additions Notes (A,B)	Retirements Note (B)	Additions Notes (A,B)	Retirements Note (B)		
<u>Transmission and Distribution Plant</u>												
340	Land and land rights	\$8,314	\$0	\$0	\$0	\$8,314	\$0	\$0	\$0	\$0	\$8,314	\$8,314
341	Structures and improvements	0	0	0	0	0	0	0	0	0	0	0
342	Distribution reservoirs and standpipes	362,300	0	0	0	362,300	0	0	0	0	362,300	362,300
343	Transmission and distribution mains	6,526,989	861,905	121,900	0	7,266,994	0	0	637,193	40,900	7,863,287	7,565,141
345	Services	1,388,721	140,272	18,100	0	1,510,893	0	0	325,649	17,000	1,819,542	1,665,218
346	Meters	1,481,961	0	0	0	1,481,961	0	0	0	0	1,481,961	1,481,961
348	Hydrants	599,334	69,823	6,000	0	663,157	0	0	76,908	2,600	737,465	700,311
349	Other transmission and distr. plant	0	0	0	0	0	0	0	0	0	0	0
Total Transmission and Distr. Plant		\$10,367,619	\$1,072,000	\$146,000	\$0	\$11,293,619	\$0	\$0	\$1,039,750	\$60,500	\$12,272,869	\$11,783,245
<u>General Plant</u>												
389	Land and land rights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
390	Structures and improvements	0	0	0	0	0	0	0	0	0	0	0
391	Office furniture and equipment	0	0	0	0	0	0	0	0	0	0	0
391.1	Office furniture & equip - Computers	9,946	0	0	0	9,946	0	0	0	0	9,946	9,946
392	Transportation equipment	268,027	79,000	0	0	347,027	0	0	57,000	36,900	367,127	357,077
393	Stores equipment	0	0	0	0	0	0	0	0	0	0	0
394	Tools, shop and garage equipment	75,432	43,000	5,700	0	112,732	0	0	8,000	5,700	115,032	113,882
395	Laboratory equipment	6,649	0	0	0	6,649	0	0	0	0	6,649	6,649
396	Power operated equipment	111,808	0	0	0	111,808	0	0	0	0	111,808	111,808
397	Communication equipment	179,843	2,500	2,200	0	180,143	0	0	3,000	2,600	180,543	180,343
397.1	SCADA equipment	0	0	0	0	0	0	0	0	0	0	0
398	Miscellaneous equipment	302	0	0	0	302	0	0	0	0	302	302
Total General Plant		\$652,007	\$124,500	\$7,900	\$0	\$768,607	\$0	\$0	\$68,000	\$45,200	\$791,407	\$780,007
Total Plant In Service		\$11,594,372	\$1,196,500	\$153,900	\$0	\$12,636,972	\$0	\$0	\$1,107,750	\$105,700	\$13,639,022	\$13,137,998
Please enter the construction docket(s) below:												
Notes												

**Contributed Plant
Estimated for Test Year 2024
Contributed Plant Transactions Only**

1. If any Plant Additions require Construction Approval by the PSC, a request for approval must be submitted to the Commission for this rate increase application to be processed. Please list the construction docket number(s):

Acct. No.	Plant account	Actual Contributed Plant	Estimated 2023			Estimated Balance	Estimate 2024				Estimated Balance
		12/31/2022	Additions Note (A)	Retirements	Adjustments	12/31/2023	Major Construction		Routine Construction		12/31/2024
							Additions Note (A)	Retirements	Additions Note (A)	Retirements	
<u>Intangible Plant</u>											
301	Organization	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
302	Franchises and consents	0	0	0	0	0	0	0	0	0	0
303	Miscellaneous intangible plant	0	0	0	0	0	0	0	0	0	0
	Total Intangible Plant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Source of Supply</u>											
310	Land and land rights	\$31,000	\$0	\$0	\$0	\$31,000	\$0	\$0	\$0	\$0	\$31,000
311	Structures and improvements	0	0	0	0	0	0	0	0	0	0
312	Collecting and impounding reservoirs	0	0	0	0	0	0	0	0	0	0
313	Lake, river, and other intakes	0	0	0	0	0	0	0	0	0	0
314	Wells and springs	0	0	0	0	0	0	0	0	0	0
316	Supply mains	0	0	0	0	0	0	0	0	0	0
317	Other water source plant	0	0	0	0	0	0	0	0	0	0
	Total Source of Supply Plant	\$31,000	\$0	\$0	\$0	\$31,000	\$0	\$0	\$0	\$0	\$31,000
<u>Pumping Plant</u>											
320	Land and land rights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
321	Structures and improvements	0	0	0	0	0	0	0	0	0	0
323	Other power production equipment	0	0	0	0	0	0	0	0	0	0
325	Electric pumping equipment	0	0	0	0	0	0	0	0	0	0
326	Diesel pumping equipment	0	0	0	0	0	0	0	0	0	0
328	Other pumping equipment	0	0	0	0	0	0	0	0	0	0
	Total Pumping Plant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Water Treatment Plant</u>											
330	Land and land rights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
331	Structures and improvements	0	0	0	0	0	0	0	0	0	0
332	Sand and other media filtration Equip	0	0	0	0	0	0	0	0	0	0
333	Membrane Filtration Equipment	0	0	0	0	0	0	0	0	0	0
334	Other Water Treatment Equipment	0	0	0	0	0	0	0	0	0	0
	Total Water Treatment Plant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Mcfarland Water and Sewer Utility
Contributed Plant
Estimated for Test Year 2024
Contributed Plant Transactions Only

Acct. No.	Plant account	Actual	Estimated 2023			Estimated	Estimate 2024				Estimated
		Contributed	Additions	Retirements	Adjustments	Balance	Major Construction		Routine Construction		Balance
		Plant				12/31/2023	Additions	Retirements	Additions	Retirements	12/31/2024
		12/31/2022	Note (A)				Note (A)		Note (A)		
<u>Transmission and Distribution Plant</u>											
340	Land and land rights	\$46,936	\$0	\$0	\$0	\$46,936	\$0	\$0	\$0	\$0	\$46,936
341	Structures and improvements	0	0	0	0	0	0	0	0	0	0
342	Distribution reservoirs and standpipes	868,805	0	0	0	868,805	0	0	0	0	868,805
343	Transmission and distribution mains	4,992,421	173,600	0	0	5,166,021	0	0	0	0	5,166,021
345	Services	1,152,394	70,400	0	0	1,222,794	0	0	0	0	1,222,794
346	Meters	0	0	0	0	0	0	0	0	0	0
348	Hydrants	659,384	23,300	0	0	682,684	0	0	0	0	682,684
349	Other transmission and distr. plant	0	0	0	0	0	0	0	0	0	0
Total Transmission and Distr. Plant		\$7,719,940	\$267,300	\$0	\$0	\$7,987,240	\$0	\$0	\$0	\$0	\$7,987,240
<u>General Plant</u>											
389	Land and land rights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
390	Structures and improvements	0	0	0	0	0	0	0	0	0	0
391	Office furniture and equipment	0	0	0	0	0	0	0	0	0	0
391.1	Office furniture & equip - Computers	0	0	0	0	0	0	0	0	0	0
392	Transportation equipment	0	0	0	0	0	0	0	0	0	0
393	Stores equipment	0	0	0	0	0	0	0	0	0	0
394	Tools, shop and garage equipment	0	0	0	0	0	0	0	0	0	0
395	Laboratory equipment	0	0	0	0	0	0	0	0	0	0
396	Power operated equipment	0	0	0	0	0	0	0	0	0	0
397	Communication equipment	1,100	0	0	0	1,100	0	0	0	0	1,100
397.1	SCADA equipment	0	0	0	0	0	0	0	0	0	0
398	Miscellaneous equipment	0	0	0	0	0	0	0	0	0	0
Total General Plant		\$1,100	\$0	\$0	\$0	\$1,100	\$0	\$0	\$0	\$0	\$1,100
Total		\$7,752,040	\$267,300	\$0	\$0	\$8,019,340	\$0	\$0	\$0	\$0	\$8,019,340
Please list the construction docket(s) below:											
Notes											

Mcfarland Water and Sewer Utility
DEPRECIATION ACCRUAL AND EXPENSE
 Estimated for Test Year 2024

1. The Estimated 2023 Depreciation Accrual in Column (A) is to be calculated based upon the current depreciation rates.
2. The Test Year 2024 Depreciation Accrual in Column (B) is to be based upon the PSC Recommended Depreciation Benchmark Rates (revised March 2, 2000) or upon the Utility Proposed Rates for the test year.
 - i. If any rate other than the benchmark will be used for the test year, the rate should be entered. If an account is fully depreciated, a depreciation rate of 0% must be inserted.
3. Enter the appropriate adjustment information at the bottom of the schedule to reconcile the depreciation accrual to the estimated depreciation expense.
4. In the Notes, the Utility must describe unusual situations such as Miscellaneous Credits or adjustments

Acct. No.	Plant account	Depr. Rate (A)	Estimated 2023 (per Attach. 11)		Depr. Rate (B)	Test Year 2024 (per Attachment 11)		Test Year 2024		Test Year Total
			Avg. Depreciable Balance	Depreciation Accrual		Average Depreciable Balance	Depreciation Accrual	Major	Routine	
301-303	Total Intangible Plant	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	<u>Source of Supply</u>									
310	Land and land rights	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
311	Structures and improvements	0.00%	\$0	\$0	3.20%	\$0	\$0	\$0	\$0	\$0
312	Collecting and impounding reservoirs	0.00%	\$0	0	1.70%	0	0	0	0	0
313	Lake, river, and other intakes	0.00%	\$0	0	1.70%	0	0	0	0	0
314	Wells and springs	2.90%	\$211,239	6,126	2.90%	0	211,239	0	6,126	6,126
316	Supply mains	0.00%	\$0	0	1.80%	0	0	0	0	0
317	Other water source plant	0.00%	\$0	0	4.50%	0	0	0	0	0
	Total Source of Supply Plant			\$6,126						\$6,126
	<u>Pumping Plant</u>									
320	Land and land rights	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
321	Structures and improvements	3.20%	\$145,092	\$4,643	3.20%	\$0	\$145,092	\$0	\$4,643	\$4,643
323	Other power production equipment	0.00%	\$0	0	4.40%	0	0	0	0	0
325	Electric pumping equipment	4.40%	\$190,401	8,378	4.40%	0	190,401	0	8,378	8,378
326	Diesel pumping equipment	0.00%	\$0	0	4.40%	0	0	0	0	0
328	Other pumping equipment	4.40%	\$22,216	978	4.40%	0	22,216	0	978	978
	Total Pumping Plant			\$13,999						\$13,999
	<u>Water Treatment Plant</u>									
330	Land and land rights	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
331	Structures and improvements	0.00%	\$0	\$0	3.20%	\$0	\$0	\$0	\$0	\$0
332	Sand or Other Media Filtration Equip	0.00%	\$0	0	3.30%	0	0	0	0	0
333	Membrane Filtration Equipment	0.00%	\$0	0	6.00%	0	0	0	0	0
334	Other Water Treatment Equipment	6.00%	\$4,498	270	6.00%	0	4,498	0	270	270
	Total Water Treatment Plant			\$270						\$270

Mcfarland Water and Sewer Utility
DEPRECIATION ACCRUAL AND EXPENSE
 Estimated for Test Year 2024

Acct. No.	Plant account	Estimated 2023 (per Attach. 11)			Test Year 2024 (per Attachment 11)					
		Depr. Rate (A)	Avg. Depreciable Balance	Depreciation Accrual	Depr. Rate (B)	Average Depreciable Balance		Depreciation Accrual		Test Year Total
						Major	Routine	Major	Routine	
<u>Transmission and Distribution Plant</u>										
340	Land and land rights	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
341	Structures and improvements	0.00%	\$0	\$0	3.20%	\$0	\$0	\$0	\$0	\$0
342	Distribution reservoirs and standpipes	1.90%	\$362,300	6,884	1.90%	0	362,300	0	6,884	6,884
343	Transmission and distribution mains	1.30%	\$6,896,992	89,661	1.30%	0	7,565,141	0	98,347	98,347
345	Services	2.90%	\$1,449,807	42,044	2.90%	0	1,665,218	0	48,291	48,291
346	Meters	5.50%	\$1,481,961	81,508	5.50%	0	1,481,961	0	81,508	81,508
348	Hydrants	2.20%	\$631,246	13,887	2.20%	0	700,311	0	15,407	15,407
349	Other transmission and distr. plant	0.00%	\$0	0	5.00%	0	0	0	0	0
Total Transmission and Distr. Plant				\$233,984						\$250,437
<u>General Plant</u>										
389	Land and land rights	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
390	Structures and improvements	0.00%	\$0	\$0	2.90%	\$0	\$0	\$0	\$0	\$0
391	Office furniture and equipment	0.00%	\$0	0	5.80%	0	0	0	0	0
391.1	Office furniture & equip - Computers	26.70%	\$9,946	2,656	26.70%	0	9,946	0	2,656	2,656
392	Transportation equipment	13.30%	\$307,527	40,901	13.30%	0	357,077	0	47,491	47,491
393	Stores equipment	0.00%	\$0	0	5.80%	0	0	0	0	0
394	Tools, shop and garage equipment	5.80%	\$94,082	5,457	5.80%	0	113,882	0	6,605	6,605
395	Laboratory equipment	5.80%	\$6,649	386	5.80%	0	6,649	0	386	386
396	Power operated equipment	7.50%	\$111,808	8,386	7.50%	0	111,808	0	8,386	8,386
397	Communication equipment	15.00%	\$179,993	26,999	15.00%	0	180,343	0	27,051	27,051
397.1	SCADA equipment	0.00%	\$0	0	9.20%	0	0	0	0	0
398	Miscellaneous equipment	5.80%	\$302	18	5.80%	0	302	0	18	18
Total General Plant				\$84,803						\$92,593
Total			\$12,101,561	\$339,182		\$0	\$13,128,384	\$0	\$363,425	\$363,425
Miscellaneous Credits (Charges) to Accrual				\$0	Miscellaneous Credits (Charges) to Accrual					\$0
Estimated Depreciation Accrual		(To Attachment 13)==>			\$339,182	(To Attachment 13)==>		\$363,425		
Meter depr. allocated to sewer (deduction)		50%	<=Change if different		(40,754)	50%		<=Change if different allocation to sewer		(40,754)
Adjustments & Depreciation charged clearing accounts, etc: add (deduct):					0			0		
(Specify)					0			0		
(Specify)					0			0		
Estimated Depreciation Expense				\$298,428	Test Year Depreciation Expense (To Attachment 14)==>					\$322,671
Please enter any full depreciated assets below:										
Notes										

1. The depreciation accrual totals for 2023 and 2024 must agree with Attachment 12. For rate case purposes, major construction additions are factored into the calculated accrual as if in service the entire year.
2. The plant retirements totals for 2023 and 2024 must agree with Attachment 11. If test year retirements are being retired as a result of major construction project, indicate that portion in the major projects column.
3. If there is a variance to the prior year balance of more or less than 15%, please state the basis used for developing the M & S estimates for 2023 & 2024.
4. Explain adjustments in Notes section.

<u>Accumulated Depreciation (Account 111.1)</u>				<u>Major Projects</u>	<u>Routine</u>	<u>Total</u>	<u>Test Year Average Balance</u>
January 1, 2023 Balance	(Estimated)					\$3,563,878	
Add: Annual Accrual	(per Attachment 12)	(A)				339,182	
Salvage	(Estimated)				\$0	0	
Less: Retirements	(per Attachment 11)	(B)				153,900	
Cost of Removal	(Estimated)				\$0	0	
Adjustments	increase (decrease)	(C)			0	0	
December 31, 2023 Balance	(Estimated)					\$3,749,160	\$3,749,160
Add: Annual Accrual	(per Attachment 12)	(A)		\$0	\$363,425	363,425	181,713
Salvage	(Estimated)			0	0	0	0
Less: Retirements	(per Attachment 11)	(B)		0	105,700	105,700	52,850
Cost of Removal	(Estimated)			0	0	0	0
December 31, 2024 Balance	(Estimated)					\$4,006,885	
Test Year Average Balance							\$3,878,023

<u>Materials and Supplies Inventory</u>					<u>Test Year Average Balance</u>
Account Balances:					
December 31, 2020	(Actual)			\$19,450	
December 31, 2021	(Actual)			19,450	
December 31, 2022	(Actual)			19,450	
December 31, 2023	(Estimated)	(D)		19,450	\$9,725
December 31, 2024	(Estimated)	(D)		19,450	9,725
Test Year Average Balance					\$19,450

<u>Regulatory Liability and Other Adjustments</u>				<u>Regulatory Liab (Acct 253)</u>	<u>Total</u>	<u>Test Year Average Balance</u>
Account Balances:						
December 31, 2022	(Actual)	(E)		\$22,823	\$22,823	
December 31, 2023	(Estimated)	(E)		\$0	0	\$0
December 31, 2024	(Estimated)	(E)		0	0	\$0
Test Year Average Balance						\$0

Notes

Mcfarland Water and Sewer Utility

Estimated for Test Year 2024

1. Part One calculates the Net Operating Income (loss) for the test year. All amounts are derived from other attachments except Amortization Expense, Account 404, which, if applicable, must be entered and the purpose specified.
2. Part Two is a calculation of Average Net Investment Rate Base for the test year. All amounts are derived from other attachments
3. Part Three calculates the estimated requested increase.
- i. Enter a requested rate of return (ROR) in the highlighted box and the estimated increase is calculated.
- ii. Generally, the current benchmark rate is used for most situations. If the Utility requests a different ROR, please describe the reasons in the Notes. An example of supporting detail would be a Cash Flows statement.

Part One:	Total Operating Revenues	(per Attachment 7)	\$1,597,503
	Total Operation and Maintenance Expenses	(per Attachment 10)	\$847,234
	Depreciation Expense	(per Attachment 12)	322,671
	Amortization Expense--Account # 404 (specify):		0
	Taxes	(per Attachment 8)	300,998
	Total Operating Expenses		\$1,470,903
	Net Operating Income (Loss)-Test Year 2024		<u>\$126,600</u>

Part Two:	Utility Plant In Service--Financed by Utility or Municipality:		
	Test Year Average Balance	(per Attachment 11)	\$13,137,998
	Materials and Supplies:		
	Test Year Average Balance	(per Attachment 13)	19,450
	Less: Accumulated Depreciation:		
	Test Year Average Balance	(per Attachment 13)	3,878,023
	Regulatory Liability and Other:		
	Test Year Average Balance	(per Attachment 13)	0
	Average Net Investment Rate Base (NIRB)		<u>\$9,279,425</u>

Part Three:	Average Net Investment Rate Base	(per Part Two above)	\$9,279,425
	TIMES Rate of Return Requested		
	(Enter requested rate in this box.)	6.20%	6.20%
	Return on Average Net Investment Rate Base (NIRB)		<u>\$575,324</u>
	Total Operation and Maintenance Expenses	(per Part One above)	\$847,234
	TIMES allowance on O&M expenses		6.00%
	Operating Allowance		<u>\$50,834</u>
	Enter the larger of either:		
	The Return on NIRB (A) or the Operating Allowance (B)		\$575,324
	Less: Estimated Net Operating Income (Loss)	(per Part One above)	126,600
	Increase Requested-Test Year 2024		<u>\$448,724</u>
	Overall Percentage Increase in		
	Total Sales of Water at Current Rates:	31.95%	

Notes

McFarland Water Utility**CASH FLOW
Forecasted 2024 - With Full Debt Service**

	<u>Without Increase Forecasted 2024</u>	<u>With Increase Forecasted 2024</u>
Operating Income/(Loss)	\$ 126,600	\$ 126,600
Sewer Operating Income/(Loss) (Excluding Depreciation)	27,165	27,165
Rate Increase	-	448,724
Add:		
Depreciation	322,671	322,671
Investment Income	128,728	128,728
Less:		
Bond Debt Payments (Principal & Interest)*	<u>(1,084,499)</u>	<u>(1,084,499)</u>
Net Cash Flow Available for Capital Projects, Contingencies or Reserves	<u>\$ (479,336)</u>	<u>\$ (30,611)</u>
Average Capital Additions Funded with Utility Earnings	34,000	34,000
Net Cash Flows	<u>\$ (513,336)</u>	<u>\$ (64,611)</u>

* - Forecasted Bond Debt Payments include the first year of 2024 Revenue Bonds payments.

McFarland Water Utility**DEBT COVERAGE
Forecasted 2024**

	Without Increase Forecasted 2024	With Increase Forecasted 2024
<u>Actual Net Earnings</u>		
Operating revenues	\$ 1,597,503	\$ 1,597,503
Rate Increase	-	448,724
Interest income	128,728	128,728
Operation and maintenance expenses	(847,234)	(847,234)
Taxes other than equivalent	(12,515)	(12,515)
Actual Net Earnings	<u>\$ 866,482</u>	<u>\$ 1,315,206</u>
<u>Required Net Earnings</u>		
Minimum Earnings Required:		
Debt service - revenue bonds*	\$ 630,671	\$ 630,671
Coverage factor	1.25	1.25
Minimum Earnings Required	<u>\$ 788,339</u>	<u>\$ 788,339</u>
Estimated Debt Coverage - as Defined in Bond Resolutions	<u>1.10</u>	<u>1.67</u>
DEBT COVERAGE WITH PILOT		
Defined Earnings (above)	\$ 866,482	\$ 1,315,206
Less: Tax Equivalent	(288,483)	(288,483)
Adjusted Defined Earnings	<u>\$ 577,999</u>	<u>\$ 1,026,723</u>
Revenue Bond Debt Service Above	<u>\$ 630,671</u>	<u>\$ 630,671</u>
True Total Debt Coverage	<u>0.92</u>	<u>1.63</u>

* Includes 2022 revenue bonds and full year of debt service on proposed 2024 revenue bonds.

2024 Test Year

FINANCING OF PLANT ADDITIONS (Including Contributed Plant)	
1. Additions of plant	100.00
2. Less: Depreciation	(10.00)
3. Net additions	90.00
4. Less: Depreciation	(10.00)
5. Net additions	80.00
6. Less: Depreciation	(10.00)
7. Net additions	70.00
8. Less: Depreciation	(10.00)
9. Net additions	60.00
10. Less: Depreciation	(10.00)
11. Net additions	50.00
12. Less: Depreciation	(10.00)
13. Net additions	40.00
14. Less: Depreciation	(10.00)
15. Net additions	30.00
16. Less: Depreciation	(10.00)
17. Net additions	20.00
18. Less: Depreciation	(10.00)
19. Net additions	10.00
20. Less: Depreciation	(10.00)
21. Net additions	0.00
22. Less: Depreciation	(10.00)
23. Net additions	(10.00)
24. Less: Depreciation	(10.00)
25. Net additions	(20.00)
26. Less: Depreciation	(10.00)
27. Net additions	(30.00)
28. Less: Depreciation	(10.00)
29. Net additions	(40.00)
30. Less: Depreciation	(10.00)
31. Net additions	(50.00)
32. Less: Depreciation	(10.00)
33. Net additions	(60.00)
34. Less: Depreciation	(10.00)
35. Net additions	(70.00)
36. Less: Depreciation	(10.00)
37. Net additions	(80.00)
38. Less: Depreciation	(10.00)
39. Net additions	(90.00)
40. Less: Depreciation	(10.00)
41. Net additions	(100.00)
42. Less: Depreciation	(10.00)
43. Net additions	(110.00)
44. Less: Depreciation	(10.00)
45. Net additions	(120.00)
46. Less: Depreciation	(10.00)
47. Net additions	(130.00)
48. Less: Depreciation	(10.00)
49. Net additions	(140.00)
50. Less: Depreciation	(10.00)
51. Net additions	(150.00)
52. Less: Depreciation	(10.00)
53. Net additions	(160.00)
54. Less: Depreciation	(10.00)
55. Net additions	(170.00)
56. Less: Depreciation	(10.00)
57. Net additions	(180.00)
58. Less: Depreciation	(10.00)
59. Net additions	(190.00)
60. Less: Depreciation	(10.00)
61. Net additions	(200.00)
62. Less: Depreciation	(10.00)
63. Net additions	(210.00)
64. Less: Depreciation	(10.00)
65. Net additions	(220.00)
66. Less: Depreciation	(10.00)
67. Net additions	(230.00)
68. Less: Depreciation	(10.00)
69. Net additions	(240.00)
70. Less: Depreciation	(10.00)
71. Net additions	(250.00)
72. Less: Depreciation	(10.00)
73. Net additions	(260.00)
74. Less: Depreciation	(10.00)
75. Net additions	(270.00)
76. Less: Depreciation	(10.00)
77. Net additions	(280.00)
78. Less: Depreciation	(10.00)
79. Net additions	(290.00)
80. Less: Depreciation	(10.00)
81. Net additions	(300.00)
82. Less: Depreciation	(10.00)
83. Net additions	(310.00)
84. Less: Depreciation	(10.00)
85. Net additions	(320.00)
86. Less: Depreciation	(10.00)
87. Net additions	(330.00)
88. Less: Depreciation	(10.00)
89. Net additions	(340.00)
90. Less: Depreciation	(10.00)
91. Net additions	(350.00)
92. Less: Depreciation	(10.00)
93. Net additions	(360.00)
94. Less: Depreciation	(10.00)
95. Net additions	(370.00)
96. Less: Depreciation	(10.00)
97. Net additions	(380.00)
98. Less: Depreciation	(10.00)
99. Net additions	(390.00)
100. Less: Depreciation	(10.00)
101. Net additions	(400.00)
102. Less: Depreciation	(10.00)
103. Net additions	(410.00)
104. Less: Depreciation	(10.00)
105. Net additions	(420.00)
106. Less: Depreciation	(10.00)
107. Net additions	(430.00)
108. Less: Depreciation	(10.00)
109. Net additions	(440.00)
110. Less: Depreciation	(10.00)
111. Net additions	(450.00)
112. Less: Depreciation	(10.00)
113. Net additions	(460.00)
114. Less: Depreciation	(10.00)
115. Net additions	(470.00)
116. Less: Depreciation	(10.00)
117. Net additions	(480.00)
118. Less: Depreciation	(10.00)
119. Net additions	(490.00)
120. Less: Depreciation	(10.00)
121. Net additions	(500.00)
122. Less: Depreciation	(10.00)
123. Net additions	(510.00)
124. Less: Depreciation	(10.00)
125. Net additions	(520.00)
126. Less: Depreciation	(10.00)
127. Net additions	(530.00)
128. Less: Depreciation	(10.00)
129. Net additions	(540.00)
130. Less: Depreciation	(10.00)
131. Net additions	(

Description	Estimated 2023	Test Year 2024
Contributed Plant by Developers	267,300	
Contributed Plant by Customers		
Special Assessments--Collections and Tax Roll		
Grants for Plant Additions		
Plant Paid for by Municipality		
Plant Paid for by TIF District		
Proceeds from Debt Issued during Year		1,039,750
Special Construction Funds	1,196,500	
Available Cash or Invested Funds		
Utility Earnings		68,000
Other: (Specify)		
Total	\$ 1,463,800	\$ 1,107,750
Utility Financed Plant from Attachment 11	1,196,500	1,107,750
Contributed Plant from Attachment 11a	267,300	-
Total	\$ 1,463,800	\$ 1,107,750

DEBT SUMMARY

[illegible]

Notes

Mcfarland Water and Sewer Utility

IMPACT FEES

A. This attachment requests information about impact fees. If the utility has impact fees, please complete the schedule and supply the impact fee study and impact fee ordinance as a separate file on ERF.

Is the utility currently collecting impact fees, capacity assessments, or other such fees?

Yes

If yes, answer the following:

- 1) Describe the facilities to be constructed using the impact fees.

Towers
Mains
Wells

- 2) Provide the year the impact fees were adopted.

4/1/1998

- 3) Provide the year the facilities were or will be constructed.

2020

- 4) Provide a copy of the most recent impact fee study and impact fee ordinance.

Note: If more than one water utility impact fee exists, answer the above questions for each project. If more space is needed please include an explanation in the footnotes on Attachment 19.

Notes

Mcfarland Water and Sewer Utility

MISCELLANEOUS

Test Year 2024

2024 Test Year

ATTACHMENT 17

Part One: If plant accounts in **Attachment 11 and/or Attachment 11a** (Utility Plant in Service) have transactions for the interim or test year for **Account 343 (Mains)** or **Account 348 (Hydrants)** specify the units added and/or retired for each account.

	Year	Attachment 11 Units Added	Attachment 11 Units Retired	Attachment 11a Units Added	Attachment 11a Units Retired	Net Units	Indicate diameter(s) and length(s) of main added and retired
Feet of Main	2023	4,059	2,855			1,204	936 feet 8", and retire 1,338 feet
Feet of Main-Routine	2024	2,740	2,740			0	6" & 2,600 feet 10", and retire
Feet of Main-Major Projects	2024					0	
Hydrants	2023	10	6			4	
Hydrants-Routine	2024	7	7			0	
Hydrants-Major Projects	2024					0	

Water Service Installation

Does the utility wish to revise Schedule Cz-1, the charge for installing a water service?

No

Late Fees

The Wisconsin Administrative Code provides alternatives for late payment charges on delinquent bills for service. If the utility is also regulated by the PSC for electric and/or sewer rates, it is recommended that the charge be consistent for all. Please indicate which late payment charge the utility wants to be included in its tariff.

3% one time charge

Other Charges (Schedule OC-1)

Non-Sufficient Funds

No

Special Billing Charge

No

Special Meter Reading Charge

No

Missed Appointment Charge

Yes

Real Estate Closing Charge

No

Normal: 7AM - After Hours: After 3:30PM

Reconnection Charges (Schedule R-1)

Normal Business Hours:

\$ 35.00

After Hours:

\$ 45.00

	Field Staff	Admin Staff	Vehicle
# of Hours			
Hourly Rate			
R-1 Total	\$ -	\$ -	\$ -

Public Fire Protection Charges (Schedule F-1)How **will** the utility collect the PFP charge?

Direct Charge on Water Bill

Method for calculating direct charges:

Equivalent Meter

Will direct charges also be applied to non-customers who own property in the municipality?

No

If your utility collects PFP through a **municipal** charge, please answer the following question.

- Does the utility have water customers that reside outside the municipal limits?
- If **yes**, does the utility wish to provide an outside utility rate to recover public fire protection costs through a Schedule Mg-2?

Yes

No

Schedule X-4: Deferred Payment Agreements (DPA)

Do you request to amend the utility's tariff related to DPA's for residential customers?

No

Schedule X-4: Continued

1. Do you currently offer leak credits to water customers? If so, please provide your policy on Attach19.
Select the rate **option** for billing excess usage due to leak:
Option 1) the lowest volumetric rate provided in the utility's Schedule Mg-1.
Option 2) \$X.YZ per [1,000 gallons/100 cubic feet]. See your records or most recent cost study.
2. Do you currently offer budget billing to water customers? If so, please provide your policy on Attach19.

General Service Rate Design (Schedule Mg-1)

Please indicate the preferred rate design for each customer class:

General/Residential**Multifamily Residential****Non-Residential**

Please indicate if you would like an irrigation rate or an additional meter charge (choose one or none).

Irrigation Rate**Additional Meter Charge (Am-1)**

Are you interested in rate design to promote conservation goals?

If you decide to pursue an irrigation rate, then please provide the following information:

The Public Service Commission of Wisconsin defines the irrigation customer class as "customers who have water service provided primarily for landscape irrigation. For the purpose of this schedule, landscape irrigation includes the use of water to sustain crops, lawns, or landscapes on any residential, commercial, industrial, or public authority property, including water used for irrigating athletic fields, parks, and golf courses. Irrigation customers include those customers that have multiple meters installed on a single lateral for the purpose of measuring water that is not discharged to the sanitary sewer system. The utility shall classify each additional meter as an irrigation meter and treat each meter as a separate general service customer."

- 1) We will eliminate Schedule Am-1 from your tariff. All existing Am-1 deduct meters will become irrigation meters
- 2) Please identify all of your irrigation customers. This will become your new irrigation customer class that will receive its own unique uniform water rate. Water for irrigation will have higher volume rates than general service volume rates
- 3) Update the meter count, fixed revenues, volume revenues, and total actual billed revenues for the irrigation customer class as shown in Attachment 2B. Remember that as you add a meter to the irrigation class, you must subtract it from one of the other customer classes.
- 4) Please identify the annual combined consumption of the irrigation meters by rate block. Update Attachment 2A accordingly. Remember that as you add consumption to the irrigation customer class, you must subtract it from some of the other customer classes. The irrigation usage must be based on your customers that will be reclassified as irrigation customers.

**Describe any proposed modifications to the general service rates or list any other proposed tariff or schedule changes below:
Also, please indicate any tariff language the Utility currently has that is considered non-standard. (e.g. X-1, Mg-1, F-1, etc.)**

NOTE: Utilities proposing a modified rate structure should submit detailed customer billing information for the most recent 12 months. For each billing period, include an analysis by customer class of the number of customer bills ending in each 1,000 gallon or 100 cubic foot increment, the total number of bills in the billing period, and the total volume of sales in the billing period. For residential customers, it is suggested that the increments be in 1,000's of gallons, up to 25,000 gallons per month (75,000 gallons per quarter), and then by 5,000 gallon increments.

Rebate Programs

Does the Utility wish to establish a new rebate or incentive program for water saving fixtures and/or water efficiency process changes?

If yes, the Utility must obtain PSC approval before spending additional ratepayer-generated funds on these efforts. In general, the PSC allows utilities to spend one to two percent of total operating revenues on water conservation programs. Please provide the PSC with an implementation plan that is consistent with "Implementing Toilet Rebates and Other Incentive Programs" found on our website:

<http://psc.wi.gov/conservation/documents/wc-RebateProgram.pdf>

Once a conservation program is approved, the Utility will be required to report annually on the costs, gallon savings, and other supporting information about its program by completing page W-27 in the WEGS Annual Reporting System.

Are there any specific timing constraints that this case is depending on? Are there any external deadlines related to funding or other issues (DNR or safe drinking water) that Commission staff should be aware of?

Footnotes

DRAFT

Mcfarland Water and Sewer Utility
WATER CONSERVATION SPENDING

Test Year 2024

1. This attachment requests information about the utility's water conservation spending. The utility only needs to complete this schedule if it has a PSC approved water conservation program.

2. If the utility has a conservation program that was authorized by the PSC, please complete the deferred expense schedule below.

Deferred Expense Schedule:

Program Year Ending (a)	Beginning Balance (b)	Account 186 Expenditures (c)	Account 253 Collections (d)	End of Year Expenses (e)
December 31,				
December 31,				
December 31,				
December 31,				
Net Balance of Acct. 186 (debit) and Acct. 253 (credit) Last Actual Year				\$0
Amortization Expense (Net Balance Divided by 3)				\$0
Estimated Future Annual Expenditures				\$0
Total Expenses (To be Recorded in Account 906)				\$0

What are the estimated effects of the utility's planned water conservation and efficiency program on water sales for the test year? Estimate the reduction in volumetric sales, by customer class, for the test year. Test year sales in Attachment 3 should reflect adjustments for conservation.

Customer Class	Test Year Sales Without Conservation	Conservation Adjusted Test Year Sales
Residential		
Multifamily		
Commercial		
Industrial		
Public Authority		
Other		

Additional Comments:

Additional Notes

Attachment 3A:

Public Authority - Forecasted consumption to be consistent with the consumption per customer for the previous 12 months.

Attachment 3B:

Public Authority - Forecasted customers to be consistent with the customer count on 5/31/2023, adjusted for the 5-year change average.

Attachment 10C:

620, 630, 640 - Operation Labor:

This is based on actual hours employees spend on tasks related to expenses. In 2019 the Village emphasized accurately capturing hours and time associated with these tasks resulting in the fluctuations in expense recorded in this account. Changes between labor expense accounts (620, 630, 640, 901, 902, and 920) result from the utility more accurately capturing time in the correct account. In 2022, the utility's overall payroll increased due to the allocation of between 26% and 50% of two additional employees' payroll to utilities. In 2023 an additional position was added to the utility.

622 - Fuel or power purchased for pumping:

The increasing costs are the result of power cost increases and more water pumped with increasing sales

623 - Operation supplies and expenses:

Variance due to having more repairs and ongoing maintenance with aging infrastructure in 2022.

625 - Maintenance of pumping plant:

In 2022 the maintenance costs were unusually high. The utility completed well rehabs, which resulted in the high actual amount of 70,674.

635 - Maintenance of water treatment plant:

Scale maintenance has been minimal, resulting in lower amounts in 2020 and 2021. The increase in 2022 is due to ongoing maintenance of chemical pumps and increasing repair parts costs.

641 - Operation supplies and expenses:

Variance due to having more repairs and ongoing maintenance with aging infrastructure. Additionally, the repair parts costs increased.

651 - Maintenance of mains:

In 2021 the maintenance costs were unusually high due to construction projects with water main work. Fewer repairs have been required as of recently, therefore less expense.

652 - Maintenance of services:

Fewer repairs have been required as of recently, therefore less expense.

653 - Maintenance of meters:

Additional supplies are needed for meters changing and upgrading meters in the system.

901 - Meter reading labor:

This is based on actual hours employees spent on tasks related to expenses. In 2019 the Village emphasized accurately capturing hours and time associated with these tasks resulting in the fluctuations in expense recorded in this account. Changes between labor expense accounts (620, 630, 640, 901, 902, and 920) result from the utility more accurately capturing time in the correct account. In 2022, the utility's overall payroll increased due to the allocation of payroll for two additional employees to utilities. In 2023 an additional position was added to the utility.

902 - Accounting and collecting labor:

This is based on actual hours employees spent on tasks related to expenses. In 2019 the Village emphasized accurately capturing hours and time associated with these tasks resulting in the fluctuations in expense recorded in this account. Changes between labor expense accounts (620, 630, 640, 901, 902, and 920) result from the utility more accurately capturing time in the correct account. In 2022, the utility's overall payroll increased due to the allocation of payroll for two additional employees to utilities. In 2023 an additional position was added to the utility.

903 - Supplies and expenses:

Fewer supplies are required.

920 - Administrative and general salaries:

This is based on actual hours employees spent on tasks related to expenses. In 2019 the Village emphasized accurately capturing hours and time associated with these tasks resulting in the fluctuations in expense recorded in this account. Changes between labor expense accounts (620, 630, 640, 901, 902, and 920) result from the utility more accurately capturing time in the correct account. In 2022, the utility's overall payroll increased due to the allocation of payroll for two additional employees to utilities. In 2023 an additional position was added to the utility.

921 - Office supplies and expenses:

Fewer supplies are required.

923 - Outside services employed:

Increases caused by the new IT company and attorney fees.

924 - Property Insurance

Property insurance is anticipated to continue to increase resulting in 2024 being further from the historical average.

926 - Employee pensions and benefits:

In 2022 the benefits costs were high due to the utility's share of the payout of two sick leave at retirement. The utility forecasts one employee's retirement in the next couple of years.

928 - Regulatory commission expenses:

The increase is due to an increase in the Water Rate Study costs. The cost of the water rate study was normalized over a 3 year period.

933 - Transportation expenses:

The increase is due to an increase in ongoing maintenance and repair costs for aging vehicles.

**Mcfarland Water and Sewer Utility
2024**

2024 Test Year

Required Supplemental Information

ATTACHMENT 19a

Pensions and Benefits Expense

a. Pension and Benefits Expense should include Pensions, Health Insurance, Life Insurance, and other employee benefits. It should not include employee payroll taxes and employee reimbursement expenses such as phone and transportation. The totals on this schedule should equal the total Pensions and Benefits Expense listed on Attachment 10.

b. Expense details should be provided for the test year and three prior years for Account 686 (Class D) or Account 926 (Classes AB and C).

	2021	2022	2023	2024
Pensions	2035	3567	5284	5390
Health Insurance	5347	13334	14671	14965
Life Insurance	98	145	166	168
Retirement fund		12992	5000	5100

Total for Account 686 or 926

7480	30038	25121	25623
------	-------	-------	-------

These totals should agree with Attach10

Membership Dues

a. Membership Dues should include each organization the Utility belongs to as well as the account number that Membership Dues are recorded in.

b. For each organization the utility belongs to, identify the amount of the dues for the years noted below and indicate what expense account is charged.

	Account	2023	2024
AWWA	600-53710-320-000	65	65
WRWA			
MEG - water			
Alliance for Water Efficiency			
APWA MEMBERSHIP	600-53710-320-000	62	62
Other-Explain			

Water Tower Painting

a. Water Tower Painting should include each water tower painting. Please provide an explanation on the Current Cost in the Notes.

b. The normalized cost of water tower painting should be included in the forecast for Account 650 (Class C&D utilities) or Account 672 (Class AB utilities). Also, see Instructions - Attachment 10.

Description	Year Last Painted	Next Date To Be Painted	Prior Cost	Current Cost	Number of Years Between Paintings	Annual Normalization
Holscher Road Tower	2000	2024	0	325000	24	13542
Burma Road Tower	2005	2023	205000	225000	18	12500

Other Normalizations

See Instructions for Attachment 10.

Explain on Attachment 19.

Second Meters

a. Does the utility have any customers with second meters to measure water not discharged to the sanitary sewer system?

Yes

b. Does the utility have rate schedule Am-1, Additional Meter Rental Charge?

Yes

For more information about second meters, please visit the "*What are the allowable configurations and applicable charges for additional meters?*" on the Commission's website using the following link.

[FAQs: Meters](#)

If yes, fill out the summary below.

Revenues from additional meters should be reported in Account 474, Other Water Revenue on Attachment 7.

Last Actual
Year End Count

Residential	Multifamily	Commercial	Industrial	Public Authority
3,142	62	206	0	28
43	1	8	0	0
3185	63	214	0	28

General Service Meters

Additional Meters

Total

Columns H to L on W-23

Columns I or Q on W-23

The totals should agree with the meter counts reported on page W-23 of Annual Report.

If the utility does not have Schedule Am-1 but has customers with seconds meters, how are these customers billed for the second meter?

N/A The utility has schedule Am-1

Payroll Allocations

If employees perform work for more than one function, please explain how costs are assigned to the water utility.

For example, when an employee performs work for municipal parks, sewer, water, and private lead service lines, describe how the salary and wages dollars are assigned to the regulated water utility.

Staff are instructed and record their time based on the job function they perform. If multiple job functions occur in one day, they must split their time between the various functions. Each staff timecard has a large amount of tasks available to code their time to and those selections then proportionally charge the various accounts.

Notes

Required Supplemental Information

On January 25, 2019, the PSC sent communication to all municipal utilities outlining recent decisions to allow utilities to recover credit card processing fees through rates. As stated in that letter, municipal utilities may now request recovery of credit cards fees in a conventional rate case. If the Utility currently allows customers to pay utility bills using a credit card, please answer Question #1. If the Utility currently wants to include the cost to process credit cards payments in the estimated test year O&M expenses, please answer Question #2

1. Does the Utility currently offer credit card billing? If yes, provide the following:

Yes

A. Does the Utility or customer currently pay the transaction fee?

Utility

B. What expense account(s) does the Utility use to record credit card fees?

600-53715-210-000

C. Provide the most recent three years of credit card fee expense.

Year	\$
2020	3138
2021	6180
2022	7807

D. Identify either the vendor or the third party company used by the utility.

Payment Service Network (PSN)

E. Provide a breakdown of the cost per transaction and any other fees that are incurred by the Utility.

Credit Cards fee 2.9%, Checking/Savings account fee \$1.05 per transaction, BillPay \$0.30 per transaction. Each of these charges is determined based on the type of payment method utilized by the customer. Not all three would be charged on a single transaction.

2. Did the Utility include any expenses related to accepting credit cards in the test year O&M forecast? If not, does the Utility want to include such expenses in the current application? If yes to either question, please provide further information on the

Yes

A. Provide the test year estimate and methodology used to determine the forecast?

Water Utility share: 2023 - \$8,135, 2024 - \$8,347. The utility doesn't expect an increase in credit card payment transactions. Therefore the prior year expense adjusted for the PSC inflation rate is used for the estimate.

B. Provide the allocation percentage(s) and methodology used to allocate credit card fees across utilities or shared services.

Fees are split evenly between three accounts (water, sewer, and stormwater).

C. What O&M account did the Utility use for the test year estimate?

906

D. Identify the vendor the Utility will be using.

Payment Service Network (PSN)

E. Provide a breakdown of the cost per transaction and any other fees that will be incurred by the Utility.

Credit Cards fee 2.9%, Checking/Savings account fee \$1.05 per transaction, BillPay \$0.30 per transaction. Each of these charges is determined based on the type of payment method utilized by the customer. Not all three would be charged on a single transaction.

F. What percentage of customers currently pay by credit card?

2019 - 17%, 2020 - 20%, 2021 -27%, 2022 -31%

G. Does the Utility expect more customers to use credit cards if this payment option is offered at no charge to the customer? If so, what percentage of customers do you estimate will pay by credit card?

The utility does not expect an increase in usage.

H. Has the utility worked with vendor(s) to negotiate lower fees?

H1: Identify utility efforts to minimize fees.

H2: Provide name of vendor(s) contacted.

H3: Provide quoted amount(s) from each vendor contacted.

The utility evaluates any potential rate increases as they occur. At this time the utility has not explored other vendors.

**McFarland Water Utility
TY2024 Water Rate Application Summary**

DRAFT

	<u>TY2021</u>	<u>TY2024</u>	<u>Change</u>
Plant in service	\$ 10,004,244	\$ 13,137,998	31%
Materials & supplies	19,450	19,450	
Accumulated depreciation	(3,154,274)	(3,878,023)	
Regulatory liability	(57,055)	-	
Net rate base	<u>\$ 6,812,365</u>	<u>\$ 9,279,425</u>	36%
 Operating revenues	 \$ 1,465,712	 \$ 1,597,503	 9%
Operating expenses			
O&M	580,313	847,234	46%
Depreciation	232,998	322,671	38%
Taxes	318,595	300,998	-6%
Total	<u>1,131,906</u>	<u>1,470,903</u>	
 Operating income	 <u>\$ 333,806</u>	 <u>\$ 126,600</u>	
 Rate of return	 4.9%	 1.4%	
 <i>Benchmark rate of return</i>		 6.2%	
 <i>Increased needed</i>		 \$ 448,724	

Average Customer Impact (bi-monthly bill)		
Bill at current rates	\$	35.32
Estimated bill at new rates	\$	46.60

Mcfarland Water and Sewer Utility

Estimated for Test Year 2024

1. Part One calculates the Net Operating Income (loss) for the test year. All amounts are derived from other attachments except Amortization Expense, Account 404, which, if applicable, must be entered and the purpose specified.

2. Part Two is a calculation of Average Net Investment Rate Base for the test year. All amounts are derived from other attachments

3. Part Three calculates the estimated requested increase.

i. Enter a requested rate of return (ROR) in the highlighted box and the estimated increase is calculated.

ii. Generally, the current benchmark rate is used for most situations. If the Utility requests a different ROR, please describe the reasons in the Notes. An example of supporting detail would be a Cash Flows statement.

Part One:	Total Operating Revenues	(per Attachment 7)	\$1,597,503
	Total Operation and Maintenance Expenses	(per Attachment 10)	\$847,234
	Depreciation Expense	(per Attachment 12)	322,671
	Amortization Expense--Account # 404 (specify):		0
	Taxes	(per Attachment 8)	300,998
	Total Operating Expenses		\$1,470,903
	Net Operating Income (Loss)-Test Year 2024		\$126,600

Part Two:	Utility Plant In Service--Financed by Utility or Municipality:		
	Test Year Average Balance	(per Attachment 11)	\$13,137,998
	Materials and Supplies:		
	Test Year Average Balance	(per Attachment 13)	19,450
	Less: Accumulated Depreciation:		
	Test Year Average Balance	(per Attachment 13)	3,878,023
	Regulatory Liability and Other:		
	Test Year Average Balance	(per Attachment 13)	0
	Average Net Investment Rate Base (NIRB)		\$9,279,425

Part Three:	Average Net Investment Rate Base	(per Part Two above)	\$9,279,425
	TIMES Rate of Return Requested		
	(Enter requested rate in this box.)	6.20%	6.20%
	Return on Average Net Investment Rate Base (NIRB)		\$575,324
	Total Operation and Maintenance Expenses	(per Part One above)	\$847,234
	TIMES allowance on O&M expenses		6.00%
	Operating Allowance		\$50,834
	Enter the larger of either:		
	The Return on NIRB (A) or the Operating Allowance (B)		\$575,324
	Less: Estimated Net Operating Income (Loss)	(per Part One above)	126,600
	Increase Requested-Test Year 2024		\$448,724
	Overall Percentage Increase in		
	Total Sales of Water at Current Rates:	31.95%	

Notes

McFarland Water Utility**CASH FLOW**
Forecasted 2024 - With Full Debt Service**DRAFT**

	Without Increase Forecasted 2024	With Increase Forecasted 2024
Operating Income/(Loss)	\$ 126,600	\$ 126,600
Sewer Operating Income/(Loss) (Excluding Depreciation)	27,165	27,165
Rate Increase	-	448,724
Add:		
Depreciation	322,671	322,671
Investment Income	128,728	128,728
Less:		
Bond Debt Payments (Principal & Interest)*	<u>(1,084,499)</u>	<u>(1,084,499)</u>
Net Cash Flow Available for Capital Projects, Contingencies or Reserves	<u>\$ (479,336)</u>	<u>\$ (30,611)</u>
Average Capital Additions Funded with Utility Earnings	34,000	34,000
Net Cash Flows	<u>\$ (513,336)</u>	<u>\$ (64,611)</u>

* - Forecasted Bond Debt Payments include the first year of 2024 Revenue Bonds payments.

McFarland Water Utility**DEBT COVERAGE
Forecasted 2024****DRAFT**

	Without Increase Forecasted 2024	With Increase Forecasted 2024
<u>Actual Net Earnings</u>		
Operating revenues	\$ 1,597,503	\$ 1,597,503
Rate Increase	-	448,724
Interest income	128,728	128,728
Operation and maintenance expenses	(847,234)	(847,234)
Taxes other than equivalent	(12,515)	(12,515)
	<u>\$ 866,482</u>	<u>\$ 1,315,206</u>
<u>Required Net Earnings</u>		
Minimum Earnings Required:		
Debt service - revenue bonds*	\$ 630,671	\$ 630,671
Coverage factor	<u>1.25</u>	<u>1.25</u>
	<u>\$ 788,339</u>	<u>\$ 788,339</u>
Estimated Debt Coverage - as Defined in Bond Resolutions	<u>1.10</u>	<u>1.67</u>
 DEBT COVERAGE WITH PILOT		
Defined Earnings (above)	\$ 866,482	\$ 1,315,206
Less: Tax Equivalent	(288,483)	(288,483)
Adjusted Defined Earnings	<u>\$ 577,999</u>	<u>\$ 1,026,723</u>
Revenue Bond Debt Service Above	<u>\$ 630,671</u>	<u>\$ 630,671</u>
True Total Debt Coverage	<u>0.92</u>	<u>1.63</u>

* Includes 2022 revenue bonds and full year of debt service on proposed 2024 revenue bonds.

Utility Rates

The current Water Utility, Sewer Utility and Stormwater Utility rates are summarized below.

	Water Rates	Sewer Rates	Stormwater Utility Rates
	New Rate	New Rate	Current Rates
	Aug. 13, 2021	Jan. 11, 2023	January 1, 2016
Volume Charges			
Charge per 1,000 Gallons less than 67,000 gal	\$ 2.76	\$ 5.50	Per ERU
Charge per 1,000 Gallons over 67,000 Gallons	\$ 1.92	\$ 5.50	Annual Rate
Customers outside Village limits < 67,000 gal	\$ 3.45	\$ 6.50	\$ 88.98
Customers outside Village limits > 67,000 gal	\$ 2.40	\$ 6.50	
Bi-Monthly Base Charge			
5/8 Inch Meter	\$ 16.00	\$ 33.00	Per ERU
3/4 Inch Meter	\$ 16.00	\$ 33.00	Bi-Monthly
1 Inch Meter	\$ 26.00	\$ 47.89	\$ 14.83
1.25 Inch Meter	\$ 34.00	\$ 57.78	
1.5 Inch Meter	\$ 38.00	\$ 71.78	
2 Inch Meter	\$ 64.00	\$ 101.31	
3 Inch Meter	\$ 116.00	\$ 168.21	
4 Inch Meter	\$ 166.00	\$ 264.45	
6 Inch Meter	\$ 226.00	\$ 506.45	
8 Inch Meter	\$ 322.00		
10 Inch Meter	\$ 464.00		
12 Inch Meter	\$ 608.00		
Bi-Monthly Additional Meter Charge			
5/8 Inch Meter	\$ 8.00		
3/4 Inch Meter	\$ 8.00		
1 Inch Meter	\$ 13.00		
1.25 Inch Meter	\$ 17.00		
1.5 Inch Meter	\$ 19.00		
2 Inch Meter	\$ 32.00		
Reconnection Charges			
Reinstalling a meter / turning on a valve	\$ 35.00		
Reinstalling a meter / turning on a valve <i>after hours</i>	\$ 45.00		
Private Fire (if applicable)			
2 inch or smaller connection	\$ 18.00		
3 inch connection	\$ 33.00		
4 inch connection	\$ 55.00		
6 inch connection	\$ 110.00		
8 inch connection	\$ 175.00		
10 inch connection	\$ 263.00		
12 inch connection	\$ 350.00		
14 inch connection	\$ 438.00		
16 inch connection	\$ 525.00		

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, October 10, 2023

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Lee Igl, Public Works Director, Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action regarding Resolution 2023-16: A resolution approving the change of Public Fire Protection to a direct charge to utility customers.

PREVIOUS ACTION:

The Public Works & Utilities Committee recommended approval to the Village Board for resolution 2023-16 at their September 27, 2023 meeting. Their motion included an amendment to the committee's presented resolution in that the committee would like to include village residents who are non-water utility customers but within village limits (essentially those properties served by private wells but still provided fire protection services through the department).

ISSUE SUMMARY:

The Village provides public fire protection services through our Fire and Rescue Department. A key piece to fighting fires is obviously the provision of water to do so. The creation of a water utility and the installation of mains that provide water to homes also affords the opportunity to add hydrants for public fire protection within an urban setting. If we didn't have the infrastructure through the utility, we wouldn't have the ability to install hydrants that access the mains for water and would be setup with tenders (large tanker like trucks) for rural fire protection systems. The public fire protection charge is created as a cost recovery means to provide this water especially in large rapid quantities. [An overview is summarized through this link via the PFC.](#) The entire infrastructure (i.e. – assets) including hydrants are paid for by the rate payers and is a functionality within a system born through the utility. All properties in the Village are protected in this manner through the service provided by the levy but not all properties pay directly for that protection as they do within the utility. If we shift the charge from the levy to the rate payer, all users of the utility are supporting the cost to allow for the ability to provide this service allowing for fire protection to be provided in this manner. In its current state, the tax levy covers this cost which, in theory, for the tax exempt properties they benefit from service without covering the cost. It is all a public service and making it consistent in how/who provides it through what payment mechanism addresses that issue.

We are not alone in making this shift. Within the current region the following communities charge their Public Fire Protection through the Utility: Cottage Grove, DeForest, Edgerton, Fitchburg, Madison, Marshall, Middleton, Monona, Mount Horeb, Oregon, Stoughton, Sun Prairie, Waunakee, and Westport. Essentially these make up nearly all of our comparables. Statewide it varies a bit more. [A bit dated but in 2016 the PSC did a study on PFP](#) and noted



that 33% of utilities statewide recovered this through a direct charge, 15% through a combination of direct and municipal (tax levy) and 49% through a municipal charge (tax levy).

About half the utilities in the State, 7 years ago were charging at least some amount for public fire protection to the rate payers. It is likely that today this number has increased given the fiscal challenges municipalities face to fund their operations.

As part of the conventional rate case being filed with the Public Service Commission, a resolution is required in order to move the Public Fire Protection from the tax levy to a direct charge to utility customers. The current [rate file](#) for the utility, schedule F-1, explains that the Public Fire Protection Service is an annual charge to the Village of McFarland in the amount of \$472,300.

Operationally speaking the Village does not have very much control on the levy where as through the rate application process has more discretion on how/when it makes application to the PSC. The tax levy is limited by net new construction on how much it can raise each year which does not have an exemption for public fire protection. The charge is paid for 100% through the levy which creates a limiting factor operationally on how service can be provided.

A shift from the levy to the rates can free up those funds to allow for those funds to go towards other operational needs identified by the Village. Within the utility though, we have discretion on whether to make application to the PSC for a conventional or simple rate case in order to fund its operations. As stated earlier, the shift also casts a wider net on properties than we presently are able to do on the levy. This is a familiar issue most municipalities find themselves in, and at least partially reason why we have to consider this change given the fiscal constraints we are under and the lack of local control we have to fully manage our operational costs.

FINANCIAL/BUDGET IMPACT:

The presently budgeted amount as set by the last conventional rate case is \$475,000 inclusion on the tax levy for the public fire protection charge. The current median home value for a single family home in the Village is \$390,600 as of January 1, 2023. Given that this is a 100% levy expense, we would expect it to cost the median home approximately \$128.02 per year.

Estimating the PFP charge directly to customers is a little challenging because it depends on two things: (1) the total amount of costs that is allocated to the PFP function in the new rate study and (2) the number of customers by meter size. In an overly simplistic manner, the current total of \$475,000 divided by the number of customers would be \$132/year which is a method in which the charge is applied the same to all customers. Essentially, this is comparable to what is experienced on the levy. However, if meters of 1" and larger have a higher charge at a different scale then the residential charge with smaller meters would be less. The conventional rate case will increase the PFP charge and then we will need to recalculate this formula based on what the application is decided on to the PFC.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.



BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion and second to approve resolution 2023-16: a resolution approving the change of Public Fire Protection to a direct charge to utility customers including customers who are non-water utility customers but within the Village limits.

ATTACHMENTS:

1. 2023-16 Fire Protection Charge Shift

RESOLUTION 2023-16

A RESOLUTION AUTHORIZING THE DIRECT CHARGE OF PUBLIC FIRE PROTECTION

WHEREAS, the Village of McFarland(the ‘Municipality’) owns and operators the McFarland Water and Sewer Utility (the ‘Utility’) as a public utility; and

WHEREAS, the Municipality provides fire protection for the benefit of the public health, safety, and well-being of its residence; and

WHEREAS, the Municipality is authorized by the Wisconsin Public Service Commission (PSC) to recover the cost of providing and maintaining fire hydrants used for public protection; and

WHEREAS, the Municipality has included the annual public fire protection charge due to the water utility on the Village’s property tax levy; and

WHEREAS, Wisconsin State Statute Section 196.03(3)(b) allows the Village Board to collect the public fire protection charge through the tax levy or as a direct charge on the water utility bills or a combination of both;

WHEREAS, to provide greater equity for the cost the Village Board desires to place the entire public fire protection charge on the utility bills as a direct charge for all general users and other properties in the village; and

WHEREAS, the Municipality desires to use the equivalent meter method for calculating the direct charge;

NOW THEREFORE, BE IT RESOLVED, that the Village Board does request Public Service Commission approval to place the entire Public Fire Protection charge as a direct charge on the utility bill using the equivalent meter method; and

BE IT FURTHER RESOLVED, that Village staff are authorized to work with Public Service Commission staff in implementing this request and this chis change shall be effective upon review and approval by the Public Service Commission of the State of Wisconsin.

Adopted and approved this ___ day of _____, 2023.

APPROVED:

Carolyn A. Clow, Village President

ATTEST:

Cassandra Suettinger, Deputy Administrator/Clerk

RESOLUTION # 2023-16	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Brandt -	Flaherty –
Brassington –	Jerke –
Clow –	Wreh –
Fessler –	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, October 10, 2023

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director, Kong Thao, Associate Planner

AGENDA ITEM: Discussion and action regarding Ordinance 2023-09: an ordinance amending various sections of Chapter 62 - Zoning, related to solar energy collection systems.

PREVIOUS ACTION:

August 15, 2023 - Plan Commission held introductory discussion on this item. No action was taken.

September 11, 2023 - Sustainability & Natural Resources Committee recommended approval of Ordinance 2023-09.

September 19, 2023 - Plan Commission public hearing and unanimous recommendation of approval.

September 26, 2023 - The Village Board postponed action on Ordinance 2023-09 in order for Director Bremer to amend the ordinance to incorporate recommendations from SolSmart's review of the draft ordinance.

ISSUE SUMMARY:

The Village's Zoning Code does not specifically address uses and regulations for "solar farms", generally defined as where the principal use of the property is for multiple solar collectors on ground mounted racks or poles that harvest and convert solar energy into the electrical grid. The Zoning Code classifies permitted and conditional uses using the North American Industrial Classification System (NAICS). Sec. 62-69 does provide regulations for where "utility lines and pumping stations" are permitted within agricultural, conservancy and residential districts. Sec. 62-71 also provides regulations for where "Utilities (NAICS 221000)" are permitted in commercial districts. Neither of these categories specifically address solar farms. The 2022 NAICS Code 221114 Solar Electric Power Generation is defined as: *"This U.S. industry comprises establishments primarily engaged in operating solar electric power generation facilities. These facilities use energy from the sun to produce electric energy. The electric energy produced in these establishments is provided to electric power transmission systems or to electric power distribution systems."* NAICS Code 22114 also includes Corresponding Index Entries titled "electric power generation, solar", "power generation, solar electric," and "solar farms". On-site or on-building "solar collectors", where the solar collectors are not the principal use of the property, are also not particularly well defined under the Village Zoning Code, but are considered permitted accessory uses in all zoning districts by staff. Staff desires to clarify the definitions and regulations concerning the approval processes for solar uses (permitted and accessory) within the Zoning Code.

**Public Comments**

The Department did not receive any written public comments concerning Ordinance 2023-09 for the Plan Commission's consideration prior to publication of the September 19th meeting packet and no public comments were provided during the public hearing.

FINANCIAL/BUDGET IMPACT:**VILLAGE PLAN REFERENCE:**

The proposed amendments are consistent with the Village of McFarland Comprehensive Plan's initiative to pursue local opportunities to mitigate and adapt to climate change. The proposed amendments also further the vision and goals of the Village's Sustainability Plan, including embracing energy efficiency strategies and renewable energy sources, including efforts aimed at reducing the local use of energy derived from fossil fuels.

ORDINANCE REFERENCE:

Sec. 62-4. - Definitions

Sec. 62-69. - Permitted uses

Sec. 62-71. - Permitted or conditional uses - Commercial Districts

Sec. 62-210 - Specific Requirements Regarding Solar Energy Collection Systems

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion, second, to approve Ordinance 2023-09.

ATTACHMENTS:

1. Ord_2023-09 Solar Energy Collection Systems_10.10.2023
2. SolSmart PZ-1 Review_McFarland WI_signed

**VILLAGE OF MCFARLAND
ORDINANCE 2023-09**

**VARIOUS AMENDMENTS TO CHAPTER 62, ZONING CODE RELATED TO
SOLAR ENERGY COLLECTION SYSTEMS**

PURPOSE: To amend the Village Zoning Code to include regulations regarding Solar Energy Collection Systems

SPONSOR: Andrew Bremer, AICP, Community & Economic Development Director

REFERRAL: Plan Commission (Required), Sustainability & Natural Resources Committee (Recommended)

PUBLIC HEARING (REQUIRED): Class 2, held by Plan Commission

WHEREAS, the Plan Commission, and Sustainability & Natural Resources Committee, have determined that certain amendments to the Village Zoning Code are necessary in order to clarify zoning regulations related to solar energy collection systems; and

WHEREAS, the proposed amendments are consistent with the Village of McFarland Comprehensive Plan's initiative to pursue local opportunities to mitigate and adapt to climate change; and

WHEREAS, the proposed amendments further the vision and goals of the Village's Sustainability Plan including embracing energy efficiency strategies and renewable energy sources including efforts aimed at reducing the local use of energy derived from fossil fuels; and

WHEREAS, the Plan Commission has held a public hearing on the proposed amendments at their September 19, 2023 meeting; and

WHEREAS, the Village Board has determined that the proposed amendments contained herein will promote the public interest by providing more effective and efficient regulation of solar energy collection systems.

NOW THEREFORE, be it ordained by the Village Board of the Village of McFarland, in the State of Wisconsin, as follows:

SECTION 1: **AMENDMENT** “Subdivision V Signal Receiving Antennas, Wind Energy Systems” of the Village of McFarland Municipal Code is hereby *amended* as follows:

A M E N D M E N T

SECTION 2: **AMENDMENT** “62-4 Definitions” of the Village of McFarland Municipal Code is hereby *amended* as follows:

A M E N D M E N T

62-4 Definitions

The following words, terms and phrases, when used in this Article, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:

- (a) *Abutting*. Having property or district lines in common (e.g., two lots are abutting if they have property lines in common).
- (b) *Accessory building or use*.
 - (1) An accessory building or use is one that:
 - a. Is customary and clearly incidental to the principal building or principal use;
 - b. Serves exclusively the principal building or principal use;
 - c. Is subordinate in area, extent or purpose to the principal building or principal use;
 - d. Contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served; and
 - e. Is located on the same zoning lot as the principal use served, with exception of such accessory off-street parking facilities as are permitted to locate elsewhere than on the same zoning lot as the building or use served.
 - (2) An accessory building or use includes, but is not limited to, the following:
 - a. A children's playhouse, garden house or private greenhouse;
 - b. A garage, carport, shed or building for storage incidental to a permitted use;
 - c. Incinerators incidental to a permitted use;
 - d. Storage of goods used in or produced by permitted manufacturing activities on the same zoning lot with such activities, unless such storage is excluded by the district regulations;
 - e. The production, processing, cleaning, servicing, testing, repair or storage of merchandise normally incidental to a permitted retail service or business use if conducted by the same ownership as the principal use;
 - f. Off-street motor vehicle parking areas and loading facilities;
 - g. Signs, as permitted and regulated in each district incorporated in this Chapter; and
 - h. Earth station dish antennas, which are ground-mounted or building-

mounted.

- (c) *Acre, net*. The actual land devoted to the land use, excluding public streets, public lands or unusable lands, and school sites contained within 43,560 square feet.
- (d) *Adjacent*. Neighboring or within visible proximity (e.g., includes property that is across the street or public right-of-way and includes all properties directly impacted by a proposed development whether abutting or not).
- (e) *Agricultural use*. Any of the following activities conducted for the purpose of producing an income or livelihood: crop or forage production, keeping livestock, beekeeping nursery, sod or Christmas tree production, floriculture, aquaculture, fur farming, forest management and enrolling land in a federal agricultural commodity payment program for a federal or state agricultural land conservation payment program.
- (f) *Alley*. A public way not more than 24 feet wide that affords only a secondary means of access to abutting property.
- (g) *Animal unit*. One animal unit is the equivalent of one cow, or one horse, or one pony, or one mule, or two hogs or ten sheep, or ten goats or 50 poultry or equivalent combination of them.
- (h) *Apartment*. A room or suite of rooms in a multiple-family structure that is arranged, designed, used or intended to be used as a single housekeeping unit. Complete kitchen facilities, permanently installed, must always be included for each apartment.
- (i) *Arterial street*. A public street or highway used or intended to be used primarily for large volume or heavy through traffic. Arterial streets shall include freeways and expressways as well as arterial streets, highways and parkways.
- (j) *Automobile laundry*. A building or portion thereof containing facilities for washing automobiles using production-line methods with a chain, conveyor, blower, steam-cleaning device or other mechanical devices or any premises with a capacity of washing 20 or more vehicles per eight-hour day.
- (k) *Awning*. A retractable, rooflike cover, temporary in nature, which projects from the wall of a building.
- (l) *Basement*. That portion of any structure located partly below the average adjoining lot grade, which is not designed or used primarily for year-around living accommodations.
- (m) *Block*. A tract of land bounded by streets or by a combination of streets and public parks, cemeteries, railroad right-of-way, bulkhead lines or shorelines of waterways. A block may be located in part beyond the boundary lines of corporate limits of the Village.
- (n) *Boardinghouse*. A building other than a hotel or restaurant where meals or lodging are regularly furnished by a rearrangement for compensation for three or more persons not members of a family, but not exceeding 12 persons and not open to transient customers.
- (o) *Bufferyard*. A unit of land, together with a specified type and amount of planting thereon, and any structures that may be required between land uses to eliminate or minimize conflicts between them.
- (p) *Buildable lot area*. The portion of a lot remaining after required yards have been provided.

- (q) *Building*. Any structure built for the support, shelter or enclosure of persons, animals, chattels or movable property of any kind and which is permanently affixed to the land. When any portion thereof is completely separated from every other portion by masonry or firewall without any window, which wall extends from the ground to the roof, then such portion shall be deemed to be a separate building.
- (r) *Building, completely enclosed*. A building separated on all sides from the adjacent open space or from other buildings or structures by a permanent roof and by exterior walls or party walls, pierced only by windows and normal entrance or exit doors.
- (s) *Building coverage*. The proportion of the lot area, expressed as a percent, that is covered by the maximum horizontal cross section of a building or buildings.
- (t) *Building detached*. A building surrounded by open space on the same lot.
- (u) *Building height*. A vertical distance from the curb level or the approved ground level opposite the center of the front of a building to the highest point of the roof in the case of a flat roof, to the deck line of a mansard roof, and to the mean-height level between eaves and ridges of a gable, hip or gambrel roof.
- (v) *Building, principal*. A building in which the principal use of the lot on which it is located is conducted.
- (w) *Building setback line*. A line parallel to the lot line at a distance parallel to it, regulated by the yard requirements set up in this Code.
- (x) *Bulk*. Used to indicate the size and setbacks of buildings or structures and the location of such buildings or structures with respect to one another and includes the following:
 - (1) Size and height of buildings;
 - (2) Location of exterior walls at all levels in relation to lot lines, streets or to other buildings;
 - (3) Gross floor area of buildings in relation to lot area (floor area ratio);
 - (4) All open spaces allocated to buildings; and
 - (5) Amount of lot area provided per dwelling unit or lodging room.
- (y) *Business*. An occupation, employment or enterprise that occupies time, labor and materials, or wherein merchandise is exhibited or sold, or where services are offered.
- (z) *Channel*. Those floodlands normally occupied by a stream of water under average annual high-water flow conditions while confined within generally well-established banks.
- (aa) *Clinic, medical and dental*. A building in which a group of physicians, dentists or physicians and dentists and allied professional assistants are associated for the purpose of carrying on their professions. The clinic may include an accessory dental or medical laboratory. It shall not include in-patient care or operating rooms for major surgery.
- (ab) *Club or lodge, private*. A nonprofit association of persons who are bona fide members paying annual dues, which owns, hires or leases a building or portion thereof, the use of such premises being restricted to members and their guests. The affairs and management of such private club or lodge are conducted by a Board of Directors, Executive Committee or similar body chosen by the members at their annual meeting. It shall be permissible to serve food and meals on such premises, provided adequate dining room space and kitchen facilities are available. Where properly licensed under existing Village ordinances, the consumption of intoxicating beverages by members of such club or lodge or their guests may be permitted.

- (ac) *Community living arrangement.* The following facilities licensed or operated or permitted under the authority of the child welfare agencies under Wis. Stats. § 48.60, foster homes for children under Wis. Stats. § 48.02(6), group homes for children under Wis. Stats. § 48.02(7), and community-based residential facilities under Wis. Stats. § 50.01(1g), but does not include day care centers, nursing homes, general hospitals, special hospitals, prisons and jails. The establishment of a community living arrangement shall be in conformance with applicable Sections of Wis. Stats. §§ 46.03(22), 59.69(15), 62.23(7)(i) and 62.23(7a), and amendments thereto, and also the Wisconsin Administrative Code.
- (ad) *Conditional uses.* Uses of a special nature as to make impractical their predetermination as a principal use in a district.
- (ae) *Conforming building or structure.* Any building or structure that:
 - (1) Complies with all the regulations of this Chapter or any amendment thereto governing bulk or the zoning district in which such building or structure is located; or
 - (2) Is designed or intended for a conforming use.
- (af) *Conservation standards.* Guidelines and specifications for soil and water conservation practices and management enumerated in the Technical Guide, prepared by the Natural Resources Conservation Service for Dane County, adopted by the County Soil and Water Conservation District Supervisors, and containing suitable alternatives for the use and treatment of land based upon its capabilities from which the landowner selects that alternative which best meets the landowner's needs in developing soil and water conservation.
- (ag) *Controlled access arterial street.* The condition in which the right of owners or occupants of abutting land or other persons to access, light, air or view in connection with an arterial street is fully or partially controlled by public authority.
- (ah) *Convalescent home and nursing home.* A home for the aged, infirm, chronically ill or incurable persons in which five or more persons not of the immediate family are received, kept or provided with food and shelter or care for compensation but not including hospital clinics or similar institutions devoted primarily to the diagnosis and treatment of disease or injury, maternity cases or mental illness.
- (ai) *Curb level.* The level of the established curb in front of such building measured at the center of such front.
- (aj) *Development.* Any manmade change to improved or unimproved real estate, including, but not limited to, construction of or additions or substantial improvements to buildings, other structures, or accessory uses, mining, dredging, filling, grading, paving, excavation or drilling operations or disposition of materials.
- (ak) *District, basic.* A part of the Village for which the regulations of this Chapter governing the use and location of land and building are uniform.
- (al) *District, overlay.* Overlay districts, also referred to herein as regulatory areas, provide for the possibility of superimposing certain additional requirements upon a basic zoning district without disturbing the requirements of the basic district. In the instance of conflicting requirements, the more strict of the conflicting requirements shall apply.
- (am) *Dwelling.* A building or part of a building containing one or more dwelling units and

also containing other directly associated elements such as hallways, storage areas or common laundry facilities. For purposes of this Chapter, this term does not include "group lodging facilities."

- (an) *Dwelling, attached.* A dwelling separated from another dwelling unit and having any portion of any roof, wall or floor in common with another dwelling unit.
- (ao) *Dwelling, detached.* A dwelling that is entirely surrounded by open space on the same lot.
- (ap) *Dwelling, multiple-family.* A building, or portion thereof, containing three or more dwelling units.
- (aq) *Dwelling, single-family.* A building containing one dwelling unit only.
- (ar) *Dwelling, two-family.* A building containing two dwelling units only.
- (as) *Dwelling unit.* An area within a dwelling that is designed, occupied or intended to be occupied by a family (or by a nonfamily household) as permitted by this Chapter as separate living quarters with private kitchen, sanitary, sleeping and living quarters within the unit.
- (at) *Eating place.* Establishments primarily engaged in the retail sale of prepared food and drinks for consumption on the premises. Caterers and institutional food service establishments are included. The term shall not apply to houses of worship, religious, fraternal, youths' or patriotic organizations, service clubs and civic or union organizations that occasionally prepare or serve or sell meals to transients or the general public, nor shall it include any public or private school lunchroom.
- (au) *Efficiency unit.* A dwelling unit consisting of one principal room exclusive of bathroom, kitchen, hallway, closets or dining alcove directly off the principal room, providing that such dining alcove shall not exceed 90 square feet in area and shall not be used for sleeping purposes.
- (av) *Elderly dwelling.* A building, or portion thereof, designed, designated and used exclusively by a person who is 55 years of age or older, or a family, the head of which or spouse is 55 years of age or older.
- (aw) *Essential services.* Services provided by public and private utilities, necessary for the exercise of the principal use or service of the principal structure. These services include underground, surface or overhead gas, electrical, steam, water, sanitary sewerage, stormwater drainage, and communication systems and accessories thereto, such as poles, towers, wires, mains, drains, vaults, culverts, laterals, sewers, pipes, catchbasins, water storage tanks, conduits, cables, fire alarm boxes, police call boxes, traffic signals, pumps, lift stations and hydrants, but not including buildings.
- (ax) *Establishment, business.* A place of business carrying on operations that are physically separate and distinct from those of any other place of business located on the same zoning lot.
- (ay) *Family.* An individual or group of two or more individuals who are related by blood, marriage or adoption, together with not more than four additional persons not so related, living as a single household in a dwelling unit. For purposes of this Chapter, family includes nonfamily households.
- (az) *Family day care.* The provision of day care for children for compensation within a dwelling whether or not licensed by the state, including educational services so long as the care and services are taking place within a dwelling.

- (ba) *Farming, general.* Includes floriculture, forest and game management, orchards, raising of grain, grass, mint and seedcrops, raising of fruits, nuts and berries, sod farming and vegetable farming. General farming includes the operating of such an area for one or more of the above uses with the necessary accessory uses for treating or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of the normal farming activities.
- (bb) *Farmstead.* A single-family residential structure located on a parcel of land, which primary land use is associated with agriculture.
- (bc) *Floor area.* The sum of the gross floor area for each of a building's stories measured from the exterior limits of the faces of the structure. The floor area of a building includes basement floor area. It does not include cellars and unenclosed porches or any floor space in an accessory building or in the principal building that is designed for the parking of motor vehicles in order to meet the parking requirements of this Article.
- (bd) *Floor area ratio.* An intensity measured as a ratio derived by dividing the total floor area of a building by the gross area site. Where the lot is part of a larger development and has no bufferyard, that lot area may be used instead of the gross site area.
- (be) *Foster home.* Any facility that is operated by a person required to be licensed by Wis. Stats. § 48.62(1)(a) and that provides care and maintenance for no more than four children or, if necessary to enable a sibling group to remain together, for no more than six children or, if the State Department of Children and Families promulgates rules permitting a different number of children, for the number of children permitted under those rules.
- (bf) *Frontage.* All the property abutting on one side of a street between two intersecting streets or all of the property abutting on one side of a street between an intersecting street and the dead end of a street.
- (bg) *Garage, private.* A detached accessory building or portion of the principal building, designed, arranged, used or intended to be used for storage of automobiles of the occupant of the premises.
- (bh) *Garage, public.* Any building or portion thereof, not accessory to a residential building or structure, used for equipping, servicing, repairing, leasing or public parking of motor vehicles.
- (bi) *Gross floor area.* The area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features. The gross floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.
- (bj) *Gross site area.* The area of land that is designated by its owner or developer as a tract to be used, developed or built upon as a unit under single ownership or control. The gross site area shall be legally described and made part of the application for zoning approvals.
- (bk) *Group foster home.* Any facility operated by a person required to be licensed by Wis. Stats. § 48.62 for the care and maintenance of five to eight foster children.

- (bl) *Group lodging facilities.* Building or parts of buildings designed, occupied or intended to be occupied as living quarters on a basis other than as a dwelling, dwelling unit, hotel or motel.
- (bm) *Group lodginghouse.* A group lodging facilities containing general lodging rooms not having kitchen facilities, offered for rent or comparable compensation on a monthly or longer basis. Meals or access to common meal preparation facilities may be offered as part of the service to occupants.
- (bn) *Guest, permanent.* A person who occupies or has the right to occupy on a monthly or longer basis a hotel or apartment hotel accommodation as such person's domicile and place of permanent residence.
- (bo) *Historic District.* An area designated by the Village Board on the recommendation of the Landmarks Commission, pursuant to this Section, composed of two or more improvement parcels that together comprise a district of special character or special historic interest or value as part of the development, heritage or cultural characteristics of the Village, state or nation.
- (bp) *Historic site.* A parcel of land having historic significance due to a substantial value in tracing prehistory or history of aboriginal people, or upon which an historic event has occurred, and which has been designated as an historic site under this Chapter, or an improvement parcel, or part thereof, on which is situated an historic structure and any abutting improvement parcel, or part thereof, used as and constituting part of the premises on which the historic structure is situated.
- (bq) *Historic structure.* An improvement that has a special character or historic interest or value in showing the development, heritage or cultural characteristics of the Village, state or nation, which has been designated as an historic structure under this Chapter.
- (br) *Home occupation.* Any activity carried out for gain by a resident conducted as an accessory use in the resident's dwelling unit or in structures accessory thereto.
- (bs) *Home professional office.* A home occupation consisting of the office of a recognized profession.
- (bt) *Hotel.* A facility containing sleeping rooms with private or semi-private bathroom facilities offered overnight lodging to the public for compensation and catering primarily to the traveling public. A hotel shall offer services such as maid, telephone, desk and vending services. It may offer a restaurant, recreational facilities and meeting facilities.
- (bu) *Hotel, apartment.* A building in which at least 90 percent of the accommodations are dwelling units or are occupied by permanent guests.
- (bv) *Household.* A family or nonfamily group living in a nontransient manner in a single dwelling unit.
- (bw) *Impervious surface.* Those surfaces that do not absorb water. They consist of all buildings, parking areas, driveways, roads, sidewalks, and any areas of concrete or asphalt. In the case of lumberyards, areas of stored lumber constitute impervious surfaces.
- (bx) *Impervious surface ratio.* A measure of the intensity of land use that is determined by dividing the total area of all impervious surfaces on a site by the gross site area.
- (by) *Improvement.* Any building, structure, place, work of art or other object that is all or part of any physical betterment of real property.

- (bz) *Improvement parcel*. A parcel of property containing an improvement that is treated as a single entity for the purpose of levying real estate taxes. The term shall also include any unimproved area of land which is treated as a single parcel for real estate tax purposes.
- (ca) *Junk*. Any scrap, waste, reclaimable material or debris, whether or not stored or used in conjunction with dismantling, processing, salvage, storage, baling, disposal or other use or disposition. Junk includes, but is not limited to, vehicles, tires, vehicle parts, equipment, paper, rags, metal, glass, building materials, household appliances, brush, wood and lumber.
- (cb) *Junkyard*. An open area where waste or scrap materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including, but not limited to, scrap iron and other metals, paper, rags, rubber tires and bottles. A junkyard includes an automobile wrecking or dismantling yard, but does not include uses established entirely within enclosed buildings.
- (cc) *Kenel, animal*. Any premises, or portion thereof, where dogs, cats and other household pets are maintained, boarded, bred or cared for in return for remuneration, or are kept for the purpose of sale.
- (cd) *Landmarks Commission*. The Landmarks Commission under this Code.
- (ce) *Landscape surface area ratio (LSR)*. The percentage of the gross site area that is preserved as permanently protected landscaped area.
- (cf) *Landscaped area*. The area of the site that is planted and continually maintained in vegetation, including grasses, ground cover, shrubs, bushes and trees. Landscaped area includes the area located within planted and continually maintained landscaped planters.
- (cg) *Loading area*. A completely off-street space or berth on the same lot for the loading or unloading of freight carriers, having adequate ingress and egress to a public street or alley.
- (ch) *Lodging room*. A room rented as sleeping and living quarters without kitchen facilities and with or without an individual bathroom.
- (ci) *Lodging room (for determining lot area requirements and off-street parking requirements)*. For the purpose of determining the lot area requirements, any lodging room designed or intended to be occupied by more than two persons shall be determined as one lodging room for each two persons; provided, however, that in a lodginghouse or a fraternity and sorority house the number of lodging rooms shall be determined by dividing the total number of persons intended to occupy the lodging rooms by two.
- (cj) *Lodginghouse*. A building where lodging only is provided for compensation for not more than three persons not members of the family.
- (ck) *Lot*. A parcel of land having frontage on a public street, or other officially approved means of access, occupied or intended to be occupied by a principal structure or use and sufficient in size to meet the lot width, lot frontage, lot area and other open space provisions of this Code as pertaining to the district wherein located.
- (cl) *Lot area*. The area of a horizontal plane bounded by the front, side and rear lot lines.
- (cm) *Lot, corner*. A lot of which at least two adjacent sides abut for their full lengths upon a

street, provided that the interior angle at the intersection of such two sides is less than 135 degrees. A lot abutting upon a curved street or streets shall be considered a corner lot if the tangents to the curve at its points of beginning within the lot or at the points of intersection of the side lot lines with the street line intersect at an interior angle of less than 135 degrees.

- (cn) *Lot coverage (residential)*. The area of a lot occupied by the principal building or buildings and accessory building.
- (co) *Lot coverage (except residential)*. The area of a lot occupied by the principal buildings or buildings and accessory buildings including any driveways, parking areas, loading areas, storage areas and walkways.
- (cp) *Lot depth*. The mean horizontal distance between the front lot line and the rear lot line of a lot measured within the lot boundaries.
- (cq) *Lot, interior*. A lot situated on a single street that is bounded by adjacent lots along each of its other lines and is not a corner lot.
- (cr) *Lot line*. A property boundary line of any lot held in single or separate ownership, except that where any portion of the lot extends into the abutting street or alley, the lot line shall be deemed to be the abutting street or alley right-of-way line.
- (cs) *Lot line, front*. In the case of a lot abutting upon only one street, the line separating such lot from such street. In the case of any other lot, the owner shall, for the purpose of this Chapter, have the privilege of electing any street lot line the front lot line, providing that such choice, in the opinion of the Zoning Administrator, will not be injurious to the existing, or to the desirable future development of the adjacent properties.
- (ct) *Lot line, rear*. The lot line that is opposite the most distant from the front lot line. In the case of an irregular, triangular or gore-shaped lot, a line 20 feet in length, entirely within the lot parallel to and most distant from the front lot line shall be considered to be the rear lot line for the purpose of determining depth of rear yard.
- (cu) *Lot line, side*. Any lot line not a front lot line or a rear lot line.
- (cv) *Lot lines*. The property lines bounding the lot.
- (cw) *Lot lines and area*. The peripheral boundaries of a parcel of land and the total area lying within such boundaries.
- (cx) *Lot of record*. A lot that is part of a Subdivision or a Certified Survey Map that has been recorded in the Office of the Register of Deeds of Dane County or a parcel of land, the deed to which was recorded in the Office of said Register of Deeds prior to the effective date of the ordinance from which this Chapter is derived. Any lot or parcel of land created through a violation of any other applicable laws or ordinances of the state and the Village shall not, in this instance, be considered a lot of record.
- (cy) *Lot, reversed corner*. A corner lot, the street side lot line of which is substantially a continuation of the front lot line of the first lot to its rear.
- (cz) *Lot, substandard*. A parcel of land held in separate ownership having frontage on a public street, or other approved means of access, occupied or intended to be occupied by a principal building or structure, together with accessory buildings and uses, having insufficient size to meet the lot width, lot area, yard, off-street parking areas or other open space provisions of this Code as pertaining to the district wherein located.
- (da) *Lot, through*. A lot that has a pair of opposite lot lines along two substantially parallel

streets and which is not a corner lot. On a through lot, both street lines shall be deemed front lot lines.

- (db) *Lot width.* The horizontal distance between the side lot lines of a lot, measured at right angles to the lot depth, said measurement to be made at the rear line of the required front yard.
- (dc) *Lot, zoning.* A single tract of land located within a single block which, at the time of filing for a building permit, is designated by its owner or developer as a tract to be used, developed or built upon as a unit under single ownership or control. Therefore, a zoning lot or lots may or may not coincide with a lot of record.
- (dd) *Minor structures.* Any small, movable accessory erection or construction such as birdhouses, tool houses, pet houses, play equipment, arbors and walls and fences under four feet in height.
- (de) *Mobile home.* A manufactured home that is HUD certified and labeled under the National Mobile Home Construction and Safety Standards Act of 1974. A mobile home is a transportable structure, being eight feet or more in width (not including the overhang of the roof), built on a chassis and designed to be used as a dwelling with or without permanent foundation when connected to the required utilities.
- (df) *Mobile home lot.* A parcel of land for the placement of a single mobile home and the exclusive use of its occupants.
- (dg) *Mobile home park.* A parcel of land that has been developed for the placement of mobile homes and is owned by an individual, a firm, trust, partnership, public or private association, or corporation. Individual lots within a mobile home park are rented to individual mobile home users.
- (dh) *Mobile home Subdivision.* A land Subdivision, as defined by Wis. Stats. Ch. 236 and any Village land division ordinance, with lots intended for the placement of individual mobile home units. Individual homesites are in separate ownership as opposed to the rental arrangements in mobile home parks.
- (di) *Modular unit.* A factory fabricated transportable building unit designed to be used by itself or to be incorporated with similar units at a building site into a modular structure to be used for residential, commercial, educational or industrial purposes.
- (dj) *Motel.* A facility offering services of a hotel but where the sleeping rooms are physically arranged so that most have access to outside, adjacent parking areas without passing through the lobby.
- (dk) *Motor freight terminal.* A building or area in which freight brought by motor truck is assembled and/or stored for routing in intrastate or interstate shipment by motor truck.
- (dl) *Multifamily development.* One lot having a total of three or more dwelling units, regardless of the number of principal residential structures.
- (dm) *Nameplate.* A sign indicating the name and address of a building, or the name of an occupant thereof, and the practice of a permitted occupation therein.
- (dn) *Nonconforming building or structure.* A building or structure that does not comply with all of the regulations of this Chapter or of any amendment hereto governing bulk for the zoning district in which such building or structure is located.
- (do) *Nonconforming use.* A use of land that does not comply with all the regulations of this Chapter or of any amendment hereto governing use for the zoning district in which

such use is located.

- (dp) *Nonfamily households*. A group of individuals not exceeding five in number who do not constitute a "family" as defined in this Section and who live as a single household in a dwelling unit.
- (dq) *Nursery school*. A facility licensed as a day care center by the state where persons provide for compensation and/or consideration for service, group care for four or more children under seven years of age, for less than 24 hours a day at a location other than the child's own home or the homes of relatives or guardians.
- (dr) *Nursing home*. An establishment used as a dwelling place by the aged, infirm, chronically ill or incurably afflicted, in which not less than three persons live or are kept or provided for on the premises for compensation, excluding clinics and hospitals and similar institutions devoted to the diagnosis, treatment or the care of the sick or injured.
- (ds) *Office for a professional person*. An office for a professional person is one in which services are performed by persons engaged in a profession requiring advanced training in a recognized professional specialty and including the fields of religion, architecture, engineering, law, medicine, personal health services and instruction in the liberal or fine arts.
- (dt) *Off-street parking*. A site not within the public right-of-way devoted to the parking of vehicles, including parking spaces, aisles, access drives, and landscaped areas, and providing vehicular access to a public street.
- (du) *Outdoor furnace*. An apparatus designed to burn solid or liquid combustible material to produce heat and/or heat hot water for a building in which it is not located.
- (dv) *Parking lot*. A structure or premises containing five or more parking spaces open to the public.
- (dw) *Parties in interest*. Includes all abutting property owners, all property owners within 100 feet, and all property owners of opposite frontages.
- (dx) *Planned residential development, dwelling*. A parcel or tract of land having an area as required in the district regulations under common management, single ownership, and which is the site for two or more principal residential buildings and where regulations may be modified as regulated in this Chapter.
- (dy) *Professional office in a home*. The office or studio in a person's residence or a person engaged in a recognized professional specialty and including the fields of religion, architecture, engineering, law, medicine, personal health services and instruction in the liberal or fine arts, provided that such use shall comply with all of the conditions of a home occupation, except that mechanical equipment customarily appurtenant to said profession may be used, provided no external manifestations thereof are apparent at the property line.
- (dz) *Public airport*. Any airport that complies with the definition contained in Wis. Stats. § 114.013(3), or any airport that serves or offers to serve common carriers engaged in air transport.
- (ea) *Public way*. Any sidewalk, street, alley, highway or other public thoroughfare.
- (eb) *Railroad right-of-way*. A strip of land containing railroad tracks and customary auxiliary facilities for only track operation. For the purpose of this Chapter, a railroad right-of-way does not include land used or intended to be used for switching, spur,

- lead, team or siding tracks, freight depots or stations, loading platforms, train sheds, warehouses, car or locomotive shops, car yards or classification yards.
- (ec) *Reserved parking space.* Those off-street parking spaces allocated for temporary standing of automobiles awaiting entrance to a particular establishment.
 - (ed) *Retail.* The sale of goods or merchandise in small quantities to the consumer.
 - (ee) *Roadside stand.* A temporary structure that is not permanently affixed to the ground and is readily removable in its entirety, which is used solely for the display or sale of farm products produced on the premises upon which such roadside stand is located. No roadside stand shall be more than 300 square feet in ground area and there shall not be more than one roadside stand on any one premises.
 - (ef) *Row house.* A place of abode not more than two stories in height, arranged to accommodate three or more attached living units in which each living unit is separated from the adjoining unit by an unpierced vertical occupancy separation of not less than one hour fire-resistive construction, extending from the basement or lowest floor to the underside of the roof boards. Each living unit shall have separate entrances and exits leading directly to the outside.
 - (eg) *Screening.* A hedge, wall or fence to provide a visual separator and physical barrier not less than four feet nor more than six feet in height, unless otherwise provided for in this Chapter.
 - (eh) *Setback.* The minimum horizontal distance between the front lot line and the nearest point of the foundation of that portion of the building to be enclosed. The overhang cornices shall not exceed 24 inches. Any overhang of the cornice in excess of 24 inches shall be compensated by increasing the setback by an amount equal to the excess of cornice over 24 inches. Uncovered steps shall not be included in measuring the setback.
 - (ei) *Reserved.*
 - (ej) *Signs.* Any medium, including its structure, words, letters, figures, numerals, phrases, sentences, emblems, devices, designs, trade names or trademarks by which anything is made known and which are used to advertise or promote an individual, firm, association, corporation, profession, business, commodity or product and which is visible from any public street or highway.
 - (ek) *Solar Energy Collection System.* All equipment required to harvest solar energy to generate electricity, including solar panels, solar storage units, power conditioning equipment, transfer equipment, and parts related to the functioning of those items.
 - (el) *Solar Energy Collection System, Building & Roof Mounted (Accessory Use).* A solar photovoltaic system mounted on a rack that is ballasted on, or is attached to, the roof or side of a building or other permitted principal or accessory structure, including limited accessory equipment associated with the system which may be ground mounted. Building and roof mounted systems are accessory to the principal use.
 - (em) *Solar Energy Collection System, Ground Mounted (Accessory Use).* A solar photovoltaic system mounted on a rack or pole that is ballasted on, or is attached to, the ground and is accessory to the principal use.
 - (en) *Solar Energy Collection System, Ground Mounted (Principal Use - Solar Farm).* A solar photovoltaic system mounted on a rack or pole that is ballasted on, or is attached

- to, the ground and is the principal use for the lot on which it is located and typically designed for providing energy to off-site uses or export to the wholesale market.
- (eo) *Solar Photovoltaic System.* A solar energy collection system that converts solar energy directly into electricity, the primary components of which are solar panels, mounting devices, inverters, and wiring.
- (ep) *Solar Storage Units.* A component of a solar energy collection system or device that is used to store solar generated electricity or heat for later use.
- (eq) *Story.* That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling next above it. Any portion of a story exceeding 14 feet in height shall be considered as an additional story for each 14 feet or fraction thereof. A basement having one-half or more of its height above grade shall be deemed a story for purposes of height regulation.
- (er) *Story, half.* That portion of a building under a gable, hip or mansard roof, the wall plates of which, on at least two opposite exterior walls, are not more than 4 1/2 feet above the finished floor of such story. In the case of single-family dwellings, two-family dwellings and multifamily dwellings less than three stories in height, one-half story in a sloping roof shall not be counted as a story for the purposes of this Code.
- (es) *Street.* Property other than an alley or private thoroughfare or travelway that is subject to public easement or right-of-way for use as a thoroughfare and serves as a principal means of access to abutting property.
- (et) *Street yard.* A yard facing a street and extending across the full width of the lot, the depth of which shall be the minimum horizontal distance between the existing street or highway right-of-way line and a line parallel thereto through the nearest point of the principal structure. Corner lots shall have two or more street yards.
- (eu) *Structural alterations.* Any change in the supporting members of a structure, such as foundations, bearing walls, columns, beams or girders.
- (ev) *Structure.* Anything constructed or erected, the use of which requires a permanent location on the ground or attached to something having a permanent location on the ground.
- (ew) *Temporary auxiliary apartment.* A living arrangement that permits an elderly or handicapped person to live in a temporary separate living area within a single-family detached dwelling unit in the R-1 Residential District, or which permits a relative or personal attendant of an elderly or handicapped person to live in a temporary, separate living area within such a dwelling unit. Such living area may contain separate bath and kitchen facilities to permit a degree of independence. Ingress and egress for such a living area may be either from within the principal dwelling unit or from a side or rear entrance.
- (ex) *Temporary structure.* A movable structure not designed for human occupancy nor for the protection of goods or chattels and not forming an enclosure, such as billboards.
- (ey) *Traditional neighborhood development.* A development as defined by Wis. Stats. § 66.1027(1)(c) that exhibits several of the following characteristics: alleys, streets laid out in a grid system, buildings oriented to the street, pedestrian-orientation, compatible mixed land uses, village squares and greens.

- (ez) *Trailer*. Any structure that is or may be mounted upon wheels for moving about and is propelled by its own or drawn by other motive power and which is used as a dwelling or as an accessory building or structure in the conduct of a business, trade or occupation or issued for hauling purposes.
- (fa) *Urban residential district(s)*. The R-1, R-1A, R-1B, R-2, R-3, R-MH or R-E zoning districts and residences allowed at a conditional use C-G zoning district.
- (fb) *Usable open space*. That part of the ground level of a zoning lot, other than in a required front or corner side yard, which is unoccupied by driveways, drive aisles, service drives, off street parking spaces and/or loading berths and is unobstructed to the sky. This space of minimum prescribed dimension shall be available to all occupants of the building and shall be usable for greenery, drying yards, recreational space, gardening, and other leisure activities normally carried on outdoors. Where and to the extent prescribed in these regulations, balconies and roof areas, designed and improved for outdoor activities, may also be considered as usable open space. The usable open space shall be planned as an assemblage or singularly designed area that maximizes the size for open space usage. The only exception to this standard is where the required open space is designed to be part of the individual living units in the form of patios or decks.
- (fc) *Use*. The purpose or activity for which the land or building thereof is designed, arranged or intended, or for which it is occupied or maintained.
- (fd) *Use, accessory*. A subordinate building or use that is located on the same lot on which the principal building or use is situated and which is reasonably necessary and incidental to the conduct of the primary use of such building or main use, when permitted by district regulations.
- (fe) *Use, conditional*. A use that, because of its unique or varying characteristics, cannot be properly classified as a permitted use in a particular district. After due consideration, as provided for in this Chapter, of the impact of such use upon neighboring land and of the public need for the particular use at a particular location, such conditional use may or may not be granted.
- (ff) *Use, permitted*. A use that may be lawfully established in a particular district or districts provided it conforms with all requirements and regulations of such district in which such use is located.
- (fg) *Use, principal*. The main use of land or building as distinguished from subordinate or accessory use.
- (fh) *Utilities*. Public and private facilities, such as water wells, water and sewage pumping stations, water storage tanks, electrical power substations, static transformer stations, telephone and telegraph exchanges, microwave radio relays and gas regulation stations, inclusive of associated transmission facilities, but not including sewage disposal plants, municipal incinerators, warehouses, shops, storage yards and power plants.
- (fi) *Vision triangle*. A vision triangle is the triangular area located at the street corner formed by connecting the point of intersection of the curbs of the intersecting streets, or the point of intersection of the asphalt edges of the streets if no curb is present, with two other points located a distance away from the point of intersection along the line of the intersecting curb, or the asphalt edge of the street if no curb is present. On

collector and arterial streets, the distance away from the point of intersection to the point along that collector or arterial street is 35 feet. For local streets, the distance away from the point of intersection to the point along that street is 30 feet. For private streets, the distance away from the point of intersection to the point along that street is 25 feet. For alleys, the distance away from the point of intersection to the point along that alley is 20 feet. The functional classification of streets and alleys shall be determined by the Village Engineer consistent with the definitions provided under Section 56-2.

- (fj) *Yard*. An open space on the same lot with a structure, unoccupied and unobstructed from the ground upward except the vegetation. The street and rear yards extend the full width of the lot.
- (fk) *Yard, front*. A yard extending across the full width of the lot and lying between the front line of the lot and the nearest line of the building. The side where the address is shall be considered the front yard.
- (fl) *Yard, rear*. A yard extending across the full width of the lot and lying between the rear lot line and the nearest line of the principal building.
- (fm) *Yard, side*. A yard extending from the front yard to the rear yard, lying between the main building and a side lot line. The width of a side yard shall be the minimum horizontal distance between the side lot line and a line parallel thereto through the nearest point of the principal structure. A side yard does not include any yard that is a street yard.
- (fn) *Zero lot line*. The concept whereby two respective dwelling units within a building shall be on separate and abutting lots and shall meet on the common property line between them, thereby having zero space between said units.
- (fo) *Zoning permit*. A permit issued by the Zoning Administrator to certify that the use of lands, structures, air and waters subject to this Chapter are or shall be used in accordance with the provisions of said Chapter.

(Code 1998, § 13-1-300; Ord. No. 2003-03, § 1(13-1-300), 3-24-2003; Ord. No. 2003-04, §§ 2, 3, 3-24-2003; Ord. No. 2009-08, § 2, 3-23-2009; Ord. No. 2009-11, §§ 1, 3, 4-27-2009)

SECTION 3: **AMENDMENT** “62-69 Permitted Uses” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

62-69 Permitted Uses

- (a) *Generally*. The permitted and allowable conditional uses in each district of the residential and noncommercial zoning districts shall be set forth in the following table:

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RESIDENTIAL DISTRICT PERMITTED USES										
Description	A-1	C O	R-1	R-1A	R-1B	R-2	R-3	R-MH	R-E	RH-1
Residential uses										
Single-family detached dwellings	P	N	P	P	P	P	N	P	P	P
Conversion of a single-family to a two-family	N	N	C	C	C	C	C	C	C	C
Temporary auxiliary apartment ²	N	N	C	C	C	N	C	C	C	C
Manufactured home, built after 10/74	C	N	P	P	P	P	N	P ¹	P	P
Two-family dwellings	N	N	N	N	N	P	P	N	P	N
Zero lot line dwellings	N	N	N	N	N	P	P	N	P	N
Multifamily dwellings, up to eight units/acre	N	N	N	N	N	N	P	N	N	N
Multifamily dwellings, up to 15 units/acre	N	N	N	N	N	N	C	N	N	N
Elderly occupied dwellings, up to ten units/acre	N	N	N	N	N	N	N	N	P	N
Elderly occupied dwellings, up to 21 units/acre	N	N	N	N	N	N	N	N	C	N
Community based residential facilities	N	N	P	P	P	P	P	P	P	P
Business uses										
Community living arrangements, up to eight people	N	N	P	P	P	P	P	P	P	P
Home day care (4—8, licensed) ³	N	N	P	P	P	P	N	P	C	P
Home day care (3 or fewer, unlicensed)	N	N	P	P	P	P	P	P	C	P
Home occupations ³	P	N	P	P	P	P	P	P	P	P
Day care center (9 or more, licensed)	N	N	N	N	N	N	C	N	C	N

Community living arrangements, over eight people	N	N	C	C	C	C	C	C	C	C
Landscaping businesses on parcels 2 acres or larger	P	N	N	N	N	N	N	N	N	C
Public uses										
Greenways, open space, parks and pools	P	P	P	P	P	P	P	P	P	P
Off-street parking facilities	N	C	N	N	N	N	N	N	N	N
Nursing homes, hospitals	N	N	N	N	N	N	P	N	N	N
Clubs, lodges	C	N	N	N	N	N	P	N	N	C
Elementary and secondary schools	C	N	P	P	P	P	P	P	P	P
Public libraries	N	N	P	P	P	P	P	P	P	P
Fire stations	C	N	P	P	P	P	P	P	P	P
Cemeteries and mausoleums	C	N	C	C	C	C	C	C	C	C
Athletic facilities	N	N	C	C	C	C	C	C	C	C
Houses of worship and their affiliated uses	C	N	P	P	P	P	P	P	P	P
Industrial and higher uses										
Sewage treatment plants	N	N	N	N	N	N	N	N	N	N
Utility lines and pumping stations	P	C	P	P	P	P	P	P	P	P
<u>Solar Energy Collection System, Ground Mounted (Principal Use - Solar Farm)</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Accessory uses										
Private garage space	P	N	P	P	P	P	P	P	P	P
Gardening/storage sheds	P	C	P	P	P	P	N	N	P	P
Off-street parking facilities	P	C	P	P	P	P	P	P	P	P
	P	N	P	P	P	P	P	P	P	P

Normal household pets, not exceeding 3 mature pets										
Agriculture and forestry ⁴	P	C	N	N	N	N	N	N	N	P
<u>Solar Energy Collection System, Building & Roof Mounted, and Ground Mounted (Accessory)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

P = Permitted, C = Conditional, N = Not Allowed

¹Manufactured homes placement shall comply with all of the following requirements and limitations:

- (1) The home shall be doublewide of at least 24 feet in width and 36 feet in length.
- (2) The home shall be installed on an approved foundation system in conformity with the uniform building code. The wheels and axles must be removed.
- (3) The home shall be equipped with foundation siding which in design, color and texture appears to be an integral part of the adjacent exterior wall of the manufactured home.
- (4) The home shall be covered by a roof pitched at a minimum slope of two inches in 12 inches, which is permanently covered with nonreflective material.

²There must be a minimum of 800 square feet of floor area for each dwelling unit, exclusive of halls and entries, cellar and basements.

³Refer to Section 62-230.

⁴Keeping of chickens permitted in residential areas pursuant to subsections (d) and (e).

- (b) *Overlay districts.* Permitted and conditional uses in Overlay Districts shall include the uses permitted in the underlying zoning district subject to additional compliance with the provisions of any requirements of this Section or any other applicable ordinance.
- (c) *Review of building plans.* Within any Overlay District, all plans for new construction or exterior remodeling shall be reviewed and approved by the Village Plan Commission and the Fire/EMS Chief prior to the issuance of a building permit.
- (d) *Keeping of chickens.* The keeping of no more than four chickens shall be allowed in the R-1, R-1A, R-1B, R-2, R-3 and RH-1 districts provided that:
 - (1) The principal use is a single-family or two-family dwelling.
 - (2) No person shall keep any roosters.
 - (3) No person shall slaughter chickens outdoors.
 - (4) Chickens shall be provided with a structure and area exclusively devoted for use as a hen house and fenced outdoor enclosure.
 - a. Chickens must be kept in the hen house or fenced outdoor enclosure

- at all times and shall not be allowed to run free.
 - b. The hen house shall be a covered, predator-resistant, well-ventilated structure, providing a minimum of two square feet per chicken.
 - c. The outdoor enclosure shall be adequately fenced to contain chickens and protect them from predators.
 - d. The hen house must be kept in a clean, dry, and sanitary condition at all times.
 - e. The outdoor enclosure shall be cleaned on a regular basis to prevent the accumulation of animal waste and offensive odors.
 - f. Chicken feed, if stored outdoors, must be kept in rat-proof containers.
- (5) The hen house or outdoor enclosure shall be located in the rear yard and no closer than 25 feet to any residential dwelling on an adjacent lot, nor closer than ten feet to the property line.
- (6) The hen house and outdoor enclosure shall comply with the maximum lot coverage and height requirements for accessory buildings. Refer to Section 62-227 of the Village of McFarland Municipal Code.
- (7) The permittee shall comply with Wis. Admin. Code § ATCP 17.02 relating to livestock premises registration.
- (8) Annual permit.
- a. Any person who keeps chickens in the Village of McFarland under Section 62-69(d) shall obtain an annual permit prior to June 1 of each year, or within 30 days of acquiring the chickens. The permit year commences on June 1 and ends the following May 31.
 - b. As part of the initial permit approval process, the Village Building Inspector shall inspect the applicant's property for compliance with this Section. The annual permit renewal process shall not require reinspection.
 - c. The Zoning Administrator may revoke a permit if there are two or more violations of this Section, or Chapter 20 of the Village of McFarland Municipal Code, within any six-month period.
 - d. Applications shall be made to the Community Development Department on such forms as deemed appropriate, and a fee shall be established from time to time by the Village Board and provided in Appendix A to this Code. Failure to obtain the required permit and pay the required fee will result in forfeiture, including doubling the permit fee.
- (e) The number of livestock kept in the A-1 or RH-1 zoned district shall not exceed one animal unit for each full acre and the lot must be at least two acres in size. For lots zoned A-1 or RH-1 less than two acres but over 20,000 sq. ft. no more than ten chickens shall be allowed. Any structure housing livestock shall be at least 100 feet from an urban residentially zoned district.

(Code 1998, § 13-1-48; Ord. No. 2003-03, § 1(13-1-48), 3-24-2003; Ord. No. 2011-10, § 2, 5-23-2011; Ord. No. 2013-14, § 69, 11-11-2013)

SECTION 4: AMENDMENT “62-71 Permitted Or Conditional Uses--Commercial Districts” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

62-71 Permitted Or Conditional Uses--Commercial Districts

The permitted and allowable conditional uses in each district of the commercial zoning districts shall be set forth in the following table:

COMMERCIAL DISTRICT PERMITTED USES^(4, 5, 6, 7)

Land Uses ⁽¹⁾	NAICS	C-G ⁽²⁾	C-H	C-P	C-L	M-IC
Agricultural services and support	115000	C	C	C	N	N
Mining	212000	N	N	N	N	C
Utilities	221000	N	C	C	N	C
Construction contractors	236000	N	P	P	N	P
Wood product manufacturing	321000	N	p ⁽⁷⁾	p ⁽⁷⁾	N	P
Drugs manufacturing	325410	N	p ⁽⁷⁾	p ⁽⁷⁾	N	P
Plastics manufacturing	326100	N	p ⁽⁷⁾	p ⁽⁷⁾	N	P
Printing	323000	C	C	p ⁽⁷⁾	N	P
Fabricated metal manufacturing	332000	N	p ⁽⁷⁾	p ⁽⁷⁾	N	C
Machinery & equipment	333000	N	p ⁽⁷⁾	p ⁽⁷⁾	N	P
Computer manufacturing	334000	N	p ⁽⁷⁾	p ⁽⁷⁾	N	P
Electrical manufacturing	335000	N	p ⁽⁷⁾	p ⁽⁷⁾	N	P
Manufacturing not listed above		N	p ⁽⁷⁾	p ⁽⁷⁾	N	P
Retail buildings						
20,000 sq. ft. or greater	44000 — 450000	C	N	N	N	N
Auto dealers (new and used)	441100	C	C	N	N	N

Motorcycle, boat, and other vehicle dealers	441220 & 441229	C	C	N	N	N
Furniture store	442110	P	N	N	N	N
Electronics/appliance store	443100	P	N	N	N	N
Building materials (fully enclosed only)	444100	N	C	C	N	P
Hardware store	444130	P	C	N	N	N
Landscape/nursery	444220	N	C	N	N	N
Food store (except convenience)	445110	P	C	N	N	N
Liquor store	445310	P	N	N	N	N
Pharmacies and drug stores	446110	P	P	N	N	N
Cosmetic and beauty supplies	446120	P	P	N	N	N
Gasoline stations and convenience stores	447110	C	C	N	N	N
Clothing store	448100	P	N	N	N	N
Jewelry store	448310	P	N	N	N	N
Sporting goods, hobby, book and music	451100	P	N	N	N	N
Department store	452110	P	N	N	N	N
Miscellaneous shopping	453000	P	N	N	N	N
Mail-order houses	454113	C	C	C	N	P
Fuel dealers	454310	N	N	N	N	C
Rail transportation	482110	N	N	N	N	C
Trucking	484000	N	C	N	N	P
Transit and ground passenger transportation	485000	C	C	C	N	C
Wholesale, trade (except for petro terminals)	423000 & 424000	N	C	C	N	P
Petro terminal	424710	N	N	N	N	C
Post office	491110	P	N	N	N	N
Warehousing & storage (fully enclosed only)	493110	C	C	P	N	P
Custodial services	561720	N	P	P	C	C
Vehicle repair and body shops		C	C	N	C	C

	811111 & 811121					
Car wash/oil change	811190	C	P	N	N	N
Consumer electronics repair	811211	C	C	N	C	C
Mini-warehouses	531130	N	C	N	C	N
Commercial banking	522110	P	P	N	P	N
Financial services	522291	P	P	N	P	N
Insurance	524113	P	P	N	P	N
Real estate offices	531210	P	P	N	P	N
Auto leasing	532110	C	C	N	N	N
Movies/videos	532230	P	N	N	N	N
Commercial and industrial equipment rental ⁽³⁾	532400	P	P	P	P	P
Legal services	541110 & 541190	P	P	P	P	N
Accounting and tax preparation	541210	P	P	P	P	N
Architectural engineering and related services	541310	P	P	P	P	N
Computer services	541510	P	P	P	P	N
Management consulting services	541610	P	P	P	P	N
Research/testing services	541710	N	P	C	P	N
Advertising service agencies	541810	P	P	P	P	N
Photo studios	541921	P	C	N	P	N
Employment services	561300	P	P	P	P	N
Business support services	561400	P	P	P	P	N
Travel services	561510	P	N	N	C	N
Veterinary clinics	541940	C	C	N	N	N
Elementary and secondary schools	611110	C	C	N	P	N
Library	519120	C	C	N	P	N
Medical services and offices	621100	P	C	P	P	N
Medical labs	621500	N	C	P	N	N

Hospitals and clinics	622110	C	C	N	N	N
Nursing homes	623110	P	P	N	N	N
Individual and family services, and commercial day care	624100	P	C	N	P	N
Museum/gallery/historical sites	712100	P	C	N	P	N
Bowling center	713950	P	C	N	N	N
Sports and recreation instruction	611620	P	C	N	C	N
Fitness centers	713940	P	C	N	C	N
Amusement arcades (except billiards)	713120	C	C	N	C	N
Lodging	721110	C	P	C	N	N
Restaurants	722100	P	P	N	C	N
Limited-service restaurants, including fast food	722211	C	C	N	N	N
Taverns	722410	P	N	N	C	N
Furniture repair and re-upholstery	811420	C	C	N	C	N
Computer and office machine repair	811212	P	P	N	N	N
Other household repair	811490	P	P	N	C	N
Personal care services	812100	P	N	N	N	N
Funeral home and services	812210	P	C	N	P	N
Kennels and pet boarding	812910	C	C	N	N	N
Laundry, coin-operated	812310	P	N	N	N	N
Dry cleaning and laundry (except coin-operated)	812320	C	N	N	N	N
Parking lots	812930	C	C	N	N	N
Religious/civic/business/professional organizations	813000	P	C	N	P	N
Executive, legislative and other general government	921100	P	N	N	N	N
Residences permitted R-2 and R-3		C	N	N	N	N
Adult businesses (see Section 11-261(d))		N	P	N	N	P
Adult bookstore (see Section 11-261(c))		P	P	N	N	P
Commercial laundry (no direct customer pickups and drop-offs, no dry cleaning)	812331	N	N	N	N	C

<u>Solar Energy Collection System, Building & Roof Mounted, and Ground Mounted (Accessory Use)</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
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P = Permitted, C = Conditional, N = Not Allowed

(1) The meaning of the terms shall be the same as that used in the North American Industry Classification System (NAICS), 2007 Edition or revised edition thereof, published by the U.S. Printing Office, with the number of the intended NAICS number following the land use name.

(2) All uses that are permitted or conditional in C-G are permitted or conditional in the C-C Central Commercial District.

(3) Indoor storage only. Outdoor storage allowed upon issuance of a conditional use permit.

(4) All businesses, servicing, processing or display of materials for rent or sale, except for off-street parking of motor vehicles in operable condition and open storage of materials accessory to a principal use shall be conducted within completely enclosed buildings. Open storage accessory to principal uses in the C-G, C-H, C-P, C-L, and C-C zoning districts may be allowed upon issuance of a conditional use permit.

(5) All nonenclosed areas of the site that are used for off-street parking, loading or driveways for motor vehicles shall be paved or effectively dust-proofed and measures shall exist on-site to prevent tracking of mud from the site on to public streets.

(6) All commercial business in the C-C, C-G, C-L or M-1C Districts that are open to the public between the hours of 2:30 a.m. and 5:30 a.m. shall require a conditional use permit.

(7) Light manufacturing, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, provided all manufacturing activities are contained entirely within an enclosed building, and noise, odor, smoke, heat, glare, and vibration resulting from manufacturing activity, are confined entirely within the building. Does not include industrial processing from raw materials.

(Code 1998, § 13-1-50; Ord. No. 2003-03, § 1(13-1-50), 3-24-2003; Ord. No. 2004-02, § 1, 1-29-2004; Ord. No. 2009-16, § 1, 8-24-2009; Ord. No. 2011-03, § 1, 1-10-2011; Ord. No. 2014-07, § 1, 6-23-2014; Ord. No. 2015-03A, § 2, 4-27-2015)

SECTION 5: **ADOPTION** “62-210 Specific Requirements Regarding Solar Energy Collection Systems” of the Village of McFarland Municipal Code is hereby *added* as follows:

ADOPTION

62-210 Specific Requirements Regarding Solar Energy Collection Systems(Added)

- (a) Purpose. The purpose and intent of this Section shall be to encourage the efficient and effective development and use of solar energy systems while protecting the public health, safety, aesthetics and general welfare of the community's citizens.
- (b) Permit. All solar energy collection systems shall require a building permit.
- (c) Ground mounted solar energy collection systems (accessory use) shall comply with the requirements for accessory structures. The area under ground mounted solar energy systems are exempt from lot coverage and impervious surface requirements if the area under the system contains vegetative ground cover.
- (d) Building, roof and canopy mounted solar energy collection systems (accessory use) shall comply with the height limits and setbacks for principal structures, when affixed to a principal structure, or accessory structures, when affixed to an accessory structure, with the exemption that the height limits for a principal structure, or accessory structure, may be exceeded by up to twelve (12) inches on a pitched/sloped roof and up to ten (10) feet on a flat roof to accommodate solar energy collection systems.
- (e) Solar Energy Collection Systems, Ground Mounted (Principal Use-Solar Farm):
 - (1) Permits. A conditional use permit and site design review permit shall be required for approval by the Plan Commission prior to issuance of a building permit.
 - (2) Foundations. A certified professional engineer shall certify that the foundation and design on the solar panels are within accepted professional standards given local soil and climate conditions.
 - (3) Power and Communication Lines. Power and communication lines running between banks of solar panels and to electric substations or interconnections with buildings shall be buried underground.
 - (4) Maximum Height. Systems, equipment, and structures shall not exceed thirty (30) feet in height when ground mounted.
 - (5) Setbacks. Ground mounted solar energy collection systems shall have a minimum setback for all equipment, excluding fences, of twenty-five (25) feet from the front lot line and ten (10) feet from side or rear lot lines, subject to modification as approved by the Plan Commission as part of a conditional use permit and site design review permit.
 - (6) Stormwater Management & Erosion Control. Solar farms are subject to all Village of McFarland stormwater management and erosion control provision requirements. The area under ground mounted solar energy systems are exempt from lot coverage and impervious surface requirements if the area under the system contains vegetative ground cover.
 - (7) Ground Cover. Soils shall be planted and maintained for the duration of operation in perennial vegetation to prevent erosion, manage run off, and improve soil. Vegetation under ground mounted solar energy collection systems should consist of native pollinator-friendly vegetation, or similar prairie grass seed mix, that will result in a short stature prairie with a diversity

of forbs or flowering plants that bloom throughout the growing season. Seed mixes and maintenance practices should be consistent with recommendations made by qualified landscape architects or natural resource professionals such as those from the Wisconsin Department of Natural Resources, County Land & Water Resources Department, or Natural Resource Conservation Service. Shrubs may be used in buffer areas as appropriate for visual screening.

(8) *Fencing and Security.* Systems equipment and structures shall be fully enclosed and secured by a fence or wall per the requirements in Sec. 8-369. Knox boxes and keys, or other similar measures as approved by the McFarland Fire & Rescue Department, shall be provided at locked entrances for emergency personnel access. An appropriate warning sign shall be provided at the entrance to the facility and shall include the facilities 911 address and a twenty-four hour emergency contact number.

(9) *Decommissioning.* A decommissioning plan shall be required to ensure that facilities are properly removed after their useful life. Decommissioning of solar panels must occur in the event they are not in use for 12 consecutive months. The plan shall include provisions for removal of all structures and foundations, restoration of soil and vegetation and a plan ensuring financial resources will be available to fully decommission the site. The Zoning Administrator may require the posting of a bond, letter of credit or the establishment of an escrow account to ensure proper decommissioning.

(f) Any conditions or restrictions placed on the solar energy collection system shall be limited to those that serve to preserve or protect the public health and safety, or do not significantly increase the cost, or decrease the efficiency of the system. Conditions or restrictions that allow for an alternative system of comparable cost and efficiency may also be imposed.

SECTION 6: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 7: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 8: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from the date of adoption and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE VILLAGE OF MCFARLAND VILLAGE BOARD

_____.

	AYE	NAY	ABSENT	ABSTAIN
Brandt	_____	_____	_____	_____
Brassington	_____	_____	_____	_____
Clow	_____	_____	_____	_____
Fessler	_____	_____	_____	_____
Flaherty	_____	_____	_____	_____
Jerke	_____	_____	_____	_____
Wreh	_____	_____	_____	_____

Presiding Officer

Attest

Carolyn Clow, Village President,
Village of McFarland

Cassandra Suettinger, Deputy
Administrator/Clerk, Village of
McFarland

PZ-1 Zoning Review

Community: VILLAGE OF MCFARLAND, WI



PZ-1: Review zoning requirements and identify restrictions that intentionally or unintentionally prohibit solar PV development. Compile findings in a memo. (Required for Bronze)

To assist your local government, the national solar experts at SolSmart have conducted a review of your community's zoning and land use regulations to assess the use of best practices, possible barriers (i.e. height restrictions, set-back requirements, etc.) and gaps related to solar PV development. Below, please find the outcome of the review. By reading the narrative and signing the statement at the bottom of the page, your community will satisfy the PZ-1 pre-requisite and be one step closer to achieving SolSmart designation.

Summary

The **Village of McFarland Municipal Code** was accessed and reviewed during September 2023. The code was accessed via the <https://www.mcfarland.wi.us/> (with a redirect to the [\[Municode Library/ecode360/American Legal Publishing Corporation\]](#) website). Also, review the recent Village of McFarland **Ordinance 2023-09**, Various Amendments to **Chapter 62, Zoning Code** Related to Solar Energy Collection Systems

- A search for "photovoltaic" yielded **[0]** results.
- A search for "solar" yielded **28** results.
- A search for "renewable energy" yielded **[0]** results in reference to
- A search for "clean energy" yielded **[0]** results in reference to

Best Practice Review

The **Village of McFarland's draft amended code** was reviewed to determine if it incorporates best practice regulations for solar energy. Incorporating best practices improves transparency of processes and clarity of development standards and can enhance the growth of the local solar market in an organized and efficient manner.

Purpose or Intent			
The code contains a purpose or intent for including solar energy regulations in the code.			
Code Language	Section: 62-210 Specific Requirements Regarding Solar Energy Collection Systems (Added)		
Reviewer Comments	Best Practice: ☐	Needs Improvement: ☒	Barrier: ☐
The draft solar ordinance for the Village of McFarland does not appear to contain a defined purpose or intent statement specifically for the solar energy regulations. Some observations: There is no purpose section in Section 62-210 where the solar standards are established. There are no recitals or findings in the ordinance preamble delineating the intent or goals for the solar provisions. While the standards themselves imply an intent to enable solar while regulating it, this intent is not directly stated.			
Suggested Language			
Village of McFarland has adopted the following regulations to encourage the efficient and effective development and use of solar energy systems while protecting the public health, safety, and welfare of Village of McFarland's citizens.			

Solar energy is a renewable energy resource and valuable economic resource that can be utilized throughout the **Village of McFarland** for the following purposes (the following bullet points are optional depending on community goals and plans):

- 1) To implement the following objectives of the **Comprehensive Plan**:
 - a) Encourage the use of local renewable energy resources.
 - b) Promote sustainable building design and practices.
 - c) Encourage economic development while preserving the community's historic resources and character.
- 2) To meet the goals of the Climate Action Plan, Sustainability Plan, Clean Energy Resolution.
 - a) **[REFERENCE GOALS OR TARGETS]**
- 3) To decrease the community's reliance on fossil fuel power sources and reduce greenhouse gas emission/achieve carbon reduction goals.
 - a) **[REFERENCE SPECIFIC GOALS OR TARGETS]**
- 4) To enhance the reliability and resiliency of the local power grid and make more efficient use of the local electric distribution infrastructure.
- 5) To promote consumer choice and allow residents and businesses to use local, renewable energy while displacing fossil fuel generation.

To improve air quality and protect public health.

Definitions

The code contains definitions for solar energy.

Code Language

Section: 62-4 Definitions

The following words, terms, and phrases, when used in this Article, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:

(b) Accessory building or use.

(ek) Solar Energy Collection, Farm (Principal Use). A lot on which the the primary land use is an array of multiple solar collectors on ground-mounted racks or poles that harvest and convert solar energy into thermal, chemical or electrical energy and transmit the same. **(Draft Page 13)**

(el) Solar Energy Collection System. All equipment required to harvest solar energy to generate electricity, including storage devices, power conditioning equipment, transfer equipment, and parts related to the functioning of those items.

(em) Solar Energy Collection System, Roof & Building Mounted (Accessory Use). A solar energy collection system that is structurally mounted to the roof or side of a building or other permitted principal or accessory structure, including limited accessory equipment associated with the system which may be ground mounted. It is installed parallel to the roof or building surface with a few inches gap.

(en) Solar Energy Collection System, Ground Mounted (Accessory Use). A solar energy collection system and associated mounting hardware that is affixed to or placed upon the ground including but not limited to fixed, passive, or active tracking racking systems. made known and which are used to advertise or promote an individual, firm, association, corporation, profession, business, commodity, or product and which is visible from any public street or highway.

(ek) Solar Energy Collection, Farm (Principal Use). A lot on which the the primary land use is an array of multiple solar collectors on ground-mounted racks or poles that harvest and convert solar energy into thermal, chemical, or electrical energy and (el) Solar Energy Collection System. All equipment

required to harvest solar energy to generate electricity, including storage devices, power conditioning equipment, transfer equipment, and parts related to the functioning of those items.

Reviewer Comments

Best Practice: ☒

Needs Improvement: ☒

Barrier: ☐

The Definitions section **does not contain all the definitions** for solar PV listed in the “Suggested Language” below, however, definitions do exist for **Principal Use** and **Accessory Use** for solar energy collectors systems.

Therefore, by explicitly listing roof-mounted PV systems as permitted accessory uses in the use tables, the ordinance establishes a clear right to install these systems by-right on legal structures, subject to the height and setback standards specified in Section **62-210 Specific Requirements Regarding Solar Energy Collection Systems (Added)**. This allowance for roof PV systems as accessory uses is a positive provision that facilitates renewable energy generation.

Suggested Language

1. **Solar energy system:** A device, array of devices, or structural design feature, the purpose of which is to provide for generation or storage of electricity from sunlight, or the collection, storage, and distribution of solar energy for space heating or cooling, daylight for interior lighting, or water heating.
2. **Solar photovoltaic system:** A solar energy system that converts solar energy directly into electricity, the primary components of which are solar panels, mounting devices, inverters, and wiring.
3. **Grid-connected solar energy system:** A solar photovoltaic system that is connected to an electric circuit served by an electric utility company.
4. **Roof-mounted solar energy system:** A solar photovoltaic system mounted on a rack that is ballasted on, or is attached to, the roof of a building or structure. Roof-mount systems are accessory to the primary use.
5. **Ground-mounted solar energy system (Accessory Use):** A solar photovoltaic system mounted on a rack or pole that is ballasted on, or is attached to, the ground and the system is accessory to the primary use.
6. **Ground-mounted solar energy system (Primary Use):** A solar photovoltaic system mounted on a rack or pole that is ballasted on, or is attached to, the ground and is the primary land use for the parcel(s) on which it is located. Primary use systems are permitted through a discretionary approval process.
7. **Community-scale solar energy system:** A solar photovoltaic system that qualifies for the [STATE COMMUNITY SOLAR PROGRAM NAME – if applicable].

Roof-mounted Accessory Use Solar

The code explicitly permits accessory use roof-mounted solar PV systems as a by-right or allowed use.

Code Language

Section: 62-69 Permitted Uses

The draft solar ordinance for the Village of McFarland does explicitly permit roof-mounted solar photovoltaic (PV) systems as an accessory use in all zoning districts.

Specifically:

Section 3: **AMENDMENT “62-69 Permitted Uses”** of the Village of of the ordinance amends the permitted use table to allow "**Solar Energy Collection System, Roof & Building Mounted**" as a permitted accessory use in all residential districts.

62-69 Permitted Uses

Generally. The permitted and allowable conditional uses in each district of the residential and noncommercial zoning districts shall be set forth in the following table:

RESIDENTIAL DISTRICT PERMITTED USES										
Description	A-1	C O	R-1	R- 1A	R- 1B	R-2	R-3	R- MH	R-E	RH- 1
Residential uses										
Accessory uses										
Private garage space	P	N	P	P	P	P	P	P	P	P
Gardening/storage sheds	P	C	P	P	P	P	N	N	P	P
Off-street parking facilities	P	C	P	P	P	P	P	P	P	P
Normal household pets, not exceeding 3 mature pets	P	N	P	P	P	P	P	P	P	P
Agriculture and forestry ⁴	P	C	N	N	N	N	N	N	N	P
<u>Solar Energy Collection System, Roof & Building Mounted, and Ground Mounted</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

P = Permitted, C = Conditional, N = Not Allowed

62-71 Permitted or Conditional Uses--Commercial Districts

The permitted and allowable conditional uses in each district of the commercial zoning districts shall be set forth in the following table:

COMMERCIAL DISTRICT PERMITTED USES^(4, 5, 6, 7)

Land Uses ⁽¹⁾	NAICS	C-G ⁽²⁾	C-H	C-P	C-L	M-IC
<u>Solar Energy Collection System, Roof & Building Mounted, and Ground Mounted (Accessory Use)</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

P = Permitted, C = Conditional, N = Not Allowed

Section 4: **AMENDMENT 62-71 Permitted or Conditional Uses**--Commercial Districts 62-69 Permitted Uses amends the commercial district use table to permit "Solar Energy Collection System, Roof & Building Mounted" as an accessory use in all commercial/industrial districts.

Industrial and higher uses										
Sewage treatment plants	N	N	N	N	N	N	N	N	N	N
Utility lines and pumping stations	P	C	P	P	P	P	P	P	P	P
<u>Solar Energy Collection System, Farm (Principal Use)</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

The definition of "**Solar Energy Collection System, Roof & Building Mounted**" in **Section 62-4**

Definitions specifies this is for PV systems mounted to the roof or side of a building.

There are no requirements for conditional use permits or other discretionary approvals for roof-mounted solar PV accessories.

Therefore, by explicitly listing roof-mounted PV systems as permitted accessory uses in the use tables, the ordinance establishes a clear right to install these systems by-right on legal structures, subject to the height and setback standards specified in Section 5: **AMENDMENT 62-210 Specific Requirements Regarding Solar Energy Collection Systems (Added)**. This allowance for roof PV systems as accessory uses is a positive provision that facilitates renewable energy generation.

Reviewer Comments	Best Practice ☒	Needs Improvement ☐	Barrier ☐
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This aligns with SolSmart best practices. Codifying roof-mounted accessory use solar as a permitted use provides clarity and transparency. This action will allow the local government to submit for PZ-5, the Planning and Zoning pre-requisite **for Gold designation**.

Zoning often provides additional processes, which can be long and costly, to consider special exceptions when a proposal is inconsistent with, or not clearly addressed in, current land use regulations. Codifying roof-mounted solar as an accessory use and **as an allowed or by-right use in all major zoning districts** provides **policy certainty and clarity** which can promote easier and more equitable solar deployment. It can increase solar deployment and save property owners time and money because they avoid going through a more extensive discretionary review process to have their solar system considered. For example, allowing solar as a by-right use removes the need for a zoning permit or the planning commission (or equivalent entity) to make a judgement prior to approving the project. This can also save staff capacity, allowing them more time to focus on other priorities and projects. By-right solar energy systems should still go through the building permit process to ensure compliance with applicable building and electric codes.

Applicable SolSmart Credit: PZ-5, Codify in the zoning ordinance that accessory use rooftop solar PV is explicitly allowed by-right in all major zones.

Suggested Language

Roof-mounted Solar Height

Option 1	The code exempts roof-mounted solar PV from height restrictions.
Option 2	The code allows roof-mounted solar PV to exceed height restrictions by a defined number.

Code Language	Section: 62-210 Specific Requirements Regarding Solar Energy Collection Systems (Added)
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62-210 Specific Requirements Regarding Solar Energy Collection Systems (Added)

(a) Ground mounted solar energy collection systems shall comply with the requirements for accessory structures. **Roof, building, and canopy mounted solar energy collection** systems shall comply with the height limits and setbacks for primary structures, when affixed to a principal structure, or accessory structures, when affixed to an accessory structure, with the exemption that the **height limits** for a primary structure, or accessory structure, may be exceeded by up to twelve **(12) inches** to accommodate solar energy collection equipment.

(b) Solar Energy Collection Systems, Farms:

(3) Systems, equipment, and structures shall not exceed thirty **(30) feet** in height when ground mounted.

Reviewer Comments	Best Practice ☒	Needs Improvement ☒	Barrier ☐
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This aligns with SolSmart best practices. Either exempting solar energy systems from height limits or permitting solar energy systems to exceed the maximum building height in all applicable districts can improve system design and performance.

Yes, the draft ordinance does provide an exemption for roof-mounted solar photovoltaic systems from height restrictions in certain circumstances.

62-210 Specific Requirements Regarding Solar Energy Collection Systems (Added)

Specifically, Section 5(a) states that roof or building mounted solar energy systems shall comply with height limits for principal or accessory structures, but that those limits can be exceeded by up to 12 inches to accommodate solar equipment.

So, this enables solar PV panels to exceed the prescribed height limits by up to 1 foot if needed to achieve proper tilt or orientation. This exemption provides flexibility and accommodates configurations that maximize solar access.

However, it is limited to only **12 inches** over the height restriction, rather than providing a blanket exemption. This incremental increase balances solar access with limiting impacts of excess height.

Also, the exemption would not apply if the base structure already exceeded its height limit - the solar equipment could not push the total height further over.

By including this height exemption specifically for roof-mounted solar PV systems, the ordinance removes a potential barrier and enables optimal solar installations within reason. It's a practical provision that facilitates renewable energy generation.

Height restrictions are often imposed on buildings within specific zoning districts to satisfy several planning objectives such as protection of views, controlling neighborhood character, density, and access to sunlight. In many districts, buildings, particularly those with flat rooftops, are constructed up to the maximum allowed height, thereby limiting a buildings ability to install solar unless exemptions are provided. Many local governments exempt antennas, chimneys, flagpoles, and mechanical equipment from height limits to allow for their placement and use. Since solar panels are most efficient when installed at an angle equal to a location's latitude, local governments should consider exempting solar energy systems from height restrictions. Alternatively, local governments can permit solar energy systems to exceed the maximum building height in all applicable districts.

Height restrictions should not be a barrier for solar energy systems on **pitched or sloped roofs**. Solar energy systems are usually attached at the same slope as the roof but with a few inches in between to allow for space to access wiring and to promote airflow around the panels. There should be space, usually **3 feet**, between the roof peak and the edge of the panels to allow for emergency access and ventilation opportunities in case of a fire.

Applicable SolSmart Credit: PZ-6, Ensure the zoning ordinance language does not include intentional or unintentional barriers to accessory use rooftop solar PV, including but not limited to aesthetic or performance standards, screening requirements, limits to visibility, excessive restrictions to system size or rooftop coverage, glare or glint regulations, and subjective design reviews. (Required for Gold, PZ-4 is optional)

Suggested Language

On a pitched/sloped roof, solar energy systems shall be installed parallel to the roof surface and may not extend beyond the edge of the roof peak.

For flat roofs, local governments can select from one of the following two options depending on how the zoning ordinance addresses the height of rooftop appurtenances, chimneys, antennas, and/or rooftop mechanical equipment.

- 1. If the ordinance exempts certain features/structures from height limits, then it is recommended that roof-mounted solar energy systems also be exempted from height limits.*

On a flat roof, solar energy systems are exempt from zoning district height limits.

2. *If the ordinance does not include any exemptions, then it is recommended to allow roof-mounted solar energy systems to exceed a districts height limit.*

On a flat roof, solar energy systems are permitted to exceed the zoning district height limits by up to 10 feet.

Ground-mounted Accessory Use Solar

The code explicitly permits accessory use ground-mounted solar PV systems as a by-right or allowed use in at least 1 zoning district.

Code Language

Section: 62-210 Specific Requirements Regarding Solar Energy Collection Systems (Added)

62-210 Specific Requirements Regarding Solar Energy Collection Systems (Added)

(a) **Ground mounted solar energy collection systems** shall comply with the requirements for accessory structures. **Roof, building, and canopy mounted solar energy collection** systems shall comply with the height limits and setbacks for primary structures, when affixed to a principal structure, or accessory structures, when affixed to an accessory structure, with the exemption that the **height limits** for a primary structure, or accessory structure, may be exceeded by up to twelve **(12) inches** to accommodate solar energy collection equipment.

Reviewer Comments

Best Practice ☒

Needs Improvement ☐

Barrier ☐

This aligns with SolSmart best practices. Sometimes a property is not suitable for a roof-mounted solar system because the building has structural limitations, or the rooftop is shaded. In these instances, a small ground-mounted solar PV system can still allow the property owner to install solar and enjoy the benefits.

Yes, the draft ordinance explicitly permits accessory use ground-mounted solar PV systems as an allowed use in all zoning districts in the Village of McFarland.

Specifically:

- Section 3 amends **62-210 Specific Requirements Regarding Solar Energy Collection Systems (Added)** the residential district use table to permit "Solar Energy Collection System, Ground Mounted" as an accessory use in all residential districts.

- Section 4 amends **62-210 Specific Requirements Regarding Solar Energy Collection Systems (Added)** the commercial/industrial district use table to permit "Solar Energy Collection System, Ground Mounted" as an accessory use in all C, M, and P districts.

- The definition in Section 2 **(en) Solar Energy Collection System, Ground Mounted (Accessory Use).** **A solar energy collection system and associated mounting hardware that is affixed to or placed upon the ground including but not limited to fixed, passive, or active tracking racking systems.**

- There are no requirements for conditional or special use permits.

Therefore, by listing ground-mounted PV systems as permitted accessory uses in all zoning districts, the ordinance establishes a clear allowance and by-right pathway for property owners to install ground-mounted solar, subject to the reasonable standards in Section 5.

This flexible approach removes zoning as a barrier and enables residents and businesses to generate renewable energy via ground-mounted PV panels where roof mounting may not be feasible. The widespread allowance for accessory ground-mounted solar is a positive feature.

Applicable SolSmart Credit: PZ-7, Ensure the zoning ordinance permits small ground-mounted solar PV as an accessory use in at least one zoning district.

Suggested Language

Ground-mounted Solar Setbacks

The code contains setback standards for accessory use ground-mounted solar PV.

Code Language

Section: **62-210 Specific Requirements Regarding Solar Energy Collection Systems (Added)**

(a) Ground mounted solar energy collection systems shall comply with the requirements for accessory structures. Roof, building, and canopy mounted solar energy collection systems shall comply with the height limits and **setbacks for primary structures**, when affixed to a principal structure, or accessory structures, when to an accessory structure, with the exemption that the height limits for a primary structure, or accessory structure, may be exceeded by up to twelve (12) inches to accommodate solar energy collection equipment.

(b) Solar Energy Collection Systems, Farms:

(5) Ground mounted solar energy collection systems shall have a minimum setback for all equipment, excluding fences, **of twenty-five (25) feet** from the front lot line **and ten (10) feet** from side or rear lot lines, subject to modification as approved by the Plan Commission as part of a conditional use permit and site design review permit.

Reviewer Comments

Best Practice ☒

Needs Improvement ☐

Barrier ☐

This aligns with SolSmart best practices.

The code does contain setback standards for accessory use ground-mounted solar PV systems. They must be setback at **least 10 feet** from side and rear lot lines.

Applicable SolSmart Credit: PZ-8, Ensure the zoning ordinance exempts small ground-mounted solar PV from certain restrictions on accessory uses (e.g. setbacks, coverage or impervious surface calculations, or other restrictions).

Suggested Language

Ground-mounted solar energy systems shall comply with the accessory structure setback requirements of the zoning district in which it will be installed.

Ground-mounted Solar Placement

The code contains placement standards for accessory use ground-mounted solar PV.

Code Language	Section: 62-210 Specific Requirements Regarding Solar Energy Collection Systems (Added)
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Section: 62-210 Specific Requirements Regarding Solar Energy Collection Systems (Added)

(a) Ground mounted solar energy collection systems shall comply with the requirements for accessory structures. Roof, building, and canopy mounted solar energy collection systems shall comply with the height limits and **setbacks for primary structures**, when affixed to a principal structure, or accessory structures, when to an accessory structure, with the exemption that the height limits for a primary structure, or accessory structure, may be exceeded by up to twelve (12) inches to accommodate solar energy collection equipment.

(b) Solar Energy Collection Systems, Farms:

(5) Ground mounted solar energy collection systems shall have a minimum setback for all equipment, excluding fences, **of twenty-five (25) feet** from the front lot line **and ten (10) feet** from **side or rear** lot lines, subject to modification as approved by the Plan Commission as part of a conditional use permit and site design review permit.

Reviewer Comments	Best Practice ☒	Needs Improvement ☐	Barrier ☐
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The code contains placement standards requiring accessory use ground-mounted systems be located **in the side or rear yard**.

Depending on the character and typical lot size of the community, it may be appropriate to encourage the siting of accessory use ground-mounted PV systems in the side or rear yard of a property. Rural communities or those with large lots can be less restrictive and allow solar energy systems in front yards.

Suggested Language

Ground-mounted solar energy systems shall be located in the side or rear yard of the property.

Ground-mounted Solar Lot Coverage/Impervious Surface

The code exempts accessory use ground-mounted solar PV from lot coverage and/or impervious surface standards.

Code Language	Section: 62-210 Specific Requirements Regarding Solar Energy Collection Systems (Added)
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(b) Solar Energy Collection Systems, Farms:

(4) Vegetation under a ground mounted solar energy collection system should consist of pollinator-friendly vegetation or similar prairie grass seed mix.

Reviewer Comments	Best Practice ☒	Needs Improvement ☒	Barrier ☐
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This aligns with SolSmart best practices. It is a best practice to exempt ground-mounted solar energy systems from lot coverage and impervious surface requirements as long as the area beneath the system is pervious (e.g. grass).

The code exempts accessory use ground-mounted systems from lot coverage and impervious surface standards.

As long as the area beneath a ground-mounted solar PV system is pervious (e.g. grass, native vegetation, etc.) the system should be exempt from lot coverage and impervious surface requirements. The tilt and spacing of solar panels allow for precipitation to drain into the pervious ground cover. Ground-mounted PV systems are not analogous to paved driveways or accessory structures like sheds, garages, or accessory dwelling units and therefore do not need to be included in lot coverage or impervious surface calculations.

Applicable SolSmart Credit: PZ-8, Ensure the zoning ordinance exempts small ground-mounted solar PV from certain restrictions on accessory uses (e.g. setbacks, coverage or impervious surface calculations, or other restrictions).

Suggested Language

Ground-mounted solar energy systems are exempt from lot coverage and impervious surface requirements if the area under the system contains vegetative ground cover.

Ground-mounted Solar Primary Use

The code includes standards for primary use ground-mounted solar PV.

Code Language

Section: 62-210 Specific Requirements Regarding Solar Energy Collection Systems (Added)

(b) Solar Energy Collection Systems, Farms:

(5) Ground mounted solar energy collection systems shall have a minimum setback for all equipment, excluding fences, of twenty-five (25) feet from the front lot line and ten (10) feet from side or rear lot lines, subject to modification as approved by the Plan Commission as part of a conditional use permit and site design review permit.

Reviewer Comments

Best Practice ☒

Needs Improvement ☐

Barrier ☐

This aligns with SolSmart best practices. This section provides helpful details about the standards for primary use solar systems and the review process. Key information provided includes the need for a [e.g. conditional use permit] and standards that should be followed for [setbacks, decommissioning plans, height restrictions, screening requirements, security, and mitigation of construction impacts.]

The code includes standards for **primary use ground-mounted solar farms**, including a height limit of 30 feet and minimum setbacks.

If the community has enough usable land that could be developed for a large-scale solar energy system, they should include development standards for primary use solar energy systems into the zoning code. This could be of particular interest if there is a brownfield site such as a landfill available for development.

Applicable SolSmart Credits: PZ-9, Ensure the zoning ordinance establishes a clear regulatory pathway for large-scale solar PV (e.g. through a special use permit or through inclusion among allowed conditional uses).

Suggested Language

Barrier Review

Solar energy standards should serve to guide and enable solar development, not create ambiguity or restrict solar development. Certain design and performance standards can create significant barriers to solar PV. The inclusion of any of the following standards are not best practices and will likely impact the local government's ability to achieve SolSmart Gold designation. The statements containing NOT align with best practices.

Roof-mounted Solar Screening	
The code does NOT require screening for roof-mounted solar PV systems.	
Code Language	Section:
Reviewer Comments	
It is not a best practice to require screening for roof-mounted solar energy systems. Screening requirements may increase installation costs and decrease system efficiency. Solar PV performance depends on optimal siting of the system and clear access to solar radiation. Screening requirements could negatively impact system performance if the screening results in shading. Screening requirements could also hide the location of important system components that are necessary to shut off a system in case of a fire or other type of emergency.	

Limits to System Visibility	
The code does NOT include standards to limit system visibility (e.g. not visible from public rights of way).	
Code Language	Section:
Reviewer Comments	
It is not a best practice to prohibit solar energy systems [on the street-facing side of a building] or [from being visible from public rights-of-way] or [from public view] or [from being visible from neighboring/adjacent properties]. In fact, it could severely limit where solar energy systems are installed. Solar PV performance depends on panel location with the best performance occurring when panels are located on a southerly exposure. Less than optimal siting for solar panels can decrease the amount of sunlight a system receives and thereby negatively impact performance.	
It is not a best practice to suggest the placement of solar panels should be done to [reduce] or [minimize] their visibility. In fact, it could severely limit where solar energy systems are installed. Solar PV performance depends on panel location with the best performance occurring when panels are located on a southerly exposure. Less than optimal siting for solar panels can decrease the amount of sunlight a system receives and thereby negatively impact performance.	
[The standard also appears subjective since there is no defined guidance on “least visibly obtrusive location” and “functional”. If a house faces south towards the principal street, the least visibly obtrusive location would be the north-facing rear roof. While the panels would still be functional, their performance would be severely restricted since system performance depends on panel location, with the best performance occurring when panels are located on a southerly exposure.]	

Aesthetic Standards

The code does NOT include aesthetic standards for solar PV systems.	
Code Language	Section:
Reviewer Comments	
It is not a best practice to require systems to [blend into the architecture of the structure] or [be camouflaged from public view] or [be consistent with the color of roofing materials or architecture] or [be painted to match the color schemes or the building or structure] or [be constructed of dull or dark colors] or [be non-reflective]. Aesthetic requirements can increase installation costs but would most likely prohibit a solar energy system from being installed since key system components like solar panels cannot be altered or painted to blend into the architecture or color scheme of a building. Aesthetic requirements could also hide the location of important system components that are necessary to shut off a system in case of a fire or other type of emergency.	

Glare, Glint, and/or Noise Standards	
The code does NOT include glare, glint, and/or noise standards for solar PV systems.	
Code Language	Section:
Reviewer Comments	
It is not a best practice to require a glare study prior to the installation of a solar energy system. Solar PV panels are designed to absorb incoming solar radiation and limit the amount of reflected light. Solar panels are designed with anti-reflective glass. A glare study will increase installation costs It is not a best practice to suggest the placement of solar panels should be done to [reduce] or [minimize] glare. In fact, it could severely limit where solar energy systems are installed. Solar PV performance depends on panel location with the best performance occurring when panels are located on a southerly exposure. Less than optimal siting for solar panels can decrease the amount of sunlight a system receives and thereby negatively impact performance. Additionally, solar PV panels are designed to absorb incoming solar radiation and limit the amount of reflected light. Solar panels are designed with anti-reflective glass. The glare from a solar panel is similar to that of smooth water. A glare study is recommended if solar panels will be sited close to an airport but otherwise the analysis is usually unnecessary, adding time and cost to a project. It is not a best practice to [require an acoustic study] or [have maximum level of noise the system can produce]. Roof-mounted solar energy systems produce very minimal noise. An acoustic study will increase installation costs.	

Roof Space Coverage Limit	
The code does NOT limit solar PV system coverage to a percentage/part of the available roof space.	
Code Language	Section:
Reviewer Comments	
It is not a best practice to limit the coverage of a roof-mounted solar energy system. All buildings should have the opportunity to install a roof-mounted solar energy system to the maximum extent possible, so long as the roof is structurally capable of holding the load and applicable emergency access requirements are maintained. Maximizing a solar PV systems roof coverage is important goal	

since buildings are transitioning to electric appliances and systems and incorporating electric vehicle charging equipment.

Prohibition on Flat or Low Sloped Roofs

The code does NOT prohibit solar PV systems on flat or low sloped roofs.

Code Language	Section:
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Reviewer Comments

It is not a best practice to prohibit solar energy systems on flat or low sloped roofs. All buildings should have the opportunity to install a roof-mounted solar energy system regardless of roof slope, so long as the roof is structurally capable of having a solar energy system. Many buildings with flat roofs like warehouses, data centers, distribution centers, and big box retail stores are excellent candidates for roof-mounted solar energy systems.

Limits on Electricity Production

The code does NOT include limits on how much electricity a solar PV system can produce.

Code Language	Section:
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Reviewer Comments

It is not a best practice to include limits on the amount of electricity a solar energy system can produce. Regulations and policies like this are normally set by a state entity (Public Utility Commission/Public Service Commission) and/or local electric utility and are not appropriate for zoning codes.

Limits on Electricity Consumption

The code does NOT include limits on where a solar PV system's energy is consumed.

Code Language	Section:
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Reviewer Comments

It is not a best practice to include limits on where a solar energy system's electricity can be consumed. Regulations and policies like this are normally set by a state entity (Public Utility Commission/Public Service Commission) and/or local electric utility and are not appropriate for zoning codes.

Discretionary Review Process

The code does NOT identify a discretionary review process for accessory use solar PV.

Code Language	Section:
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Reviewer Comments

It is not a best practice to have a discretionary review process for accessory use solar PV. This has the potential to be an onerous and/or subjective process for roof-mounted solar energy systems and could increase a project's timeline and costs. Roof-mounted systems should be an allowed or by-right use and only need to go through the building permit process to ensure compliance with applicable building and electrical codes.

[The zoning code indicates small solar energy systems are permitted as a conditional use in all zoning districts. Depending on the complexity of the conditional use permit process, the time it takes to permit a small solar energy system may increase the cost of the project and therefore decrease the

ability of all residents and business to be able to access and afford solar. Permitting solar energy systems as a permitted use in all zoning districts can improve equitable access to solar by reducing installation time and costs.]

[In addition to the need for building and electrical permits, roof-mounted solar energy systems also require a zoning certificate. It would be helpful to understand the complexity of the zoning approval process (what is required for the submission, what details are evaluated), timeline for approval for solar panels, and why the certificate is needed.]

Additional Notes

The **Village of McFarland [Municipal Code]** draft incorporates **Solar Energy Collection System, Roof & Building Mounted (Accessory Use)** and **Solar Energy Collection System, Ground Mounted (Accessory Use)** and **Solar Energy Collection, Farm (Principal Use)** energy systems references in the amendment. Therefore, **need additional improvements** on the use of solar energy as recommended. It does provide basic information about the use of solar energy – but is necessary including a ***purpose, definitions, general regulations including clarification on accessory use and primary use solar***. Including basic information about solar energy ***improves transparency of processes and clarity of development requirements*** and can enhance the growth of the local solar market in an organized and efficient manner. If this information is codified in the zoning code, **McFarland** can complete the SolSmart Planning and Zoning Gold pre-requisite.

HISTORIC DISTRICT GUIDANCE

[Many communities contain historic properties and historic districts with different jurisdictions and design standards that aim to preserve a community’s character and heritage. These properties and districts are often regulated by specific design guidelines from the applicable authority having jurisdiction such as federal, state, or local. The design guidelines outline how a historic property may be modified and the process to gain approval for the modifications. These guidelines can include the best methods to incorporate a solar energy system on the building or property while maintaining the historical nature of the structure and surrounding neighborhood. Additional guidance can be found in [The Secretary of the Interior’s Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings](#) – Solar Technology.

- [Installing Solar Panels on Historic Buildings](#) – Section 3: Public Policy Framework for Historic Preservation – 3.8 Sample Design Principals (pg. 15-16)]

Please see [Best Practice Guidance for Solar and Zoning - Accessory Use](#) for additional recommendations.

I, [full name] as [title] of [community], [state] have received the zoning review and read its findings.



Signature: Andrew Bremer, AICP, Community & Economic
Development Director, Village of McFarland

Date: September 26, 2023

Please note that this review is not an endorsement or recommendation for changing and/or updating the zoning code. This is an informational review only.

If the local government has clarifying comments, please provide them in a memo to the SolSmart team.

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, October 10, 2023

SECTION: Business

DEPARTMENT: Administration

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action regarding the selection of the one floor option or the two floor option for the Municipal Center renovation as presented within the McFarland Municipal Center Campus Master Plan project.

PREVIOUS ACTION:

The Village Board authorized the issuance of the enclosed RFP at their meeting on December 13, 2021.

The Village Board approved hiring the consultant to complete the Master Plan following the RFP process at their meeting on February 28, 2022. [Please click on this link to view the proposal](#) and [click on this link to view the Request for Proposals \(RFP\)](#).

The Village Board met with the Consultant through its Committee of the Whole meeting on May 24, 2022 in order to introduce and begin the project.

The Village Board met with the Consultant through its Committee of the Whole meeting on June 28, 2022 in order to provide input on the project through stakeholder engagement.

The Village Board met with the Consultant through its Committee of the Whole meeting on July 26, 2022 in order to receive summary updates, provide design directives, and plan for the design workshop.

The Design Workshop was held with the Village Board and Departments on October 6, 2022.

The Committee of the Whole met with Staff and Consultants to review the conceptual floor and site plan layouts for the project at its meeting on February 14, 2023.

A Public Information Meeting was held on Thursday, April 20, 2023 with about 40 public attendees present to meet with the Consulting Team and Department Heads of impacted Staff. [The presentation can be viewed by clicking on this link](#) and the presentation provided is included within this packet.

The Committee of the Whole met with Staff and Consultants on April 25, 2023 to review the updates to the conceptual floor plans and site plan layouts as well as feedback from the Public Information Meeting.



The Village Board accepted the Master Plan at its meeting on May 23, 2023.

The Village Board reviewed the long term financial projection for the options related to the project at its meeting on August 8, 2023.

The Library Board reviewed the long term financial projection for the options related to the project at its meeting on September 19, 2023.

The Village Board discussed the options at its meeting on September 26, 2023.

ISSUE SUMMARY:

The Village Board had previously accepted the Master Plan for the McFarland Municipal Center Campus. The signature element of this project includes two options for improvements to the Municipal Center to add spaces for a Community Center to the facility as well as supporting growth of departments to remain.

Option #1 is to renovate the facility within a single story concept. Essentially using the space to be vacated by Public Safety users in August and remodeling it to better align with space needs.

The current footprint of this facility cannot support the space needs identified within the Master Plan. As such, this option does propose additional square footage to the facility to align with what's needed for the uses identified. This includes the creation of a second entrance, adjoining gathering area, and bump out for exercise. As much as it is solely a renovation, it does have elements of new construction as well similar to the second option.

Option #2 will also address the first floor but adds a second floor to the project. Senior Outreach, Library with Youth Center, and general shared Community Center spaces will be located on the first floor. Second floor will capture Administration, Communications and Technology, Community Development, and public meeting room spaces. Both floors will have space that can be earmarked for future growth and expansion without completing build out initially. This is the same concept applied at the Public Safety Center as we grow into those needs over time.

Before we can proceed with next steps to implement the project, we need to consider which option should be selected in order to move forward. At our meeting last month we took a deeper look into the long term finances for the project with the inclusion of the Library into the financial forecast. This same presentation has now been provided to the Library Board. The Village Board also further discussed the options at its last meeting and wishes now to begin the process to make a decision. The Master Plan has the work that will guide us for either option but in order to bring on the next consulting team we need to pick one path forward to follow.

[Please click on this link to view the Master Plan](#) that was accepted.

Additionally, [please click on this link to view the project webpage](#) as additional background.

Please click on this link for the long term financial forecast for [Option #1 \(One Story\)](#) and [Option #2 \(Two Story\)](#).



FINANCIAL/BUDGET IMPACT:

Either option is not without a significant investment in our infrastructure in order to bring forward. The costs are summarized and detailed within the Master Plan but presented as roughly \$17 million for Option #1 and \$25 million for Option #2 (with some rounding applied). The impacts for which have been built into our 2024-2028 Capital Improvement Plan that has been under review by the board since May.

[Please click on this link for the long term financial overview](#) we discussed at our last meeting. Additionally, the most current 2024-2028 Capital Improvement Plan is included as a separate agenda item as part of this meeting.

VILLAGE PLAN REFERENCE:

[2017 Facilities Master Plan](#) - This plan created the idea of a public safety use moving out of the existing location to make room for the Community Center. This latest plan will further study that concept in greater detail knowing the full extent of the space availability. This 2017 effort also established space needs for other Departments that are remaining within the facility and those estimates will be revisited as a result of this work.

[2022 Library Space Needs Study \(Final\)](#) - This plan was accepted by the Library Board at its meeting in July of 2022 as it considered options for facility improvements. The work of this Master Plan does not need to revisit this work, but simply understand it as background and relate to it as practicable.

[2023-2024 McFarland Strategic Implementation Plan](#) - This plan sets the goals and objectives approved by the Village Board. Completion of the Master Plan was accounted for within the previous goals and now in the coming year the board wishes to work on next steps for the project including this decision between the option followed by bringing on a new consulting team. The long term financing was reviewed by the board in August and accepted within the updated 2024-2028 Capital Improvement Plan.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended Action:

Motion, second to proceed with Option # ____ for the Municipal Center renovation as presented within the McFarland Municipal Center Campus Master Plan project.

ATTACHMENTS:

None

Village Board Trustee Referral Form

Requested By	Trustee Wreh
Item/Issue Referral	McFarland occupies ancestral, sacred and continuously inhabited Ho-Chunk land, the four lakes region is known to the Ho-Chunk people as Teejop (day-JOPE) since time immemorial. In an 1832 treaty, the Ho-Chunk were forced to cede this territory. Decades of ethnic cleansing followed when the federal government repeatedly, but unsuccessfully, sought to forcibly remove all Ho-Chunk people from Wisconsin. We acknowledge the role that the United States government and settlers played that led to the forced removal of Ho-Chunk people, and honor their legacy of resistance and resilience. This history of colonization informs our work and vision for a collaborative future. The Ho-Chunk Nation's government is currently headquartered in Black River Falls. It is with great respect that we acknowledge and celebrate the inherent sovereignty of the Ho-Chunk Nation and the 11 additional Indigenous Nations within what is now referred to as the State of Wisconsin.
Action/Referral Request	Request to adjust policy to have each village meeting begin with a land acknowledgment. This referral is co-sponsored by Trustee Wreh, Trustee Fessler and Trustee Brandt
Request Referral to (Please select all that apply)	• Committee of the Whole • Village Board • Personnel Committee