VILLAGE OF MCFARLAND **Community Development Authority** *NOTICE OF PUBLIC MEETING*

**Wednesday, May 8, 2024** **7:00 PM** **McFarland Municipal Center**
5915 Milwaukee St, McFarland
*Community Room*

AGENDA

The public may attend in-person or remotely through the Zoom webinar or telephone options listed below.

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

https://us02web.zoom.us/j/83362413685

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

Webinar ID: 833 6241 3685

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

1. CALL TO ORDER, ROLL CALL.

2. PUBLIC APPEARANCES.

   a. This is an opportunity for members of the public to address the Community Development Authority 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 Authority 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 Authority 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 Authority for their consideration. Please adhere to the 3-minute time limit. Additionally, you may send your public comments to community.development@mcfarland.wi.us to be included as part of the meeting.

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

3. APPROVAL OF MINUTES.

   a. Motion to approve the minutes of the November 8, 2023 Community Development Authority meeting.

   b. Motion to approve the minutes of the January 10, 2024, joint Plan Commission and Community Development Authority meeting.

4. BUSINESS.

   a. Discussion and action to elect a Chairperson for the Community Development Authority.

   b. Discussion regarding creation of Tax Increment District #7.

   c. Discussion regarding creation of Tax Increment District #6.

   d. Discussion regarding an allocation amendment of Tax Increment District #3 to Tax Increment District #5 and #6.

   e. Discussion and action to make a recommendation to the Village Board regarding purchasing bicycle racks for the Bashford Street public parking lot.

f. Discussion regarding updates to Redevelopment District Plans 1 and 2.

5. SCHEDULE NEXT MEETING DATE.
   a. Wednesday, June 12, 2024, at 7:00 p.m. (Canceled due to observed holiday)
   b. Tuesday, June 18th, 2024 at 5:00PM - Regular Meeting
   c. Thursday, June 20th, 2024 at 7:00PM - Joint Plan Commission Meeting

6. ADJOURNMENT.

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

# Community Development Authority

## Working Draft -MINUTES

## November 8, 2023

Members Present: Stephanie Brassington, Ken Brost, Dan Kolk, Anthony Hennes Kristin Ellis, TJ Jerke (joining at 7:05 p.m.)

Members Absent: Benjamin Tanko

Staff Present: Andrew Bremer, Karen Knoll

1. CALL TO ORDER

Brassington called the meeting to order at 7:00 pm.

2. PUBLIC APPEARANCES

None

3. APPROVAL OF MINUTES

a. Review and possible approval of the Community Development Authority draft minutes from the August 9, 2023, meeting.

Brost moved to approve the August 9, 2023, Community Development Authority minutes. Hennes seconded the motion. Motion carried 5-0.

4. BUSINESS.

a. Discussion and recommendation to the Village Board regarding updates to the Village's Tax Increment Financing Development Incentives Policy Manual.

Bremer reviewed items which came up at a staff level for the incentive's manual. First is to clarify whether we would allow a lessee of a premises to be eligible for incentives, the manual states the applicant needs to be the owner or have an option to purchase the property. Bremer indicated he has some sample language he would like to discuss tonight with members to see if this is something they want to move forward. Bremer reviewed possible options as included in packets. The second item is to clarify language regarding conflict of interest. What is being proposed is to align the text of the adopted Policy Manual to match what is provided in the Villages existing Code of Ethics.

Members discussed the potential change of the lessee being eligible for incentives, Bremer indicated he did speak with peers from other communities. This ranges widely, some have some versions of it, others do not allow it. Members discussion over incentives included: concerns over surety for the Village, what type of commitment the lessee has, inclusion of the property owner in the agreement, even possibly as a third party. Keeping the Village equitable, but why not have the property owner apply for the funds as they are the owner and not include the lessee. Whether the owner has to be a party to the agreement, or both lessee and the owner or the lessee with the owner's consent. The ability to recover the funding, handling each on a case-by-case basis along with a tiered system. It was also discussed to possibly delay action in order to get opinions from current property owners on what their thoughts would be on this proposal. Bremer advised the input he is looking for tonight is to either not add this language and members are fine with the property owner being the applicant, or, what if there was a type of tiered system up to a monetary amount. If there are going to be continued revisions Bremer would reach out to a few commercial property owners to get some feedback. Jerke suggested only allowing property owners to apply but requiring lessee's to be financially responsible, leaving the owner and lessee to work out the details. Kolk feels there are shared incentives, but there needs to be some financial guarantees. Bremer provided some options on wording along with giving examples on how the funds and TIF loans are handled and monitored.

Under qualifications - item six - Bremer added "however the property owner would be the entity to file the TIF application and sign the development agreement" and deleted the proposed change under Financial/Project Assurances as included in packets.

Bremer reviewed the addition of the conflict-of-interest clause as provided in packets. Bremer indicated if members are comfortable with the changes, he has it on the agenda for recommendation to the Village Board.

Brassington moved to approve the amendments as discussed regarding the TIF incentive policy manual in relation to Lessee information and Conflict of Interest. Jerke seconded the motion. Motion carried 6- 0.

5. CLOSED SESSION

a. Discussion and action to convene into Closed Session in accordance with Wis. Status. 19.85 (1) (e) to deliberate or negotiate the investment of public funds or other specified public business whenever competitive or bargaining reasons require a closed session, specifically related to:

1) Acquisition of property located at 5810 Main Street, Tax Increment District #4.
2) Acquisition of property located at 4903 Terminal Drive.
3) Acquisition of property located 4008 and 4012 Terminal Drive, including parcel 0710-273-8620-1, Tax Increment District #3.

Brassington moved to convene into closed session. Jerke seconded the motion. On a roll call vote motion carried 6-0 and the meeting convened into closed session at 7:42 p.m.

6. RECONVENE INTO OPEN SESSION

a. Motion to adjourn Closed Session and reconvene into Open Session to discuss and take action on items of business discussed in closed session.

   Kolk moved to reconvene into open session. Brassington seconded the motion. On a roll call vote motion carried 6-0 and the meeting reconvened into open session at 8:24 p.m.

7. ACTION ON ITEMS DISCUSSED IN CLOSED SESSION

a. Discussion and action to make a recommendation to the Village Board regarding acquisition of property located at 5810 Main Street, Tax Increment District #4.

   Brassington moved to make an action to make a recommendation to the Village Board regarding acquisition of property located at 5810 Main Street, TID #4. Jerke seconded the motion. Motion carried 6-0.

b. Discussion and action to make a recommendation to the Village Board regarding acquisition of property located at 4903 Terminal Drive.

   Brassington moved to make an action to make a recommendation to the Village Board regarding acquisition of property located at 4903 Terminal Drive. Jerke seconded the motion. Motion carried 6-0.

c. Discussion and action to make a recommendation to the Village Board regarding acquisition of property located at 4008 and 4012 Terminal Drive, including parcel 0710-273-8620-1, Tax Increment District #3.

   Brassington moved to make an action to make a recommendation to the Village Board regarding acquisition of property located at 4008 and 4018 Terminal Drive, McFarland, WI including parcel 0710-273-8620-1, Tax Increment District #3. Jerke seconded the motion. Motion carried 6-0.

   Bremer indicated that all three recommendations will go to the Tuesday November 14, 2023 Village Board meeting.

8. SCHEDULE NEXT MEETING DATE

a. Tuesday November 21, 2023 at 7:00 p.m. – Joint meeting with Plan Commission

b. Wednesday December 6, 2023 at 7:00 p.m. – Joint meeting with Plan Commission

9. ADJOURNMENT

Brost moved to adjourn. Kolk seconded the motion. Motion carried 6-0. Meeting adjourned at 8:30 p.m.

# Joint Community Development Authority and Plan Commission Minutes
## January 10, 2024

| | |
|---|---|
| **CDA Members Present:** | Stephanie Brassington, TJ Jerke, Ken Brost, Benjamin Tanko, Anthony Hennes, Dan Kolk |
| **CDA Members Absent:** | Kristen Ellis |
| **PC Members Present:** | Carolyn Clow, Stephanie Brassington, Austen Conrad, Chris Reynolds, Scott Peters |
| **PC Members Absent:** | Peter Bloechl-Anderson, Jill Halverson |
| **Staff Present:** | Andrew Bremer, Kong Thao |

1. CALL TO ORDER

    Clow called the meeting to order at 7:03 PM.

2. PUBLIC APPEARANCES.

    None.

3. APPROVAL OF MINUTES.

    a. Motion to approve the minutes of the December 6, 2023 joint Plan Commission and Community Development Authority meeting.

    Motioned by Clow motioned to approve the minutes of the December 6, 2023 joint Plan Commission and Community Development Authority meeting. Brassington seconded the motion. Motion passes 9-0-1 with an abstention from Reynolds.

4. BUSINESS.

    a. Discussion regarding updates to Redevelopment District Plans 1 and 2.

    Bremer provided the Joint-Body a summary of the agenda item highlighting past discussions and scheduled meetings with third-party stakeholders. The activities included in the project analysis are a community survey, vision boards, and blight analysis. Steve Tremlett, Project Manager from MSA, lead the discussion and presented on the proposed concepts for the subdistricts within each district plan. Tremlett presented an overview of the districts before providing the Joint-Body with definitions for blight, the approach on how the MSA team approached their blight analysis classification, and areas of interest. Tremlett provided two concepts to the Joint-Body then explained discussion points for each of the subdistrict. Bremer provided the Joint-Body clarification on past activities associated with the parcels if available and rationale for some of the subdistrict concepts derived from existing plans. The Joint-Body's discussion included the advantages and disadvantages of the shown concepts, building layouts, feedback on additional desired characteristics, and residential density compared to commercial square footage. Each subdistrict provided a unique approach to building layouts, opportunities for social activities as well as commercial opportunity, mixed use buildings, and parking. Before moving forward to the next subdistrict, an interactive survey (using digital devices and QR code) asked each Joint-Body member for their preferences based on a scale of 1-5, with 5 being a preferred statement. Other discussion points included the closing of Meinders Road, options to open or close Milwaukee Street across the train tracks, desired building heights, opportunities for mixed use buildings, and off-street parking.

5. SCHEDULE NEXT MEETING DATE.

   a. Tuesday January 16, 2024, 7:00 p.m., Plan Commission – Cancelled
   b. Wednesday, February 14, 2024, 7:00 p.m., Community Development Authority

6. ADJOURNMENT.

   Brassington motioned to adjourn the meeting. Peters seconded the motion. Motion carried 10-0. Meeting adjourned at 9:29 PM.

VILLAGE OF

McFarland

## SUMMARY SHEET

**MEETING DATE:** **Wednesday, May 8, 2024**

**SECTION:** **Business**

**DEPARTMENT:** **Community Development**

**CONTACT:** **Andrew Bremer, Comm & Eco Dev Director**

**AGENDA ITEM:** **Discussion and action to elect a Chairperson for the Community Development Authority.**

**PREVIOUS ACTION:**

**ISSUE SUMMARY:**
Sec. 2-247(e) of the Municipal Code provides that the CDA shall choose annually from its members a chairperson and such other officers as it deems necessary. The May 8th meeting is the first meeting of the CDA under the 2024-2025 Village Board year.

**FINANCIAL/BUDGET IMPACT:**

**VILLAGE PLAN REFERENCE:**

**ORDINANCE REFERENCE:**

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**
The purpose of this agenda item is to make nominations and vote to elect a chairperson.

**ATTACHMENTS:**
None

VILLAGE OF

**McFarland**

## SUMMARY SHEET

**MEETING DATE:** **Wednesday, May 8, 2024**

**SECTION:** **Business**

**DEPARTMENT:** **Community Development**

**CONTACT:** **Andrew Bremer, Comm & Eco Dev Director**

**AGENDA ITEM:** **Discussion regarding creation of Tax Increment District #7.**

**PREVIOUS ACTION:**

**ISSUE SUMMARY:**
Included in the packet is a preliminary boundary for a new Tax Increment Finance District No. 7. The Village currently has three active TIF Districts, TID's #3, #4, and #5. The Village previously closed TID's 1 and 2. A new overlay TID #6 is also being proposed as discussed in the next agenda item.

The proposed area for TID #7 is along the north and south sides of Siggelkow Road within the Village's East Side Neighborhood. Jeff Whipple from Interstate Partners will be present to discuss the proposed boundary map. Interstate Partners acquired 60-acres of farmland near the Hope Rod & Gun Club last year with the intent of pursuing the development of a new business park in McFarland. Jeff talked about this potential development at a joint PC/CDA preapplication meeting on November 21st, 2023. The packet also includes a preliminary map of proposed uses and a copy of the Future Land Use Map from the Village's East Side Neighborhood Plan. No official development applications have been submitted to the Village to date. Interstate Partners is still working with their civil engineer to design the development of the property for future Village review and approval.

The purpose of this meeting is to discuss the proposed boundary of the new TIF District and the general mechanics of how TIF districts are created and used by municipalities to encourage new development. Tax Increment Financing (TIF) is the most commonly and widely used economic development tool for municipalities in the State and has been in existence since 1976. The process to create, manage, amend, and close TIF districts (TIDs) is regulated under Wis. Statute 66.1105. The Wisconsin Department of Revenue provides State oversight of TIF districts. According to the DOR, there are 1,390 active TIDs in the State. The DOR maintains a TIF Manual for those inserted in a deeper dive into the TIF mechanics, processes and requirements. Common definitions and terms related to Tax Increment Financing:

- TIF (Tax Increment Financing). An economic development financing tool.
- TID (Tax Increment District). The area/boundary where TIF is used.
- Project Plan. A document explaining the financial details, development plans and maps for the TID.
- Base Value. The total value, as equalized by DOR, of the real property located within

the TID as of the creation date of the TID.

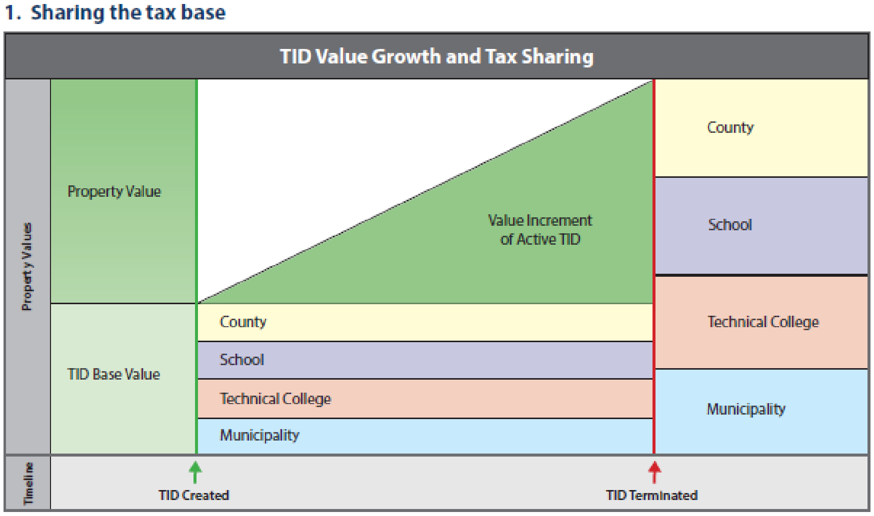
- Current Value. The total equalized value of the real property in the TID as of January 1 of the current year, certified annually on approximately October 1.
- Tax Increment. The taxes levied by all overlying taxing jurisdictions on the value between the base value and the current value of the TID. The municipality that manages the TID uses these taxes to pay for the approved project costs.
- Value Increment. The difference in value between the Base Value and the Current Value of the TID. This is the amount of property value that can be attributed to the TID investment used to generate the tax increment that pays for the investments.

Below is a graphic from the DOR TIF Manual that explains how TIF works:

**B. How TIF Works**

When a municipality creates a TID, the municipality and other taxing jurisdictions agree to support their operation from the existing tax base within the TID. They agree the municipality will use the taxes on the value increase in the TID to pay for the investment.

**1. Sharing the tax base**




Essentially, TIF allows a municipality to use the Tax Increment generated within the TID to pay for investments made within the TID that lead to the generation of the Tax Increment. The basic tenants of the creation of a TID is the finding that *but for* the use of TIF the development proposed (Tax Increment) would not occur or would occur to a lesser extent or timeframe; the economic benefits of the TID, as measured by increased employment, business and personal income and property value (Value Increment), are sufficient to compensate for the cost of the improvements; and the benefits of the proposed TID outweigh the anticipated tax increments to be paid to the overlaying taxing jurisdictions.

Generally speaking, there are five types of TIDs: Industrial (15/20), Mixed-Use (15/20), Blighted (22/27), Rehabilitation & Conservation (22/27), and Environmental (22/27). Each type of TID has a maximum expenditure period (first value) and maximum life (second value). The maximum expenditure period is the time during the life of a TID where the municipality may complete projects within the TID, including public works projects or development incentives. During the remaining five years of the TID, a municipality may only continue to pay down existing TID related debt service and pay for administrative, organizational, legal and accounting services related to managing the TID. The declaration of TID type is based on the type of land that makes up 50% or more of the area in the TID. The proposed TID boundary corresponds with areas identified for Business Park, Mixed-Use, and Medium Density Residential in the Village's 2023 East Side Neighborhood Plan. Based on the Proposed Uses Map in the packet, TID 7 is proposed as a Mixed-Use TID. Mixed-Use districts include a combination of residential, commercial, and industrial uses.

Mixed-Use TIDs can only include lands proposed for newly platted residential use if it does not exceed 35%, by area, of the real property in the TID and the residential development meets other qualifications. "Newly platted" refers to land that has not been previously subdivided or is currently subject to a replat as defined in Wis. Stat. 236.02(11). The proposed TID includes approximately 14% of the area for newly platted residential uses. Under state law, increment revenue may only be spent on newly platted residential development in a mixed-use TID if the TID includes less than 35% of lands proposed for newly platted residential use and if one of the following applies:

1. Density of the residential housing is at least three units per acre. Proposed multi-family residential development in TID #7 would correspond to the Village's East Side Neighborhood Medium Density Residential Future Land Use Category. Chapter 4 of the plan describes these areas as having typical net densities of 5-15 units per acre with individual developments up to 20 dwelling units per acre, with further increases considered for legally restricted affordable housing or developments along existing or future transit corridors. Other portions of the East Side Plan include Mixed Use areas that encourage net densities over 15 units per acre.
2. Residential housing is located in a conservation subdivision (not applicable)
3. Residential housing is located in a traditional neighborhood development (could be applicable)

Other customary TID boundary creation requirements include that only properties within the municipality can be included in the TID, only whole parcels can be included, and the boundaries of the TID must be continuous. The draft TID 7 boundary map follows these state statute requirements. There are 10 proposed properties for inclusion in TID 7 totaling 228 acres. The total Base Value (current assessment values) is approximately $2M. State Statute requires that the total assessment value of parcels proposed for inclusion in a new TID, plus the Value Increment of all existing TIDs in the municipality ($105,406,200), can't exceed 12% of the Total Equalized Value of properties in the municipality ($1,617,865,600). This is known as the 12% compliance test. According to the DOR, the Village's 2023 percentage is 6.52%. The creation of TIDs 6 & 7 is anticipated to increase this value to approximately 8%. Thus, even with the creation of TIDs 6 & 7, the Village will have remaining capacity to create or amend existing TIDs in the future.

Future meetings in June and July will be used to review and recommend the Project Plan for the TID. This includes a deeper dive into the projected TID revenues and expenses within the draft Project Plan. It is important to note, that the creation of a TID in itself does not create specific obligations of the municipality in terms of approval of certain development proposals or the expenditure of funding. Those decisions are made on a case-by-case basis after the TID is created.

The anticipated schedule is provided below, subject to change. Those meetings in bold include required meetings under Wis. State Statute 66.1105. Under Wis. State Statute 66.1105, the final decision regarding whether to create or amend the boundaries of an existing TIF District is under the authority of the Joint Review Board (JRB). The JRB is made up of the Village President, Public Member appointed by the Village President, a member of the McFarland School District, a member of Dane County, and a member of Madison Technical College. Once a TIF District is created, the Village Board has final authority over the annual budgeting and use of TIF district revenues.

- May 8 CDA meeting to review draft TID boundary
- May 21 Plan Commission meeting to review draft TID boundary
- **May 31 - June 13th Joint Review Board meeting to review draft TID Project Plan**
- June 18 CDA meeting to review draft TID Project Plan
- **June 18 Plan Commission meeting to hold a public hearing on TID Project Plan**
- July 9 Village Board meeting to review draft TID Project Plan
- July 10 CDA meeting to recommend the TID Project Plan
- **July 16 Plan Commission meeting to recommend the TID Project Plan**
- **July 23 Village Board meeting to approve the TID Project Plan**
- **July 24-25 Joint Review Board meeting to approve the TID Project Plan**

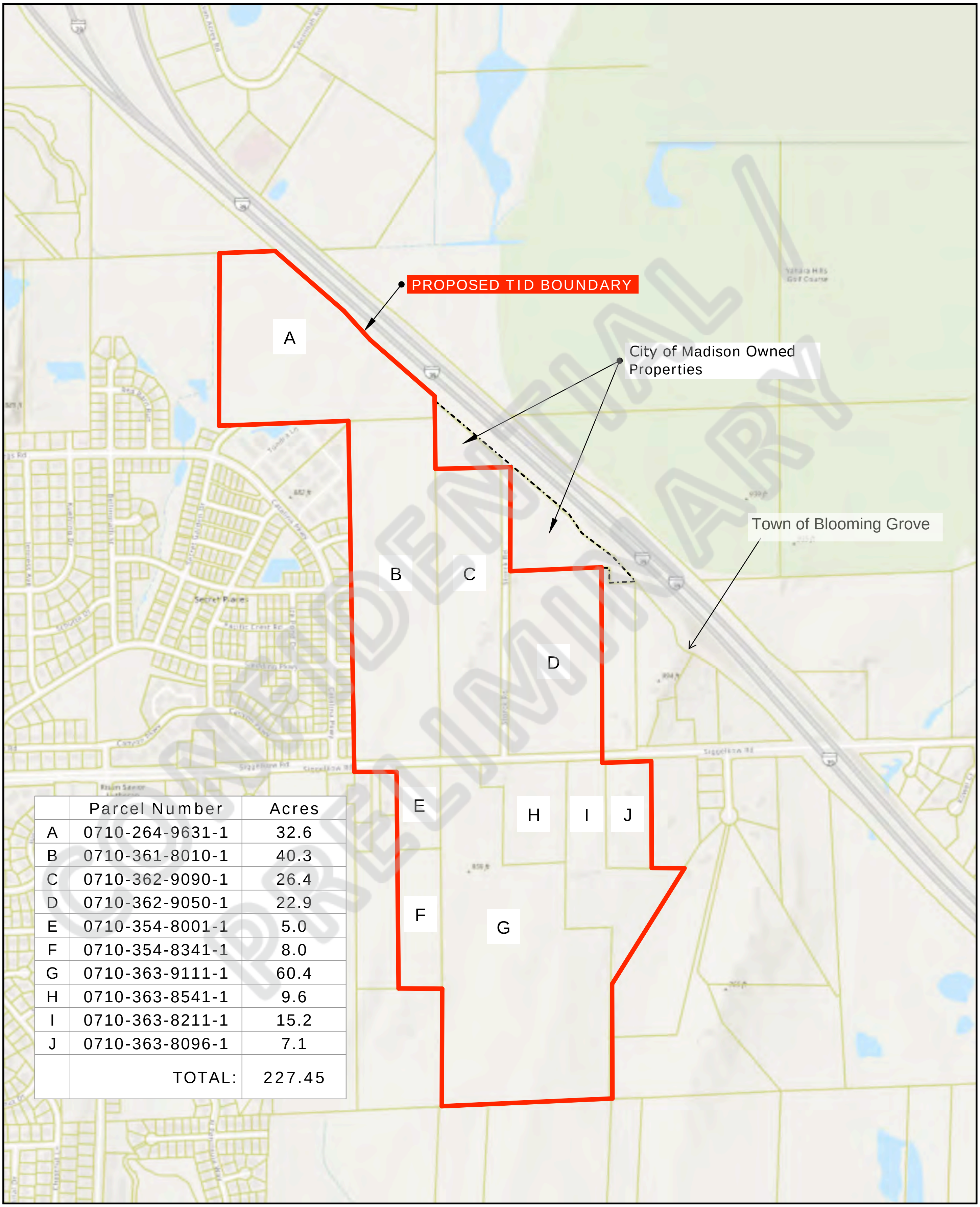
**FINANCIAL/BUDGET IMPACT:**

**VILLAGE PLAN REFERENCE:**
2023 East Side Neighborhood Plan

**ORDINANCE REFERENCE:**

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**
This agenda item is presented for discussion only.

**ATTACHMENTS:**
1. Draft TID 7 Boundary and Future Land Uses_05.02.24



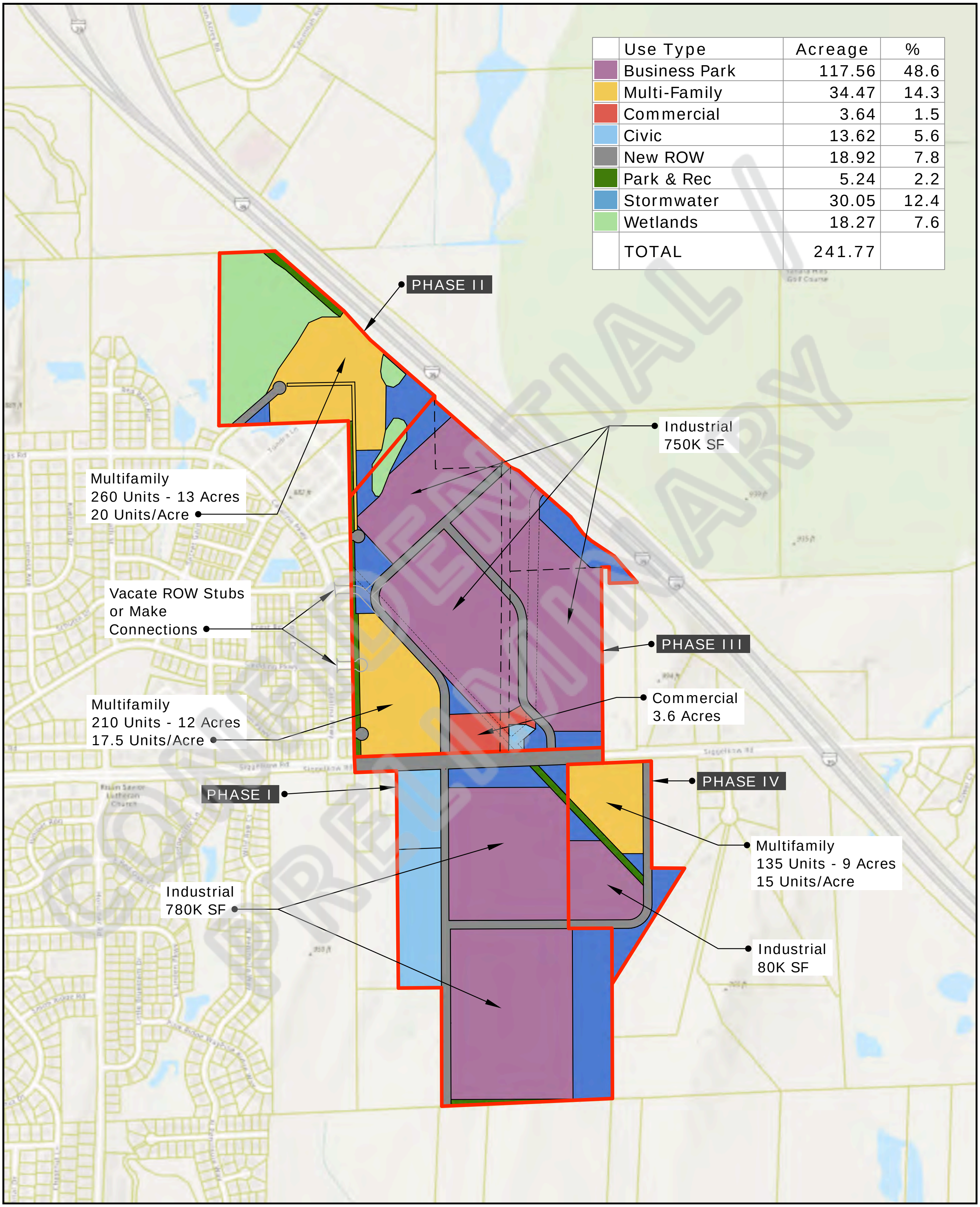

| | Parcel Number | Acres |
|---|---|---|
| A | 0710-264-9631-1 | 32.6 |
| B | 0710-361-8010-1 | 40.3 |
| C | 0710-362-9090-1 | 26.4 |
| D | 0710-362-9050-1 | 22.9 |
| E | 0710-354-8001-1 | 5.0 |
| F | 0710-354-8341-1 | 8.0 |
| G | 0710-363-9111-1 | 60.4 |
| H | 0710-363-8541-1 | 9.6 |
| I | 0710-363-8211-1 | 15.2 |
| J | 0710-363-8096-1 | 7.1 |
| | TOTAL: | 227.45 |

Interstate Partners LLC
Real Estate Development

**McFarland Business Park TID**

Proposed TID Boundary

SCALE: 1" = 1,000'




| | Use Type | Acreage | % |
|---|---|---|---|
| | Business Park | 117.56 | 48.6 |
| | Multi-Family | 34.47 | 14.3 |
| | Commercial | 3.64 | 1.5 |
| | Civic | 13.62 | 5.6 |
| | New ROW | 18.92 | 7.8 |
| | Park & Rec | 5.24 | 2.2 |
| | Stormwater | 30.05 | 12.4 |
| | Wetlands | 18.27 | 7.6 |
| | TOTAL | 241.77 | |

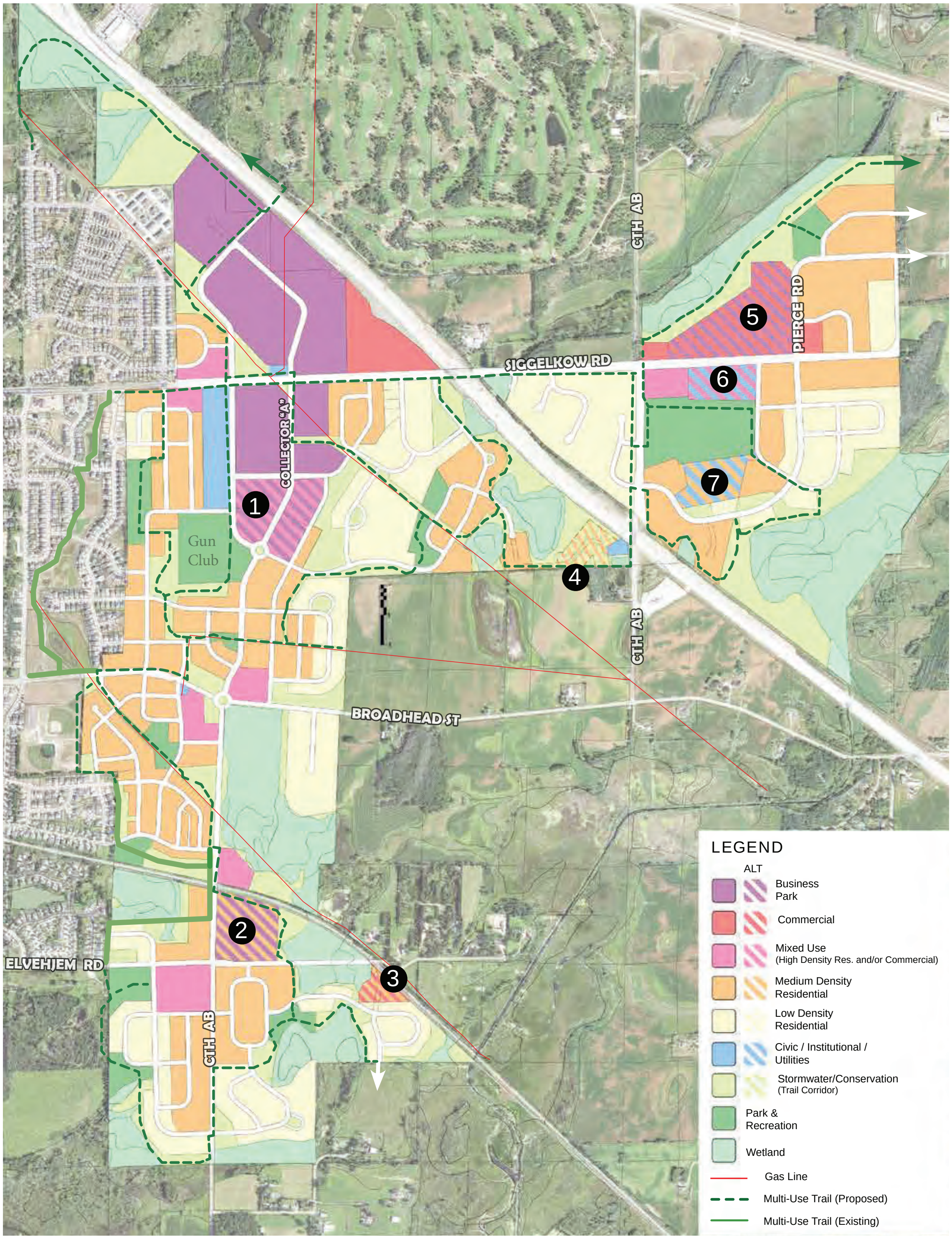
Interstate Partners LLC
Real Estate Development

**McFarland Business Park TID**

Proposed Uses

SCALE: 1" = 1,000'

Master Plan Concept




***Design Themes***

New collector road from Broadhead to Siggelkow veers northeast away from the Gun Club.

Business Park clustered around Siggelkow with a potential second business park area near CTH AB east of Interstate.

Housing throughout the planning area with medium- and high-density adjacent to major roadways with low-density along the edges of the growth area.

Smaller commercial nodes along Siggelkow w/ larger mixed use pockets south of Siggelkow.

Some connecting open spaces, but greater focus on smaller neighborhood parks.

Continuous trail network connecting the entire East Side planning to the existing Village trail network and adjacent regional trails.

*NOTE: This is a conceptual development illustration. None of the above developments are being considered at the time of the planning process. Development plans will be proposed by property owners, and subject to Village review and approval using this plan as guidance for that approval.*

VILLAGE OF
McFarland
## SUMMARY SHEET

**MEETING DATE:** **Wednesday, May 8, 2024**

**SECTION:** **Business**

**DEPARTMENT:** **Community Development**

**CONTACT:** **Andrew Bremer, Comm & Eco Dev Director**

**AGENDA ITEM:** **Discussion regarding creation of Tax Increment District #6.**

**PREVIOUS ACTION:**

**ISSUE SUMMARY:**
The previous agenda item includes background information on Tax Increment Financing and the proposed schedule to create TID #6 & 7. TID #6 is proposed as an overlay district of existing TID #3. The packet includes a map of the proposed TID #6 boundary, along with the boundary of existing TID #3. The map also includes those parcels that were identified as blighted parcels based on the analysis completed by the Village's planning consultant, MSA Professional Services, as part of the update to Redevelopment District No. 1 Plan. TID #3 was created on August 8, 2004, reached its expenditure period on August 8, 2022, and will close in 2027. While many public and private improvements have been completed in TID #3, there remain unrealized public improvements and underutilized properties within TID #3 that the Village desires to complete but are unlikely to materialize but for the creation of TID #6. TID #6 is proposed as a Blighted TID, which means it will have a 22 year expenditure period and a 27 year life.

The purpose of this meeting is to discuss the proposed boundary of the new TIF District and the general mechanics of how TIF districts are created and used by municipalities to encourage new development. Future meetings in June and July will be used to review and recommend the Project Plan for the TID. This includes a deeper dive into the projected TID revenues and expenses within the draft Project Plan. It is important to note, that the creation of a TID in itself does not create specific obligations of the municipality in terms of approval of certain development proposals or the expenditure of funding. Those decisions are made on a case-by-case basis after the TID is created.

**FINANCIAL/BUDGET IMPACT:**

**VILLAGE PLAN REFERENCE:**

**ORDINANCE REFERENCE:**

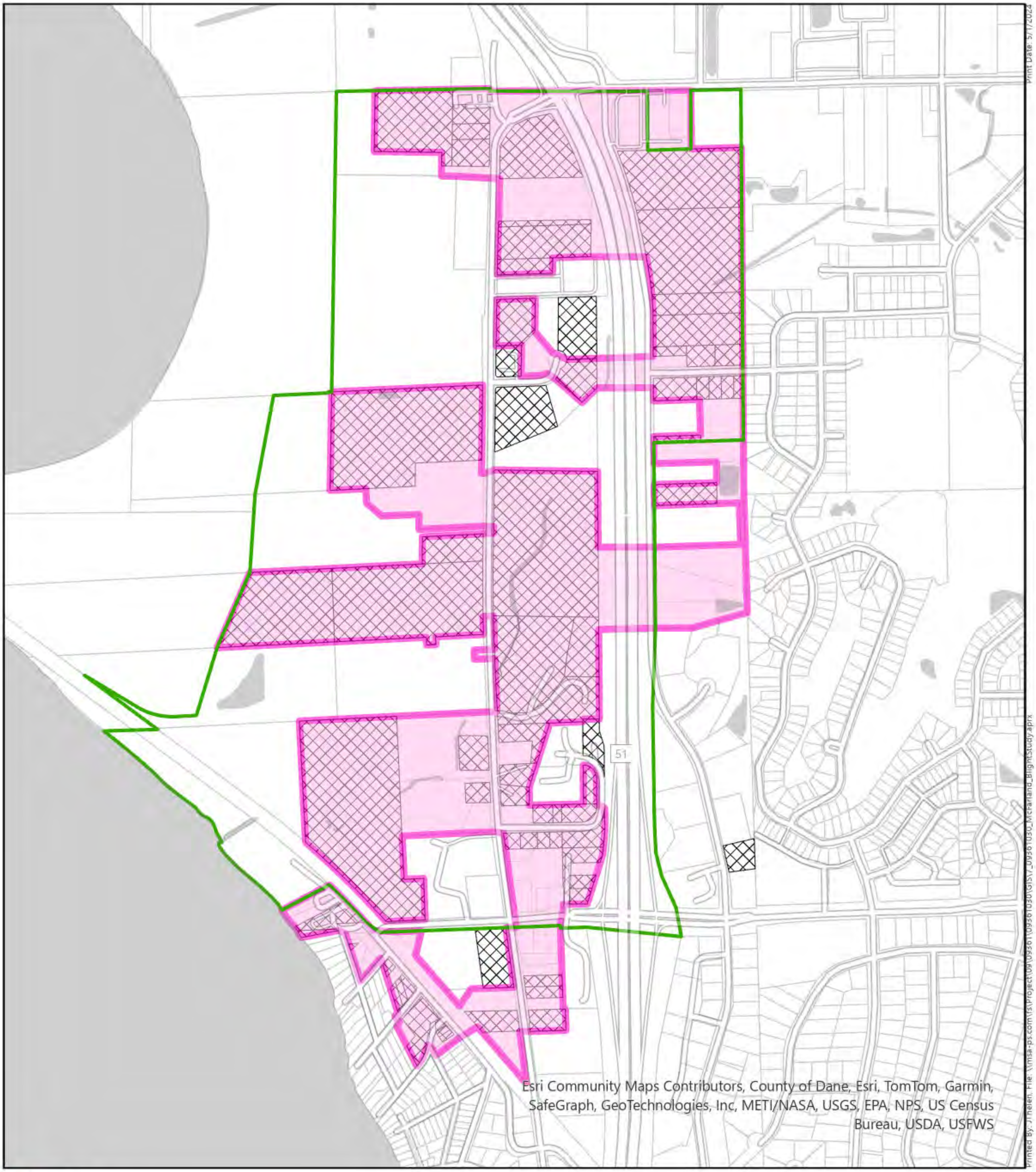
**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**
This item is presented for discussion only.

**ATTACHMENTS:**

VILLAGE OF

McFarland

1. Draft TID 6 Boundary and Future Land Uses_05.02.24




MSA

*Data Sources:*
*Dane County*
*Wisconsin State Cartographers Office*
*Imagery Provided by ESRI*

TID #6 Proposed Boundary

TID #3 Existing Boundary

Blighted Parcels

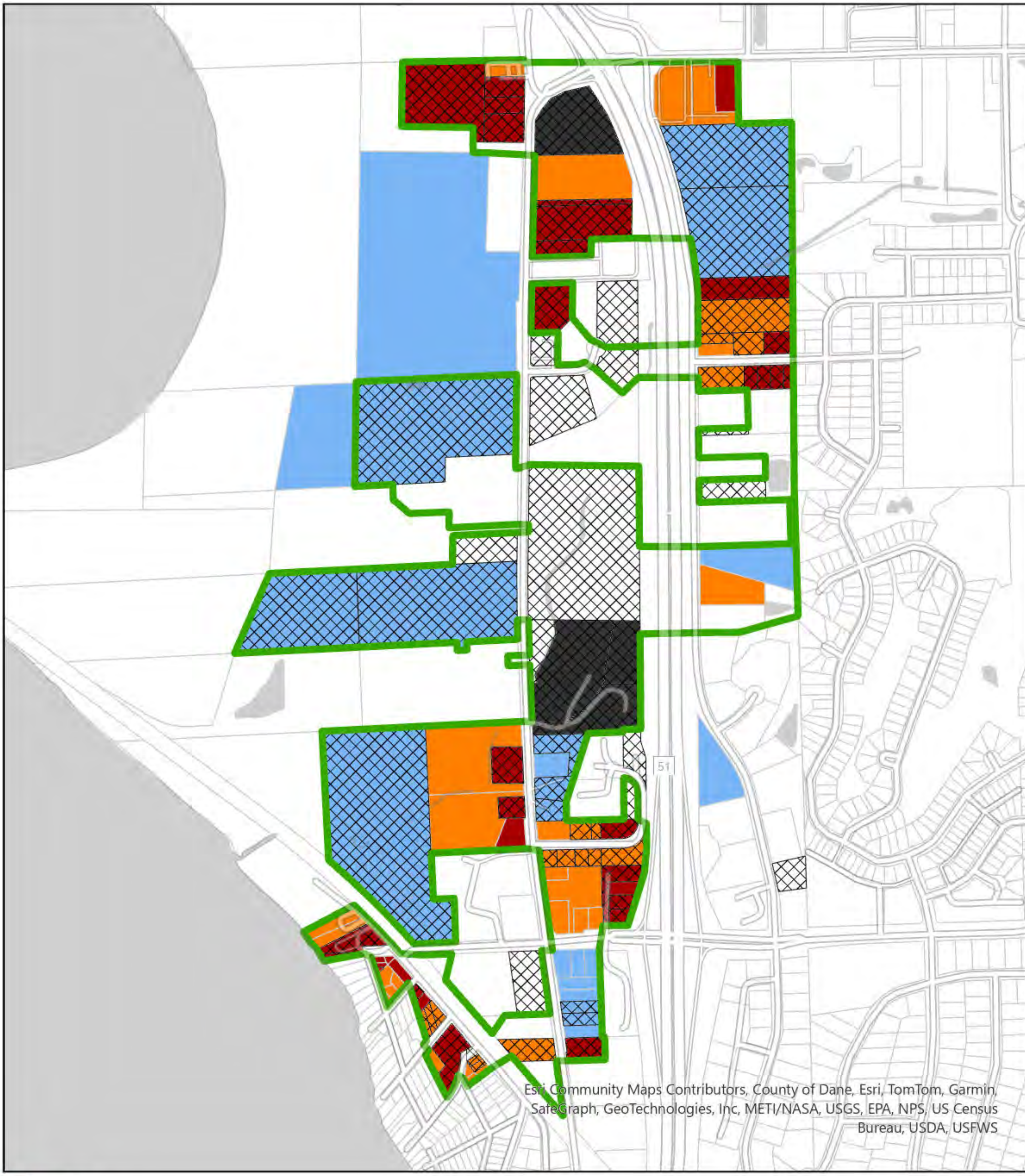
Parcels

0 250 500 Feet

# TID No. 6

## Proposed Boundary

Village of McFarland
Dane County, WI




MSA

*Data Sources:*
*Dane County*
*Wisconsin State Cartographers Office*
*Imagery Provided by ESRI*

0 250 500 Feet

## Legend

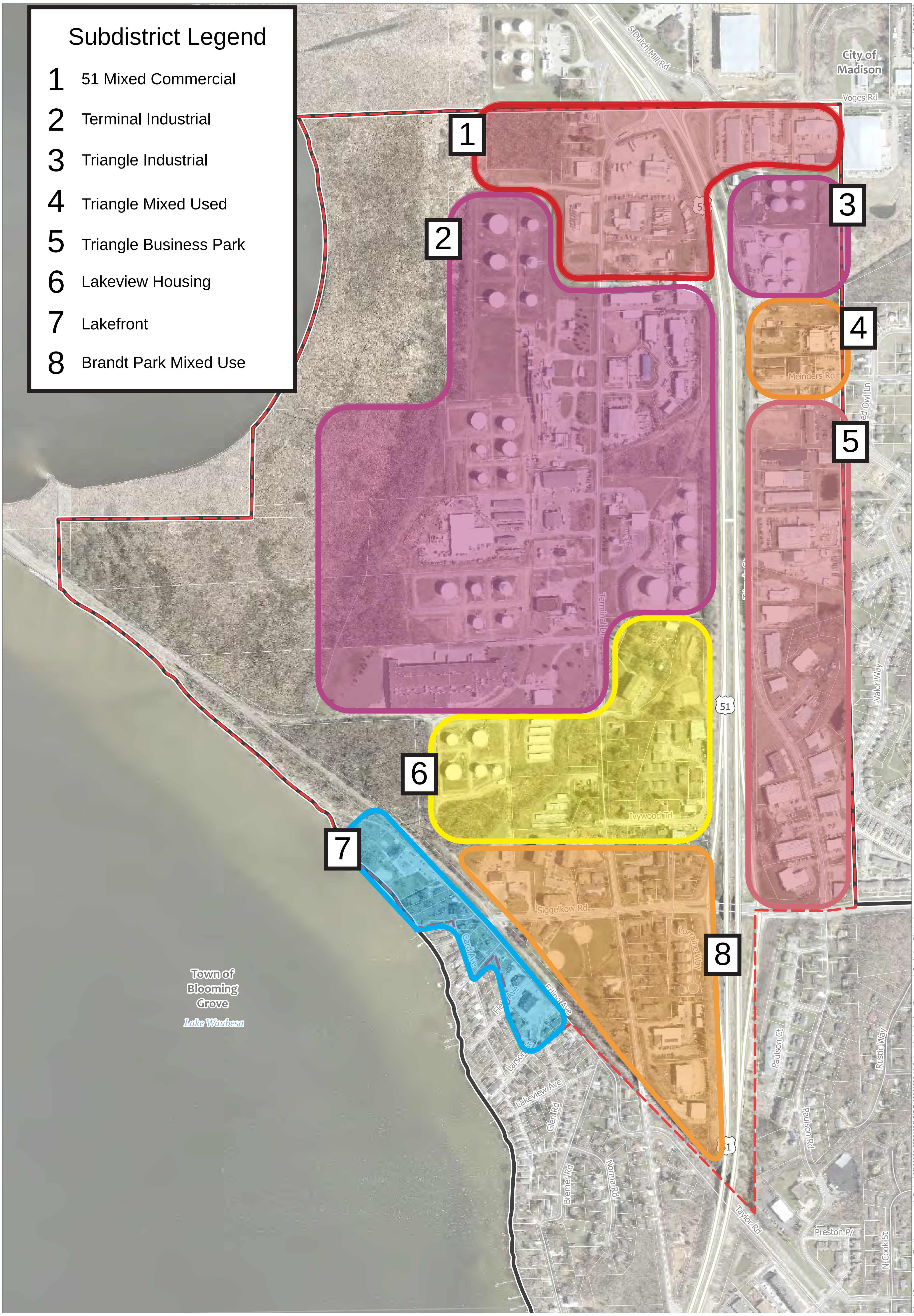
- TID #6 Proposed Boundary
- Blighted Parcels
- Parcels
- Key Redevelopment Opportunity (Zone A)
- Key Redevelopment Expansion (Zone B)
- Potential Redevelopment (Zone C)
- Approved Redevelopment Plans

# TID No. 6

## Redevelopment Opportunities

Village of McFarland
Dane County, WI

# District 1: Initial Concept “A”




McFarland VILLAGE OF Naturally Connected

MSA planning + design studio

VILLAGE OF
McFarland

## SUMMARY SHEET

**MEETING DATE:** **Wednesday, May 8, 2024**

**SECTION:** **Business**

**DEPARTMENT:** **Community Development**

**CONTACT:** **Andrew Bremer, Comm & Eco Dev Director**

**AGENDA ITEM:** **Discussion regarding an allocation amendment of Tax Increment District #3 to Tax Increment District #5 and #6.**

**PREVIOUS ACTION:**

**ISSUE SUMMARY:**
The third TIF project is to consider making TID #3 a "donor TID" to TIDs #5 & 6 through what is referred to as an Allocation Amendment. An allocation amendment allows a municipality to transfer excess increment from one TID (the Donor TID) to another TID (the Recipient TID). In 2017, the Village approved TID #3 as a Donor TID to TID #4. There is no limit to the number of allocation amendments or Recipient TIDs from a Donor TID. However, an Allocation Amendment requires:

- Donor and Recipient TIDs have the same overlying taxing jurisdictions, and
- Donor TID demonstrates the current increment is sufficient to pay off all costs and provide enough surplus revenue to pay some of the costs for the recipient TID, and
- Resolutions adopted by the Planning Commission and the legislative body to state specifically from which TID the increments are coming and to which TID the surplus is going.

In order to be a Recipient TID, the TID must either be a Blighted TID (proposed TID #6) or a Rehabilitation-Conservation TID (existing TID #5). The approval process to designate TID #3 as a Donor TID to TIDs #5 & 6 follows the same approval process as a TID creation. Once approved as a Donor TID, the allocation of surplus revenues from TID #3 to TID #5 or 6 is at the discretion of the Village Board and there is no obligation to donate surplus revenues. However, by establishing TID #3 as a Donor to TIDs #5 & 6 it provides the Village Board with greater financial flexibility to allocate surplus TID 3 revenues to complete public works and redevelopment projects in the recipient TIDs. In the case of TID #4, this has allowed the Village Board to pursue redevelopment projects without the need to borrow funds, thus eliminating the need to pay loan interest. Designating TID #3 as a Donor TID to TIDs #5 & 6 does not change TID #3's expenditure period, base value, or maximum life and does not prevent TID #3 from having an Affordable Housing Extension. Funds may be transferred to the Recipient TID until the Donor TID reaches its maximum or extended life.

The purpose of this meeting is to introduce the concept of an Allocation Amendment. Future

VILLAGE OF
McFarland

meetings in June and July will be used to review and recommend the Project Plan for the TID. This includes a deeper dive into the projected TID revenues and expenses within the draft Project Plan.

**FINANCIAL/BUDGET IMPACT:**

**VILLAGE PLAN REFERENCE:**

**ORDINANCE REFERENCE:**

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**
This agenda item is presented for discussion only.

**ATTACHMENTS:**
None

VILLAGE OF
McFarland

# SUMMARY SHEET

**MEETING DATE:** **Wednesday, May 8, 2024**

**SECTION:** **Business**

**DEPARTMENT:** **Community Development**

**CONTACT:** **Andrew Bremer, Comm & Eco Dev Director**

**AGENDA ITEM:** **Discussion and action to make a recommendation to the Village Board regarding purchasing bicycle racks for the Bashford Street public parking lot.**

**PREVIOUS ACTION:**
April 3, 2024. Park & Recreation Committee recommended the u-shaped racks in standard teal color.

**ISSUE SUMMARY:**
Last Fall, an 8'x36' concrete pad was poured near the Bashford Street parking lot on Main Street. The purpose of the concrete pad is to add a bike repair station and bike racks to support Arnold Larson Park users, Lower Yahara River Trail users, and Downtown businesses. Rather than using a standard bicycle rack, staff is suggesting a more customized approach that would utilize the Village's logo and colors to reinforce the Village's brand and community identity. Within the packet is a quote from a Graber Manufacturing in Waunakee for six bicycle racks. The design is a u-shaped rack with the racks on each end including a lean bar in the shape of the McFarland logo badge. The logo is cut out of the steel plate. The color of all six bicycle racks would be the company's standard teal color, which is sufficiently close in color to the Village's Lake Blue color. The total cost is $2,071.74. Graber indicated that using a custom color would increase the price to $3,821.74. Staff will bring a set of color samples from Graber to the meeting if there is concern regarding matching the color. Graber also has a standard green that is similar to the Village's Sprouting Green color if the Committee has a preference to use green vs. teal. The packet also includes an alternative post-ring designed bicycle rack incorporating the Village's badge logo. The cost of the post-ring racks are approximately $60 more than the u-shaped racks. Staff prefer the u-shaped rack as they offer a larger area to lean/lock a bicycle. The post-ring design could be used in other locations in the future where mounting space is more limited (e.g. within a terrace area). The bike repair station is already in-stock and is in a standard black color, similar to the other bike repair stations in the Village.

**FINANCIAL/BUDGET IMPACT:**
Funding for this project is proposed from TID #4.

**VILLAGE PLAN REFERENCE:**

**ORDINANCE REFERENCE:**

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

VILLAGE OF
McFarland

Motion, second, to recommend to the Village Board approval of a purchase order from Graber Manufacturing for bicycle racks in the Bashford Street public parking lot.

**ATTACHMENTS:**

1. Graber Manufacturing U-Ring Quote
2. Garber Manufacturing Post & Ring Branded Logo

**Graber Manufacturing**
1080 Uniek Drive
Waunakee, WI 53597

Voice: 608.849.1080
Fax: 608.849.1081

# QUOTATION

**Quote Number:** 0025368
**Quote Date:** 3/28/2024
**Estimated Ship Date:**

**Quoted To:**
Village of McFarland
5915 Milwaukee Street
MC FARLAND, WI 53558

**ShipTo:**
McFarland Public Works
5115 Terminal Drive
MC FARLAND, WI 53558

| Customer ID | Good Thru | Payment Terms | Sales Rep |
|---|---|---|---|
| MCFRLND | 4/27/2024 | Prepaid | LS |

| Qty | Item | Description | Unit Price | Amount |
|---|---|---|---|---|
| 2 | /MSCMX | CUSTOM - U' Rack with Custom McFarland Lean Bar - 2-3/8 OD Tube 22 L - Surface Mount - Powder Coated<br>Color: Teal | 544.00 | 1,088.00 |
| 2 | RT3835-Z-4 | STUD 3/8 x 3-1/2 - Removable Concrete Anchor - Zinc Plated - 4 Each | 6.29 | 12.58 |
| 4 | U238-SF-P | U' Rack - 2-3/8 OD Tube 22 L - Surface Mount - Powder Coated<br>Color: Teal | 199.00 | 796.00 |
| 4 | RT3835-Z-4 | STUD 3/8 x 3-1/2 - Removable Concrete Anchor - Zinc Plated - 4 Each | 6.29 | 25.16 |
| 0 | /TAXEXEMPT | Tax Exempt Form on File | 0.00 | 0.00 |
| | | | Subtotal: | 1,921.74 |
| | | | Shipping & Handling: | 150.00 |
| | | | Sales Tax: | 0.00 |
| | | | **TOTAL:** | 2,071.74 |

WE ARE A SUPPLIER ONLY: As a supplier only, we are not subject to subcontractor terms and conditions. The customer is responsible for completeness, accuracy, and conformity to their plans and specifications. We will not proceed with orders until all details such as materials, options, colors, etc. are complete and accurate.

MILL CERTIFICATE AVAILABLE IF SPECIFICALLY REQUESTED AND QUOTED IN ADVANCE.

**PRICING: Quoted prices will be held for 30 days. Changes in quantities will effect prices.**
**All prices are in U.S. Dollars.**

SHIPPING AND HANDLING CHARGES: Shipping charges are estimated and are subject to actual shipping charges incurred at the time of shipment.
Unless indicated above, shipping charges do not include unloading and placement. Please see our shipping information for available services and pricing.

LEAD TIMES: We appreciate your patience as we work to complete your project within the original timeframe. Please note that lead times and estimated ship dates are indeed subject to change due to various factors beyond our control.

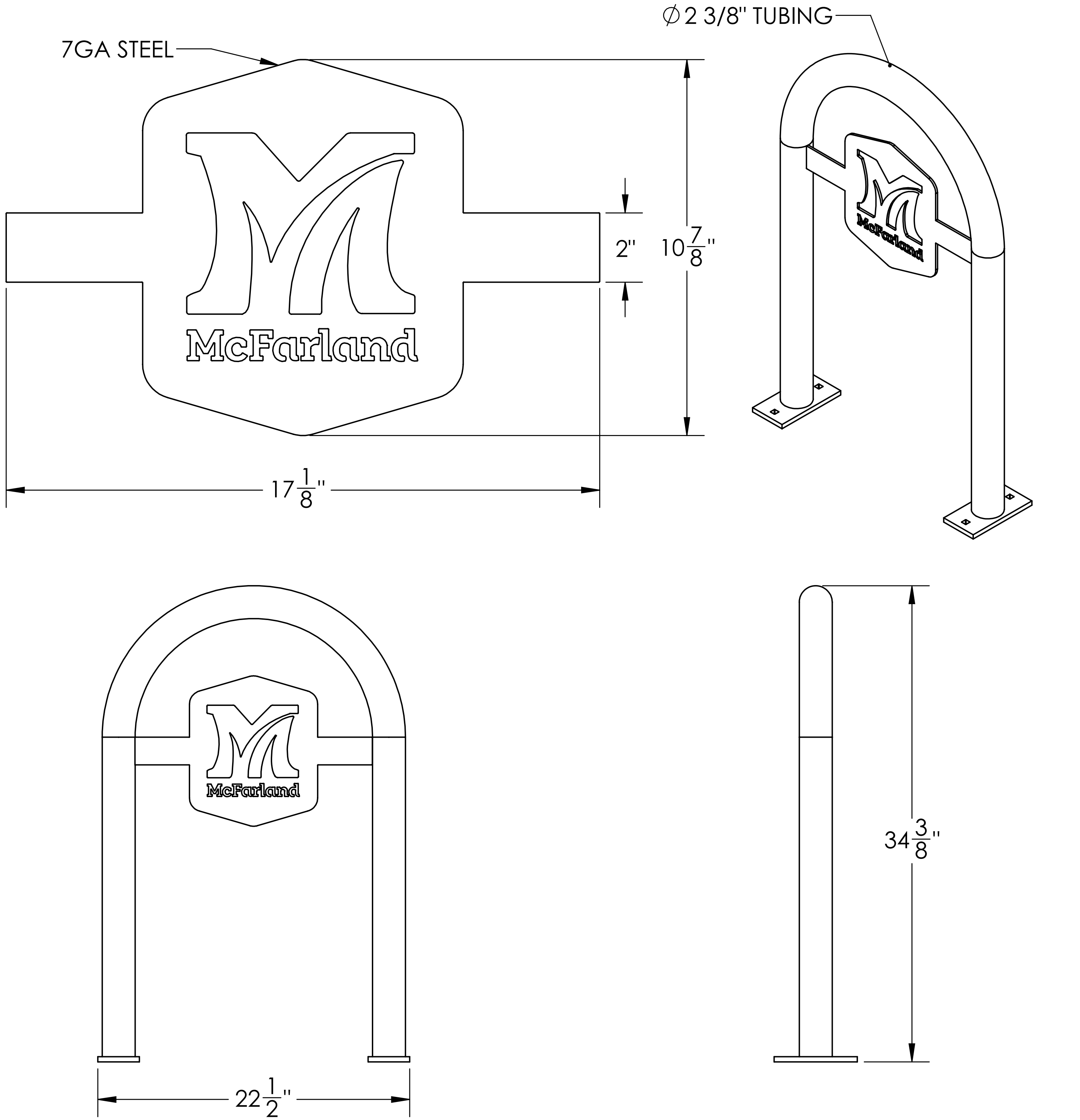
CUSTOMER DELAYS: Customer delays greater than two weeks after notification that the goods are ready to ship will incur storage charges at the rate of 1% of the sale amount per day.

TAXES: Customers are responsible for all applicable taxes. Tax exemption certificate must be submitted prior to order placement.

CANCELLATION: Orders cancelled more than two weeks after placement are subject to a 30% to 100% charge based upon cost incurred.
Custom orders cannot be cancelled.
COMPLETE TERMS AND CONDITIONS: Additional terms and conditions are attached.

MADRAX DIVISION

GRABER MANUFACTURING, INC.
1080 UNIEK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7931, P(608) 849-1080, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM




PRODUCT: U238-2-MCFARLAND

DESCRIPTION: CUSTOM U238 RACK, FITS 2 BIKES

DATE: 01/29/24

ENG: TMY

CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

MADRAX

MADRAX DIVISION

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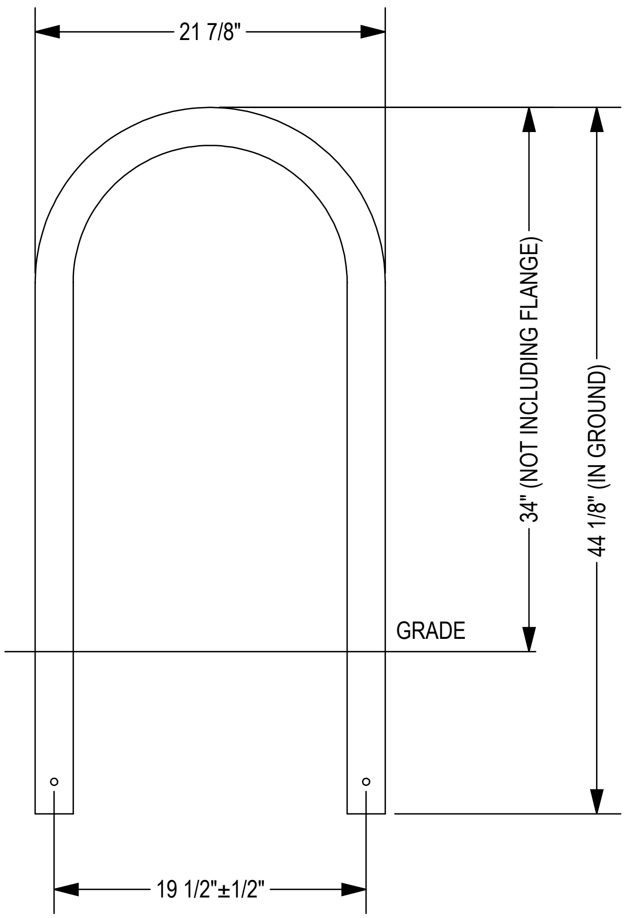
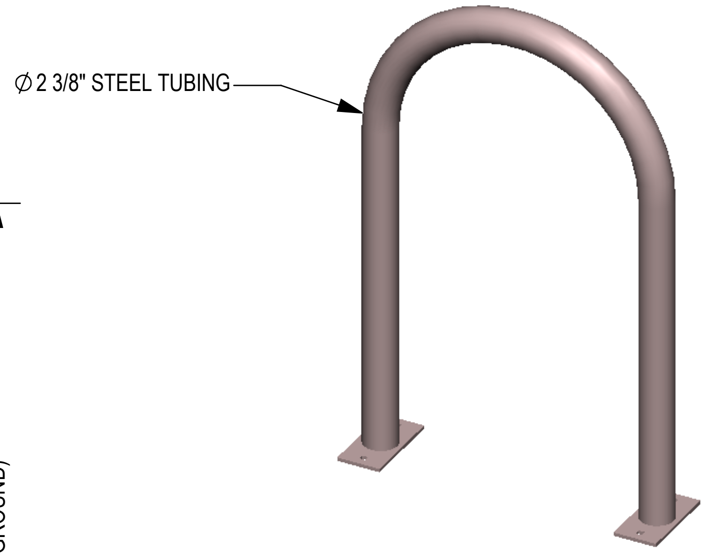
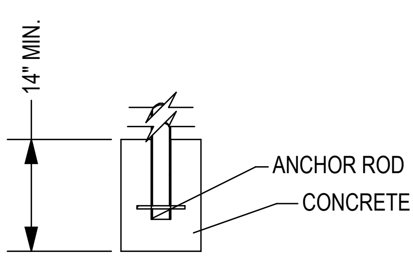


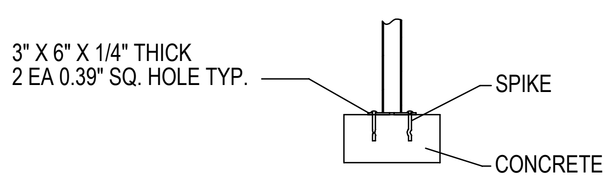




SURFACE FLANGE MOUNT

## CHECK DESIRED MOUNT




☐ IN GROUND MOUNT (IG)




☐ SURFACE FLANGE MOUNT (SF)

PRODUCT: U238-IG(SF)
DESCRIPTION: 'U' BIKE RACK
2 BIKE, SURFACE OR IN GROUND MOUNT

DATE: 10/25/2021
ENG: TJF



NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

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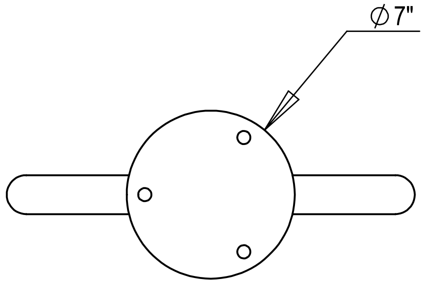
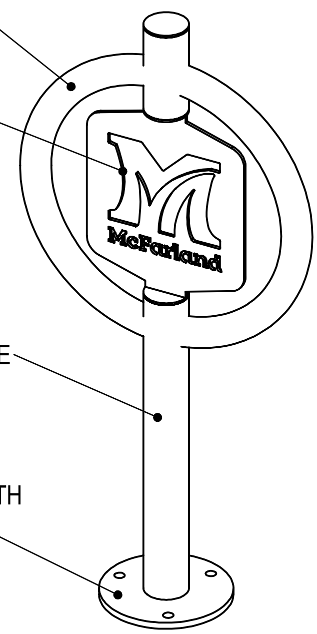
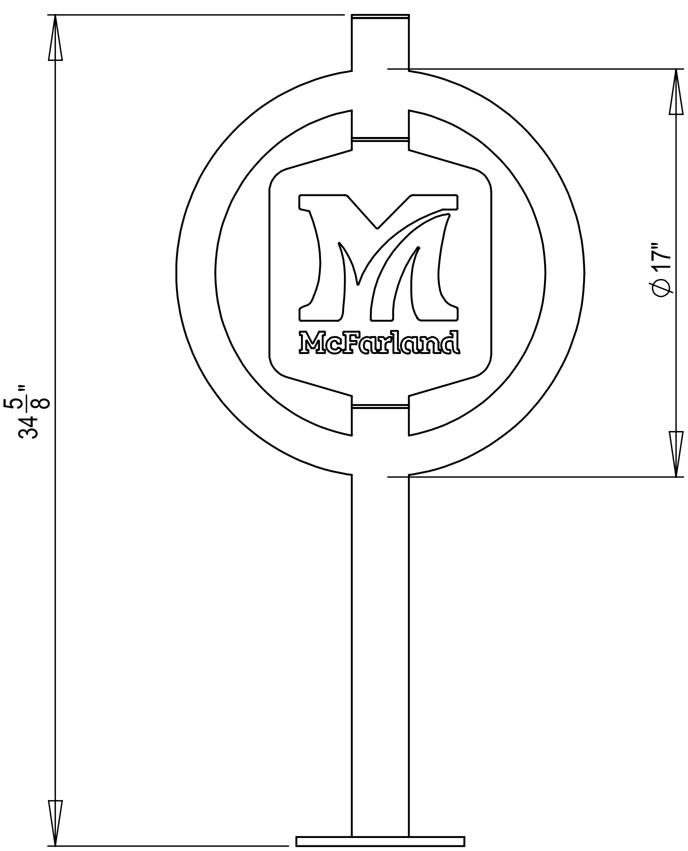
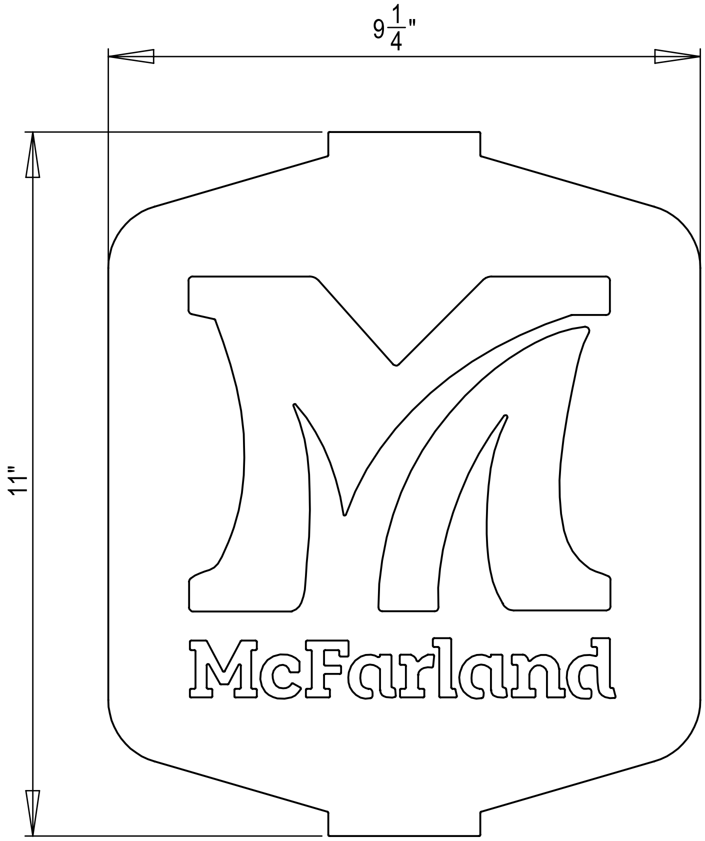



PRODUCT: PAR-2-SF-MCFARLAND
DESCRIPTION: CUSTOM POST AND RING RACK

DATE: 01/28/24
ENG: TMY



NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

VILLAGE OF
McFarland

## SUMMARY SHEET

**MEETING DATE:** **Wednesday, May 8, 2024**

**SECTION:** **Business**

**DEPARTMENT:** **Community Development**

**CONTACT:** **Andrew Bremer, Comm & Eco Dev Director**

**AGENDA ITEM:** **Discussion regarding updates to Redevelopment District Plans 1 and 2.**

**PREVIOUS ACTION:**
August 22, 2023, Village Board approval of project contract
September, 2023, Public Survey #1
October 2, 2023, Public Information Meeting #1
October 17, 2023, PC & CDA Joint Working Session #1 - issues and opportunities discussion for Districts 1 & 2
October 30, 2023, Developer/Realtor/Lender Focus Group Meeting #1
November 7, 2023, Chamber Business Summit
January 10, 2024, PC & CDA Joint Working Session #2 - priority redevelopment site analysis and initial concepts
February 8, 2024, Chamber Annual Dinner
February 15, 2024, Developer/Realtor/Lender Focus Group Meeting #2
March 19, 2024, PC & CDA Joint Working Session #3 - review of revised redevelopment concepts

**ISSUE SUMMARY:**
The Village scheduled a joint Plan Commission and CDA meeting on March 19th to review the revised conceptual site plans for Redevelopment Districts 1 & 2 with our consultant Steve Tremlett from MSA Professional Services. Unfortunately, there was not a quorum of CDA members, so the Plan Commission had to continue without the CDA. Included in the packet are the revised conceptual site plans. As discussed at the March 19th meeting, these concepts have been refined based on input from the January joint PC/CDA working session and the focus group meeting. In most cases, there continue to be two alternatives for the same subarea, "Concept A" and "Concept B". These concepts might differ in terms of land uses, building locations, building sizes, and parking locations. Concepts A and B do not necessarily represent the only design alternatives for properties. Their purpose is to illustrate what may be possible, but not all possibilities. Committee members should pay particular attention to the overall land uses suggested for each concept. If there are particular land uses or development concepts that don't seem appropriate, then they can be dropped from further consideration as the updated plans for both districts continue to take shape. The committee members also don't necessarily need to pick one concept over another, as it may be perfectly acceptable to include multiple alternatives for the same areas in the final plan if both are deemed acceptable. These concepts are meant to illustrate what may be possible redevelopment alternatives but not prescribe the

exact way properties may redevelop in the future. There is no specific timeline for redevelopment of any sites within the planning areas. Redevelopment of any specific properties is generally driven by the property owner or as a public-private partnership with the Village. The plans are written with a 20-year horizon and generally updated every 10years to maintain relevancy with changing market conditions.

Our planning consultant will not be present for this meeting. The purpose of this agenda item is to bring some of the newer members of the CDA up to speed on where we are at with this planning project and to provide an opportunity for all members to provide comments to staff to forward to our planning consultant. The next joint meeting with the Plan Commission and our planning consultant is planned for Thursday June 20th at 7:00PM.

**FINANCIAL/BUDGET IMPACT:**

**VILLAGE PLAN REFERENCE:**
2005 Terminal & Triangle District Plan
2010 Redevelopment District No. 1
2010 Redevelopment District No. 2
2017 Comprehensive Plan

**ORDINANCE REFERENCE:**

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**
This agenda item is presented for discussion only.

**ATTACHMENTS:**
1. District 1 Refined Redevelopment Concepts_03.15.2024
2. District 2 Refined Redevelopment Concepts_03.15.2024

## CONCEPT KEY

### Sub-District A

**A1** HOTEL
- 75 Rooms
- 80 Surface Parking Spaces

**A2** 1.5-STORY COMMERCIAL
- 10,500 SF
- 66 Surface Parking Spaces

**A3** 1.5-STORY COMMERCIAL
- 10,500 SF
- 73 Surface Parking Spaces

**A4** RESTAURANT
- 10,000 SF
- 74 Surface Parking Spaces

**A5** 1.5-STORY MULTI-TENANT COMMERCIAL
- 34,000 SF
- 149 Surface Parking Spaces

**A6** COMMERCIAL/RETAIL
- 17,500 SF
- 103 Surface Parking Spaces

### Sub-District B

**B1** OFFICE
- 9,200 SF
- 43 Surface Parking Spaces

**B2** COMMERICAL
- 9,000 SF
- 72 Surface Parking Spaces

**B3** EXISTING BUILDING EXPANSION
- 12,000 SF

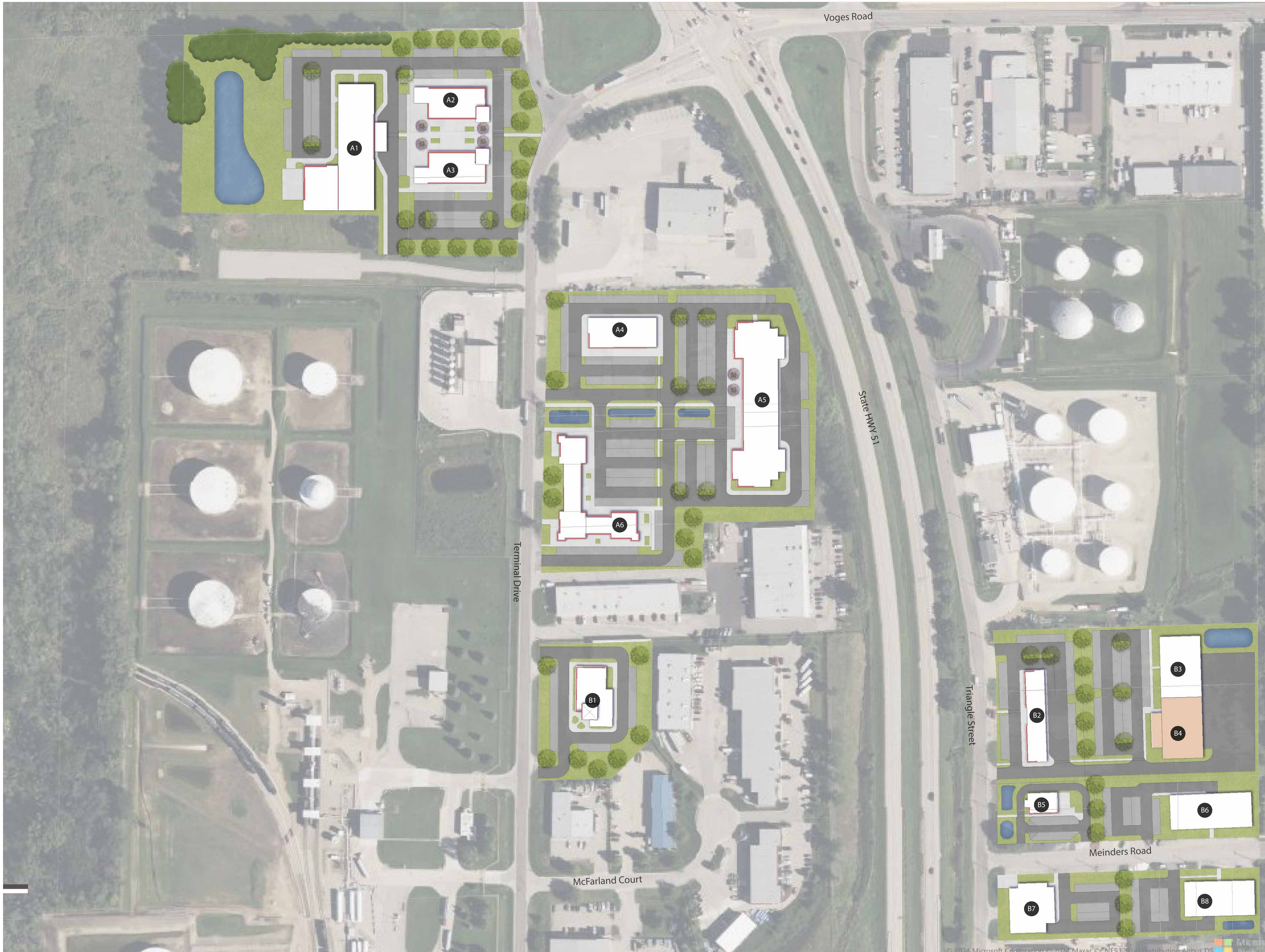
**B4** INDUSTRIAL/OFFICE (EXISTING)
- 12,000 SF
- 89 Surface Parking Spaces

**B5** DT COMMERCIAL
- 3,100 SF
- 19 Surface Parking Spaces

**B6** 3-STORY MF RESIDENTIAL
- 36 Residential Units
- 72 Parking Spaces (37 Underground)

**B7** LIGHT INDUSTRIAL/OFFICE
- 10,000 SF
- 27 Surface Parking Spaces

**B6** 3-STORY MF RESIDENTIAL
- 32 Residential Units
- 61 Parking Spaces (32 Underground)




Village of McFarland
Development District 1 North
Design Concept 1

MSA    Village of McFarland

0'    100'    200'    300'

SCALE    FOOT


Voges Road
Preserve Trees
1.5-Story Com.
10,500 SF
1.5-Story Com.
10,500 SF
75 Key Hotel
Terminal Drive
Commercial / Restaurant
10,000 SF
1.5-Story Multi-Tenant Com.
34,000 SF
Com./Retail Liner Shops
17,500 SF
State HWY 51
Triangle Street
Village of McFarland
District 1 | Concept 1
North Sub-Area A
MSA
McFarland
0'
100'
150'

Village of McFarland
District 1 | Concept 1
North Sub-Area B

## CONCEPT KEY

### Sub-District C

**C1** 2-STORY MF RESIDENTIAL
- 24 Units
- 57 Parking Spaces (24 Underground)

**C2** 3-STORY MF RESIDENTIAL
- 42 Units
- 80 Surface Parking Spaces (42 Underground)

**C3** 3-STORY MF RESIDENTIAL
- 54 Units
- 108 Parking Spaces (54 Underground)

**C4** 3-STORY MF RESIDENTIAL
- 42 Units
- 74 Parking Spaces (42 Underground)

**C5** 2-STORY TOWNHOMES
- 4 Units
- 2 Surface Parking Spaces

**C6** 2-STORY TOWNHOMES
- 4 Units
- 2 Surface Parking Spaces

**C7** 2-STORY TOWNHOMES
- 4 Units
- 3 Surface Parking Spaces

**C8** 3-STORY MF RESIDENTIAL
- 36 Units
- 63 Parking Spaces (36 underground)

**C9** 2-STORY TOWNHOMES
- 4 Units
- 2 Surface Parking Spaces

**C10** 2-STORY TOWNHOMES
- 4 Units
- 2 Surface Parking Spaces

**C11** 2-STORY TOWNHOMES
- 4 Units
- 6 Surface Parking Spaces

**C12** 4-STORY MF RESIDENTIAL
- 52 Units
- 104 Parking Spaces (36 Underground)

**C13** 4-STORY MIXED USE
- 8,000 SF
- 48 Units
- 115 Parking Spaces (36 Underground)

**C14** 1.5-STORY COM.
- 6,000 SF
- 22 Parking Spaces

### Sub-District E

**E1** 4-STORY MIXED USE
- 8,000 SF Commercial
- 75 Residential Units
- 134 Parking Spaces (65 Underground)

**E2** MCDANIEL PARK
- 24 Surface Parking Spaces

**E3** BRANDT PARK
- 24 Surface Parking Spaces

**E4** BRANDT PARK
- 27 Surface Parking Spaces

**E3** 4-STORY MIXED USE
- 2,500 SF Com.
- 30 Residential Units
- 54 Parking Spaces (30 Underground)

**E4** 2-STORY TOWNHOMES
- 4 Units

Village of McFarland
Development District 1 South
Design Concept 1


0' 100' 200' 300'

SCALE FOOT


2-Story
MF Res.
24 Units
18
15
3-Story
MF Res.
42 Units
38
31
3-Story
MF Res.
54 Units
16
8
3-Story
MF Res.
42 Units
10
2-Story
Townhomes
4 Units
2
2-Story
Townhomes
4 Units
2
2-Story
Townhomes
4 Units
3
Ivywood Trail
6
3-Story
MF Residential
36 Units
2-Story
Townhomes
4 Units
2
2-Story
Townhomes
6 Units
2
2-Story
Townhomes
4 Units
12
15
18
15
15
15
15
4-Story
MF Res.
52 Units
23
10
10
10
8
4-Story
Mixed Use
8,000 SF Com.
48 Units
9
Stormwater
Management
8
1.5-Story Com.
6,000 SF
14
Terminal Dr
Siggelkow Rd
Siggelkow Rd
State HWY 51
Village of McFarland
District 1 | Concept 1
North Sub-Area C
MSA
McFarland
0'
100'
150'


Village of McFarland
District 1 | Concept 1
North Sub-Area D

MSA

0' 100' 150'

## CONCEPT KEY

### Sub-District A

**A1** LIGHT INDUSTRIAL/COMMERCIAL
- 25,000 SF
- 68 Surface Parking Spaces

**A2** 1.5-STORY COMMERCIAL
- 9,000 SF
- 73 Surface Parking Spaces

**A3** 1.5-STORY COMMERCIAL
- 9,000 SF
- 74 Surface Parking Spaces

**A4** LIGHT INDUSTRIAL
- 110,000 SF
- 173 Surface Parking Spaces

### Sub-District B

**B1** LIGHT INDUSTRIAL
- 20,000 SF
- 39 Surface Parking Spaces

**B2** MULTI-TENANT LIGHT INDUSTRIAL
- 25,000 SF
- 107 Surface Parking Spaces

**B3** INDUSTRIAL/OFFICE (EXISTING)
- 12,000 SF
- 131 Surface Parking Spaces

**B4** EXISTING BUILDING EXPANSION
- 12,000 SF

**B5** LIGHT INDUSTRIAL/OFFICE
- 10,000 SF
- 27 Surface Parking Spaces

**B6** COMMERCIAL/OFFICE
- 6,200 SF
- 25 Surface Parking Spaces

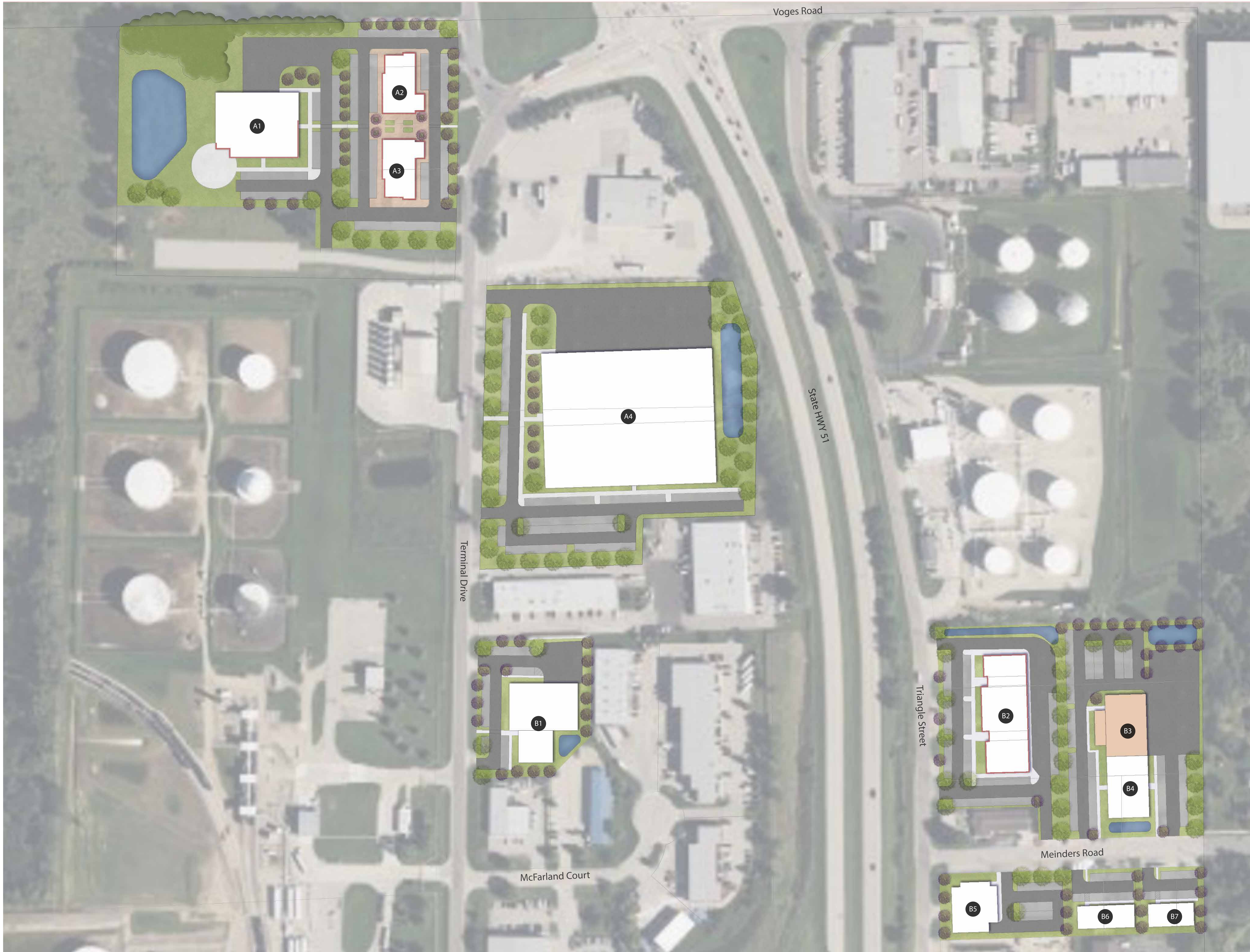
**B7** COMMERCIAL/OFFICE
- 5,000 SF
- 21 Surface Parking Spaces

Village of McFarland
Development District 1 North
Design Concept 2

MSA
McFarland

0' 100' 200' 300'

SCALE FOOT




Village of McFarland
District 1 | Concept 2
North Sub-Area A

Village of McFarland
District 1 | Concept 2
North Sub-Area B

## CONCEPT KEY

### Sub-District C

- C1 2-STORY MF RESIDENTIAL
  - 24 Units
  - 58 Parking Spaces (24 Underground)
- C2 3-STORY MF RESIDENTIAL
  - 42 Units
  - 80 Parking Spaces (42 Undergound)
- C3 3-STORY MF RESIDENTIAL
  - 54 Units
  - 108 Spaces (54 Underground)
- C4 3-STORY MF RESIDENTIAL
  - 48 Units
  - 92 Parking Spaces (48 Underground)
- C5 3-STORY MF RESIDENTIAL
  - 48 Units
  - 96 Parking Spaces (42 Underground)
- C6 MF Residential
  - New 6-unit and 8-unit Residential Unit Buildings
  - 2 Existing 8-unit buildings
  - 58 Parking Spaces (36 Garage Spaces)
- C7 1.5-STORY COM.
  - 6,000 SF
  - 22 Parking Spaces
- C8 4-STORY MF RESIDENTIAL
  - 48 Residential Units
  - 100 Parking Spaces (36 Underground)

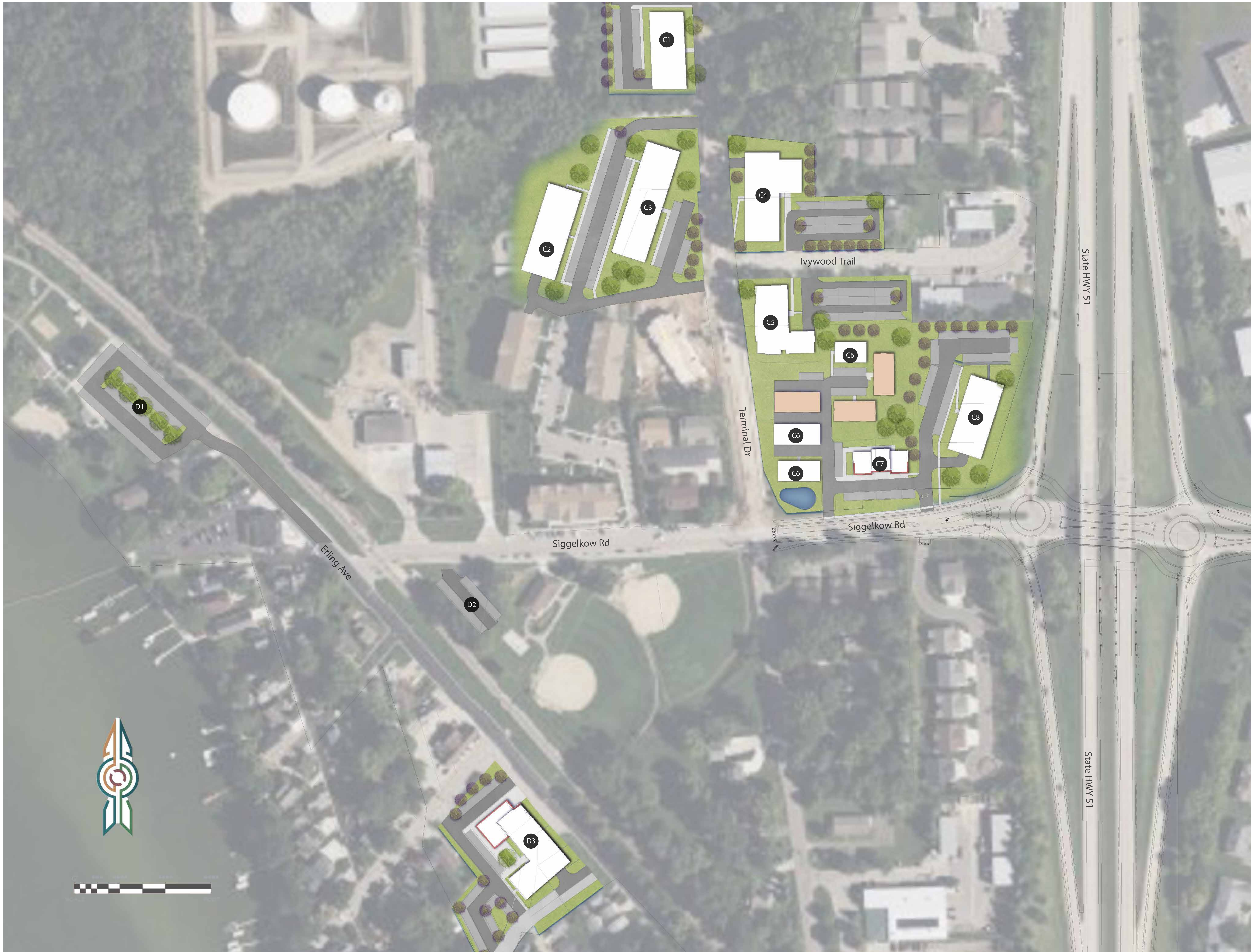
### Sub-District D

- D1 MCDANIEL PARK
  - 106 Surface Parking Spaces
- D2 BRANDT PARK
  - 29 Surface Parking Spaces
- D3 4-STORY MIXED USE
  - 6,500 SF Com.
  - 45 Residential Units
  - 100 Parking Spaces (45 Underground)

Village of McFarland
Development District 1 South
Design Concept 2

MSA
McFarland

0' 100' 200' 300'
SCALE FOOT




2-Story
MF Res.
24 Units
18
15
3-Story
MF Res.
42 Units
38
31
3-Story
MF Res.
54 Units
16
8
3-Story
MF Res.
48 Units
16
14
14
Future Existing
Commercial Expansion
Ivywood Trail
State HWY 51
17
17
20
3-Story
MF Residential
48 Units
MF Res
6-Unit
Existing
8-Unit
18
6
12
10
18
6
8
8
Existing Garage
18 Spaces
Existing
8-Unit
4-Story
Mixed Use
8,000 SF Com.
48 Units
Garage
18 Spaces
1.5-Story Com.
6,000 SF
8
MF Res
8-Unit
Stormwater
Management
14
Terminal Dr
Siggelkow Rd
Siggelkow Rd
Village of McFarland
District 1 | Concept 2
North Sub-Area C
MSA
McFarland
0'
100'
150'


Village of McFarland
District 1 | Concept 1
North Sub-Area D

MSA
Village of McFarland

0'
100'
150'


## CONCEPT KEY

### Sub-District A

**A1** 3-STORY MF RESIDENTIAL
- 50 Residential Units
- 75 Parking Spaces (50 Underground)

**A2** 1.5-STORY COMMERCIAL (EXISTING)
- 27,000 SF
- 155 Surface Parking Spaces

**A3** 1.5-STORY COMMERCIAL
- 3,500 SF
- 19 Surface Parking Spaces

**A4** 3-STORY MF RESIDENTIAL (EXISTING)
- 38 Residential Units
- 81 Parking Spaces (37 underground)

**A5** 1.5-STORY COMMERCIAL
- 4,200 SF
- 12 Surface Parking Spaces

**A6** 3-STORY MIXED USE
- 50 Residential Units
- 7,000 SF Commercial
- 93 Parking Spaces (46 Underground)

**A7** 1.5-STORY COMMERCIAL
- 8,800 SF
- 37 Surface Parking Spaces

**A8** 4-STORY MIXED USE
- 32 Residential Units
- 9,000 SF Commercial
- 45 Surface Parking Spaces

### Sub-District B

**B1** 3-STORY MIXED USE
- 25 Residential Units
- 5,600 SF Commercial
- 54 Surface Parking Spaces

**B2** 3-STORY MIXED USE
- 28 Residential Units
- 5,600 SF Commercial
- 69 Parking Spaces (30 Underground)

**B3** 1.5-STORY COMMERCIAL/RESTAURANT
- 10,000 SF Commercial
- 25 Surface Parking Spaces

**B4** PUBLIC PARKING LOT
- 62 Surface Parking Spaces

### Sub-District C

**C1** 4-STORY MIXED USE
- 39 Residential Units
- 10,000 SF Commercial
- 97 Parking Spaces (55 Underground)

**C2** 4-STORY MIXED USE
- 36 Residential Units
- 7,000 SF Commercial
- 80 Parking Spaces (38 Underground)

**C3** FLEXIBLE EVENT AREA
- Raised curbless road design
- 5 Parallell Parking Spaces

Village of McFarland
Development District 2
Design Concept 1

MSA
Village of McFarland

0' 100' 200' 300'
SCALE FOOT


Village of McFarland
District 2 | Concept 1
Sub-District A

MSA

Village of McFarland


Village of McFarland
District 2 | Concept 1
Sub-District B

MSA
McFarland

0' 100' 150'
SCALE FOOT


Village of McFarland
District 2 | Concept 1
Sub-District C

MSA

Village of McFarland

0' 100' 150'
SCALE FOOT


## CONCEPT KEY

### Sub-District A

**A1** 3-STORY MF RESIDENTIAL
- 50 Residential Units
- 75 Parking Spaces (50 Underground)

**A2** 3-STORY MF RESIDENTIAL
- 60 Residential Units
- 129 Parking Spaces (60 Underground)

**A3** 3-STORY MF RESIDENTIAL (EXISTING)
- 38 Residential Units
- 81 Parking Spaces (37 underground)

**A4** 1.5-STORY COMMERCIAL
- 10,000 SF
- 56 Surface Parking Spaces

**A5** 4-STORY MIXED USE
- 12 Residential Units
- 8,500 SF Commercial
- 59 Parking Spaces (20 Underground)

**A6** 4-STORY MIXED USE
- 36 Residential Units
- 6,800 SF Commercial
- 84 Parking Spaces (50 Underground)

**A7** PUBLIC PARKING LOT
- 38 Surface Parking Spaces

**A8** 4-STORY MIXED USE
- 32 Residential Units
- 9,000 SF Commercial
- 45 Surface Parking Spaces

### Sub-District B

**B1** PUBLIC PARKING LOT
- 68 Surface Parking Spaces

**B2** 4-STORY MIXED USE
- 50 Residential Units
- 12,000 SF Commercial
- 72 Parking Spaces (52 Underground)

**B3** 3-STORY MIXED USE
- 32 Residential Units
- 8,000 SF Commercial
- 62 Parking Spaces (32 Underground)

**B4** 3-STORY MIXED USE
- 26 Residential Units
- 6,200 SF Commercial
- 42 Parking Spaces (36 Underground)

**B5** PUBLIC PARKING LOT
- 58 Surface Parking Spaces

**B6** 1.5-STORY COMMERCIAL/RESTAURANT
- 7,500 SF Commercial
- 25 Surface Parking Spaces

### Sub-District C

**C1** 4-STORY MIXED USE
- 87 Residential Units
- 16,800 SF Commercial
- 202 Parking Spaces (97 Underground)

Village of McFarland
Development District 2
Design Concept 2

MSA
Village of McFarland

0' 100' 200' 300'

SCALE FOOT


Village of McFarland
District 2 | Concept 2
Sub-District A

MSA

McFarland

0' 100' 150'
SCALE FOOT

Broadhead Street
Wisconsin Street
Hough Street
Main Street
Milwaukee Street
Anthony Street
Long Street
Exchange Street
14
10
10
10
14
20
4-Story Mixed Use
12,000 SF Com.
50 MF Res. Units
3-Story Mixed Use
8,000 SF Com.
32 MF Res. Units
18
4
14
10
10
10
14
7
3-Story Mixed Use
6,200 SF Com.
26 MF Res. Units
14
11
1.5-Story Com./
Restraurant
7,500 SF
Village of McFarland
District 2 | Concept 2
Sub-District B
MSA
McFarland
0'
100'
150'
SCALE
FOOT


Village of McFarland
District 2 | Concept 2
Sub-District C

MSA

McFarland

0' 100' 150'
SCALE FOOT