

Tuesday, June 18, 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/84087260504>

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

Webinar ID:840 8726 0504

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 Plan Commission 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 Commission 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 Commission 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 Commission 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 May 21, 2024 Plan Commission meeting.

4. PUBLIC HEARINGS.

- a. Public hearing on Ordinance 2024-14, an ordinance rezoning parcels 061003223002 and 061003223066, collectively 5513 Bremer Road, from R-1 Single Family to R-3 General Residence. Request from Tim Neitzel, MMI LLC.
- b. Public hearing regarding creation of Tax Increment District #7.
- c. Public hearing regarding creation of Tax Increment District #6.
- d. Public hearing regarding an allocation amendment of Tax Increment District #3 to Tax Increment District #5 and #6.

5. BUSINESS.

- a. Discussion on a pre-application development concept for a potential 12-unit, multifamily residential project, submitted by Tom Gunderson and Clayton McDonough located at 4719 Burma Road.

- b. Discussion and action to submit a letter to the Town of Dunn Board and Dane County Zoning & Land Regulation Committee regarding a proposed cellular tower at 3316 Elvehjem Road.

6. SCHEDULE NEXT MEETING DATE.

- a. Thursday, June 20th, 2024 at 7:00 PM - Joint Community Development Authority Meeting
- b. Tuesday, July 16th, 2024 at 7:00 PM - Regular Plan Commission Meeting

7. 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.

Plan Commission Minutes May 21, 2024, at 7:00 P.M.

Members Present: Carolyn Clow, Stephanie Brassington, Chris Reynolds, Austen Conrad, Jill Halverson, Peter Bloechl-Anderson

Members Absent: Scott Peters

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER, ROLL CALL

Vice-Chair Brassington called the meeting to order at 7:01 P.M.

2. PUBLIC APPEARANCES.

None.

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the April 16, 2024, Plan Commission meeting.

Reynolds moved to approve the minutes of the April 16, 2024, Plan Commission meeting. Brassington seconded the motion. Motion carried 5-0-1, with abstention from Bloechl-Anderson.

4. BUSINESS.

- a. Discussion on a pre-application development concept for a potential 12-unit, multifamily residential project, submitted by Tom Gunderson and Clayton McDonnough located at 4719 Burma Road.

Bremer provided summary on the agenda item highlighting the location of the dedicated park, arrangement of residential buildings, and its additional features. At 7:18 PM, Conrad's phone alerted the meeting that a tornado watch had escalated to a tornado warning. Bremer directed Thao to monitor the activity of the current storm situation. Shortly, the tornado alarms went off outside followed by Matt Schuenke, Village Administrator, entering the meeting room and directing the Commission motion to adjourn immediately due to the severe weather situation for the safety of Staff and public attendees. No further discussion on this item occurred.

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

Agenda item not discussed due to severe weather conditions.

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

Agenda item not discussed due to severe weather conditions.

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

Agenda item not discussed due to severe weather conditions.

5. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, May 21, 2024, at 7:00 PM

6. ADJOURNMENT.

Conrad motioned to adjourn; Reynolds seconded the motion. Motion carried 6-0.
Meeting adjourned at 7:20 P.M.

VILLAGE OF
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SUMMARY SHEET

MEETING DATE: Tuesday, June 18, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Public hearing on Ordinance 2024-14, an ordinance rezoning parcels 061003223002 and 061003223066, collectively 5513 Bremer Road, from R-1 Single Family to R-3 General Residence. Request from Tim Neitzel, MMI LLC.

PREVIOUS ACTION:

August 15, 2023 - Plan Commission held a pre-application meeting for a proposed project at 5513 Bremer Road.

February 20, 2024 - Plan Commission held Public Hearing on Ordinance 2024-06: An ordinance adopting an amendment to the Village of McFarland Comprehensive Plan to amend the Future Land Use designation for the associated property from Two Family and Townhouse Residential to Multiple Family Residential.

February 22, 2024 - Applicant withdrew their request for comprehensive amendment application.

ISSUE SUMMARY:

Tim Neitzel, and his development team (Matt Tilis from Knothe & Bruce Architects), are requesting to rezone parcels 061003223002 and 061003223066, collectively 5513 Bremer Road, from R-1 Single Family to R-3 General Residence. The purpose of the rezone is to facilitate the applicant's proposed development of three townhouse-style buildings and a single duplex building, totaling 18 residential units. The developer has indicated his intentions to develop the property as a condominium. The calculated dwelling units per acre is 8.9 and would require a conditional use permit if the R-3 zoning is approved. If approved, the applicant will have one year to submit separate applications for a conditional use permit including a plat of condominium and a site design review permit for approval by the Plan Commission (CUP and site design) and Village Board (plat of condominium).

Description of Current Future Land Use Designations

The Village Comprehensive Plan identifies the property for future Two Family and Townhouse Residential uses. Figure 4.1 of the plan (page 34) provides the following General Description of this category: *Duplexes and two-flats, townhouses, single family residences, home occupations, and small-scale institutional and recreational uses, all served by public sanitary sewer and water systems*. Figure 4.1 lists Typical Implementing Zoning Districts to include R-2 Single and Two Family Residence, R-E Elderly Residence, PD Planned Development, and PD-I Planned Development Infill. While the R-3 General Residence is not listed within Figure 4.1 for the Two Family and Townhouse Residential category, the text that proceeds the table specifically



states *"As presented in Figure 4-1, each category has a unique description, typical implementing zoning districts (but not the only options), and development policies."* In Staff opinion, the statement allows considerations for alternative options not listed to be considered given how well the proposal is consistent with the overall intent of the Two Family and Townhouse Residential category, particularly, given the applicant could propose rezoning the property to the PD-I district as an alternative.

What the Comprehensive Plan Regulates and Doesn't Regulate

The descriptions provided in Figure 4.1 for the Two Family and Townhouse Residential category do not directly address maximum dwelling units, or dwelling units per acre. The allowable number of units, or density, is determined by the approved zoning district for a property. Under the Village's R-3 zoning district, the number of units allowed by right as a permitted use is up to 8.0 dwelling units per acre and up to 15 dwelling units per acre with approval of a conditional use permit. Therefore, if the rezoning is approved, the developer will need to obtain approval of a CUP given the proposed 8.9 dwelling units per acre. The descriptions in Figure 4.1 also do not address building height, which is also regulated by zoning. The R-3 district permits a maximum building height of 35 feet. Building height is measured from grade to the top of a flat roof or the mid-point between eaves and ridges of a hip roof. The descriptions in Figure 4.1 also do not dictate whether developments are owner-occupied or renter-occupied and this is not something the Village can directly regulate. Townhouses can be owner or renter occupied just like a single family home. The developer has stated an intention to create a condominium for the development.

Summary of past meetings

August 15, 2023, Preapplication Meeting

A pre-application meeting for the proposed development site occurred at the August 15, 2023, Plan Commission meeting. The prior development concept submitted by the applicant consisted of one flat roof, 3-story, 53-unit garden style multifamily apartment building (~26.1 dwelling units per acre), with 75 off-street parking stalls (~1.4 stalls per dwelling unit). At that meeting, no official permit application was submitted to the Village and no permit approval action was taken. There were approximately 60 people from the public who attended the meeting in person and online.

February 20, 2024, Public Hearing Meeting

A public hearing for Ordinance 2024-06: An ordinance adopting an amendment to the Village of McFarland Comprehensive Plan to amend the Future Land Use designation for the associated property from Two Family and Townhouse Residential to Multiple Family Residential. An updated 2-story, flat roof, 28-unit garden style multifamily apartment building with a duplex building fronting Bremer Road at approximately 2.5 stories was included as a conceptual site plan and presented to the Plan Commission. At the meeting, no permit approval or action was taken. The applicant withdrew their application on February 22, 2024.

Some of the concerns expressed at the August 2023 and February 2024 meetings included:

- The development size and density not being compatible with the existing neighborhood,
- Inconsistencies with the current zoning and comprehensive plan,



- Increased traffic and safety concerns (vehicles, pedestrian and bicyclists) on Bremer Road,
- Lack of access from Terminal Drive,
- Insufficient on-street and off-street parking,
- Stormwater run-off, woodland/wildlife habitats and Lake Waubesa impacts,
- Impact to school district classroom sizes,
- Noise and vehicle lights toward adjacent properties,
- Creating a precedent for development of adjacent woodland property to the north along Terminal Drive

Conceptual Site Plan Summary

The concept plan includes one duplex building fronting Bremer Road consisting of two three-bedroom units, each with a two-car garage. The concept plan also includes three townhouse-style buildings at two and a half-story in height, but no greater than 35 feet. All three townhouse buildings include two-bedroom units and a two-car garage. Buildings 1 & 3 include 6 two-bedroom units and Building 2 includes 4 two-bedroom units, for a grand total of 18 residential units (~8.9 dwelling units per acre) on the property. The proposed development includes 8 off-street parallel parking stalls along the south edge driveway and two off-street parking stalls near the Terminal Drive exit for resident and visitor use. The proposed grand total for off-street parking is 82 stalls (4.5 stalls/unit). Note, that each unit can accommodate 2 cars parked on the driveway, plus two garage spaces per unit. Sec. 62-172(j) of the Zoning Code requires two off-street parking stalls per two-bedroom unit and 2.5 parking stalls per three-bedroom unit. Based on these requirements, the concept plan would require 37 off-street parking stalls. The total number of off-street parking stalls exceeds the requirement by 45 parking stalls. Staff notes that there are some existing on-street parking limitations on Bremer Road, including no parking restrictions on a portion of the east side of Bremer Road and multiple curb cuts on the west side of the road. The concept includes two stormwater management areas located to the west along Bremer Road and east towards Terminal Drive.

The proposed development includes a sidewalk extension along Bremer Road south towards the stop sign intersection across from the Walgreens on 4605 Larson Beach Road and a new trail connection at the cul-de-sac on Terminal Drive. Exterior building materials are unknown at this time.

The following table summarizes some of the key differences between the August 2023 Concept, the February 2024 Concept, and the June 2024 Concept.

Development Characteristics	August 2023 Concept	February 2024 Concept	June 2024 Concept
Building Type(s)	1, 3-story garden style apartment building	1 duplex + a 2-story garden style apartment building	1 duplex + 2 6-unit townhouse style building and 1 4-unit townhouse style building

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Total Number of Dwelling Units (Density)	53 (~26.1 dwelling units / acre)	30 (~14.8 dwelling units / acre)	18 (~8.9 dwelling units / acre)
Unit Mix	20 one-bedroom + 33 two-bedroom	2 three-bedroom (duplex) 9 one-bedroom 19 two-bedroom	2 three-bedroom (duplex) 16 two-bedroom (townhouses)
Total Number of Off-Street Parking Stalls (Ratio)	75 (~1.4 stalls / dwelling unit)	66 (~2.2 stalls / dwelling unit)	82 (~4.5 stalls / dwelling unit)
Building Height (stories, roof style)	West side = 40'2", east side = 47'4" (3 stories, flat)	Duplex = 34'6", (2.5 stories, pitched) Apt west side = 25'6", east side 34'5" (2 stories, flat)	Duplex and Townhouse buildings = less than 35' (2.5 stories, pitched)
Building Footprint	21,137 S.F.	Duplex = 1,619 S.F. Apartment = 17,196 S.F. Total = 18,815 S.F.	Duplex = 1,840 S.F. Building 1 & 3 = 9,270 S.F. Building 2 = 3,090 S.F. Total = 14,200 S.F.
Lot Coverage (building footprint + paving)	~49.6%	~47.5%	~46.5%
Lot Area per Dwelling Unit	~1,668 S.F.	~2,946 S.F.	~4,911 S.F.
Setback Distance from Bremer Road	~80 feet	Duplex ~35 feet Apartment ~175 feet	Duplex ~35 feet Building 1 = ~100 feet
Setback Distance from Terminal Drive	~250	~200 feet	Building 3 = ~135 feet
Apartment/Townhouse Building Length	~314 feet	~260 feet	Building 1 & 3 = 144 feet Building 2 = 96 feet

Existing Zoning, Site Conditions, and Neighborhood Characteristics

The proposed development consists of two parcels (061003223066 and 061003223002), totaling just over 2 acres. An existing Plat of Survey on file with the Department is included in the packet. Both properties are undeveloped with a single driveway from Bremer Road (parcel 061003223002) and zoned R-1 Single Family Residence. The property is primarily woodlands



and includes some topographical challenges with a peak elevation of 887 feet and a low elevation of 855 feet. Approximately two-thirds of the property surface drains southeast toward the Terminal Drive cul-du-sac, while the remaining property surface drains southwest toward Bremer Road. Surrounding land uses include a mix of single family homes, duplexes, four-plex, commercial, mixed-use (Waubesa Shores), institutional (MMSD lift station), and woodlands. The following are general characteristics of the neighboring residential properties:

- Waubesa Shores. Mixed use building with two commercial units and 29 dwelling units, ~16.1 dwelling units per acre, 3-story building with flat roof but steps down to two-stories on each end, lot coverage ~58%, 2.17 parking stalls per dwelling unit. Third floor main building height is 34'6", peak of 39'. Building is essentially two buildings connected by underground parking/ground floor plaza. Each building is approximately 140 feet in length.
- 5435 Bremer Road (duplex immediately north of property). 2 dwelling units, ~6.9 dwelling units per acre, 2.5-story building with pitched roof, lot coverage ~50%, 4 parking stalls per dwelling unit.
- 5519-5525 Bremer Road (four-plex south of property). 4 dwelling units, ~11.5 dwelling units per acre, 2-story building with pitched roof, lot coverage ~63%.
- 5500 Block Bremer Road single family homes. 4 dwelling units, ~5.1 dwelling units per acre, 1-2 story buildings with pitched roofs, lot coverage ~25-50%. Noting, that these properties are zoned R-1B which requires a minimum lot size of 6,000 square feet, which translates to permitted densities of ~7.3 dwelling units per acre.
- 4600 Block of Larson Beach Road single family homes. 3 dwelling units, ~2.7 dwelling units per acre, 1-2 story buildings with pitched roofs. Noting, these properties are planned to transition to higher density/intensity uses under the Mixed Use/Flex Commercial future land use designation.

Consistency with Comprehensive Plan Figure 4-1

Figure 4-1, Future Land Use Categories and Policies, provides the following development policies for the proposed Two Family and Townhouse category. Staff comments on the proposed conceptual development are included.

1. *Disperse two family and townhouse residential uses through the Village rather than high concentrations in a few areas.* The Future Land Use Map identifies the property as a transitional parcel, blending the Mixed Use/Flex Commercial from the south to Single Family Residence to the north. This is a common planning practice, where predicted areas of high activity (e.g. USH 51) allow for more intensive development which is then stepped back the further you get from the high intensity areas. An existing example of this transition has been developed on Larson Beach Road, east of USH 51. Land uses transition from commercial, to high density residential apartments (20 to 36 units per acre), to duplex housing, and then to single family residences. In this example, the duplexes at Preston Place are planned in the Village's Comprehensive Plan as Two Family and Townhouse. This development is zoned R-3 with 22 units and a site density of ~7.3 dwelling units per acre. Another example is the Burma Road Condominiums behind the Maple Tree Restaurant. This development is planned as Two Family and



Townhouse, is zoned R-3 with 18 units and a site density of ~7.9 units per acre. Near the Preston Place development on Lexington Street are several townhouse developments planned as Two Family and Townhouse, zoned Planned Development, with site densities ranging from ~11-20 units per acre.

2. *Encourage design of two family houses and townhouses to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with large parking lot dominance.* The Applicant's proposed concept includes a single duplex building along the street frontage and three townhouse style residential buildings. The proposed duplex works to maintain consistency of the street frontage with the adjacent duplex to the north and the single family home to the south. The three residential buildings distribute the residential units across the parcel instead of the previous concepts for a single multifamily building.
3. *Hold new two family houses and townhouses to similar standards for quality and livability expected of single-family housing. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), garage or under building parking, and responsible management.* An application for rezone does not require a detailed architectural building plan. The applicant's submittal includes a conceptual site plan for proposed buildings and 18 residential units. If approved, the details of building materials will be reviewed through the Site Design Review process.
4. *Work with County, State and local lenders to assist with rehabilitation of older duplexes in the Village.* This development polity is not applicable for new development requests.
5. *Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.* See below for Staff review of Figure 4.2.

Consistency with Comprehensive Plan Figure 4.2

Figure 4.2 of the plan (page 44) includes a suggested approach and standards for infill development and redevelopment in such settings. It also includes and illustrates several urban design principles appropriate to some of these settings. Figure 4.2 includes 12 guiding design principles and procedural standards for infill redevelopment, noting that all 12 may not be applicable to all development sites. The following is a summary of the concept plan for the 12 design principles. Staff notes that principles c, e, f, h, k, and i are not applicable to the applicant's request for a rezone. The details of these will be reviewed following any future CUP or Site Design Review submittal.

- a. *Maintain compatible setbacks.* The front yard setback for the proposed duplex building is set at 35 feet. The adjacent duplex to the north is setback approximately 32 feet from the right-of-way while the single family residence to the south is setback approximately 65 feet from the right-of-way. Properties across Bremer Road, including Waubesa Shores, have principal building setbacks ranging from 22-45 feet at their closest point from the right-of-way. The proposed duplex along the street's frontage maintains continuity with the adjacent duplex property to the north, while transitioning to the deeper setback for the single-family home to the south. Noting that the Comprehensive Plan assumes this property will redevelop at some point in the future under the Mixed-Use/Flex Commercial category. The parcel is a through lot with a second street frontage on Terminal Drive. The nearest building from the concept site plan to Terminal Drive is Building 3. This building is set back approximately



135 feet from the right-of-way.

b. *Use scale transitions.* All proposed buildings are expected to be 2.5 stories with a pitched roof, and less than 35 feet. The adjacent duplex to the north is two-stories with a hip roof and the single family home to the south is a single story with a hip roof. Properties across Bremer Road are generally two-stories with hip roofs. Waubesa Shores is three stories with a flat roof, stepping down to two stories on each end. The heights of the proposed buildings are in keeping with the character of the neighborhood and transition from larger buildings to the south and shorter single family homes to the north. The duplex building fronting Bremer Road adopts the same scale-down approach as Waubesa Shores, having the larger 6-unit and 4 unit buildings to the center of the property. Using the duplex to screen the townhouse buildings is also a good design choice. The use of multiple buildings better reduce the density/intensity appearance rather than a single large building.

d. *Provide gathering and focal points.* The applicant has stated the residential buildings will be condominiums and owner-occupied. The parcel is not situated directly next to water and does not include recreational facilities. The concept plan does include sidewalk extensions connecting to existing pedestrian and bike trails.

g. *Use stormwater as a design feature.* This standard will be required as a part of any future site design review permit. The submittal includes two conceptual locations for a designated stormwater management area near the entrance to Bremer Road and in the rear towards Terminal Drive. It is unclear at this time whether the stormwater management will include progressive stormwater management techniques that improve water quality or design stormwater features as an aesthetic and natural element. Given the proximity of the property to Lake Waubesa, managing stormwater, including meeting or exceeding Village stormwater management requirements, should be an important consideration of the design team.

j. *Hide parking.* The majority of the proposed parking is associated with each residential unit, four off-street parking stalls per unit. The proposed development includes 8 off-street parallel parking stalls along the south edge driveway and two off-street parking stalls near the Terminal Drive exit for resident and visitor use.

Other Department Head Comments

- The Village Fire Chief did not have any concerns with the request for a rezone. However, the Fire Chief commented per NFPA 13R (Standard for Residential Sprinklers in Low-Rise Residential Occupancies) requires the control valves for the sprinkler system to be located outside of the dwelling units or in a common area. Additionally, based on the concept road width, tenants cannot park vehicles in front of garages longer than 21' due to obstruction with the fire apparatus access road. For informational purposes, a 2024 Ford 150 Crew Cab is 232" long, or 19.3'.
- The Village Engineer and Public Works Director did not have any concerns with the request for a rezone. The Village Engineer's comments included the addition of a 30' easement west-east along the south lot line for future sewer and water connections, serving other properties on the south end of Terminal Drive. This could also be located adjacent to the south edge of the proposed driveway.
- No additional comments or concerns from the Police Chief.



Public Comments

The packet includes public comments received prior to the publication of this packet.

School District Comments

Staff provided a copy of the prior February application to the McFarland School District Superintendent and Director of Business for comment. Staff also inquired about the impact of the proposed units on the School District and its classroom sizes. The Director of Business stated that current 4K and K level enrollments have continued to show declines compared with the current graduating class closer to 200. Additionally, lower birth rates and housing affordability in the school community is limited for first time residents. The school district is exploring strategies to increase their enrollment.

CED Department Summary Comments

The intent of the Comprehensive Plan Future Land Use Map is to encourage infill development of this development site. The Village's 2023 Housing Needs Assessment also describes a need for more housing units in the Village. The current Two-Family and Townhouse Residential future land use designation of the property is intended to provide a transitional parcel which blends the more intensive Mixed Use/Flex Commercial classification to the south with the less intensive Single Family Residential designation to the north. The proposed concept looks to achieve this with the duplex and the separate three townhouse residential buildings, instead of one large contiguous building from the previous concepts.

In terms of site density, the Comprehensive Plan does not provide a specific policy. To guide the Plan Commission's discussion, this staff report includes references to site densities of adjacent properties and other properties in the Village, similarly planned Two Family and Townhouse Residential located in a transitional area near USH 51. In Staff's opinion, a general reasonable approach is somewhere between 7.3-16.1 dwelling units per acre. The former is the permitted density for single family homes in the R-1B district and the latter is the density of the Waubesa Shores Condominium, a property developed under the more intensive Mixed Use/Flex Commercial future land use designation. Recognizing that density can be a misleading zoning regulation as a one-bedroom unit has the same density as a four-bedroom unit. They are both one dwelling unit, but the units will differ in total impact on the site/neighborhood.

The proposed concept is within the mentioned neighborhood range at 8.9 DU/acre. Within Sec. 62-69, multifamily dwellings are permitted up to 8 units per acre by right within R-3 General Residence, and up to 15 units per acre with a conditional use permit. This correlates with the developer's desire to apply for a rezone of the property from R-1 Single Family to R-3 General Residence, then apply for conditional use permit to allow the 18 dwelling units. Sec. 62-68(i) of the Zoning Code (Statement of Purpose) states "*The R-3 General Residence District is established to stabilize and protect certain medium density residential areas in the Village and to promote and encourage a suitable environment for family life where children are members of most families. Development in the R-3 District is limited primarily to smaller multiple-family dwellings, boarding homes, convalescent homes and recreational facilities to serve residents of the district.*" The term "smaller multiple-family dwellings" is not a defined term and can vary based on individual interpretations. Given this purpose statement, and general intent of the



Comprehensive Plan Future Land Use Map, there is merit in considering breaking up the apartment building into two or more smaller buildings. The Village has seen this type of design implemented in other portions of the Village including Waubesa Shores, Prairie Creek Apartments (Holscher/Broadhead), and the Condos at Prairie Place (Holscher/Broadhead). The developer has made several significant changes from the concept presented in February 2024, and broken down the previous multifamily building concepts into three buildings.

Additional Permit Requirements & Next Steps

The purpose of this meeting is for a public hearing only on the proposed rezoning application.

A recommendation regarding this application will be scheduled for the July 16th Plan Commission meeting unless the developer requests more time to consider revisions to the proposed concept based on feedback obtained during the public hearing. The Plan Commission's recommendation would then be forwarded to the Village Board for their consideration at their July 23rd meeting.

If the request for a rezone is approved, the following official zoning applications will be required before building construction can occur:

1. Conditional Use Permit. Within the R-3 zoning district, any density exceeding 8 dwelling unit per acre, but no more than 15 dwelling units per acre, will require approval of a conditional use permit from the Plan Commission. The CUP will require a public hearing.
2. Site Design Review Permit. A site design review permit will be required for any development of residential projects consisting of three or more dwelling units. This permit is reviewed and approved by the Plan Commission.
3. Plat of Condominium. The applicant has stated that the proposed residential units will be condominiums and owner-occupied. The applicant is expected to complete the standards described within Sec. 56-8 Condominium Developments of the Village Code of Ordinance and Sec. 56-39 Certified Survey Map (CSM). The CSM will require a public hearing and recommendation to the Village Board for approval.

FINANCIAL/BUDGET IMPACT:

The developer would be responsible for all construction costs. The developer estimates a total construction cost of approximately \$6.87M. Based on this figure, a rough estimate of the anticipated property assessment is \$5M. This translates to approximately \$80K in annual property tax payments. The development site is not identified for future public park space in the Village's Comprehensive Plan or Outdoor Recreation & Open Space Plan. Therefore, staff recommends park land impact fees in lieu of parkland dedication for each dwelling unit. The following is an estimated summary of impact fees applicable to new duplex/multi-family dwellings. Note, the type and actual amount of any impact fees will be determined at the time a building permit is submitted according to the current impact fee types and rates established by the Village Board under Appendix A Fees, of the McFarland Municipal Code of Ordinances.

- Public Well = \$1,117 per DU (assuming 3/4 inch meter) x 18 = \$20,106
- Public Water Tower = \$373 per DU (assuming 3/4 inch meter) x 18 = \$6,714



- Park Improvement Impact Fee = \$2,124.95 per DU x 18 = \$38,249.10
- Fees in Lieu of Parkland Dedication = \$3,276.52 per DU x 18 = \$58,977.36
- Library Impact Fee = \$431.00 per DU x 18 = \$7,758
- Public Safety Center = \$1,673 per DU x 18 = \$30,114

Estimated total impact fees = ~\$161,918.46 (excludes building permit fees)

VILLAGE PLAN REFERENCE:

[Comprehensive Plan, 2017](#)

Chapter 3 Land Use, pages 29-43 provide relevant goals, objectives, policies, and initiatives. Objective #2 states *"guide development for an efficient land use pattern."* Initiative #3 states *"provide for compatible reinvestment along Lake Waubesa and in residential areas. The Village encourages redevelopment that weaves new uses skillfully into the existing fabric, strengthening neighborhoods and the Village's economic health while minimizing negative impacts."* Policy #3, *"plan for a land use pattern that enhances economic opportunities and quality of life, and that complements the plans of neighboring communities, Dane County, and the Capital Area Regional Planning Commission (CARPC)."* Policy #5 *"actively promote infill development and redevelopment where opportunities present themselves, particularly for underutilized properties along Terminal and Triangle Drive, Highway 51, Farwell Street, and the downtown area."* Initiative #3 states *"provide for compatible reinvestment along Lake Waubesa and in residential areas. The Village encourages redevelopment that weaves new uses skillfully into the existing fabric, strengthening neighborhoods and the Village's economic health while minimizing negative impacts."* The plan states the Village will *"consider community-sensitive infill development including on larger parcels on mainly residential sites that have been passed over for development...including sites that are on or near the waterfront, particularly Lake Waubesa."*

Chapter 6 Housing and Neighborhood Policies, pages 61-62, provides other relevant goals, objectives, policies, and initiatives. Objective #1 states *"expand the range of quality and affordable housing choices for empty nesters, seniors, and the McFarland workforce, while remaining a family-oriented community"*. Objective #2 states *"design and support neighborhoods that are welcoming, attractive, safe, and bike and pedestrian oriented."* Initiatives #3 states...*"promote infill development where appropriate."* Policy #1 states, *"encourage a supply of vacant lots, homes for sale, and developable land for housing in order to maintain a vibrant housing market and enhance affordability."* Policy #2 states, *"guiding new Village housing to planned neighborhoods and mixed use areas with convenient access to commercial and recreational facilities, transportation, schools, shopping, services, and jobs"*. Policy #3 states, *"integrate two and multiple family developments into the fabric of neighborhoods and the community, rather than isolating and concentrating them"*. Policy #4 states *"allow higher-end multiple family housing for McFarland's workforce and elderly, including owner-occupied options at lower price points than possible for single family housing."*

[Housing Needs Assessment, 2023](#)

This plan identified a shortage of renter-occupied housing units in the Village, including market rate apartments. The proposed concept includes 18 new rental units, ranging from two- to three-



bedroom units. The Housing Needs Assessment provides low and high projections on home-ownership demand by 2030 based on 2020 data. Population projections and total additional ownership units for low projections indicate 497 new total units needed by 2030, or approximately 62 net new units constructed per year. For high projections, a total of 691 units are needed by 2030, or approximately 86 net new units constructed per year. The projections include all housing types (detached, duplex, and townhomes). The plan calculates a 0.0% vacancy rate between rental and owner-occupied units. This would indicate that there is a high demand for additional housing opportunities for both rental and owner-occupied units.

Typically, a 1-2% vacancy rate would indicate a healthy range with options to transition between housing types. Housing goal #1 (page 1) states *"increase the supply of ownership and rental units."* The concepts within Housing goal #3, create healthy neighborhoods is also applicable including, *"varied housing types, size and price points, including both owner- and renter-occupied units. This enables more people to stay in the neighborhood through shifting housing needs, and it limits future instability due to changes in the housing market; Sidewalks and urban design features that make walking pleasant and safe (whether for transportation or for pleasure); and, convenient access to public transit and daily needs retail and services."*

Dane County Regional Housing Strategy

From September 2022 to August 2023, an 80-person Housing Advisory Committee (HAC), including representatives from McFarland, joined together through a strategic planning process to create the Dane County Regional Housing Strategy (RHS). The RHS Action Plan identified five housing priorities to guide future efforts around housing:

1. Increase the number of housing units attainable to low-income and moderate-income households.
2. Increase the overall number of housing units.
3. Provide housing, resources and protection for the most vulnerable populations.
4. Rehabilitate and preserve affordability of existing housing.
5. Provide more pathways to homeownership.

Capital Area Regional Planning Commission, 2050 Regional Development Framework, 2022

The 2050 Regional Development Framework is a nonbinding regional advisory land use guide for the Dane County region. This plan identifies six strategies to guide regional development patterns:

1. Focus growth in centers and along corridors.
2. Prioritize growth in already developed areas.
3. Plan areas for quality business growth.
4. Plan complete neighborhoods.
5. Preserve stewardship areas.
6. Preserve farming area.

These six strategies are designed to address the region's top priorities, including reducing greenhouse gas emissions and fostering community climate resilience; increasing access to jobs,



housing and services for all people; and conserving farmland, water resources, natural areas, and fiscal resources.

ORDINANCE REFERENCE:

Sec. 2-313(a) The Village Comprehensive Plan
Sec. 56-8 Condominium Developments
Sec. 56-39 Certified Survey Maps
Sec. 62-70, R-3 Bulk Requirements
Subdivision IV, Vision Clearance, Parking and Loading Facilities, Screening
Sec. 62-310, Site/Design Review
Division 62-II-4, Changes and Amendments to the Zoning Code
Appendix B, Landscaping Standards

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is for public hearing and discussion only.

ATTACHMENTS:

1. 2024-14 5513 Bremer Road Rezone
2. 5513 Bremer Rd Rezone Submittal_05.07.24
3. 2338 Street Elevation Height Comparison 2024-06-18
4. Outlot 26 POS 9-10-19
5. 5513 Bremer Road Zoning
6. 5513 Bremer Road Topography
7. McFarland Future Land Use Map_04.25.2023
8. Figure 4.1(page 34)
9. McFarland Comp Plan Figure 4.2
10. 5513 Bremer MFR Review Ltr_05.28.24
11. 5513 Bremer Road VE Ltr_05.28.24
12. Hein Comments_06.04.24
13. Hughes Comments_06.12.2024
14. Thomas Comments_06.12.2024

ORDINANCE 2024-14

AN ORDINANCE TO REZONE PARCELS #0610-032-2300-2 AND #0610-032-2306-6, COLLECTIVELY 5513 BREMER ROAD, FROM R-1 SINGLE FAMILY RESIDENCE TO R-3 GENERAL RESIDENCE DISTRICT

Purpose: To rezone lands on parcels #0610-032-2300-2 and #0610-032-2306-6, collectively 5513 Bremer Road, to R-3 General Residence.

Sponsor: Andrew Bremer, Community & Economic Development Director

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 2 Notice

WHEREAS, the lands described under Section 1 of this Ordinance, as shown in Exhibit A, collectively includes both parcels #0610-032-2300-2 and #0610-032-2306-6; and

WHEREAS, the property owner has applied to rezone the lands described under Section 1 of this Ordinance from R-1 Single Family Residence to R-3 General Residence; and,

WHEREAS, the purpose of the rezoning is to provide for the eventual use of the property for construction of four residential buildings which include: a duplex building, three townhouse style residential buildings, for a total of 18-dwelling unit; and,

WHEREAS, the lands proposed for rezoning are identified within the Village of McFarland Comprehensive Plan Future Land Use Map under the Two Family and Townhouse Residential category.

WHEREAS, the proposed residential buildings are consistent with the General Description of Land Uses Allowed within the Two Family and Townhouses Residential Future Land Use Category; and,

WHEREAS, the proposed rezone is consistent with several objectives, policies, and initiatives within Chapter 6 Housing and Neighborhood Policies of Village of McFarland Comprehensive Plan, including but not limited to, Objective #1 & 2, and Policy #1-4; and,

WHEREAS, the proposed rezone is consistent with Housing Goal #1 of the Village of McFarland's Housing Needs Assessment; and,

WHEREAS, the Village Board is willing to grant approval of the request to rezone and the Village Board finds approval thereof is in the public interest;

NOW, THEREFORE, the Village Board of the Village of McFarland, does ordain as follows:

1. Section 62-62(a) of the McFarland Municipal Code and the Official Zoning Map are hereby amended so that the following described real estate is hereby rezoned from R-1 Single Family Residence to R-3 General Residence:

Parcel #0610-032-2300-2

ASSESSORS PLAT PRT OUTLOT 25 DESCR AS COM SE COR LOT 1 ASSR'S PLAT LARSENS SURVEY TH S88DEG16'E 66.0 FT TO POB TH CONT S88DEG16'E 18.0 FT TH S9DEG06'E 150.0 FT TH S87DEG30'W 5.0 FT TO ELY LN OF A 66 FT WIDE ST TH NWLY ALG SD ST 150 FT M/L TO POB;

And,

Parcel #0610-032-2306-6

ASSESSOR'S PLAT OUTLOT 26,

Said parcels collectively contain 88,686 square feet or 2.1 acres more or less.

2. The Zoning Administrator is hereby directed to label these changes on the Official Zoning Map, once the rezoning is effective.

3. This ordinance does not constitute approval of any building construction within any of the property described in the ordinance. No construction of any kind, including earthwork or building construction, is permitted on the parcel described in Section 1 of this ordinance until applicable conditional use permit, site design review, erosion control and building permits are approved by the Village.

The above and foregoing Ordinance was duly adopted at a regular meeting of the Village Board of the Village of McFarland held on the ____ day of ____, 2024.

[signature page follows]

ORDINANCE 2024 – 14	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Brandt –	Leamy –
Brassington –	Pena –
Clow –	Prill –
Fessler –	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

APPROVED:

Carolyn Clow, Village President

ATTEST:

Cassandra Suettinger, Deputy
Administrator/Clerk



Plan Commission Application – 2024

~Application must be completed in full~

Applicant	MMI LLC	Applicant's Agent	
Property Owner (if different)	Same	Name	Matthew Tills- Knothe & Bruce Architects
Address	5301 Voges Road, Madison, WI 53718	Address	8401 Greenway Blvd, Ste 900 Middleton, WI 53562
Email	tim@airtemperature.com	Email	mtills@knothebruce.com
Phone #	(608) 516-8601	Phone #	(608) 836-3690

Parcel No(s). 061003223066, 061003223002 **Type of Proposal – Please check boxes below that apply**

Requires Public Hearing (Class One)	FEES	Requires Public Hearing (Class Two)	FEES	Public Hearing Not required	FEES
☐ Preliminary Plat	\$500+AF	☐ Conditional Use	\$425+F	☐ Annexation	At cost
☐ Preliminary Plat (reapplication)	\$500+BF	☒ Rezoning (map)	\$475+F	☐ Dev. Agreement Including Addendums	\$400 F
☐ Certified Survey Map	\$300+FG	☐ Zoning Amendment (text)	\$475 +F	☐ Final Plat	\$500 +CF
☐ Condominium	\$300+EF	☐ USA/MMSD Annexation	At cost	☐ Final Plat (reapplication)	\$400 +DF
☐ Comprehensive Plan Amendment	\$500+F			☐ Site/Design Review	\$400 + F

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

B = Any preliminary plat which has previously been reviewed/revised within the last 36 months

C = Plus \$50.00 for each lot within the final plat

D = Any final plat which has been previously reviewed or/ revised within the last 36 months

E = Plus \$40.00 for each unit shown

F = Plus actual legal, engineering and financial consulting costs incurred by the Village

G = Plus \$25.00 per lot for two or more lots.

Escrow Deposits
(covers costs for outside consultants;
e.g., engineers, attorneys, etc.)

☐ R-E, R-3 & PD (up to 50 acres)	\$5,000
☐ R-E, R-3 & PD (greater than 50 acres)	\$10,000
☐ Site/Design Review (less than 2,000 sq. ft.)	\$1,000
☐ Site/Design Review (2,000 sq. ft. or more)	\$2,000
☐ All Plats including condominiums	\$5,000

Nature of the development proposal: Must provide address of proposed development, legal description, current zoning and description of proposal/request. (Attach additional paper if needed)

Please see attached Letter of Intent

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

Has this specific proposal been previously discussed or acted upon by the Plan Commission?

☐ YES ☒ NO (If "yes" state the nature and the date(s) of the previous application.)

Submittal Requirements: One (1) hard copy 8 ½ x 11, except site plan sheets which should be 11 x 17, and one (1) electronic (pdf) copy. A completed in full application can be submitted to the Community Development Department (5915 Milwaukee Street, McFarland, WI 53558, community.development@mcfarland.wi.us), with fees included with submittal **by *NOON of the deadline day**, according to the schedule below.

Village of McFarland Plan Commission 2024 Schedule

The Village of McFarland Plan Commission normally conducts meetings on the third Tuesday of each month, unless otherwise noted below at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices; potential agenda item materials are required to be submitted per the schedule listed below.

*Submittal Deadline Noon on:

For Scheduled 2024 Meeting date of:

December 5 (2023)-----	January 16
January 9-----	February 20
February 6-----	March 19
March 5-----	April 16
April 9-----	May 21
May 7-----	June 18
June 4-----	July 16
July 9-----	August 20
August 6-----	September 17
September 3-----	October 15
October 8-----	November 19
November 5-----	December 17 (Pending)
December 10-----	January 21, 2025 (Pending)

Applications requiring a public hearing will be scheduled for a hearing according to the schedule above. If there is written or verbal public opposition submitted as part of the public hearing the Plan Commission will postpone action on the application to a subsequent meeting so that concerns can be analyzed. If there is no public opposition and no unresolved issues by Village Staff or Plan Commission members, the Plan Commission may take action on the application at the same meeting as the public hearing. Applicants are encouraged to contact the Community & Economic Development Director for a pre-application meeting to review the project and submittal requirements prior to submitting an official application.

Acknowledgements:

- I understand failure to provide required materials/information/fees by the submittal deadline can result in this application being withdrawn for consideration by the Plan Commission. Materials submitted for review after the submittal deadline date, or incomplete submittals, may be held over until the next scheduled meeting.
- I understand any fees not paid for (i.e. legal notices, mailings, consultant review costs, etc.) will require any permits to be withheld until all payments are made in full. In addition, all application fees are non-refundable.
- I understand Plan Commission applications requiring a Public Hearing may not be acted on the same night as the Public Hearing.

X



Signature of Applicant/Agent

05/07/2024

Date

May 7, 2024

Andrew Bremer, AICP
Community & Economic Development Director
Village of McFarland
5915 Milwaukee Street
PO BOX 110
McFarland, WI 53558



Re: Letter of Intent – Rezoning Submittal
5513 Bremer Road
KBA Project #2338

Mr. Andrew Bremer,

The following is submitted together with the plans and applications for staff and Plan Commission consideration.

We are seeking a rezoning amendment for the subject property 5513 Bremer Road McFarland, WI (Parcel 061003223066, Legal description ASSESSOR'S PLAT OUTLOT 26) and adjacent Outlot (Parcel 061003223002, Legal description ASSESSOR'S PLAT PRT OUTLOT 25 DESCR AS COM SE COR LOT 1 ASSR'S PLAT LARSENS SURVEY TH S88DEG16'E 66.0 FT TO POB TH CONT S88DEG16'E 18.0 FT TH S9DEG06'E 150.0 FT TH S87DEG30'W 5.0 FT TO ELY LN OF A 66 FT WIDE ST TH NWLY ALG SD ST 150 FT M/L TO POB) in preparation for a proposed development of (1) 2-story duplex townhouse building, (2) 2-story, 6-unit townhouse buildings and (1) 2-story, 4-unit townhouse building. Following the successful amendment to rezone from R-1 to R-3, the developer will submit separate applications requesting approval of a conditional use permit and site design review permit. The two properties will be combined via CSM for the development, which will be submitted concurrently with the Conditional Use Permit Submittal.

This accompanying submittal seeks to amend zoning designation from "Single Family Residence" (R-1) to "General Residence District" (R-3). This property was previously granted rezoning to R-E for a proposed 40-bed memory care facility in October 2019, but the project did not move forward and the approval expired.

We have met with the Village for a preapplication meeting and modified the plans using the feedback provided. Based on that feedback from the Village and nearby residents, this proposed project has been modified from a 28-unit multi-family building and a duplex to (3) multi-family townhouses and a duplex. The proposed development will have a total of 18 units. The proposed project is planned as an owner-occupied condominium development.

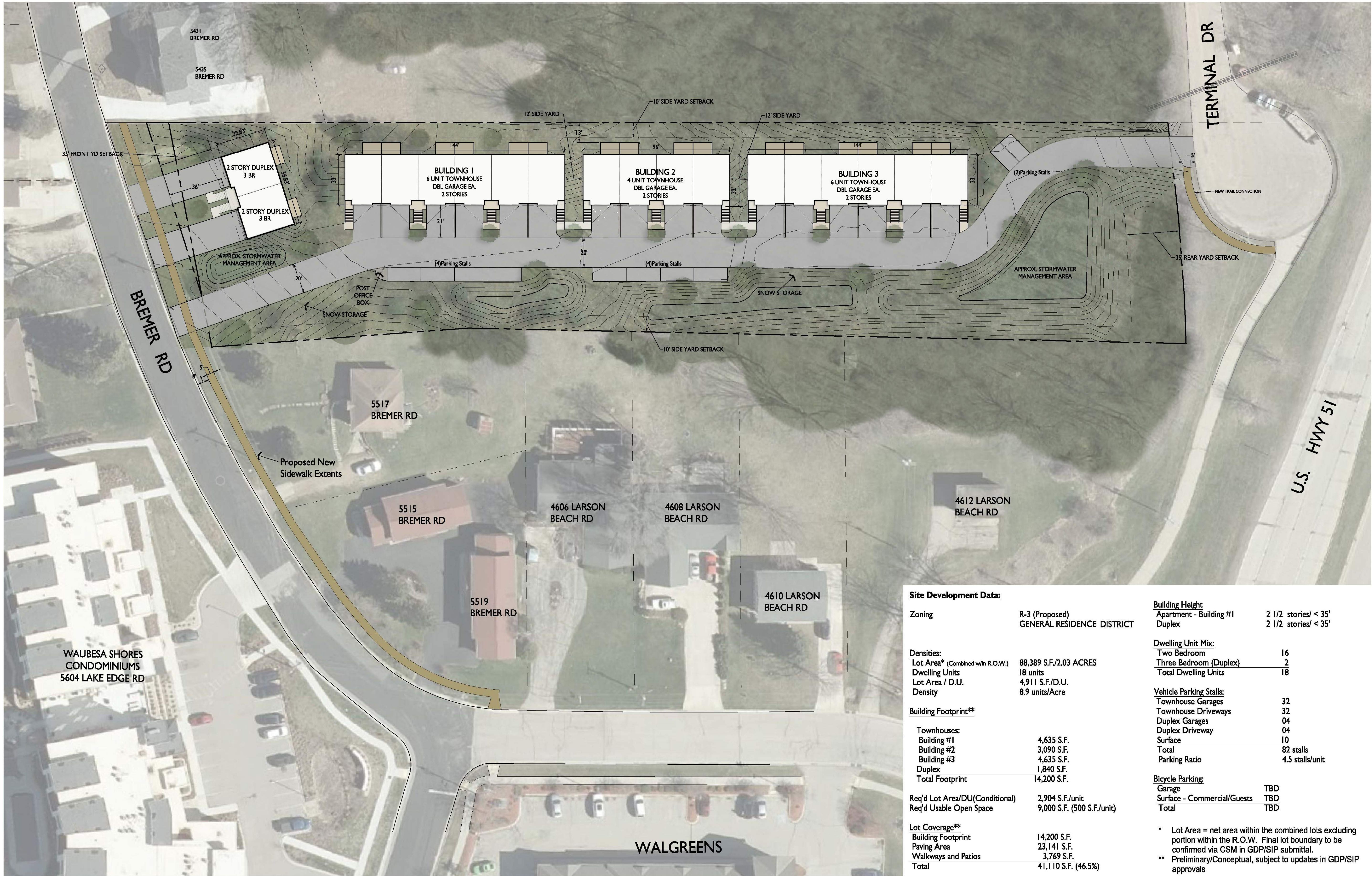
Following the successful Rezoning Approval, detailed Civil, Landscape and Architectural drawings will be developed and presented as required for the conditional-use and site design review processes.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Tills'.

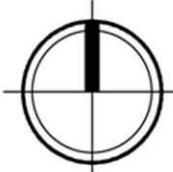
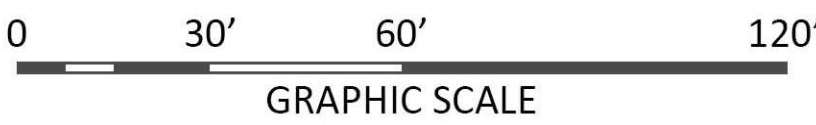
Matthew Tills, AIA



Site Development Data:			
Zoning	R-3 (Proposed)	Building Height	Apartment - Building #1
	GENERAL RESIDENCE DISTRICT	Duplex	2 1/2 stories/ < 35'
Densities:			2 1/2 stories/ < 35'
Lot Area* (Combined w/in R.O.W.)	88,389 S.F./2.03 ACRES	Dwelling Unit Mix:	
Dwelling Units	18 units	Two Bedroom	16
Lot Area / D.U.	4,911 S.F./D.U.	Three Bedroom (Duplex)	2
Density	8.9 units/Acre	Total Dwelling Units	18
Building Footprint**		Vehicle Parking Stalls:	
Townhouses:		Townhouse Garages	32
Building #1	4,635 S.F.	Townhouse Driveways	32
Building #2	3,090 S.F.	Duplex Garages	04
Building #3	4,635 S.F.	Duplex Driveway	04
Duplex	1,840 S.F.	Surface	10
Total Footprint	14,200 S.F.	Total	82 stalls
Req'd Lot Area/DU(Conditional)	2,904 S.F./unit	Parking Ratio	4.5 stalls/unit
Req'd Usable Open Space	9,000 S.F. (500 S.F./unit)	Bicycle Parking:	
Lot Coverage**		Garage	TBD
Building Footprint	14,200 S.F.	Surface - Commercial/Guests	TBD
Paving Area	23,141 S.F.	Total	TBD
Walkways and Patios	3,769 S.F.		
Total	41,110 S.F. (46.5%)		

* Lot Area = net area within the combined lots excluding portion within the R.O.W. Final lot boundary to be confirmed via CSM in GDP/SIP submittal.

** Preliminary/Conceptual, subject to updates in GDP/SIP approvals



CONCEPTUAL SITE PLAN

5513 BREMER ROAD DEVELOPMENT
MCFARLAND

REZONE SUBMITTAL | 05.07.2024 | #2338





BUILDING 1
SOUTH ELEVATION



NORTH ELEVATION



TYPICAL SIDE ELEVATION



BUILDING 2
SOUTH ELEVATION



NORTH ELEVATION



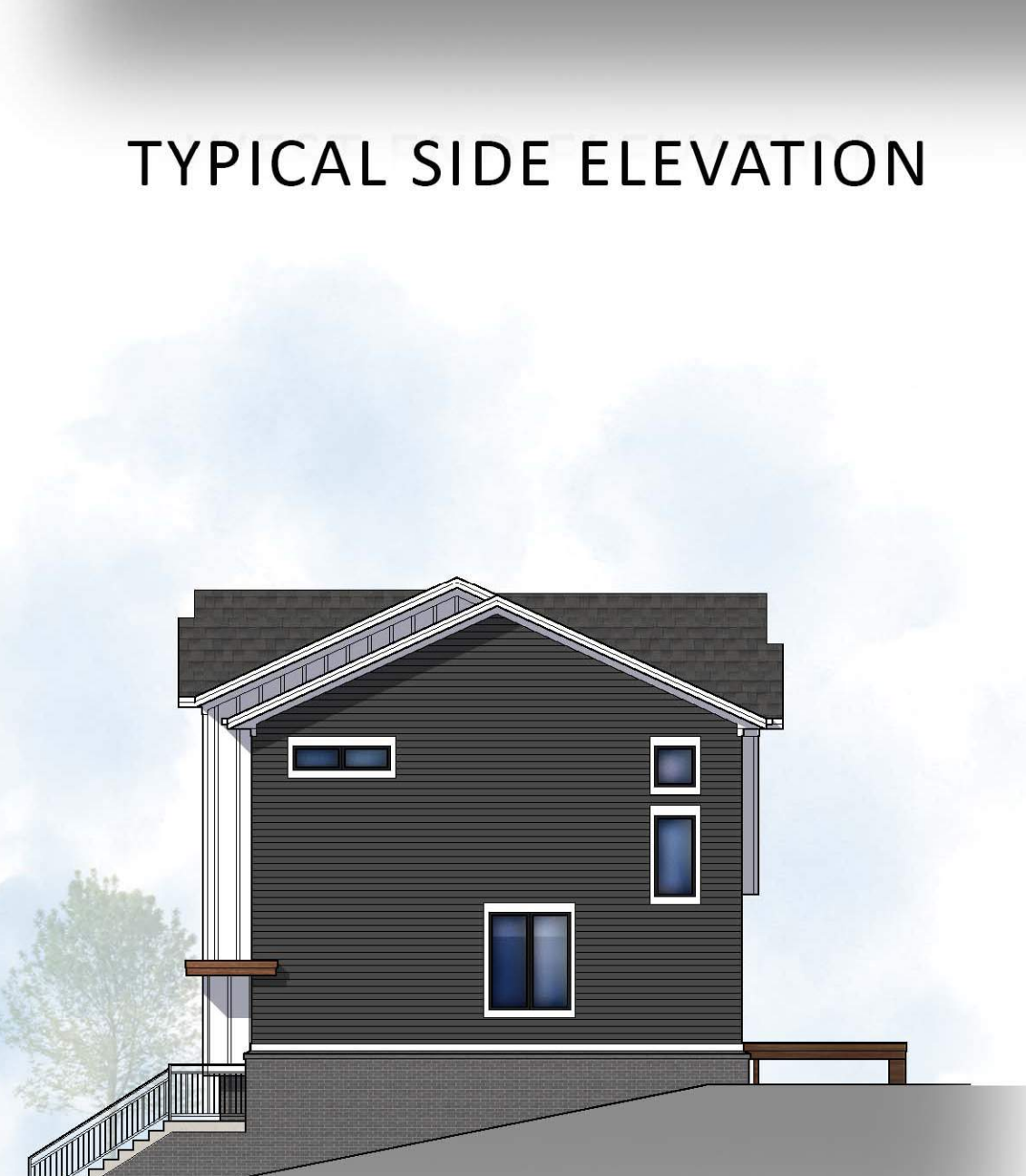
TYPICAL SIDE ELEVATION



BUILDING 3
SOUTH ELEVATION



NORTH ELEVATION



TYPICAL SIDE ELEVATION



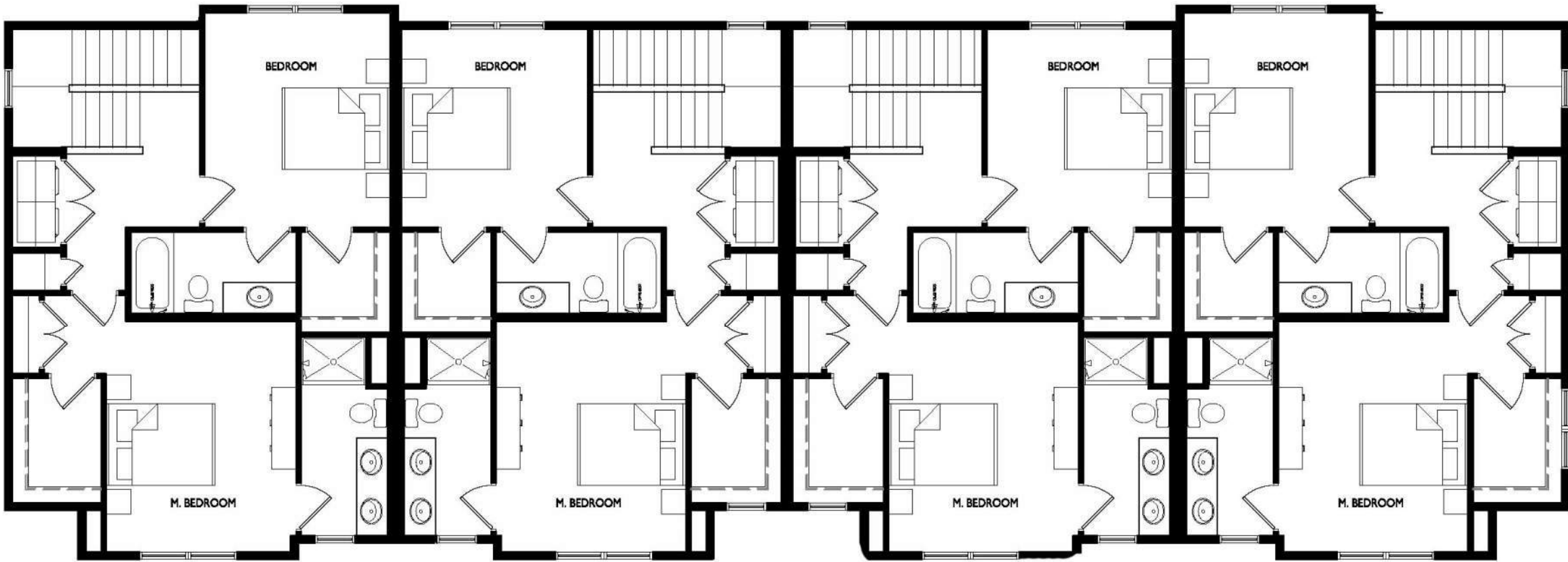
2-UNIT WEST ELEVATION ALONG BREMER RD

TOWNHOUSE ELEVATIONS

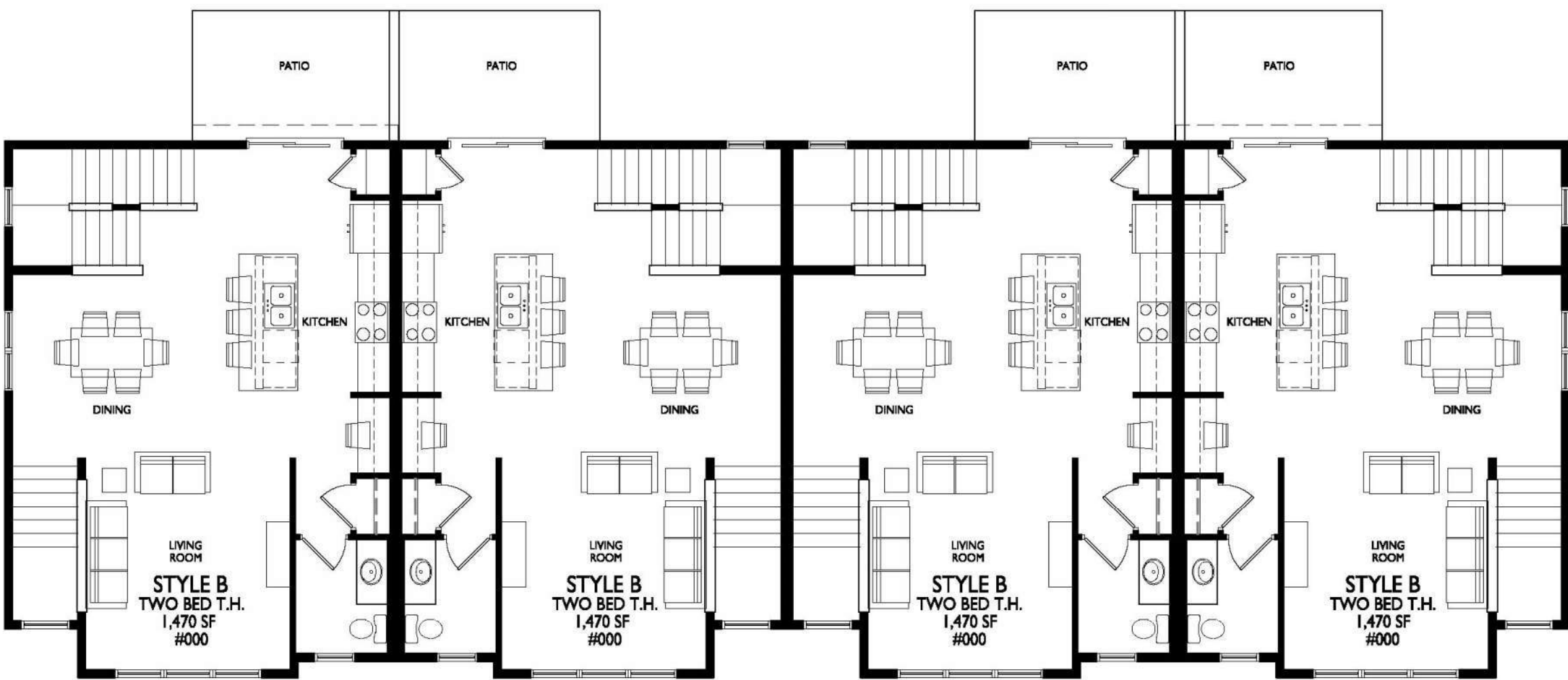
5513 BREMER ROAD DEVELOPMENT
MCFARLAND

REZONE SUBMITTAL | 05.07.2024 | #2338

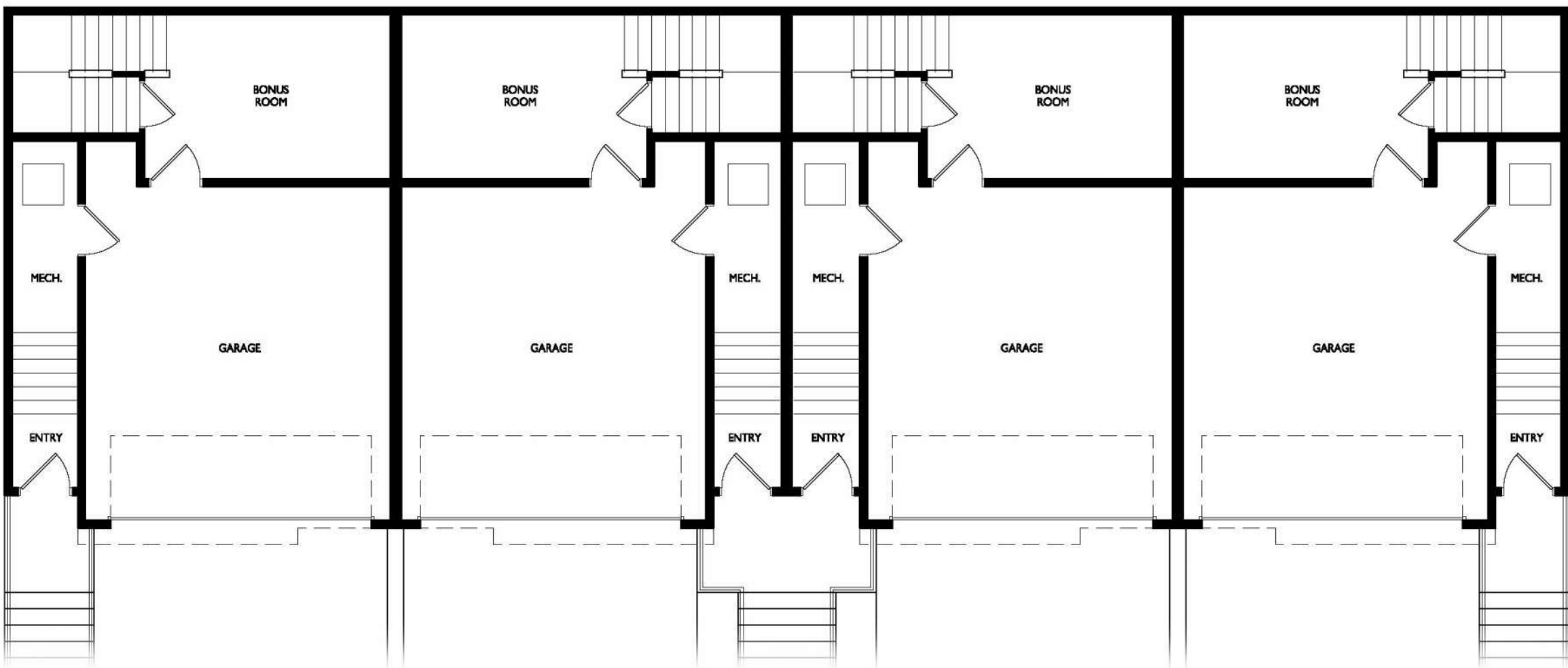




SECOND FLOOR



FIRST FLOOR

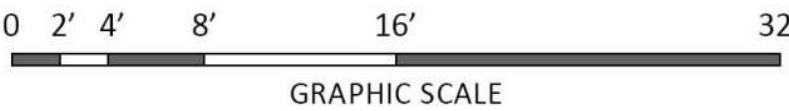


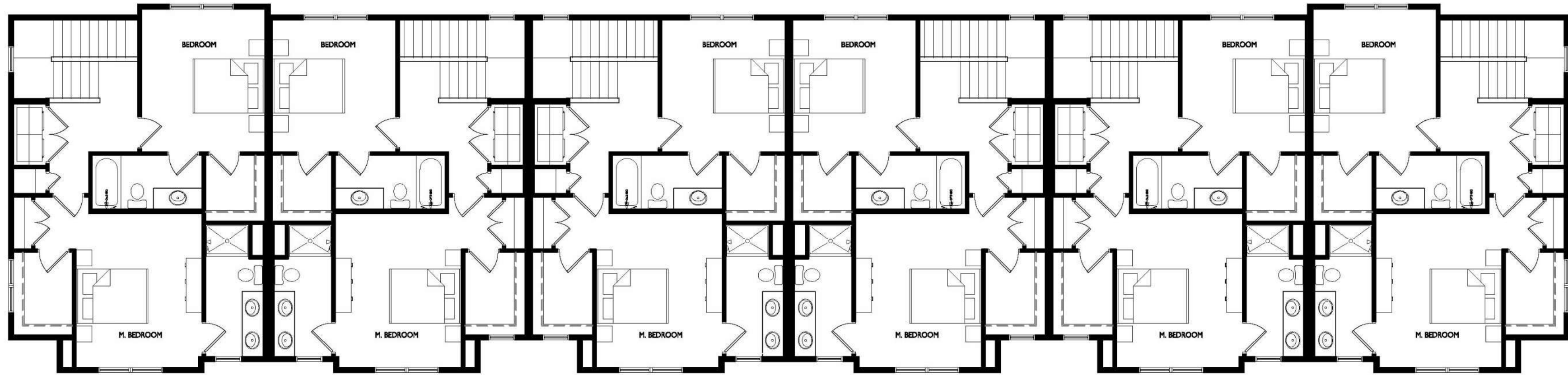
GROUND FLOOR

CONCEPTUAL 4 UNIT FLOOR PLANS

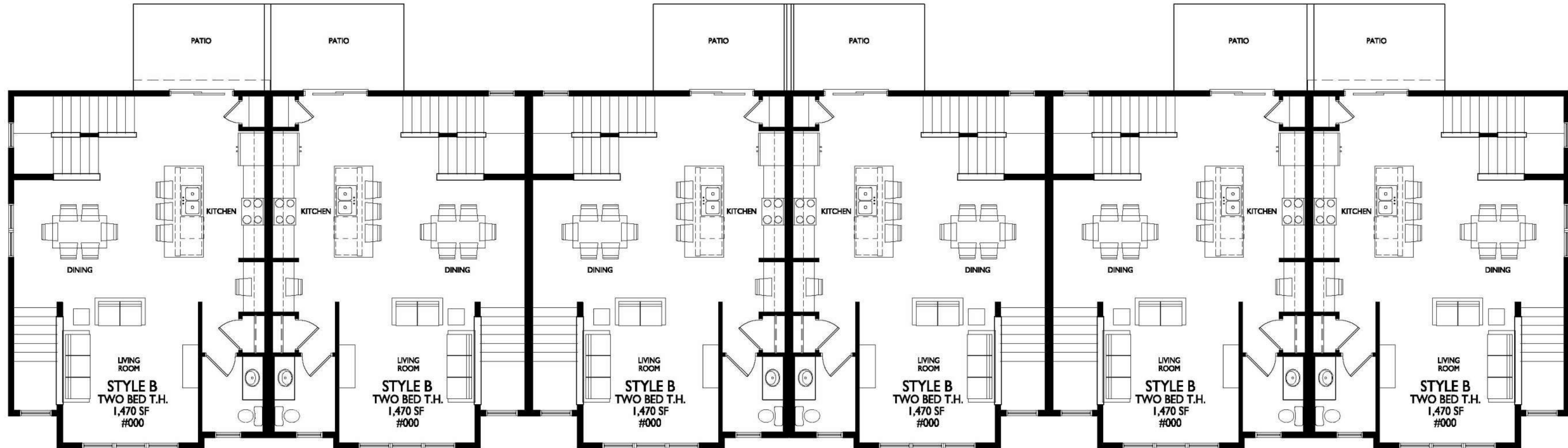
5513 BREMER ROAD DEVELOPMENT
MCFARLAND

REZONE SUBMITTAL | 05.07.2024 | #2338

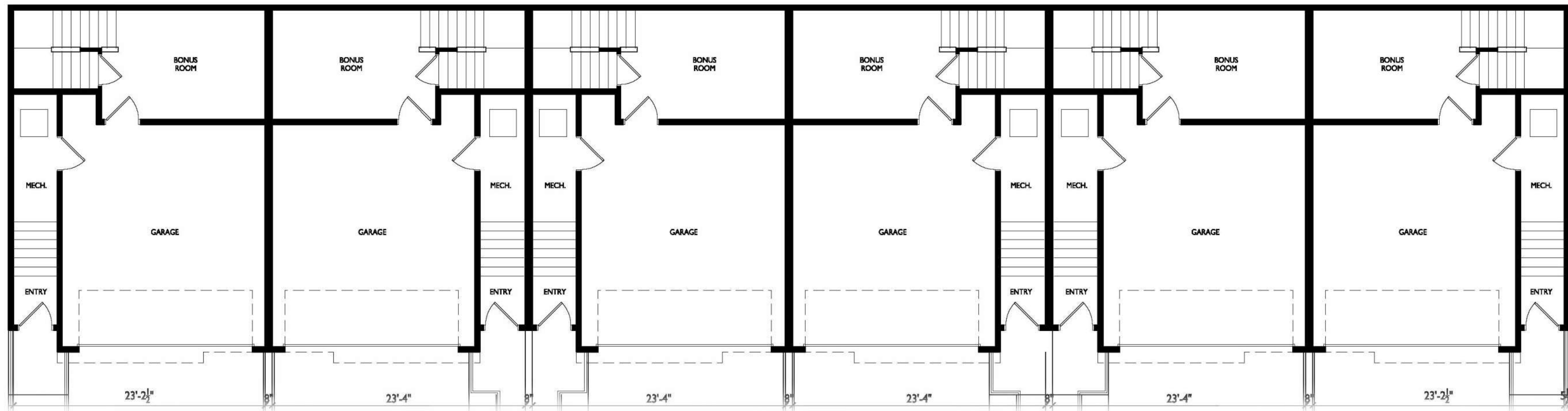




SECOND FLOOR



FIRST FLOOR

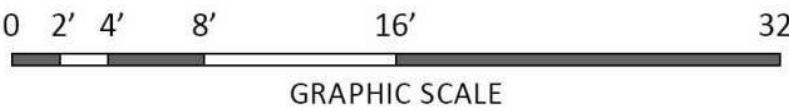


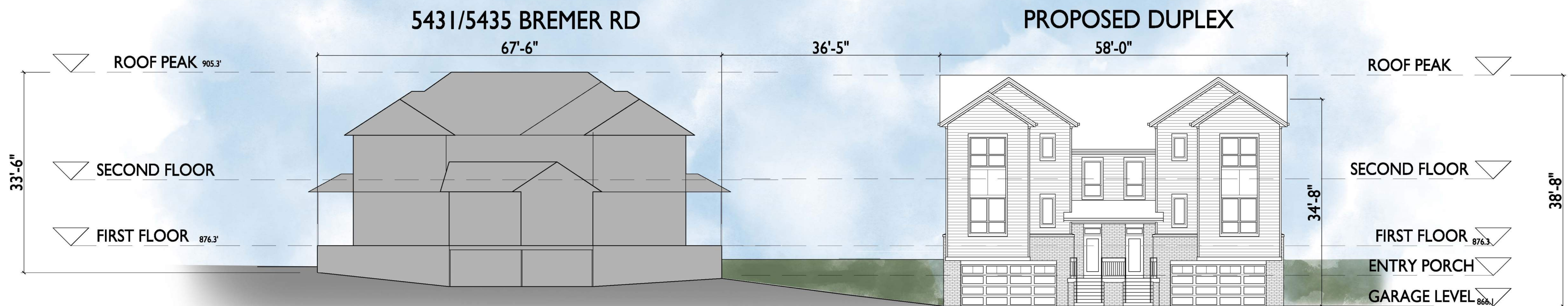
GROUND FLOOR

CONCEPTUAL 6 UNIT FLOOR PLANS

5513 BREMER ROAD DEVELOPMENT
MCFARLAND

REZONE SUBMITTAL | 05.07.2024 | #2338



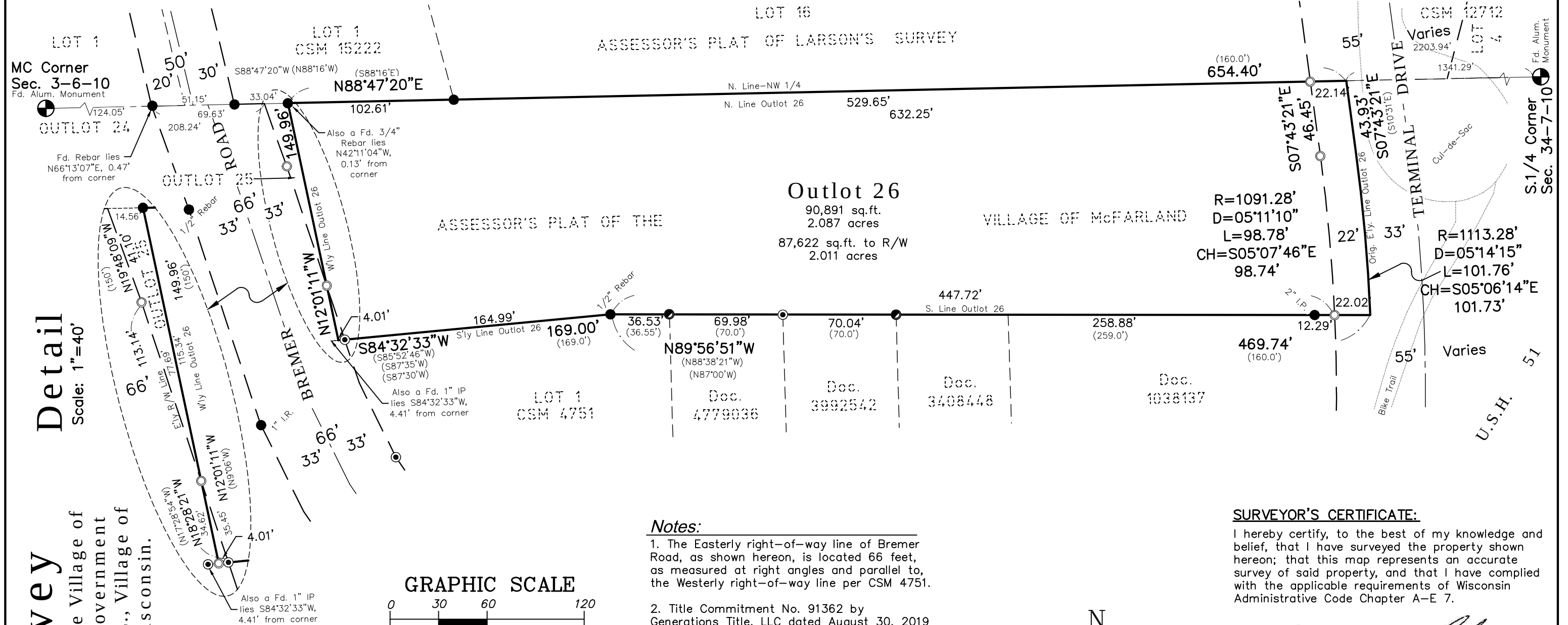


Plat of Survey

Outot 26, Assessor's Plat of the Village of McFarland, being located in Government Lot 1 of Section 3, T.6N., R.10E., Village of McFarland, Dane County, Wisconsin.

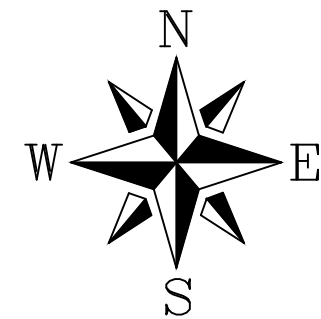
Detail

Scale: 1"=40'



- Notes:**
1. The Easterly right-of-way line of Bremer Road, as shown hereon, is located 66 feet, as measured at right angles and parallel to, the Westerly right-of-way line per CSM 4751.
 2. Title Commitment No. 91362 by Generations Title, LLC dated August 30, 2019 was provided by the client and was used as the sole source of the legal description of the property and record encumbrances on the property.
 3. Existing R/W of U.S. Hwy. 51 and Terminal Drive (former U.S.H. 51) per R/W plats for Project No. T 05-1(6) {1955-1958}, Fed. Aid Project No. 450-A & Div. Job No 1021 {1928-1937} and R/W Project No. 5381-00-21 {1990-1197}.
 4. A legal description has been provided on a separate sheet.

Client:
Seth Allen
2416 Stone Crest Road
Stoughton, WI 53589



Bearings are referenced to the North line of the Northwest 1/4 of Section 3, which bears N88°47'20"E on the Dane County Coordinate System.

SURVEYOR'S CERTIFICATE:

I hereby certify, to the best of my knowledge and belief, that I have surveyed the property shown hereon; that this map represents an accurate survey of said property, and that I have complied with the applicable requirements of Wisconsin Administrative Code Chapter A-E 7.

Dated this: 10th day of September 2019.

By: Matthew E. Heglund
P.L.S. S-1910

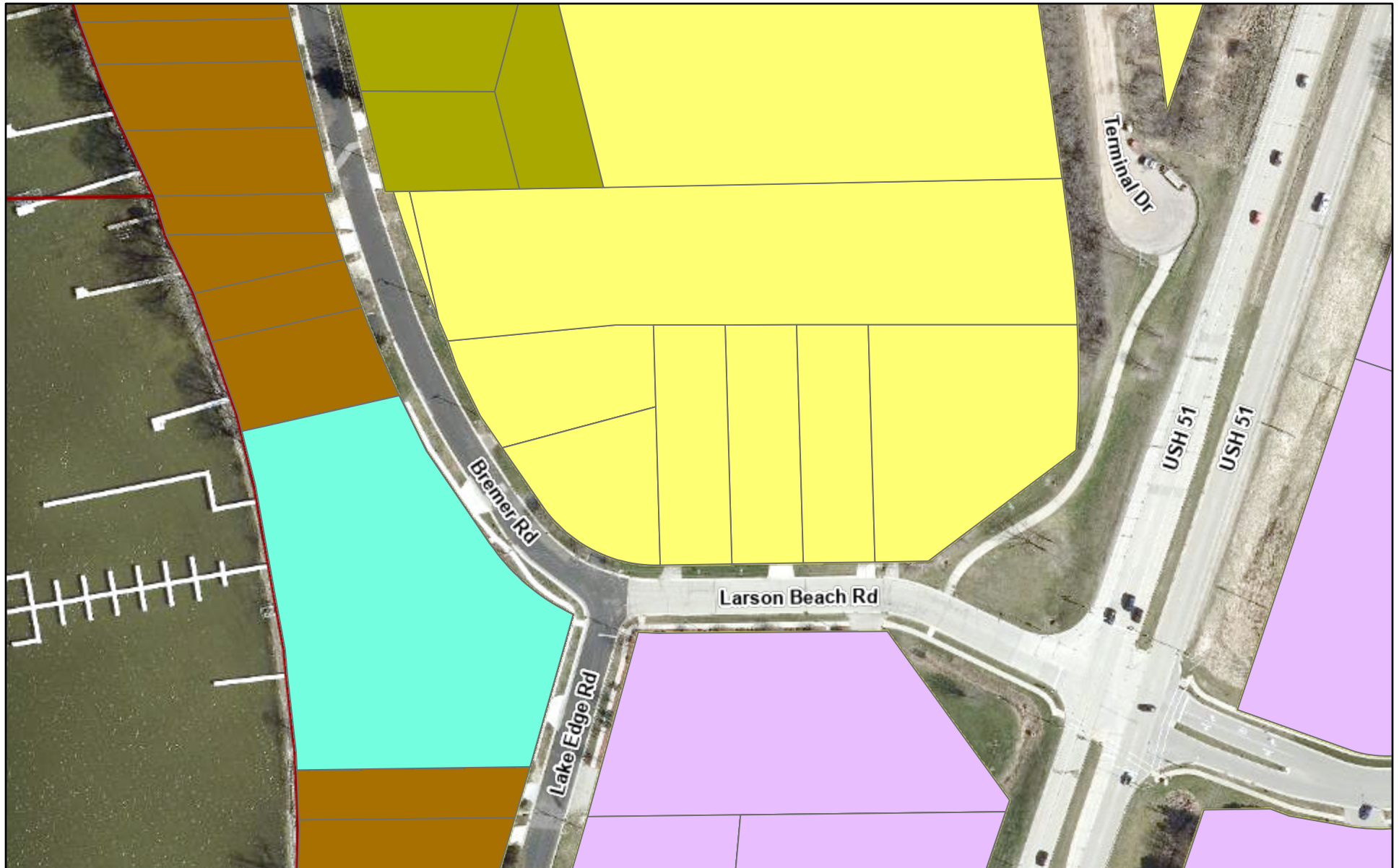
MATTHEW E. HOGLUND
S-1910
FALL RIVER
WI
LAND SURVEYOR

SHEET 1 OF 1

5513 BREMER ROAD - VILLAGE OF MCFARLAND
PLAT OF SURVEY
SEPTEMBER 10, 2019
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

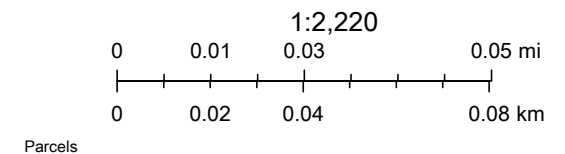
Project No. SA-37-19

5513 Bremer Zoning



8/9/2023, 2:17:20 PM

Zoning		Municipalities
 R-1 Single Family Residence	 R-2 Single & Two Family Residence	 Village
 R-1B Single Family Residence	 PD Planned Development	 Town
 C-G General Commercial		

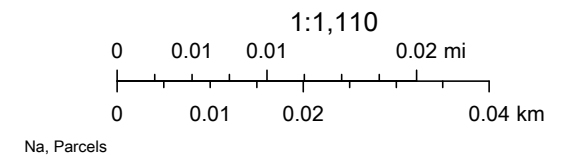


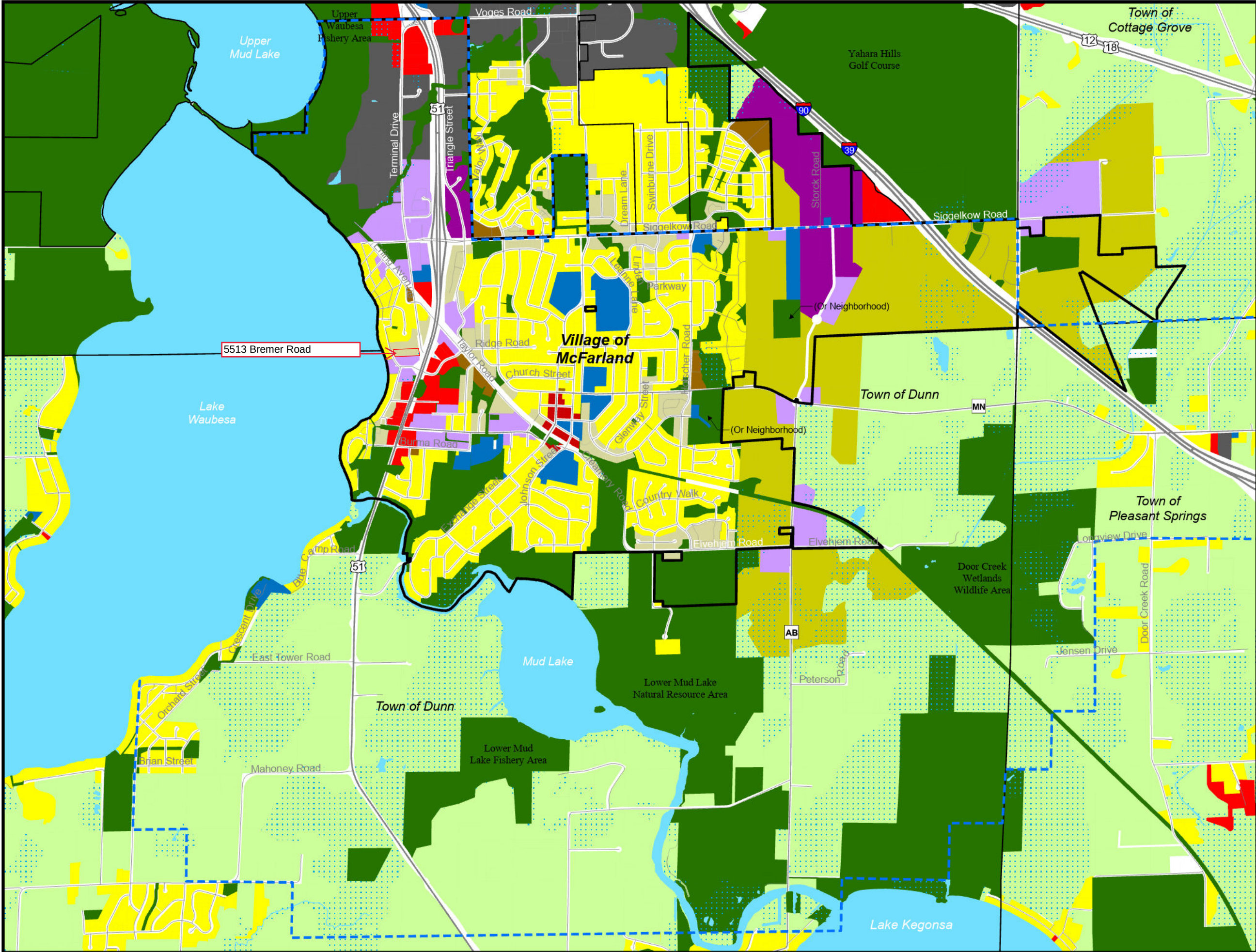
5513 Bremer Topography



8/9/2023, 2:50:12 PM

Municipalities  Parcels  1 foot Intervals  1 foot Intervals
 Village  Road Names  5 foot Intervals





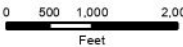
MAP 6

FUTURE LAND USE

COMPREHENSIVE PLAN

- Legend
- Future Land Use**
- Single Family Residential
 - Two Family and Townhouse Residential
 - Multiple Family Residential
 - Neighborhood
 - Downtown
 - Highway and General Commercial
 - Commercial Park
 - Industrial
 - Mixed Use/Flex Commercial
 - Institutional and Governmental
 - Public Lands, Recreation, and Environmental Corridor
 - Agricultural Preservation
 - Urban Reserve
 - Rights-of-Way
 - Water
 - DNR Wetlands and Potential
 - Wetland Indicators over Undeveloped Lands
- Village of McFarland Extraterritorial Jurisdiction Boundary
- ▬ Village of McFarland Limits (11/2022)
- ▬ Other Municipal Limits (11/2022)

Shapes on this map represent the Village's vision for future land use within the Village and its extraterritorial jurisdiction. For such lands, this map is not intended to represent existing land use or zoning, or to compel property owners to change the use of their land. For example, owners of agricultural or other rural land may maintain their current land use. Actual boundaries between different future use categories and implementing zoning districts may vary somewhat from representations on this map. This map also identifies the City's Marsh Road Neighborhood Plan west of the Interstate and north of Siggeikow Road, and existing land use elsewhere beyond the Village's extraterritorial jurisdiction.



Date: February 2023

Data Sources: Village of McFarland, Dane County LIO, WDNR, and CARPC

N
W E
S

Figure 4-1: Future Land Use Categories and Policies

Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Single Family Residential	Predominantly single family detached homes, generally in “subdivision” settings. May include limited two family residences where compatible with a predominantly single family environment. Within the Village, all such areas will be served by public sanitary sewer and water systems.	Within Village, R-1, R-1A, and R-1B Residence Districts and R-2 Single- and Two-Family Residence (more limited) CO Conservancy (for parks, stormwater, and other open areas)	1. Prepare or require a neighborhood plan/concept development plan in advance of each subdivision proposal. 2. Promote interconnection in road and trail networks; minimize long cul-de-sacs and dead-end streets. 3. Require submittal of stormwater management and erosion control plans for new developments. 4. Encourage conservation neighborhood design, including allowing smaller lots and preservation of large open space corridors, in areas with soil limitations and natural resource amenities. 5. Where smaller lots are permitted, pay careful attention to home quality, variety, design, setbacks, and garage placement through zoning, covenants, and development agreements. 6. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.
Two Family and Townhouse Residential	Duplexes and two-flats, townhouses, single family residences, home occupations, and small-scale institutional and recreational uses, all served by public sanitary sewer and water systems.	R-2 Single- and Two-Family Residence R-E Elderly Residence PD, PD-I Planned Development	1. Disperse two family and townhouse residential uses through the Village, rather than repeating blocks of this type of future land use in just a few areas. 2. Encourage design of two family houses and townhouses to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with garage-door dominance. 3. Hold new two family houses and townhomes to similar standards for quality and livability expected of single family housing. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), and garage parking. 4. Work with County, State, and local lenders to assist with rehabilitation of older duplexes in the Village. 5. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.
Multiple Family Residential	A range of housing types, including multiple family residences (e.g., condominiums, apartments, multiplexes), including independent elderly housing. May also include single family residences. Served by public sanitary sewer and water systems.	R-3 General Residence R-E Elderly Residence PD, PD-I Planned Development	1. Disperse higher-density residential uses through the Village, rather than high concentrations in a few areas. 2. Encourage design of multiple family developments to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with large parking lot dominance. 3. Hold new multiple family housing to similar standards for quality and livability expected of single family housing. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), garage or underbuilding parking, and responsible management. 4. Monitor areas of aging multiple family housing so that they are community assets. Work with owners and property managers to address problems, and direct them to County and State programs and local lenders. 5. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.



WHAT DESIGN PRINCIPLES ARE IMPORTANT?

- (A) Maintain compatible setbacks.** Extra-shallow or deep setbacks interrupt neighborhood form and place incompatible activities next to each other.
- (B) Use scale transitions.** Site taller and bulkier aspects away from adjacent single family homes, tapering down close to residential lot lines. Consider solar access.
- (C) Back-to-back is best.** Abut back yard of the project to back yards of existing residential uses where possible.
- (D) Provide gathering and focal points.** This may mean better waterfront access, recreational facilities, places of respite, or art.
- (E) Manage uses.** Uses that require drive-through lanes, outdoor storage, and bright lights are not the best residential or waterfront neighbors.
- (F) Keep it green.** Continue and establish landscaped buffers, including natural shoreline restoration. Use walls and fences only where necessary.
- (G) Use stormwater as a design feature.** Practice progressive storm water management that improves water quality. Design stormwater features as an aesthetic and "natural" element.
- (H) Limit driveway access.** Direct commercial driveways away from residential streets and to intersections.
- (I) On-site circulation.** Avoid parking and circulation patterns that result in headlights pointing towards residential windows. Otherwise, use berms, all-season landscaping, or fencing.
- (J) Hide parking.** Underbuilding, garage, and side yard/rear parking should be the norm in redevelopment projects. Avoid large waterfront parking lots.
- (K) Details matter.** Carefully site and screen mechanicals, loading areas, dumpsters, lighting, and signage. Direct to yards away from residential neighbors where possible.
- (L) Consider non-physical solutions.** Explore opportunities to limit hours of operation, deliveries, or other bothersome activities, including time-of-day considerations.

Figure 4-2

**Infill and Redevelopment Standards
in Residential and Waterfront Settings**



WHY INFILL?

- Utilizes existing roads, utilities, and services.
- Renews obsolete, run-down, and vacant sites.
- Limits conversion of farmland and natural areas elsewhere.
- Increases property tax revenue and re-circulates dollars.
- Diversifies living options for empty-nesters, seniors, young professionals, and workforce.
- Increases shopping, dining, and recreational options.

WHAT STEPS SHOULD "REDEVELOPERS" FOLLOW?

1. **Initial Consultation.** Talk with Community Development Department staff to identify opportunities and pitfalls.
2. **Consistency Evaluation.** Refer to Map 6: Future Land Use and plans for areas like the downtown and Terminal and Triangle Drives. Determine whether a Village plan or ordinance amendment will be required.
3. **Land Control.** Secure option on property. Pursue an extended option period (e.g., 120-180 days) to allow approvals before acquisition is finalized.
4. **Concept Plan Development.** Prepare conceptual site and building plans with initial engineering and stormwater review.
5. **Village Concept Plan Review.** Submit for Village staff and Plan Commission review. This step and the next could be combined or reversed in order, depending on the project.
6. **Neighborhood Meeting.** Meet with neighbors to present the concept and hear and consider comments.
7. **Possible Plan Amendment Request.** State law requires that rezonings be consistent with the comprehensive plan. For simpler projects, this step and the next could be combined.
8. **Rezoning Application.** Determine with Village staff the appropriate zoning district, considering standard Village zoning districts and the PD-I Planned Development Infill district. Include a "general implementation plan" submittal.
9. **Possible Follow-up Meeting.** Assuming approved rezoning, reconnect with the neighborhood, Village staff, and/or Plan Commission to work through detailed issues.
10. **Detailed Implementation Plan.** Include all plans required by ordinance, plus phasing, construction, and operational plans.

May 28, 2024

Re: Rezoning Application for 5513 Bremer Road

We have reviewed the application to rezone 5513 Bremer Road submitted by Matthew Tillis of Knothe & Bruce Architects. We don't find cause to deny the application, but the following items should be noted and will be required of the project:

- The width indicated on the plans of the fire department access road is 20', which is the code minimum requirement for non-aerial fire department access roads. The parking stalls in front of the townhouses are 21' depth which will require any vehicles parking in the stalls to be less than 21' depth when parked. The access road will also require signage to discourage parking along it. Additionally, the installation of fire hydrants will require the road width to increase to 26' for 20' on each side of the hydrant.
 - IFC 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for *approved* security gates in accordance with section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.
 - IFC 503.3 Marking - Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which *fire lanes* are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
 - IFC D103.1 Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
 - VOM Ordinance 26-176 Where the Village water system is available, and any portion of a commercial or industrial building containing 7,000 square feet or more of gross interior area, or a residential building containing more than two dwelling units and containing 7,000 square feet or more of gross interior area, is set back more than 300 feet from the centerline of the nearest abutting public right-of-way, the owner shall install approved

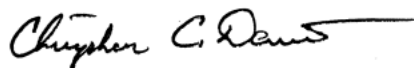
fire hydrants at such owner's expense. The set back distances shall be determined by measuring the travel distance from a municipal hydrant along the centerline of a municipal street or private road suitable for travel by fire apparatus.

- VOM Ordinance 26-177 (a) Hydrants determined to be necessary in accordance with Section 26-176 shall be freestanding and shall be installed not more than 75 feet nor less than 40 feet from the building. One hydrant shall be located at the main entryway to such building or complex. Additional hydrants shall be provided around the perimeter of the building or complex so that no hydrant is more than 400 feet from any other approved hydrant as described in Section 26-176.
- IFC 507.5.1 Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions:
 - 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet.
 - 2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet.
- The provided plans don't indicate a location for a common area fire sprinkler riser room. Assuming a single riser will be provided to avoid multiple water laterals sized for automatic fire sprinklers it will be required to be provided.
 - SPS 362.0903 (5) requires the installation of an automatic sprinkler system within the townhouse buildings. NFPA 13-R 4.6 System Arrangement requires in townhouse style buildings each dwelling unit shall its own dedicated sprinkler system or the control valves for the sprinkler system shall be located outside the dwelling units or in a common area.

The following items were noted in compliance with the applicable codes, but possible revisions of the design manner alter the compliance of the project.

- The project has been provided with a fire department access road from Bremer Road to Terminal Drive. If the two connections aren't provided a turn around that complies with the International Fire Code would be required.
 - IFC 503.2.5 Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an *approved* area for turning around fire apparatus.
- The width indicated on the plans of the fire department access road is 20', which is the code minimum requirement for non-aerial fire department access roads. The plans appear that the buildings will not exceed 30' and will not require an aerial access road and the road width increased to 26'.
 - IFC D105.1 Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.
 - IFC D105.2 Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

Sincerely,



Christopher C. Dennis, Chief
Fire & Rescue Department
Village of McFarland

May 28, 2024

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

Subject: 5513 Bremer Road – Zoning Submittal Review

Dear Andrew:

We have received the proposed zoning change application in the May 7, 2024 submittal for a proposed multi-family housing development located at a currently vacant lot at 5513 Bremer Road. While this submittal is for zoning change only, we have reviewed the concept site plan relative to the Village's utility and stormwater management requirements, with comments below:

Conceptual Site Plan

The site now incorporates a "through" driveway to connect Bremer Road to Terminal Drive. This addresses previous concerns about emergency access and also would facilitate the previously mentioned public utility and access easements.

The parallel parking stalls have been shifted to be south of the through driveway, addressing previous concerns about difficulty accessing them.

A new sidewalk is shown along the eastern side of Bremer Road, extending south of the project to a new crosswalk near Walgreens, addressing previous comments.

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

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.



Brian R. Berquist, P.E.
President

cc: Mr. Lee Igl, Director of Public Works, Village of McFarland (*via email*)

BRB:brb

J:\JOB#S\McFarland\MC-00-00\Correspondence\2024\Review Letter 2 - Bremer Road Housing Development.docx

From: [Dean Hein](#)
To: [Community Development](#)
Subject: 18 Unit Proposal on Bremer Road
Date: Tuesday, June 4, 2024 3:29:47 PM

Dear Plan Commissioners,

We are opposed to this proposal on this site for the following reasons;

- 1) It will create more traffic on Bremer Road, which has already increased due to Waubesa Shores Condominiums and the approved Bed and Breakfast on Bremer Road. This is a serious safety hazard and public nuisance.
- 2) There appears to be only one retaining pond on the east side of the hill and not on the west side of the property where the water will runoff.
- 3) This is a natural berm (grass & woods) that has always percolated the rain and now will have over 49.6% paved; this is not good for runoff into Lake Waubesa.
- 4) Also, more parking on the Bremer Road will happen for their guests. This street already has people parking on Bremer Road who rent slips from Waubesa Shores condominiums. Waubesa Shores was granted the DNR permit to allow people to rent boat slips and the village approved to have the boat slip renters parking on Bremer Road.
- 5) There is already a Bed & Breakfast (across from the proposed residential building) on Bremer Road that was approved by the Plan Commission to allow multiple parking places on the street!
- 6) There is a "NO Parking" sign on that side of the street.

Thanks for your attention to this matter,
Dean & Mary Hein

From: [Dee Hughes](#)
To: [Community Development](#)
Subject: 5513 Bremer Road Development
Date: Wednesday, June 12, 2024 2:21:34 PM

Hello - I am reaching out to you as there has been a revised proposal for the vacant lot at 5513 Bremer Road. Ahead of the June 18 Plan Commission meeting, I am sharing my concerns and opposition to rezoning this property from R1 to R3.

This is the 3rd preliminary proposal from the developer, Tim Neitzel. Despite numerous concerns from the citizens that high-density, multi-unit housing is inappropriate for the neighborhood, Mr. Neitzel continues to push for multi-unit housing in a primarily single family home neighborhood. We have been voicing concerns related to this development since the first proposal was submitted in August 2023. That public hearing was a packed house; among those attending, were 30 residents registering opposition to this project. There were ZERO residents who spoke in favor. There was a subsequent January Plan Commission meeting and public hearing where the developer was requesting an amendment to the Village Comprehensive Plan. Once again, opponents of high-density housing in our neighborhood came out in force to voice concerns. Those concerns include:

- A high density development is inappropriate for this property.
- 3 large multi-unit townhomes will alter the character of the neighborhood and existing zoning should not be changed.
- Increased traffic on Bremer Road will create safety hazards for pedestrians and bicyclists.
- There will be increased street parking on Bremer Road.
- Negative impact to existing woodlands, wildlife, and natural habitats.
- There is a storm drain situated to the South and downhill from this proposed development; this drain dumps directly into Lake Waubesa. Runoff from construction and the loss of woodlands will impact Lake Waubesa.
- A project of this size will increase noise and light pollution.
- If this project is allowed to go through, it could create precedence for similar high density development on the adjacent woodland property on Terminal Drive.

At the 1st public hearing in August, the developer had not yet purchased the property. It is baffling that, despite overwhelming opposition to developing this property into multi-unit housing, Mr. Neitzel went forward with purchasing the property and continues to pursue a high-density development. Additionally, the developer did not attend the August public hearing and, while he was present at the January public

hearing, he chose to remain silent and not address any of these concerns. It's important to know that the developers of Waubesa Shores Condominiums faced similar opposition and, despite not requiring a rezoning, they met with neighbors to address concerns directly. Mr. Neitzel has yet to reach out to those critical of this development. I do not feel like the developer is showing any goodwill towards the neighborhood and, as in many real estate developments, Mr. Neitzel is more interested in making a profit rather than doing what is in the best interest of the neighborhood and village.

Furthermore the Village Comprehensive Plan indicates that this property should be transitional from single family residence; there is currently a duplex at 5435 Bremer Road which creates that transition and did not require any rezoning. This is the type of development that is appropriate for the property at 5513 Bremer Road. Any rezoning of this vacant land is contrary to what the past village boards envisioned for this parcel.

As an elected official of the Village, it is important for you to know that any high density development of this property is opposed by many of your constituents. The Village Board should not allow a rezoning solely based on the wishes of a single developer.

Thanks Much ~ Dee Hughes 5508 Bremer Road

From: [Karen Thomas](#)
To: [Community Development](#)
Subject: 5513 Bremer Road proposal
Date: Wednesday, June 12, 2024 6:23:54 PM

I am writing to express my opposition to the proposal before the plan commission to rezone 5513 Bremer Rd from R1 to R3.

As with the previous two proposals for this property, the current proposal is inconsistent with the characteristics of the neighborhood and would have negative impacts on the area. For instance, both Bremer Road and Terminal Drive are heavily used by pedestrians and bicyclists. As both streets lack sidewalks or shoulders, the street is shared by pedestrians, bicyclists, and cars, which already leads to hazardous situations, especially when cars are parked on the streets, as is often the case. The increased traffic that would result from the proposed development would significantly increase these hazards.

Terminal Drive is a dead-end street that currently sees little traffic, and the additional traffic due to this development would significantly change the safety profile for all users of the street. It is reasonable to anticipate that this would lead to pressure to reopen the end of the street through to Larson Beach Road, re-instituting the hazards that led to the previous decision to close off the street.

Additionally, I am concerned about the environmental impact of such a proposal. The lot in question is served by a storm drain that sends runoff directly into Lake Waubesa. The lot, currently wooded, is home to diverse wildlife and serves as a buffer that helps to protect the health of the lake.

Thank you for your consideration.

Karen Thomas
5310 Terminal Drive
McFarland, WI 53558

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, June 18, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Public hearing regarding creation of Tax Increment District #7.

PREVIOUS ACTION:

5.8.24 Community Development Authority preliminary review of proposed TID #7 boundary and district type.

6.4.24 Joint Review Board Organizational Meeting

ISSUE SUMMARY:

Included in the packet is a draft Project Plan for a new Tax Increment Finance District No. 7.

The last new business park created in McFarland was the Badger Business Park in 2000, consisting of seven lots encompassing McFarland Court (TID #3). The pace of new commercial and industrial building development in McFarland has been significantly hampered by the lack of available buildable lots for this type of development. From 2014 through 2023 the Village approved a total of 28 new commercial and industrial building permits (not including additions or alterations), or less than three per year. However, a large portion of these permits includes multiple commercial storage unit buildings that were part of a condominium, accessory buildings, or public improvements (e.g. school or Village park shelters that are classified as a "commercial" building permit). Subtracting these from the total, only 8 new commercial buildings were constructed from 2014-2023, of which three were mixed-use buildings and one was a replacement of an existing building. As of January 1, 2024, there are only five vacant commercially zoned properties in the Village's existing urban service area boundary.

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](#) has prepared the proposed boundary map with input from staff. 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 Project Plan for the new TIF District and



the general mechanics of how TIF districts are created and used by municipalities to encourage new development. Staff has created a [website to explain Tax Increment Financing](#), including links to some third party videos, brochures and FAQs.

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.

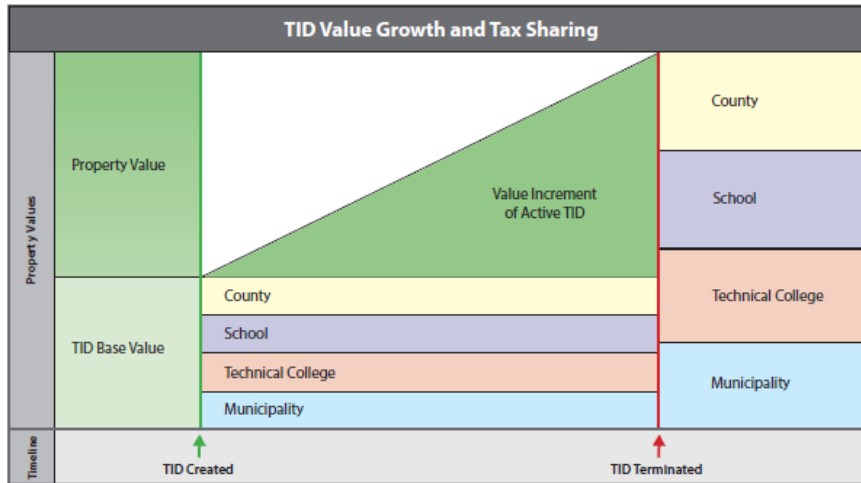
Below is a graphic from the DOR TIF Manual that explains how TIF works:



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 July will be used to recommend the Project Plan for the TID. 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
- **June 4 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**
- **August 8 Joint Review Board meeting to approve the TID Project Plan**

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

2023-2024 Village Board Strategic Plan:

- Objective (C)(1) states attract and enhance new and existing commercial, restaurants, retail, mixed-use, and civic uses in the downtown area, USH 51/Farwell corridor, East Side Growth Area.
- Objective (C)(2) states develop incentives for business growth such as incubator programs, tax increment financing districts, and recruitment/retention.
- Action (C)(vi) advance East Side Plan, pursue recommendations and consider projects as applicable.

2023 East Side Neighborhood Plan. This plan identifies the area proposed for TID #7 primarily for future Business Park uses, but also including Medium Density Residential, Civic/Institutional/Utilities, and Mixed Use (High Density Residential and/or Commercial). Chapter 5 of the plan provides specific recommendations regarding creation of the east side business park, including creation of a tax increment finance district.

2023 Economic Strategic Plan. This plan includes a strategy to expand commercial and industrial land base of the Village, including creation of an east-side business park supported through the creation of a new Tax Increment Finance District.

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is presented for discussion only.

ATTACHMENTS:

1. TID #7 Project Plan Creation_Draft 06052024



PROJECT PLAN

Creation of Tax Incremental Finance District No. 7

Drafted: June 5, 2024

District Type	Mixed Use
Creation Date	XX/XX/2024
Expenditure Period	XX/XX/2039
Termination Date	XX/XX/2044
Remaining Territory Amendments	4

PROJECT PLAN
Creation of Tax Incremental Finance District No. 7
Village of McFarland, WI

Draft

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Section 1. TIF Process and Planning Schedule

Wisconsin State Statute §66.1105 prescribes the process for creating and amending Tax Incremental Finance Districts for the Village of McFarland. The laws require public input in the TIF creation and amendment process, including a public hearing held by the Plan Commission at which TIF information is discussed and whereby citizens can reasonably voice their personal opinion on the creation or amendment of a TIF District. A three-phased approval process is required to create and amend TIF Districts including approval by the Plan Commission, Village Board, and the Joint Review Board. Locally, McFarland also includes review and recommendation of the draft Project Plan by their Community Development Authority. Table 1 presents the formal meeting/action calendar for the Village of McFarland Tax Incremental Finance District No. 7 process.

Table 1: Adoption Schedule

Date	Meeting/Action
May 8, 2024	Community Development Authority review of proposed TID and boundary map.
May 24, 2024	Village notifies taxing entities (school district, county, vocational college, and any special taxing districts) on proposed Creation of TID and upcoming meetings.
May 30, 2024	First Notice of Public Hearing is published in the local newspaper (Class 2). JRB notice published (Class 1).
June 4, 2024	JRB Organizational Meeting #1. Chairperson and member-at-large are selected at this meeting and a review of the proposed TID.
June 6, 2024	Second Notice of Public Hearing is published in local newspaper.
June 18, 2024	Community Development Authority review of proposed TID Project Plan and Map.
June 18, 2024	Plan Commission holds the Public Hearing for the Project Plan and Map. Interested parties are given a reasonable opportunity to express their views on the proposed boundary and project plan.
July 9, 2024	Village Board review of draft TID Project Plan and Map.
July 10, 2024	CDA recommendation to Village Board for approval of proposed TID Project Plan.
July 16, 2024	Plan Commission action on a resolution recommending consideration and approval of the proposed TID by the Village Board.
July 23, 2024	Village Board action on the proposed Creation of TID No. 7 boundary and project plan occurs. Approval by resolution contains findings that detail the TID's consistency with state statutes.
August 8, 2024	Upon approval of the Village Board, the Joint Review Board holds a second meeting to review the TID and act by resolution on the Creation of the TID. The Board submits its decision to the Village no more than 7 days after the vote.
Within 60 days of JRB action	Department of Revenue is notified of the Creation of TID No. 7 by the Village of McFarland and subsequent approval by the Joint Review Board.
October 31, 2024	Submit base packet documentation and Project Plan for Wisconsin Department of Revenue certification.

Section 2. Introduction and Purpose

The Village of McFarland has identified a need to expand its economic base through business, mixed-use, and residential development. To promote development, the Village is seeking to designate a geographical area lying within its corporate limits as Tax Incremental Finance District (TID) No. 7. The Creation of TID No. 7 will allow the Village to make certain public improvements and investments to the designated area so that growth, redevelopment, and blight elimination can occur. Anticipated growth, combined with the Village's commitment toward development, will ensure sufficient tax increment to retire all debt issued by the District for improvements. These improvements will allow the Village to attract and retain potential development, and encourage further private investment in local businesses. The development that is anticipated to occur will provide long-term tax benefits to both the Village and all other overlying taxing jurisdictions.

Summary of Findings

In creating TID No. 7, the Village of McFarland has made the following findings, consistent with Section 66.1105 of Wisconsin Statutes:

- Activities and improvements to the newly designated TID No. 7 are intended to encourage and attract business, mixed-use, and residential growth in the Village.
- The improvement to the newly designated area is likely to encourage, develop, and maintain a strong growth pattern in the Village, taking advantage of major transportation routes through the Village.
- The improvement to the area is likely to maximize private investment within the newly designated TID No. 7 and significantly enhance the value of substantially all other real estate in the District.
- The improvement to the area is likely to make currently underdeveloped areas of the Village more attractive by providing necessary and desired public improvements, which are compatible and feasible with existing systems.
- The improvement to the area is likely to encourage and promote conformity with the Village's land use policies and procedures.
- The development in the newly designated area would not take place in the absence of the improvements stated in the Project Plan.
- TID No. 7 is declared to be a "Mixed-use District" and at least 50% of the land in TID No. 7 has been classified as a mixed-use area, as defined in s.66.1105(2)(cm).
- The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the Village does not exceed 12% of the total value of equalized taxable property within the Village.
- The estimated percentage of the territory within the District that is devoted to retail business will not exceed 35% at the end of the District's expenditure period.
- The estimated percentage of the territory within the District that is devoted to newly platted residential land use will not exceed 35% at the end of the District's expenditure period and the density of newly platted residential housing will be at least three units per acre.

Section 3. District Description

Tax Incremental District No. 7 is being created by the Village of McFarland as a “Mixed-use District” under the authority provided by Wisconsin Statute Section 66.1105. The Village of McFarland finds that at least 50%, by area, of real property within the District is suitable for mixed-use development.

Boundary Description

The boundary for the newly designated TID No. 7 was established using the following criteria:

1. The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the Village does not exceed 12% of the total value of equalized taxable property within the Village at the time of creation.
2. The District is contiguous and contains only whole parcels.
3. At least 50% of the land in TID No. 7 has been classified as a mixed-use area, as defined in s.66.1105(2)(cm).

A map identifying the boundaries for the newly designated TID No. 7 is provided in Appendix A and a legal description of the TID boundary is provided in Appendix B. The location of TID No. 7 is within the Village’s East Side Neighborhood. In 2023, the Village updated its prior 2008 East Side Neighborhood plan as an amendment to the Village’s Comprehensive Plan. This plan update included the identification of a new business park in the areas proposed for TID No. 7. A map showing the East Side Neighborhood Plan Future Land Uses is included in Appendix A.

Tax Parcels

The following whole tax parcels will be included in the newly designated TID No. 7:

Table 2: List of Parcels Included in TID No. 7

Parcel ID from Map 1	Parcel Number	Parcel Address	Total Acres	Existing Land Use	Existing Zoning	Assessed Land Value (2024)	Assessed Improvement Value (2024)	Total Assessed Value (2024)
A	071026496311		32.6	Agriculture/Open Space	A1-EX*	\$ 11,700	\$ -	\$ 11,700
B	071035180101	3341 Storck Road	40.3	Agriculture	A1-EX*	\$ 13,200	\$ -	\$ 13,200
C	071036290901	3341 Storck Road	26.4	Single Family/Agriculture	A1-EX*	\$ 102,000	\$ 375,900	\$ 477,900
D	071036290501	3372 Storck Road	22.9	Single Family/Agriculture	A1-EX*	\$ 76,100	\$ 216,000	\$ 292,100
E	071035480011	3451 Siggelkow Road	5.0	Utility	A1	\$ -	\$ -	\$ -
F	071035483411		8.0	Open Space	A1	\$ -	\$ -	\$ -
G	071036391111		60.4	Agriculture	A1-EX*	\$ 25,600	\$ -	\$ 25,600
H	071036385411	3451 Siggelkow Road	9.6	Single Family/Open Space	A1	\$ 80,600	\$ 181,600	\$ 262,200
I	071036382111	3383 Siggelkow Road	15.2	Single Family/Agriculture	RH-1	\$ 127,400	\$ 537,900	\$ 665,300
J	071036380961	3365 Siggelkow Road	7.1	Single Family/Agriculture	RH-1	\$ 129,600	\$ 285,700	\$ 415,300
			227.4			\$ 566,200	\$ 1,597,100	\$ 2,163,300

*Properties are zoned A1-Exclusive under the Dane County Zoning Code as administered by the Village of McFarland.

Equalized Value Test

Per Wisconsin State Statute 66.1105(4)(gm)4.c., municipalities are restrained in their use of Tax Increment Financing such that the equalized value of taxable property of the (new/amended) district area plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the municipality. The total assessed value of taxable property in TID No. 7, as of January 1, 2024, is \$2,163,300. The Village has three other active TID, TID No. 3, No. 4, and No. 5, with a value increment, as of January 1, 2024, of \$105,406,200. The total municipal equalized value, as of January 1, 2024, for the Village is \$1,617,865,600. Table 3 indicates that creation of TID No. 7 may bring the Village's TID to total municipal value ratio to approximately 6.65%, within the 12% limit.

Table 3: Equalized Value Test

Maximum Allowable TID Property Value	
Equalized Value (as of January 1, 2024)	\$1,617,865,600
Maximum Allowable TID Property Value (12%)	\$194,143,872

12% Test - Compliance	
Existing TIF Value Increment	\$105,406,200
New Value Added by TID No. 7	\$2,163,300
Total Net New Value + Existing TIF Value Increment	\$107,569,500
Percentage of Equalized Value	6.65%

At the same time the Village is proposing to create TID No. 7, the Village is also proposing to create a new TID No. 6 district, a partial overlay of existing TID No. 3. The total net new value for TID No. 6 is \$21,414,900. Therefore, with approval of TID No. 7 and No. 6, the percentage of equalized value will be 8%.

Section 4. Statement of Kind, Number, and Location of Public Works & Other Projects

The Village of McFarland intends to implement a number of public works projects that will positively impact business, residential, and conservancy use in TID No. 7. These projects will be undertaken within the first 15 years of the TID's existence (i.e. through 2039), subject to change based upon the relative needs of the Village and the ability of the District to recoup expenses through the generation of tax increment. A brief description of each TID eligible project type is provided below.

A. Infrastructure for (Re)Development of the District

Proposed infrastructure improvements to public or private property may include:

1. Street (re)construction, relocation, removal, upgrading, or maintenance to facilitate development within TID No. 7. Street infrastructure includes bridges, sidewalks, curb & gutter, bike lanes, parking lanes, street lights, traffic signals, signage, markings and other appurtenances and amenities for the safety and comfort of motor vehicle, bicycle and

pedestrian traffic, including Rectangular Rapid Flash Beacons or other similar devices. Alleyways are considered streets within the definition of this Project Plan.

2. Pedestrian and bicycle path construction, including trail lighting, signage, and supporting amenities such as bicycle racks or repair stations.
3. Construct, upgrade and/or relocate sanitary sewer system components and related appurtenances.
4. Construct, upgrade and/or relocate storm water drainage facilities, basins, and related appurtenances.
5. Construct, upgrade and/or relocate water system components and related appurtenances.
6. Install or improve primary and secondary electric service including installing above or below ground electric distribution lines and related appurtenances, including electric vehicle charging stations.
7. Install or improve natural gas service.
8. Install or improve telecommunication, fiber optic, and/or cable television service including installing above or below ground distribution lines and related appurtenances.

B. Streetscaping Improvements

Streetscaping improvements designed to improve the aesthetics of the District including installation of gateway, wayfinding and street signage, public art installations, landscaping, lighting, information kiosks, other streetscaping furnishings (e.g. benches, trash receptacles, banners, flower pots, etc.).

C. Site Improvements

Site improvement activities required to make sites suitable for (re)development including, but not limited to: access drives, parking areas/facilities, parks and recreation facilities, landscaping, signage, entryway features, walkways, lighting, fencing, remodeling or rehabilitating existing buildings, razing buildings, stripping topsoil, grading, compacted granular fill, topsoil replacement, soil stabilization, streambank stabilization, relocating power lines, utilities, and related activities.

D. Environmental Studies and Remediation

This may include costs associated with environmental studies; wetland delineations; floodplain delineations; floodplain hydraulic and hydrologic analysis; removal of lands from floodplains or wetland areas in accordance with local, state, and federal regulations as part of TID public works and rehabilitation projects; environmental remediation including the removal of above or below ground contamination or hazardous materials.

E. Real Estate Inspection, Acquisition, Vacating, and Relocation for Public Works and Other TID Eligible Projects

This may include but is not limited to purchase of fee title; easements; inspections; appraisals; consultant fees; closing costs; real estate commissions and fees in lieu of commissions; surveying and mapping; lease and/or sale of property at or below market or purchase price to encourage or make feasible a public infrastructure or (re)development project. Relocation costs in the event any property is acquired for the above projects, including the cost of a relocation plan, staff, publications, appraisals, land and property acquisition costs and relocation benefits as required by Wisconsin Statutes 32.19 and 32.195 are eligible costs.

F. Development Funds/Incentives

Payments made at the Village Board's discretion to assist private developers in projects that carry out the goals of this Project Plan, the Village's Comprehensive Plan, East Side Neighborhood Plan, or other adopted Village plans including those future sub-area plans for the District. Such payments could include grants, zero-interest loans, or low interest loans for the purposes of land acquisition, environmental remediation, building and site improvements to non-residential or residential properties. Establishment of a Revolving Loan Fund (e.g. low interest loan or temporary grant for building façade or signage improvement program) is considered Development Incentives and is eligible project costs. No cash grants or loans will be provided until a developer agreement has been signed between the developer and the Village.

G. Contributions to the Community Development Authority

The Village may provide funds to the Community Development Authority (CDA) to be used for administration, planning and operations related to the purposes for which it was established to implement the goals or projects outlined in this Project Plan. The Village of McFarland has a CDA whose purpose is to assist with community development projects including those which may be undertaken within the District.

H. Planning, Promotion & Economic Development

Promotion and development of TID No. 7 including professional services for planning; marketing; recruitment; grant writing and grant administration for TID projects; marketing services and materials; advertising costs; administrative costs and support of development organizations are all eligible costs under this section. Costs related to establishing, or revising, developer incentive policy manuals, developer incentive applications, façade or signage improvement programs are eligible project expenses.

I. Administrative/Organizational Costs

Imputed administrative costs including, but not limited to, a portion of the salaries, benefits and training expenses of the Village employees and elected officials, professional fees for audits, legal review, planning and engineering services, professional assistance with the creation, amendment, and general administration of TID No. 7, and others directly involved with the projects over the life of the District.

J. Financing Costs

Interest, professional and finance fees, bond discounts, bond redemption premiums, legal opinions, ratings, capitalized interest, bond insurance and other expenses related to financing TID No. 7 projects. Eligible expenses include interest on advances to the TID from the Village's General, Utility or Stormwater Funds to cover any annual cash flow deficits. Interest rates shall not exceed a rate of 3%.

K. Projects Outside the TID

The Village expects that there may be several projects that encompass an area outside of the boundaries of the TID. Pursuant to Wisconsin Statutes Section 66.1105(2)(f)(1)(n), the Village may undertake projects within territory located within one-half (1/2) mile of the boundary of the TID, and pay for them using tax increment, provided that:

- 1) The project area is located within the Village's corporate boundaries; and
- 2) The projects are an eligible TIF expenditure within this Project Plan as approved by the Joint Review Board; and
- 3) The expenditure must be made within the expenditure period.

The one-half mile boundary of TID No. 7 is illustrated on the Project Locations Map in Appendix A.

The projects listed in this section will provide necessary facilities, land area, and support to enable and encourage the (re)development of TID No. 7. These projects may be implemented by the Village Board in varying degrees in response to development needs and will be guided by the TID No. 7 Project Plan, the Village's Comprehensive Plan, other existing plans and policies of the Village, and public input.

A map identifying project locations in TID No. 7 is provided in Appendix A. Projects A-J may occur anywhere within the boundaries of the District, as authorized by the Village Board. Locations of new streets, utilities or recreational trail alignments shown on the map are preliminary and subject to change based on final design. Other infrastructure projects unknown at this time, but consistent with the purpose of the TID, and categories A-K, may be eligible project costs. Such eligibility will be determined by the Village Board at the time the projects are being considered. The projects listed above will provide necessary facilities and support to enable and encourage the development of the TID. These projects may be implemented in varying degrees in response to development needs. In addition to the above projects, the Village of McFarland may request multiple base value redeterminations during the life of TID No. 7, if necessary and allowed by the WI State Statutes. The Village may also request affordable housing extensions as allowed by WI State Statutes.

Section 5. TID No. 7 Project Cost Summary

Table 4 lists the estimated total expenditures for each project category. This format follows Wisconsin Department of Revenue guidance on detailed project costs (pe-209), which states the project list should include "estimated expenditures expected for each major category of public improvements." It is important to note that this Project Plan is not meant to be an appropriation of funds for specific projects, but a framework with which to manage projects. All costs identified are preliminary estimates made prior to design considerations, or engineering studies, and are subject to change after planning is complete. All of the customary expenses are considered in these estimates, including but not limited to: legal fees, engineering fees, architectural fees, planning fees, surveying and mapping fees, inspection, construction costs, materials and apparatus, restoration work, permits, reports, judgments, claims for damages and other expenses. Years of capital expenditures are estimates based in part on the Village's Capital Improvement Plan.

Table 4: Proposed TID Project Costs

Project Categories	Estimated Project Cost	Others Share of Cost*	TID Share of Cost
A. Infrastructure for (Re)Development of the District	\$19,848,000	\$2,633,081	\$17,214,919
2024 Siggelkow Road & Utility Engineering Design	\$125,000	\$0	\$125,000
2025 Phase 1 Internal Roads, Utilities and Ponds	\$3,410,000	\$0	\$3,410,000
2026 Phase 2 Internal Roads, Utilities and Ponds	\$810,000	\$0	\$810,000
2027 Phase 1 Siggelkow Road & Trail (Catalina To TID eastern boundary)	\$3,094,683	\$0	\$3,094,683
2030 Phase 3 Internal Roads, Utilities and Ponds	\$4,824,500	\$2,633,081	\$2,191,419
2032 Phase 2 Siggelkow Road (Eastern TID Boundary to CTH AB)**	\$5,968,317	\$0	\$5,968,317
2034 Phase 4 Internal Roads, Utilities, and Ponds	\$1,615,500	\$0	\$1,615,500
B. Streetscaping Improvements	\$250,000	\$0	\$250,000
C. Site Improvements	\$250,000	\$0	\$250,000
D. Environmental Studies and Remediation	\$250,000	\$0	\$250,000
E. Real Estate Inspections, Acquisition, Vacating, and Relocation for Public Works and Other TID Eligible Projects	\$2,600,000	\$0	\$2,600,000
F. Development Funds/Incentives	\$10,557,435	\$0	\$10,557,435
G. Planning, Promotion & Development	\$150,000	\$0	\$150,000
H. Contributions to a Community Development Authority (CDA) or Redevelopment Authority (RDA)	\$0	\$0	\$0
I. Administrative/Organizational Costs	\$1,975,000	\$0	\$1,975,000
J. Financing Costs	\$8,489,748	\$0	\$8,489,748
Subtotal	\$ 44,370,183	\$ 2,633,081	\$41,737,102

*Includes portions of projects within the City of Madison or outside the TID ½ mile boundary

**Includes eligible projects outside or partial within the TID boundary but within ½ mile of the TID boundary.

All costs are stated in 2024 prices and are preliminary estimates. The Village reserves the right to increase the costs to reflect inflationary increases and other unforeseen or uncontrollable circumstances between 2024 and the time of construction/implementation, such as higher than anticipated financing costs. The Village reserves the right to increase and decrease particular project costs within the Total TID Expenditure budget estimate without amending this Project Plan. For example, reallocating funds from one project category to another.

Wisconsin Statutes do not obligate the Village to complete all of the proposed projects listed in the Project Plan; however, the expenditure period for TID No. 7 is limited to July 23, 2024 through July 23, 2039. The Village retains the right to change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without further amending this Project Plan. Public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses. The needs of the Village and the performance of the TID will be reviewed annually to determine if change is required to any of the proposed activities. Should the needs of the Village change, projects may have to be slightly or substantially altered or even eliminated.

Section 6. Ineligible / Estimated Non-Project Costs

The following bullets identify public works projects that are not eligible to be paid with tax increments under Wis. Stat. 66.1105(2)(f).2.

- The cost of constructing or expanding administrative buildings, police and fire buildings, libraries, community and recreational buildings and school buildings, unless the

administrative buildings, police and fire buildings, libraries and community and recreational buildings were damaged or destroyed before January 1, 1997, by a natural disaster.

- The cost of constructing or expanding any facility, except a parking structure, if the Village generally finances similar facilities only with utility user fees.
- General government operating expenses, unrelated to the planning or development of a TID.
- Cash grants made by the Village to owners, lessees, or developers of land that is located within the TID unless the grant recipient has signed a development agreement with the Village, a copy of which shall be retained by the Village in the official records for that TID.

No ineligible project costs were identified at the time this Project Plan was considered for adoption. Any portion of future projects funded by grants will be a non-project cost.

Non-project costs are public works projects that only partly benefit the TID or are not eligible to be paid with tax increments. Examples of non-project costs include projects undertaken within the TID as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, or special assessments. Other examples include public works projects that only partly benefit the TID, such as a new water tower which serves properties both inside and outside of the TID, and its ½ - mile boundary. That portion of the total project costs allocable to properties outside of the TID, and its ½ - mile boundary, would be a non-project cost. Table 4 identifies an estimated \$2,633,081 in non-project costs for improvements to Siggelkow Road that are either partially within the City of Madison or outside the ½-mile TID boundary.

Section 7. Economic Feasibility

The projected income of TID No. 7, presented in Table 6, hinges upon the tax incremental revenue generated from within the district. The future tax incremental revenue of a TID is influenced by three crucial components: new development leading to increases in property value, inflation-driven appreciation in property values, and alterations in the full value tax rate. To forecast the future increment and income generated by TID No. 7, certain assumptions have been made for each of these critical components.

New Development Activities

The TID is projected to realize \$211,148,700 in new development value over its anticipated 20-year life. Table 5 provides a summary of potential development opportunities within TID #7. This new value is projected to come from the development of parcels within the District. The determination of parcels identified for new development is based on the Village's East Side Neighborhood Plan. It is anticipated that some of the parcels listed in Table 5 may not experience any (re)development during the TID lifetime, while others not listed may. Redevelopment years are also an approximation based, in part, on the anticipated schedule of known (re)development projects, landownership, public and private improvement projects, and the readiness for development or marketability of each parcel. Estimated Construction Years may vary significantly from those shown in Table 5.

The methodology used to calculate the Estimated Growth in Value of New Development for any one development site is based in-part on using assessment values from these and other comparable existing development sites found in the Village, or surrounding communities in Dane County. The creation of TID #7 and the identification of proposed types of new development (e.g. light industrial/office, commercial, and multi-family) within this Project Plan does not compel, or in any way obligate, the Village to approve future redevelopment requests for these particular parcel areas. However, those types of new development assumed in Table 5 are based on the Village's 2023 East Side Neighborhood Plan. The Village may consider other uses than those envisioned within this Project Plan for any particular parcel without amending this Project Plan. The Village's Comprehensive Plan, subarea plans like the East Side Neighborhood Plan, and Village's Zoning Ordinance will guide decisions regarding appropriate use of properties within the District. It is anticipated that when specific development proposals/applications/projects are submitted to the Village a change in the Village's Official Zoning Map and/or Comprehensive Plan may be necessary to facilitate the development envisioned in this Project Plan (e.g. zoning to Planned Unit Development District or Commercial Park District).

Table 5: New Development Activities

Estimated Construction Year	Phase	Type of New Development	Acres	Comm/Ind Building Size	Comm/Ind Construction Values/Acre or BLDG SF	MF Units	MF Value/Acre or Unit	New Development Value	Base Value	Est. Growth in New Development Value
2025	1	Business Park Land Improvements	50.50		\$ 160,000			\$ 8,080,000	\$ 287,800	\$ 7,792,200
2025	1	Light Industrial/Office	10.10	175,000	\$ 65			\$ 11,375,000	\$ -	\$ 11,375,000
2026	2	Multi-Family Land Improvements	13.00			260	\$ 10,000	\$ 2,600,000	\$ 11,700	\$ 2,588,300
2027	1	Light Industrial/Office	10.10	145,000	\$ 65			\$ 9,425,000	\$ -	\$ 9,425,000
2027	2	Multi-Family Consturction	13.00			130	\$ 130,000	\$ 16,900,000	\$ -	\$ 16,900,000
2028	2	Multi-Family Consturction	13.00			130	\$ 130,000	\$ 16,900,000	\$ -	\$ 16,900,000
2029	1	Light Industrial/Office	10.10	175000	\$ 65			\$ 11,375,000	\$ -	\$ 11,375,000
2030	3	Business Park Land Improvements	65.00		\$ 160,000			\$ 10,400,000	\$ 783,200	\$ 9,616,800
2030	3	Multi-Family Land Improvements	12.00			210	\$ 10,000	\$ 2,100,000	\$ -	\$ 2,100,000
2030	3	Commercial Land Improvements	3.60		\$ 225,000			\$ 810,000	\$ -	\$ 810,000
2031	1	Light Industrial/Office	10.10	145000	\$ 65			\$ 9,425,000	\$ -	\$ 9,425,000
2032	3	Multi-Family Construction	6.00			105	\$ 130,000	\$ 13,650,000	\$ -	\$ 13,650,000
2032	3	Light Industrial/Office	8.23	100000	\$ 65			\$ 6,500,000	\$ -	\$ 6,500,000
2033	3	Multi-Family Construction	6.00			105	\$ 130,000	\$ 13,650,000	\$ -	\$ 13,650,000
2033	1	Light Industrial/Office	10.10	140000	\$ 65			\$ 9,100,000	\$ -	\$ 9,100,000
2034	3	Light Industrial/Office	8.23	150000	\$ 65			\$ 9,750,000	\$ -	\$ 9,750,000
2034	4	Business Park Land Improvements	6.70		\$ 160,000			\$ 1,072,000	\$ 540,300	\$ 531,700
2034	4	Multi-Family Land Improvements	9.00			135	\$ 10,000	\$ 1,350,000	\$ 540,300	\$ 809,700
2035	4	Multi-Family Construction	4.50			68	\$ 130,000	\$ 8,840,000	\$ -	\$ 8,840,000
2035	3	Commercial Construction	3.60	4	\$ 1,000,000			\$ 3,600,000	\$ -	\$ 3,600,000
2036	3	Light Industrial/Office	8.23	100000	\$ 65			\$ 6,500,000	\$ -	\$ 6,500,000
2037	4	Multi-Family Construction	4.50			67	\$ 130,000	\$ 8,710,000	\$ -	\$ 8,710,000
2038	3	Light Industrial/Office	8.23	150000	\$ 65			\$ 9,750,000	\$ -	\$ 9,750,000
2039	4	Light Industrial/Office	6.70	80000	\$ 65			\$ 5,200,000	\$ -	\$ 5,200,000
2040	3	Light Industrial/Office	8.23	150000	\$ 65			\$ 9,750,000	\$ -	\$ 9,750,000
2041	3	Light Industrial/Office	8.23	100000	\$ 65			\$ 6,500,000	\$ -	\$ 6,500,000
								\$ 213,312,000	\$ 2,163,300	\$ 211,148,700

Inflation Rate

This projection adopts a conservative stance, suggesting that inflation is expected to average 1.5% per year for the entirety of the District's existence. It's worth noting that historically, the average inflation rate from 2003 to 2023 has hovered around 2.56%, providing context for this conservative estimate. Similarly, the Consumer Price Index-Midwest has averaged an annual increase of 2.3% from 2003 to 2023. In addition, the Turner Construction Cost Index, a measure of construction

materials and labor prices across the industry in the United States, has average 5.4% increase per year from 2003 to 2023.

Full Value Tax Rate

The Full Value Tax Rate, estimated at \$20.00 per thousand, is anticipated to endure without fluctuations over the entirety of the District's 27-year existence, persisting steadily until the year 2051. For context, from 2003 to 2023 the actual Full Value Tax Rate in McFarland has ranged from a low of \$16.26 per thousand to a high of \$24.18 per thousand. The mid-point of this 20-year span is \$20.22 per thousand.

Draft

Table 6: TID No. 7 Projected Income

Village of McFarland		TID #7								
A	B	C	D	E	F	G	H	I	J	K
IMPROV. DURING YEAR	BEGINNING OF YEAR VALUE	EST. GROWTH IN VALUE OF NEW DEVELOP. ¹	CUMULATIVE VALUE	INFLATION INCREMENT ²	END OF YEAR VALUE	TAX INCREMENT VALUE	TAX VALUE YEAR	TAX RATE ³ \$1,000	TAX INCREMENT COLLECTED	COLLECTION YEAR
2024	\$2,163,300	\$0	\$2,163,300	\$32,450	\$2,195,750	\$32,450	2025	\$20.00	\$649	2026
2025	\$2,195,750	\$19,167,200	\$21,362,950	\$32,936	\$21,395,886	\$19,232,586	2026	\$20.00	\$384,652	2027
2026	\$21,395,886	\$2,588,300	\$23,984,186	\$320,938	\$24,305,124	\$22,141,824	2027	\$20.00	\$442,836	2028
2027	\$24,305,124	\$26,325,000	\$50,630,124	\$364,577	\$50,994,701	\$48,831,401	2028	\$20.00	\$976,628	2029
2028	\$50,994,701	\$16,900,000	\$67,894,701	\$764,921	\$68,659,621	\$66,496,321	2029	\$20.00	\$1,329,926	2030
2029	\$68,659,621	\$11,375,000	\$80,034,621	\$1,029,894	\$81,064,516	\$78,901,216	2030	\$20.00	\$1,578,024	2031
2030	\$81,064,516	\$12,526,800	\$93,591,316	\$1,215,968	\$94,807,283	\$92,643,983	2031	\$20.00	\$1,852,880	2032
2031	\$94,807,283	\$9,425,000	\$104,232,283	\$1,422,109	\$105,654,393	\$103,491,093	2032	\$20.00	\$2,069,822	2033
2032	\$105,654,393	\$20,150,000	\$125,804,393	\$1,584,816	\$127,389,209	\$125,225,909	2033	\$20.00	\$2,504,518	2034
2033	\$127,389,209	\$22,750,000	\$150,139,209	\$1,910,838	\$152,050,047	\$149,886,747	2034	\$20.00	\$2,997,735	2035
2034	\$152,050,047	\$11,091,400	\$163,141,447	\$2,280,751	\$165,422,197	\$163,258,897	2035	\$20.00	\$3,265,178	2036
2035	\$165,422,197	\$12,440,000	\$177,862,197	\$2,481,333	\$180,343,530	\$178,180,230	2036	\$20.00	\$3,563,605	2037
2036	\$180,343,530	\$6,500,000	\$186,843,530	\$2,705,153	\$189,548,683	\$187,385,383	2037	\$20.00	\$3,747,708	2038
2037	\$189,548,683	\$8,710,000	\$198,258,683	\$2,843,230	\$201,101,914	\$198,938,614	2038	\$20.00	\$3,978,772	2039
2038	\$201,101,914	\$9,750,000	\$210,851,914	\$3,016,529	\$213,868,442	\$211,705,142	2039	\$20.00	\$4,234,103	2040
2039	\$213,868,442	\$5,200,000	\$219,068,442	\$3,208,027	\$222,276,469	\$220,113,169	2040	\$20.00	\$4,402,263	2041
2040	\$222,276,469	\$9,750,000	\$232,026,469	\$3,334,147	\$235,360,616	\$233,197,316	2041	\$20.00	\$4,663,946	2042
2041	\$235,360,616	\$6,500,000	\$241,860,616	\$3,530,409	\$245,391,025	\$243,227,725	2042	\$20.00	\$4,864,555	2043
2042	\$245,391,025	\$0	\$245,391,025	\$3,680,865	\$249,071,891	\$246,908,591	2043	\$20.00	\$4,938,172	2044
2043	\$249,071,891	\$0	\$249,071,891	\$3,736,078	\$252,807,969	\$250,644,669	2044	\$20.00	x	2045
2044	\$252,807,969	\$0	\$252,807,969	\$3,792,120	\$256,600,088	\$254,436,788	2045	\$20.00	x	2046
TOTAL		\$211,148,700		\$43,288,088					\$51,795,972	

Assumptions

Initial Base Value	\$2,163,300
Annual Rate of Inflation	1.50%
Tax Rate (Avg./Year)	\$20.00
New Development	\$211,148,700
Final Total Value	\$256,600,088

Projected Annual Performance

Table 7 presents the projected annual performance of TID No. 7 based on the following assumptions:

- Tax Increment Generated: \$51,795,972 - This represents the total expected increase in tax revenue within the TIF district over a specified period.
- Total Principal for Public Works Projects: \$20,564,919 - This indicates the overall amount of funds allocated for infrastructure and community development projects (Table 4, Projects A-E) within the district.
- Total Development Incentives: \$10,557,435 - This denotes the total funds earmarked for incentives designed to attract investment and stimulate development activities within the TIF district, not including potential sale of Village acquired property at less than market values.
- Interest Rate: 5.00% - This is the interest rate applied to the principal amount (Projects A-F), often determined by the Wisconsin Board of Commissioners of Public Lands (BCPL) or similar authority.
- Total Interest Payments: \$8,489,748 - This reflects the cumulative interest payments expected to be made over the life of the financing, based on the principal amount and interest rate.
- Total Administrative & Planning Costs: \$2,125,000 - This represents the overall expenses associated with managing and overseeing the operations of the TIF district, including administrative staff salaries, legal fees, and other operational expenses.

Table 7: TID No. 7 Projected Annual Performance

Village of McFarland		TID #7												
L	M	N	O	P	Q	R	S	T	U	V	W	X		
PAYMENT YEAR	CAPITAL EXPENDITURE COSTS ¹	ANNUAL DEBT SERVICE ²	INTEREST ON ADVANCES ³	ADMIN & OTHER COSTS ⁴	TOTAL USES TID FUNDS	TAX INCREMENT COLLECTED	DEBT PROCEEDS ⁵	OTHER INCOME ⁶	INVESTM INCOME ⁷	TOTAL SOURCES TID FUNDS	ANNUAL CASH FLOW	TID FUND BALANCE		
2024	\$125,000	\$0	\$0	\$25,000	\$150,000	\$0	\$125,000	\$0	\$0	\$125,000	(\$25,000)	(\$25,000)		
2025	\$6,824,359	\$15,910	\$0	\$50,000	\$6,890,269	\$0	\$6,824,359	\$0	\$0	\$6,824,359	(\$65,910)	(\$90,910)		
2026	\$4,224,359	\$884,505	\$0	\$75,000	\$5,183,864	\$649	\$4,224,359	\$0	\$0	\$4,225,008	(\$958,856)	(\$1,049,766)		
2027	\$3,219,683	\$1,422,175	\$0	\$100,000	\$4,741,858	\$384,652	\$3,219,683	\$0	\$0	\$3,604,335	(\$1,137,524)	(\$2,187,289)		
2028	\$0	\$1,831,972	\$0	\$125,000	\$1,956,972	\$442,836	\$0	\$0	\$0	\$442,836	(\$1,514,136)	(\$3,701,425)		
2029	\$0	\$1,831,972	\$0	\$125,000	\$1,956,972	\$976,628	\$0	\$0	\$0	\$976,628	(\$980,344)	(\$4,681,769)		
2030	\$5,605,777	\$1,831,972	\$0	\$125,000	\$7,562,750	\$1,329,926	\$5,605,777	\$0	\$0	\$6,935,704	(\$627,046)	(\$5,308,815)		
2031	\$0	\$2,545,468	\$0	\$125,000	\$2,670,468	\$1,578,024	\$0	\$0	\$0	\$1,578,024	(\$1,092,443)	(\$6,401,258)		
2032	\$6,093,317	\$3,321,017	\$0	\$125,000	\$9,539,334	\$1,852,880	\$6,093,317	\$0	\$0	\$7,946,197	(\$1,593,137)	(\$7,994,395)		
2033	\$0	\$3,321,017	\$0	\$125,000	\$3,446,017	\$2,069,822	\$0	\$0	\$0	\$2,069,822	(\$1,376,195)	(\$9,370,590)		
2034	\$5,029,859	\$3,321,017	\$0	\$125,000	\$8,475,875	\$2,504,518	\$5,029,859	\$0	\$0	\$7,534,377	(\$941,499)	(\$10,312,088)		
2035	\$0	\$3,945,300	\$0	\$125,000	\$4,070,300	\$2,997,735	\$0	\$0	\$0	\$2,997,735	(\$1,072,565)	(\$11,384,654)		
2036	\$0	\$3,076,705	\$0	\$125,000	\$3,201,705	\$3,265,178	\$0	\$0	\$0	\$3,265,178	\$63,473	(\$11,321,181)		
2037	\$0	\$2,539,035	\$0	\$125,000	\$2,664,035	\$3,563,605	\$0	\$0	\$0	\$3,563,605	\$899,570	(\$10,421,612)		
2038	\$0	\$2,129,238	\$0	\$125,000	\$2,254,238	\$3,747,708	\$0	\$0	\$0	\$3,747,708	\$1,493,470	(\$8,928,142)		
2039	\$0	\$2,129,238	\$0	\$125,000	\$2,254,238	\$3,978,772	\$0	\$0	\$0	\$3,978,772	\$1,724,534	(\$7,203,608)		
2040	\$0	\$2,129,238	\$0	\$75,000	\$2,204,238	\$4,234,103	\$0	\$0	\$0	\$4,234,103	\$2,029,865	(\$5,173,743)		
2041	\$0	\$1,415,742	\$0	\$75,000	\$1,490,742	\$4,402,263	\$0	\$0	\$0	\$4,402,263	\$2,911,521	(\$2,262,222)		
2042	\$0	\$640,193	\$0	\$75,000	\$715,193	\$4,663,946	\$0	\$0	\$0	\$4,663,946	\$3,948,753	\$1,686,531		
2043	\$0	\$640,193	\$0	\$75,000	\$715,193	\$4,864,555	\$0	\$0	\$8,433	\$4,872,987	\$4,157,794	\$5,844,324		
2044	\$0	\$640,193	\$0	\$75,000	\$715,193	\$4,938,172	\$0	\$0	\$29,222	\$4,967,393	\$4,252,200	\$10,096,524		
TOTAL	\$31,122,354	\$39,612,102	\$0	\$2,125,000	\$72,859,455	\$51,795,972	\$31,122,354	\$0	\$37,654	\$82,955,980				

ASSUMPTION

- Capital Expenditures (Projects A-F)
- Includes Principal & Interest on Capital Expenditures requiring debt service (5% interest, 10-year loan)
- Interest on General Fund Advances @ 0.0% of Annual TID Fund Deficit
- Administration, Organizational, Planning, Costs (Project Types G-I)
- Debt Proceeds on Capital Expenditures requiring debt service
- Other Income (Land Sales, Grants, Intergovernmental Revenue, etc.)
- Interest on Investment Income = 0.5%

TID DATES

Creation Date: July 23, 2024
Expenditure Period: July 23, 2039
Termination Date: July 23, 2044

Impact on Overlying Taxing Jurisdictions

Table 8 shows the division of the estimated share of the projected tax increments to be paid by the owners of taxable property in each of the taxing jurisdictions overlying TID No. 7.

Table 8: Impact on Overlying Taxing Jurisdictions

	Percentage of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value	Annual Taxes Collected After TID Closure	Increase in Annual Tax Collections After TID	Proportionate Share of Taxes Collected Over Life of District
County	17.69%	\$7,654	\$907,900	\$900,246	\$9,163,199
Village	37.45%	\$16,203	\$1,921,893	\$1,905,690	\$19,397,170
School	40.61%	\$17,570	\$2,084,121	\$2,066,550	\$21,034,495
Tech	4.25%	\$1,839	\$218,088	\$216,249	\$2,201,107
State	0.00%	\$0	\$0	\$0	\$0
Total	100.00%	\$43,266	\$5,132,002	\$5,088,736	\$51,795,972

Section 8. Financing

Under Wisconsin law there are several methods of borrowing, some of which apply against a municipality's debt limit, and others that do not apply against the limit. The state sets this limit at five percent (5%) of the municipality's total equalized property valuation. The feasibility of financing specific projects at any given time using a particular method can be determined based on the municipality's current fiscal situation, anticipated non-TID related capital needs, the amount of money to be borrowed, interest rates, and lending terms.

Possible funding sources include:

A. General Obligation Borrowing

General Obligation Borrowing includes all types of municipal borrowing from banks, the State Trust Fund, or other lending institutions. This method of borrowing requires little effort or legal expenditures and works particularly well for smaller projects.

B. General Obligation Bonding

General Obligation Bonds are a debt instrument backed by the full faith and credit of the municipality and its ability to raise revenue through taxation. In the case of default, the municipality is liable for repayment of the debt. As a result, this type of debt can often result in lower interest rates than regular General Obligation Borrowing. The high fees associated with the issuance of the bonds makes them more attractive for larger projects.

C. Mortgage Revenue Bonds

Revenue Bonds are a debt instrument backed by revenue generated from the project. These types of bonds are also mainly used for larger debt issuances due to their relatively high associated fees. They are typically issued by municipal bodies that raise revenues on a fee for service type basis, such as the Water & Sewer Utility. These types of bonds generally do not count against a municipality's five percent debt limit.

D. Special Assessment “B” Bonds

Special Assessment “B” Bonds are a debt instrument backed by the municipality’s ability to raise revenue from special assessments charged to persons, organizations, or businesses receiving benefits from the project. These bonds also do not normally count against a municipality’s debt limit.

E. Federal/State Loan and Grant Programs

The State and Federal Government often sponsor grant and loan programs that municipalities may potentially use to supplement TID expenditures or provide financing for capital costs which positively impact the District. These programs include Wisconsin Community Development Block Grants, Rural Development Administration Community Facility Loan/Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to insure State and Federal participation in the project.

Section 9. Proposed Zoning Changes

The Village of McFarland is zoned in accordance with an ordinance formally adopted by the Village Board. Based on the current zoning classifications within TID No. 7, no zoning changes are necessary as a result of creating TID No. 7. Future rezoning of property will be necessary in order to facilitate development within TID No. 7. Approval of rezoning applications will occur on a case-by-case basis consistent with the Village’s Comprehensive Plan and East Side Neighborhood Plan.

Section 10. Proposed Changes in the Community Development Plan, Map, Building Codes & Ordinance

The creation of TID No. 7 will not require any changes to the existing community development plans or the Village’s municipal codes or ordinances. The projects proposed in the Project Plan are consistent with the development policies of the municipality, as well as existing building codes, maps, and ordinances.

Section 11. Relocation

No persons are expected to be displaced or relocated as a result of proposed projects in the TID; however, if relocation were to become necessary in the future, the following is the method proposed by the Village or Community Development Authority for displacement or relocation. Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaced persons will be provided an informational pamphlet prepared by the Wisconsin Department of Administration (DOA). The Village will file a relocation plan with the DOA and shall keep records as required in Wisconsin Statutes 32.27. The Village will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of neighboring landowners to whom offers are being made as required by law.

Section 12. Statement Indicating How creating the TID Promotes Orderly Development of Municipality

TID No. 7 will promote orderly development in the Village of McFarland by marketing and attracting economic activity to a specified area. This allows the Village greater control over economic activity in order to ensure that development and/or growth is orderly, harmonious with adjoining land uses, and enhances the health and welfare of the community.

Section 13. Legal Opinion

An opinion from the Village legal counsel regarding the Project Plan for TID No. 7 and its compliance with s. 66.1105 of Wisconsin Statutes is provided in Appendix I.

Section 14. Glossary of TIF Related Terms

Base Value: The aggregate value, as equalized by DOR, of the real, personal, and non-exempt municipal-owned property located within the TID as of the valuation date.

Equalized Value: The estimate of the State of Wisconsin Department of Revenue of the full market value of property; used to apportion property tax levies of counties, school districts and municipalities among tax districts.

Expenditure Period: The time during which expenses may be incurred for the implementation of the approved project plan and the completion of the projects outlined therein. The current maximum expenditure period for all districts ends five years before the un-extended maximum life of the TID.

Non-Project Costs: As part of the project plan, there may be investments that are not eligible for TIF, or that are paid for with revenue other than tax increment revenue – such as a grant.

Project Plan: The plan, properly submitted and approved by the Wisconsin Department of Revenue, for the financial development or redevelopment of a TID, including all properly approved amendments.

Tax Incremental District (TID): The contiguous geographical area within a municipality consisting solely of whole units of property as are assessed for general property tax purposed not including railroad rights of way, rivers or highways, or wetlands as defined in Wisconsin Statutes 23.32.

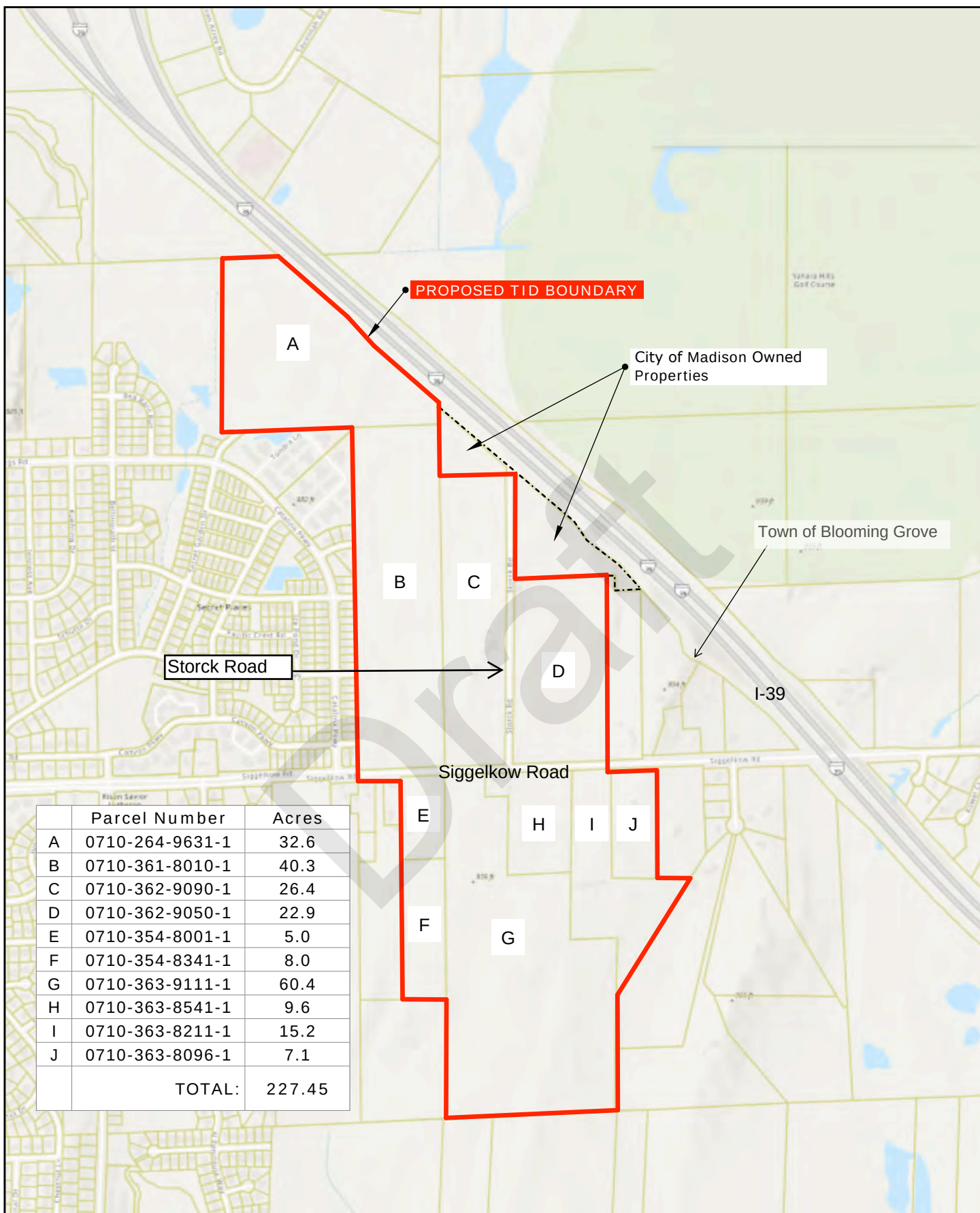
Tax Incremental Financing (TIF): A mechanism for financing development and redevelopment projects whereby property tax revenue from increased property values in a defined geographic district is used to pay for public improvements, such as roads, sewer and water lines. Once the improvements are paid for, the property taxes go to the municipality, county and school districts.

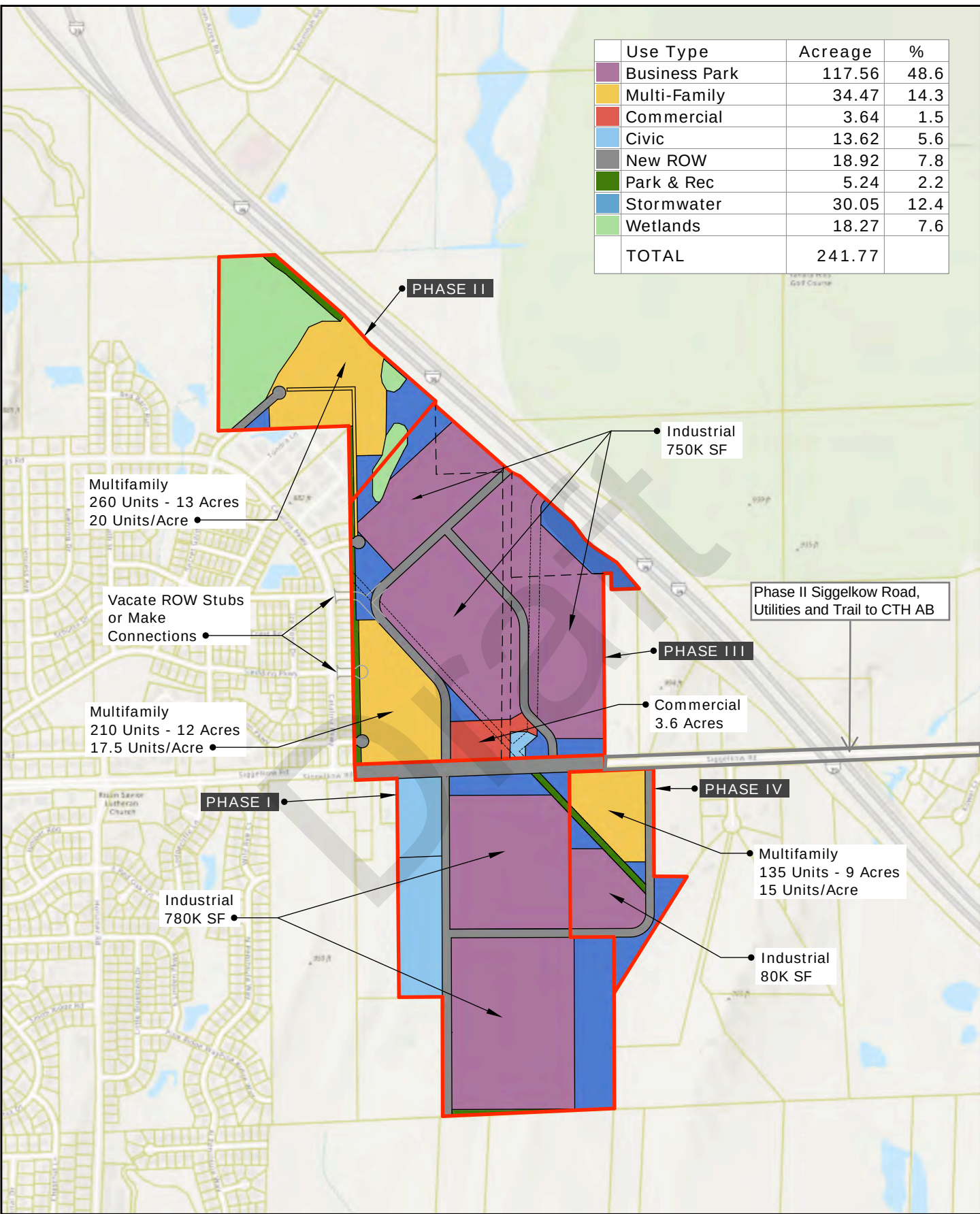
Tax Increment: The taxes levied by all overlying taxing jurisdictions on the difference between the base value and the current value of the TID, also known as the value increment. These taxes are sent to the municipality who operates the TID, and used to pay for the approved project costs laid out in the project plan.

Tax Rate: The rate, usually expressed in terms of dollars per one thousand dollars of assessed valuation, at which taxes are levied against the total assessed valuation of the municipality. Due to changes in the total assessed valuation of the municipality from year to year, the tax levy change and the tax rate change will not be the same. The tax rate change reflects what impact the property owner will see in their total taxes.

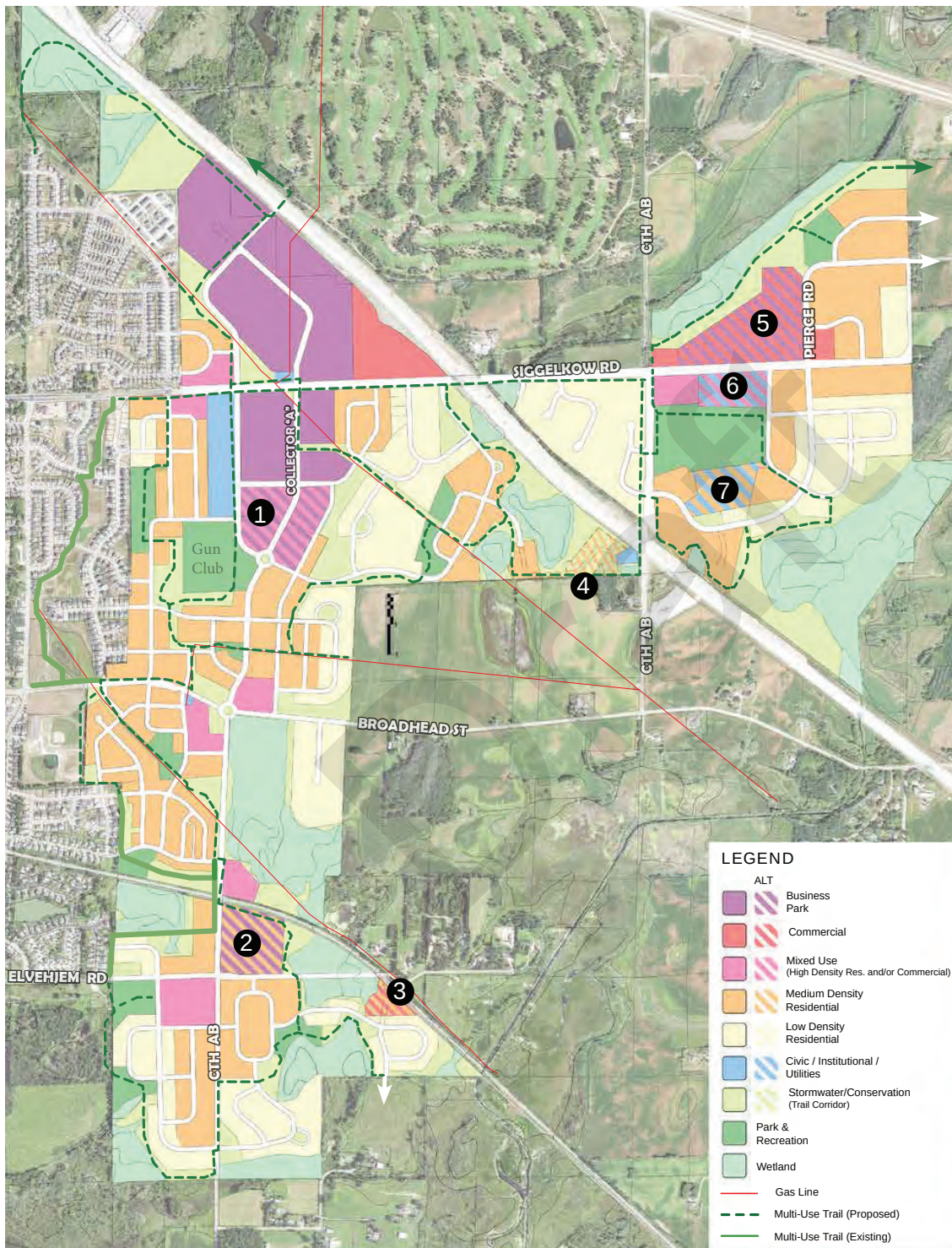
Value Increment: The difference in value between the base value and the current value. This is the amount of property value that can be attributed to the TIF investment, and as such is the portion of the tax base that is used to generate the tax increment that pays for the investment.

Draft





Master Plan Concept



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.

Design Themes

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

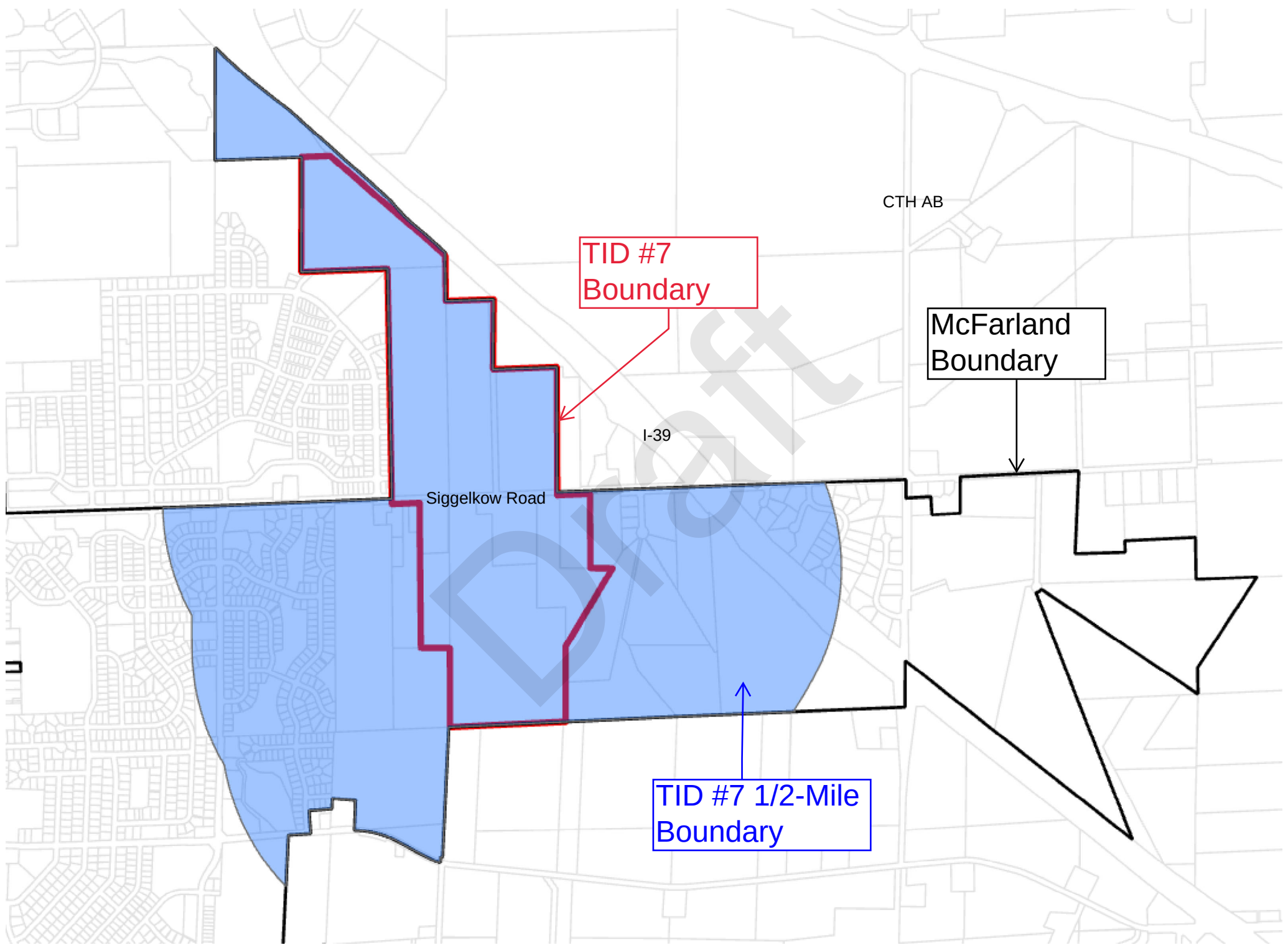
Business Park clustered around Siggelkow with a potential second business park area near CTH AB east of Interstate.

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.



**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, June 18, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Public hearing regarding creation of Tax Increment District #6.

PREVIOUS ACTION:

5.8.24 Community Development Authority preliminary review of proposed TID #6 boundary and district type.

6.4.24 Joint Review Board Organizational Meeting

ISSUE SUMMARY:

Included in the packet is a draft Project Plan for new Tax Increment Finance District No. 6. The previous agenda item includes background information on Tax Increment Financing and the proposed schedule to create TID #6 & 7, and the Allocation Amendment to TID #3. 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 draft Project Plan for 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 July will be used to recommend approval of the Project Plan to the Village Board. 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:

2023-2024 Village Board Strategic Plan:

- Objective (C)(1) states attract and enhance new and existing commercial, restaurants, retail, mixed-use, and civic uses in the downtown area, USH 51/Farwell corridor, East



Side Growth Area.

- Objective (C)(2) states develop incentives for business growth such as incubator programs, tax increment financing districts, and recruitment/retention.
- Action (C)(ii) complete update to Redevelopment District Plan #1, including new Overlay TIF District.

2010 Redevelopment District No 1. The 2010 Redevelopment District No. 1 Plan carried forward the recommendations from the 2005 Terminal & Triangle District Plan while also including a blight analysis of property within the district.

2005 Terminal & Triangle District Plan. Established future land use subdistricts (Highway 51 Design Subdistrict, Beltline-Oriented Commercial Subdistrict, Mixed-Use Lakeview Village Subdistrict, Industrial Center Subdistrict, Triangle/Meinders Subdistrict), including redevelopment concepts, site and building design guidelines. The plan notes the Terminal and Triangle District should be the focus of modern and clean industrial and mixed use redevelopment over the 20-year planning period. Its role is particularly important given its transportation access and the relatively limited economic opportunities in other parts of the Village for market, environmental, and intergovernmental reasons.

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This item is presented for discussion only.

ATTACHMENTS:

1. TID #6 Project Plan Creation_Draft 060524



PROJECT PLAN

Creation of Tax Incremental Finance District No. 6

Project No. 09361030

Drafted: June 5, 2024

District Type	Blight
Creation Date	XX/XX/2024
Expenditure Period	XX/XX/2046
Termination Date	XX/XX/2051
Remaining Territory Amendments	4

PROJECT PLAN

Creation of Tax Incremental Finance District No. 6

Village of McFarland, WI

Project No. 09361030

Prepared by:

MSA Professional Services, Inc.
1702 Pankratz Street
Madison, WI 53704
(608) 242-7779

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List of Appendices (Appendices B-I to be submitted with final Project Plan to DOR)

Appendix A: TID No. 6 Maps
Appendix B: Boundary Description
Appendix C: Letters to Taxing Jurisdictions
Appendix D: Letter to Parcel Landowners
Appendix E: Affidavit of Publications
Appendix F: Meeting Minutes
Appendix G: Resolutions
Appendix H: Joint Review Board Letter of Approval
Appendix I: Legal Opinion

Section 1. TIF Process and Planning Schedule

Wisconsin State Statute §66.1105 prescribes the process for creating and amending Tax Incremental Finance Districts for the Village of McFarland. The laws require public input in the TIF creation and amendment process, including a public hearing held by the Plan Commission at which TIF information is discussed and whereby citizens can reasonably voice their personal opinion on the creation or amendment of a TIF District. A three-phased approval process is required to create and amend TIF Districts including approval by the Plan Commission, Village Board, and the Joint Review Board. Locally, McFarland also includes review and recommendation of the draft Project Plan by their Community Development Authority. Table 1 presents the formal meeting/action calendar for the Village of McFarland Tax Incremental Finance District No. 6 process.

Table 1: Adoption Schedule

Date	Meeting/Action
May 8, 2024	Community Development Authority review of proposed TID and boundary map.
May 24, 2024	Village notifies taxing entities (school district, county, vocational college, and any special taxing districts) on proposed Creation of TID and upcoming meetings.
May 30, 2024	First Notice of Public Hearing is published in the local newspaper (Class 2). JRB notice published (Class 1).
June 4, 2024	JRB Organizational Meeting #1. Chairperson and member-at-large are selected at this meeting and a review of the proposed TID.
June 6, 2024	Second Notice of Public Hearing is published in local newspaper.
June 18, 2024	Community Development Authority review of proposed TID Project Plan and Map.
June 18, 2024	Plan Commission holds the Public Hearing for the Project Plan and Map. Interested parties are given a reasonable opportunity to express their views on the proposed boundary and project plan.
July 9, 2024	Village Board review of draft TID Project Plan and Map.
July 10, 2024	CDA recommendation to Village Board for approval of proposed TID Project Plan.
July 16, 2024	Plan Commission action on a resolution recommending consideration and approval of the proposed TID by the Village Board.
July 23, 2024	Village Board action on the proposed Creation of TID No. 6 boundary and project plan occurs. Approval by resolution contains findings that detail the TID's consistency with state statutes.
August 8, 2024	Upon approval of the Village Board, the Joint Review Board holds a second meeting to review the TID and act by resolution on the Creation of the TID. The Board submits its decision to the Village no more than 7 days after the vote.
Within 60 days of JRB action	Department of Revenue is notified of the Creation of TID No. 6 by the Village of McFarland and subsequent approval by the Joint Review Board.
October 31, 2024	Submit base packet documentation and Project Plan for Wisconsin Department of Revenue certification.

Section 2. Introduction and Purpose

The Village of McFarland has identified a need to expand its economic base through business, mixed-use, and residential development. To promote development, the Village is seeking to designate a geographical area lying within its corporate limits as Tax Incremental Finance District (TID) No. 6. The Creation of TID No. 6 will allow the Village to make certain public improvements and investments to the designated area so that growth, redevelopment, and blight elimination can occur. Anticipated growth, combined with the Village's commitment toward development, will ensure sufficient tax increment to retire all debt issued by the District for improvements. These improvements will allow the Village to attract and retain potential development, and encourage further private investment in local businesses. The development that is anticipated to occur will provide long-term tax benefits to both the Village and all other overlying taxing jurisdictions.

Summary of Findings

In creating TID No. 6, the Village of McFarland has made the following findings, consistent with Section 66.1105 of Wisconsin Statutes:

- Activities and improvements to the newly designated TID No. 6 are intended to encourage and attract business, mixed-use, and residential growth in the Village.
- The improvement to the newly designated area is likely to encourage, develop, and maintain a strong growth pattern in the Village, taking advantage of major transportation routes through the Village.
- The improvement to the area is likely to maximize private investment within the newly designated TID No. 6 and significantly enhance the value of substantially all other real estate in the District.
- The improvement to the area is likely to make currently underdeveloped areas of the Village more attractive by providing necessary and desired public improvements, which are compatible and feasible with existing systems.
- The improvement to the area is likely to encourage and promote conformity with the Village's land use policies and procedures.
- The development in the newly designated area would not take place in the absence of the improvements stated in the Project Plan.
- TID No. 6 is declared to be a "Blighted District" and at least 50% of the land in TID No. 6 has been classified as a blighted area, as defined in s.66.1105(2)(ae).
- The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the Village does not exceed 12% of the total value of equalized taxable property within the Village.
- The estimated percentage of the territory within the District that is devoted to retail business will not exceed 35% at the end of the District's expenditure period.
- Any vacant property within the TID is suitable for blight elimination.

Section 3. District Description

Tax Incremental District No. 6 is being created by the Village of McFarland as a “Blighted District” under the authority provided by Wisconsin Statute Section 66.1105. The Village of McFarland finds that at least 50%, by area, of real property within the District is suitable for blight elimination.

Boundary Description

The boundary for the newly designated TID No. 6 was established using the following criteria:

1. The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the Village does not exceed 12% of the total value of equalized taxable property within the Village at the time of creation.
2. The District is contiguous and contains only whole parcels.
3. At least 50% of the land in TID No. 6 has been classified as a blighted area, as defined in s.66.1105(2)(ae).

A map identifying the boundaries for the newly designated TID No. 6 is provided in Appendix A and a legal description of the TID boundary is provided in Appendix B. Note, TID #6 is an overlay TID of the Village's existing TID #3. 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. A map showing the relationship between existing TID #3, and proposed TID #6 boundaries is included in Appendix A.

Tax Parcels

The following whole tax parcels will be included in the newly designated TID No. 6:

Table 2: List of Parcels Included in TID No. 6

Map ID	Parcel Number	Address	Acres	Land Value	Improvement Value	Total Value
1	71027386201		4.77	\$110,200	\$0	\$110,200
2	71027385407	4004 TERMINAL DR	0.49	\$151,300	\$621,900	\$773,200
3	71027385158	4008 TERMINAL DR	0.62	\$166,800	\$0	\$166,800
4	71027386401	4012 TERMINAL DR	0.56	\$172,900	\$0	\$172,900
5	71027386651		0.97	\$299,500	\$632,300	\$931,800
6	71027385005	4015 TERMINAL DR	4.90	\$380,000	\$3,525,000	\$3,905,000
7	71027380420	4001 TRIANGLE ST	1.93	\$319,800	\$2,160,200	\$2,480,000
8	71027380751	4805 VOGES RD	1.47	\$285,000	\$1,583,400	\$1,868,400
9	71027380501	4811 VOGES RD	0.98	\$148,700	\$1,039,200	\$1,187,900
10	71027389207	4107 TERMINAL DR	4.00	\$335,000	\$1,509,600	\$1,844,600
11	71027384300	4009 TRIANGLE ST	7.10	\$471,000	\$618,000	\$1,089,000
12	71027389109		0.50	\$25,100	\$0	\$25,100
13	71027389001	4117 TERMINAL DR	3.57	\$313,500	\$342,900	\$656,400
14	71027388913	4121 TERMINAL DR	0.82	\$181,000	\$355,900	\$536,900

Map ID	Parcel Number	Address	Acres	Land Value	Improvement Value	Total Value
15	71027383203	4103 TRIANGLE ST	8.10	\$408,900	\$1,137,000	\$1,545,900
16	71027390008	4215 TERMINAL DR	1.54	\$212,000	\$266,200	\$478,200
17	71027340321	4740 MCFARLAND CT	0.96	\$184,900	\$217,400	\$402,300
18	71027341311	4791 MCFARLAND CT	1.21	\$189,100	\$869,200	\$1,058,300
19	71027395003	4215 TRIANGLE ST	2.00	\$240,100	\$332,700	\$572,800
20	71027399803	4219 TRIANGLE ST	3.00	\$350,000	\$1,487,100	\$1,837,100
21	71027399961	4307 TRIANGLE ST	0.33	\$90,300	\$352,000	\$442,300
22	71027399861	4311 TRIANGLE ST	0.37	\$91,500	\$352,100	\$443,600
23	71027399761	4910 MEINDERS RD	0.59	\$162,000	\$631,300	\$793,300
24	71027399705	4922 MEINDERS RD	0.59	\$67,800	\$0	\$67,800
25	71027398859	4901 MEINDERS RD	0.91	\$203,900	\$816,400	\$1,020,300
26	71027399054	4919 MEINDERS RD	0.26	\$71,300	\$102,600	\$173,900
27	71027399152	4921 MEINDERS RD	0.26	\$71,300	\$145,800	\$217,100
28	71027399250	4927 MEINDERS RD	0.46	\$124,800	\$176,500	\$301,300
29	71027399205	4931 MEINDERS RD	0.20	\$53,500	\$169,900	\$223,400
30	71027399551	4405 TRIANGLE ST	1.73	\$0	\$0	\$0
31	71027399451	4405 TRIANGLE ST	0.28	\$45,600	\$0	\$45,600
32	71027398902	4411 TRIANGLE ST	1.80	\$0	\$0	\$0
33	71027398500		1.10	\$0	\$0	\$0
34	71027398108	4501 TRIANGLE ST	1.34	\$266,800	\$1,540,100	\$1,806,900
35	71034280015		0.20	\$0	\$0	\$0
36	71034284502	4517 TRIANGLE ST	2.86	\$257,100	\$375,000	\$632,100
37	71034209950	4603 TRIANGLE ST	1.74	\$287,000	\$1,121,900	\$1,408,900
38	71034210055	4609 TRIANGLE ST	1.44	\$272,000	\$1,012,200	\$1,284,200
39	71034210153		0.93	\$0	\$0	\$0
40	71027391801	4402 TERMINAL DR	17.16	\$506,600	\$1,319,600	\$1,826,200
41	71027393101	4412 TERMINAL DR	5.48	\$274,000	\$1,088,600	\$1,362,600
42	71034285350	4508 TERMINAL DR	1.60	\$0	\$0	\$0
43	71027393505	4405 TERMINAL DR	15.32	\$488,200	\$2,061,600	\$2,549,800
44	71033184201		7.10	\$0	\$0	\$0
45	71034286500	4606 TERMINAL DR	18.03	\$515,300	\$1,105,200	\$1,620,500
46	71034289101		0.09	\$0	\$0	\$0
47	71034283051		0.96	\$68,900	\$0	\$68,900
48	71034282751		5.28	\$379,300	\$5,072,600	\$5,451,900
49	71034282451		1.72	\$123,400	\$0	\$123,400
50	71034282151		2.60	\$186,700	\$0	\$186,700
51	71034244046	4516 SIGGELKOW RD	16.78	\$502,800	\$1,400,600	\$1,903,400
52	71034242922	4712 TERMINAL DR	4.58	\$345,800	\$907,500	\$1,253,300
53	71034243636	4814 TERMINAL DR	0.97	\$123,400	\$118,700	\$242,100
54	71034270231	4715 TERMINAL DR	1.03	\$62,600	\$81,200	\$143,800

Map ID	Parcel Number	Address	Acres	Land Value	Improvement Value	Total Value
55	71034270437	4719 TERMINAL DR	0.69	\$107,500	\$305,100	\$412,600
56	71034270642	4805 TERMINAL DR	0.71	\$108,600	\$324,200	\$432,800
57	71034242404	4800 TERMINAL DR	3.54	\$150,600	\$773,000	\$923,600
58	71034242253	4810 TERMINAL DR	0.47	\$67,500	\$223,700	\$291,200
59	71034270791	4809 TERMINAL DR	0.53	\$98,100	\$262,500	\$360,600
60	71034242011	4818 TERMINAL DR	0.72	\$108,900	\$170,100	\$279,000
61	71034271365	4706 IVYWOOD TRL	0.52	\$97,900	\$244,500	\$342,400
62	71034271561	4714 IVYWOOD TRL	0.34	\$87,400	\$228,200	\$315,600
63	71034271767	4718 IVYWOOD TRL	0.19	\$66,900	\$178,100	\$245,000
64	71034272631	4808 IVYWOOD TRL	0.56	\$134,500	\$324,600	\$459,100
65	71034272328	4800 IVYWOOD TRL	0.47	\$23,500	\$201,500	\$225,000
66	71034273569	4901 TERMINAL DR	0.24	\$0	\$0	\$0
67	71034273363	4705 IVYWOOD TRL	0.26	\$83,200	\$192,500	\$275,700
68	71034273081	4707 IVYWOOD TRL	0.19	\$68,000	\$230,300	\$298,300
69	71034273101	4711 IVYWOOD TRL	0.19	\$68,000	\$227,200	\$295,200
70	71034272781	4719 IVYWOOD TRL	0.80	\$51,600	\$363,800	\$415,400
70	71034272801	4721 IVYWOOD TRL	0.80	\$51,600	\$384,400	\$436,000
71	71034273792	4903 TERMINAL DR	0.29	\$84,700	\$190,700	\$275,400
72	71034274013	4700 SIGGELKOW RD	1.71	\$167,800	\$2,437,200	\$2,605,000
73	71034275301		0.81	\$114,100	\$23,300	\$137,400
74	71034274264	4690 SIGGELKOW RD	0.56	\$134,500	\$802,200	\$936,700
75	71034274782	4706 SIGGELKOW RD	0.30	\$85,200	\$307,300	\$392,500
76	71034274586	4710 SIGGELKOW RD	0.28	\$84,000	\$291,500	\$375,500
77	71034275151	4907 WHITEHORSE PL	0.35	\$88,100	\$286,100	\$374,200
78	71034275001	4911 WHITEHORSE PL	0.32	\$86,200	\$174,100	\$260,300
79	71034274851	4913 WHITEHORSE PL	0.30	\$85,400	\$258,500	\$343,900
80	71034320678	4705 SIGGELKOW RD	0.41	\$127,600	\$582,500	\$710,100
81	71034320829	4709 SIGGELKOW RD	0.33	\$124,300	\$582,900	\$707,200
82	71034320972	4711 SIGGELKOW RD	0.37	\$126,100	\$582,900	\$709,000
83	71034320552	5007 TERMINAL DR	0.44	\$93,300	\$221,900	\$315,200
84	71034320445	5011 TERMINAL DR	0.43	\$92,500	\$234,400	\$326,900
85	71034320338	5015 TERMINAL DR	0.42	\$91,800	\$315,100	\$406,900
86	71034320221	5019 TERMINAL DR	0.41	\$91,400	\$232,300	\$323,700
87	71034320123	5021 TERMINAL DR	0.40	\$90,700	\$233,400	\$324,100
88	71034382156	5109 TERMINAL DR	0.75	\$128,300	\$187,300	\$315,600
89	71034321177	5016 TERMINAL DR	1.22	\$127,700	\$425,500	\$553,200
90	71034388767	5106 TERMINAL DR	1.01	\$125,000	\$463,400	\$588,400
91	71034388874	5108 TERMINAL DR	1.22	\$127,800	\$448,400	\$576,200
92	71034339640	5110 ERLING AVE	0.08	\$46,400	\$0	\$46,400
93	71034338981	5111 GLEN RD	0.08	\$45,900	\$195,400	\$241,300

Map ID	Parcel Number	Address	Acres	Land Value	Improvement Value	Total Value
94	71034339097	5113 GLEN RD	0.08	\$8,700	\$0	\$8,700
95	71034339533	5108 ERLING AVE	0.08	\$44,200	\$149,700	\$193,900
96	71034339426		0.08	\$42,500	\$0	\$42,500
97	71034332401		1.17	\$151,000	\$427,100	\$578,100
98	71034332601	4521 FIELD AVE	0.23	\$127,400	\$258,100	\$385,500
99	71034327635	5016 ERLING AVE	0.58	\$135,100	\$440,500	\$575,600
100	71034327528	5016 ERLING AVE	0.20	\$0	\$0	\$0
101	71034327411	5016 ERLING AVE	0.20	\$0	\$0	\$0
102	71034326225		0.03	\$500	\$0	\$500
103	71034326010	5012 ERLING AVE	0.16	\$92,300	\$0	\$92,300
104	71034326127	4519 BECKLER ST	0.13	\$70,800	\$0	\$70,800
105	71034322881	4519 SIGGELKOW RD	0.55	\$99,500	\$196,200	\$295,700
106	71034334243	4512 BECKLER ST	0.21	\$116,700	\$118,400	\$235,100
107	71034322321	4510 BECKLER ST	0.14	\$21,400	\$250,300	\$271,700
108	71034334038		0.11	\$15,900	\$0	\$15,900
109	71034333815	4504 BECKLER ST	0.07	\$40,200	\$316,200	\$356,400
110	71034322211	5009 CARD AVE	0.20	\$120,100	\$281,300	\$401,400
111	71034334350	5007 CARD AVE	0.05	\$30,600	\$12,700	\$43,300
112	71034334458		0.03	\$15,800	\$0	\$15,800
113	71034334565	5005 CARD AVE	0.07	\$41,300	\$276,700	\$318,000
114	71034334672		0.05	\$26,000	\$0	\$26,000
115	71034333593	5002 CARD AVE	0.21	\$528,000	\$105,400	\$633,400
116	71033164054	4412 SIGGELKOW RD	0.55	\$245,800	\$491,200	\$737,000
117	71033164250	4914 MCDANIEL LN	0.45	\$630,000	\$221,100	\$851,100
118	71033164456	4912 MCDANIEL LN	0.53	\$650,000	\$283,600	\$933,600

Equalized Value Test

Per Wisconsin State Statute 66.1105(4)(gm)4.c., municipalities are restrained in their use of Tax Increment Financing such that the equalized value of taxable property of the (new/amended) district area plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the municipality. The total assessed value of taxable property in TID No. 6, as of January 1, 2024, is \$85,777,800. The Village has three other active TID, TID No. 3, No. 4, and No. 5, with a value increment, as of January 1, 2024, of \$105,406,200. The total municipal equalized value, as of January 1, 2024, for the Village is \$1,617,865,600. Much of the New TID No. 6 will overlap portions of TID No. 3. The total overlap value is \$63,977,400. Per State Statute 66.1105, the value of overlap parcels is not included within the equalized value test as it is already accounted for in the TID #3 existing value increment. Table 3 indicates that creation of TID No. 6 may bring the Village's TID to total municipal value ratio to approximately 7.86% within the 12% limit.

Table 3: Equalized Value Test

Maximum Allowable TID Property Value	
Equalized Value (as of January 1, 2024)	\$1,617,865,600
Maximum Allowable TID Property Value (12%)	\$194,143,872

12% Test - Compliance	
Existing TIF Value Increment	\$105,406,200
New Value Added by TID No. 6	\$72,171,000
Overlapped Value (Subtracted)	\$50,756,100
Total Net New Value	\$21,414,900
Total Net New Value + Existing TIF Value Increment	\$126,821,100
Percentage of Equalized Value	7.84%

At the same time the Village is proposing to create TID No. 6, the Village is also proposing to create a new TID No. 7 district. The total net new value for TID No. 7 is \$2,163,300. Therefore, with approval of TID No. 7 and No. 6, the percentage of equalized value will be 8%.

Section 4. Statement of Kind, Number, and Location of Public Works & Other Projects

The Village of McFarland intends to implement a number of public works projects that will positively impact business, residential, and conservancy use in TID No. 6. These projects will be undertaken within the first 22 years of the TID's existence (i.e. through 2046), subject to change based upon the relative needs of the Village and the ability of the District to recoup expenses through the generation of tax increment. A brief description of each TID eligible project type is provided below.

A. Infrastructure for (Re)Development of the District

Proposed infrastructure improvements to public or private property may include:

1. Street (re)construction, relocation, removal, upgrading, or maintenance to facilitate development within TID No. 6. Street infrastructure includes bridges, sidewalks, curb & gutter, bike lanes, parking lanes, street lights, traffic signals, signage, markings and other appurtenances and amenities for the safety and comfort of motor vehicle, bicycle and pedestrian traffic, including Rectangular Rapid Flash Beacons or other similar devices. Alleyways are considered streets within the definition of this Project Plan.
2. Pedestrian and bicycle path construction, including trail lighting, signage, and supporting amenities such as bicycle racks or repair stations.
3. Construct, upgrade and/or relocate sanitary sewer system components and related appurtenances.
4. Construct, upgrade and/or relocate storm water drainage facilities, basins, and related appurtenances.
5. Construct, upgrade and/or relocate water system components and related appurtenances.

6. Install or improve primary and secondary electric service including installing above or below ground electric distribution lines and related appurtenances, including electric vehicle charging stations.
7. Install or improve natural gas service.
8. Install or improve telecommunication, fiber optic, and/or cable television service including installing above or below ground distribution lines and related appurtenances.

B. Streetscaping Improvements

Streetscaping improvements designed to improve the aesthetics of the District including installation of gateway, wayfinding and street signage, public art installations, landscaping, lighting, information kiosks, other streetscaping furnishings (e.g. benches, trash receptacles, banners, flower pots, etc.).

C. Site Improvements

Site improvement activities required to make sites suitable for (re)development including, but not limited to: access drives, parking areas/facilities, parks and recreation facilities, landscaping, signage, entryway features, walkways, lighting, fencing, remodeling or rehabilitating existing buildings, razing buildings, stripping topsoil, grading, compacted granular fill, topsoil replacement, soil stabilization, streambank stabilization, relocating power lines, utilities, and related activities.

D. Environmental Studies and Remediation

This may include costs associated with environmental studies; wetland delineations; floodplain delineations; floodplain hydraulic and hydrologic analysis; removal of lands from floodplains or wetland areas in accordance with local, state, and federal regulations as part of TID public works and rehabilitation projects; environmental remediation including the removal of above or below ground contamination or hazardous materials.

E. Real Estate Inspection, Acquisition, Vacating, and Relocation for Public Works and Other TID Eligible Projects

This may include but is not limited to purchase of fee title; easements; inspections; appraisals; consultant fees; closing costs; real estate commissions and fees in lieu of commissions; surveying and mapping; lease and/or sale of property at or below market or purchase price to encourage or make feasible a public infrastructure or (re)development project. Relocation costs in the event any property is acquired for the above projects, including the cost of a relocation plan, staff, publications, appraisals, land and property acquisition costs and relocation benefits as required by Wisconsin Statutes 32.19 and 32.195 are eligible costs.

F. Development Funds/Incentives

Payments made at the Village Board's discretion to assist private developers in projects that carry out the goals of this Project Plan, the Village's Comprehensive Plan, or other adopted Village plans including those future sub-area plans for the District. Such payments could include grants, zero-interest loans, or low interest loans for the purposes of land acquisition, environmental remediation, building and site improvements to non-residential or residential properties. Establishment of a Revolving Loan Fund (e.g. low interest loan or temporary grant for building façade or signage improvement program) is considered Development Incentives and is eligible

project costs. No cash grants or loans will be provided until a developer agreement has been signed between the developer and the Village.

G. Contributions to the Community Development Authority

The Village may provide funds to the Community Development Authority (CDA) to be used for administration, planning and operations related to the purposes for which it was established to implement the goals or projects outlined in this Project Plan. The Village of McFarland has a CDA whose purpose is to assist with community development projects including those which may be undertaken within the District.

H. Planning, Promotion & Economic Development

Promotion and development of TID No. 6 including professional services for planning; marketing; recruitment; grant writing and grant administration for TID projects; marketing services and materials; advertising costs; administrative costs and support of development organizations are all eligible costs under this section. Costs related to establishing, or revising, developer incentive policy manuals, developer incentive applications, façade or signage improvement programs are eligible project expenses.

I. Administrative/Organizational Costs

Imputed administrative costs including, but not limited to, a portion of the salaries, benefits and training expenses of the Village employees and elected officials, professional fees for audits, legal review, planning and engineering services, professional assistance with the creation, amendment, and general administration of TID No. 6, and others directly involved with the projects over the life of the District.

J. Financing Costs

Interest, professional and finance fees, bond discounts, bond redemption premiums, legal opinions, ratings, capitalized interest, bond insurance and other expenses related to financing TID No. 6 projects. Eligible expenses include interest on advances to the TID from the Village's General, Utility or Stormwater Funds to cover any annual cash flow deficits. Interest rates shall not exceed a rate of 3%.

K. Projects Outside the TID

The Village expects that there may be several projects that encompass an area outside of the boundaries of the TID. Pursuant to Wisconsin Statutes Section 66.1105(2)(f)(1)(n), the Village may undertake projects within territory located within one-half (1/2) mile of the boundary of the TID, and pay for them using tax increment, provided that:

- 1) The project area is located within the Village's corporate boundaries; and
- 2) The projects are an eligible TIF expenditure within this Project Plan as approved by the Joint Review Board; and
- 3) The expenditure must be made within the expenditure period.

The one-half mile boundary of TID No. 6 is illustrated on the Project Locations Map in Appendix A.

The projects listed in this section will provide necessary facilities, land area, and support to enable and encourage the (re)development of TID No. 6. These projects may be implemented by the

Village Board in varying degrees in response to development needs and will be guided by the TID No. 6 Project Plan, the Village's Comprehensive Plan, other existing plans and policies of the Village, and public input.

A map identifying project locations in TID No. 6 is provided in Appendix A. As stated in the legend of the map, Projects A-J may occur anywhere within the boundaries of the District, as authorized by the Village Board. Locations of new streets, utilities or recreational trail alignments shown on the map are preliminary and subject to change based on final design. Other infrastructure projects unknown at this time, but consistent with the purpose of the TID, and categories A-K, may be eligible project costs. Such eligibility will be determined by the Village Board at the time the projects are being considered. The projects listed above will provide necessary facilities and support to enable and encourage the development of the TID. These projects may be implemented in varying degrees in response to development needs. In addition to the above projects, the Village of McFarland may request multiple base value redeterminations during the life of TID No. 6, if necessary and allowed by the WI State Statutes. The Village may also request affordable housing extensions as allowed by WI State Statutes.

Section 5. TID No. 6 Project Cost Summary

Table 4 lists the estimated total expenditures for each project category. This format follows Wisconsin Department of Revenue guidance on detailed project costs (pe-209), which states the project list should include "estimated expenditures expected for each major category of public improvements." It is important to note that this Project Plan is not meant to be an appropriation of funds for specific projects, but a framework with which to manage projects. All costs identified are preliminary estimates made prior to design considerations, or engineering studies, and are subject to change after planning is complete. All of the customary expenses are considered in these estimates, including but not limited to: legal fees, engineering fees, architectural fees, planning fees, surveying and mapping fees, inspection, construction costs, materials and apparatus, restoration work, permits, reports, judgments, claims for damages and other expenses.

Table 4: Proposed TID Project Costs

Project Expenditure	Project Cost
A. Infrastructure for (Re)Development of the District	\$9,017,000
2024: Larson Street Reconstruction	\$300,000
2025: McFarland Court Pavement Rehabilitation*	\$100,000
2027: Terminal Drive Reconstruction from Lift Station #4 to USH 51*	\$4,000,000
2027: Stormwater Pond Improvements in Various Locations	\$150,000
2028: Beckler Street Improvements	\$32,000
2028: Field Avenue Street & Utility Improvements	\$300,000
2028: Triangle Drive Including an Off-Street Path from Voges Road to Siggelkow Road	\$1,700,000
2030: Erling Street On-Street Parking Improvements	\$250,000
2030: McDaniel Park Parking Lot Improvements*	\$485,000
2030: Parking Lot Addition at 4519 Siggelkow	\$250,000
2034: Terminal Drive Reconstruction from Siggelkow Road to Railroad Bridge*	\$1,000,000

2034: Brandt Park Outfield Parking Lot Addition*	\$200,000
2040: Lift Station Upgrades	\$250,000
B. Streetscaping Improvements	\$400,000
2025: USH 51 & Siggelkow Road Roundabout Landscaping*	\$150,000
2028: USH 51 Landscaping, Gateway & Wayfinding Signage*	\$250,000
C. Site Improvements	\$250,000
D. Environmental Studies and Remediation	\$250,000
E. Real Estate Inspection, Acquisition, Vacating, and Relocation	\$9,700,000
2024: Property Acquisition 4903 Terminal Drive	\$250,000
2025: Property Acquisition 4705 Ivywood Trail	\$300,000
2026: Property Acquisition 4012 Terminal Drive	\$4,000,000
2030: Property Acquisition 5100 Erling Avenue, 5111 Glen Road, 5108 Erling Ave.	\$1,750,000
2030: Property Acquisition 4519 Siggelkow Road	\$400,000
2030: Property Acquisition 5109 Terminal Drive	\$500,000
2032: Property Acquisition 4704 & 4708 Siggelkow, 4907 - 13 Whitehorse Place	\$2,500,000
F. Development Funds/Incentives	\$7,925,000
G. Contributions to the Community Development Authority (Year TBD)	\$0
H. Planning, Promotion & Economic Development	\$75,000
I. Administrative/Organizational Costs	\$2,625,000
J. Financing Costs	\$10,315,559
Grand Total	\$40,557,559

*Includes eligible projects outside or partial within the TID boundary but within ½ mile of the TID boundary.

All costs are stated in 2024 prices and are preliminary estimates. The Village reserves the right to increase the costs to reflect inflationary increases and other unforeseen or uncontrollable circumstances between 2024 and the time of construction/implementation, such as higher than anticipated financing costs. The Village reserves the right to increase and decrease particular project costs within the Total TID Expenditure budget estimate without amending this Project Plan. For example, reallocating funds from one project category to another.

Wisconsin Statutes do not obligate the Village to complete all of the proposed projects listed in the Project Plan; however, the expenditure period for TID No. 6 is limited to July 23, 2024 through July 23, 2046. The Village retains the right to change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without further amending this Project Plan. Public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses. The needs of the Village and the performance of the TID will be reviewed annually to determine if change is required to any of the proposed activities. Should the needs of the Village change, projects may have to be slightly or substantially altered or even eliminated.

Section 6. Ineligible / Estimated Non-Project Costs

The following bullets identify public works projects that are not eligible to be paid with tax increments under Wis. Stat. 66.1105(2)(f).2.

- The cost of constructing or expanding administrative buildings, police and fire buildings, libraries, community and recreational buildings and school buildings, unless the administrative buildings, police and fire buildings, libraries and community and recreational buildings were damaged or destroyed before January 1, 1997, by a natural disaster.
- The cost of constructing or expanding any facility, except a parking structure, if the Village generally finances similar facilities only with utility user fees.
- General government operating expenses, unrelated to the planning or development of a TID.
- Cash grants made by the Village to owners, lessees, or developers of land that is located within the TID unless the grant recipient has signed a development agreement with the Village, a copy of which shall be retained by the Village in the official records for that TID.

No ineligible project costs were identified at the time this Project Plan was considered for adoption. Any portion of future projects funded by grants will be a non-project cost.

Non-project costs are public works projects that only partly benefit the TID or are not eligible to be paid with tax increments. Examples of non-project costs include projects undertaken within the TID as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, or special assessments. Other examples include public works projects that only partly benefit the TID, such as a new water tower which serves properties both inside and outside of the TID, and its ½ - mile boundary. That portion of the total project costs allocable to properties outside of the TID, and its ½ - mile boundary, would be a non-project cost.

Section 7. Economic Feasibility

The projected income of TID No. 6, presented in Table 6, hinges upon the tax incremental revenue generated from within the district. The future tax incremental revenue of a TID is influenced by three crucial components: new development leading to increases in property value, inflation-driven appreciation in property values, and alterations in the full value tax rate. To forecast the future increment and income generated by TID No. 6, certain assumptions have been made for each of these critical components.

New Development Activities

The TID is projected to realize \$75,985,000 in new development value over its anticipated 27-year life. For comparison purposes, TID #3 has generated approximately \$80M in new development value since it was created in 2004. Table 5 provides a summary of potential development opportunities within TID #6. This new value is projected to come from the development of vacant parcels, rehabilitation of existing structures and redevelopment of underutilized parcels within the District. The determination of parcels identified for new development is based, in part, on discussions with Village staff regarding potential development opportunities, and an analysis of the condition and assessment utilization of parcels within the District as part of the Village's Redevelopment District No 1 Plan.

It is anticipated that some of the parcels listed in Table 5 may not experience any redevelopment during the TID lifetime, while others not listed may. Redevelopment years are also an approximation based, in part, on the anticipated schedule of known redevelopment projects, land listed for sale, public and private improvement projects, and the readiness for development or

marketability of each parcel. Estimated Construction Years may vary significantly from those shown in Table 5.

The methodology used to calculate the Estimated Growth in Value of New Development for any one development site is based in-part on using assessment values from these and other comparable existing development sites found in the Village, or surrounding communities in Dane County. The creation of TID #6 and the identification of proposed types of new development (e.g. commercial, multi-family, mixed-use) within this Project Plan does not compel, or in any way obligate, the Village to approve future redevelopment requests for these particular parcel areas. However, those types of new development assumed in Table 4 are based on the Village's August 2017 Comprehensive Plan and Redevelopment District No. 1 Plan. The Village may consider other uses than those envisioned within this Project Plan for any particular parcel without amending this Project Plan. The Village's Comprehensive Plan, subarea plans like Redevelopment District No 1, and Village's Zoning Ordinance will guide decisions regarding appropriate use of properties within the District. It is anticipated that when specific development proposals/applications/projects are submitted to the Village a change in the Village's Official Zoning Map and/or Comprehensive Plan may be necessary to facilitate the development envisioned in this Project Plan (e.g. zoning to Planned Unit Development District).

Table 5: New Development Activities

Development Location	Construction Year	Area (Acres)	Estimated Growth
4800 Ivywood Trail: Commercial Renovation	2024	0.47	\$35,000
4015 Terminal Drive: Convenience Store/Gas Station	2025	4.90	\$500,000
4703 Terminal Drive, Lot 1: Commercial Building	2025	2.60	\$1,500,000
Terminal Drive/Ivywood Trail (Multiple Parcels): Multifamily Redevelopment	2026	0.79	\$2,500,000
4012 Terminal Drive: Light Industrial/Commercial (25,000 SF)	2026	4.77	\$4,300,000
4008 Terminal Drive: 1.5-Story Commercial (9,000 SF)	2027	0.62	\$1,600,000
4818 Terminal Drive: 27-Unit Apartment Building	2027	0.72	\$4,000,000
4012 Terminal Drive: 1.5-Story Commercial (9,000 SF)	2027	0.97	\$3,250,000
5100 Erling Avenue: Mixed-Use Building	2028	1.17	\$6,500,000
4703 Terminal Drive, Lot 2: Mixed-Use Building	2029	1.72	\$6,000,000
4215 Terminal Drive: Light Industrial/Commercial (9,200 SF)	2029	1.54	\$1,600,000
4703 Terminal Drive, Lot 3: Multifamily Housing	2030	5.28	\$4,000,000
4901 Meinders Road: Light Industrial/Commercial (10,000 SF)	2031	0.91	\$1,700,000
Whitehorse Place (Multiple Parcels): 4-Story Mixed Use (8,000 SF 48-Units)	2032	1.78	\$9,500,000
Meinders Road (Multiple Parcels): Multifamily Housing	2033	1.18	\$4,000,000
McDaniel Lane (Multiple Parcels): Mixed-Use Building	2034	1.53	\$25,000,000
Grand Total		30.93	\$75,985,000

Inflation Rate

This projection adopts a conservative stance, suggesting that inflation is expected to average 1.5% per year for the entirety of the District's existence. It's worth noting that historically, the average inflation rate from 2003 to 2023 has hovered around 2.56%, providing context for this conservative estimate. Similarly, the Consumer Price Index-Midwest has averaged an annual increase of 2.3% from 2003 to 2023. In addition, the Turner Construction Cost Index, a measure of construction materials and labor prices across the industry in the United States, has average 5.4% increase per year from 2003 to 2023.

Full Value Tax Rate

The Full Value Tax Rate, estimated at \$20.00 per thousand, is anticipated to endure without fluctuations over the entirety of the District's 27-year existence, persisting steadily until the year 2051. For context, from 2003 to 2023 the actual Full Value Tax Rate in McFarland has ranged from a low of \$16.26 per thousand to a high of \$24.18 per thousand. The mid-point of this 20-year span is \$20.22 per thousand.

Table 6: TID No. 6 Projected Income

Year	Beginning Year Value Increment	Estimated Growth in Value	Cumulative Value	Inflation Increment	End of Year Value	Tax Increment Value	Tax Value Year	Tax Rate Per \$1,000	Tax Increment	Payment Year
2024	\$72,171,000	\$35,000	\$72,206,000	\$0	\$72,206,000	\$35,000	2025	\$20.00	\$700	2026
2025	\$72,206,000	\$2,000,000	\$74,206,000	\$1,113,090	\$75,319,090	\$3,148,090	2026	\$20.00	\$62,962	2027
2026	\$75,319,090	\$6,800,000	\$82,119,090	\$1,231,786	\$83,350,876	\$11,179,876	2027	\$20.00	\$223,598	2028
2027	\$83,350,876	\$8,850,000	\$92,200,876	\$1,383,013	\$93,583,889	\$21,412,889	2028	\$20.00	\$428,258	2029
2028	\$93,583,889	\$6,500,000	\$100,083,889	\$1,501,258	\$101,585,148	\$29,414,148	2029	\$20.00	\$588,283	2030
2029	\$101,585,148	\$7,600,000	\$109,185,148	\$1,637,777	\$110,822,925	\$38,651,925	2030	\$20.00	\$773,039	2031
2030	\$110,822,925	\$4,000,000	\$114,822,925	\$1,722,344	\$116,545,269	\$44,374,269	2031	\$20.00	\$887,485	2032
2031	\$116,545,269	\$1,700,000	\$118,245,269	\$1,773,679	\$120,018,948	\$47,847,948	2032	\$20.00	\$956,959	2033
2032	\$120,018,948	\$9,500,000	\$129,518,948	\$1,942,784	\$131,461,732	\$59,290,732	2033	\$20.00	\$1,185,815	2034
2033	\$131,461,732	\$4,000,000	\$135,461,732	\$2,031,926	\$137,493,658	\$65,322,658	2034	\$20.00	\$1,306,453	2035
2034	\$137,493,658	\$25,000,000	\$162,493,658	\$2,437,405	\$164,931,063	\$92,760,063	2035	\$20.00	\$1,855,201	2036
2035	\$164,931,063	\$0	\$164,931,063	\$2,473,966	\$167,405,029	\$95,234,029	2036	\$20.00	\$1,904,681	2037
2036	\$167,405,029	\$0	\$167,405,029	\$2,511,075	\$169,916,104	\$97,745,104	2037	\$20.00	\$1,954,902	2038
2037	\$169,916,104	\$0	\$169,916,104	\$2,548,742	\$172,464,846	\$100,293,846	2038	\$20.00	\$2,005,877	2039
2038	\$172,464,846	\$0	\$172,464,846	\$2,586,973	\$175,051,819	\$102,880,819	2039	\$20.00	\$2,057,616	2040
2039	\$175,051,819	\$0	\$175,051,819	\$2,625,777	\$177,677,596	\$105,506,596	2040	\$20.00	\$2,110,132	2041
2040	\$177,677,596	\$0	\$177,677,596	\$2,665,164	\$180,342,760	\$108,171,760	2041	\$20.00	\$2,163,435	2042
2041	\$180,342,760	\$0	\$180,342,760	\$2,705,141	\$183,047,901	\$110,876,901	2042	\$20.00	\$2,217,538	2043
2042	\$183,047,901	\$0	\$183,047,901	\$2,745,719	\$185,793,620	\$113,622,620	2043	\$20.00	\$2,272,452	2044
2043	\$185,793,620	\$0	\$185,793,620	\$2,786,904	\$188,580,524	\$116,409,524	2044	\$20.00	\$2,328,190	2045
2044	\$188,580,524	\$0	\$188,580,524	\$2,828,708	\$191,409,232	\$119,238,232	2045	\$20.00	\$2,384,765	2046
2045	\$191,409,232	\$0	\$191,409,232	\$2,871,138	\$194,280,370	\$122,109,370	2046	\$20.00	\$2,442,187	2047
2046	\$194,280,370	\$0	\$194,280,370	\$2,914,206	\$197,194,576	\$125,023,576	2047	\$20.00	\$2,500,472	2048
2047	\$197,194,576	\$0	\$197,194,576	\$2,957,919	\$200,152,495	\$127,981,495	2048	\$20.00	\$2,559,630	2049
2048	\$200,152,495	\$0	\$200,152,495	\$3,002,287	\$203,154,782	\$130,983,782	2049	\$20.00	\$2,619,676	2050
2049	\$203,154,782	\$0	\$203,154,782	\$3,047,322	\$206,202,104	\$134,031,104	2050	\$20.00	\$2,680,622	2051
2050	\$206,202,104	\$0	\$206,202,104	\$3,093,032	\$209,295,135	\$137,124,135	2051	\$20.00	\$2,742,483	2052
2051	\$209,295,135	\$0	\$209,295,135	\$3,139,427	\$212,434,562	\$140,263,562	2052	\$20.00	X	2053
		\$75,985,000		\$64,278,562					\$45,213,410	

Assumptions

Initial Base Value	\$72,171,000
Annual Rate of Inflation	1.50%
Tax Rate (Avg./Year)	\$20.00
New Development	\$75,985,000

Projected Annual Performance

Table 7 presents the projected annual performance of TID No. 6 based on the following assumptions:

- Tax Increment Generated: \$45,213,410 - This represents the total expected increase in tax revenue within the TIF district over a specified period.
- Total Principal for Public Works Projects: \$19,617,000 - This indicates the overall amount of funds allocated for infrastructure and community development projects (Table 4, Projects A-E, and G) within the district.
- Interest Rate: 5.00% - This is the interest rate applied to the principal amount, often determined by the Wisconsin Board of Commissioners of Public Lands (BCPL) or similar authority.
- Total Interest Payments: \$10,315,559 - This reflects the cumulative interest payments expected to be made over the life of the financing, based on the principal amount and interest rate.
- Total Development Incentives: \$7,925,000 - This denotes the total funds earmarked for incentives designed to attract investment and stimulate development activities within the TIF district, not including potential sale of Village acquired property at less than market values.
- Total Administrative Costs: \$2,625,000 - This represents the overall expenses associated with managing and overseeing the operations of the TIF district, including administrative staff salaries, legal fees, and other operational expenses.

Table 7: TID No. 6 Projected Annual Performance

Year	Tax Increment	Project Bonds	Annual Principal	Annual Interest	Development Incentives	Administration, Planning & Promotion	Total Expenditures	Annual Balance	Total Balance
2024	\$0	\$550,000	\$27,500	\$16,633	\$0	\$50,000	\$94,133	(\$94,133)	(\$94,133)
2025	\$0	\$550,000	\$62,500	\$33,156	\$11,250	\$50,000	\$156,906	(\$156,906)	(\$251,040)
2026	\$700	\$4,000,000	\$262,500	\$154,126	\$11,250	\$50,000	\$477,876	(\$477,176)	(\$728,216)
2027	\$62,962	\$4,150,000	\$470,000	\$279,633	\$41,250	\$50,000	\$840,883	(\$777,921)	(\$1,506,137)
2028	\$223,598	\$2,782,000	\$750,767	\$348,647	\$41,250	\$110,000	\$1,250,663	(\$1,027,066)	(\$2,533,203)
2029	\$428,258	\$0	\$750,767	\$348,647	\$86,250	\$110,000	\$1,295,663	(\$867,406)	(\$3,400,609)
2030	\$588,283	\$3,635,000	\$857,062	\$458,208	\$116,250	\$110,000	\$1,541,520	(\$953,237)	(\$4,353,847)
2031	\$773,039	\$0	\$857,062	\$458,208	\$116,250	\$110,000	\$1,541,520	(\$768,482)	(\$5,122,329)
2032	\$887,485	\$2,500,000	\$1,107,062	\$531,970	\$116,250	\$110,000	\$1,865,282	(\$977,796)	(\$6,100,125)
2033	\$956,959	\$0	\$1,107,062	\$531,970	\$156,250	\$110,000	\$1,905,282	(\$948,323)	(\$7,048,448)
2034	\$1,185,815	\$1,200,000	\$1,135,984	\$567,820	\$656,250	\$115,000	\$2,475,054	(\$1,289,240)	(\$8,337,687)
2035	\$1,306,453	\$0	\$1,120,984	\$563,395	\$656,250	\$115,000	\$2,455,628	(\$1,149,175)	(\$9,486,863)
2036	\$1,855,201	\$0	\$1,120,984	\$563,395	\$656,250	\$115,000	\$2,455,628	(\$600,427)	(\$10,087,290)
2037	\$1,904,681	\$0	\$1,120,984	\$563,395	\$656,250	\$115,000	\$2,455,628	(\$550,948)	(\$10,638,238)
2038	\$1,954,902	\$0	\$1,120,984	\$563,395	\$656,250	\$115,000	\$2,455,628	(\$500,726)	(\$11,138,964)
2039	\$2,005,877	\$0	\$1,120,984	\$563,395	\$656,250	\$115,000	\$2,455,628	(\$449,752)	(\$11,588,716)
2040	\$2,057,616	\$250,000	\$1,028,711	\$536,834	\$656,250	\$115,000	\$2,336,795	(\$279,179)	(\$11,867,895)
2041	\$2,110,132	\$0	\$1,028,711	\$536,834	\$656,250	\$115,000	\$2,336,795	(\$226,664)	(\$12,094,559)
2042	\$2,163,435	\$0	\$778,711	\$463,073	\$656,250	\$115,000	\$2,013,034	\$150,401	(\$11,944,157)
2043	\$2,217,538	\$0	\$778,711	\$463,073	\$656,250	\$115,000	\$2,013,034	\$204,504	(\$11,739,653)
2044	\$2,272,452	\$0	\$751,211	\$446,440	\$156,250	\$115,000	\$1,468,901	\$803,552	(\$10,936,101)
2045	\$2,328,190	\$0	\$731,211	\$434,343	\$145,000	\$115,000	\$1,425,554	\$902,637	(\$10,033,465)
2046	\$2,384,765	\$0	\$531,211	\$313,372	\$145,000	\$115,000	\$1,104,583	\$1,280,181	(\$8,753,283)
2047	\$2,442,187	\$0	\$323,711	\$187,866	\$115,000	\$69,000	\$695,576	\$1,746,611	(\$7,006,672)
2048	\$2,500,472	\$0	\$209,611	\$118,852	\$75,000	\$69,000	\$472,463	\$2,028,009	(\$4,978,664)
2049	\$2,559,630	\$0	\$209,611	\$118,852	\$30,000	\$69,000	\$427,463	\$2,132,167	(\$2,846,497)
2050	\$2,619,676	\$0	\$172,861	\$96,624	\$0	\$69,000	\$338,485	\$2,281,191	(\$565,305)
2051	\$2,680,622	\$0	\$79,545	\$53,403	\$0	\$69,000	\$201,948	\$2,478,674	\$1,913,368
2052	\$2,742,483	\$0	\$0	\$0	\$0	\$0	\$0	\$2,742,483	\$4,655,851
	\$45,213,410	\$19,617,000	\$19,617,000	\$10,315,559	\$7,925,000	\$2,700,000	\$40,557,559	\$4,655,851	

Last Year to Incur Project Costs: 2046

Impact on Overlying Taxing Jurisdictions

Table 8 shows the division of the estimated share of the projected tax increments to be paid by the owners of taxable property in each of the taxing jurisdictions overlying TID No. 6.

Table 8: Impact on Overlying Taxing Jurisdictions

	Percentage of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value	Annual Taxes Collected After TID Closure	Increase in Annual Tax Collections After TID	Proportionate Share of Taxes Collected Over Life of District
County	17.69%	\$255,355	\$751,634	\$496,279	\$7,998,682
Village	37.45%	\$540,549	\$1,591,100	\$1,050,551	\$16,932,054
School	40.61%	\$586,177	\$1,725,406	\$1,139,229	\$18,361,297
Tech	4.25%	\$61,339	\$180,551	\$119,212	\$1,921,376
State	0.00%	\$0	\$0	\$0	\$0
Total	100.00%	\$1,443,420	\$4,248,691	\$2,805,271	\$45,213,410

Section 8. Financing

Under Wisconsin law there are several methods of borrowing, some of which apply against a municipality's debt limit, and others that do not apply against the limit. The state sets this limit at five percent (5%) of the municipality's total equalized property valuation. The feasibility of financing specific projects at any given time using a particular method can be determined based on the municipality's current fiscal situation, anticipated non-TID related capital needs, the amount of money to be borrowed, interest rates, and lending terms.

Possible funding sources include:

A. General Obligation Borrowing

General Obligation Borrowing includes all types of municipal borrowing from banks, the State Trust Fund, or other lending institutions. This method of borrowing requires little effort or legal expenditures and works particularly well for smaller projects.

B. General Obligation Bonding

General Obligation Bonds are a debt instrument backed by the full faith and credit of the municipality and its ability to raise revenue through taxation. In the case of default, the municipality is liable for repayment of the debt. As a result, this type of debt can often result in lower interest rates than regular General Obligation Borrowing. The high fees associated with the issuance of the bonds makes them more attractive for larger projects.

C. Mortgage Revenue Bonds

Revenue Bonds are a debt instrument backed by revenue generated from the project. These types of bonds are also mainly used for larger debt issuances due to their relatively high associated fees. They are typically issued by municipal bodies that raise revenues on a fee for service type basis, such as the Water & Sewer Utility. These types of bonds generally do not count against a municipality's five percent debt limit.

D. Special Assessment “B” Bonds

Special Assessment “B” Bonds are a debt instrument backed by the municipality’s ability to raise revenue from special assessments charged to persons, organizations, or businesses receiving benefits from the project. These bonds also do not normally count against a municipality’s debt limit.

E. Federal/State Loan and Grant Programs

The State and Federal Government often sponsor grant and loan programs that municipalities may potentially use to supplement TID expenditures or provide financing for capital costs which positively impact the District. These programs include Wisconsin Community Development Block Grants, Rural Development Administration Community Facility Loan/Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to insure State and Federal participation in the project.

Section 9. Proposed Zoning Changes

The Village of McFarland is zoned in accordance with an ordinance formally adopted by the Village Board. Based on the current zoning classifications within TID No. 6, no zoning changes are necessary as a result of creating TID No. 6.

Section 10. Proposed Changes in the Community Development Plan, Map, Building Codes & Ordinance

The creation of TID No. 6 will not require any changes to the existing community development plans or the Village’s municipal codes or ordinances. The projects proposed in the Project Plan are consistent with the development policies of the municipality, as well as existing building codes, maps, and ordinances.

Section 11. Relocation

No persons are expected to be displaced or relocated as a result of proposed projects in the TID; however, if relocation were to become necessary in the future, the following is the method proposed by the Village or Community Development Authority for displacement or relocation. Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaced persons will be provided an informational pamphlet prepared by the Wisconsin Department of Administration (DOA). The Village will file a relocation plan with the DOA and shall keep records as required in Wisconsin Statutes 32.27. The Village will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of neighboring landowners to whom offers are being made as required by law.

Section 12. Statement Indicating How creating the TID Promotes Orderly Development of Municipality

TID No. 6 will promote orderly development in the Village of McFarland by marketing and attracting economic activity to a specified area. This allows the Village greater control over economic activity in order to ensure that development and/or growth is orderly, harmonious with adjoining land uses, and enhances the health and welfare of the community.

Section 13. Legal Opinion

An opinion from the Village legal counsel regarding the Project Plan for TID No. 6 and its compliance with s. 66.1105 of Wisconsin Statutes is provided in Appendix I.

Section 14. Glossary of TIF Related Terms

Base Value: The aggregate value, as equalized by DOR, of the real, personal, and non-exempt municipal-owned property located within the TID as of the valuation date.

Equalized Value: The estimate of the State of Wisconsin Department of Revenue of the full market value of property; used to apportion property tax levies of counties, school districts and municipalities among tax districts.

Expenditure Period: The time during which expenses may be incurred for the implementation of the approved project plan and the completion of the projects outlined therein. The current maximum expenditure period for all districts ends five years before the un-extended maximum life of the TID.

Non-Project Costs: As part of the project plan, there may be investments that are not eligible for TIF, or that are paid for with revenue other than tax increment revenue – such as a grant.

Project Plan: The plan, properly submitted and approved by the Wisconsin Department of Revenue, for the financial development or redevelopment of a TID, including all properly approved amendments.

Tax Incremental District (TID): The contiguous geographical area within a municipality consisting solely of whole units of property as are assessed for general property tax purposed not including railroad rights of way, rivers or highways, or wetlands as defined in Wisconsin Statutes 23.32.

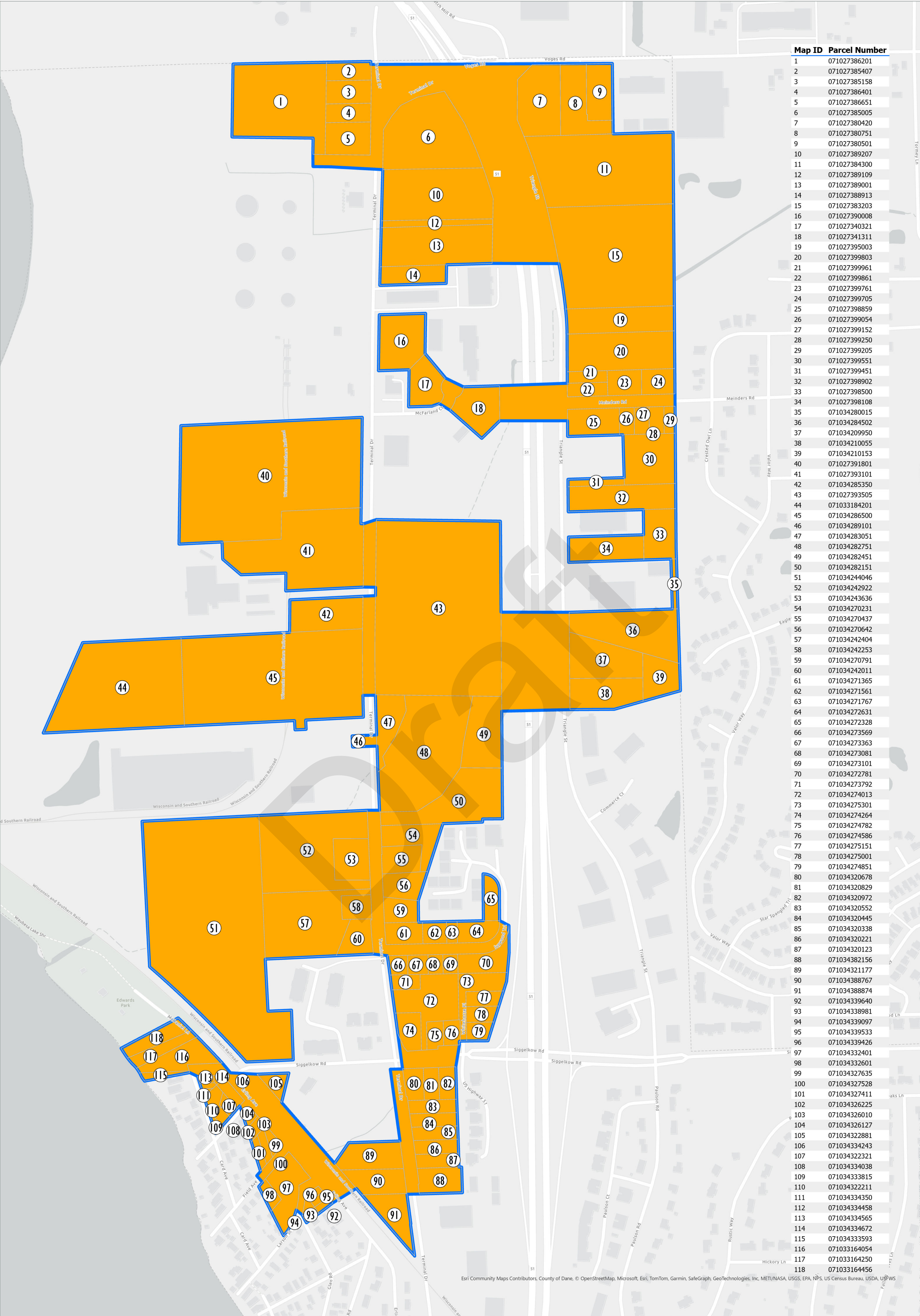
Tax Incremental Financing (TIF): A mechanism for financing development and redevelopment projects whereby property tax revenue from increased property values in a defined geographic district is used to pay for public improvements, such as roads, sewer and water lines. Once the improvements are paid for, the property taxes go to the municipality, county and school districts.

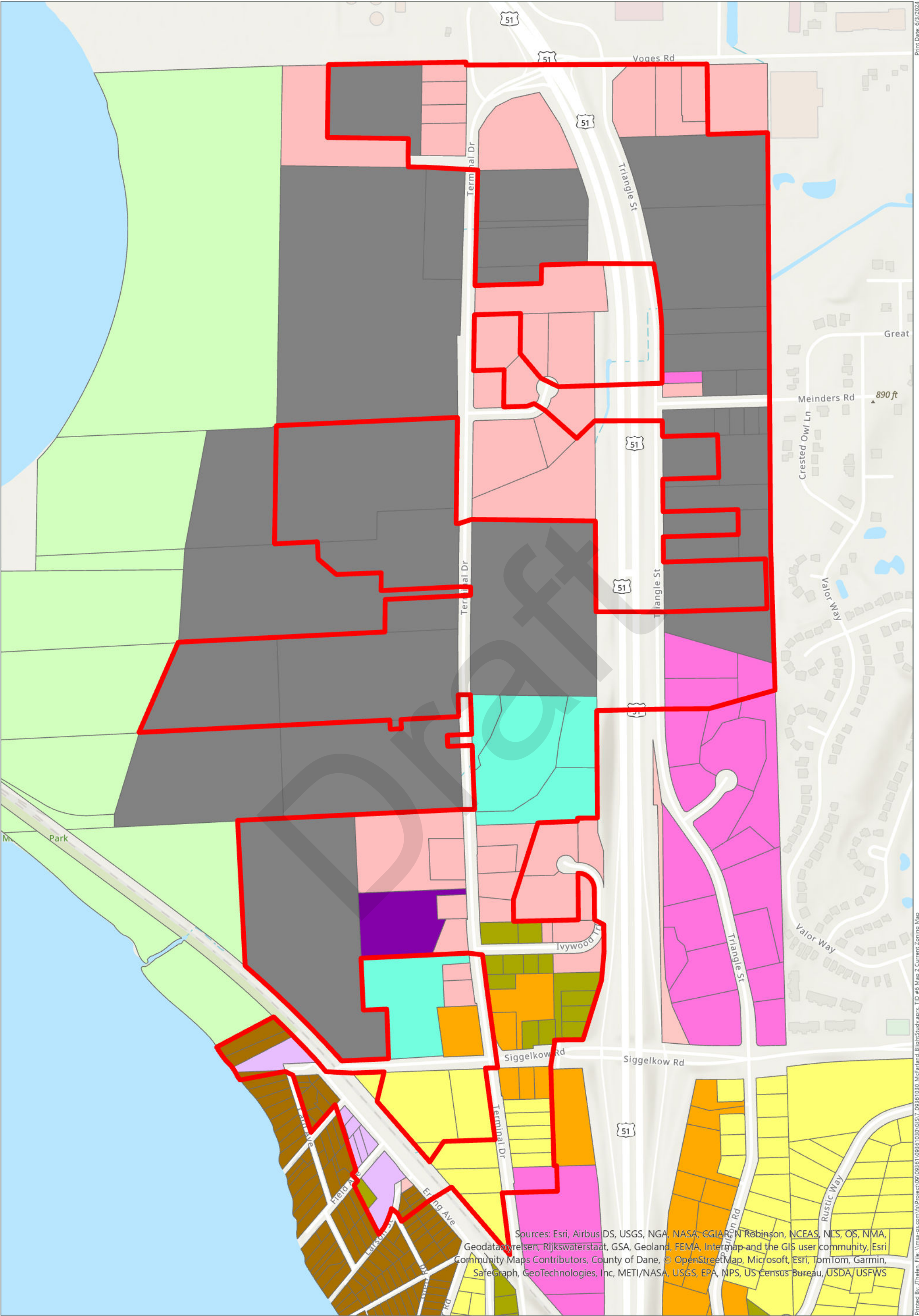
Tax Increment: The taxes levied by all overlying taxing jurisdictions on the difference between the base value and the current value of the TID, also known as the value increment. These taxes are sent to the municipality who operates the TID, and used to pay for the approved project costs laid out in the project plan.

Tax Rate: The rate, usually expressed in terms of dollars per one thousand dollars of assessed valuation, at which taxes are levied against the total assessed valuation of the municipality. Due to changes in the total assessed valuation of the municipality from year to year, the tax levy change and the tax rate change will not be the same. The tax rate change reflects what impact the property owner will see in their total taxes.

Value Increment: The difference in value between the base value and the current value. This is the amount of property value that can be attributed to the TIF investment, and as such is the portion of the tax base that is used to generate the tax increment that pays for the investment.

Draft





Data Sources:
Dane County
Village of McFarland
Imagery Provided by ESRI



TID No. 6 Boundary

C-G General Commercial

C-H Highway Commercial

C-L Limited Commercial

C-P Commercial Park

CO Conservancy

M-IC Manufactured Intensive Commercial

PD Planned Development

R-1 Single Family Residence

R-1B Single Family Residence

R-2 Single & Two Family Residence

R-3 General Residence

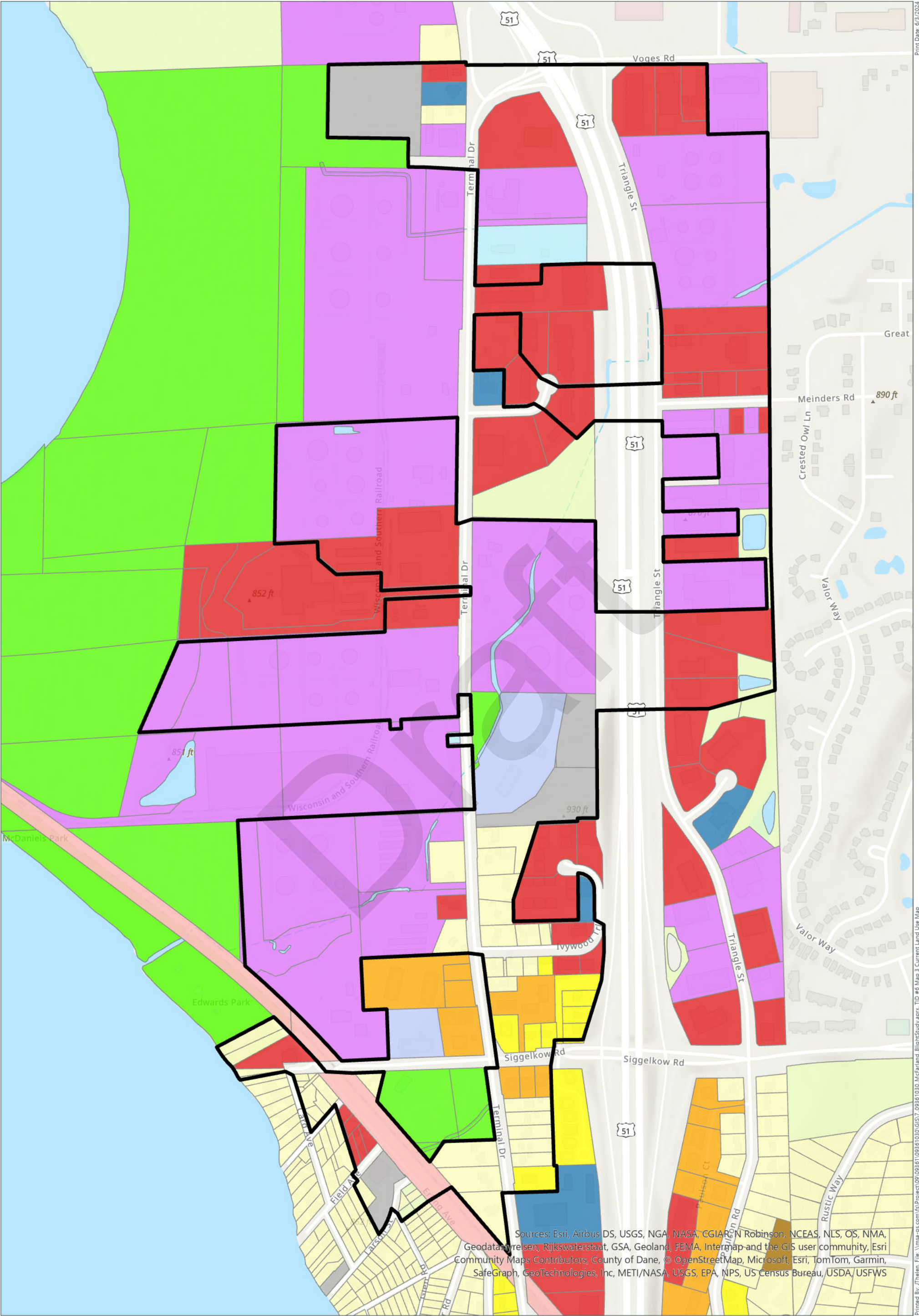
ROW

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasireisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, County of Dane, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Map No. 2

Zoning

Village of McFarland
Dane County, Wisconsin



Data Sources:
Dane County
Village of McFarland
Imagery Provided by ESRI



TID No. 6 Boundary

Commercial

Communications or Utilities

Industrial

Institutional or Governmental

Mixed-Use

Multi-Family

Open Land

Park and Outdoor Recreation

Railroad

Single Family

Two Family

Vacant

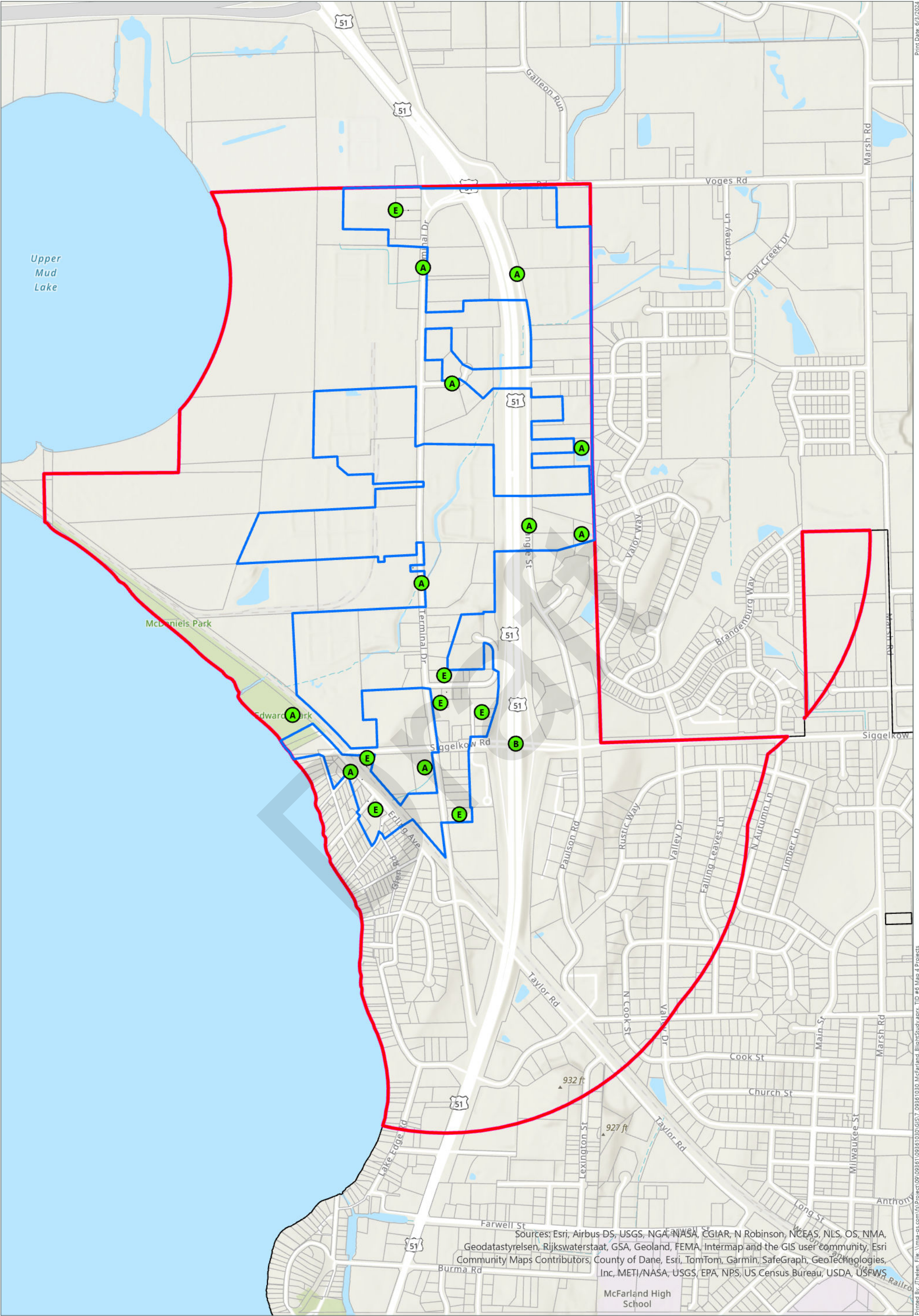
Woodland

Map No. 3: Current Land Use

Village of McFarland

Dane County, Wisconsin

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, Robinson, NCEAS, NLS, OS, NMA, Geodata, wseisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, County of Dane, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



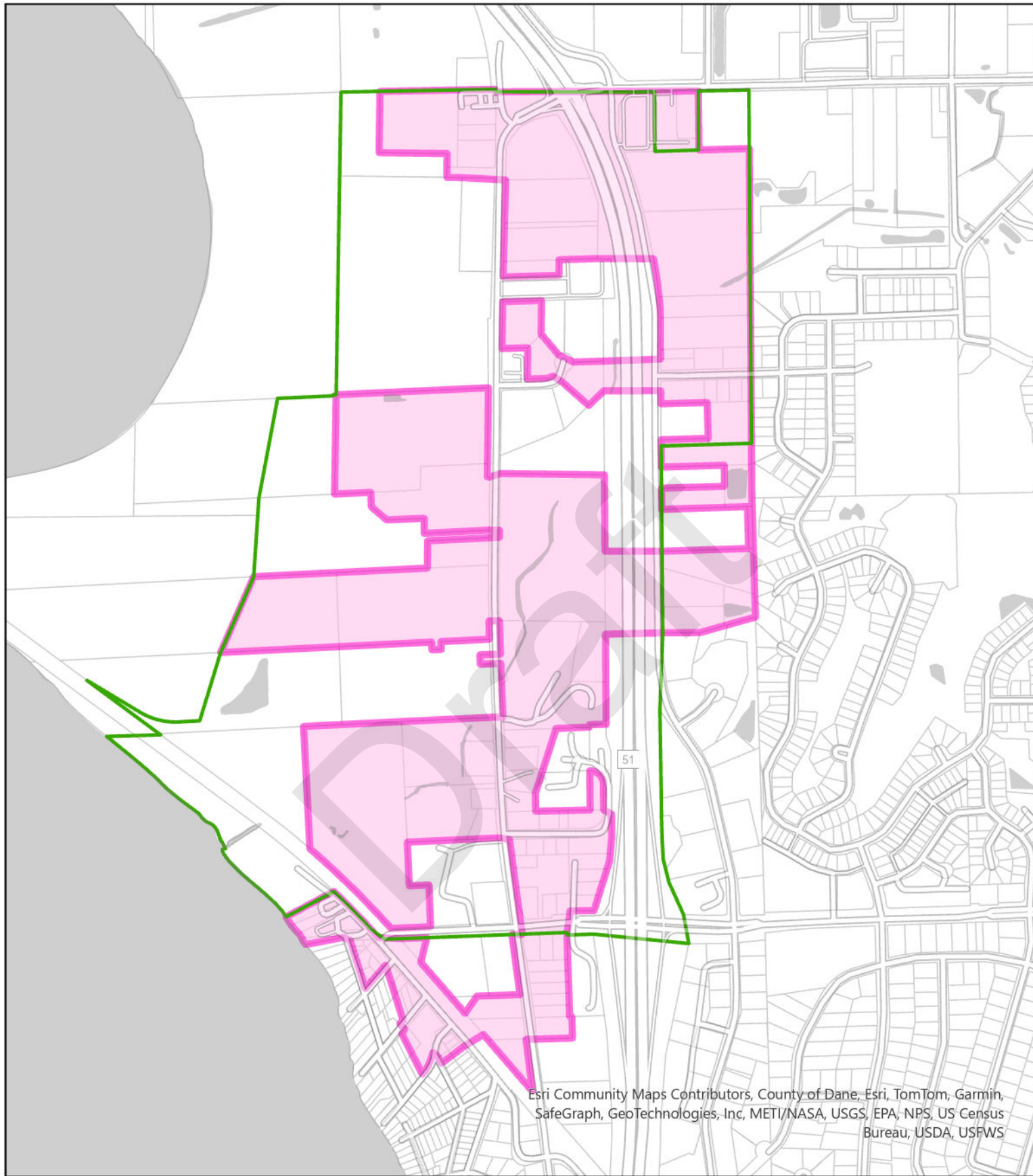
Data Sources:
Dane County
Village of McFarland
Imagery Provided by ESRI



- TID No. 6 Expenditures
- TID 1/2 Mile Project Boundary
- Municipal Boundaries
- Parcels
- TID No. 6 Boundary

Map No 4: Proposed Projects

Village of McFarland
Dane County, Wisconsin



Print Date: 6/3/2024
 Printed By: J.Nelson, File: \\msa-ps.com\GIS\Project\09\0936\T09361030\GISV_09361030_Village of McFarland_BlightStudy.aprx

Esri Community Maps Contributors, County of Dane, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



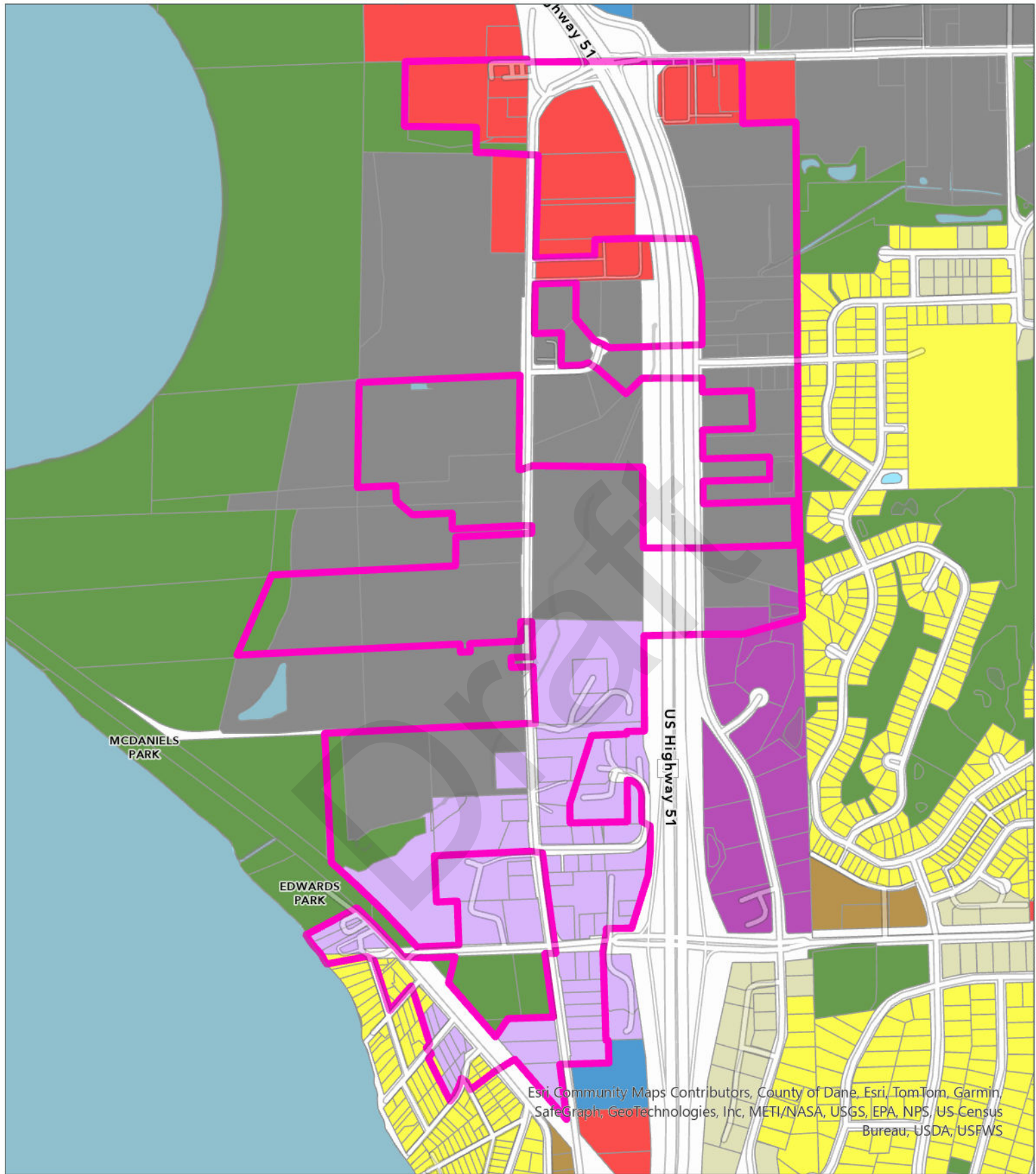
Data Sources:
 Dane County
 Village of McFarland
 Imagery Provided by ESRI

TID #6 Proposed Boundary

Parcels

TID #3 Existing Boundary

Map #5: Overlay TID TID No. 6 Creation



Print Date: 6/3/2024
 Printed By: JThelen, File: \\msa-ps.com\Ys\Project\09\09361\09361\GIS\7_09361\030_McFarland_BlightStudy.aprx, TID No. 6 Future Land Use



Data Sources:
 Dane County
 Wisconsin Statewide Parcel Map
 Imagery Provided by ESRI



- TID No. 6 Boundary
- Agricultural Preservation
- Commercial Park
- Downtown
- Highway and General Commercial

- Industrial
- Institutional and Governmental
- Mixed Use/Flex Commercial
- Multiple Family Residential

- Neighborhood Public Lands, Recreation, and Environmental Corridor
- Rights-of-Way
- Single Family Residential

- Two Family and Townhouse Residential
- Water

Map No. 6 Future Land Use

TID No. 6

Village of McFarland
 Dane County, Wisconsin
 Page 103 of 160

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, June 18, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

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

PREVIOUS ACTION:

5.8.24 Community Development Authority preliminary review of proposed TID #3 allocation amendment.

6.4.24 Joint Review Board Organizational Meeting

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 conduct a public hearing on the draft Project Plan for the TID #3 Allocation Amendment. Future meetings in July will be used to recommend the Project Plan for the TID.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is presented for discussion only.

ATTACHMENTS:

1. Village of McFarland_TID #3_Project Plan Amendment #3_06032024



Project Plan Amendment No. 3

Allocation Amendment of Tax Incremental Finance District No. 3

Village of McFarland, WI

Drafted: June 3, 2024

Date of Village Board Approval: XX/XX/2024

TID #3:

District Type: Industrial

Create Date: August 9, 2004

Territory and Project Plan Amendment No. 1: 2007

Project Plan (Allocation) Amendment No. 2: 2017

Expenditure Period: August 9, 2022

Termination Date: August 9, 2027

Project Plan – Allocation Amendment of Tax Incremental Finance District No. 3

Village of McFarland, WI

Draft

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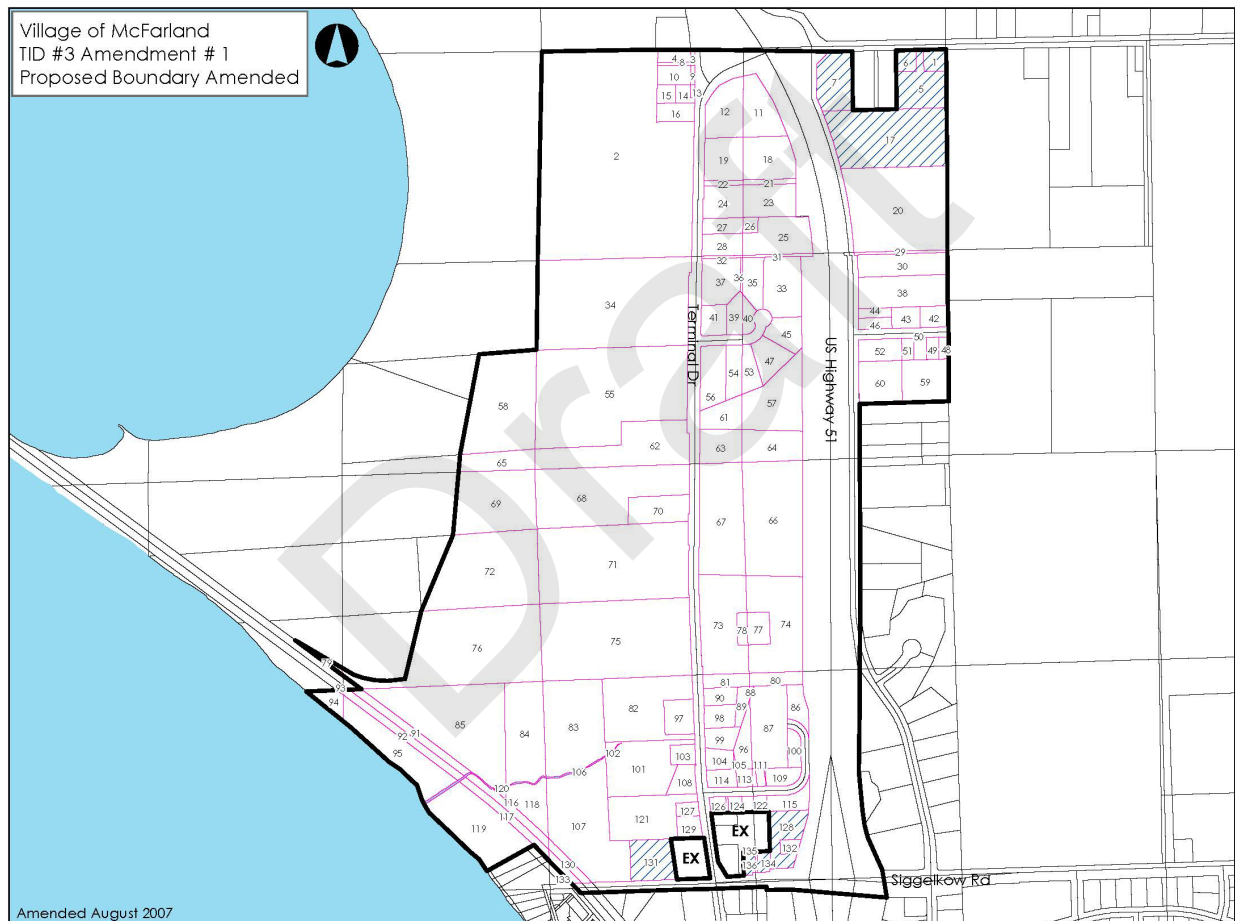
Appendix A: Letters to Taxing Jurisdictions
Appendix B: Affidavit of Publications
Appendix C: Meeting Minutes
Appendix D: Resolutions
Appendix E: Joint Review Board Letter of Approval
Appendix F: Legal Opinion

**Note Appendix A-F will be compiled upon completion of the project meetings for submission to the Wisconsin Department of Revenue.*

Amended Section I. Introduction and Planning Schedule

The purpose of this Project Plan Amendment is to establish TID #3 as a Donor TID to existing TID#5 and proposed TID #6 (Recipient TIDs). The Village of McFarland created TID#3 in 2004. The District was created as an Industrial TID for the purpose of facilitating redevelopment and completion of public works projects of the Terminal Drive and Triangle Street areas of the Village. The District was amended in 2007 to include additional territory and project expenditures. The District was amended a second time in 2017 to establish TID #3 as a Donor to TID #4. Refer to Figure 1 below for a map of the original and amended boundary.

Figure 1: Map of TID #3 Boundary, as previously amended in 2007



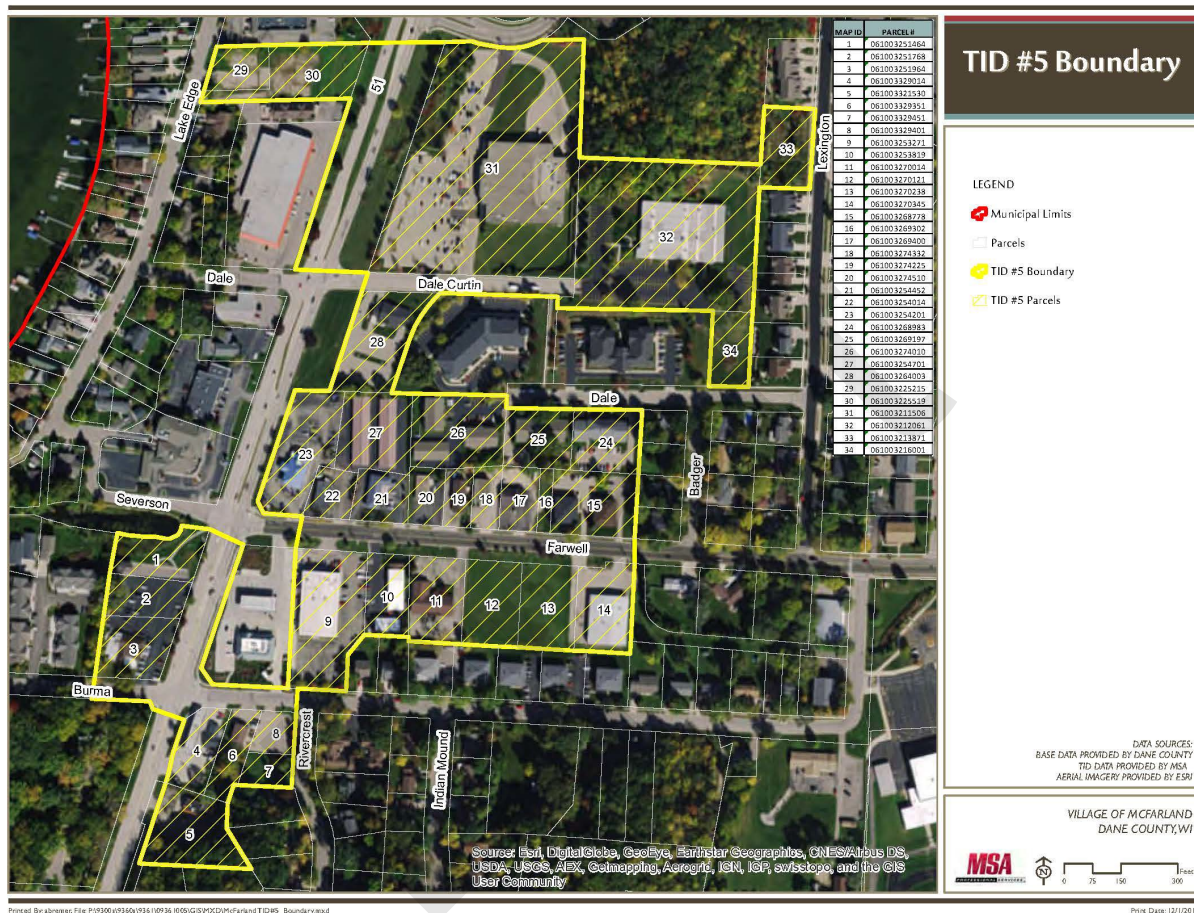
TID #3 has performed quite well, including the creation of \$78,402,400 in tax increment value (source: Wisconsin Department of Revenue 2023 Value Limitation Report). TID #3 facts:

- TID #3 Base Value: \$21,547,700
- 2023 Current Value: \$105,399,800
- 2023 Tax Increment Value: \$78,402,400
- 2023 Year End Fund Balance: \$604,357 (source: 2023 TID #3 Compiled Financial Statements, Baker Tilly)

Project Plan – Allocation Amendment of Tax Incremental Finance District No. 3
Village of McFarland, WI

TID #5 was created on December 1, 2017 as a Rehabilitation & Conservation district and includes properties near USH 51 and Farwell Street (refer to Figure 2 below).

Figure 2: Map of TID #5 Boundary



TID #5 facts:

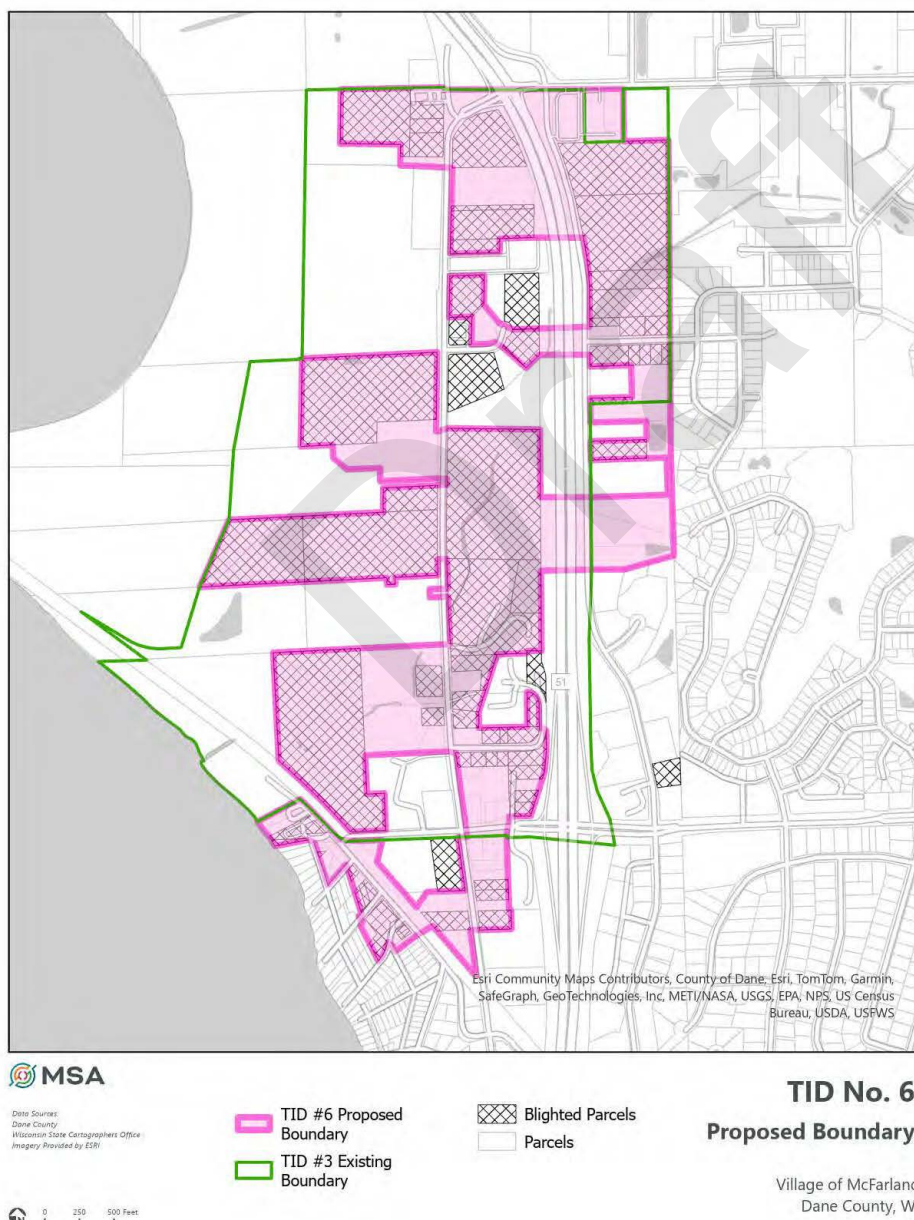
- TID #5 Base Value: \$17,030,100
- 2023 Current Value: \$35,102,000
- 2023 Tax Increment Value: \$18,071,900
- 2023 Year End Fund Balance: **-\$395,164** (source: 2023 TID #3 Compiled Financial Statements, Baker Tilly)

TID #3 has advanced TID #5 funding to facilitate redevelopment projects in the district with no interest on advances. Through 2023 the balance of the advances is \$397,466. TID #5 is not projected to have sufficient annual cash flow to retire the entire cumulative advances prior to 2027 within TID #3 closes and would benefit from an allocation amendment.

Project Plan – Allocation Amendment of Tax Incremental Finance District No. 3
Village of McFarland, WI

TID #6 is proposed for creation at the same time as the proposed TID #3 Allocation Amendment to TID's #5 & #6. TID #6 is proposed as a Blighted TID and is a partial overlay of existing TID #3. 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. It is common for new TIDs to have negative cash flows within the first years of the district as new project commence and tax increment revenues lag two years behind. The allocation of excess tax increment from TID #3 to TID #6 will allow TID #6 to start from a better cashflow position.

Figure 3: Map of Proposed TID #6 Boundary



Project Plan – Allocation Amendment of Tax Incremental Finance District No. 3
Village of McFarland, WI

Per Wisconsin State Statutes 66.1105(6)(f)2, an allocation amendment is allowed if the Recipient TID is a blighted (proposed TID #6) or rehabilitation/conservation (existing TID #5) district.

Figure 4: Allowable Allocation Amendments for TIDs

Tax Incremental District (TID) – Allocation Amendment Types		
Within the same municipality, a TID with excess funds (the donor) can transfer funds to another TID (the recipient) through an allocation amendment.		
Donor TID must: • Be created under secs. 60.23, 66.1105 or 66.1106, Wis. Stats. • Have the same overlying taxing jurisdictions as the recipient TID Municipality must: • Adopt an allocation resolution for the donor TID before the donor and recipient TIDs reach their maximum life. The municipality may transfer funds after adopting the allocation resolution until the donor TID reaches its maximum life. • Demonstrate the donor TID has enough revenue to pay its planned project costs and the amount it is allocating to the recipient TID • Update the project plan for the donor TID and include a total allocation amount and yearly breakdown, if available		
Distressed or Severely Distressed Recipient TID (sec. 66.1105(4e)(d), Wis. Stats.)	Allocations based on Recipient Type (sec. 66.1105(6)(f)2., Wis. Stats.)	Environmental Remediation (ER) TID Created on or before November 29, 2017 (sec. 66.1106(2)(c), Wis. Stats.)
For a recipient TID classified as distressed or severely distressed, the donor TID may transfer surplus revenue for the below timeframes: • Distressed – whichever is less: ○ 10 years past the donor TID's maximum life ○ Recipient TID's extended life • Severely distressed – whichever is less: ○ Until the donor TID exists for 40 years ○ Recipient TID's extended life	Recipient TID must meet one of the following conditions: • Has project costs to create, provide or rehabilitate low-cost housing or to remediate environmental contamination • Is a blighted or rehabilitation/conservation TID • Is an Industrial or mixed-use TID designated as distressed or severely distressed • Is an ER TID Donor restrictions: • Once an industrial or mixed-use TID created after September 30, 2004 becomes a donor, it can no longer receive the standard extension to its maximum life, per sec. 66.1105(6)(f)4., Wis. Stats. • An ER TID created under sec. 66.1105 Wis. Stats. may only allocate to another ER TID	ER TID created under sec. 66.1106 allocating to either: • Any ER TID • A TID meeting one of the following conditions (sec. 66.1105(6)(f)2., Wis. Stats.): ○ Has project costs to create, provide or rehabilitate low-cost housing or to remediate environmental contamination ○ Is a blighted or rehabilitation/conservation TID ○ Is an industrial or mixed-use TID designated as distressed or severely distressed
For additional information, visit the Municipal Tax Incremental Finance Project Plan and/or Allocation Amendments web page .		

(R. 11-23)

WI Dept of Revenue

State Statute 66.1105 prescribes the process for creating and amending Tax Incremental Finance Districts. The law requires public input in the TID creation process, including a public hearing held by the Planning Commission at which time TID information is discussed and citizens can reasonably voice their opinions on the proposed TID Project Plan. A three-phased approval process is required to adopt or amend TIF Districts including approval by the Planning Commission, Village Board, and the Joint Review Board (JRB). Table 1 summarizes the meeting/action calendar for the Village of McFarland TID #3 amendment process.

Table 1: TID No. 3 Meeting and Action Calendar

Date	Meeting/Action
May 8, 2024	Community Development Authority review of proposed Allocation Amendment.
May 24, 2024	Village notifies taxing entities (school district, county, vocational college, and any special taxing districts) on proposed Allocation Amendment and upcoming meetings.
May 30, 2024	First Notice of Public Hearing is published in the local newspaper (Class 2). JRB notice published (Class 1).
June 4, 2024	JRB Organizational Meeting #1. Chairperson and member-at-large are selected at this meeting and a review of the proposed TID #6.
June 6, 2024	Second Notice of Public Hearing is published in local newspaper.

Project Plan – Allocation Amendment of Tax Incremental Finance District No. 3

Village of McFarland, WI

June 18, 2024	Community Development Authority review of proposed Allocation Amendment.
June 18, 2024	Plan Commission holds the Public Hearing for the Allocation Amendment. Interested parties are given a reasonable opportunity to express their views on the proposed boundary and project plan.
July 9, 2024	Village Board review of draft TID Project Plan.
July 10, 2024	CDA recommendation to Village Board for approval of proposed TID Project Plan.
July 16, 2024	Plan Commission action on a resolution recommending consideration and approval of the proposed Allocation Amendment by the Village Board.
July 23, 2024	Village Board action on the proposed Allocation Amendment. Approval by resolution contains findings that detail the TID's consistency with state statutes.
August 8, 2024	Upon approval of the Village Board, the Joint Review Board holds a second meeting to review the TID and act by resolution on the Allocation Amendment. The Board submits its decision to the Village no more than 7 days after the vote.
Within 60 days of JRB action	Department of Revenue is notified of the Allocation Amendment 6 by the Village of McFarland and subsequent approval by the Joint Review Board.
October 31, 2024	Submit base packet documentation and Project Plan for Wisconsin Department of Revenue for certification.

No other amendments to the original 2004, and amended 2007, Project Plans are being considered with this amendment and all previously approved public works projects remain TID eligible expenditures.

As required by Sec. 66.1105(5)(b), Wis. Stats., a copy of this Project Plan will be submitted to the Department of Revenue and used as a basis for their certification of the allocation amendment to TID #3 in the Village of McFarland. Amended Sections included in TID #3 Project Plan Amendment No.3 include:

- Amended Section I: Introduction
- Amended Section V: Proposed Public Works, Estimated Costs and Economic Feasibility

If Sections, maps or tables are not included, no change was made from the original 2004 and amended 2007 Project Plans.

Summary of Findings

In amending TID #3, the Village of McFarland has made the following findings, consistent with Section 66.1105 of Wisconsin Statutes:

- TID #3 (donor TID) has the same overlying taxing jurisdictions as TID #5 and TID #6 (recipient TIDs).
- This Project Plan demonstrates that TID #3 has sufficient revenue to pay for all incurred project costs and has sufficient surplus revenue to pay some of the costs for TID #5 and #6 project expenses.
- That TID #5 was created upon a finding that not less than 50% of the real property in the District is in need of rehabilitation or conservation.
- That TID #6 was created upon a finding that not less than 50% of the real property in the District is blighted.
- Once the donor amendment is established TID #3 cannot request or receive an extension to its maximum life under current State Statutes.

Amended Section V. Proposed Public Works, Estimated Costs and Economic Feasibility

Tables 2 and 3 on the following pages address the Village's findings that TID #3 has sufficient revenue to pay for all incurred project costs and has sufficient surplus to pay some of the costs for TID #5 and TID #6.

Table 2 provides a summary of actual and estimated tax increment based a conservative no growth scenario in which no new development occurs in TID #3 throughout the remaining life of the District, no increases in the value of the District occur due to inflation of assessment values, and the tax rate remains unchanged. Given the stated assumptions TID #3 is projected to close having collected \$18,528,575 in tax increment.

Table 3 provides a performance analysis of TID #3 given the stated revenue assumptions and the following expenditure assumptions:

- **Capital Expenditures.** One remaining capital expenditure is shown in 2027 related to payment of a development incentive that was approved prior to the termination of the expenditure period. If the developer meets its obligations under the development agreement prior to TID #3 closing the Village is responsible for a \$337,500 payment.
- **Annual Debt Service.** In 2022, prior to the TID #3 expenditure period, the Village borrowed funds for the reconstruction of Terminal Drive from Siggelkow Road to Lift Station #4. Total principal and interest payments remaining are \$1,448,625.
- **Administration & Operational Costs.** Remaining expenditures are based on the 2024 Village Budget for TID #3.
- **Donation to TID #4.** Funding in 2024 is based on the 2024 Village Budget for TID's #3 & #4. Additional donations may occur in the years 2025-2027 based on approval from the Village Board.
- **Advance to TID #5.** Funding in 2025 is based on the 2024 Village Budget for TID's #3 & #5. Without an allocation amendment, TID #5 is required to pay off all cumulative advances prior to the closure of TID #3, which is shown as revenue to TID #3 in 2027. Assuming TID #5 could not financially make this payment, under current projections, the Village's General Fund would have to make the payment on behalf of TID #5.

As shown in Table 3, TID #3 is projected to close with a surplus of \$4,350,447 assuming no additional donations to TID #4 and no additional advances to TID #5 in the years 2025-2027. Even without the repayment of the TID #5 advances, TID #3 is projected to close with a surplus of \$3,652,981.

The 2007 Project Plan for TID #3 assumed the creation of \$67,396,200 in assessment value from new development over the life of the District. As previously noted, through 2023 the District has achieved \$78,402,400 in new development value, outperforming the 2007 Project Plan assumptions.

Project Plan – Allocation Amendment of Tax Incremental Finance District No. 3
Village of McFarland, WI

Table 2: TID #3 Projected Tax Increment, No Additional New Development

Village of McFarland		TID #3 NO NEW DEVELOPMENT								
A	B	C	D	E	F	G	H	I	J	K
IMPROV. DURING YEAR	BEGINNING OF YEAR VALUE	EST. GROWTH IN VALUE OF NEW DEVELOP. ¹	CUMULATIVE VALUE	INFLATION INCREMENT ²	END OF YEAR VALUE	TAX INCREMENT VALUE	TAX VALUE YEAR	TAX RATE ³ \$1,000	TAX INCREMENT COLLECTED	COLLECTION YEAR
2004	\$21,547,700	\$7,102,500	\$28,650,200	\$0	\$28,650,200	\$7,102,500	2005	x	\$164,170	2006
2005	\$28,650,200	\$9,103,700	\$37,753,900	\$0	\$37,753,900	\$16,206,200	2006	x	\$331,293	2007
2006	\$37,753,900	\$6,212,000	\$43,965,900	\$0	\$43,965,900	\$22,418,200	2007	x	\$462,568	2008
2007	\$43,965,900	\$12,167,000	\$56,132,900	\$0	\$56,132,900	\$34,585,200	2008	x	\$712,470	2009
2008	\$56,132,900	\$9,977,900	\$66,110,800	\$0	\$66,110,800	\$44,563,100	2009	x	\$829,770	2010
2009	\$66,110,800	(\$3,795,600)	\$62,315,200	\$0	\$62,315,200	\$40,767,500	2010	x	\$802,316	2011
2010	\$62,315,200	(\$2,844,300)	\$59,470,900	\$0	\$59,470,900	\$37,923,200	2011	x	\$753,774	2012
2011	\$59,470,900	(\$3,690,600)	\$55,780,300	\$0	\$55,780,300	\$28,782,900	2012	x	\$710,116	2013
2012	\$55,780,300	(\$358,700)	\$55,421,600	\$0	\$55,421,600	\$28,424,200	2013	x	\$704,314	2014
2013	\$55,421,600	\$4,412,400	\$59,834,000	\$0	\$59,834,000	\$32,836,600	2014	x	\$778,000	2015
2014	\$59,834,000	\$555,300	\$60,389,300	\$0	\$60,389,300	\$33,391,900	2015	x	\$767,184	2016
2015	\$60,389,300	\$570,200	\$60,959,500	\$0	\$60,959,500	\$33,962,100	2016	x	\$796,300	2017
2016	\$60,959,500	\$2,050,700	\$63,010,200	\$0	\$63,010,200	\$36,012,800	2017	x	\$821,442	2018
2017	\$63,010,200	\$2,418,400	\$65,428,600	\$0	\$65,428,600	\$38,431,200	2018	x	\$871,381	2019
2018	\$65,428,600	\$547,700	\$65,976,300	\$0	\$65,976,300	\$38,978,900	2019	x	\$828,009	2020
2019	\$65,976,300	\$5,687,500	\$71,663,800	\$0	\$71,663,800	\$44,666,400	2020	x	\$930,641	2021
2020	\$71,663,800	\$2,992,100	\$74,655,900	\$0	\$74,655,900	\$47,658,500	2021	x	\$965,291	2022
2021	\$74,655,900	\$18,994,200	\$93,650,100	\$0	\$93,650,100	\$66,652,700	2022	x	\$1,196,495	2023
2022	\$93,650,100	\$11,749,700	\$105,399,800	\$0	\$105,399,800	\$78,402,400	2023	\$16.26	\$1,339,260	2024
2023	\$105,399,800	(\$901,800)	\$104,498,000	\$0	\$104,498,000	\$77,500,600	2024	\$16.26	\$1,259,973	2025
2024	\$104,498,000	(\$496,300)	\$104,001,700	\$0	\$104,001,700	\$77,004,300	2025	\$16.26	\$1,251,905	2026
2025	\$104,001,700	\$0	\$104,001,700	\$0	\$104,001,700	\$77,004,300	2026	\$16.26	\$1,251,905	2027
2026	\$104,001,700	\$0	\$104,001,700	\$0	\$104,001,700	\$77,004,300	2027	\$16.26	x	2028
2027	\$104,001,700	\$0	\$104,001,700	\$0	\$104,001,700	\$77,004,300	2028	\$16.26	x	2029
TOTAL		\$82,454,000		\$0					\$18,528,575	2004-2027
									\$5,103,043	2024-2027

ASSUMPTION

1. No new development in remaing TID years
2. 0.0% percent annual inflation of assessed values.
3. Tax rate remains constant

TID DATES

Creation Date: 08-09-2004
Expenditure Period: 08-09-2022
Termination Date: 08-09-2027

Project Plan – Allocation Amendment of Tax Incremental Finance District No. 3
Village of McFarland, WI

Table 3: TID #3 Performance Analysis, No Additional New Development or Capital Expenditures

Village of McFarland TID #3 NO NEW DEVELOPMENT OR CAPITAL EXPENDITURES																		
L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	
	CAPITAL	ANNUAL	INTEREST	ADMIN &	SUBSIDY	SUBSIDY	TOTAL	TAX	DEBT		TRANSFER	TRANSFER			TOTAL			
PAYMENT	EXPENDITURE	DEBT	ON	OPERATIONS	TO	TO	USES	INCREMENT	ISSUED /	DEVELOP	FROM	FROM	OTHER	INVESTM	SOURCES	ANNUAL	TID	
YEAR	COSTS	SERVICE	ADVANCES	COSTS	TID #4	TID #5	TID FUNDS	COLLECTED	PREMIUM	GAURAN	TID #4	TID #5	INCOME	INCOME	TID FUNDS	CASH FLOW	BALANCE	
2004	\$1,964,250	\$28,100	\$5,749	\$30,166	\$0	\$0	\$2,028,265	\$0	\$1,535,000	\$0	\$0	\$0	\$0	\$0	\$1,535,000	(\$493,265)	(\$493,265)	
2005	\$627,599	\$32,359	\$4,089	\$42,640	\$0	\$0	\$706,687	\$0	\$1,421,545	\$0	\$0	\$0	\$0	\$25,513	\$1,447,058	\$740,371	\$247,106	
2006	\$510,890	\$173,727	\$7,531	\$40,350	\$0	\$0	\$732,498	\$164,170	\$0	\$0	\$0	\$0	\$15,896	\$0	\$180,066	(\$552,432)	(\$305,326)	
2007	\$162,146	\$115,091	\$14,149	\$36,816	\$0	\$0	\$328,202	\$331,293	\$0	\$0	\$0	\$0	\$19,525	\$0	\$350,818	\$22,616	(\$282,710)	
2008	\$693,101	\$212,218	\$6,928	\$40,363	\$0	\$0	\$952,610	\$462,568	\$4,442,234	\$0	\$0	\$0	\$17,145	\$420	\$4,922,367	\$3,969,757	\$3,687,047	
2009	\$26,588	\$3,520,964	\$0	\$33,342	\$0	\$0	\$3,580,894	\$712,470	\$0	\$16,346	\$0	\$0	\$14,139	\$3,534	\$746,489	(\$2,834,405)	\$852,642	
2010	\$134,363	\$533,986	\$0	\$56,908	\$0	\$0	\$725,257	\$829,770	\$0	\$28,278	\$0	\$0	\$18,806	\$596	\$877,450	\$152,193	\$1,004,835	
2011	\$11,095	\$539,449	\$0	\$38,151	\$0	\$0	\$588,695	\$802,316	\$0	\$33,804	\$0	\$0	\$26,373	\$472	\$862,965	\$274,270	\$1,279,105	
2012	\$143,530	\$538,311	\$0	\$42,670	\$0	\$0	\$724,511	\$753,774	\$0	\$0	\$0	\$0	\$25,098	\$631	\$779,503	\$54,992	\$1,334,097	
2013	\$239,332	\$540,376	\$0	\$35,609	\$0	\$0	\$815,317	\$710,116	\$0	\$80,104	\$0	\$0	\$26,274	\$445	\$816,939	\$1,622	\$1,335,719	
2014	\$6,139	\$485,728	\$0	\$44,727	\$0	\$0	\$536,594	\$704,314	\$0	\$94,120	\$0	\$0	\$11,789	\$416	\$810,639	\$274,045	\$1,609,764	
2015	\$0	\$487,064	\$0	\$44,338	\$0	\$0	\$531,402	\$778,000	\$0	\$90,966	\$0	\$0	\$4,784	\$802	\$874,552	\$343,150	\$1,952,914	
2016	\$545,584	\$671,076	\$0	\$65,929	\$843,658	\$0	\$2,126,247	\$767,184	\$0	\$119,151	\$0	\$0	\$3,988	\$9,421	\$899,744	(\$1,226,503)	\$726,411	
2017	\$0	\$66,406	\$0	\$52,536	\$0	\$0	\$118,942	\$796,300	\$0	\$41,432	\$0	\$0	\$5,466	\$4,818	\$848,016	\$729,074	\$1,455,485	
2018	\$708,800	\$66,406	\$0	\$49,912	\$245,470	\$0	\$1,070,588	\$821,442	\$0	\$0	\$0	\$0	\$5,547	\$15,418	\$842,407	(\$228,181)	\$1,227,304	
2019	\$9,200	\$326,406	\$0	\$41,457	\$79,213	\$0	\$456,276	\$871,381	\$0	\$0	\$0	\$0	\$5,681	\$32,992	\$910,054	\$453,778	\$1,681,082	
2020	\$813,609	\$324,056	\$0	\$53,611	\$217,841	\$0	\$1,409,117	\$828,009	\$0	\$29,953	\$0	\$0	\$52,943	\$10,154	\$921,059	(\$488,058)	\$1,193,024	
2021	\$973	\$325,894	\$0	\$64,894	\$440,957	\$0	\$832,717	\$930,641	\$0	\$81,891	\$0	\$0	\$96,437	\$669	\$1,109,637	\$276,920	\$1,469,944	
2022	\$1,818,491	\$349,517	\$0	\$77,722	\$702,750	\$0	\$2,948,480	\$965,291	\$1,689,183	\$19,484	\$0	\$0	\$52,721	\$38,550	\$2,765,228	(\$183,251)	\$1,286,693	
2023	\$255,710	\$686,286	\$0	\$138,772	\$911,590	\$0	\$1,992,358	\$1,196,495	\$0	\$13,368	\$0	\$0	\$74,716	\$80,627	\$1,365,206	(\$627,151)	\$659,541	
2024	\$35,000	\$361,075	\$0	\$167,250	\$935,000	\$300,000	\$1,798,325	\$1,339,260	\$0	\$9,631	\$0	\$0	\$319,250	\$75,000	\$1,743,141	(\$55,184)	\$604,357	
2025	\$337,500	\$361,175	\$0	\$167,250	\$0	\$0	\$865,925	\$1,259,973	\$0	\$9,631	\$0	\$0	\$319,250	\$75,000	\$1,663,854	\$797,929	\$1,402,286	
2026	\$0	\$360,975	\$0	\$167,250	\$0	\$0	\$528,225	\$1,251,905	\$0	\$9,631	\$0	\$0	\$319,250	\$75,000	\$1,655,785	\$1,127,560	\$2,529,846	
2027	\$0	\$365,400	\$0	\$167,250	\$0	\$0	\$532,650	\$1,251,905	\$0	\$9,631	\$0	\$697,466	\$319,250	\$75,000	\$2,353,251	\$1,820,601	\$4,350,447	
TOTAL	\$9,043,900	\$11,472,045	\$38,446	\$1,699,912	\$4,376,479	\$300,000	\$26,930,782	\$18,528,575	\$9,087,962	\$687,420	\$0	\$697,466	\$1,754,327	\$525,479				
2024-2027	\$372,500	\$1,448,625	\$0	\$669,000	\$935,000	\$300,000	\$3,725,125	\$5,103,043	\$0	\$38,523	\$0	\$697,466	\$1,277,000	\$300,000	\$7,416,031			

***Project Plan – Allocation Amendment of Tax Incremental Finance District No. 3
Village of McFarland, WI***

Table 4 provides the revised summary of TID #3 eligible expenditures as amended through the adoption of this Project Plan. All previously eligible project expenditures are carried forward with Project Plan Amendment No. 3. Additional details regarding previously eligible public works projects can be found in the 2004 Original Project Plan, 2007 Amendment No. 1 Project Plan, and 2017 Amendment No. 1 Project plan. This Project Plan adds as separate line-item expenses for Allocation Payments to TID #5 and TID #6 in the amount of \$1,500,000 each. Therefore, the Total Uses of Funds for TID #3 are revised from \$40,490,735 to \$43,490,735 with this Project Plan Amendment No 3.

Table 4: TID #3 Amended Public Works Project Costs and Expenditures

Uses of Funds	From Creation through 2023	Amended Project Plan Estimate
Capital Expenditures	\$4,961,668	\$9,639,818
Developer Payments	\$3,893,870	\$5,000,000
Administration (in-house)	\$713,300	\$975,201
Professional Services	\$311,719	\$0
Allocation to TIF No. 4	\$3,263,236	\$4,373,416
Allocation to TIF No. 5	\$0	\$1,500,000
Allocation to TIF No. 6	\$0	\$1,500,000
Interest on Advance	\$38,446	\$38,466
Interest and Fiscal Charges	\$2,375,420	\$3,538,049
Principal on Long-Term Debt	\$7,648,000	\$16,925,785
Total	\$23,205,659	\$43,490,735

Table 4 lists the estimated total expenditures for each project category. This format follows Wisconsin Department of Revenue guidance on detailed project costs (pe-209), which states the project list should include “estimated expenditures expected for each major category of public improvements.” It is important to note that this Project Plan is not meant to be an appropriation of funds for specific projects, but a framework with which to manage projects. All costs identified are preliminary estimates made prior to design considerations, or engineering studies, and are subject to change after planning is complete. All of the customary expenses are considered in these estimates, including but not limited to: legal fees, engineering fees, architectural fees, planning fees, surveying and mapping fees, inspection, construction costs, materials and apparatus, restoration work, permits, reports, judgments, claims for damages and other expenses.

The projects listed in Table 4 will provide necessary facilities, land area, and support to enable and encourage the (re)development of TID #3, TID #4, TID #5 and TID #6. These projects may be implemented by the Village in varying degrees in response to development needs and will be guided by the TID #3 Project Plan, TID #4 Project Plan, TID #5 Project Plan, TID #6 Project Plan, the Village’s Redevelopment District #1 Plan, the Village’s Comprehensive Plan, other existing plans and policies of the Village and public input.

The Village Board is not mandated to make improvements defined in this Project Plan; including the donation of surplus funds to TIDs #4, #5, and #6. Annual donations will require case-by-case review and authorization. The decision to proceed with donations of surplus revenues will be based on the actual economic conditions within the donor and recipient TIDs. The Village reserves the right to increase and decrease particular project costs within the Total TID Expenditure budget estimate without amending this Project Plan. For example, reallocating unused funds from one project category to another.

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APPENDIX A LETTERS TO TAXING JURISDICTIONS

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APPENDIX B AFFIDAVIT OF PUBLICATIONS

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APPENDIX C MEETING MINUTES

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APPENDIX D RESOLUTIONS

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APPENDIX E JRB APPROVAL LETTER

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APPENDIX E LEGAL OPINION

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**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, June 18, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion on a pre-application development concept for a potential 12-unit, multifamily residential project, submitted by Tom Gunderson and Clayton McDonough located at 4719 Burma Road.

PREVIOUS ACTION:

The developer has previously met separately with several of the adjacent property owners prior to the pre-application meeting to introduce themselves and their proposed concept.

5.18.24 Pre-application meeting was adjourned prior to completion of the agenda item due to severe weather.

ISSUE SUMMARY:

Tom Gunderson and Clayton McDonough (developers) have requested to appear before the Plan Commission for a voluntary pre-application meeting to discuss a preliminary concept for a 12-unit multifamily residential building located at 4719 Burma Road. The property has been listed for sale for three months and the developers have obtained an option to purchase.

Purpose of a Pre-application Meeting

This is a pre-application meeting for discussion only. No official permit approval action will be taken at the meeting. Pre-application meetings are voluntary and provide an opportunity for the developer to share their initial concept plans for a property to receive non-binding feedback from the Plan Commission and interested residents. Pre-application meetings are encouraged within the Village's Comprehensive Plan (Figure 4.2) and within the Village's Zoning Ordinance. The Department provided notice of the pre-application meeting to all property owners within 500 feet of the property. The pre-application meeting provides an opportunity for the Plan Commission to ask questions of the development team and to provide non-binding feedback regarding the proposed use of the property, permitting requirements, conceptual site and building designs including parking and vehicle circulation, pedestrian and bicycle amenities, site amenities, stormwater management, erosion control, sewer and water utilities, building orientation, building massing, building setbacks, building materials, lighting, and landscaping.

Per Sec. 62-67(c), the Plan Commission is under no obligation to give a response to such submittals at the same meeting as they are presented. The Plan Commission is entitled to seek outside assistance and sources of critique. No responses by the Plan Commission or by individual Plan Commissioners shall bind the Plan Commission or the Village unless the response is on behalf of the Plan Commission, is in writing and is expressed as a binding response.



Proposed Development Characteristics

The concept includes two apartment buildings, with the north building including four three-bedroom units and the south building including eight two-bedroom units. Each building is two stories with all units having a separate ground floor entry and no common interior hallways.

Each three-bedroom unit includes two garage spaces and two apron spaces for parking. Each two-bedroom unit includes a single garage space and a single apron space for parking. The concept includes an additional six parking stalls on the property. The concept includes three stormwater retentions basins on the property, one located along the west lot line, another adjacent to the east of the south building and the last one adjacent to the east of the north building. Location and sizes of stormwater areas are preliminary. A 6-foot high privacy fence is proposed along a portion of the western side lot line to screen vehicle headlights to adjacent single family homes. The concept includes a proposed parkland dedication of approximately 6,500 square feet located at the northeast corner of the lot. The conceptual park location will attempt to preserve existing mature trees in that location, as determined during final site design if the project progresses. The proposed net density (less the parkland dedication) is 8.3 dwelling units per acre, with 3.2 parking stalls per unit, and a lot coverage of approximately 33%.

Existing Property & Neighborhood Conditions

- Property Size: 1.6 Acres
- Current Use: Single Family Residence
- Adjacent Uses: North (8-unit, two-story apartments), West/East (single family homes), South (single family & Indian Mound Conservancy)
- Comprehensive Plan Future Land Use Designation: Single Family Residential
- Adjacent FLU Designations: North (Mixed-Use/Flex Commercial, West/East (Single Family Residence), South (Single Family & Public Lands)
- Current Zoning: R-1 Single Family Residence
- Adjacent Zoning: North (R-3 General Residence), West/East (R-1 Singly Family Residence), South (R-1 & CO Conservancy)
- Natural Features: The property includes tall trees along the west, east and south lot lines and includes some topographical challenges along the same sides with a peak elevation of 880 feet to the southeast corner and a low elevation of 859 feet to the northwest.
- Neighborhood Density, Building Heights, Lot Coverage:
 - 4707 Burma (Indian Mound Condominium): 7 dwelling units, ~10.2 DU/AC, 1-2 stories with pitched roofs, ~28% lot coverage
 - 4716-4802 Burma: five 8-unit buildings, ~21.6 DU/AC, 2-story buildings with pitched roofs, ~50% lot coverage, 1.5 off-street parking stalls per unit.
 - 4810-4914 Burma: five duplex buildings, ~5.8 DU/AC, 1-story buildings with pitched roofs, ~13-28% lot coverage.
 - 6101-6105 Indian Mound: three single family homes, ~4.3 DU/AC, 1-story buildings with pitched roofs, ~30% lot coverage.

Comprehensive Plan Review - Description of Current and Requested Future Land Use Designations



The Village Comprehensive Plan identifies the property for future Single Family Residential use. Figure 4.1 of the plan (page 34) provides the following General Description of this category: *Predominantly single family detached homes, generally in "subdivision" settings. May include limited two family residences where compatible with a predominantly single family environment.* Figure 4.1 lists Typical Implementing Zoning Districts to include R-1, R-1A, and R-1B Residence Districts and R-2 Single-and Two-Family Residence (more limited) and CO Conservancy for parks, stormwater and other open areas. The comprehensive plan includes the following General Description of the Multiple Family Residential category: *A range of housing types, including multiple family residences (e.g., condominiums, apartments, multiplexes), including independent elderly housing. May also include single family residences. Served by public sanitary sewer and water systems.* Figure 4.1 lists Typical Implementing Zoning Districts to include R-3 General Residence, R-E Elderly Residence, PD Planned Development, and PD-I Planned Development Infill. The use as proposed would be more appropriate under the Multiple Family Residential future land use category. As such, if this development proposal progresses, the developers will need to submit an official application to amend the Village's Comprehensive Plan Future Land Use Map from Single Family Residential to Multiple Family Residential before proceeding with further zoning permits.

What the Comprehensive Plan Regulates and Doesn't Regulate

The descriptions provided in Figure 4.1 for both the Single Family Residential and the Multiple Family Residential categories, do not directly address maximum dwelling units, or dwelling units per acre. The allowable number of units, or density, is determined by the approved zoning district for a property. For example, the Village's R-3 zoning district permits by right a maximum density of 8 dwelling units per acre, and 15 units per acre with a conditional use. For Planned Development districts, the density is determined on a case-by-case basis as approved by the Village Board, based on a recommendation from the Plan Commission.

The descriptions in Figure 4.1 also do not address building height, which is also regulated by zoning. The Zoning Code permits a maximum building height of 35 feet, unless a taller height is approved through a Planned Development District. Building height is measured from grade to the top of a flat roof or the mid-point between eaves and ridges of a hip roof. The descriptions in Figure 4.1 also do not dictate whether developments are owner-occupied or renter-occupied and this is not something the Village typically would directly stipulate.

Comprehensive Plan Review - Figure 4.1

Figure 4-1, Future Land Use Categories and Policies, provides the following development policies for the Multiple Family Residential category. Staff comments on the proposed conceptual development are included.

1. *Disperse higher-density residential uses through the Village, rather than high concentrations in a few areas.* The property is located within 1,000 feet of USH 51. The policies of the Comprehensive Plan envision more intensive development along USH 51, which is then stepped back the further you head east, transitioning from highway commercial, to mixed use, to multi-family development, and then single family development. The proposed development follows this land use pattern while proposing densities that while higher than the adjacent single family homes are lower than existing



multiple family developments along Burma Road.

2. *Encourage design of multiple family developments to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with large parking lot dominance.* The developer's concept includes two multifamily buildings, with the four-unit building along the street frontage, similar in size to the 8-unit buildings across Burma Road, while minimizing the view of the larger 8-unit building in the rear yard. The garages for the 4-unit building are behind the building, and most of the garages for the 8-unit building are screened from view from Burma Road by the 4-unit building. The apartments across the street do not have garages but include off-street parking in the side and rear yards similar to the developer's proposal. The proposed setback for the 4-unit building is similar to the front setback distances of the 8-unit buildings. Building setbacks on the south side of Burma range from 25 feet (corner of Burma/Indian Mound) to 100 feet (adjacent east single family home). Given this range, consideration could be given to moving the proposed development closure to Burma Road to avoid the need for retaining walls or substantial cut on the south side of the lot closer to Indian Mound Conservancy. Given the proximity to the conservancy, staff recommends the developer hire an independent professional to complete an archaeological review of the property as part of any future Site Design Review Permit. Consideration should be given to adding sidewalk along the property. There is currently sidewalk on the north side of Burma but not the south side. In addition, a mid-block crosswalk with traffic calming or pedestrian warning signs/signals should be considered to improve safety to the proposed parkland.
3. *Hold new multiple family housing to similar standards for quality and livability expected of single-family housing. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), garage or under building parking, and responsible management.* A comprehensive plan amendment submittal is not required to include a detailed architectural building plan. The applicant's submittal includes example images of the proposed building exteriors from a similar development in the Town of Blooming Grove that the developer completed. From the example images, both buildings include a base foundation of brick and siding (type of siding e.g. vinyl or engineer wood is not known at this time). The apartments across the street have 100% masonry siding. Adjacent single family homes on Indian Mound are similar to the proposed design (base masonry combined with vinyl siding). Other duplexes and single family homes on Burma include a mix of 100% vinyl siding, and some mixed masonry and vinyl siding. Based on the images submitted, it isn't clear whether the street facing facade of the 4-unit building would include the same base masonry material, but staff would advise the use of that around all four sides of the 4-unit building, while the use of base masonry could be limited to the north facing facade of the 8-unit building.
4. *Monitor areas of aging multiple family housing so that they are community assets. Work with owners and property managers to address problems, and direct them to County and State programs and local lenders.* This development policy is not applicable for new development requests.
5. *Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.* See below for Staff review of Figure 4-2.



Comprehensive Plan Review - Figure 4.2

Figure 4.2 of the plan (page 44) includes a suggested approach and standards for infill development and redevelopment in such settings. It also includes and illustrates several urban design principles appropriate to some of these settings. Figure 4.2 includes 12 guiding design principles and procedural standards for infill redevelopment, noting that all 12 may not be applicable to all development sites. It's worth noting that the *Neighborhood Infill Example* shown in Figure 4.2 is a representation of 4719 Burma Road. However, the conceptual development layout is intended only to highlight the design principles and not be used as the recommended design for this property as it doesn't account for the site topography for required setbacks. Based on Staff's review, the following design principles A, B, C, D, F, G, I and J appear to be satisfactory, while E, H and L are not applicable. From the remaining design principles, staff comments are provided for the concept project.

F. Keep it green. A pre-application submittal is not required to include a detailed landscaping plan, this will be required as part of any future site design review permit. If R-3 is the approved zoning, the landscaping plan will need to meet or exceed the minimum landscaping points required for the R-3 General Residence District. Staff also recommends the development team identify any existing trees on the property that may be impacted by the development project and other existing mature trees that would be removed during construction, particularly in the area in and adjacent to the proposed parkland dedication where there are several mature Oaks and other trees.

K. Details matter. This design principle cannot be determined at this time. A dumpster will be required for this development. The location and design of a trash enclosure should be included in future design concepts. The proposed location of a central post office box should also be shown in future design concepts.

Other Staff Comments

- The Village Fire Chief initial comments included ensuring fire apparatus access to maintain 150' hose pull distance.
- If this development proposal advances, the Park Superintendent and C&ED Director are encouraging the inclusion of the parkland dedication. While neither the 2019 Outdoor Recreation & Open Space Plan or the 2017 Comprehensive Land Use Plan identify this property for a future public park, staff believes a parkland dedication maybe warranted as this portion of the Village does not have convenient access to any playgrounds. The closest playground is in Babcock Park which requires crossing USH 51, noting there is no control intersection at Burma/USH 51. While the neighborhood does have access to trails and open space within Indian Mound Conservancy, this is only for passive uses. The proposed 6,500 square parkland dedication would be similar in size to Discovery Park in front of the Library and serve as a similar classified "Tot Lot". The location of the park dedication is in the same area as an existing oversized garage. The garage is approximately 80 feet from Burma Road on a level pad that would be convenient for reuse as a playground area. The driveway to the garage is located on the east property line and could be used for access to the playground. There are overhead utility lines above the garage that the developer would need to relocate/bury as part of the property



development.

- No additional comments or concerns from the Village Public Works Director, Police Chief, and Village Engineer at this time.

Public Comments

Public comments received prior to the publication of this packet are included in the packet.

Additional Permit Requirements & Next Steps

If the proposed concept progresses further, the following official zoning applications will be required:

1. Comprehensive Plan Amendment. The developer will be required to petition the Village to amend the Comprehensive Plan Future Land Use Map to change the designation for the development site from Single Family Residential to Multiple Family Residential. The comprehensive plan amendment will require a public hearing by the Plan Commission, recommendation to the Village Board, and approval by the Village Board.
2. Rezoning (Zoning Map Amendment). The developer will be required to petition the Village to rezone the property from R-1 Single Family Residence to R-3 General Residence. The rezone petition will require a public hearing by the Plan Commission, recommendation to the Village Board, and approval by the Village Board.
3. Conditional Use Permit. Within the R-3 zoning district, any density exceeding 8 dwelling unit per acre, but no more than 15 dwelling units per acre, will require approval of a conditional use permit from the Plan Commission. The CUP will require a public hearing.
4. Site Design Review Permit. A site design review permit will be required for any development of residential projects consisting of three or more dwelling units. This permit is reviewed and approved by the Plan Commission.
5. Certified Survey Map. The proposed parkland dedication will require approval of a CSM by the Plan Commission. The CSM will require a public hearing. In addition, prior review of the proposed parkland dedication by the Park & Recreation Committee is advised.

The developer has submitted applications for items 1 and 2 above for a public hearing at the Plan Commission's July 16, 2024 meeting.

Summary of Staff Items for Consideration

The following is a high-level summary of some of the staff comments, some of which may be best addressed during review of a Site Design Review Permit if the project advances, but are advisable to discuss early in the conceptual planning stages.

- Acceptability of proposed use and design within neighborhood fabric.
- Proposed building setbacks, design and materials of north facing facade of 4-unit building.
- Desire for proposed parkland dedication.



- Inclusion of sidewalks and mid-block crosswalk improvements.
- Addressing trash enclosures and central post office boxes.
- Survey of mature trees near property line and proposed park.
- Future archaeological site survey.
- Fire truck access.

FINANCIAL/BUDGET IMPACT:

The developers will be responsible for the costs to develop the property. The following includes an estimate of applicable impact fees, less the proposed parkland dedication and credit for the existing single family unit to be razed. These fees do not include standard building permit fees.

- Park Dedication Requirement $1,463 \text{ SF} \times 11 = 16,093 \text{ SF}$
- Park Land Dedication Proposed 6,000 SF
- Balance of Park Land Dedication $16,093 - 6000 = 10,093 \text{ SF} / 16,093 \text{ SF} = 62.72\%$
- Park Land Impact Fee $\$3,276.52 \times 11 \times 62.72\% = \$22,605.37$

- Park Land Impact Fee (with partial land dedication) \$22,605.37
- Park Improvement Fee $\$2,124.95 \times 11 = \$23,374.45$
- Water Well...not sure what the meter size would be assuming $1 \frac{1}{2} = \$5,585.00$
- Water Tower...not sure what the meter size would be assuming $1 \frac{1}{2} = \$1,865.00$
- Library Impact Fee $\$431 \times 11 = \$4,741.00$
- Public Safety Center Fee $\$1,673 \times 11 = \$18,403.00$
- Total Impact Fees (not including other building permit fees) = \$76,573.82

VILLAGE PLAN REFERENCE:

[Comprehensive Plan, 2017](#)

Chapter 4 Land Use, pages 29-43 provide relevant goals, objectives, policies, and initiatives. Objective #2 states *"Guide development for an efficient land use pattern."* Policy #3, *"Plan for a land use pattern that enhances economic opportunities and quality of life, and that complements the plans of neighboring communities, Dane County, and the Capital Area Regional Planning Commission (CARPC)."* Policy #5 *"Actively promote infill development and redevelopment where opportunities present themselves, particularly for underutilized properties along Terminal and Triangle Drive, Highway 51, Farwell Street, and the downtown area."* Initiative #3 states *"provide for compatible reinvestment along Lake Waubesa and in residential areas. The Village encourages redevelopment that weaves new uses skillfully into the existing fabric, strengthening neighborhoods and the Village's economic health while minimizing negative impacts."* The plan states the Village will *"consider community-sensitive infill development including on larger parcels on mainly residential sites that have been passed over for development."*

Chapter 6 Housing and Neighborhood Policies, pages 61-62, provides other relevant goals, objectives, policies, and initiatives. Objective #1 states *"expand the range of quality and*



affordable housing choices for empty nesters, seniors, and the McFarland workforce, while remaining a family-oriented community". Objective #2 states "design and support neighborhoods that are welcoming, attractive, safe, and bike and pedestrian oriented." Initiatives #3 states..."promote infill development where appropriate." Policy #1 states, "encourage a supply of vacant lots, homes for sale, and developable land for housing in order to maintain a vibrant housing market and enhance affordability." Policy #2 states, "guide new Village housing to planned neighborhoods and mixed use areas with convenient access to commercial and recreational facilities, transportation, schools, shopping, services, and jobs". Policy #3 states, "integrate two and multiple family developments into the fabric of neighborhoods and the community, rather than isolating and concentrating them". Policy #4 states "allow higher-end multiple family housing for McFarland's workforce and elderly, including owner-occupied options at lower price points than possible for single family housing."

[Housing Needs Assessment, 2023](#)

This plan identified a shortage of renter-occupied housing units in the Village, including market rate apartments. The proposed concept includes 12 new units, ranging from two- to three-bedroom units. The Housing Needs Assessment provides low and high projections on rental housing demand by 2030 based on 2020 data. Population projections and target vacancy rate for low projections show the total rental units needed by 2030 is 117, or approximately 15 net new units constructed per year. For high projections, a total of 293 rental units is needed by 2030, or approximately 37 net new units constructed per year. The plan calculates a 0.0% vacancy rate between rental and owner-occupied units. This would indicate that there is a high demand for additional housing opportunity for both rental and owner-occupied units. Typically, a 1-2% vacancy rate would indicate a healthy range. The plan also identified an under supply of rental units at 80% or more of the County median income. Housing Goal #1 (page 67) states *"increase the supply of ownership and rental units."* The concepts within Housing Goal #3, create healthy neighborhoods is also applicable including *"varied housing types, size and price points, including both owner- and renter-occupied units. This enables more people to stay in the neighborhood through shifting housing needs, and it limits future instability due to changes in the housing market."*

[Dane County Regional Housing Strategy](#)

From September 2022 to August 2023, an 80-erson Housing Advisory Committee (HAC), including representatives from McFarland, joined together through a strategic planning process to create the Dane County Regional Housing Strategy (RHS). The RHS Action Plan identified five housing priorities to guide future efforts around housing:

1. Increase the number of housing units attainable to low-income and moderate-income households.
2. Increase the overall number of housing units.
3. Provide housing, resources and protections for the most vulnerable populations.
4. Rehabilitate and preserve affordability of existing housing.
5. Provide more pathways to homeownership.

[Capital Area Regional Planning Commission, 2050 Regional Development Framework, 2022](#)



The 2050 Regional Development Framework is a nonbinding regional advisory land use guide for the Dane County region. This plan identifies six strategies to guide regional development patterns:

1. Focus growth in centers and along corridors.
2. Prioritize growth in already developed areas.
3. Plan areas for quality business growth.
4. Plan complete neighborhoods.
5. Preserve stewardship areas.
6. Preserve farming area.

These six strategies are designed to address the regions top priorities including reducing greenhouse gas emissions and foster community climate resilience; increase access to jobs, housing and services for all people; and conserve farmland, water resources, natural areas, and fiscal resources.

ORDINANCE REFERENCE:

Sec. 2-313(a) The Village Comprehensive Plan
Sec. 56-39 Certified Survey Maps
Sec. 62-70, R-3 Bulk Requirements
Subdivision IV, Vision Clearance, Parking and Loading Facilities, Screening
Sec. 62-310, Site/Design Review
Division 62-II-4, Changes and Amendments to the Zoning Code
Appendix B, Landscaping Standards

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is for discussion only.

ATTACHMENTS:

1. 4719 Burma Road Preliminary Concept_04.30.2024
2. 4719 Burma Zoning Map
3. 4719 Burma Topo Map
4. McFarland Future Land Use Map_04.25.2023
5. McFarland Comp Plan Figure 4.1
6. McFarland Comp Plan Figure 4.2
7. Brussock Ltr_4719 Burma_05.07.24

**COURTESY NOTICE TO
INTERESTED RESIDENTS
OF PLAN COMMISSION MEETING**

NOTICE IS HEREBY GIVEN that there will be a meeting of the Plan Commission on **Tuesday, May 21, 2024 at 7:00 p.m.** in the Community Room of the McFarland Municipal Center, McFarland, Wisconsin, for a pre-application discussion of a conceptual site plan submitted by Tom Gunderson, Jr. and Clayton McDonough for a potential 12-unit, multi-family residential project at 4719 Burma Road, McFarland, WI.

This is a pre-application meeting for discussion only, no official permit application has been submitted to the Village and no permit approval action will be taken at the meeting. Pre-application meetings are voluntary and provide an opportunity for the developer to share their initial concept plans for a property to receive non-binding feedback prior to the developer's completion and submittal of any official planning and zoning applications required for the development. Enclosed is a copy of the developer's conceptual site plan and building elevations.

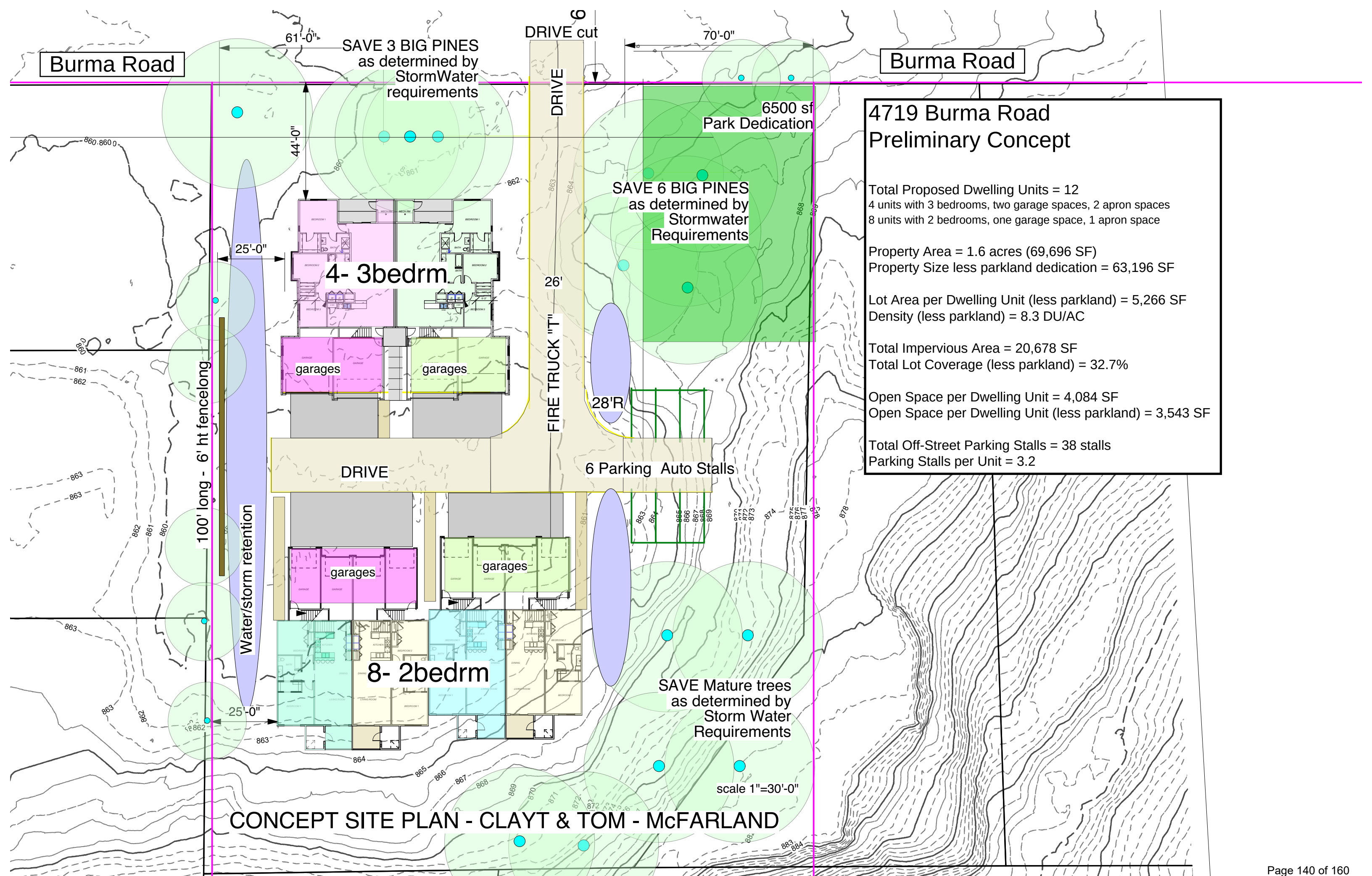
At the May 21st meeting, the developer will provide a presentation regarding the concept plans, followed by questions and comments from the Plan Commission and Village Staff. Interested residents are encouraged to attend the meeting to learn more about the potential development from the developer. The pre-application meeting is not a public hearing; however, during the meeting interested residents attending in-person or via Zoom may request to comment or ask questions following the developer's presentation.

The developer will utilize the feedback provided at the meeting to determine potential revisions to their concepts plans before submitting any official applications to the Village. If and when an official application is filed, the Plan Commission will hold a public hearing and adjoining residents will be notified of the date and time of that public hearing. There is no official application at this time and no public hearing is currently scheduled.

Information regarding this request is available for review online at www.mcfarland.wi.us/pendingrequests or at the Village of McFarland Municipal Center, Community & Economic Development Department, 5915 Milwaukee Street, McFarland, WI 53558 (Monday-Friday, 8:00 a.m. to 4:30 p.m.).

Residents wishing to attend the meeting can do so in-person at the Municipal Center or via Zoom by visiting <https://us02web.zoom.us/j/84087260504> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: 840 8726 0504

If you cannot attend the meeting, you may submit your written comments to the Plan Commission by email to community.development@mcfarland.wi.us or by mail to Community Development Department, Village of McFarland, P.O. Box 110, McFarland, WI 53558-0110. Submission must be received no later than the Wednesday prior to the meeting date.



Representative image of proposed dwellings from similar existing housing constructed by developer on the corner of Bruns Ave and N. Walbridge Ave, Town of Blooming Grove.



4719 Burma Road Zoning



5/16/2024, 12:54:25 PM

Zoning

CO Conservancy

R-1 Single Family Residence

R-2 Single & Two Family Residence

R-3 General Residence

PD-I Planned Development Infill

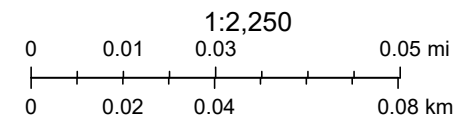
C-G General Commercial

C-H Highway Commercial

Municipalities (County GIS Link)

Parcels (County GIS Link)

Road Names (County GIS Link)

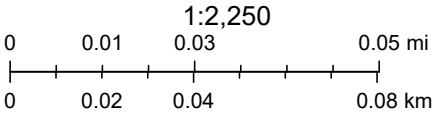


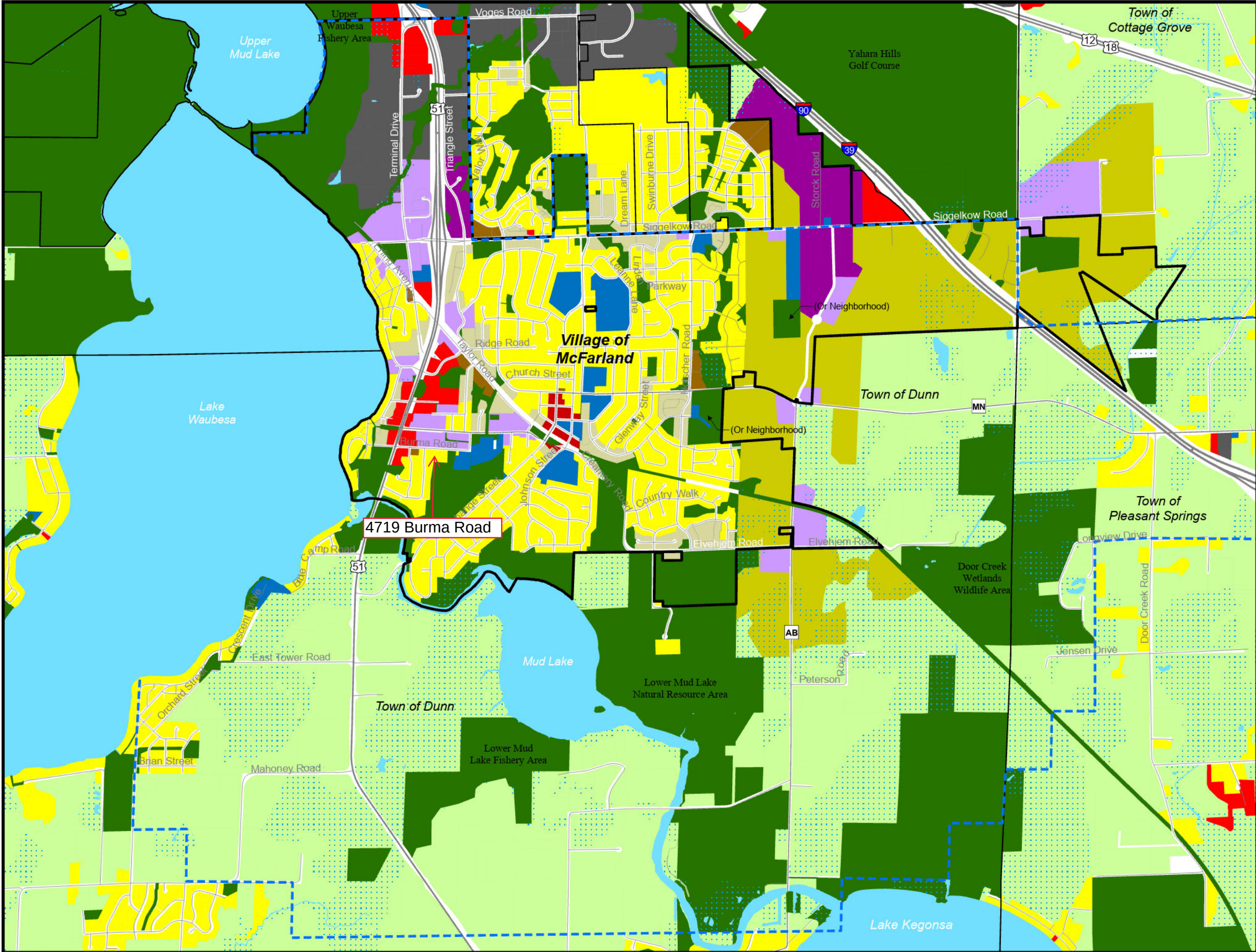
4719 Burma Road Topography



5/16/2024, 12:56:11 PM

- Municipalities (County GIS Link) 1 foot Intervals
- Parcels (County GIS Link) 5 foot Intervals
- Road Names (County GIS Link) 1 foot Intervals





MAP 6

FUTURE LAND USE

COMPREHENSIVE PLAN

Legend

Future Land Use

- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor
- Agricultural Preservation
- Urban Reserve
- Rights-of-Way
- Water
- DNR Wetlands and Potential
- Wetland Indicators over Undeveloped Lands

----- Village of McFarland Extraterritorial Jurisdiction Boundary

Village of McFarland Limits (11/2022)

Other Municipal Limits (11/2022)

Shapes on this map represent the Village's vision for future land use within the Village and its extraterritorial jurisdiction. For such lands, this map is not intended to represent existing land use or zoning, or to compel property owners to change the use of their land. For example, owners of agricultural or other rural land may maintain their current land use. Actual boundaries between different future use categories and implementing zoning districts may vary somewhat from representations on this map. This map also identifies the City's Marsh Road Neighborhood Plan west of the Interstate and north of Siggeikow Road, and existing land use elsewhere beyond the Village's extraterritorial jurisdiction.

0 500 1,000 2,000
Feet

Date: February 2023

Data Sources: Village of McFarland, Dane County LIO, WDNR, and CARPC

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Figure 4-1: Future Land Use Categories and Policies

Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Single Family Residential	Predominantly single family detached homes, generally in “subdivision” settings. May include limited two family residences where compatible with a predominantly single family environment. Within the Village, all such areas will be served by public sanitary sewer and water systems.	Within Village, R-1, R-1A, and R-1B Residence Districts and R-2 Single- and Two-Family Residence (more limited) CO Conservancy (for parks, stormwater, and other open areas)	1. Prepare or require a neighborhood plan/concept development plan in advance of each subdivision proposal. 2. Promote interconnection in road and trail networks; minimize long cul-de-sacs and dead-end streets. 3. Require submittal of stormwater management and erosion control plans for new developments. 4. Encourage conservation neighborhood design, including allowing smaller lots and preservation of large open space corridors, in areas with soil limitations and natural resource amenities. 5. Where smaller lots are permitted, pay careful attention to home quality, variety, design, setbacks, and garage placement through zoning, covenants, and development agreements. 6. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.
Two Family and Townhouse Residential	Duplexes and two-flats, townhouses, single family residences, home occupations, and small-scale institutional and recreational uses, all served by public sanitary sewer and water systems.	R-2 Single- and Two-Family Residence R-E Elderly Residence PD, PD-I Planned Development	1. Disperse two family and townhouse residential uses through the Village, rather than repeating blocks of this type of future land use in just a few areas. 2. Encourage design of two family houses and townhouses to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with garage-door dominance. 3. Hold new two family houses and townhomes to similar standards for quality and livability expected of single family housing. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), and garage parking. 4. Work with County, State, and local lenders to assist with rehabilitation of older duplexes in the Village. 5. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.
Multiple Family Residential	A range of housing types, including multiple family residences (e.g., condominiums, apartments, multiplexes), including independent elderly housing. May also include single family residences. Served by public sanitary sewer and water systems.	R-3 General Residence R-E Elderly Residence PD, PD-I Planned Development	1. Disperse higher-density residential uses through the Village, rather than high concentrations in a few areas. 2. Encourage design of multiple family developments to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with large parking lot dominance. 3. Hold new multiple family housing to similar standards for quality and livability expected of single family housing. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), garage or underbuilding parking, and responsible management. 4. Monitor areas of aging multiple family housing so that they are community assets. Work with owners and property managers to address problems, and direct them to County and State programs and local lenders. 5. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.

Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Neighborhood	A carefully planned mix of mostly single-family residential development, with well-designed, limited components of two family and townhouse residential, multiple family residential, institutional, and recreational land uses. All served by public sanitary sewer and water systems.	R-1 Residence District R-2 Single- and Two-Family Residence R-3 General Residence R-E Elderly Residence PD, PD-I Planned Development (Village may also wish to establish a "neighborhood" zoning district)	1. Unless the developer is following the Village's East Side Neighborhood Growth Area Plan, require preparation of detailed neighborhood plans in advance of development applications in planned Neighborhood areas. Neighborhood development plans specify the arrangement of different land uses, environmentally sensitive areas, roadways, parks and trails, and other major infrastructure investments. 2. Accommodate a mixture of housing types, costs, and densities, while maintaining the predominance of single-family housing in the community. The Village policy is that at least 65% of new housing units in the planned Neighborhood area as a whole should be single family residences. 3. Promote neighborhoods that instill a sense of community with their design – including gathering places, parks, open spaces, pedestrian and bicycle access, schools, and churches. 4. Refer also to policies applicable to Single Family Residential, Two Family and Townhouse Residential, Multiple Family Residential, and other future land use categories that comprise each Neighborhood area.
Downtown	Mapped within the historic Downtown area of the Village, generally aligning with the Village's TID #4 boundary. Land uses and activities here are designed to create vibrant places and community gathering spots. Desirable land uses include commercial services, retail, restaurants, lodging, office, multiple family residential (mainly in upper stories), and institutional, including on sites and/or buildings that mix uses.	C-C Central Commercial PD-I Planned Development-Infill R-3 General Residence (limited use)	1. Follow the recommendations of more detailed plans for the Downtown area, such as the TID #4 Project Plan, the Downtown Strategic Market Analysis and Opportunities Assessment, the Downtown Plan (1999), and the Village Center Master Plan. Per the recommendations of the Economic Development chapter, the Village may update and possibly consolidate such plans. 2. Preserve the architectural and historic character of the Downtown with the application of such detailed plans, design standards there and in the zoning ordinance, and incentives where practical. 3. Arrange uses in a bike and pedestrian oriented environment with off- and on-street parking; minimal building setbacks; and building materials, designs, placement, and scale that are compatible with existing development form. 4. Retain and expand governmental facilities in the Downtown area to reinforce public commitment and enhance activity, perhaps including a new family-oriented recreational facility and/or municipal campus expansion.
Highway and General Commercial	A range of retail, commercial service, office, restaurant, lodging, health care, outdoor sales, and institutional uses, with limited outdoor display and storage. Mapped mainly along Highway 51. All uses served by public sanitary sewer and water services.	C-H Highway Commercial C-G General Commercial PD, PD-I Planned Development	1. Rezone sites designated for Highway and General Commercial use on Map 6 only after public sanitary sewer and water service is available, the land is within Village limits, and a specific development proposal is offered. 2. Require larger-scale commercial developments to address traffic, environmental, and neighborhood impacts, including neighborhood-sensitive recommendations in areas adjacent to existing single family uses using the standards in Figure 4-2 and the zoning code.



Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Commercial Park	Light industrial, office, research, testing, health care, and other compatible and support uses (e.g., day care, health club, bank). Arranged in a controlled commercial, business, or office park setting, where allowable uses and activities include those associated with low levels of environmental impact, noise, odor, vibrations, and particulate emissions. Served by public sewer and water.	C-P Commercial Park PD Planned Development C-H Highway Commercial (limited use) C-G General Commercial (limited use)	1. Design Commercial Park areas to result in higher-end business campus settings, with high quality building, site, landscape, lighting, signage, and other aspects of project design. 2. Direct heavy industry, truck terminals, large warehouses, and other higher-impact uses to planned Industrial areas instead. 3. Restrict outdoor storage and activities, except where essential to the business operation and fully screened from nearby uses and streets. Fully screen loading and other less attractive areas from off-site views. 4. Rezone sites designated for Commercial Park use only after public sanitary sewer and water service is available, the land is within Village limits, and a specific development proposal is offered. 5. Promote lot sizes and site design that enables future on-site expansion.
Industrial	Manufacturing, warehousing, distribution, office, storage, utility, and other compatible businesses and support uses (e.g., day care, health club, bank). May include screened outdoor storage, and more intensive uses than in other future land use categories. All uses served by public sewer and water systems.	M-IC Manufacturing-Intensive Commercial C-H Highway Commercial (limited use) C-G General Commercial (limited use) Some lands may also be mapped within the "Terminal and Triangle Design Overlay District"	1. Rezone sites designated for Industrial use only after public sanitary sewer and water service is available, the land is within Village limits, and a specific development proposal is offered. 2. Require performance standards as necessary to avoid placing excessive demand on municipal utilities and roads, or creating environmental hazards or unwanted neighborhood impacts. 3. Encourage the redevelopment or intensification of older industrial, storage, and contractor uses and buildings in the Terminal and Triangle District area. Refer to more detailed plans such as the TID #3 Project Plan and Terminal and Triangle District Plan for more detailed policies and recommendations for planned Industrial areas. 4. Encourage the redevelopment of older fuel storage or blending facilities and sites. See the Economic Development chapter for the Village's updated policy related to new or expanded fuel storage and blending operations.
Mixed Use/Flex Commercial	A carefully designed blend or option of commercial services, retail, office, business park, multiple family residential, and/or institutional land uses, including mixed use sites and/or buildings. Compared to the Neighborhood future land use category, Mixed Use/Flex Commercial areas typically are denser, include some non-residential component, and do not typically include single family housing. All uses served by public sewer and water systems.	Appropriate traditional zoning districts (e.g., C-H, C-P, R-3) or PD or PD-I Planned Development zoning	1. Design "Mixed Use/Flex" areas to skillfully mix different uses on the same area, site, and/or building, and/or to serve as transitions between broader areas of different land uses. This future land use category is NOT intended to enable an unplanned or haphazard mix of different uses on any site or in any area. 2. Preserve and blend with surrounding residential character through appropriate building scale, building appearance, landscaping, screening, signs, and limited traffic and loading, and access from the adjacent collector or arterial street. Utilize the approach and standards in Figure 4-2 in such settings. 3. Rezone sites designated for Mixed Use/Flex use only after public sanitary sewer and water service is available, the land is within Village limits, and a development proposal is offered. 4. Refer also to policies applicable to Two and Multiple Family Residential, Highway and General Commercial, Commercial Park, and other more specific future land use categories that logically guide the development of each planned Mixed Use/Flex area given the range of proposed uses there.



Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Institutional and Governmental	Buildings and land owned by governmental, educational, religious, and other non-profit organizations intended for public uses, gathering places, membership clubs, or elderly care. Small-scale institutional uses may be located in areas mapped in other future land use categories.	Different residence or commercial districts (Village may wish to establish a "public and institutional" zoning district; current standards in residential districts may not fit institutional use needs)	1. Assure high quality building, site, landscape, lighting, signage, and other aspects of project design. 2. Preserve and blend with surrounding residential character through appropriate building scale, building appearance, landscaping, screening, signs, and limited traffic and loading, and access from the adjacent collector or arterial street. Utilize the approach and standards in Figure 4-2 in such settings. 3. Continue to work with institutions with larger areas of vacant land and/or additional land needs, including the McFarland Cemetery Association and McFarland School District. Coordinate uses and activities on District-owned land, including the vacant site at the southeast corner of Broadhead Street and Holscher Road.
Public Lands, Recreation, and Environmental Corridors	Publicly owned lands used for recreation, natural areas, stormwater management areas, or cemeteries. Also includes continuous systems of open space that include environmentally sensitive lands, natural resources, and endangered or threatened species habitat intended for long-term open space, whether or not in public ownership. See CARPC environmental corridor maps by clicking here in digital versions. Future parks may also be on lands mapped under other future land use categories.	CO Conservancy For Village parks, different residential or commercial districts may also be used, though the Village may wish to establish and use a "public and institutional" zoning district. Such areas may also be subject to wetland, floodplain, or shoreland zoning rules.	1. Utilize the Outdoor Recreation & Open Space Plan and Utilities and Community Facilities chapter to guide the siting and development of future parks and recreation areas. 2. Designate environmental corridors with CARPC when land is added to the Urban Service Area. 3. Where compatible with natural resource and farmland preservation objectives, permit within environmental corridors cropping, grazing, underground utilities, and passive recreational and educational activities such as trails and low-impact athletic fields. Direct other development away from environmental corridors. 4. Collaborate with Dane County and others on the preservation of the large environmental corridors adjacent to Upper Mud Lake, "Lower" Mud Lake, and the Yahara River. 5. Where development is proposed near a mapped environmental corridor, determine the exact boundaries based on the features that define those areas. In consultation with CARPC and where consistent with the County Water Quality Plan, the Village Board will de-map any such area as environmental corridor by resolution if: a. More detailed information or studies reveal that the characteristic(s) that resulted in its designation as an environmental corridor is not actually present, b. Approvals from appropriate agencies are granted to alter a property so that the characteristic that resulted in its designation will no longer exist, and/or c. A mapping error has been identified and confirmed.
DNR Wetlands and Potential Wetland Indicators over Undeveloped Lands (blue dot pattern overlay areas on Map 6)	WisDNR mapped wetlands, along with other areas with soil or other conditions that indicate prior and possible wetlands, such as hydric soils, but that are not yet designated as wetland by the WisDNR. Such areas may have building limitations.	CO Conservancy, or development-based zoning districts if soil limitations and associated regulations can be overcome	1. Where such areas are mapped over a property, require a wetland screening in advance of development. If the screening suggests the possibility of actual wetlands, require a wetland delineation in advance of development and buffer such wetlands in accordance with CARPC policy. Some of these areas may be redesignated as environmental corridor in the future. 2. Areas within this designation should remain undeveloped if other, more appropriate building sites can be found on the property. If more appropriate building sites are not available, the underlying land use designation should guide future land use types and density (e.g., Single Family Residential).
Agricultural Preservation	Envisioned for long-term (15+ year) farming and open space. Also allows farmsteads, limited non-farm housing, and associated home occupations and family businesses. May be served by private well and septic.	Generally A-1 (Ex) Exclusive Agriculture in the County's zoning jurisdiction	1. Support continued farming, open space uses, and operations that process farm products grown mainly on-site and agricultural entertainment, where farming remains the primary activity. 2. Limit non-farm residential development to a maximum density of 1 home per 35 acres of lands in contiguous single ownership, within clusters of smaller individual home sites as opposed to housing on 35+ acre lots. 3. Assure that rural uses do not impede very long-term urban development or road or utility extensions.



Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Urban Reserve	The Village has applied this future land use category to lands near the eastern edge of the Village's planned growth area. Lands designated as Urban Reserve are appropriate for future urban (Village) development following extension of sewer, water, road, and other urban infrastructure and services. Such lands may be annexed to the Village and remain in agricultural or other rural uses for years, pending the property owners' and Village's future determination that they are ripe for more intensive development served by a full range of urban services.	Upon annexation to the Village, A1 Agriculture-Transition and other zoning districts consistent with the then-current use of the land. Development-based zoning districts will be assigned following future amendment to this Comprehensive Plan, per the policies to the right.	1. Within the area mapped as Urban Reserve, enable the continuation of farming, existing housing, and other rural uses, and generally limit new development per the Agricultural Preservation future land use category policies, until such time when the Village identifies that particular mapped area as appropriate for more intensive development. In such case, this Comprehensive Plan and the Urban Service Area will be amended accordingly. 2. Approve non-farm/rural residential development projects within the Urban Reserve only if designed and laid out to not impede the orderly future development and extension of utilities and roads when Village designates the area as appropriate for more intensive development. 3. Consider amending this Comprehensive Plan to redesignate all or part of the Urban Reserve to one or more specific development-based future land use categories, once the Village determines that the following standards are met: a. The Village has received a property owner request for more intensive development following annexation. b. The property owner or developer has submitted a conceptual development plan for the property, showing proposed land use patterns, existing and proposed roads and trails including connections to adjacent properties, proposed parks or other recreational spaces, stormwater management systems, and environmentally sensitive areas. c. There is a plan for extension of public utilities, which is feasible, cost-effective, and environmentally sound. d. The proposed development is justified by community growth forecasts or by a particular identified community need, such as for economic (generally non-residential) development. e. The proposed development will not have a substantial adverse effect upon adjacent property, the planned character of the area, the environment, or the fiscal health of the Village. 4. Prioritize future economic development within areas marked as Urban Reserve, rather than residential/neighborhood development, per the recommendations in Chapter 5—Economic Development, until and unless the Village can verify that economic development will not be viable in the future.



WHAT DESIGN PRINCIPLES ARE IMPORTANT?

- (A) Maintain compatible setbacks.** Extra-shallow or deep setbacks interrupt neighborhood form and place incompatible activities next to each other.
- (B) Use scale transitions.** Site taller and bulkier aspects away from adjacent single family homes, tapering down close to residential lot lines. Consider solar access.
- (C) Back-to-back is best.** Abut back yard of the project to back yards of existing residential uses where possible.
- (D) Provide gathering and focal points.** This may mean better waterfront access, recreational facilities, places of respite, or art.
- (E) Manage uses.** Uses that require drive-through lanes, outdoor storage, and bright lights are not the best residential or waterfront neighbors.
- (F) Keep it green.** Continue and establish landscaped buffers, including natural shoreline restoration. Use walls and fences only where necessary.
- (G) Use stormwater as a design feature.** Practice progressive storm water management that improves water quality. Design stormwater features as an aesthetic and "natural" element.
- (H) Limit driveway access.** Direct commercial driveways away from residential streets and to intersections.
- (I) On-site circulation.** Avoid parking and circulation patterns that result in headlights pointing towards residential windows. Otherwise, use berms, all-season landscaping, or fencing.
- (J) Hide parking.** Underbuilding, garage, and side yard/rear parking should be the norm in redevelopment projects. Avoid large waterfront parking lots.
- (K) Details matter.** Carefully site and screen mechanicals, loading areas, dumpsters, lighting, and signage. Direct to yards away from residential neighbors where possible.
- (L) Consider non-physical solutions.** Explore opportunities to limit hours of operation, deliveries, or other bothersome activities, including time-of-day considerations.

Figure 4-2

**Infill and Redevelopment Standards
in Residential and Waterfront Settings**



WHY INFILL?

- Utilizes existing roads, utilities, and services.
- Renews obsolete, run-down, and vacant sites.
- Limits conversion of farmland and natural areas elsewhere.
- Increases property tax revenue and re-circulates dollars.
- Diversifies living options for empty-nesters, seniors, young professionals, and workforce.
- Increases shopping, dining, and recreational options.

WHAT STEPS SHOULD "REDEVELOPERS" FOLLOW?

1. **Initial Consultation.** Talk with Community Development Department staff to identify opportunities and pitfalls.
2. **Consistency Evaluation.** Refer to Map 6: Future Land Use and plans for areas like the downtown and Terminal and Triangle Drives. Determine whether a Village plan or ordinance amendment will be required.
3. **Land Control.** Secure option on property. Pursue an extended option period (e.g., 120-180 days) to allow approvals before acquisition is finalized.
4. **Concept Plan Development.** Prepare conceptual site and building plans with initial engineering and stormwater review.
5. **Village Concept Plan Review.** Submit for Village staff and Plan Commission review. This step and the next could be combined or reversed in order, depending on the project.
6. **Neighborhood Meeting.** Meet with neighbors to present the concept and hear and consider comments.
7. **Possible Plan Amendment Request.** State law requires that rezonings be consistent with the comprehensive plan. For simpler projects, this step and the next could be combined.
8. **Rezoning Application.** Determine with Village staff the appropriate zoning district, considering standard Village zoning districts and the PD-I Planned Development Infill district. Include a "general implementation plan" submittal.
9. **Possible Follow-up Meeting.** Assuming approved rezoning, reconnect with the neighborhood, Village staff, and/or Plan Commission to work through detailed issues.
10. **Detailed Implementation Plan.** Include all plans required by ordinance, plus phasing, construction, and operational plans.

May 7th 2024

To: McFarland Plan Commission

From: Kitty Brussock
6214 South Ct
McFarland, WI 53558

Regarding: Plan Commission Meeting May 21st set to discuss a pre-application of a conceptual site plan submitted by Tom Gunderson, Jr. and Clayton McDonough for the land at 4719 Burma in McFarland.

As I will be out of town on the 21st, I am forwarding my take on the proposed development at 4719 Burma. For the record, I own a rental property at 4712-14 Burma. Also, my viewpoint is probably a result of having spent my life as a remodeling contractor and professional kitchen designer.

Having reviewed the proposed development, I do question both the aesthetic and functional merits of the project.

Aesthetically, the photos provided of a similar looking project suggest a dense rather tacky low-grade massing of siding and garage doors. I go by that site almost every day and the property has always been a beautiful oasis on an otherwise rather utilitarian streetscape. Yes, I understand that the developer wants and needs to make a profit, but it would be advantageous for McFarland if the project could raise up the neighborhood rather than keep it down.

Functionally, I have definite reservations regarding what I would consider to be a lack of sufficient parking. Six non-garage spaces have been allotted for 12 units. Six spaces somehow does not seem adequate for guests and service/repair/delivery people. Street parking on Burma is already tight. Today I walked up Burma and cars were solidly parked from the high school to up past Indian Mound.

Regarding the parking spaces, the contour lines would indicate that that land is on a considerable slope at points. Would the land be leveled out and retaining walls be built into the hill? What is the plan for snow removal? Will the retention pond be sufficient to prevent water runoff problems for the properties to the west? And, what is the idea for garbage? Would all 24 cans be put out on Burma once a week? That is the case with the existing development on Burma west of Stoughton Road and it really looks quite messy.

On the plus side, setting aside the hilly portions of the sites east and south sides is a nice touch as is the saving of all the existing trees.

Yours truly,

A handwritten signature in black ink, appearing to read 'Kitty Brussock', with a long horizontal flourish extending to the right.

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, June 18, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action to submit a letter to the Town of Dunn Board and Dane County Zoning & Land Regulation Committee regarding a proposed cellular tower at 3316 Elvehjem Road.

PREVIOUS ACTION:

ISSUE SUMMARY:

Dish Wireless and Iron Mountain Towers ("TowerKing") are requesting approval from the Town of Dunn and Dane County for a Conditional Use Permit for a 170' self-support communication tower at 3316 Elvehjem Road in the Town of Dunn. The Dane County Zoning and Land Regulation Committee will hold a public hearing on the proposal at their June 18, 2024 meeting. Within the packet is a summary staff report provided by Majid Allen, Dane County Senior Planner. Additional information is available on the County's [legistar website](#). County staff are recommending tabling action on the request pending input from the Town of Dunn and the public.

This proposal is an alternative to TownKing's prior CUP 2583 submitted in 2023 for 3486 CTH MN, in the Town of Dunn. The Plan Commission submitted several letters of opposition regarding the prior site due to impacts to existing and future residential development in the Village's planned East Side Neighborhood. The alternative location at 3316 Elvehjem Road is not within the Village's planned East Side Neighborhood growth area. In addition, the subject parcel includes significant existing mature trees to aid in screening the proposed cell tower. In staff's opinion, this location is far more compatible with the long-range development plans of the Village while also providing increase wireless telecommunication services to existing and future residents and businesses in McFarland.

Staff recommends submittal of a letter of support to the Town of Dunn Board and Dane County Zoning & Land Regulation Committee, subject to any conditions of approval those entities recommend as appropriate for this proposal. If the Plan Commission is in agreement, staff will draft and submit the letter to the respective entities.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:



BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion, second, to authorize Village staff to submit a letter of support to the Town of Dunn Board and Dane County Zoning & Land Regulation Committee regarding a proposed cellular tower at 3316 Elvehjem Road.

ATTACHMENTS:

1. CUP 2622 Staff Report051324

Staff Report  Zoning & Land Regulation Committee	Public Hearing: June 18, 2024		Conditional Use 02622
	Zoning Amendment Requested: TO CUP: 170' self-support communication tower with 3' lightning rod		Town, Section: DUNN, Section 12
	Size: 0.22 Acres	Survey Required:	Applicant: DANIEL L GAULRAPP
	Reason for the request: 170' self-support communication tower with 3' lightning rod		Address: SOUTH OF 3316 ELVEHJEM RD



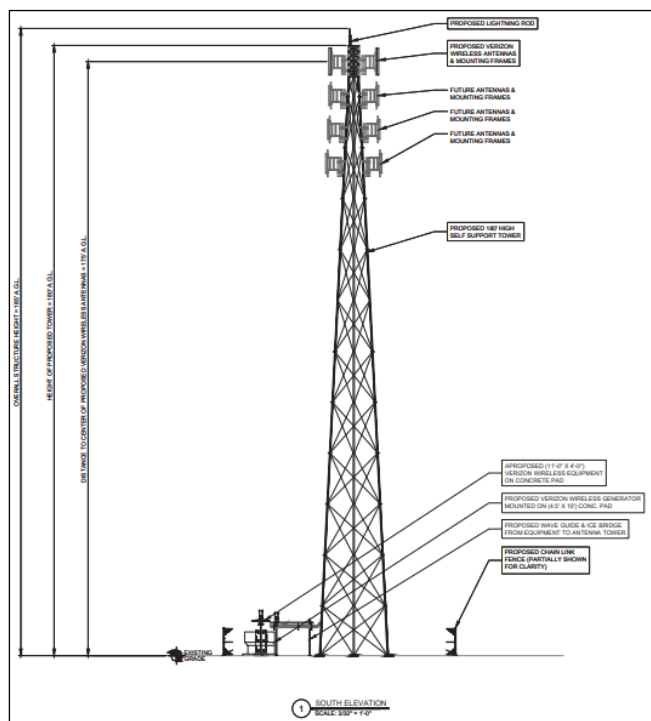
DESCRIPTION: Dish Wireless and Iron Mountain Towers (“TowerKing”) are requesting approval of a Conditional Use Permit (CUP) for a 170’ self-support, lattice-style communication tower (173’ with lightning rod) that will allow Dish to provide its cellular service to the surrounding area. Applicants have negotiated a lease agreement for a ~9,500sqft area on a 2 acre portion of tax parcel #[061012280004](#), which is zoned FP-1 (Farmland Preservation). The property is located south of the owner’s (Gaulrapp) residence at 3316 Elvehjem Rd and immediately west of a public access point to the Door Creek Wildlife Area at 3285 Elvehjem Road, in section 12 of the town of Dunn. This proposal is being made as an alternative to previous [CUP 2583](#), which was withdrawn by the applicants due to concerns over the close proximity of existing and planned future residential development in the Village of McFarland.

Applicants have provided a sworn statement by an engineer for Dish indicating that the new tower is needed at the proposed location because there are no existing towers or other collocation options within or near their identified search ring. The tower would be owned and operated by TowerKing, with Dish as the anchor tenant at 160’ on the tower. The tower would include up to 3 additional collocation spots at lower elevations for other providers to potentially utilize.

The proposal has been reviewed by a third party radio frequency engineering firm, CityScape Consultants. CityScape’s review focuses primarily on determining if the proposed tower meets the requirements of the county ordinance as well as other applicable state and federal laws, and is justified based on supporting technical documentation. CityScape’s findings and recommendations are summarized below on pages 4-5.

Action on tower CUPs must be completed within a state-imposed 90-day timeframe, unless the applicant and county agree to extend the timeframe for action. Action on the CUP request is due by Monday, July 22, 2024.

CONDITIONAL USE PERMIT DECISION MAKING: Conditional uses are those uses which, because of their unusual nature and potential for impacts on neighboring lands, public facilities, the environment or general welfare, warrant special consideration and review. The zoning ordinance includes specific requirements and standards for review and approval of conditional use permits.



Proposed 180' lattice tower

In order to obtain a Conditional Use Permit, an applicant must provide **substantial evidence** to demonstrate that the application, and all requirements and conditions established by the county relating to the conditional use, are or shall be satisfied. Substantial evidence means, *“facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.”*

Prior to granting or denying a conditional use, the town board, if it chooses to act, and zoning committee shall make written findings of fact based on evidence presented and issue a determination whether the proposed conditional use, with any recommended conditions, meets all of the following standards:

- General standards for approval under s. [10.101\(7\)\(d\)](#)
- Any prescribed standards specific to the applicable zoning district – none apply in this case
- Any prescribed standards specific to the particular use under s. 10.103 - in this case, section [10.103\(9\)](#)

The town board and/or zoning committee must deny a conditional use permit if either/both find that the standards for approval are not met, and must approve if either/both find that the standards for approval are met.

The decision to approve or deny a conditional use permit must be supported by substantial evidence. Any conditions imposed must be based on substantial evidence, related to the purpose of the ordinance, reasonable, and, to the extent practicable, measurable.

The town board and zoning committee must review the proposed conditional use against all of the following standards for approval.

General Standards for Approval of a Conditional Use Permit

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare;
2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use;

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made;
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.
7. That the conditional use is consistent with the adopted town and county comprehensive plans.
8. If the conditional use is located in a Farmland Preservation Zoning district, the town board and zoning committee must also make the findings described in s. 10.220(1).

Dane County communication tower ordinance: Approval of a Conditional Use Permit is required for a new or substantially modified communication tower. In addition to the review procedures and standards for all Conditional Use permits, communication tower applications are subject to the provisions of the Dane County communication tower ordinance, section [10.103\(9\)](#). The purpose of the ordinance is to ensure that facilities are sited in a manner that:

1. Protects and promotes public health, safety, community welfare and the quality of life in Dane County as set forth within the goals, objectives and policies of the Dane County Comprehensive Plan, this ordinance, and s. 66.0404 Wis. Stats;
2. Respects the rights and interests of towns, neighboring property owners, and existing land uses on adjoining properties in the decision making process;
3. Recognizes the public necessity for telecommunication facilities and the numerous benefits and opportunities a robust wireless infrastructure make possible for county residents, including improved public safety, efficient production and distribution of goods and services, access to educational resources, and economic development opportunities;
4. Allows appropriate levels of service to be obtained throughout the County, including expansion to rural areas seeking access to personal communications and broadband internet services;
5. Minimizes the number of transmission towers throughout the County;
6. Encourages the joint use of new and existing telecommunication facilities as a preferred siting option;
7. Ensures that all telecommunication facilities, including towers, antennas, and ancillary facilities are located and designed to minimize the visual and environmental impact on the immediate surroundings and throughout the county;
8. Avoids potential damage to adjacent properties from tower failure or ice falls through sound engineering and careful siting of structures; and
9. Provides a public forum to assure a balance between public concerns and private interests in establishing commercial telecommunications and related facilities.

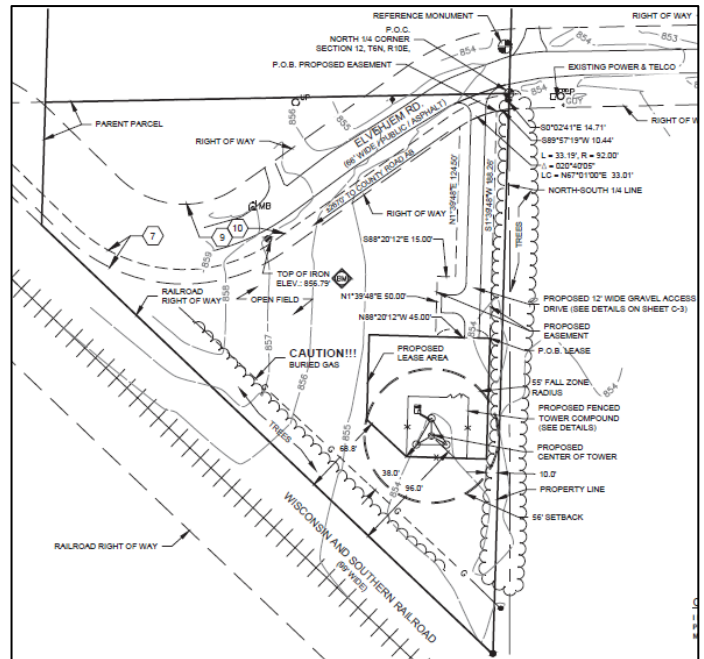
Dane County's ordinance has robust application requirements for communication tower proposals. In addition to providing a detailed statement of intent, site and operations plans, and responses demonstrating how the proposal satisfies the standards for approval of a CUP, applicants must provide technical documentation verifying the need for the tower at the requested height and location. This technical information is provided directly to, reviewed and fact checked by the 3rd party engineering firm, CityScape Consultants. The application also includes photo simulations to help decision makers and other interested parties assess the potential aesthetic impact of the proposed tower. The application packet is available on the county's legistar website, [here](#).

RELEVANT FACTS & INFORMATION

Location, size, existing use and characteristics of subject property: The subject property is a ~2.5 acre tax parcel located south of the owner's (Gaulrapp) residence at 3316 Elvehjem Rd and immediately west of a public access point to the Door Creek Wildlife Area at 3285 Elvehjem Road, in section 12 of the town of Dunn. The property is within ¼ mile of the Village of McFarland municipal boundary. Principal existing use of the property is agriculture/open space. The proposed tower site would be located in an area of existing cropland. The ~9,500sqft CUP area is at an approximate elevation of 854 feet above mean sea level. The center of the tower would be setback from Elvehjem Road by approximately 226', the westerly property line by 56', and 96' from the southerly property line, which abuts the Wisconsin and Southern Railroad right-of-way.

The applicant has provided an [engineering certification](#) indicating that the designed fall radius of the tower is 55'.

Current zoning and applicable district regulations: The property is zoned FP-1 (Small Lot Farmland Preservation). Communication towers are listed as a conditional use in this district. Conditional uses are subject to the General standards for approval under s. [10.101\(7\)\(d\)](#), along with any prescribed standards specific to the particular use under s. 10.103 - in this case, section [10.103\(9\)](#)



Surrounding land uses / neighborhood: Surrounding land uses include agriculture / open space and scattered rural residences. There are 11 residences, including the owner of the subject property, located within ½ mile of the proposed site. The closest residence is located just over 500' away at 3333 Elvehjem Road, west of the railroad right-of-way.

No sensitive environmental features or resource protection areas located on the proposed CUP site.

There are no existing communication towers located within approximately 1.5 miles of the subject property.

The applicant has provided notification of the intent to construct a tower to airports within 5 miles of the site.

Utilities, access, drainage, and other necessary site improvements: The applicant proposes a 50' x 50' fenced compound around the tower site. Access would be to Elvehjem Road via a new ~188' driveway along with easterly property line. No structural development, signage, or onsite waste disposal is proposed.

Applicable additional standards: In addition to the noted county code standards and requirements, other state and federal regulations apply to siting of communication towers. Compliance with these standards are the sole responsibility of the applicant.

TOWN / COUNTY PLAN: The property is within a designated agricultural preservation area in the Town of Dunn and Dane County Comprehensive Plans. Within agricultural preservation areas, plan policies focus on preserving both farmland and the town's rural character by strictly limiting the density and careful siting of nonfarm development.

See staff analysis section below for additional discussion on consistency with adopted comprehensive plan policies.

3rd PARTY ENGINEERING REVIEW: The County relies on the services of CityScape, a 3rd party radio frequency engineering consultant, to provide an independent and unbiased technical review of communication tower proposals. In addition to evaluating proposals for compliance with local, state, and federal regulations, CityScape also analyzes

whether a particular site and tower height is justified based on the provided technical documentation, and if collocation on any existing tower facilities is feasible.

The applicant has provided confirmation from a Dish network engineer that collocation was not an option on any nearby existing communication towers.

CityScape's report provided the following summary finding and recommendations:

CityScape has investigated all possibilities of collocating on an existing or permitted structure to the extent allowed by County and State Code and has concluded that there are no such possibilities. CityScape also believes the location and height proposed are technically appropriate based on the search ring and propagation maps provided by the Applicant. Based on these facts, CityScape has determined there is a preponderance of evidence that no existing tower would adequately serve Dish subscribers in the area where Dish needs improved service, and only the construction of a new wireless tower will provide the needed improvements to its wireless service network. In conclusion, CityScape confirms that the subject proposal is justified from a technical point of view.

If the County elects to approve the new wireless facility, it should do so with the following conditions:

- 1) Prior to permitting, the Applicant shall provide the NEPA and Section 106 review reports; and,*
- 2) Prior to permitting, the Applicant shall provide a full structural analysis report confirming that the tower will have the structural capacity to safely support Dish's equipment and similar equipment of three (3) future wireless service providers; and,*
- 3) Prior to permitting, the Applicant shall submit final construction drawings for the facility which shall be certified by a Wisconsin Professional Engineer and shall include descriptions of the support structure and the electronic and electrical equipment including antennas, transmitters, radios, cabinets, cables, utility components, backup power generator (if proposed) and all related equipment to be installed on or near the support structure; and,*
- 4) At the County's discretion, the tower, antennas, and all other ancillary equipment mounted on the tower shall be painted a color deemed the least visually obtrusive; and,*
- 5) If a valid complaint of interference to an authorized County or municipal public safety radio facility is found to be associated with Dish's installation at the proposed facility, the Applicant shall comply with all applicable rules regarding radio-frequency interference as mandated by the Federal Communications Commission (FCC), and in accordance with the FCC's Best Practices Guide.*

STAFF ANALYSIS

As indicated in the applicant's submittal, this site is being proposed to address a gap in Dish's cellular network service in the area. Below is a summary discussion of issues typically associated with communication towers and an analysis of their relevance to the current proposal.

Common Tower Related Issues. There are a number of issues that are commonly associated with the siting, operation, and maintenance of communication towers. Below is a brief synopsis of these issues in the context of the tower proposed under CUP #2622.

Air navigation. The potential for impacts to air navigation, including nearby private airports, is a concern handled through the FAA. The applicant has provided a copy of the FAA's "determination of no hazard to air navigation" for this site, and has also provided direct notification of the proposed tower to airports within 5 miles of the site. Staff has not received any comments or concerns from nearby airports as of May 8, 2024.

Fall-down and ice-fall. Catastrophic tower collapse as well as ice fall from towers can be a concern for towers located in developed areas or near occupied buildings. The closest building is the owner's home located about 390' from the

tower. The applicant has provided an [engineering certification](#) indicating an anticipated fall down radius of 55' or less. While ice fall is a possibility with all towers, the likelihood of damage is relatively low given the rural location and prevailing winds coming from the west.

Visual aesthetics. Aesthetics is a highly subjective issue and one of the most significant points of contention often associated with new communication tower requests, particularly those that would involve nighttime lighting. There are 11 residences within ½ mile of the site. The closest is the owner's residence at 390', with the next closest (3333 Elvehjem Rd) approximately 500' away from the proposed tower. The tower would be set back over 200' from Elvehjem Rd, and the presence of existing mature trees should mitigate aesthetic impacts to a degree. However, given the relative lack of topography, the tower will undoubtedly be visible from the surrounding area. The tower would not be lighted.

The applicant has submitted [photo simulations](#) that illustrate the potential visual impact from three locations surrounding the property. Under applicable state law, aesthetics cannot be the *sole* determining factor in denying a new tower proposal.

Electromagnetic radiation. The issue of electromagnetic radiofrequency (RF) emissions is commonly raised in response to communication tower proposals. Given the rural location of the site and lack of nearby residential structures, RF emissions should not be an issue. Dish has provided confirmation that the facility will be in compliance with the RF energy human exposure guidelines and FCC rules regarding interference to other communications services.



View from near entrance to 3320 Elvehjem Rd

Consistency with adopted town / county comprehensive plan: To be approved, a proposed conditional use must be found to meet the standards in section 10.101(7)(d)1. This includes a finding by the town board and county zoning committee that the proposed conditional use is consistent with the adopted town and county comprehensive plans.

As noted above, the property is in a designated agricultural preservation area. Town / county planning goals, objectives, and policies emphasize the preservation of farmland and rural character. The town of Dunn comprehensive plan includes the following [policy](#) for communication towers:

"Any new development will be located such that it does not disturb scenic views or impact the Town's rural character. To the extent possible, encourage new communication towers and wind energy systems to locate in areas that minimize viewshed impacts."

Impacts to rural character and aesthetics can be difficult issues for decision makers to navigate. Particularly in the context of siting facilities that play a critical role in the delivery of services town and county residents utilize on a daily basis.

Understandably, there is no way to completely hide a 170' tower from view of the surrounding area.

In their report, CityScape noted they had recommended to the applicant that a monopole tower would be less visually obtrusive, but that the applicant did not respond to the suggestion. In addition to tower design, painting the tower a color that blends with the surrounding environment can improve aesthetics. However, tower design alternatives involve tradeoffs. For example, a monopole tower may be less visually obtrusive than a self-support lattice tower, but more expensive to construct and less sturdy and adaptable to the needs to potential collocators.

Telecommunications

Policies and Programs

1. Encourage Dane County communities to adopt enforceable guidelines for siting and removing telecommunications facilities.
2. Strengthen consideration of aesthetics in the building of towers (e.g., education, design competition, exhibits).
3. Maximize coordination of telecommunication facility needs with existing structures, buildings, water towers, etc.
4. Adopt ordinance requiring feasibility study of alternatives before allowing new tower construction.
5. Because Internet communication has become necessary in the conduct of commerce and provision of services in the county, promote countywide wireless Internet service (WiFi).
6. Encourage exploration of municipally owned telecommunication facilities to furnish wireless service to all areas of the county.

[Dane County Comprehensive Plan Telecommunications Policies](#)

Regarding concerns about aesthetic impacts to rural character, the county zoning ordinance provides the [following](#):

3. *The committee may require, unless it is shown to be unreasonable, modifications to the tower design, including but not limited to visual screening or landscaping, that it deems necessary to minimize the aesthetic impact of the tower.*

Modifications to the tower design (e.g., monopole, landscaping, paint color) may be required if the town and/or county zoning committee determine it necessary to support findings that the proposed conditional use satisfies one or more [standards of approval](#).

TOWN: The town of Dunn has not yet acted on this proposal.

STAFF RECOMMENDATION: Staff recommends that the ZLR committee postpone action at the June 18th public hearing to allow an opportunity for public testimony at the hearing and for the town of Dunn to submit its action on the petition.

Any questions about this proposal, please contact Majid Allan at: allan.majid@danecounty.gov, or 608-267-2536 (office), or 608-720-0167 (cell).