

Tuesday, July 16, 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 June 18, 2024 Plan Commission meeting.

4. PUBLIC HEARINGS.

- a. Public hearing on Ordinance 2024-16, an Ordinance adopting an amendment to the Village of McFarland Comprehensive Plan for parcel 061003305601, 4719 Burma Road, McFarland, WI. Request by MCGN Properties to amend the Future Land Use designation from Single Family Residential to Multiple Family Residential.
- b. Public Hearing on Ordinance 2024-17: An Ordinance Rezoning Lands in the Village of McFarland for parcel 061003305601, 4719 Burma Road, McFarland, WI from R-1 Single Family Residence to R-3 General Residence. Request by MCGN Properties proposing to construct a 12-unit multi-family residential project.

5. BUSINESS.

- a. Discussion and action on Plan Commission Resolution 2024-02: A resolution recommending the Village Board approve the creation of Tax Increment District #6.

- b. Discussion and action on Plan Commission Resolution 2024-03: A resolution recommending the Village Board approve an Allocation Amendment of Tax Increment District #3 to make it a donor to Tax Increment District #5 and #6.

6. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, July 30 at 7:00PM - TID #7 Public Information Meeting
- b. Wednesday, August 28 at 7:00PM (regular 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 June 18, 2024, at 7:00 P.M.

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

Members Absent: Austen Conrad,

Staff Present: Andrew Bremer, Kong Thao, Karen Knoll

1. CALL TO ORDER, ROLL CALL

Chair Clow called the meeting to order at 7:04 P.M.

2. PUBLIC APPEARANCES.

None.

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the May 21, 2024, Plan Commission meeting.

Clow moved to approve the minutes of the May 21, 2024, Plan Commission meeting. Bloechl-Anderson seconded the motion. Motion carried 6-0.

4. PUBLIC HEARING.

- a. Public hearing on Ordinance 2024-14, an ordinance rezoning parcels 0610032523002 and 061003223066, collectively 5513 Bremer Road, from R-1 Single Family to R-3 General Residence. Requested from Tim Neitzel, MMI LLC.

Clow provided an explanation for meeting proceedings before Bremer provided summary on the agenda item. Bremer's summary included the review of the previous submitted concepts for the property and how the new concept has been revised. Bremer described the current features and amenities of the submitted conceptual plan, highlighting sidewalk additions, building size reduction, dwelling units per acre reductions, off-street parking increases, and conceptual building designs submitted. Bremer commented on the additional permit requirements should the project proceed further including a conditional use permit and site design review permit. Bremer's summary concluded with the summary of the public comments- received from the previous meetings related to the agenda item. Matt Tills, Knothe & Bruce Architects, provided additional details on the latest concept addressing the stormwater retention areas and pedestrian connections. Reynolds asked about the on-street parking availability on Bremer Rd. Bremer provided an explanation on the current on-street restrictions. Clow

restated to the audience that the item is only for public hearing and no action will be taken.

Clow opened the public hearing at 7:32 PM.

Clow read the names of the people registered in opposition for the agenda item but did not wishing to speak:

- Doreen Runge, 4515 Bellevue Ct
- Kathy Plekarz, 5600 Lake Edge Rd #210
- Mike Klune, 5508 Bremer Rd
- Judy Taber, 5420 Bremer Rd
- Chris Taber, 5420 Bremer Rd
- Randy Legler, 5600 Lake Edge Rd #111
- Nancy Legler, 5600 Lake Edge Rd #111
- Maureen Gaffrey, 5504 Bremer Rd
- Lars Barber, 5434 Bremer Rd
- Alison Eng, 6126 Arrowpoint Way (attended remotely and registered online in opposition via Q&A chat)

Continuing, Clow read off the names of people who wished to speak on the agenda item. The follow people listed spoke on the agenda item are:

- John Delikat, 5311 Terminal Dr
- Susan Smith, 5434 Bremer Rd
- Stuart Allbaugh, 5622 Lake Edge Rd
- Dee Hughes, 5508 Bremer Rd
- Kathy Powers 5512 Bremer Rd
- David Turner, 5516 Bremer Rd
- Janine Turner, 5516 Bremer Rd
- Mark Neidinger, 5411 Norma Rd
- Amy Johnson, 4610 Larson Beach Rd

The list of people mentioned all spoke in opposition to the agenda item, voicing the following concerns:

- Disruption to the character of the neighborhood
- Intensity of proposed density
- Inconsistency with comprehensive plan and zoning
- Conceptual design details
- Negative impacts to: environmental spaces, on-street parking, recreational uses (pedestrian and biking activities)
- Traffic and safety among all road users
- Impacts to School District

In summary, there were 19 people in opposition to the agenda item and no recorded statements or submitted comment forms in support of the item. Clow closed the public hearing at 8:10 PM. Clow clarified the next scheduled Plan Commission meeting dates. Bremer provided several points of clarification:

- One speaker referenced the associated property as A1, Agricultural Transition, zoning. Bremer affirms the property is current zoned R-1, Single Family.
- One comment referenced the adjacent duplex to the north of the associated property not being rezoned to facilitate its construction. Bremer affirmed the Village Board approved a rezone in 2019 from R-1, Single Family to R-2, Two Family.
- One speaker, Mark Neidinger, spoke about his email to the Village committee members. Bremer clarified that the email was addressed to the Village Board and not the Planning Commission. Bremer confirmed with the sender if the email can be shared to the Plan Commission members. The sender confirmed.

Tills provided closing statements mentioning the housing demand among communities and the proposed concept is a possible solution.

Clow provided closing statements mentioning the proceedings regarding application submittal to the Village including the rights of property owners to petition for development, the requirements for public hearings and the right of residents to provide comments, and the responsibility of Village Staff to review and assess the applications received and present them for review as part of the approval process.

b. Public hearing regarding creation of Tax Increment District #7.

Bremer provided summary on the agenda item, sharing a video posted by the Wisconsin Department of Revenue related to foundational explanation for what a Tax Increment District (TID) is. Bremer provided additional clarification on limitations of TIDs, processes and procedures to follow, and draft project plan used to guide management of plans. Bremer discussed the current boundaries and intended function of the proposed TID #7. No questions from the Commission members on the agenda item.

Clow opened the public hearing at 8:33 PM.

- Ken Boyd, 3457 Siggelkow Rd spoke in opposition to the agenda item. Boyd stated concerns regarding the added noise land uses in the TID may introduce while referring to a previous discussion item presented by an investor for a conceptual development of the vacant 60-acre lot for use as a commercial park. Boyd stated the establishment of the commercial park in the area would also negatively impact the existing property owners and citing noise pollution and air pollution as additional concerns. The

following three people registered in opposition to the agenda item and yielded their time to Boyd, so he could speak.

- Louis Kwiatkowski, 3383 Siggelkow Rd
 - Jason Kwiatkowski, 3385 Siggelkow Rd
 - Janice Kwiatkowski, 3383 Siggelkow Rd
- Meredith Hughey, 5003 Wild Rye Ct, spoke in opposition to the agenda item. Hughey concurred with Boyd's statements reiterating some of the points Boyd made while adding to the concern with bike lanes and light pollution.

Clow closed the public hearing at 8:52 PM. Bremer provided a summary of the project's schedule and future planned meetings.

c. Public hearing regarding creation of Tax Increment District #6.

Bremer provided summary on the agenda item, discussing the boundaries of the proposed Tax Increment District #6 and the function of the TID. Bremer provided background on the TID, what it covers, the type of TID it will serve and the intent in creating the district. Bremer highlighted possible public improvements projects available to be financed by the TIDs.

Bloechl-Anderson inquired on the residentially zoned properties included in this TIF district. Bremer provided an explanation for the inclusion of the residential properties and how the comprehensive plan's future land use map identifies the location.

Clow opened the public hearing at 9:02 PM.

- Casey Collins, 4690 Siggelkow Rd Apt 2, questioned the location of their current home to be designated as a retention pond? Collins addressed concerns on the apartment complexes and the increased traffic it brings to the area they live in.
- Ruthann Whitehorse-Burns, 5607 Chestnut Ln, spoke at the meeting inquiring on the determination for a property to be blighted, citing the [Wisconsin] statutes on blighted properties. Whitehorse-Burns raised concerns on matters of "takings" and recalls past takings on her father's properties in other locations.

Bremer provided clarification on blighted property classification as completed by the consultants. Bremer added that blighted designation does not compel condemnation proceedings and that condemnation can occur with or without a TID. Bremer clarified that the creation of the concept shown does not approve any project site plan or buildings designs. Bloechl-Anderson commented on the

railroad's inclusion, as railroad. Bremer affirmed that right-of-ways can be included in the continuity of a TIF district. Bremer provided additional clarification on tax increment financing and how the financing tool works, which parties are involved, the benefits, and at its conclusion, how the new tax value increment is shared among taxing entities.

Clow closed the public hearing at 9:22 PM.

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

Clow opened the public hearing at 9:22 PM.

Bremer provides summary on the agenda item and the proceedings associated with the action, clarifying TID #3 as a successful TID and surplus and donor, with additional rationale why this is advantageous for TIDs #5 and #6.

Sue Smith, 5434 Bremer Rd, spoke on the agenda item with concerns on unknown risks with TID #3. Smith was also concerned if there are too many TIDs for one municipality.

Clow closed the public hearing at 9:28 PM.

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.

Bremer provided summary on the agenda item, highlighting existing features of the properties, adjacent property types and their respective zoning. Bremer highlighted several features of the conceptual development. Bob Seiger, Designer Architect for the developers, provided additional design features on the property and the parkland dedication. Seiger clarified that the 12 dwelling units are expected to be renter occupied. Jim Wilson, Realtor for the developers, stated they looked at condominium and renter with rents the 3-bedroom units ranging between \$2,250 to \$2,400/ month, and the 2-bedroom units ranging between \$1,500 to \$1,700, depending on rates at time of construction.

Clow read the names of people registered:

- Brian Hann, 4811 Bremer Rd, registered in support of the development.
- Daryl Goldsef, 38W420 Lea Dr, Geneva, Illinois, provided history and background on the property presenting some framed photos. Goldsef is in

support of project and proposes the name, Hidden Hollow for the development.

Reynolds raised the question related to the proximity to the Native American Mounds. Bremer stated that an archeological survey would be included as part of staff's recommended conditions of approval if the project proceeds.

- 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.

Bremer provided background on the agenda item, summarizing the previous proposed cell tower location at 3486 CTH MN. The Commission was in general agreement with the new location, commenting that it is better location in terms of compatibility with the Village's East Side Plan. Clow motioned 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. Brassington seconded the motion. Motion passed 6-0.

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.

Brassington motioned to adjourn; Peters seconded the motion. Motion carried 6-0. Meeting adjourned at 10:05 P.M.

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, July 16, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Public hearing on Ordinance 2024-16, an Ordinance adopting an amendment to the Village of McFarland Comprehensive Plan for parcel 061003305601, 4719 Burma Road, McFarland, WI. Request by MCGN Properties to amend the Future Land Use designation from Single Family Residential to Multiple Family Residential.

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.

May 18, 2024 - Pre-application meeting was adjourned prior to completion of the agenda item due to severe weather.

June 18, 2024 - Plan Commission held pre-application meeting for the agenda item.

ISSUE SUMMARY:

Tom Gunderson and Clayton McDonough (MCGN Properties) have requested an amendment to the Village of McFarland Comprehensive Plan for parcel 061003305601, 4719 Burma Road, from Single Family Residential to Multiple Family Residential. The comprehensive plan amendment is accompanied by a request for a rezone of the same property from R-1 Single Family Residence to R-3 General Residence. The applicant desires to construct two multifamily buildings composed of one four-unit building and one eight-unit building for a proposed total of 12 units.

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 or garages. 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 submitted for the June preapplication meeting included an additional six off-street parking stalls adjacent to the fire truck turn around, which appear to be removed in the updated concept. The concept includes three stormwater bioretention 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 4,400 square feet located at the northeast corner of the lot.



The size of the proposed parkland dedication has been reduced from the concept submitted for the June preapplication meeting which showed 6500 SF. The proposed net density (less right of way and parkland dedication) is 9.0 dwelling units per acre, with 2.7 parking stalls per unit, and a lot coverage of approximately 36%.

Existing Property & Neighborhood Conditions

- Property Size: 1.6 Acres, including right-of-way
- 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 Single 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, the developers have submitted 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 multifamily 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. The topic of "right-sizing" the density or number of dwelling units for infill redevelopment proposals has been a topic of discussion for other infill development proposals in the Village. **The Comprehensive Plan (Volume 2, page 42) states the Village will "consider community-sensitive infill development and redevelopment....these include larger parcels on mainly residential sites that have been passed over for development.....or that may have a single residence on one to several acres, such as sites along Burma Road."** However, the Comprehensive Plan does not provide specific density or number of dwelling unit maximums and leaves those decisions to be made by the Plan Commission and Village Board on a case-by-case basis.
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 proposed development 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 street 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 rear yards. The proposed setback for the 4-unit building is similar to the front setback distances of the existing 8-unit buildings across Burma at approximately 40 feet. 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). Consideration should be given to adding sidewalk along the property, including a walkway and curb cuts from the proposed playground area to the sidewalk on the north side of the street. There is currently sidewalk on the north side of Burma Road 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 of the proposed parkland located on the property's northeast corner.

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 and rezone submittal does not require a detailed architectural building plan. The applicant has included building floor plan drawings and building elevation images of the proposed buildings exteriors. The details of the building image for both buildings include building materials and color themes. The buildings include a base foundation of brick veneer, vinyl siding and pitched roof. 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 building elevation images submitted, all but the back elevation side of the 8-unit building will include the base masonry material and vinyl siding.
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, D (with parkland dedication), F, G, 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.

C. Back-to-back is best. Figure 4.2 advocates for abutting back yards of the proposed development to back yards of existing residential uses where possible. In this case, the proposed design likely provides more capability with the adjacent single family homes on Indian Mound Drive by only having the side yards of one unit in each building facing the rear yards of the existing three single family homes. The west sides of the proposed buildings do not include patios or decks that are likely to have more outdoor tenant activity. In staff's opinion, the developer's design meets the intent of minimizing potential impacts on the surrounding properties.

F. Keep it green. A comprehensive plan amendment and rezone submittal does not require 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, garage and house where there are several mature oaks and other trees. The proposed concept site plan includes a proposed fence along the west lot line, screening the adjacent Indian Mound Drive single family homes rear yards from any potential car headlights.

G. Use stormwater as a design feature. The conceptual site plan includes three bioretention basins.

I. On-site circulation. The concept submitted for the June preapplication meeting included an additional six off-street parking stalls adjacent to the fire truck turn around, which appear to be removed in the updated concept. The Zoning Code requires a minimum of 26 off-street parking stalls based on the unit and bedroom mix. The proposed concept exceeds this requirement by providing 32 off-street stalls. However, it is worth mentioning that each of the units in the 8-unit building include one garage space and one driveway space in front of the garage. If these units are occupied by residents with more than one vehicle, it is likely that one of the vehicle owners may be more inclined to park in the street than potentially blocking the other driver's vehicle in the garage. On-street parking is allowed on both sides of Burma in front of the development and future tenants would have the right to utilize the on-street parking. The parcel has approximately 223 feet of frontage, accounting for the proposed driveway and park crosswalk, the amount of available on-street parking stalls on the south side of Burma Road in front of the development is likely 8 stalls.

K. Details matter. The applicant's conceptual site design does not include a designated location of a dumpster 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



- 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.
- The packet includes the Village Fire Chief's comments. The Fire Chief did not have concerns with the proposed Comprehensive Plan Amendment or Rezone, but included comments regarding the site design should the project proceed further. This includes the potential need to mark the north-south access drive as a No Parking - Fire Lane, the potential need for a fire hydrant and widening of the access drive to 26' adjacent to the hydrant if required, while adding that there is no sprinkler riser room as required for Fire code.
- 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 4,462 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 proposed dedication has been reduced in size from the June reapplication meeting, due to the need to accommodate the bioretention basin. At the June preliminary application meeting there was some discussion of the potential to convert the existing garage into an open air shelter or to use the level pad of the garage for the proposed playground. The revised concept would not allow for either of these designs and would require placing the playground closer to Burma Road. The Parks Superintendent has indicated that he believes there is still an area sufficient for a small 2-5 year old playground apparatus, which requires an approximate 40'x40' area. Given the proximity of the playground area to the roadway, the Parks Superintendent suggests the addition of fence around the playground. An image of the proposed playground area is included in the packet. Several trees would need to be removed by the developer and properly grade the site to prepare the site for the playground as required under Sec. 56-175 of the Village's Subdivision Code. In addition to the parkland dedication, staff is suggesting the developer provide up to a 40-foot wide easement along the east side of the proposed Lot 1 to the Village's Indian Mound Conservancy. The purpose of this easement would be to provide space for a public nature trail connecting the park to the conservancy area. There is an existing path along this side of the lot from the driveway to the southeast corner of the house. The existing path is approximately 38-feet from the lot line at its furthest point; therefore, a 40-foot easement would allow the Village to utilize this existing path. However, this may only be possible up to the proposed fire truck turnaround and would need to taper to 20 feet from that point south to the Village's lot, where a new nature trail would be constructed by the Village. Refer to photo of existing path in the packet.
- No additional comments or concerns from the Village Public Works Director, Police



Chief, and Village Engineer at this time.

Public Comments

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

Additional Permit Requirements & Next Steps

If the proposed comprehensive plan amendment and rezone are approved and progresses further, the following official zoning applications will be required:

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. 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.

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.

- Compatibility of the proposed use, design and density within the neighborhood fabric.
- Offstreet parking for the 8-unit building.
- Proposed building setbacks, building design and materials.
- Desire and layout of the proposed parkland dedication and public trail easement.
- Inclusion of sidewalks and mid-block crosswalk improvements to connect the proposed park to the sidewalk on the north side of Burma Road.
- Addressing trash enclosures and central post office boxes.
- Survey of mature trees near existing buildings and proposed park.
- Archaeological site survey.
- Fire truck access and fire hydrant needs.

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 SF x 11 = 16,093 SF



- Park Land Dedication Proposed = 4,462 SF
- Balance of Park Land Dedication: $16,093 - 4,462 = 11,631$ SF / $16,093$ SF = 72.27%
- Park Land Impact Fee: $\$3,276.52 \times 11 \times 72.27\% = \$26,049.67$

- Park Land Impact Fee (with partial land dedication) = \$26,049.67
- Park Improvement Fee: $\$2,124.95 \times 11 = \$23,374.45$
- Water Well Fee assuming 1 ½ meter = \$5,585.00
- Water Tower Fee assuming 1 ½ meter = \$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) = \$80,018.12

Estimated costs for the playequipment, safety surfacing, and fencing is \$50-60K including install. These costs would be funded through the Village's park fund.

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-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 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
Article 8-X Impact Fees
Sec. 56-39 Certified Survey Maps
Sec. 56-173 and 56-175 Land Dedication and Development of Park Area
Sec. 62-11(a) Lots abutting more restrictive districts
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. 2024-16 To Amend the Comprehensive Plan Future Land Use Map designation at 4719 Burma Road
2. 4719 Burma Road Comp Plan and Rezone App_06.03.2024
3. 4719 Burma Potential Playground Area
4. 4719 Burma East Side Path
5. 4719 Burma Zoning Map
6. 4719 Burma Topo Map
7. McFarland Future Land Use Map_04.25.2023
8. McFarland Comp Plan Figure 4.1
9. McFarland Comp Plan Figure 4.2
10. Brussock Ltr_4719 Burma_05.07.24
11. Marten Ltr_4719 Burma Road_07.10.24

ORDINANCE 2024-16

AN ORDINANCE ADOPTING AN AMENDMENT TO THE VILLAGE OF MCFARLAND COMPREHENSIVE PLAN FOR PARCEL 061003305601, 4719 BURMA ROAD, MCFARLAND, WI, TO AMEND THE FUTURE LAND USE DESIGNATION FROM SINGLE FAMILY RESIDENTIAL TO MULTIPLE FAMILY RESIDENTIAL.

Purpose: To amend lands on parcels #0610-033-0560-1, 4719 Burma Road, from Single Family Residential to Multiple Family Residential.

Sponsor: Andrew Bremer, Community & Economic Development Director

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 1 Notice

WHEREAS, the Village Board adopted the Village of McFarland Comprehensive Plan on August 28, 2017, by Ordinance 2017-19, pursuant to Wis. Stats. 66.1001(4)(c); and,

WHEREAS, the Comprehensive Plan contains a Future Land Use Map designating parcel #0610-033-0560-1, 4719 Burma Road as Single Family Residential; and,

WHEREAS, the Village has received an application to amend the Comprehensive Plan Future Land Use Map for the following described property from Single Family Residential to Multiple Family Residential in order to facility the construction of two new multifamily residential buildings, adding a total of 12-dwelling units and reuse the property:

ASSESSORS PLAT PRT OUTLOT 90 BEG NW COR OL 90 TH S5DEG14'W 325 FT
N89DEG11'E 160.5 FT N36DEG13'E 107.5 FT N1DEGE 223.5 FT N89DEG19'W 224.3
FT TO POB

WHEREAS, the Plan Commission held a public hearing on the proposed changes on July 16, 2024, preceded by a Class Two Notice and an additional public hearing on August 28, 2024, preceded by a Class One Notice; and,

WHEREAS, the Village of McFarland Plan Commission reviewed and adopted a resolution approving the proposed change, and the Plan Commission recommends that the Village Board amend the Comprehensive Plan to change the use of the aforesaid property to Multiple Family Residential; and,

WHEREAS, the Village Board accepts the recommendation from the Plan Commission and approves the proposed changes in future land use designation for the aforesaid property, and

that this change is in the public interest and consistent with the overall goals and objectives set forth in the Comprehensive Plan.

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

1. The Village of McFarland Comprehensive Plan Future Land Use Map is amended to reflect that the aforesaid property is changed from Single Family Residential to Multiple Family Residential.
2. The Future Land Use Map for the Comprehensive Plan shall be modified to reflect this amendment.
3. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board.

The foregoing Ordinance was duly adopted at a regular meeting of the McFarland Village Board on the _____ of _____, 2024.

APPROVED:

Carolyn Clow, Village President

ATTEST:

Cassandra Suettinger, Deputy
Administrator/Clerk

ORDINANCE 2024 – 16	
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:	

VILLAGE OF McFarland

Community & Economic Development

Plan Commission Application – 2024

~Application must be completed in full~

Applicant	Tom Gundersen	Applicant's Agent	
Property Owner (if different)	MCGN Properties	Name	
Address	6222 Sommer Valley Circle DeForest, WI 53532	Address	
Email	mcDonough2004@gmail.com	Email	
Phone #	608-535-0876	Phone #	

Parcel No(s). _____ 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)

From: Single Family Residential

To: Multiple Family Residential
Zone From R-1 To R-3

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

6/3/2024
Date

McFarland

VILLAGE OF
Community & Economic Development

www.mcfarland.wi.us/communityandeconomicdevelopment | 5915 Milwaukee St, McFarland, WI 53558 | 608.838.3154

Comprehensive Plan Amendment Application

Applicant/Agent Information

Name: MCGN Properties
Address: 6222 Summer Valley Circle Datoresb, WI 53532
Phone Number: 608-535-0876 Email: McDonough2004@gmail.com

Property Owner (if different)

Name: Same
Address: _____
Phone Number: _____ Email: _____

☒ **Request for Map Amendment**

Use the following link, [Future Land Use \(FLU\) map](#), to identify the current FLU for the associated property. Complete all questions for 1 (see page 2).

Address of property (map amendment only): 4719 Burma Rd
Parcel Number: 154/0610-033-0560-1 Size (Acre): 1.6
Current FLU: Single Family R-1 Proposed FLU¹: Multiple Family R-3

¹Proposed future land use category must be an existing future land use category included in the Village's Comprehensive Plan. If the property is being changed into multiple land use designations or only a portion of the property is being changed then submit an exhibit with complete legal description of each land use designation

☐ **Request for Text Amendment**

Provide details regarding the chapter and page number found in the [Comprehensive Plan](#), then complete all questions for 2 (see page 3).

Is this application accompanying any other pending application(s) with the Village? (Rezone, Conditional Use, etc.). ☒ YES ☐ NO (If yes, please list all associated applications).

1. JUSTIFICATION FOR PROPOSED MAP AMENDMENT

a. Proposed use (a statement of intended use and/or the type, extent, area, etc. of any development project).

proposing to change property to R-3. intent is to build a 4 unit and 8 unit on land. Also dedicate 6,500 sq' for village park.

b. Explain how the proposed use will be compatible with the adjacent properties' current uses and planned uses as designated on the Village's Future Land Use Map.

the immediate area is a mix of single family homes, multifamily units and condos

c. Explain how the proposed amendment is consistent with the goals, objectives, and policies indicated in the comprehensive plan text or another accepted Village of McFarland plan. (Please give detailed information including page numbers from the comprehensive plan or other accepted Village plan).

Additional Housing for young family

d. Explain how the proposed amendment will benefit the community in McFarland.

Bring in more tax base, with adding part more community area

e. Explain the impact the proposed amendment may have on the environment or ways in which environmental impacts will be mitigated.

utilizing a 1.6 acre property within walking distance to schools and businesses

f. Are transportation facilities and public utilities available, or planned to be available in the near future, to serve the proposed development? Explain.

utilities are already in place.

2. JUSTIFICATION FOR PROPOSED TEXT AMENDMENT

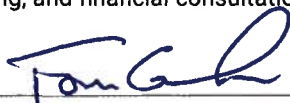
a. Provide the proposed text amendment for the comprehensive plan.

b. Explain how the associated text is inconsistent with the comprehensive plan or otherwise needs to be updated.

*Applicants may include supplemental documents such as a cover letter, site plans, plat/property map(s), and any other attachments as needed. Applicants may also provide their responses on a separate sheet of paper if the spaces provided are not enough. In addition to this application, please complete the [Plan Commission application](#). Please refer to the **second page** of the Plan Commission Application for listed submittal deadlines and meetings dates.

Acknowledgement

- Failure to submit a complete application and associated fee may result in the delay of the application.
- I understand the Village of McFarland's Staff, Plan Commission and/or Village Board may request the submittal of additional forms and documents related to my request and failure to do so may result in the denial or delay of this application.
- I understand that, regardless of the justification and/or information provided by Village Staff, Commission or Board members, or affiliates, in support of my application, the Village is under no obligation to approve my application nor amend the Comprehensive Plan as requested.
- I am aware that the approval of an application to amend the Future Land Use Plan Map only amends the Map and does not otherwise revise or change the zoning of the land affected by the Map amendment. If I am applying for a Map amendment in order to pursue actual development of the land affected by the amendment, I may be required to obtain separate permits and/or approvals (e.g. rezoning, land division, conditional use, site plan, etc.) from the Village or other agencies as a condition to the development of such land. Failure to obtain required approvals may result in the automatic annulment of the comprehensive plan amendment. Approval of a Map amendment implies no inherent right to the approval of subsequent zoning and building permits.
- I agree to include a non-negotiable and non-refundable filing fee of \$500.00 per Sec. 2-313(a)(3) of the Village Code of Ordinance at the time of this application's submittal. This filing fee is not an escrow and the applicant agrees to reimburse the Village for additional costs such as publication fees and notification charges, plus actual legal, engineering, and financial consultation costs incurred by the Village in review of this application.

Applicant Signature:  Date: 6/3/2021

Property Owner Signature: _____ Date: _____

Parcel Number - 154/0610-033-0560-1

Current

◀ Parcel Parents

Summary Report

Parcel Detail			Less —
Municipality Name	VILLAGE OF MCFARLAND		
State Municipality Code	154		
Township & Range	Section	Quarter/Quarter & Quarter	
T06NR10E	03	NE of the SW	
Plat Name	MC FARLAND, VILLAGE OF ASSESSOR'S PLAT		
Block/Building			
Lot/Unit	90		
Plat Name	MC FARLAND, VILLAGE OF ASSESSOR'S PLAT (Click link above to access images for Plat)		
Restrictive Covenants	Show Restrictions for this Plat, CSM, or Quarter		
Parcel Description	ASSESSORS PLAT PRT OUTLOT 90 BEG NW COR OL 90 TH S5DEG14'W 325 FT N89DEG11'E 160.5 FT N36DEG13'E 107.5 FT N1DEGE 223.5 FT N89DEG19'W 224.3 FT TO POB This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.		
Current Owner	GULSETH FAMILY TR, LAVERNE MYRON & BETTY ANN		
Primary Address	4719 BURMA RD		
Billing Address	4719 BURMA RD MCFARLAND WI 53558		

Show Municipal Contact Information ▼

Assessment Summary		More +
Assessment Year	2024	
Valuation Classification	G1	
Assessment Acres	1.600	
Land Value	\$128,700.00	
Improved Value	\$214,600.00	
Total Value	\$343,300.00	

Show Valuation Breakout

Open Book
Open Book dates have passed for the year
Starts: ~~04/03/2024~~ - ~~12:00 PM~~
Ends: ~~04/03/2024~~ - ~~06:00 PM~~
Starts: ~~04/04/2024~~ - ~~12:00 PM~~
Ends: ~~04/04/2024~~ - ~~06:00 PM~~
[About Open Book](#)

Board Of Review
Starts: 05/09/2024 - 09:00 AM
Ends: To Adjourn
[About Board Of Review](#)

Zoning Information

For the most current and complete zoning information contact:
VILLAGE OF MCFARLAND | ☎ 608-838-3154

District Information		
Type	State Code	Description
REGULAR SCHOOL	3381	MCFARLAND SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
METRO SEWERAGE	5150	MADISON METRO SEWER DIST
OTHER DISTRICT	49MF	MCFARLAND FIRE

Parcel Maps


[DCiMap](#)
[Google Map](#)
[Bing Map](#)

Tax Information

[E-Statement](#)
[E-Bill](#)
[E-Receipt](#)
[Pay Taxes Online](#)

« < Newer Older > »

Tax Year 2023		
Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$99,000.00	\$204,600.00	\$303,600.00
Taxes:		\$4,935.80
Lottery Credit(-):		\$265.77
First Dollar Credit(-):		\$71.40
Specials(+):		\$149.40
Amount:		\$4,748.03
2023 Tax Info Details		Tax Payment History

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	06/23/1998	2984390		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents listed above. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. [Click here for instructions.](#)

NOTE: Searching by the documents listed above will only result in that recorded document. For a more comprehensive search, please try searching by legal description and/or Parcel Number: 0610-033-0560-1. Tapestry searches by PIN or legal description are more comprehensive back through approximately 1995.

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



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Dane County Land Information Council
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210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116
Madison, WI 53703



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4719 Burma Road Concept

Total Proposed Dwelling Units = 12
4 units with 3 bedrooms, two garage spaces, 2 apron spaces
8 units with 2 bedrooms, one garage space, 1 apron space

Property Area = 1.6 acres (69,696 SF)
Property Size less ROW & parkland dedication = 58,000 SF

Lot Area per Dwelling Unit (less ROW & parkland) = 4,833 SF
Density (less ROW & parkland) = 9.0 DU/AC
Density (less ROW) = 8.3 DU/AC

Total Impervious Area = ~20,678 SF
Total Lot Coverage (less ROW & parkland) = 35.7%

Open Space per Dwelling Unit (less ROW & parkland) = ~3,110 SF

Total Off-Street Parking Stalls = 32 stalls
Parking Stalls per Unit = 2.7

INDIAN M

PROPOSED FENCE, TYP.

RETAINING WALL (APPROX.), TYP.

APPROXIMATE GRADING LIMITS, TYP.

SIDEWALK, TYP.

PROPOSED 4
UNIT BUILDING

LOT 1
(DRAFT CSM)

PROPOSED 8
UNIT BUILDING

INGRESS/EGRESS DRIVEWAY

BIORETENTION
BASIN

BIORETENTION
BASIN

LOT 2
(DRAFT CSM)

INFILTRATION /
BIORETENTION
BASIN

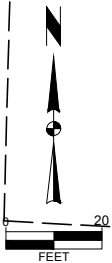
APPROXIMATE GRADING LIMITS, TYP.

BUILDING SETBACK (R-3 ZONING), TYP.

APPROXIMATE GRADING LIMITS, TYP.

PROPERTY LINE, TYP.

RETAINING WALL (APPROX.), TYP.



4719 BURMA ROAD DEVELOPMENT

CONCEPT SITE PLAN

VILLAGE OF MCFARLAND, DANE COUNTY, WI



Project No: 124.0539.30
Sheet EXBT1

SNYDER & ASSOCIATES, INC. |

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Engineer: MLC	Checked By: CHKD	Scale: 1" = 20'	
Technician: TECH	Date: 07-01-2024	T-R-S: TTN-RRW-SS	
Project No: 124.0539.30			Sheet EXBT1

V:\p000\410204120\0039\00000120039\PLAN.dwg ZACH ROLE CONCEPT SITE PLAN 2024/07/01 1:49PM ANSI FULL BLEED (17.00 X 11.00 INCHES)

V:\p000-41020\24120_0039_00000\120039_Plan.dwg ZACH ROLE CONCEPT SITE PLAN - AERIAL 2024/07/01 1:50 PM ANSIFULL BLEED 8 (17.00 X 11.00 INCHES)



4719 BURMA ROAD DEVELOPMENT

CONCEPT SITE PLAN - AERIAL

SNYDER & ASSOCIATES

Project No: 124.0539.30

Sheet EXBT2

VILLAGE OF MCFARLAND, DANE COUNTY, WI

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

REVISION

DATE

BY

MARK

ENGINEER: MLC

CHECKED BY: CHKD

SCALE: 1" = 20'

TECHNICIAN: TECH

DATE: 07-01-2024

T-R-S: TTN+RRW+SS

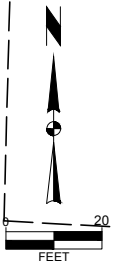
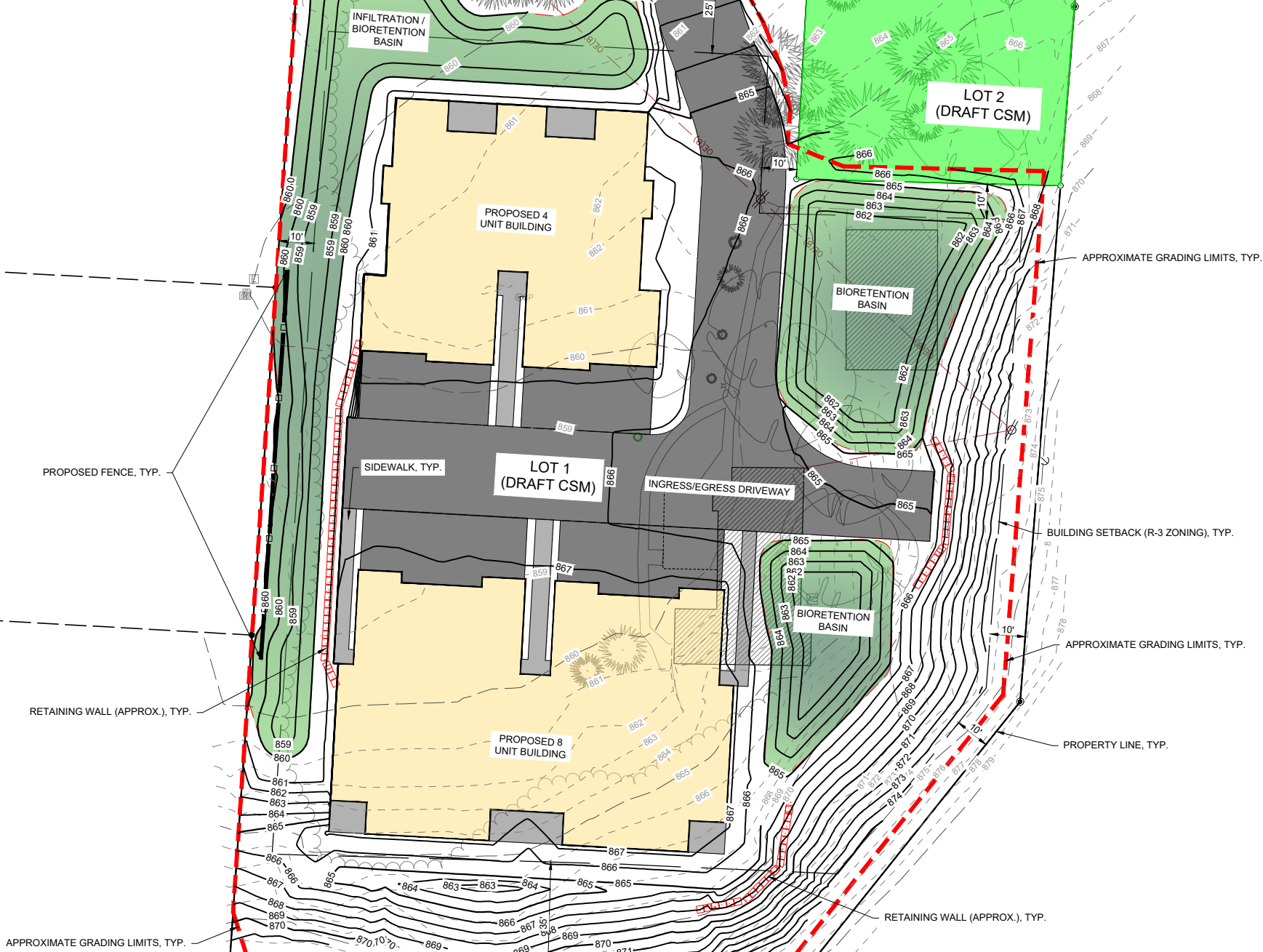
Project No: 124.0539.30

Sheet EXBT2

V:\p000\410224\121 0539 BURMA ROAD DEVELOPMENT PLAN.dwg ZACH ROE, CONCEPT GRADING PLAN, 2/24/2024, 1:50 PM, AND FULL BLEED 8 (17.00 X 11.00 INCHES)

INDIAN MOUND DRIVE

BURMA ROAD



4719 BURMA ROAD DEVELOPMENT

CONCEPT GRADING PLAN

VILLAGE OF MCFARLAND, DANE COUNTY, WI



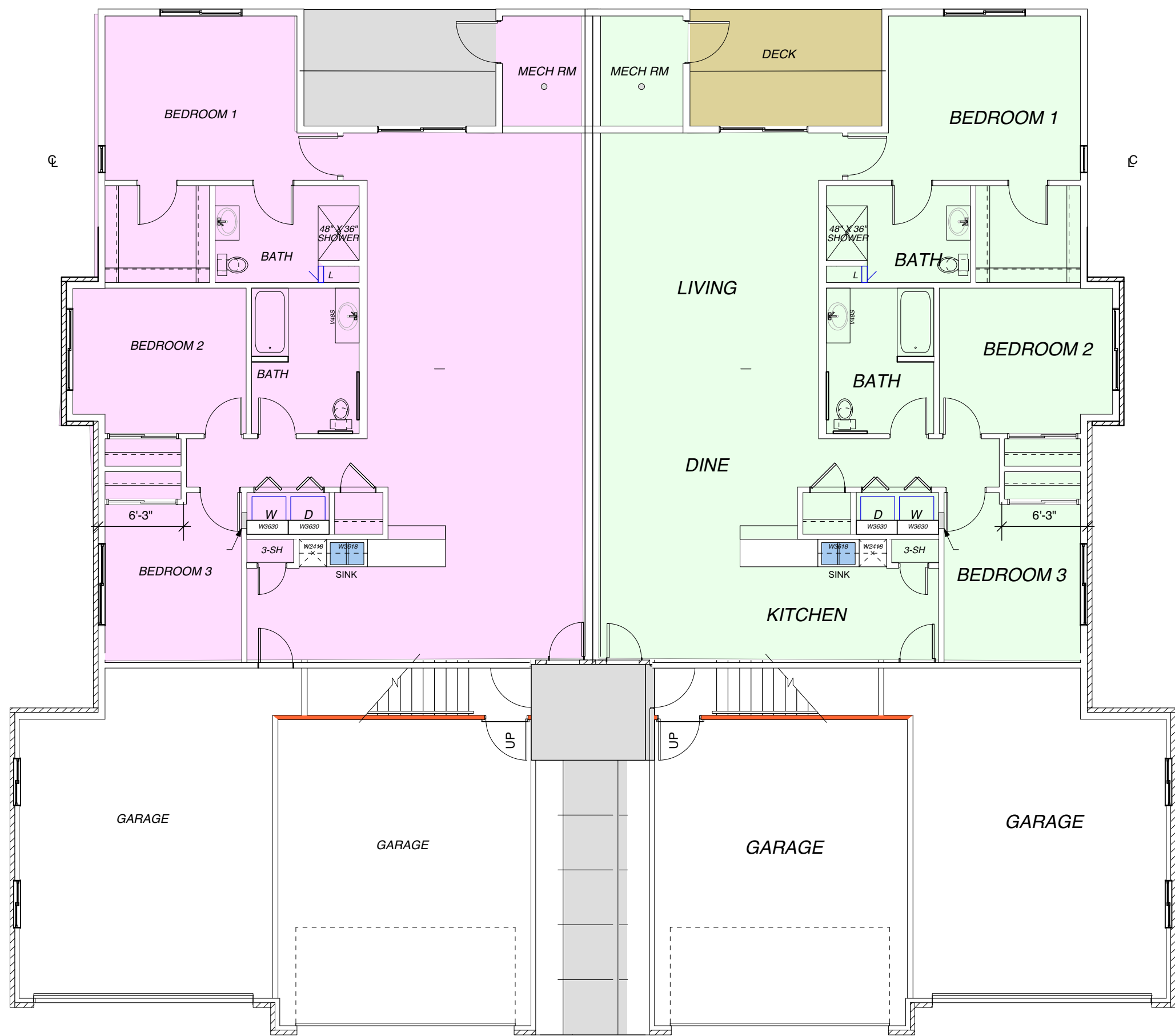
Project No: 124.0539.30

Sheet EXBT3

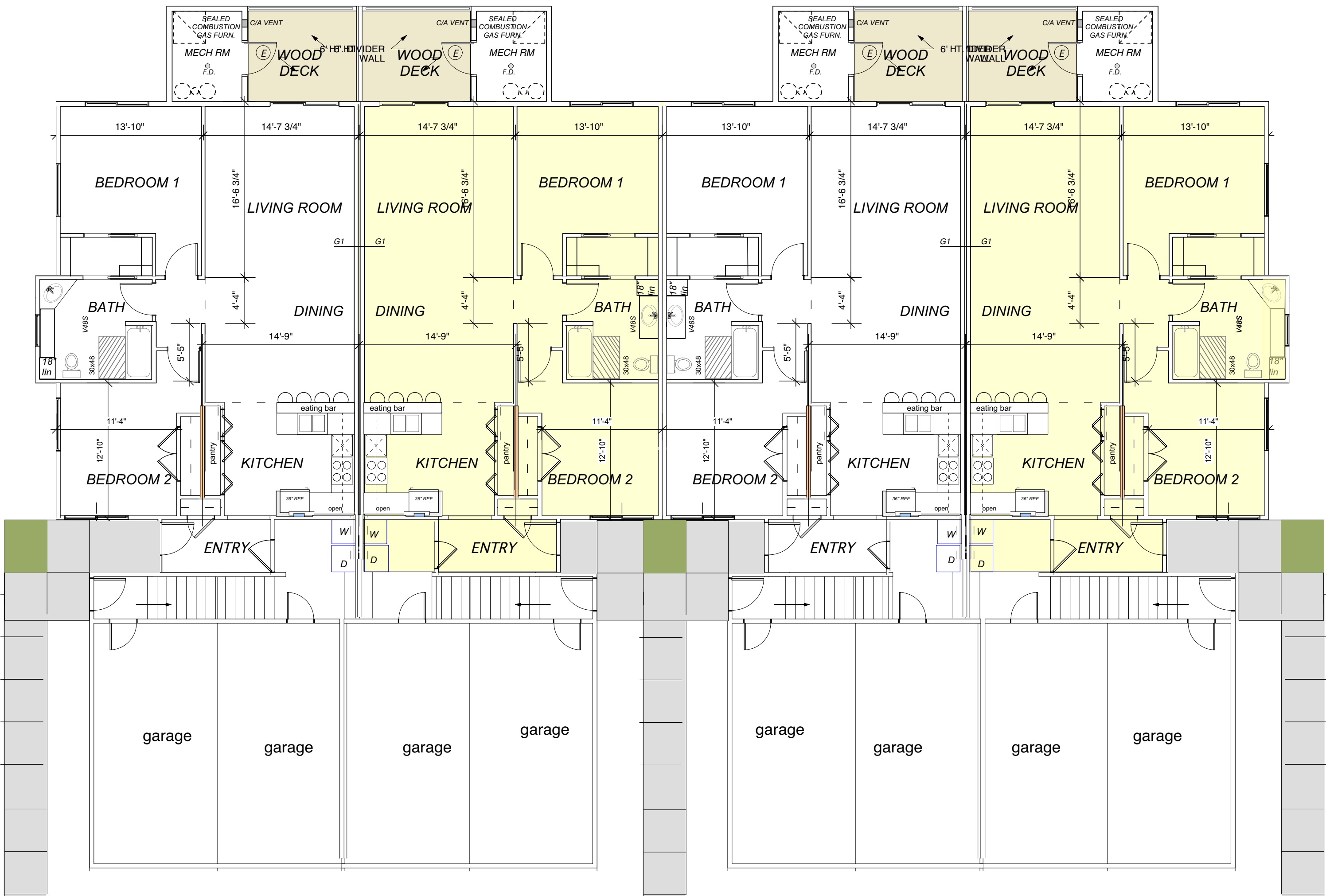
SNYDER & ASSOCIATES, INC. |

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Engineer: MLC	Checked By: CHKD	Scale: 1" = 20'	
Technician: TECH	Date: 07-01-2024	T-R-S: TTN-RRW-SS	
Project No: 124.0539.30			Sheet EXBT3



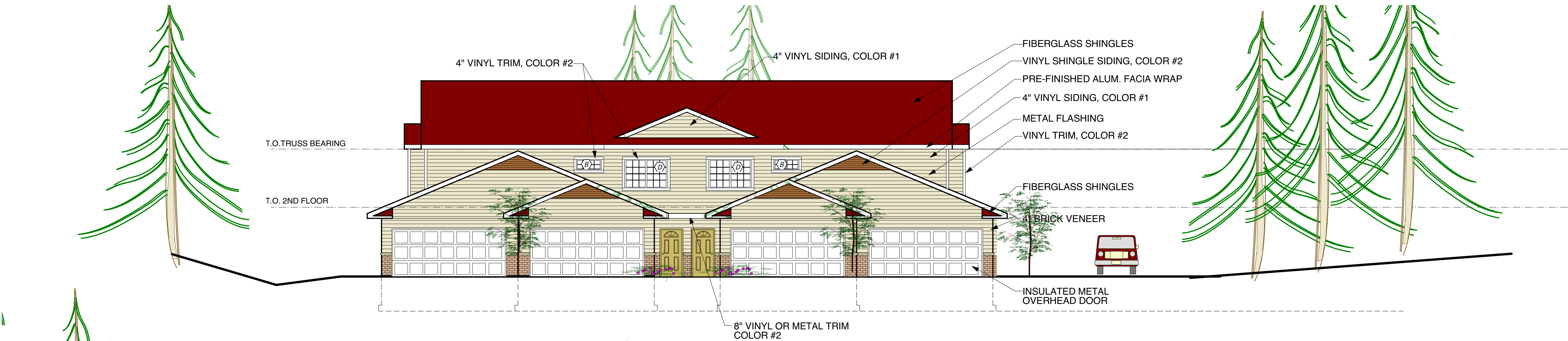
2 Levels of 3 Bedroom Units = 4 units



2 Levels of 4 of 2 Bedroom Units = 8 units

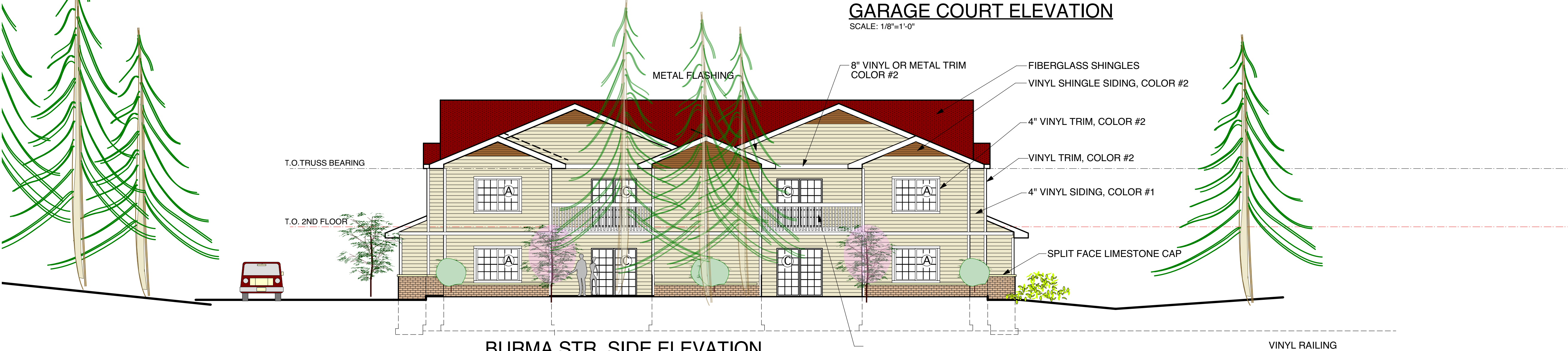
		FLOOR PLANS		A1.1
architect		project	Clayt & Tom 12 UNIT APARTMENT McFarland, WI	
		owner	LGC DEVELOPMENT 4908 Meinders Rd. McFarland, WI 53558	
		73 White Oaks In Madison, WI 53711 Phone: 608.347.7332		

*NOTE: Drawings are 50% scale for 11x17 print sets.



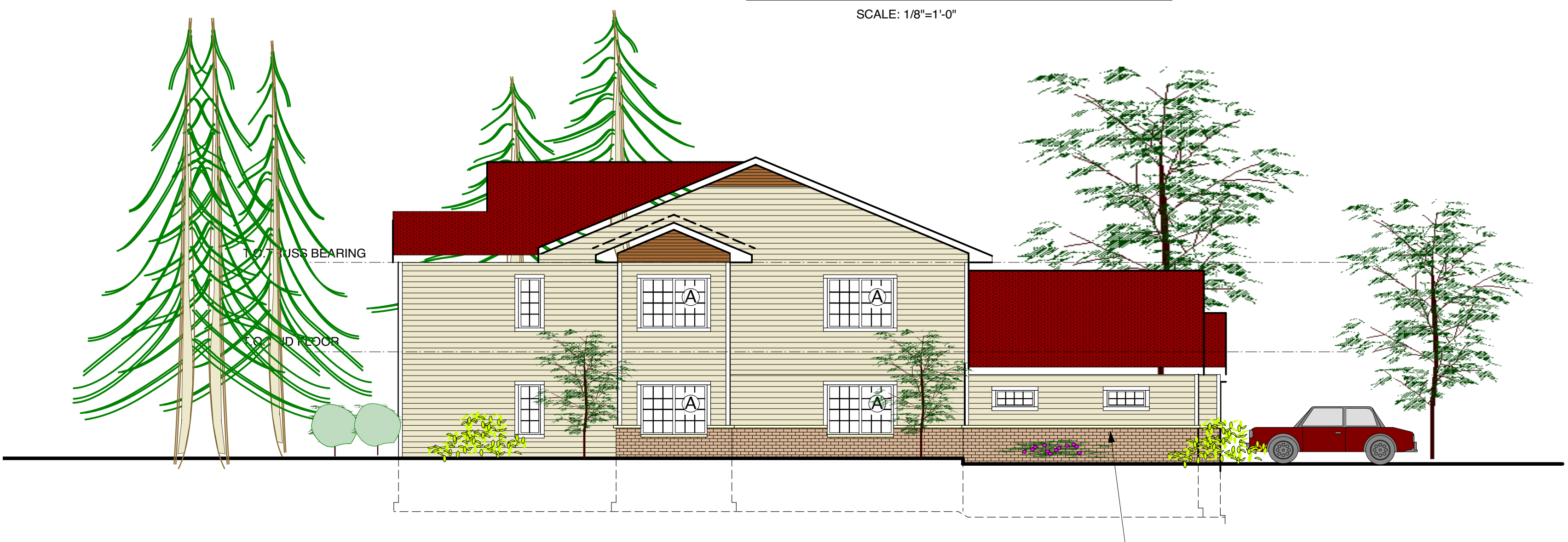
GARAGE COURT ELEVATION

SCALE: 1/8"=1'-0"



BURMA STR. SIDE ELEVATION

SCALE: 1/8"=1'-0"



LEFT SIDE ELEVATION - WEST to Neighbors (typical E&W)

SCALE: 1/8"=1'-0"

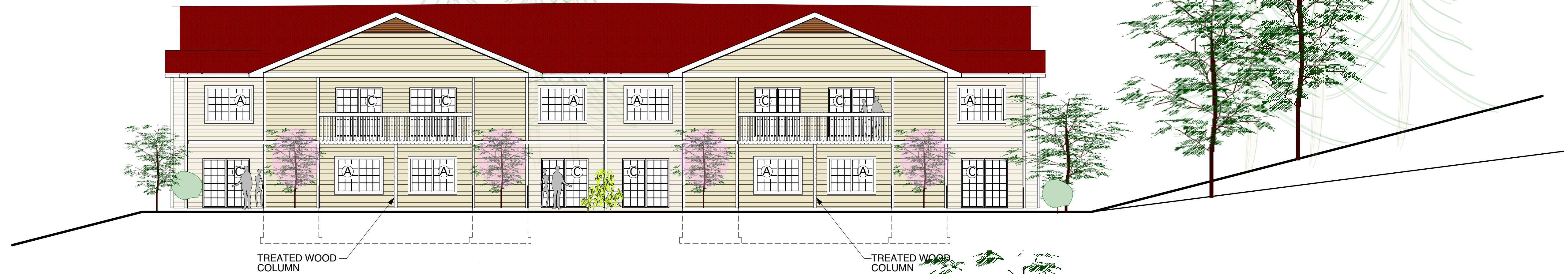
4 UNIT - 3 BEDROOMS

architect  SIEGER LLC ARCHITECTURE 73 White Oaks Ln Madison, WI 53711 Phone: 608.347.7332		BUILDING #1/ 4unit Elevations project BURMA ROAD 12 UNIT APARTMENT McFarland, WI owner LGC DEVELOPMENT 4908 Meinders Rd. McFarland, WI 53558		A4.1 6/24
--	--	---	--	---------------------

*NOTE: Drawings are 50% scale for 11x17 print sets.



GARAGE COURT ELEVATION
SCALE: 1/8"=1'-0"



BACK ELEVATION



SCALE: 1/8"=1'-0"
LEFT SIDE ELEVATION - WEST to Neighbors (typical E&W)
SCALE: 1/8"=1'-0"

8 UNIT - 2 BEDROOMS

architect  **SIEGER LLC**
ARCHITECTURE
73 White Oaks Ln Madison, WI 53711
Phone: 608.347.7332

BUILDING #2/ 8unit Elevations	
project	BURMA ROAD 12 UNIT APARTMENT McFarland, WI
owner	LGC DEVELOPMENT 4908 Meinders Rd. McFarland, WI 53558

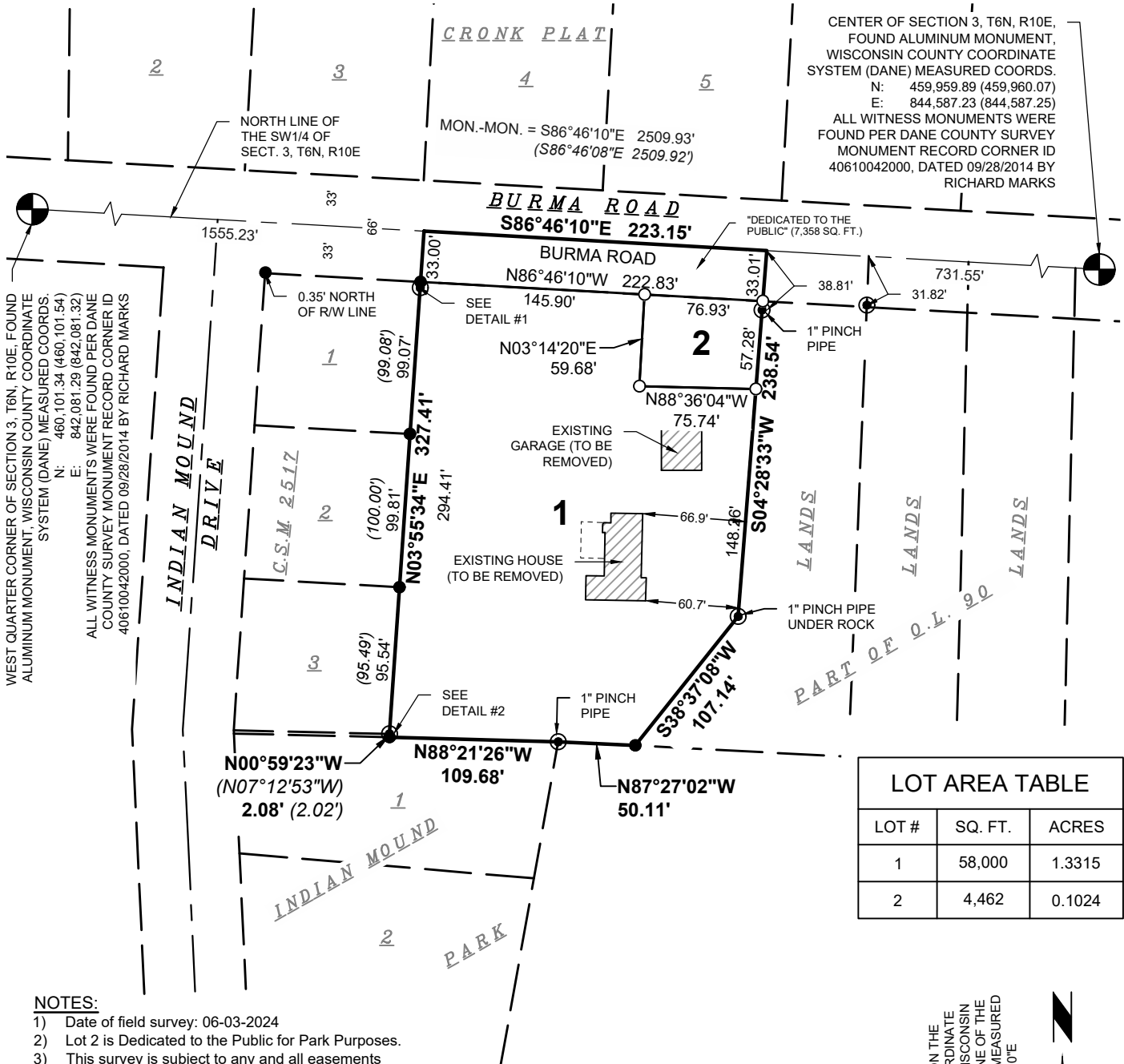
A4.2

6/24

*NOTE: Drawings are 50% scale for 11x17 print sets.

CERTIFIED SURVEY MAP No.

PART OF OUTLOT 90, ASSESSOR'S PLAT OF THE VILLAGE OF McFARLAND, AS RECORDED IN VOLUME 14 OF PLATS, ON PAGES 16-27, DOCUMENT NUMBER 824385, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST OF THE SOUTHWEST QUARTER, SECTION 3, TOWNSHIP 06 NORTH, RANGE 10 EAST, VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN.



LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
1	58,000	1.3315
2	4,462	0.1024

- NOTES:
- 1) Date of field survey: 06-03-2024
 - 2) Lot 2 is Dedicated to the Public for Park Purposes.
 - 3) This survey is subject to any and all easements and agreements both recorded and unrecorded.

LEGEND

●

3/4" SOLID IRON REBAR FOUND

⊙

1" IRON PIPE FOUND
(UNLESS OTHERWISE NOTED)

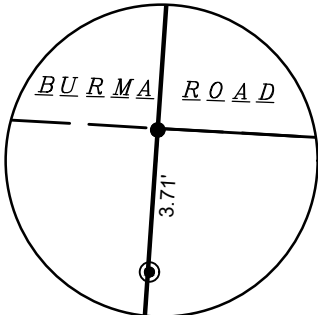
○

3/4" x 18" IRON REBAR SET, WT. 1.50 LBS/FT

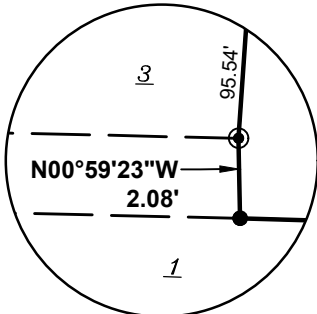
()

INDICATES RECORDED INFORMATION

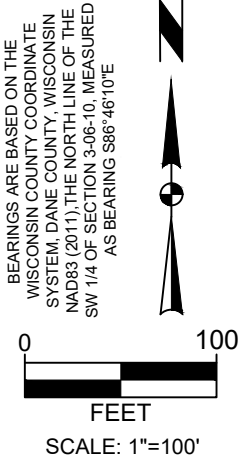
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



DETAIL #1
SCALE: 1"=5'



DETAIL #2
SCALE: 1"=5'



TOTAL PLATTED AREA = 69,820 SQ. FT.
(1.6028 ACRES)

C.S.M. NO. _____
DOC. NO. _____
VOL. _____ PAGE _____



SURVEYED FOR:
MCGN Properties, LLC
6222 Sommer Valley Cr.
DeForest, WI 53532

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

FN: 124.0539.30
DATE: 07-01-24
REVISIONS:
REV1
REV2
REV3

CERTIFIED SURVEY MAP No. _____

PART OF OUTLOT 90, ASSESSOR'S PLAT OF THE VILLAGE OF McFARLAND, AS RECORDED IN VOLUME 14 OF PLATS, ON PAGES 16-27, DOCUMENT NUMBER 824385, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST OF THE SOUTHWEST QUARTER, SECTION 3, TOWNSHIP 06 NORTH, RANGE 10 EAST, VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

_____ as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the Village of McFarland for approval. Witness the hand and seal of said owner this _____ day of _____, 2024.

(owner name)

By: _____ Title: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2024, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____ My Commission expires: _____
Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE

_____, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said (bank Name) _____, has caused these presents to be signed by _____, its _____, at _____, Wisconsin, on this _____ day of _____, 2024.

(Bank Name)

By: _____

_____, (Title)

State of Wisconsin)
)ss.
County of _____)

Personally came before me this ____ day of _____, 2024, (Bank Name) _____, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

_____ My Commission expires: _____
Notary Public, State of Wisconsin

C.S.M. NO. _____
DOC. NO. _____
VOL. _____ PAGE _____

 SNYDER & ASSOCIATES	SURVEYED FOR: MCGN Properties, LLC 6222 Sommer Valley Cr. DeForest, WI 53532	SURVEYED BY: Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com	FN: 124.0539.30 DATE: 07-01-24
			REVISIONS:
			REV1
			REV2
			REV3
			SHEET 2 OF 3

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CERTIFIED SURVEY MAP No. _____

PART OF OUTLOT 90, ASSESSOR'S PLAT OF THE VILLAGE OF McFARLAND, AS RECORDED IN VOLUME 14 OF PLATS, ON PAGES 16-27, DOCUMENT NUMBER 824385, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST OF THE SOUTHWEST QUARTER, SECTION 3, TOWNSHIP 06 NORTH, RANGE 10 EAST, VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Division Ordinances of the Village of McFarland and under the direction of MCGN Properties, LLC, as owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

Part of Outlot 90, Assessor's Plat of the Village of McFarland, as recorded in Volume 14 of Plats, on pages 16-27, as Document Number 824385, Dane County Registry and located in the Northeast Quarter of the Southwest Quarter of Section 3, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, more fully described as follows:

Commencing at the West Quarter corner of said Section 3, thence S86°46'10"E, along the North line of the Southwest Quarter of said Section 3, 1555.23 feet to the point of beginning; thence continuing along said North line S86°46'10"E, 223.15 feet; thence S04°28'33"W, 238.54 feet; thence S38°37'08"W, 107.14 feet to the northerly line of Lot 1, Certified Survey Map Number 16277 (C.S.M.), Dane County Registry; thence N87°27'02"W along said northerly line said Lot 1, 50.11 feet to the northeast corner of Lot 1, INDIAN MOUND PARK plat, Dane County Registry; thence along the northerly line of said Lot 1, INDIAN MOUND PARK plat, N88°21'26"W, 109.68 feet to the southeasterly corner of Lot 3, Certified Survey Map Number 2517 (C.S.M.), Dane County Registry; thence along the easterly line of said Lot 3, N00°59'23"W, 2.08 feet; thence continuing along the easterly line of said C.S.M. 2517, N03°55'34"E, 327.41 feet to the point of beginning. This description contains approximately 69,820 square feet or 1.6028 acres.

Dated this _____ day of _____, 2024.

Signed:
Adam R. Gross, P.L.S. No. 3017
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
agross@snyder-associates.com

VILLAGE OF McFARLAND APPROVAL

Resolved that this Certified Survey Map, including any dedications shown thereon, has been duly filed with and approved by the Village of McFarland Board of the Village of McFarland, Dane County, Wisconsin.

Signed this _____ day of _____, 2024

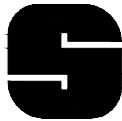
Cassandra Suettinger, Deputy Administrator/Clerk

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2024, at _____ o'clock ____m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski, Dane County Register of Deeds

C.S.M. NO. _____
DOC. NO. _____
VOL. _____ PAGE _____

 SNYDER & ASSOCIATES	SURVEYED FOR: MCGN Properties, LLC 6222 Sommer Valley Cr. DeForest, WI 53532	SURVEYED BY: Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com	FN: 124.0539.30 DATE: 07-01-24
			REVISIONS:
			REV1
			REV2
			REV3
			SHEET 3 OF 3

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4719 Burma Road Zoning



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

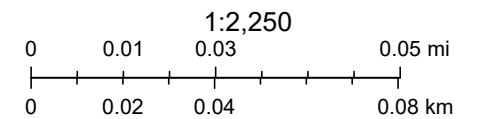
Zoning

- 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)

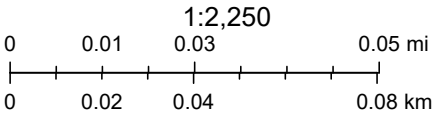


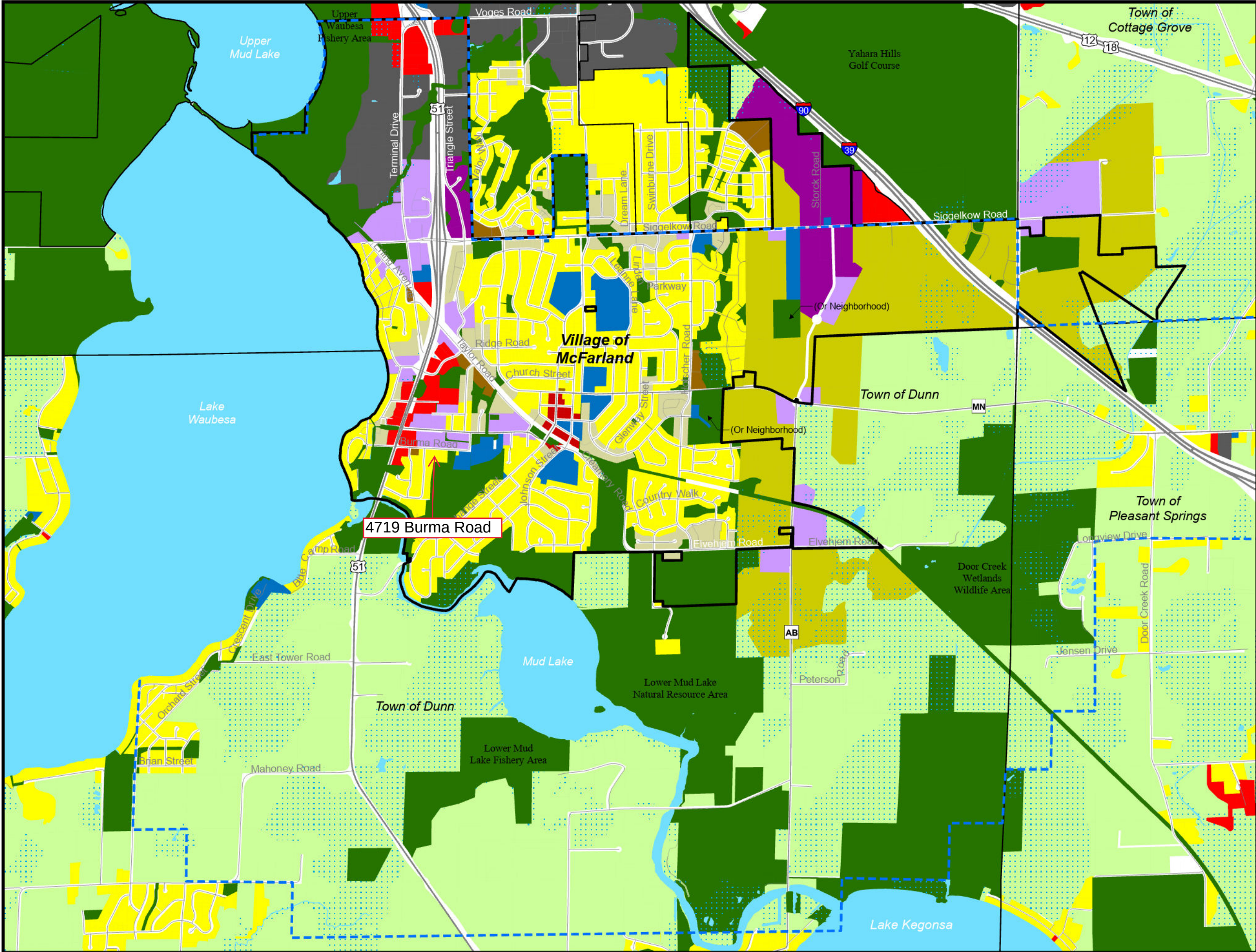
4719 Burma Road Topography



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.



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.

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.

From: [Megan Maki](#)
To: [Community Development](#)
Subject: 4719 Burma Road
Date: Wednesday, July 10, 2024 12:02:36 PM

To whom it may concern:

I am writing opposing the proposed changes of land designation and construction of a multifamily residential project. This road is filled with apartments, duplexes. Most of these are lacking in upkeep. Another issue is traffic and street parking. Burma is a busy road with many students and families using it as a main route to middle school and high school. It is not uncommon for the majority of the street to be filled with parked cars. An additional multifamily unit would just add to this congestion. I live in the Indian Mound neighborhood and can attest to the traffic and parking issue as well as the high number of students that use this street to get to school (driving, walking, biking, scootering), creating a safety issue.

This proposed multifamily unit will also negatively affect the property values to this area and surrounding neighborhoods. This will also affect the quality of life of the residents who back up to this proposed complex, affecting privacy. No one moves into a house and wants a complex such as this in their backyard.

This community has so many multifamily properties. We do not need another. It's an eyesore. This street has plenty of apartments and duplexes to accommodate those looking for this type of living environment. This area of Burma needs to continue to be a single family residential area. Let's keep some integrity of this neighborhood instead of just looking at someone's desire to make money on yet another complex when it is not needed or wanted by the actual residents in the area.

Thank you,

Megan Maki
6105 Rivercrest Drive

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, July 16, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Public Hearing on Ordinance 2024-17: An Ordinance Rezoning Lands in the Village of McFarland for parcel 061003305601, 4719 Burma Road, McFarland, WI from R-1 Single Family Residence to R-3 General Residence. Request by MCGN Properties proposing to construct a 12-unit multi-family residential project.

PREVIOUS ACTION:

ISSUE SUMMARY:

Background regarding the proposed development is provided in the previous agenda item. In order for the proposed rezone to be consistent with the Village's Comprehensive Plan Future Land Use Map, Ordinance 2024-16 will first need to be approved. Consideration of approval of both Ordinance 2024-16 and 2024-17 can occur in the same meeting.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This item is for discussion only.

ATTACHMENTS:

1. 2024-17 Rezoning Lands at 4719 Burma Road from R-1 Single Family Residence to R-3 General Residence

ORDINANCE 2024-17

**AN ORDINANCE REZONING LANDS IN THE VILLAGE OF MCFARLAND FOR
PARCEL 061003305601, 4719 BURMA ROAD, MCFARLAND, WI. FROM R – 1
SINGLE FAMILY RESIDENCE TO R-3 GENERAL RESIDENCE. REQUEST BY
MCGN PROPERTIES PROPOSING TO CONSTRUCT A 12-UNIT MULTI-FAMILY
RESIDENTIAL PROJECT.**

Purpose: To rezone lands on parcel #0610-033-0560-1, 4719 Burma Road, from R-1 Single Family Residence 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, includes parcel #0610-033-0560-1; 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 two new multifamily residential buildings, adding a total of 12-dwelling unit, as conceptual shown in Exhibit A; and,

WHEREAS, the proposed multifamily residential buildings are consistent with the General Description of Land Uses Allowed within the Village of McFarland Comprehensive Plan for the Multiple Residential Future Land Use Category; and,

WHEREAS, the proposed residential development are consistent with several objectives, policies, and initiatives within Chapter 6 Housing and Neighborhood Policies of Village of McFarland Comprehensive Plan which include Objective #1 & 2, Initiative #3, 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 #0610-033-0560-1

ASSESSORS PLAT PRT OUTLOT 90 BEG NW COR OL 90 TH S5DEG14'W 325 FT
N89DEG11'E 160.5 FT N36DEG13'E 107.5 FT N1DEGE 223.5 FT N89DEG19'W 224.3 FT
TO POB

Also known as parcel 154/0610-033-0560-1, 4719 Burma Road.

Said parcels collectively contain 62,462 square feet or 1.4 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. If the applicant of this ordinance amendment fails to obtain development permits with the Village for the concept shown in Exhibit A within one (1) year after adoption of this ordinance, then Section 1 of this ordinance shall become null and void, and the zoning of the afore stated lands shall continue to be the existing R-1 District unless an extension is approved by the Village Board.

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

APPROVED:

Carolyn Clow, Village President

ATTEST:

Cassandra Suettinger, Deputy
Administrator/Clerk

ORDINANCE 2024 – 17	
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:	

4719 Burma Road Concept

Total Proposed Dwelling Units = 12
4 units with 3 bedrooms, two garage spaces, 2 apron spaces
8 units with 2 bedrooms, one garage space, 1 apron space

Property Area = 1.6 acres (69,696 SF)
Property Size less ROW & parkland dedication = 58,000 SF

Lot Area per Dwelling Unit (less ROW & parkland) = 4,833 SF
Density (less ROW & parkland) = 9.0 DU/AC
Density (less ROW) = 8.3 DU/AC

Total Impervious Area = ~20,678 SF
Total Lot Coverage (less ROW & parkland) = 35.7%

Open Space per Dwelling Unit (less ROW & parkland) = ~3,110 SF

Total Off-Street Parking Stalls = 32 stalls
Parking Stalls per Unit = 2.7

INDIAN M

PROPOSED FENCE, TYP.

RETAINING WALL (APPROX.), TYP.

APPROXIMATE GRADING LIMITS, TYP.

SIDEWALK, TYP.

PROPOSED 4
UNIT BUILDING

LOT 1
(DRAFT CSM)

PROPOSED 8
UNIT BUILDING

INGRESS/EGRESS DRIVEWAY

BIORETENTION
BASIN

BIORETENTION
BASIN

LOT 2
(DRAFT CSM)

INFILTRATION /
BIORETENTION
BASIN

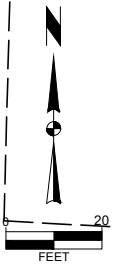
APPROXIMATE GRADING LIMITS, TYP.

BUILDING SETBACK (R-3 ZONING), TYP.

APPROXIMATE GRADING LIMITS, TYP.

PROPERTY LINE, TYP.

RETAINING WALL (APPROX.), TYP.



4719 BURMA ROAD DEVELOPMENT

CONCEPT SITE PLAN

VILLAGE OF MCFARLAND, DANE COUNTY, WI



Project No: 124.0539.30

Sheet EXBT1

SNYDER & ASSOCIATES, INC. |

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

Project No: 124.0539.30

Sheet EXBT1

MARK: TTN-RRW-SS
Engineer: MLC
Checked By: CHKD
Date: 07-01-2024
T-R-S: TTN-RRW-SS

REVISION
DATE
BY

Scale: 1" = 20'

V:\p000\410204120\0039\000001\0039_Plan.dwg ZACH ROLE CONCEPT SITE PLAN 2024/07/01 1:49PM ANSI FULL BLEED (17.00 X 11.00 INCHES)

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, July 16, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action on Plan Commission Resolution 2024-02: A resolution recommending the Village Board approve the 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

6.18.24 Plan Commission public hearing

7.10.24 Community Development Authority unanimously recommends approval of TID #6 by the Village Board.

ISSUE SUMMARY:

Included in the packet is the draft Project Plan for new Tax Increment Finance District No. 6.

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. 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, rezoning of any properties, 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:

Motion, second, to approve Plan Commission Resolution 2024-02: A resolution recommending the Village Board approve the creation of Tax Increment District #6.

ATTACHMENTS:

1. 2024-02 TID #6 PC Resolution
2. TID #6 Project Plan Creation_Draft 07112024

**PLAN COMMISSION
RESOLUTION #2024-02**

**RECOMMENDING TO THE VILLAGE BOARD THE APPROVAL OF
TAX INCREMENT FINANCE DISTRICT NO. 6
VILLAGE OF MCFARLAND IN DANE COUNTY, WISCONSIN**

WHEREAS, pursuant to Wis. Stats. Section 66.1105, the Village of McFarland Plan Commission has prepared the Project Plan for the creation of Tax Increment Finance District No. 6 to allow the Village to use tax increment to fund projects within the newly designated Tax Incremental Finance District and within a one-half mile radius of the Tax Incremental Finance District No. 6 boundary; and

WHEREAS, on June 18, 2024, the Village of McFarland Plan Commission met and held a public hearing for the Tax Incremental Finance District No. 6 Project Plan; and

WHEREAS, such public hearing was properly noticed in the Village's official newspaper, and a copy of such notification was duly transmitted to all local governmental entities having the power to levy taxes on property within Tax Incremental Finance District No. 6, including Dane County, Madison Area Technical College, and the McFarland School District pursuant to Wis. Stats. Section 66.1105(4)(a); and

WHEREAS, such public hearing afforded interested parties an opportunity to express their views on the proposed Tax Incremental Finance District No. 6 Project Plan; and

WHEREAS, the Project Plan, which is attached to this Resolution and incorporated herein by reference, meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District; and
- B. Contains an economic feasibility study; and
- C. Contains a detailed list of estimated project costs; and
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred; and
- E. Includes maps showing boundary of the District, existing land use, zoning, future land use, and proposed improvements of real property in such District; and
- F. Includes proposed changes, if any, in zoning ordinances, master plan, map, building codes, and Village ordinances; and
- G. Contains a list of estimated non-project costs; and
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by District projects; and
- I. Contains a statement indicating how creation of the District promotes the development of the Village; and
- J. Includes an opinion of the Village Attorney advising that the Project Plan is complete and complies with sec. 66.1105, Wisconsin Statutes.

WHEREAS, the Plan Commission makes the following findings:

1. The name of the District shall be “Tax Increment Finance District No. 6, Village of McFarland in Dane County”; and
2. The District is created with a Base Value effective as of January 1, 2024; and
3. The boundaries of the District are described in the attached Project Plan that is incorporated by reference, and such boundaries are contiguous and not connected only by railroad tracks, rivers or highways, and of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein. Boundaries include only those whole units of property that are assessed for general tax purposes.
4. Not less than 50% by area of the real property within the District is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(ae).
5. The District is declared to be a blighted district based on the identification of and classification of the property included within the District.
6. The project costs relate directly to promote blight removal in the area consistent with the purpose of which the district is created.
7. The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the Village, does not exceed 12% of the total equalized value of taxable property within the Village.
8. The improvement of such area is likely to significantly enhance the value of substantially all of the other real property in the District.
9. The estimated percentage of territory within the District that will be devoted to retail business at the end of the maximum expenditure period is not anticipated to exceed 35% of the area of the District, pursuant to Wisconsin State Statutes Section 66.1105(5)(b).
10. The Project Plan for the District is feasible and in conformity with the with the master plan of the Village.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission approves the proposed Project Plan and recommends that the Village Board approve the Tax Incremental Finance District No. 6 Project Plan pursuant to Wis. Stats. Section 66.1105(4)(f).

This Resolution was duly adopted at a meeting of the Plan Commission of the Village of McFarland on the 16th day of July, 2024.

VILLAGE OF MCFARLAND PLAN COMMISSION

Carolyn A. Clow
Village President/Plan Commission Chair

ATTEST:

Cassandra Suettinger
Deputy Administrator/Clerk



PROJECT PLAN

Creation of Tax Incremental Finance District No. 6

Project No. 09361030

Drafted: July 11, 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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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	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 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 a partial 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, Redevelopment District No. 1 plan, and 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
2025: Larson Street Reconstruction from Erling Ave to Terminal Drive*	\$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 from Card Ave to Erling Ave	\$32,000
2028: Field Avenue Street & Utility Improvements from Erling Ave to Card Ave	\$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 from Siggelkow Rd to Larson St	\$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 #4 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
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 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. rezoning 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 averaged 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.

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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: \$2,700,000 - 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	\$250,000	\$12,500	\$7,561	\$0	\$50,000	\$70,061	(\$70,061)	(\$70,061)
2025	\$0	\$850,000	\$62,500	\$33,156	\$11,250	\$50,000	\$157,657	(\$156,906)	(\$226,967)
2026	\$700	\$4,000,000	\$262,500	\$154,126	\$11,250	\$50,000	\$478,627	(\$477,176)	(\$704,143)
2027	\$62,962	\$4,150,000	\$470,000	\$279,633	\$41,250	\$50,000	\$841,634	(\$777,921)	(\$1,482,065)
2028	\$223,598	\$2,782,000	\$750,767	\$348,647	\$41,250	\$110,000	\$1,251,414	(\$1,027,066)	(\$2,509,131)
2029	\$428,258	\$0	\$750,767	\$348,647	\$86,250	\$110,000	\$1,296,414	(\$867,406)	(\$3,376,536)
2030	\$588,283	\$3,635,000	\$857,062	\$458,208	\$116,250	\$110,000	\$1,542,271	(\$953,237)	(\$4,329,774)
2031	\$773,039	\$0	\$857,062	\$458,208	\$116,250	\$110,000	\$1,542,271	(\$768,482)	(\$5,098,256)
2032	\$887,485	\$2,500,000	\$1,107,062	\$531,970	\$116,250	\$110,000	\$1,866,033	(\$977,796)	(\$6,076,052)
2033	\$956,959	\$0	\$1,107,062	\$531,970	\$156,250	\$110,000	\$1,906,033	(\$948,323)	(\$7,024,375)
2034	\$1,185,815	\$1,200,000	\$1,135,984	\$567,820	\$656,250	\$115,000	\$2,475,805	(\$1,289,240)	(\$8,313,615)
2035	\$1,306,453	\$0	\$1,120,984	\$563,395	\$656,250	\$115,000	\$2,456,379	(\$1,149,175)	(\$9,462,790)
2036	\$1,855,201	\$0	\$1,120,984	\$563,395	\$656,250	\$115,000	\$2,456,379	(\$600,427)	(\$10,063,217)
2037	\$1,904,681	\$0	\$1,120,984	\$563,395	\$656,250	\$115,000	\$2,456,379	(\$550,948)	(\$10,614,165)
2038	\$1,954,902	\$0	\$1,120,984	\$563,395	\$656,250	\$115,000	\$2,456,379	(\$500,726)	(\$11,114,892)
2039	\$2,005,877	\$0	\$1,120,984	\$563,395	\$656,250	\$115,000	\$2,456,379	(\$449,752)	(\$11,564,643)
2040	\$2,057,616	\$250,000	\$1,028,711	\$536,834	\$656,250	\$115,000	\$2,337,546	(\$279,179)	(\$11,843,822)
2041	\$2,110,132	\$0	\$1,028,711	\$536,834	\$656,250	\$115,000	\$2,337,546	(\$226,664)	(\$12,070,486)
2042	\$2,163,435	\$0	\$778,711	\$463,073	\$656,250	\$115,000	\$2,013,785	\$150,401	(\$11,920,085)
2043	\$2,217,538	\$0	\$778,711	\$463,073	\$656,250	\$115,000	\$2,013,785	\$204,504	(\$11,715,581)
2044	\$2,272,452	\$0	\$766,211	\$455,512	\$156,250	\$115,000	\$1,468,901	\$779,479	(\$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	\$10,305,750	\$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 to create 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.

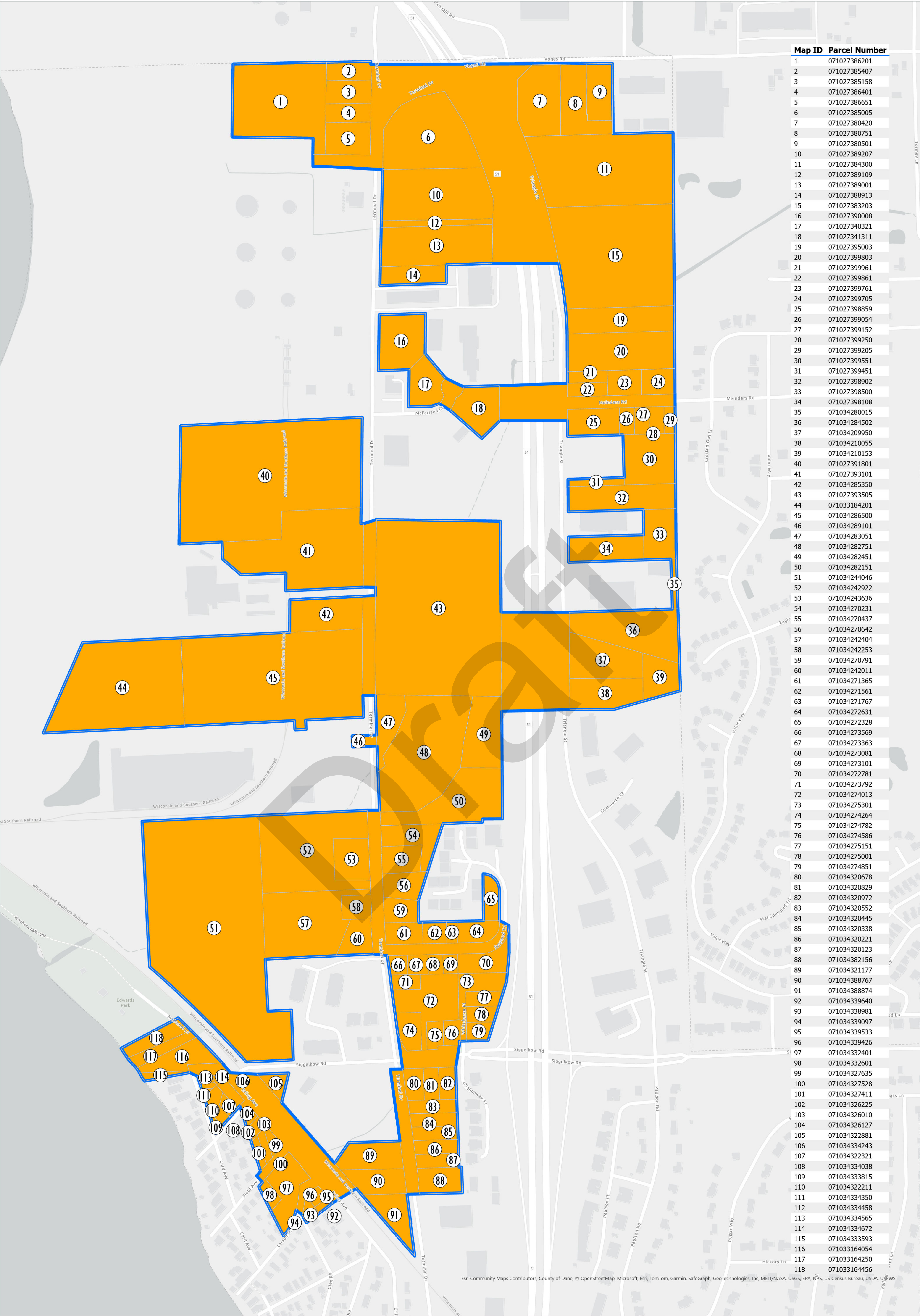
Tax Incremental Financing (TIF): A mechanism for financing development and redevelopment projects whereby property tax revenue from increased property values in a defined geographic district is used to pay for public improvements, such as roads, sewer and water lines. Once the improvements are paid for,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

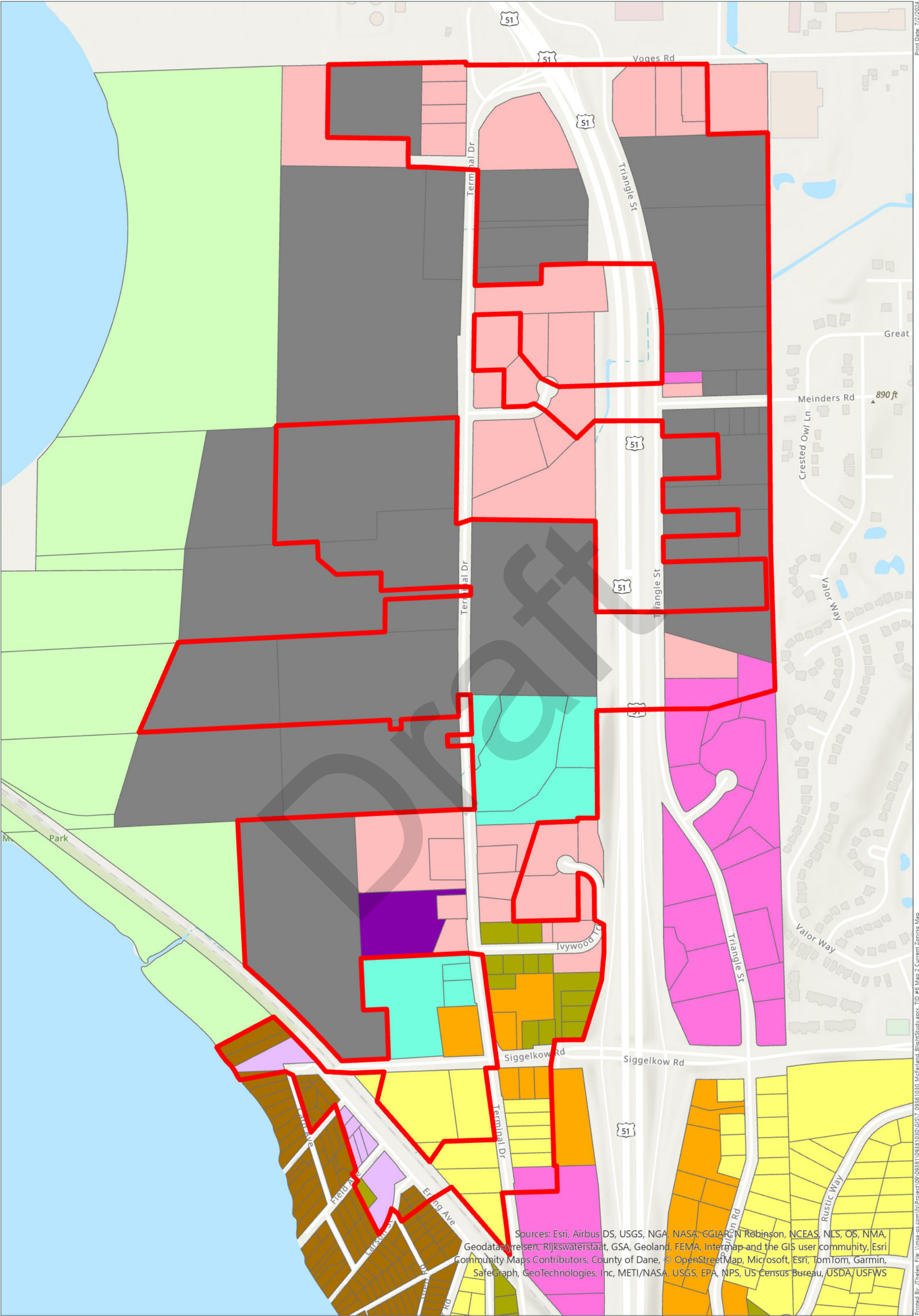
Tax Increment: The taxes levied by all overlying taxing jurisdictions on the difference between the base value and the current value of the TID, also known as the value increment. These taxes are sent to the municipality who operates the TID, and used to pay for the approved project costs laid out in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

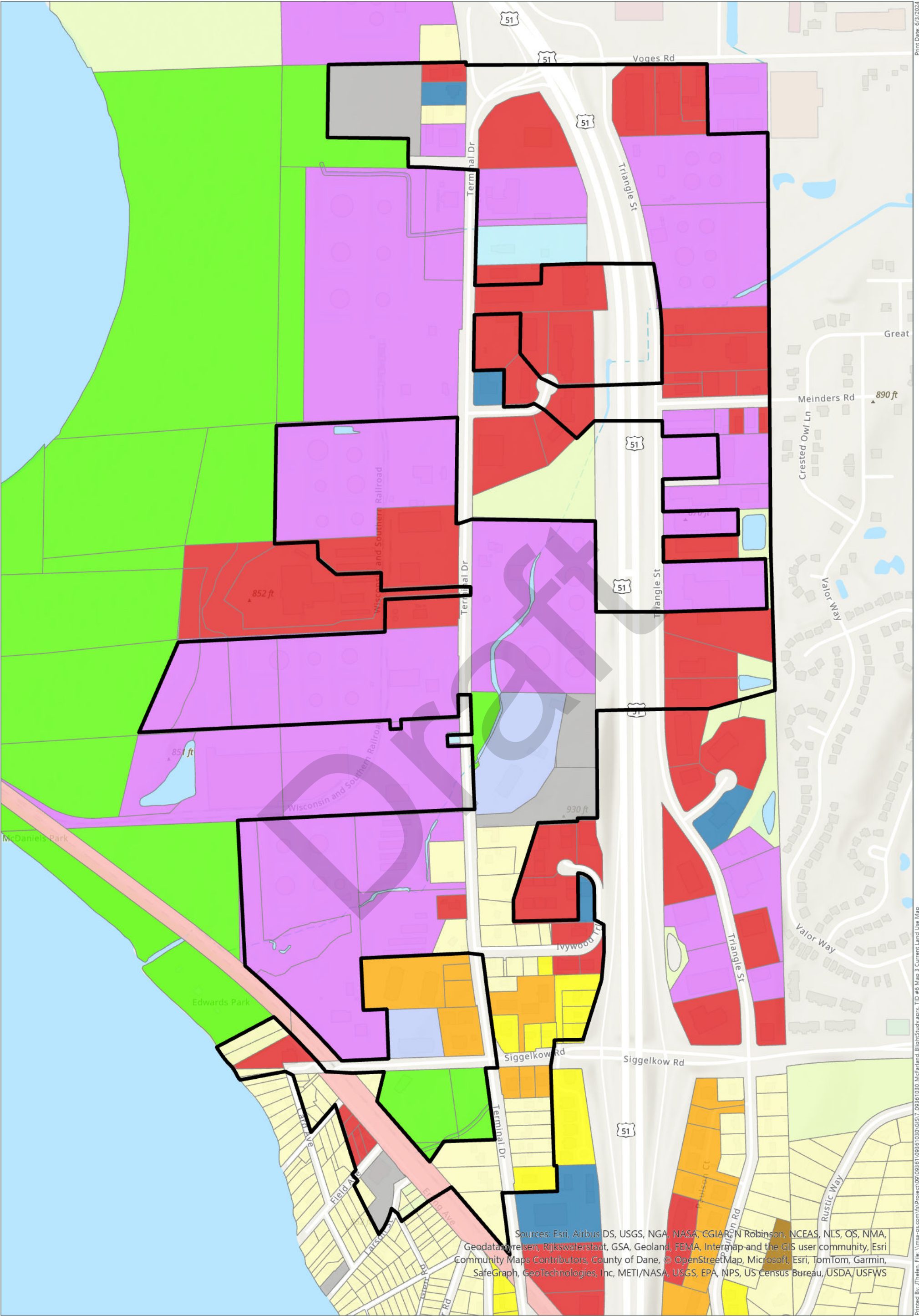
R-3 General Residence

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, Robinson, NCEAS, NLS, OS, NMA, Geodatas, 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

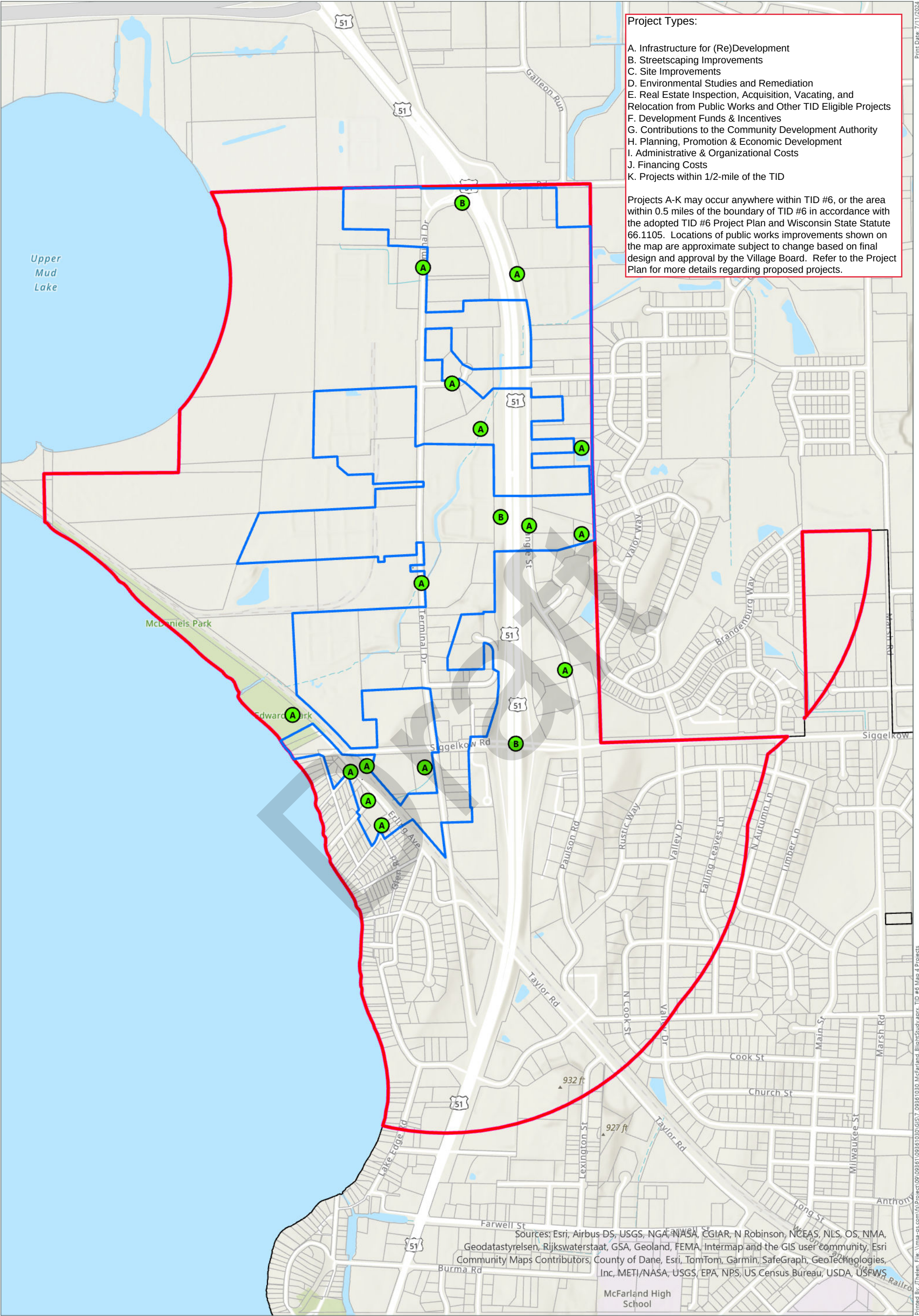
Woodland

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



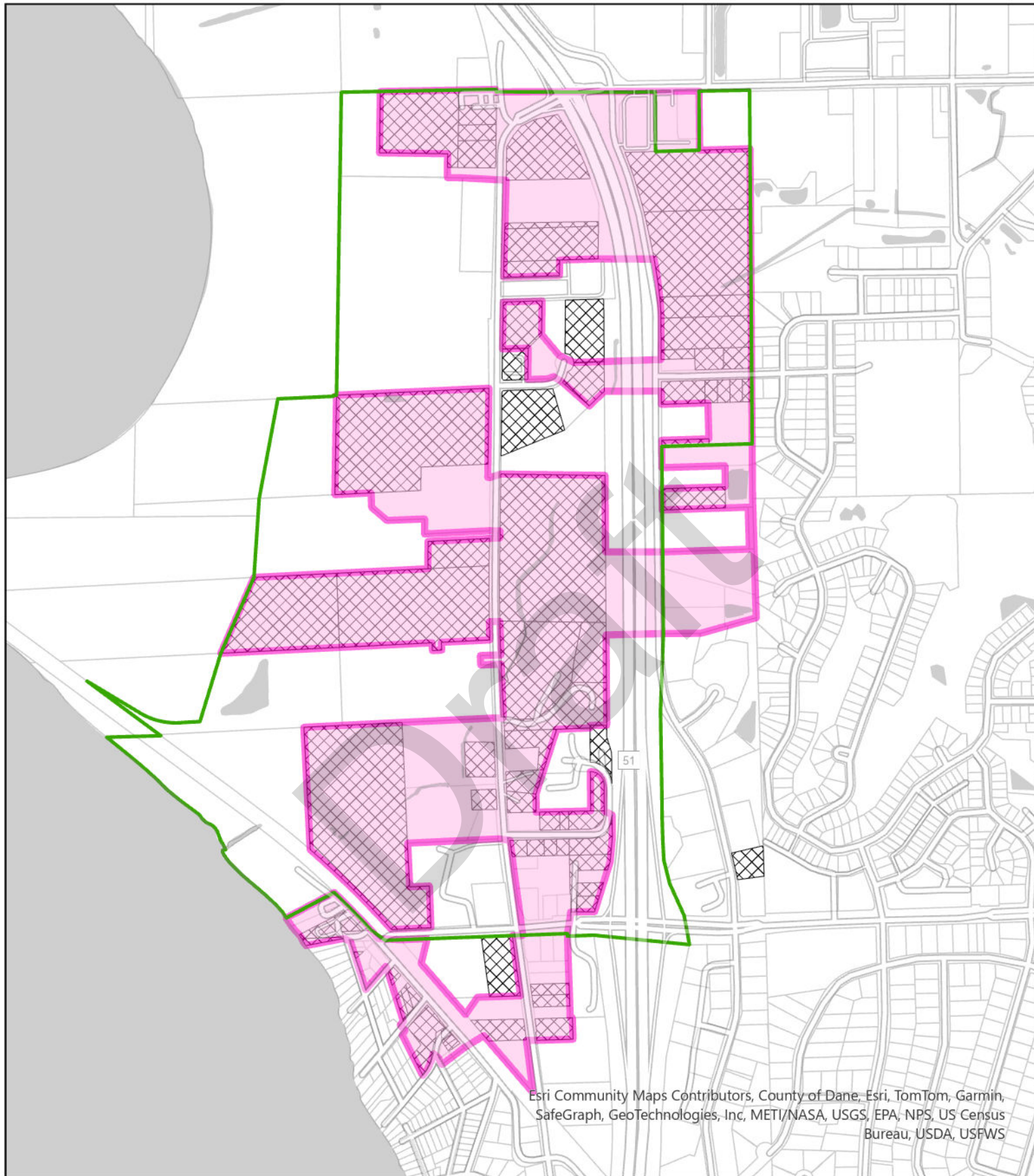
Data Sources:
Dane County
Village of McFarland
Imagery Provided by ESRI



- 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: 7/2/2024
 File: \\msa-ps.com\GIS\Project\09\0936\T09361030\GISV_0936_1030_McFarland_BlightStudy.aprx
 Printed By: J.Nelson

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

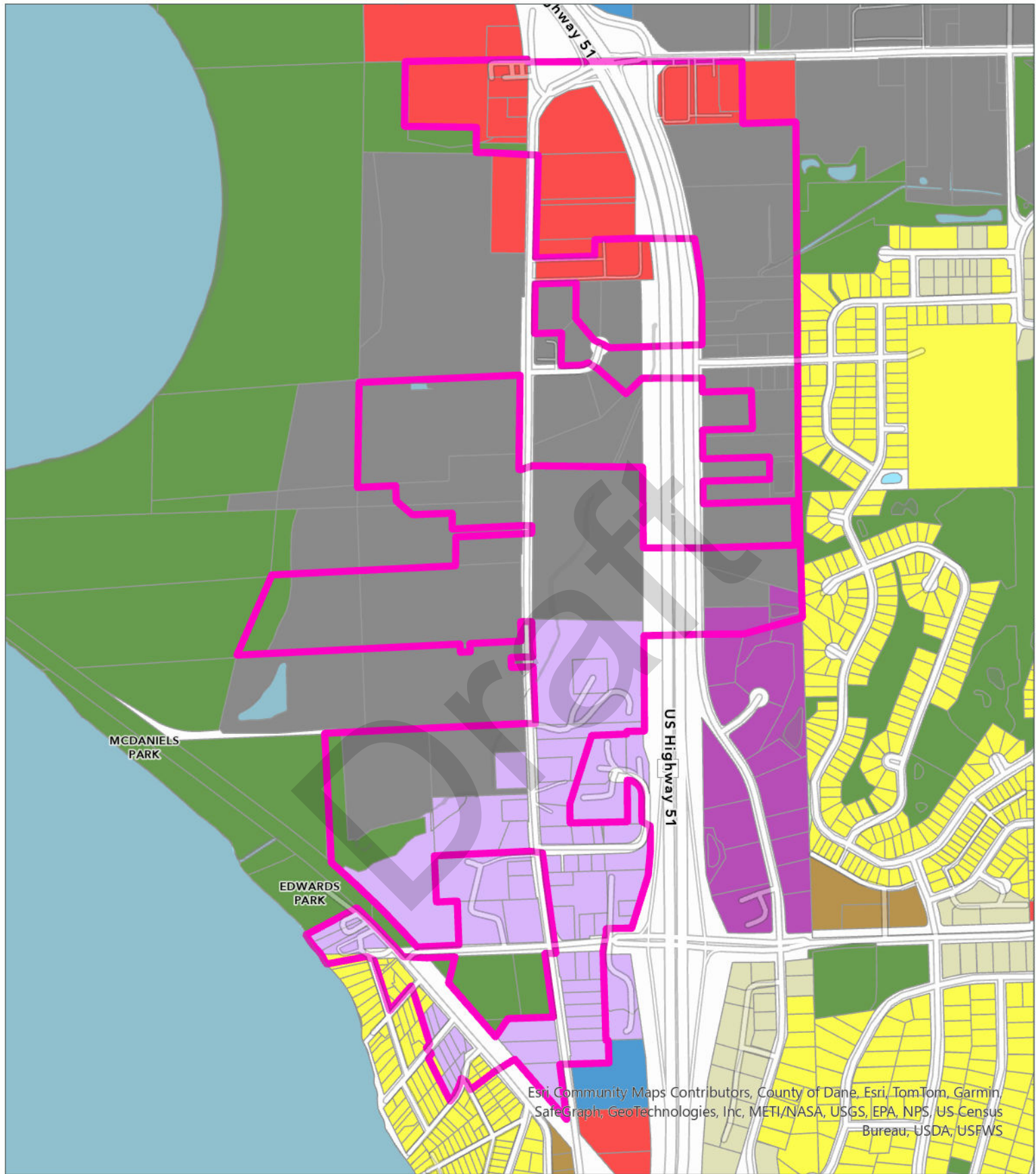
TID #6 Proposed Boundary

Blighted Parcels

Parcels

TID #3 Existing Boundary

Map #5: Overlay TID TID No. 6 Creation



Print Date: 6/3/2024
 Printed By: JThelen, File: \\msa-pc.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 91 of 107

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, July 16, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action on Plan Commission Resolution 2024-03: A resolution recommending the Village Board approve an Allocation Amendment of Tax Increment District #3 to make it a donor 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.

6.18.24 Plan Commission public hearing.

7.10.24 Community Development Authority unanimously recommends approval of TID #3 Allocation Amendment by the Village Board.

ISSUE SUMMARY:

The purpose of this project is to consider making TID #3 a "donor TID" to TIDs #5 & 6 "recipient TIDs" through what is referred to as an Allocation Amendment. An allocation amendment allows a municipality to transfer surplus 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.

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.

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion, second, to approve Plan Commission Resolution 2024-03: A resolution recommending the Village Board approve an Allocation Amendment of Tax Increment District #3 to make it a donor to Tax Increment District #5 and #6.

ATTACHMENTS:

1. 2024-03 TID #3 PC Resolution
2. Village of McFarland_TID #3_Project Plan Amendment #3_07022024

**PLAN COMMISSION
RESOLUTION #2024-03**

**RECOMMENDING TO THE VILLAGE BOARD THE APPROVAL OF
AN ALLOCATION AMENDMENT OF TAX INCREMENT FINANCE DISTRICT NO. 3
TO MAKE IT A DONOR DISTRICT TO
TAX INCREMENT FINANCE DISTRICTS NO. 5 & NO. 6
VILLAGE OF MCFARLAND IN DANE COUNTY, WISCONSIN**

WHEREAS, pursuant to Wis. Stats. Section 66.1105, the Village of McFarland Plan Commission has prepared the Project Plan Amendment No. 3 for an Allocation Amendment of Tax Increment Finance District No. 3 to establish Tax Increment District No. 3 as a Donor TID to Tax Increment Finance Districts No. 5 and No. 6 (recipient TIDs); and

WHEREAS, on June 18, 2024, the Village of McFarland Plan Commission met and held a public hearing for the Allocation Amendment of Tax Incremental Finance District No. 3 Project Plan; and

WHEREAS, such public hearing was properly noticed in the Village's official newspaper, and a copy of such notification was duly transmitted to all local governmental entities having the power to levy taxes on property within Tax Incremental Finance District No. 3, including Dane County, Madison Area Technical College, and the McFarland School District pursuant to Wis. Stats. Section 66.1105(4)(a); and

WHEREAS, such public hearing afforded interested parties an opportunity to express their views on the proposed Allocation Amendment of Tax Incremental Finance District No. 3 Project Plan; and

WHEREAS, the Project Plan, which is attached to this Resolution and incorporated herein by reference, is intended to only modify certain portions of the Original 2004 Project Plan, 2007 Project Plan Amendment No. 1, and 2017 Project Plan Amendment No. 2; and

WHEREAS, the Project Plan contemplates allocations of \$1,500,000 from TID No. 3 each to TID No. 5 and No. 6, subject to the actual performance of the District and the terms of the Project Plan; and

WHEREAS, the Original 2004 Project Plan, 2007 Project Plan Amendment No. 1, 2017 Project Plan Amendment No. 2, and 2024 Project Plan Amendment No. 3 together meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District; and
- B. Contains an economic feasibility study; and
- C. Contains a detailed list of estimated project costs; and
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred; and
- E. Includes maps showing boundary of the District, existing land use, zoning, future land use, and proposed improvements of real property in such District; and
- F. Includes proposed changes, if any, in zoning ordinances, master plan, map, building codes, and Village ordinances; and
- G. Contains a list of estimated non-project costs; and

- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by District projects; and
- I. Contains a statement indicating how creation of the District promotes the development of the Village; and
- J. Includes an opinion of the Village Attorney advising that the Project Plan is complete and complies with sec. 66.1105, Wisconsin Statutes.

WHEREAS, the Plan Commission makes the following findings:

- 1. TID No. 3 and TID No. 5 and TID No. 6 have the same overlaying taxing jurisdictions; and
- 2. The Project Plan Amendment No 3. for TID No. 3 demonstrates that the District's current and projected increment is sufficient to pay off all costs incurred by the District and provides enough surplus revenue to pay some of the costs for the recipient TID No. 5 and No. 6; and
- 3. TID No. 5 was created upon a finding that not less than 50% of the real property in TID No. 5 is in need of rehabilitation, thus allowing a Type 3 Paragraph (f) Allocation Amendment under Wisconsin State Statutes 66.1105(6)(f)2; and
- 4. TID No. 6 was created upon a finding that not less than 50% of the real property in TID No. 6 is blighted, thus allowing a Type 3 Paragraph (f) Allocation Amendment under Wisconsin State Statutes 66.1105(6)(f)2; and
- 5. That the allocation of excess tax increment from the TID No. 3 directly serves to promote redevelopment, rehabilitation, conservations, and blight elimination activities in TID No. 5 & No. 6 and is likely to enhance significantly the value of real property in TID No. 5 & No. 6; and

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission approves the proposed TID No. 3 Project Plan Allocation Amendment and recommends that the Village Board approve the TID #3 Project Plan Allocation Amendment.

This Resolution was duly adopted at a meeting of the Plan Commission of the Village of McFarland on the 16th day of July, 2024.

VILLAGE OF MCFARLAND PLAN COMMISSION

Carolyn A. Clow
Village President/Plan Commission Chair

ATTEST:

Cassandra Suettinger
Deputy Administrator/Clerk



Project Plan Amendment No. 3

Allocation Amendment of Tax Incremental Finance District No. 3

Village of McFarland, WI

Drafted: July 2, 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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Amended Section V. Proposed Public Works, Estimated Costs and Economic Feasibility	6

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Table 3: TID #3 Performance Analysis, No Additional New Development or Capital Expenditures	8
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LIST OF APPENDICES*

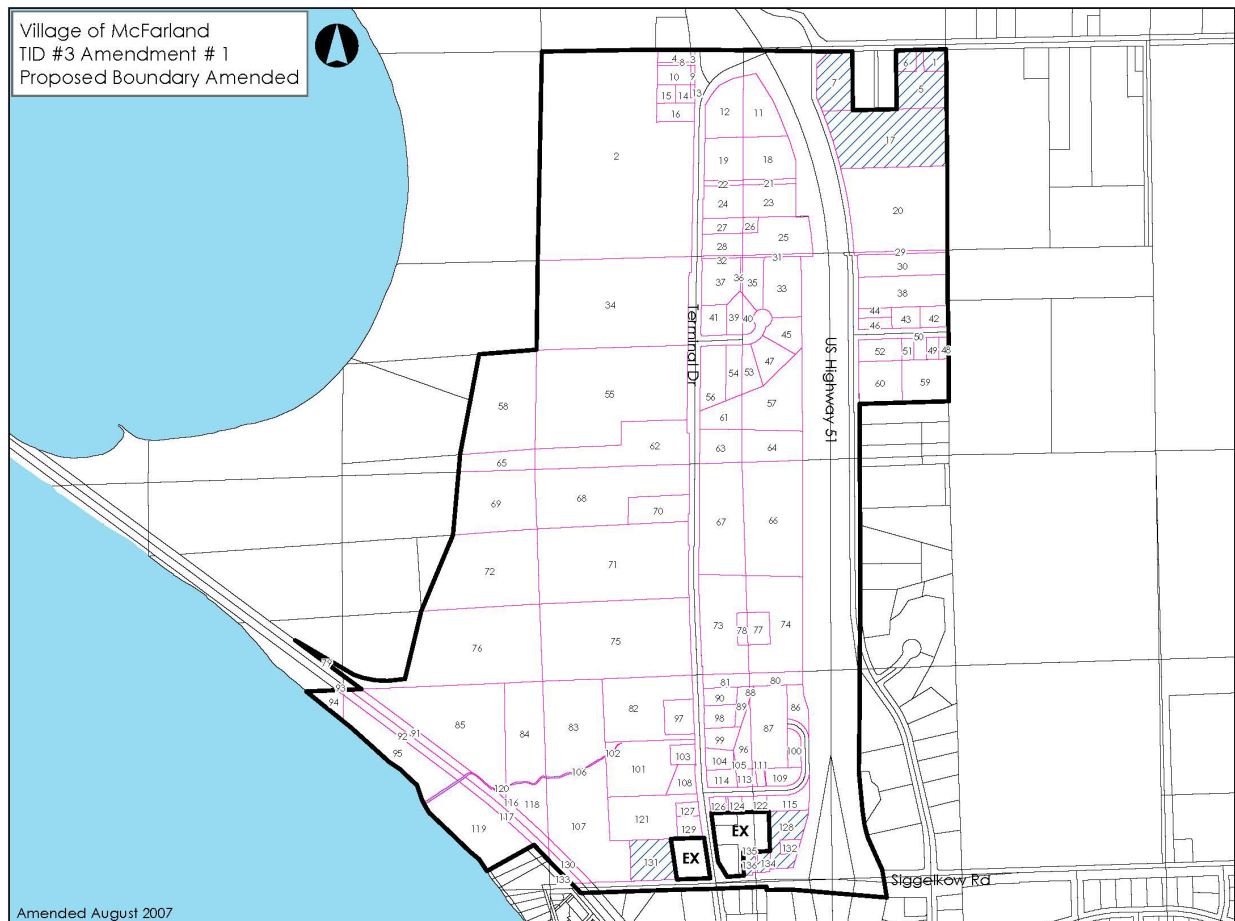
- Appendix A: Letters to Taxing Jurisdictions
- Appendix B: Affidavit of Publications
- Appendix C: Meeting Minutes
- Appendix D: Resolutions
- Appendix E: Joint Review Board Letter of Approval
- Appendix F: Legal Opinion

**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



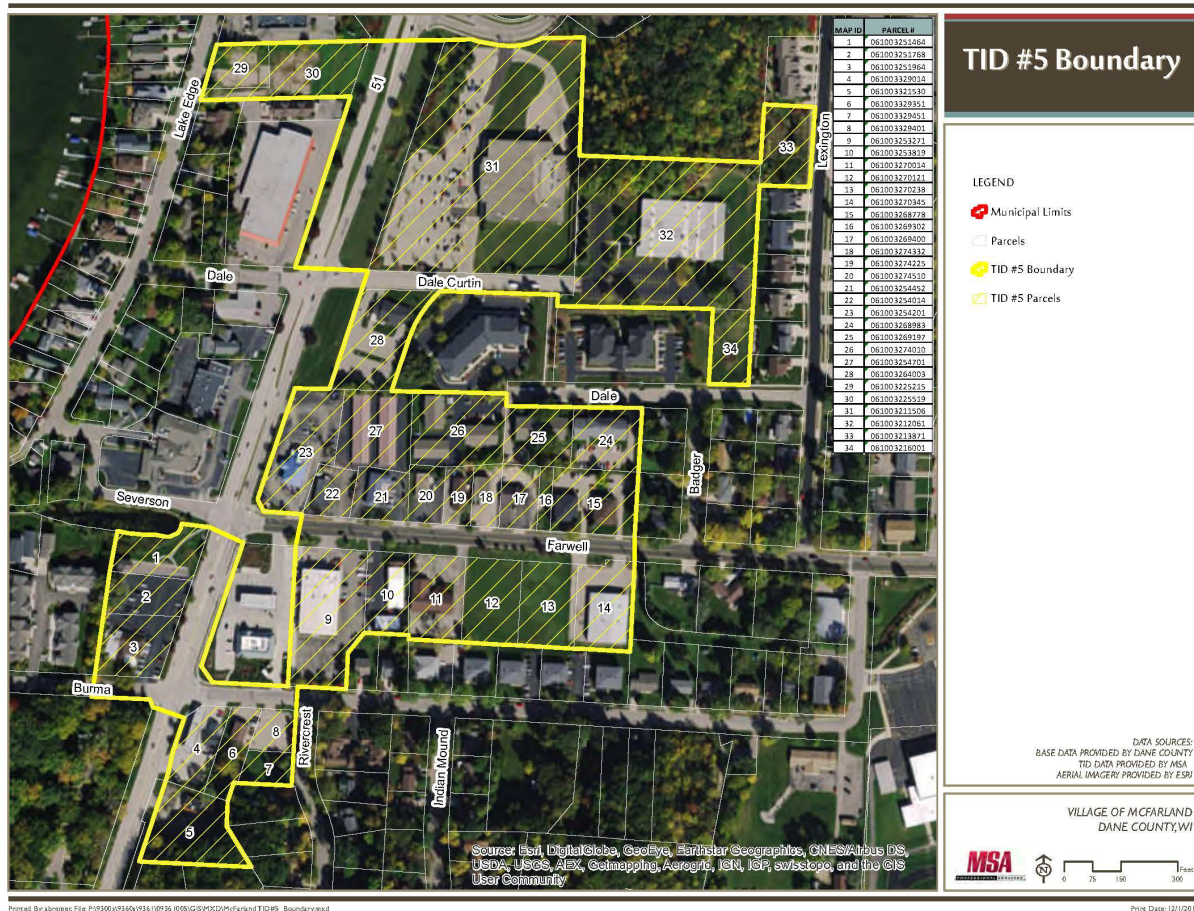
TID #3 has performed quite well, including the creation of \$78,402,400 in tax increment value (source: Wisconsin Department of Revenue 2023 Value Limitation Report). TID #3 facts:

- 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: \$659,540 (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:

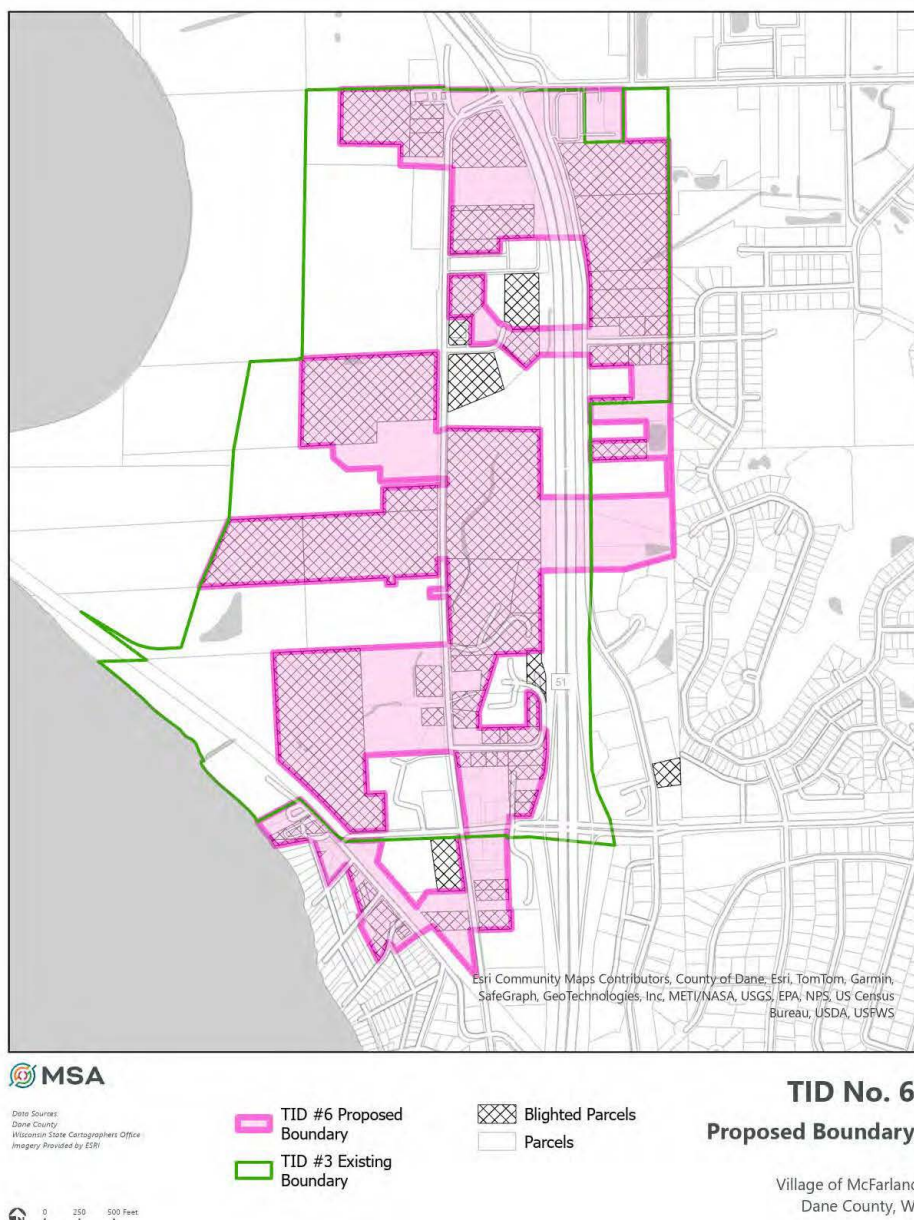
- TID #5 Base Value: \$17,030,100
- 2023 Current Value: \$35,102,000
- 2023 Tax Increment Value: \$18,071,900
- 2023 Year End Fund Balance: **-\$395,164** (source: 2023 TID #3 Compiled Financial Statements, Baker Tilly)

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	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 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 and 2017 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

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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 EXPENDITURE		ANNUAL DEBT	INTEREST ON	ADMIN & OPERATIONS	SUBSIDY TO	SUBSIDY TO	TOTAL USES	TAX INCREMENT	DEBT ISSUED / PREMIUM	DEVELOP GAURAN	TRANSFER FROM	TRANSFER FROM	OTHER INCOME	INVESTM INCOME	TOTAL SOURCES	ANNUAL CASH FLOW	TID FUND BALANCE		
YEAR	COSTS	SERVICE	ADVANCES	COSTS	TID #4	TID #5	TID FUNDS	COLLECTED			TID #4	TID #5			TID FUNDS				
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				

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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	\$4,931,116	\$9,639,818
Developer Payments	\$3,893,870	\$5,000,000
Administration (in-house)	\$719,195	\$975,201
Professional Services	\$336,376	\$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.