

Tuesday, July 23, 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/89324344738>

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

Webinar ID: 893 2434 4738

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

1. CALL TO ORDER.
2. ROLL CALL.
3. PUBLIC ANNOUNCEMENTS, COMMUNICATIONS, AND PROCLAMATIONS.
4. CONSENT AGENDA.
 - a. All items listed under the Consent Agenda will be approved in one motion unless a Board member requests that the item be removed for individual discussion and action. Any item(s) removed for individual consideration shall be considered in the same order in which they were originally listed on the agenda under Business.
 - 1) Motion to approve the minutes of the July 8, 2024 Village Board meeting.
 - 2) Motion to approve checks in the amount of \$787,346.41
 - 3) Motion to approve appointing Alison Noyes to serve as an Election Inspector for the 2024-2025 term.
5. PUBLIC APPEARANCES.
 - a. This is an opportunity for members of the public to address the Village Board for items that are not on the agenda. Please remember this is a hybrid meeting conducted in person and through the Zoom online meeting platform. Meeting attendees wishing to address the Board about items not on the agenda may do so at this time. Zoom attendees should type their name and address in the Question and Answer feature within the Zoom online meeting platform at this time. Members of the public who are present in person and wish to address the Board should fill out a public comment form and turn into the meeting chairperson. When you are called upon to speak, state your name, address, and provide your comments to the Board for their consideration. Please adhere to the 3-minute time limit. Additionally, you may send your public comments to village.clerk@mcfarland.wi.us to be included as part of the meeting.

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

- a. Community Development Authority (Trustees Brassington & Fessler)
Plan Commission (President Clow & Trustee Brassington)
 - 1) Discussion and action to approve Resolution 2024-16: A Resolution Approving the Creation of Tax Incremental Finance District No. 6.
 - 2) Discussion and action to approve Resolution 2024-17: A Resolution Approving an Allocation Amendment of Tax Incremental Finance District #3 to make it a Donor District to Tax Incremental Finance Districts No 5 and 6.
- b. Personnel Committee (Trustees Leamy, Fessler & Prill)
 - 1) Discussion and action on creation of a Facilities Maintenance Manager and update of the organizational chart for the Public Works Department.
 - 2) Discussion and action on creation of a Communications Specialist within the Communications division of the Administration department, and the update of the organizational chart for the Administration department.
- c. Public Works and Utilities Committee (President Clow & Trustee Prill)
 - 1) Discussion and action regarding a proposal for land division at the School District Baseball fields to aid Village Well #5 Improvement.
- d. Sustainability & Natural Resources Committee (Trustees Pena & Leamy)
 - 1) Discussion and action regarding amendments to the Village's Office of Energy Innovation Grant.
- e. Discussion and action regarding the Local Negotiated Agreement for the Dane County Sustainability Campus and Landfill Project in the City of Madison.
- f. Discussion regarding the proposed McFarland 2025-2029 Capital Improvement Plan.
- g. Discussion and action regarding the 2025 Budget Review/Adoption Schedule and Planning Memorandum.

7. SCHEDULE NEXT MEETING DATE.

- a. Village Board - Wednesday, August 7, 2024 at 5:30 pm (Special Meeting)
- b. Committee of the Whole - Thursday, August 15, 2024 at 5:30 pm
- c. Village Board - Thursday, August 15, 2024 at 7:00 pm (Regular Meeting, Special Date)
- d. Village Board - Tuesday, August 27, 2024 at 7:00 pm (Regular Meeting)

8. ADJOURNMENT.

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

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, July 23, 2024

SECTION: Consent Agenda

The Consent Agenda is for routine, procedural, and self-explanatory non-controversial items. Items will be approved by one motion unless a Board member requests that the item be removed. Board members who have a question on an item on the consent agenda or would like to have additional discussion, should request an item be removed from the consent agenda and discussed separately. Items requested to be dealt with separately, will be dealt with in the same order in which they were originally listed on the Consent Agenda under Business.

VILLAGE OF MCFARLAND

Village Board Minutes

Tuesday, July 9, 2024 - 7:00 PM

1. CALL TO ORDER.

Village President Clow called the regular meeting of the McFarland Village Board to order at 7:00 pm in the Community Room of the McFarland Municipal Center.

2. ROLL CALL.

Village Board members present: Village Trustee Hilary Brandt, Village Trustee Stephanie Brassington, Village President Carolyn Clow, Village Trustee Luke Fessler, Village Trustee Alisa Leamy, Village Trustee Miguel Peña, Village Trustee Lowell J. Prill

Village Board members not present: None

Staff Present: Village Administrator Matt Schuenke, Deputy Administrator/Clerk Cassandra Suettinger, Police Chief Aaron Chapin, Community and Economic Development Director Andrew Bremer, and Public Works Director Lee Igl.

3. PUBLIC ANNOUNCEMENTS, COMMUNICATIONS, AND PROCLAMATIONS.

4. CONSENT AGENDA.

a. All items listed under the Consent Agenda will be approved in one motion unless a Board member requests that the item be removed for individual discussion and action. Any item(s) removed for individual consideration shall be considered in the same order in which they were originally listed on the agenda under Business.

1) Motion to approve the minutes of the June 5, 2024 special meeting.

2) Motion to approve the minutes of the June 25, 2024 special meeting.

3) Motion to approve the minutes of the June 25, 2024 regular meeting.

4) Motion to approve checks in the amount of \$1,174,657.79

5) Motion to approve Ordinance Amendment 2024-18: an Ordinance to Update Sewer Fees Contained within the Fee Schedule in Appendix A of the Code of Ordinances.

6) Motion to approve an underground electrical easement in Lewis Park requested by Alliant Energies as recommended by the Parks and Recreation Committee.

7) Motion to approve a proposal for sidewalk maintenance as recommended by the Public Works and Utilities Committee.

8) Motion to approve a proposal for 2024 Crackfill and Chipseal street maintenance as recommended by the Public Works and Utilities Committee.

9) Motion to approve a State/Municipal Maintenance Agreement for a State-Let Highway Project with the Wisconsin Department of Transportation for the reconstruction of US Highway 51 (Phase 7) through the Village of McFarland.

Motion by Village President Carolyn Clow, second by Village Trustee Stephanie Brassington, to approve the consent agenda as presented. Motion carries 7 - 0 - 0 by acclamation.

5. PUBLIC APPEARANCES.

- a. *This is an opportunity for members of the public to address the Village Board for items that are not on the agenda. Please remember this is a hybrid meeting conducted in person and through the Zoom online meeting platform. Meeting attendees wishing to address the Board about items not on the agenda may do so at this time. Zoom attendees should type their name and address in the Question and Answer feature within the Zoom online meeting platform at this time. Members of the public who are present in person and wish to address the Board should fill out a public comment form and turn into the meeting chairperson. When you are called upon to speak, state your name, address, and provide your comments to the Board for their consideration. Please adhere to the 3-minute time limit. Additionally, you may send your public comments to village.clerk@mcfarland.wi.us to be included as part of the meeting.*

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

Ken Machtan, 5312 Falling Leaves Lane, spoke in favor of better enforcement of illegal fireworks in the Village.

Samantha Zeilenga, 3316 Ranken Road, spoke in opposition of Village spending and improving the Village's relationship with the School District.

Cassandra Dennis, 5903 Running Deer Trail, spoke in favor of the Village assessing wants v.s. needs in regard to spending.

Susan Tierney, 4534 Secret Garden Drive, surrendered her 3 minutes to Michael Tierney.

Michael Tierney, Secret Places Resident, spoke in opposition of TID#7 and the development of Siggelkow Road.

Matthew Wiswell, 6302 Pennock Lane, spoke in opposition of TID #7.

Allison Fang, 6126 Arrowpoint Way, spoke in opposition of TID #7.

Ken Boyd, 3457 Siggelkow Road (The following residents opposed TIF #7 and conceded their 3 minutes to Mr. Boyd including: Lori Whitman, 5112 Leanne Lane, Renee Boyd 3457 Siggelkow Road, Cassandra & Kyle Dennis, 5903 Running Deer Trail, Diane & Ronald Kroneman, 5206 Broadhead Street, Lundra Olson & Mike Verdico, 5009 Black Walnut Drive, Mike Catteral, 5521 Holscher Road, Ian & Jolene Catteral, 6225 Canyon Parkway, Sarah PEck, 5163 Wild Rye Court, Heather and Brad Wedan, 6207 Canyon Parkway, Mike Schulte, 3276 Manson Circle, Andy & Kim Nangel, 5512 Valley Drive, Lee ann Crye, no address provided, Angie Kunze, 5315 Valley Drive, Brad Theisen, 4705 Catalina Parkway, Whitney Weisshoff, 5478 Penninsula Way), spoke in opposition of TID #7.

Jason Kwiatkowski, 3385 Siggelkow Road, did not wish to speak but registered his opposition to TID #7.

6. BUSINESS.

- a. *Discussion and action regarding Resolution #2024-15: a resolution authorizing the issuance and awarding the sale of \$8,345,000 General Obligation Promissory Notes:*

providing the form of the notes; and levying a tax in connection therewith.

Motion by Village President Carolyn Clow, second by Village Trustee Miguel Peña, to approve Resolution #2024-15: a resolution authorizing the issuance and awarding the sale of \$8,345,000 General Obligation Promissory Notes; providing the form of the notes; and levying a tax in connection therewith. Motion carries 7 - 0 - 0 by acclamation.

b. Parks and Recreation Committee (Trustees Fessler & Leamy)
Sustainability and Natural Resources Committee (Trustees Leamy & Peña)

1) Discussion and action regarding the Lewis Park lake access design and authorize the project for bid.

Motion by Village Trustee Luke Fessler, second by Village Trustee Alisa Leamy, to approve the Lewis Park lake access design and authorize the project for bid. Motion carries 7 - 0 - 0 by acclamation.

c. Public Safety Committee (Trustees Brandt & Peña)

1) Discussion and action on Ordinance amendment 2024-13: an ordinance updating Chapter 11 of the Village Code of Ordinances regarding Alcohol Beverages and Cigarette, Tobacco Products, Nicotine and Electronic Vaping Devices.

Motion by Village Trustee Hilary Brandt, second by Village Trustee Miguel Peña, to approve Ordinance amendment 2024-13: an ordinance updating Chapter 11 of the Village Code of Ordinances regarding Alcohol Beverages and Cigarette, Tobacco Products, Nicotine and Electronic Vaping Devices. Motion carries 7 - 0 - 0 by acclamation.

2) Discussion and action on Ordinance amendment 2024-15: an ordinance updating Chapter 11 of the Village Code of Ordinances regarding regulation of direct seller's and solicitors.

Motion by Village Trustee Hilary Brandt, second by Village Trustee Miguel Peña, to approve Ordinance amendment 2024-15: an ordinance updating Chapter 11 of the Village Code of Ordinances regarding regulation of direct seller's and solicitors. Motion carries 7 - 0 - 0 by acclamation.

d. Presentation and discussion on historical background regarding the McFarland Municipal Center Campus Master Plan in the development of a Community Center.

Village Administrator Schenke presented on the historical background regarding the McFarland Municipal Center Campus Master Plan in the development of a Community Center. Board members provided additional discussion and background on the project.

e. Discussion regarding Resolution 2023-03, a resolution approving inclusion of the McFarland Youth Center.

Village Administrator Schuenke provided an update on Resolution 20203, approving inclusion of the McFarland Youth Center. Currently the Youth Center has been included in planning related to the Community Center and will be included in the schmatic designs released in the near future.

7. SCHEDULE NEXT MEETING DATE.

a. Tuesday, July 23, 2024 at 7:00 pm - Regular Meeting

b. Wednesday, August 7, 2024 at 5:30 pm.

c. Thursday, August 15, 2024 at 7:00 pm.

8. ADJOURNMENT.

Motion by Village Trustee Stephanie Brassington, second by Village Trustee Miguel Peña, to adjourn at 9:30 p.m.

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

Respectfully submitted,
Cassandra Suettinger
Deputy Administrator/Clerk

Report Criteria:
Detail report type printed

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
4	MIDDLETON FORD	161329	SQUAD LAMP	1	07/02/2024	559.24	.00	559.24	07/18/2024
Total 4:						559.24	.00	559.24	
30	ALLIANT ENERGY/WP&L	071124	3234 CTY RD AB	1	07/11/2024	114.05	.00	114.05	07/18/2024
		071124	DOG PARK 6300 ELVEHJ	2	07/11/2024	88.55	.00	88.55	07/18/2024
		071124	FLOOD LIGHT 2860 HIDD	3	07/11/2024	35.50	.00	35.50	07/18/2024
		071124	SOCCER BLDG 4820 MA	4	07/11/2024	13.75	.00	13.75	07/18/2024
		071124	4806 MCDANIEL LN	5	07/11/2024	218.66	.00	218.66	07/18/2024
		071124	WELL 4 ELECTRIC	6	07/11/2024	1,903.55	.00	1,903.55	07/18/2024
		071124	MUNICIPAL CENTER 591	7	07/11/2024	2,723.31	.00	2,723.31	07/18/2024
		071124	LIBRARY 5920	8	07/11/2024	3,800.09	.00	3,800.09	07/18/2024
		071124	5307 HOUGH ST	9	07/11/2024	16.70	.00	16.70	07/18/2024
		071124	5802 MAIN ST	10	07/11/2024	258.99	.00	258.99	07/18/2024
		071124	PSC 6001 BROADHEAD	11	07/11/2024	1,234.81	.00	1,234.81	07/18/2024
		071124	PW 5115 TERMINAL	12	07/11/2024	71.56	.00	71.56	07/18/2024
Total 30:						10,479.52	.00	10,479.52	
68	BADGER WELDING SUPP	3833183	ACETYLENE & OXYGEN	1	06/30/2024	12.00	.00	12.00	07/18/2024
Total 68:						12.00	.00	12.00	
78	BATTERIES PLUS LLC	P73939233	2015 AMBULANCE BATTE	1	06/29/2024	176.35	.00	176.35	07/18/2024
		P74038948	LIFT STATION BATTERIE	1	07/03/2024	18.95	.00	18.95	07/18/2024
		P74055634	LIFT STATION BATTERIE	1	07/08/2024	75.80	.00	75.80	07/18/2024
		P74055634	WELLS & TOWER BACKU	2	07/08/2024	169.50	.00	169.50	07/18/2024
		P74055634	SCADA & COMPUTER UP	3	07/08/2024	56.87	.00	56.87	07/18/2024
		P74055634	SCADA & COMPUTER UP	4	07/08/2024	56.87	.00	56.87	07/18/2024
		P74055634	SCADA & COMPUTER UP	5	07/08/2024	56.86	.00	56.86	07/18/2024
		P74062989	SCADA & COMPUTER UP	1	07/08/2024	6.00	.00	6.00	07/18/2024
		P74062989	SCADA & COMPUTER UP	2	07/08/2024	6.00	.00	6.00	07/18/2024
		P74062989	SCADA & COMPUTER UP	3	07/08/2024	6.00	.00	6.00	07/18/2024
		P74247125	BRUSH TRUCK BATTERY	1	07/12/2024	172.05	.00	172.05	07/18/2024
Total 78:						801.25	.00	801.25	
172	CITY OF MADISON TREA	51598	MPD TRAINING-RANGE	1	07/11/2024	375.00	.00	375.00	07/18/2024
Total 172:						375.00	.00	375.00	
229	DANE CO CLERK	CLERK 2024	DIRECTORY	1	07/12/2024	2.50	.00	2.50	07/18/2024
		CLERK 2024	ELECTION MODEM CHA	2	07/12/2024	240.00	.00	240.00	07/18/2024
		CLERK 2024	ELECTION TRAINING	3	07/12/2024	18.00	.00	18.00	07/18/2024
Total 229:						260.50	.00	260.50	
236	DANE CO FIRE CHIEFS A	408	DCFCA DUES	1	06/26/2024	500.00	.00	500.00	07/18/2024
Total 236:						500.00	.00	500.00	
261	DECKER SUPPLY CO INC	928779	SIGNS & SIGN PARTS	1	07/03/2024	468.90	.00	468.90	07/18/2024
		928780	SIGNS & SIGN PARTS	1	07/03/2024	48.95	.00	48.95	07/18/2024

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 261:						517.85	.00	517.85	
280	DIAMOND VOGEL CO	255211989	STREET PAINT BEADS	1	06/28/2024	440.00	.00	440.00	07/18/2024
Total 280:						440.00	.00	440.00	
281	DIGGERS HOTLINE INC	240 7 37601	WATER LOCATES - PREP	1	07/11/2024	737.75	.00	737.75	07/18/2024
		240 7 37601	SEWER LOCATES-PREPA	2	07/11/2024	737.75	.00	737.75	07/18/2024
Total 281:						1,475.50	.00	1,475.50	
361	FIRST SUPPLY LLC MADI	14240280-00	PSC FACILITY MAINTENA	1	07/12/2024	60.34	.00	60.34	07/18/2024
Total 361:						60.34	.00	60.34	
476	JEFFERSON FIRE & SAF	IN316393	TURNOUT NAME TAGS	1	07/10/2024	170.00	.00	170.00	07/18/2024
Total 476:						170.00	.00	170.00	
556	LIQUI SYSTEMS INC	40794	WELL HOUSES	1	07/06/2024	206.00	.00	206.00	07/18/2024
Total 556:						206.00	.00	206.00	
569	MADISON AREA TECHN	071624	RECRUIT TESTING FEES	1	07/16/2024	45.00	.00	45.00	07/18/2024
Total 569:						45.00	.00	45.00	
613	MCFARLAND SCHOOL DI	PK SEC DEP	PARK DEPOSIT FEE REF	1	07/08/2024	200.00	.00	200.00	07/18/2024
Total 613:						200.00	.00	200.00	
634	MENARDS - MONONA	67987	HIGHLAND OAKS RESTR	1	06/25/2024	59.44	.00	59.44	07/18/2024
		68017	HIGHLAND OAKS RESTR	1	06/26/2024	38.08-	.00	38.08-	07/18/2024
		68018	HIGHLAND OAKS RESTR	1	06/26/2024	164.39	.00	164.39	07/18/2024
		68042	HIGHLAND OAKS RESTR	1	06/26/2024	97.42-	.00	97.42-	07/18/2024
		68044	HIGHLAND OAKS RESTR	1	06/26/2024	31.43	.00	31.43	07/18/2024
		68319	HIGHLAND OAKS RESTR	1	07/01/2024	26.55	.00	26.55	07/18/2024
		68359	CUSTODIAL SUPPLIES	1	07/02/2024	9.38	.00	9.38	07/18/2024
		68359	CUSTODIAL SUPPLIES	2	07/02/2024	9.25	.00	9.25	07/18/2024
		68359	CUSTODIAL SUPPLIES	3	07/02/2024	.12	.00	.12	07/18/2024
		68359	CUSTODIAL SUPPLIES	4	07/02/2024	.12	.00	.12	07/18/2024
		68359	CUSTODIAL SUPPLIES	5	07/02/2024	.12	.00	.12	07/18/2024
		68359	CUSTODIAL SUPPLIES	6	07/02/2024	1.35	.00	1.35	07/18/2024
		68359	CUSTODIAL SUPPLIES	7	07/02/2024	1.35	.00	1.35	07/18/2024
		68359	CUSTODIAL SUPPLIES	8	07/02/2024	1.35	.00	1.35	07/18/2024
		68359	CUSTODIAL SUPPLIES	9	07/02/2024	.07	.00	.07	07/18/2024
		68359	PARKS SUPPLIES	10	07/02/2024	70.69	.00	70.69	07/18/2024
		68359	WATER SUPPLIES	11	07/02/2024	8.99	.00	8.99	07/18/2024
		68359	PW SUPPLIES	12	07/02/2024	3.48	.00	3.48	07/18/2024
		68359	PW SUPPLIES	13	07/02/2024	.95	.00	.95	07/18/2024
		68359	PW SUPPLIES	14	07/02/2024	.95	.00	.95	07/18/2024
		68359	PW SUPPLIES	15	07/02/2024	.95	.00	.95	07/18/2024
		68365	HIGHLAND OAKS RESTR	1	07/02/2024	32.09	.00	32.09	07/18/2024
		68371	PW SUPPLIES	1	07/02/2024	8.20	.00	8.20	07/18/2024
		68371	PW SUPPLIES	2	07/02/2024	2.24	.00	2.24	07/18/2024
		68371	PW SUPPLIES	3	07/02/2024	2.24	.00	2.24	07/18/2024

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
		68371	PW SUPPLIES	4	07/02/2024	2.24	.00	2.24	07/18/2024
		68407	STREET LIGHT REPAIR	1	07/03/2024	19.99	.00	19.99	07/18/2024
		68486	HIGHLAND OAKS RESTR	1	07/05/2024	95.76	.00	95.76	07/18/2024
		68842	PARKS SUPPLIES RETUR	1	07/12/2024	149.99-	.00	149.99-	07/18/2024
		68845	PARKS SUPPLIES	1	07/12/2024	258.08	.00	258.08	07/18/2024
	Total 634:					526.28	.00	526.28	
640	MGE	6300112994-	STREET LIGHT	1	07/01/2024	691.85	.00	691.85	07/12/2024
	Total 640:					691.85	.00	691.85	
667	MINNESOTA LIFE INS CO	002832L AU	LIFE INSURANCE	1	07/08/2024	1,757.20	.00	1,757.20	07/18/2024
	Total 667:					1,757.20	.00	1,757.20	
765	LEGAL SHIELD	108629-0715	LEGAL SHIELD	1	07/15/2024	131.60	.00	131.60	07/18/2024
	Total 765:					131.60	.00	131.60	
796	REGISTRATION FEE TRU	071024	LICENSE PLATE TRANSF	1	07/10/2024	1.00	.00	1.00	07/12/2024
	Total 796:					1.00	.00	1.00	
797	REINDERS INC	2303180-00	WILLIAM MCF PLAYGRO	1	07/11/2024	326.00	.00	326.00	07/18/2024
	Total 797:					326.00	.00	326.00	
802	RENNERT'S FIRE EQUIP	2633	2019 AMBULANCE STEE	1	07/10/2024	1,006.85	.00	1,006.85	07/18/2024
	Total 802:					1,006.85	.00	1,006.85	
818	ROTO ROOTER SEWER	220831	BRANDT PARK FACILITY	1	06/28/2024	179.00	.00	179.00	07/18/2024
	Total 818:					179.00	.00	179.00	
870	SLINDE TRUCKING	40599	PARKS MULCH	1	06/04/2024	105.00	.00	105.00	07/18/2024
	Total 870:					105.00	.00	105.00	
911	STREICHER'S	11707569	DEPARTMENT MEDALS	1	07/08/2024	127.00	.00	127.00	07/18/2024
	Total 911:					127.00	.00	127.00	
961	TOWN OF DUNN	07032024	TOWNS TRUE UP REFUN	1	07/03/2024	715.02	.00	715.02	07/18/2024
	Total 961:					715.02	.00	715.02	
963	TOWN OF PLEASANT SP	07032024	TOWNS TRUE-UP REFUN	1	07/03/2024	248.56	.00	248.56	07/18/2024
	Total 963:					248.56	.00	248.56	
992	US CELLULAR	0661965335	PARKS TABLETS	1	06/22/2024	51.00	.00	51.00	07/18/2024
		0661965335	SEWER TABLETS	2	06/22/2024	97.17	.00	97.17	07/18/2024
		0661965335	WATER TABLETS	3	06/22/2024	97.17	.00	97.17	07/18/2024
		0661965335	COMMDEV PHONE	4	06/22/2024	25.53	.00	25.53	07/18/2024
		0661965335	SEWER PHONE	5	06/22/2024	67.88	.00	67.88	07/18/2024

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
		0661965335	WATER PHONE	6	06/22/2024	67.88	.00	67.88	07/18/2024
		0661965335	PW PHONE	7	06/22/2024	67.88	.00	67.88	07/18/2024
		0661965335	CABLE/COMMTECH PHO	8	06/22/2024	42.50	.00	42.50	07/18/2024
		0661965335	OUTREACH PHONE	9	06/22/2024	115.00	.00	115.00	07/18/2024
		0661965335	FD/EMS PHONE	10	06/22/2024	217.67	.00	217.67	07/18/2024
		0661965335	PW TABLETS	11	06/22/2024	97.17	.00	97.17	07/18/2024
		0661965335	PD PHONE	12	06/22/2024	488.63	.00	488.63	07/18/2024
Total 992:						1,435.48	.00	1,435.48	
1015	VILLAGE OF MCFARLAN	063024	YAHARA RIVER PARK	1	06/30/2024	37.88	.00	37.88	07/18/2024
		063024	PED PATH	2	06/30/2024	4.00	.00	4.00	07/18/2024
		063024	PED PATH - OSBORN	3	06/30/2024	20.00	.00	20.00	07/18/2024
		063024	LEGION MEMORIAL PAR	4	06/30/2024	120.00	.00	120.00	07/18/2024
		063024	BRANDT PARK	5	06/30/2024	524.77	.00	524.77	07/18/2024
		063024	WOODLAND ESTATES PA	6	06/30/2024	61.88	.00	61.88	07/18/2024
		063024	AUTUMN GROVE PARK	7	06/30/2024	69.88	.00	69.88	07/18/2024
		063024	CEDAR RIDGE	8	06/30/2024	111.88	.00	111.88	07/18/2024
		063024	CEDAR GLADE PARK	9	06/30/2024	20.00	.00	20.00	07/18/2024
		063024	BOCCE BALL COURT	10	06/30/2024	116.60	.00	116.60	07/18/2024
		063024	EGNER PARK	11	06/30/2024	77.88	.00	77.88	07/18/2024
		063024	HIGHLAND OAK PARK	12	06/30/2024	115.88	.00	115.88	07/18/2024
		063024	COMM GARDEN	13	06/30/2024	40.04	.00	40.04	07/18/2024
		063024	PED PATH - DALE CURTI	14	06/30/2024	20.00	.00	20.00	07/18/2024
		063024	PED PATH - RUNNING DE	15	06/30/2024	20.00	.00	20.00	07/18/2024
		063024	MUNICIPAL CENTER	16	06/30/2024	454.00	.00	454.00	07/18/2024
		063024	RIDGE VIEW	17	06/30/2024	37.88	.00	37.88	07/18/2024
		063024	LIFT #2	18	06/30/2024	37.88	.00	37.88	07/18/2024
		063024	PW GARAGE	19	06/30/2024	613.75	.00	613.75	07/18/2024
		063024	PW - ST	20	06/30/2024	580.00	.00	580.00	07/18/2024
		063024	OLD LIBRARY	21	06/30/2024	50.00	.00	50.00	07/18/2024
		063024	LIBRARY	22	06/30/2024	552.95	.00	552.95	07/18/2024
		063024	LIBRARY	23	06/30/2024	238.00	.00	238.00	07/18/2024
		063024	MUNICIPAL CENTER	24	06/30/2024	561.64	.00	561.64	07/18/2024
		063024	VOM - HOLSCHER	25	06/30/2024	80.00	.00	80.00	07/18/2024
		063024	PARKING LOT	26	06/30/2024	20.00	.00	20.00	07/18/2024
		063024	OLD WELL HOUSE	27	06/30/2024	20.00	.00	20.00	07/18/2024
		063024	WATER TOWER - BURMA	28	06/30/2024	117.88	.00	117.88	07/18/2024
		063024	WATER TOWER - HOLSC	29	06/30/2024	79.88	.00	79.88	07/18/2024
		063024	WELL #1	30	06/30/2024	37.88	.00	37.88	07/18/2024
		063024	WELL #3	31	06/30/2024	37.88	.00	37.88	07/18/2024
		063024	LIFT #4	32	06/30/2024	37.88	.00	37.88	07/18/2024
		063024	HIGHLAND RESTROOMS	33	06/30/2024	6.33	.00	6.33	07/18/2024
Total 1015:						4,924.52	.00	4,924.52	
1019	BAKER TILLY VIRCHOW	BT2849140	TIF #3 AUDIT COSTS	1	06/29/2024	166.66	.00	166.66	07/18/2024
		BT2849140	TIF #4 AUDIT COSTS	2	06/29/2024	166.67	.00	166.67	07/18/2024
		BT2849140	TIF #5 AUDIT COSTS	3	06/29/2024	166.67	.00	166.67	07/18/2024
Total 1019:						500.00	.00	500.00	
1085	WI RURAL WATER ASSN	4855	SAFETY TRAINING PUBLI	1	07/01/2024	81.82	.00	81.82	07/18/2024
		4855	SAFETY TRAINING PUBLI	2	07/01/2024	37.76	.00	37.76	07/18/2024
		4855	SAFETY TRAINING PUBLI	3	07/01/2024	69.23	.00	69.23	07/18/2024
		4855	SAFETY TRAINING PUBLI	4	07/01/2024	94.40	.00	94.40	07/18/2024
		4855	SAFETY TRAINING PUBLI	5	07/01/2024	69.23	.00	69.23	07/18/2024

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 1085:						352.44	.00	352.44	
1093	WI STATE LABORATORY	779351	FLUORIDE TEST WATER	1	06/30/2024	29.00	.00	29.00	07/18/2024
Total 1093:						29.00	.00	29.00	
1171	FIRE-RESCUE SUPPLY L	10440	REPLACEMENT FOAM	1	06/14/2024	1,890.00	.00	1,890.00	07/18/2024
Total 1171:						1,890.00	.00	1,890.00	
1200	EZ OFFICE PRODUCTS	847709	PAPER	1	07/12/2024	128.67	.00	128.67	07/18/2024
		847709	PAPER	2	07/12/2024	19.50	.00	19.50	07/18/2024
		847709	PAPER	3	07/12/2024	23.38	.00	23.38	07/18/2024
		847709	PAPER	4	07/12/2024	23.39	.00	23.39	07/18/2024
		847709	PAPER	5	07/12/2024	23.39	.00	23.39	07/18/2024
		847709	PAPER	6	07/12/2024	58.49	.00	58.49	07/18/2024
		847709	PAPER	7	07/12/2024	58.49	.00	58.49	07/18/2024
		847709	PAPER	8	07/12/2024	38.99	.00	38.99	07/18/2024
		847709	PAPER	9	07/12/2024	15.60	.00	15.60	07/18/2024
Total 1200:						389.90	.00	389.90	
1210	PERSONNEL EVALUATIO	51902	RECRUIT TESTS	1	06/30/2024	105.00	.00	105.00	07/18/2024
		51903	RECRUIT TESTS	1	06/30/2024	75.00	.00	75.00	07/18/2024
Total 1210:						180.00	.00	180.00	
1245	PROFESSIONAL PEST C	808458	MC PEST CONTROL	1	07/11/2024	48.00	.00	48.00	07/18/2024
		808501	PW PEST CONTROL	1	07/11/2024	6.15	.00	6.15	07/18/2024
		808501	PW PEST CONTROL	2	07/11/2024	6.15	.00	6.15	07/18/2024
		808501	PW PEST CONTROL	3	07/11/2024	6.15	.00	6.15	07/18/2024
		808501	PW PEST CONTROL	4	07/11/2024	22.55	.00	22.55	07/18/2024
Total 1245:						89.00	.00	89.00	
1256	BOUND TREE MEDICAL,	85394111	EMS - SUPPLIES	1	07/02/2024	225.82	.00	225.82	07/18/2024
		85403905	MEDICAL - SUPPLIES	1	07/03/2024	330.44	.00	330.44	07/18/2024
		85405590	BP REPLACEMENT CUFF	1	07/05/2024	114.00	.00	114.00	07/18/2024
Total 1256:						670.26	.00	670.26	
1457	CASCADE ENGINEERING	30599985	GARBAGE TOTES & LIDS	1	07/15/2024	4,981.50	.00	4,981.50	07/18/2024
Total 1457:						4,981.50	.00	4,981.50	
1896	NAPA AUTO PARTS	950222	VEHICLE MAINTENANCE	1	07/12/2024	193.04	.00	193.04	07/18/2024
		950222	VEHICLE MAINTENANCE	2	07/12/2024	52.64	.00	52.64	07/18/2024
		950222	VEHICLE MAINTENANCE	3	07/12/2024	52.64	.00	52.64	07/18/2024
		950222	VEHICLE MAINTENANCE	4	07/12/2024	52.64	.00	52.64	07/18/2024
Total 1896:						350.96	.00	350.96	
2042	THOMSON REUTERS	850421163	THOMSON REUTERS SO	1	07/01/2024	234.00	.00	234.00	07/18/2024
Total 2042:						234.00	.00	234.00	

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
2058	MICROMARKETING LLC	514158	AUDIO BOOKS	1	06/27/2024	127.97	.00	127.97	07/18/2024
		957452	AUDIO BOOKS	1	07/02/2024	49.99	.00	49.99	07/18/2024
Total 2058:						177.96	.00	177.96	
2082	NASSCO INC	6443556	PW CUSTODIAL SUPPLIE	1	07/08/2024	880.79	.00	880.79	07/18/2024
		6443556	PW CUSTODIAL SUPPLIE	2	07/08/2024	240.22	.00	240.22	07/18/2024
		6443556	PW CUSTODIAL SUPPLIE	3	07/08/2024	240.22	.00	240.22	07/18/2024
		6443556	PW CUSTODIAL SUPPLIE	4	07/08/2024	240.22	.00	240.22	07/18/2024
		6443559	MC CUSTODIAL SUPPLIE	1	07/08/2024	1,273.65	.00	1,273.65	07/18/2024
		6443561	JANITORIAL SUPPLIES	1	07/08/2024	1,356.30	.00	1,356.30	07/18/2024
Total 2082:						4,231.40	.00	4,231.40	
2185	MSA PROFESSIONAL SE	006330	TERMINAL/TRIANGLE, D	1	07/08/2024	17,208.35	.00	17,208.35	07/18/2024
Total 2185:						17,208.35	.00	17,208.35	
2250	ANNEN, STEVE	071724	BOR	1	07/17/2024	40.00	.00	40.00	07/18/2024
Total 2250:						40.00	.00	40.00	
2251	STRELOW, CLIFFORD	071724	BOR	1	07/17/2024	40.00	.00	40.00	07/18/2024
Total 2251:						40.00	.00	40.00	
2261	MIDDLETON POWER CE	345209	MOWER PARTS/MAINT	1	07/16/2024	10.80	.00	10.80	07/18/2024
		345209	MOWER PARTS/MAINT	2	07/16/2024	10.80	.00	10.80	07/18/2024
		345209	MOWER PARTS/MAINT	3	07/16/2024	10.80	.00	10.80	07/18/2024
		345209	MOWER PARTS/MAINT	4	07/16/2024	39.58	.00	39.58	07/18/2024
Total 2261:						71.98	.00	71.98	
2270	UNITY POINT HEALTH	070524	SUSPECT BLOODWORK	1	07/05/2024	137.10	.00	137.10	07/18/2024
Total 2270:						137.10	.00	137.10	
2278	BURKE TRUCK & EQUIP	33091	PLOW REPAIR	1	07/09/2024	1,953.41	.00	1,953.41	07/12/2024
		33091	PLOW REPAIR	2	07/09/2024	532.75	.00	532.75	07/12/2024
		33091	PLOW REPAIR	3	07/09/2024	532.75	.00	532.75	07/12/2024
		33091	PLOW REPAIR	4	07/09/2024	532.75	.00	532.75	07/12/2024
Total 2278:						3,551.66	.00	3,551.66	
9140	TRITECH FORENSICS IN	01039139	INVESTIGATION SUPPLIE	1	07/10/2024	112.00	.00	112.00	07/18/2024
Total 9140:						112.00	.00	112.00	
9141	VERMEER WISCONSIN I	40048436	CHIPPER BLADES SHAR	1	07/01/2024	35.20	.00	35.20	07/18/2024
		40048436	CHIPPER BLADES SHAR	2	07/01/2024	9.60	.00	9.60	07/18/2024
		40048436	CHIPPER BLADES SHAR	3	07/01/2024	9.60	.00	9.60	07/18/2024
		40048436	CHIPPER BLADES SHAR	4	07/01/2024	9.60	.00	9.60	07/18/2024
		40048498	CHIPPER PARTS	1	07/08/2024	30.30	.00	30.30	07/18/2024
		40048498	CHIPPER PARTS	2	07/08/2024	8.26	.00	8.26	07/18/2024
		40048498	CHIPPER PARTS	3	07/08/2024	8.26	.00	8.26	07/18/2024
		40048498	CHIPPER PARTS	4	07/08/2024	8.26	.00	8.26	07/18/2024
		40048654	FORESTRY TOOLS	1	07/12/2024	60.99	.00	60.99	07/18/2024

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 9141:						180.07	.00	180.07	
16237	STOPSTICK, LTD	0034286-IN	STOP STICK	1	07/03/2024	430.00	.00	430.00	07/18/2024
Total 16237:						430.00	.00	430.00	
16241	WI DEPT OF JUSTICE	L1373T-0630	BACKGROUND CHECKS	1	06/30/2024	423.00	.00	423.00	07/18/2024
Total 16241:						423.00	.00	423.00	
16247	CITY TREASURER	1597571	STORMWATER CHARGE	1	06/27/2024	31.46	.00	31.46	07/18/2024
Total 16247:						31.46	.00	31.46	
16257	CORPORATE BUSINESS	363355	COPIER LEASE	1	07/09/2024	167.80	.00	167.80	07/12/2024
		363364	COPIER LEASE	1	07/09/2024	29.94	.00	29.94	07/12/2024
		363434	PW COLOR COPY OVER	1	07/09/2024	39.16	.00	39.16	07/12/2024
		363434	PW COLOR COPY OVER	2	07/09/2024	10.68	.00	10.68	07/12/2024
		363434	PW COLOR COPY OVER	3	07/09/2024	10.68	.00	10.68	07/12/2024
		363434	PW COLOR COPY OVER	4	07/09/2024	10.68	.00	10.68	07/12/2024
		363872	CD COPIER CHARGES	1	07/17/2024	35.03	.00	35.03	07/18/2024
Total 16257:						303.97	.00	303.97	
16296	DANE CO DEPT OF HUM	JULY 2024	MEALSITE DONATION - C	1	07/01/2024	669.50	.00	669.50	07/18/2024
		JULY 2024	MEALSITE DONATION - M	2	07/01/2024	1,758.50	.00	1,758.50	07/18/2024
Total 16296:						2,428.00	.00	2,428.00	
16332	SPEEDWAY SAND & GRA	MC 217 0627	HIGHLAND OAKS IMPRO	1	06/24/2024	75,837.07	.00	75,837.07	07/18/2024
Total 16332:						75,837.07	.00	75,837.07	
16346	WOLF PAVING & EXCAVA	47445	STREET PATCH	1	07/08/2024	406.50	.00	406.50	07/18/2024
Total 16346:						406.50	.00	406.50	
16535	CHIN, DAN	071724	BOR	1	07/17/2024	80.00	.00	80.00	07/18/2024
Total 16535:						80.00	.00	80.00	
16585	MALY, KELLY	071724	BOR	1	07/17/2024	80.00	.00	80.00	07/18/2024
Total 16585:						80.00	.00	80.00	
16640	TOP PACK DEFENSE LLC	13581	UNIFORM NAMEPLATES	1	07/02/2024	34.40	.00	34.40	07/18/2024
		13608	UNIFORM ALLOWANCE	1	07/05/2024	50.00	.00	50.00	07/18/2024
Total 16640:						84.40	.00	84.40	
16655	WI DEPT OF TRANSPORT	395-0000358	EXCHANGE STREET PR	1	07/01/2024	108,825.84	.00	108,825.84	07/18/2024
		3950000358	EXCHANGE STREET PR	1	07/01/2024	305,475.06	.00	305,475.06	07/18/2024
Total 16655:						414,300.90	.00	414,300.90	
16799	VERONA SAFETY SUPPL	97179	PW UNIFORMS	1	07/03/2024	873.15	.00	873.15	07/18/2024

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
		97180	UNIFORM SHIRTS FOR P	1	07/03/2024	242.16	.00	242.16	07/18/2024
		97180	UNIFORM SHIRTS FOR P	2	07/03/2024	242.16	.00	242.16	07/18/2024
		97180	UNIFORM SHIRTS FOR P	3	07/03/2024	242.16	.00	242.16	07/18/2024
		97180	UNIFORM SHIRTS FOR P	4	07/03/2024	242.16	.00	242.16	07/18/2024
		97180	UNIFORM SHIRTS FOR P	5	07/03/2024	242.16	.00	242.16	07/18/2024
Total 16799:						2,083.95	.00	2,083.95	
16890	PIRTEK MADISON	MA-T000125	TOOLCAT MAINTENANCE	1	07/12/2024	38.85	.00	38.85	07/18/2024
		MA-T000125	TOOLCAT MAINTENANCE	2	07/12/2024	38.85	.00	38.85	07/18/2024
		MA-T000125	TOOLCAT MAINTENANCE	3	07/12/2024	38.85	.00	38.85	07/18/2024
		MA-T000125	TOOLCAT MAINTENANCE	4	07/12/2024	142.45	.00	142.45	07/18/2024
Total 16890:						259.00	.00	259.00	
16942	MAPPING SPECIALISTS	15540	ELECTION MAPS	1	07/15/2024	200.00	.00	200.00	07/18/2024
Total 16942:						200.00	.00	200.00	
16980	BOLDTRONICS, INC.	20240126	DOOR LOCKING REPAIR	1	07/10/2024	618.97	.00	618.97	07/18/2024
		20240127	LIBRARY PANIC BUTTON	1	07/10/2024	373.00	.00	373.00	07/18/2024
Total 16980:						991.97	.00	991.97	
17084	AMAZON CAPITAL SERVI	14Y4-WCDY-	OFFICE SUPPLIES	1	07/12/2024	36.97	.00	36.97	07/18/2024
		16MY-KJW4-	DVDS & CDS	1	07/08/2024	18.37	.00	18.37	07/18/2024
		177M-Y7XQ-	PHONE CASE & DISH SO	1	07/10/2024	55.18	.00	55.18	07/18/2024
		1D73-WL76-	CAR WASH SOLUTION &	1	06/30/2024	127.45	.00	127.45	07/18/2024
		1FY9-RGR3-	PROGRAM SUPPLIES	1	07/13/2024	9.59	.00	9.59	07/18/2024
		1FY9-RGR3-	OFFICE SUPPLIES	2	07/13/2024	70.78	.00	70.78	07/18/2024
		1G4Q-4YNX-	PROGRAM SUPPLIES	1	07/01/2024	111.30	.00	111.30	07/18/2024
		1MHF-Q9VL-	CREDIT FOR DVD	1	07/10/2024	1.03-	.00	1.03-	07/18/2024
		1MQH-HD44-	BULK NAPKINS	1	07/14/2024	65.91	.00	65.91	07/18/2024
		1NFR-76QT-	BOOKS	1	07/13/2024	50.17	.00	50.17	07/18/2024
		1PHJ-TW3H-	PROGRAM SUPPLIES	1	07/12/2024	20.65	.00	20.65	07/18/2024
		1PNV-1171-	DESK KEY CORE	1	07/03/2024	39.36	.00	39.36	07/18/2024
		1QGQ-3MW	DVDS & CDS	1	07/13/2024	13.27	.00	13.27	07/18/2024
		1R4V-HYGM	SMALL APPLAINCES - ES	1	07/08/2024	239.98	.00	239.98	07/18/2024
		1T7M-K97X-	COVID TESTS	1	07/07/2024	63.96	.00	63.96	07/18/2024
		1VJF-37DH-	DVDS & CDS	1	07/03/2024	149.01	.00	149.01	07/18/2024
		1W9P-3CNN-	PROGRAM SUPPLIES	1	07/14/2024	58.32	.00	58.32	07/18/2024
		1XCH-XJ31-	AMBULANCE MAINTENA	1	07/07/2024	22.84	.00	22.84	07/18/2024
		1Y66-YM4H-	VEHICLE DRYING TOWE	1	06/30/2024	126.25	.00	126.25	07/18/2024
Total 17084:						1,278.33	.00	1,278.33	
17092	GENERAL ENGINEERING	65	BUILDING INSPECTION S	1	07/12/2024	5,287.50	.00	5,287.50	07/18/2024
Total 17092:						5,287.50	.00	5,287.50	
17134	CORE & MAIN	V185832	HIGHLAND OAKS	1	07/02/2024	49.00	.00	49.00	07/18/2024
		V203372	HYDRANT REPAIR WISC	1	07/10/2024	4,270.00	.00	4,270.00	07/18/2024
Total 17134:						4,319.00	.00	4,319.00	
17140	US BANK VOYAGER FLE	8694160992	PD FUEL	1	07/01/2024	2,456.71	.00	2,456.71	07/12/2024
		8694160992	PARKS FUEL	2	07/01/2024	443.74	.00	443.74	07/12/2024

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
		8694160992	FIRE/EMS FUEL	3	07/01/2024	1,388.83	.00	1,388.83	07/12/2024
		8694160992	PW FUEL	4	07/01/2024	1,227.08	.00	1,227.08	07/12/2024
		8694160992	PW FUEL	5	07/01/2024	111.55	.00	111.55	07/12/2024
		8694160992	PW FUEL	6	07/01/2024	223.11	.00	223.11	07/12/2024
		8694160992	PW FUEL	7	07/01/2024	223.11	.00	223.11	07/12/2024
		8694160992	PW FUEL	8	07/01/2024	111.55	.00	111.55	07/12/2024
		8694160992	PW FUEL	9	07/01/2024	334.66	.00	334.66	07/12/2024
		8694160992	MC	10	07/01/2024	34.01	.00	34.01	07/12/2024
Total 17140:						6,554.35	.00	6,554.35	
17159	DOOR CREEK GOLF CO	061424	COPELAND MEMORIAL G	1	06/14/2024	7,870.68	.00	7,870.68	07/18/2024
Total 17159:						7,870.68	.00	7,870.68	
17196	ASSOCIATED TRUST CO	25738	ANNUAL FEE - 2019 TAXA	1	07/11/2024	475.00	.00	475.00	07/18/2024
Total 17196:						475.00	.00	475.00	
17232	APG OF SOUTHERN WIS	28886-0624	PUBLICATIONS	1	06/30/2024	257.31	.00	257.31	07/18/2024
Total 17232:						257.31	.00	257.31	
17320	PARKITECTURE & PLANN	23.051-3	LEWIS PARK LAKE ACCE	1	07/08/2024	11,179.80	.00	11,179.80	07/18/2024
Total 17320:						11,179.80	.00	11,179.80	
17376	GFL ENVIRONMENTAL S	LQ02315399	USED ANTIFREEZE PICK	1	06/26/2024	35.99	.00	35.99	07/18/2024
Total 17376:						35.99	.00	35.99	
17427	SOLVIT INC	61207	LAUNDRY SOAP - TURN	1	07/09/2024	188.00	.00	188.00	07/18/2024
Total 17427:						188.00	.00	188.00	
17528	HGA	252485	MUNICIPAL/COMMUNITY	1	07/10/2024	58,889.06	.00	58,889.06	07/18/2024
Total 17528:						58,889.06	.00	58,889.06	
17569	MCFARLAND ACE HARD	011596/T	FLEA SPRAY	1	07/02/2024	8.99	.00	8.99	07/18/2024
		011604/T	PARKS SUPPLIES	1	07/03/2024	89.70	.00	89.70	07/18/2024
		011617/T	WELL & LIFT STATION SU	1	07/05/2024	2.96	.00	2.96	07/18/2024
		011617/T	WELL & LIFT STATION SU	2	07/05/2024	2.97	.00	2.97	07/18/2024
		011618/T	HIGHLAND OAKS	1	07/05/2024	30.74	.00	30.74	07/18/2024
		011621/T	HIGHLAND OAKS	1	07/05/2024	3.00	.00	3.00	07/18/2024
		011658/T	HOLES AW - PSC COURT	1	07/09/2024	23.39	.00	23.39	07/18/2024
		011659/T	PARKS SUPPLIES	1	07/09/2024	4.18	.00	4.18	07/18/2024
		011672/T	EQUIPMENT MAINTENAN	1	07/10/2024	3.25	.00	3.25	07/18/2024
		011672/T	EQUIPMENT MAINTENAN	2	07/10/2024	.89	.00	.89	07/18/2024
		011672/T	EQUIPMENT MAINTENAN	3	07/10/2024	.89	.00	.89	07/18/2024
		011672/T	EQUIPMENT MAINTENAN	4	07/10/2024	.89	.00	.89	07/18/2024
		011674/T	PROGRAM SUPPLIES	1	07/11/2024	15.80	.00	15.80	07/18/2024
		011680/T	MC FACILITY MAINTENA	1	07/11/2024	22.79	.00	22.79	07/18/2024
		011689/T	MC FACILITY MAINTENA	1	07/12/2024	7.19	.00	7.19	07/18/2024
		011690/T	FASTENERS PSC FAC M	1	07/12/2024	.66	.00	.66	07/18/2024
		011710/T	LEWIS PARK SHELTER M	1	07/16/2024	11.69	.00	11.69	07/18/2024
		011711/T	RAIN-X FOR SQUAD	1	07/16/2024	8.08	.00	8.08	07/18/2024

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date		
Total 17569:						238.06	.00	238.06			
17587	WISCONSIN BIKE FED	2024-091	COMMUNITY GROUP CO	1	07/02/2024	500.00	.00	500.00	07/18/2024		
Total 17587:						500.00	.00	500.00			
17671	UW HEALTH	1991139	HCP/BLS CARDS - COMM	1	06/27/2024	51.00	.00	51.00	07/18/2024		
Total 17671:						51.00	.00	51.00			
17685	INGRAM LIBRARY SERVI	63081183	BOOKS	1	07/01/2024	325.31	.00	325.31	07/18/2024		
		63082466	BOOKS	1	07/03/2024	774.70	.00	774.70	07/18/2024		
		63083012	BOOKS	1	07/05/2024	615.80	.00	615.80	07/18/2024		
		63083992	BOOKS	1	07/09/2024	137.44	.00	137.44	07/18/2024		
		63084154	BOOKS	1	07/10/2024	1,209.51	.00	1,209.51	07/18/2024		
		63084507	BOOKS	1	07/11/2024	150.53	.00	150.53	07/18/2024		
		67725795	BOOKS	1	07/01/2024	20.19	.00	20.19	07/18/2024		
		67726387	BOOKS	1	07/03/2024	113.87	.00	113.87	07/18/2024		
		67726810	BOOKS	1	07/07/2024	227.06	.00	227.06	07/18/2024		
Total 17685:						3,574.41	.00	3,574.41			
17782	GFC LEASING - WI	I00875471	COPIER LEASE	1	12/01/2023	181.93	.00	181.93	07/18/2024		
		I00932984	COPIER LEASE	1	07/01/2024	181.93	.00	181.93	07/18/2024		
Total 17782:						363.86	.00	363.86			
17845	DANE COUNTY TREASU	45294	MEDICAL SUPPLIES	1	07/10/2024	300.80	.00	300.80	07/18/2024		
Total 17845:						300.80	.00	300.80			
17908	BADGER METER	80164466	CELLULAR SERVICE UNI	1	06/28/2024	1,697.40	.00	1,697.40	07/18/2024		
		80164466	CELLULAR SERVICE UNI	2	06/28/2024	1,697.40	.00	1,697.40	07/18/2024		
Total 17908:						3,394.80	.00	3,394.80			
18068	SIMPLE NETWORK CON	31737	COURT - CLOUD BACKU	1	07/01/2024	19.48	.00	19.48	07/18/2024		
		31737	GEN ADMIN - CLOUD BA	2	07/01/2024	442.19	.00	442.19	07/18/2024		
		31737	POLICE - CLOUD BACKU	3	07/01/2024	200.32	.00	200.32	07/18/2024		
		31737	FIRE/EMS - CLOUD BACK	4	07/01/2024	85.39	.00	85.39	07/18/2024		
		31737	OUTREACH - CLOUD BA	5	07/01/2024	26.00	.00	26.00	07/18/2024		
		31737	COMMDEV - CLOUD BAC	6	07/01/2024	19.48	.00	19.48	07/18/2024		
		31737	PUBLIC WORKS - CLOUD	7	07/01/2024	26.56	.00	26.56	07/18/2024		
		31737	WATER - CLOUD BACKU	8	07/01/2024	143.07	.00	143.07	07/18/2024		
		31737	SEWER - CLOUD BACKU	9	07/01/2024	143.15	.00	143.15	07/18/2024		
		31737	STORMWATER - CLOUD	10	07/01/2024	143.12	.00	143.12	07/18/2024		
		31737	EMMGIT - CLOUD BACKU	11	07/01/2024	6.49	.00	6.49	07/18/2024		
		31737	SW ALLOCATION - CLOU	12	07/01/2024	39.75	.00	39.75	07/18/2024		
		31738	SW	1	07/01/2024	18.53	.00	18.53	07/18/2024		
		31738	EM MGT	2	07/01/2024	3.03	.00	3.03	07/18/2024		
		31738	STW	3	07/01/2024	66.70	.00	66.70	07/18/2024		
		31738	SEWER	4	07/01/2024	66.71	.00	66.71	07/18/2024		
		31738	WATER	5	07/01/2024	66.67	.00	66.67	07/18/2024		
		31738	PUBLIC WORKS	6	07/01/2024	12.38	.00	12.38	07/18/2024		
		31738	COMMDEV	7	07/01/2024	9.08	.00	9.08	07/18/2024		
		31738	OUTREACH	8	07/01/2024	12.11	.00	12.11	07/18/2024		

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
		31738	FIRE/EMS	9	07/01/2024	39.79	.00	39.79	07/18/2024
		31738	POLICE	10	07/01/2024	93.36	.00	93.36	07/18/2024
		31738	GEN ADMIN	11	07/01/2024	206.06	.00	206.06	07/18/2024
		31738	COURT	12	07/01/2024	9.08	.00	9.08	07/18/2024
		31739	SW ALLOCATION	1	07/01/2024	9.12	.00	9.12	07/18/2024
		31739	EMGMT	2	07/01/2024	1.49	.00	1.49	07/18/2024
		31739	STORMWATER	3	07/01/2024	32.82	.00	32.82	07/18/2024
		31739	SEWER	4	07/01/2024	32.83	.00	32.83	07/18/2024
		31739	WATER	5	07/01/2024	32.81	.00	32.81	07/18/2024
		31739	PUBLIC WORKS	6	07/01/2024	6.09	.00	6.09	07/18/2024
		31739	COMM DEV	7	07/01/2024	4.47	.00	4.47	07/18/2024
		31739	OUTREACH	8	07/01/2024	5.96	.00	5.96	07/18/2024
		31739	FIRE/EMS	9	07/01/2024	19.58	.00	19.58	07/18/2024
		31739	POLICE	10	07/01/2024	45.94	.00	45.94	07/18/2024
		31739	GEN ADMIN	11	07/01/2024	101.42	.00	101.42	07/18/2024
		31739	COURT	12	07/01/2024	4.47	.00	4.47	07/18/2024
		31741	COURT	1	07/01/2024	21.62	.00	21.62	07/18/2024
		31741	GEN ADMIN	2	07/01/2024	490.82	.00	490.82	07/18/2024
		31741	POLICE	3	07/01/2024	222.35	.00	222.35	07/18/2024
		31741	FIRE/EMS	4	07/01/2024	94.78	.00	94.78	07/18/2024
		31741	OUTREACH	5	07/01/2024	28.86	.00	28.86	07/18/2024
		31741	COMM DEV	6	07/01/2024	21.62	.00	21.62	07/18/2024
		31741	PUBLIC WORKS	7	07/01/2024	29.49	.00	29.49	07/18/2024
		31741	WATER	8	07/01/2024	158.80	.00	158.80	07/18/2024
		31741	SEWER	9	07/01/2024	158.89	.00	158.89	07/18/2024
		31741	STORMWATER	10	07/01/2024	158.86	.00	158.86	07/18/2024
		31741	EMMG	11	07/01/2024	7.21	.00	7.21	07/18/2024
		31741	SW ALLOCATION	12	07/01/2024	44.12	.00	44.12	07/18/2024
		31742	SW ALLOCATION	1	07/01/2024	61.38	.00	61.38	07/18/2024
		31742	EMGMT	2	07/01/2024	10.03	.00	10.03	07/18/2024
		31742	STORMWATER	3	07/01/2024	220.98	.00	220.98	07/18/2024
		31742	SEWER	4	07/01/2024	221.02	.00	221.02	07/18/2024
		31742	WATER	5	07/01/2024	220.90	.00	220.90	07/18/2024
		31742	PUBLIC WORKS	6	07/01/2024	41.02	.00	41.02	07/18/2024
		31742	COMM DEV	7	07/01/2024	30.08	.00	30.08	07/18/2024
		31742	OUTREACH	8	07/01/2024	40.14	.00	40.14	07/18/2024
		31742	FIRE/EMS	9	07/01/2024	131.84	.00	131.84	07/18/2024
		31742	POLICE	10	07/01/2024	309.30	.00	309.30	07/18/2024
		31742	GEN ADMIN	11	07/01/2024	682.73	.00	682.73	07/18/2024
		31742	COURT	12	07/01/2024	30.08	.00	30.08	07/18/2024
		31748	HARDWARE REPLACEM	1	07/02/2024	3,885.00	.00	3,885.00	07/18/2024
		MSP-31735	COURT	1	07/01/2024	45.10	.00	45.10	07/18/2024
		MSP-31735	GEN ADMIN	2	07/01/2024	1,023.81	.00	1,023.81	07/18/2024
		MSP-31735	POLICE	3	07/01/2024	463.81	.00	463.81	07/18/2024
		MSP-31735	FIRE/EMS	4	07/01/2024	197.70	.00	197.70	07/18/2024
		MSP-31735	OUTREACH	5	07/01/2024	60.19	.00	60.19	07/18/2024
		MSP-31735	COMM DEV	6	07/01/2024	45.10	.00	45.10	07/18/2024
		MSP-31735	PUBLIC WORKS	7	07/01/2024	61.50	.00	61.50	07/18/2024
		MSP-31735	WATER	8	07/01/2024	331.25	.00	331.25	07/18/2024
		MSP-31735	SEWER	9	07/01/2024	331.43	.00	331.43	07/18/2024
		MSP-31735	STORMWATER	10	07/01/2024	331.37	.00	331.37	07/18/2024
		MSP-31735	EMMG	11	07/01/2024	15.03	.00	15.03	07/18/2024
		MSP-31735	SW ALLOCATION	12	07/01/2024	92.04	.00	92.04	07/18/2024
Total 18068:						12,515.75	.00	12,515.75	
18103	VISA	OCB-062724	SCHUENKE	1	06/27/2024	555.83	.00	555.83	07/12/2024

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
		OCB-062724	LARSON	2	06/27/2024	339.12	.00	339.12	07/12/2024
		OCB-062724	D WALLACE	3	06/27/2024	568.64	.00	568.64	07/12/2024
		OCB-062724	CHAPIN	4	06/27/2024	2,239.27	.00	2,239.27	07/12/2024
		OCB-062724	DENNIS	5	06/27/2024	1,267.19	.00	1,267.19	07/12/2024
		OCB-062724	IGL	6	06/27/2024	10.00	.00	10.00	07/12/2024
		OCB-062724	BREMER	7	06/27/2024	465.00	.00	465.00	07/12/2024
		OCB-062724	IRWIN	8	06/27/2024	11.25	.00	11.25	07/12/2024
		OCB-062724	SUETTINGER	9	06/27/2024	460.97	.00	460.97	07/12/2024
		OCB-062724	REIMER	10	06/27/2024	24.55	.00	24.55	07/12/2024
		OCB-062724	JOB	11	06/27/2024	101.97	.00	101.97	07/12/2024
		OCB-062724	ANDERSEN	12	06/27/2024	14.88	.00	14.88	07/12/2024
		OCB-062724	JACOBSEN	13	06/27/2024	821.43	.00	821.43	07/12/2024
		OCB-062724	COX	14	06/27/2024	1,506.05	.00	1,506.05	07/12/2024
		OCB-062724	ANDERSON	15	06/27/2024	149.95	.00	149.95	07/12/2024
		OCB-062724	LAWRENCE	16	06/27/2024	4.62	.00	4.62	07/12/2024
		OCB-062724	HENDRICKSON	17	06/27/2024	71.86	.00	71.86	07/12/2024
		OCB-062724	JACOBS	18	06/27/2024	5.40	.00	5.40	07/12/2024
		OCB-062724	ZIETSMA	19	06/27/2024	303.00	.00	303.00	07/12/2024
		OCB-062724	L JOHNSON/RENO	20	06/27/2024	102.49	.00	102.49	07/12/2024
		OCB-062724	J REITER	21	06/27/2024	1,191.74	.00	1,191.74	07/12/2024
		OCB-062724	CRAFT	22	06/27/2024	980.84	.00	980.84	07/12/2024
		OCB-062724	WERGIN	23	06/27/2024	13.27	.00	13.27	07/12/2024
		OCB-062724	KJOHNSON	24	06/27/2024	948.50	.00	948.50	07/12/2024
		OCB-062724	CAMELLIA	25	06/27/2024	786.41	.00	786.41	07/12/2024
		OCB-062724	KENT	26	06/27/2024	448.11	.00	448.11	07/12/2024
Total 18103:						13,392.34	.00	13,392.34	
18112	BADGERLAND COMPLIA	2500112	PRE EMPLOYMENT DRU	1	07/08/2024	80.00	.00	80.00	07/18/2024
Total 18112:						80.00	.00	80.00	
18122	HORIZON TREE SERVICE	062824	HAZARD TREE REMOVAL	1	06/28/2024	1,350.00	.00	1,350.00	07/18/2024
		070924	TREE REMOVAL 6204 SP	1	07/09/2024	650.00	.00	650.00	07/18/2024
Total 18122:						2,000.00	.00	2,000.00	
18175	BUCKY'S DUMPSTER & P	99667	PORTABLE RESTROOMS	1	06/28/2024	135.00	.00	135.00	07/18/2024
		99668	PORTABLE RESTROOMS	1	06/28/2024	135.00	.00	135.00	07/18/2024
		99669	PORTABLE RESTROOMS	1	06/28/2024	135.00	.00	135.00	07/18/2024
		99670	PORTABLE RESTROOMS	1	06/28/2024	135.00	.00	135.00	07/18/2024
		99671	PORTABLE RESTROOMS	1	06/28/2024	200.00	.00	200.00	07/18/2024
Total 18175:						740.00	.00	740.00	
18182	SWOBODA, JOSEPH	071724	BOR	1	07/17/2024	40.00	.00	40.00	07/18/2024
Total 18182:						40.00	.00	40.00	
18187	NATURESCAPE	070924	PUBLIC SAFETY CENTER	1	07/09/2024	116.00	.00	116.00	07/18/2024
Total 18187:						116.00	.00	116.00	
18266	NAVIANT	00150497	DIGITIZATION PROJECT	1	07/01/2024	2,045.00	.00	2,045.00	07/18/2024
Total 18266:						2,045.00	.00	2,045.00	

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
18284	CHARTER COMMUNICATI	1708848010	CHARTER CABLE	1	07/01/2024	123.39	.00	123.39	07/12/2024
Total 18284:						123.39	.00	123.39	
18289	E.H. WOLF & SONS, INC	865144	DYED DIESEL FUEL	1	07/05/2024	460.31	.00	460.31	07/18/2024
		865145	PUBLIC WORKS FUEL	1	07/05/2024	213.07	.00	213.07	07/18/2024
Total 18289:						673.38	.00	673.38	
18307	SITEONE LANDSCAPE S	143865193-0	WILLIAM MCF PLAYGRO	1	07/12/2024	268.80	.00	268.80	07/18/2024
		143875098-0	WILLIAM MCF PLAYGRO	1	07/12/2024	178.36	.00	178.36	07/18/2024
Total 18307:						447.16	.00	447.16	
18330	EVANSVILLE FORD	070924	2024 FORD RANGER 1 O	1	07/09/2024	37,904.94	.00	37,904.94	07/12/2024
		070924 RAN	2024 FORD RANGER 2 O	1	07/09/2024	37,904.94	.00	37,904.94	07/12/2024
Total 18330:						75,809.88	.00	75,809.88	
18334	CONCORD GROUP	2023b594/06	MUNICIPAL/COMMUNITY	1	07/02/2024	8,500.00	.00	8,500.00	07/18/2024
Total 18334:						8,500.00	.00	8,500.00	
18359	BLIFFERT LUMBER & FU	2407-783323	COMMUNITY FESTIVAL E	1	07/15/2024	21.80	.00	21.80	07/18/2024
Total 18359:						21.80	.00	21.80	
18377	VESTIS LLC	6140407719	MAT RENTAL	1	06/28/2024	60.33	.00	60.33	07/18/2024
		6140411262	MAT RENTAL	1	07/05/2024	60.33	.00	60.33	07/18/2024
		6140415282	MAT RENTAL	1	07/12/2024	60.33	.00	60.33	07/18/2024
Total 18377:						180.99	.00	180.99	
18380	SECURIAN FINANCIAL G	76038 JULY2	ACCIDENT PLAN	1	07/08/2024	153.52	.00	153.52	07/18/2024
Total 18380:						153.52	.00	153.52	
18403	WAUBESA SAILING CLUB	2022	PIER REMOVAL 2022	1	07/15/2024	750.00	.00	750.00	07/18/2024
Total 18403:						750.00	.00	750.00	
18404	AJ'S LANDSCAPING & M	070224	TID #3 4901 TERMINAL	1	07/02/2024	575.00	.00	575.00	07/18/2024
Total 18404:						575.00	.00	575.00	
18405	EMS MANAGEMENT & C	EMS-005955	EMS MC	1	06/30/2024	922.01	.00	922.01	07/18/2024
Total 18405:						922.01	.00	922.01	
18413	COUTURE, KYLE & KIMB	070824	REFUND FOR OVERPAY	1	07/08/2024	166.03	.00	166.03	07/18/2024
Total 18413:						166.03	.00	166.03	
18414	JOSWIAK, ROBERT & SH	070824	REFUND FOR OVERPAY	1	07/08/2024	96.87	.00	96.87	07/18/2024
Total 18414:						96.87	.00	96.87	

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
18415	PERRY, JASON & ABIGAI	070824	REFUND FOR OVERPAY	1	07/08/2024	115.56	.00	115.56	07/18/2024
Total 18415:						115.56	.00	115.56	
18416	WI DEPT OF TRANS/DOT	070924	TRAILER REGISTRATION	1	07/09/2024	222.50	.00	222.50	07/12/2024
Total 18416:						222.50	.00	222.50	
18418	PRAIRIE POWER CENTE	193508	MOWER MAINTENANCE	1	07/16/2024	21.98	.00	21.98	07/18/2024
		193508	MOWER MAINTENANCE	2	07/16/2024	6.00	.00	6.00	07/18/2024
		193508	MOWER MAINTENANCE	3	07/16/2024	6.00	.00	6.00	07/18/2024
		193508	MOWER MAINTENANCE	4	07/16/2024	6.00	.00	6.00	07/18/2024
Total 18418:						39.98	.00	39.98	
Grand Totals:						786,120.47	.00	786,120.47	

Report Criteria:

Detail report type printed

Pay Period Date	Journal Code	Check Issue Date	Payee	Payee ID	Amount
07/13/2024	PC	07/19/2024	MILLER, AUSTIN	411	508.93
07/13/2024	CDPT	07/19/2024	FIRE FIGHTERS LOCAL 31	8	214.71
07/13/2024	CDPT	07/19/2024	DOBBERSTEIN LAW FIRM	9	502.30

PAYROLL RELATED \$1,225.94

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, July 23, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action to approve Resolution 2024-16: A Resolution Approving the Creation of Tax Incremental Finance District No. 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 CDA unanimously recommends approval of creation of TID #6.

7.16.24 Plan Commission unanimously recommends approval of creation of TID #6.

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, development agreements, 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 Resolution 2024-16: A Resolution Approving the Creation of Tax Incremental Finance District No. 6.

ATTACHMENTS:

1. 2024-16 Resolution for TID6
2. TID #6 Project Plan Creation_Draft 07182024

VILLAGE OF MCFARLAND

RESOLUTION 2024-16

A RESOLUTION APPROVING CREATION OF TAX INCREMENTAL 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 Incremental 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, on July 16, 2024 the Plan Commission recommended adoption of the Project Plan by resolution, subject to the approval of the Village Board; 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 Village Board makes the following findings:

1. The name of the District shall be "Tax Incremental 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 master plan of the Village.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board approves the proposed Project Plan for Tax Incremental Finance District No. 6 and creates Tax incremental Finance District No. 6 on July 23rd, 2024, effective January 1, 2024.

This Resolution was duly adopted at a meeting of the Village Board of the Village of McFarland on the 23rd day of July, 2024.

APPROVED:

Carolyn A. Clow
Village President

ATTEST:

Cassandra Suettinger
Deputy Administrator/Clerk

RESOLUTION # 2024-16	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Brandt	Leamy
Brassington	Peña
Clow	Prill
Fessler	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	



PROJECT PLAN

Creation of Tax Incremental Finance District No. 6

Project No. 09361030

Draft: July 18, 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

© 2020 MSA Professional Services, Inc.

Table of Contents

Section 1.	TIF Process and Planning Schedule	1
Section 2.	Introduction and Purpose.....	2
Section 3.	District Description.....	3
Section 4.	Statement of Kind, Number, and Location of Public Works & Other Projects	7
Section 5.	TID No. 6 Project Cost Summary.....	10
Section 6.	Ineligible / Estimated Non-Project Costs.....	11
Section 7.	Economic Feasibility.....	12
Section 8.	Financing.....	18
Section 9.	Proposed Zoning Changes.....	19
Section 10.	Proposed Changes in the Community Development Plan, Map, Building Codes & Ordinance	19
Section 11.	Relocation	19
Section 12.	Statement Indicating How creating the TID Promotes Orderly Development of Municipality	20
Section 13.	Legal Opinion	20
Section 14.	Glossary of TIF Related Terms	20

List of Tables

Table 1: Adoption Schedule.....	1
Table 2: List of Parcels Included in TID No. 6	3
Table 3: Equalized Value Test	7
Table 4: Proposed TID Project Costs	10
Table 5: New Development Activities	13
Table 6: TID No. 6 Projected Income	15
Table 7: TID No. 6 Projected Annual Performance.....	17
Table 8: Impact on Overlying Taxing Jurisdictions	18

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

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

Section 1. TIF Process and Planning Schedule

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

Table 1: Adoption Schedule

Date	Meeting/Action
May 8, 2024	Community Development Authority review of proposed TID and boundary map.
May 24, 2024	Village notifies taxing entities (school district, county, vocational college, and any special taxing districts) on proposed Creation of TID and upcoming meetings.
May 30, 2024	First Notice of Public Hearing is published in the local newspaper (Class 2). JRB notice published (Class 1).
June 4, 2024	JRB Organizational Meeting #1. Chairperson and member-at-large are selected at this meeting and a review of the proposed TID.
June 6, 2024	Second Notice of Public Hearing is published in local newspaper.
June 18, 2024	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, Capital Improvement 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 road and utility improvements from Erling Ave to Termini*	\$300,000
2025: McFarland Court Pavement Rehabilitation*	\$100,000
2027: Terminal Drive road and utility improvements from Lift Station #4 to USH 51, including off-road path and sidewalks*	\$4,000,000
2027: Stormwater Pond Improvements in Various Locations*	\$150,000
2028: Beckler Street road and utility improvements from Card Ave to Erling Ave	\$32,000
2028: Field Avenue road and utility improvements from Card Ave to Erling Ave*	\$300,000
2028: Triangle Drive road and utility improvements from Voges Rd to 4505 Triangle St, 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 Rd	\$250,000

2034: Terminal Drive road and utility improvements from Siggelkow Road to Railroad Bridge, including off-street path*	\$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.

Draft

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.

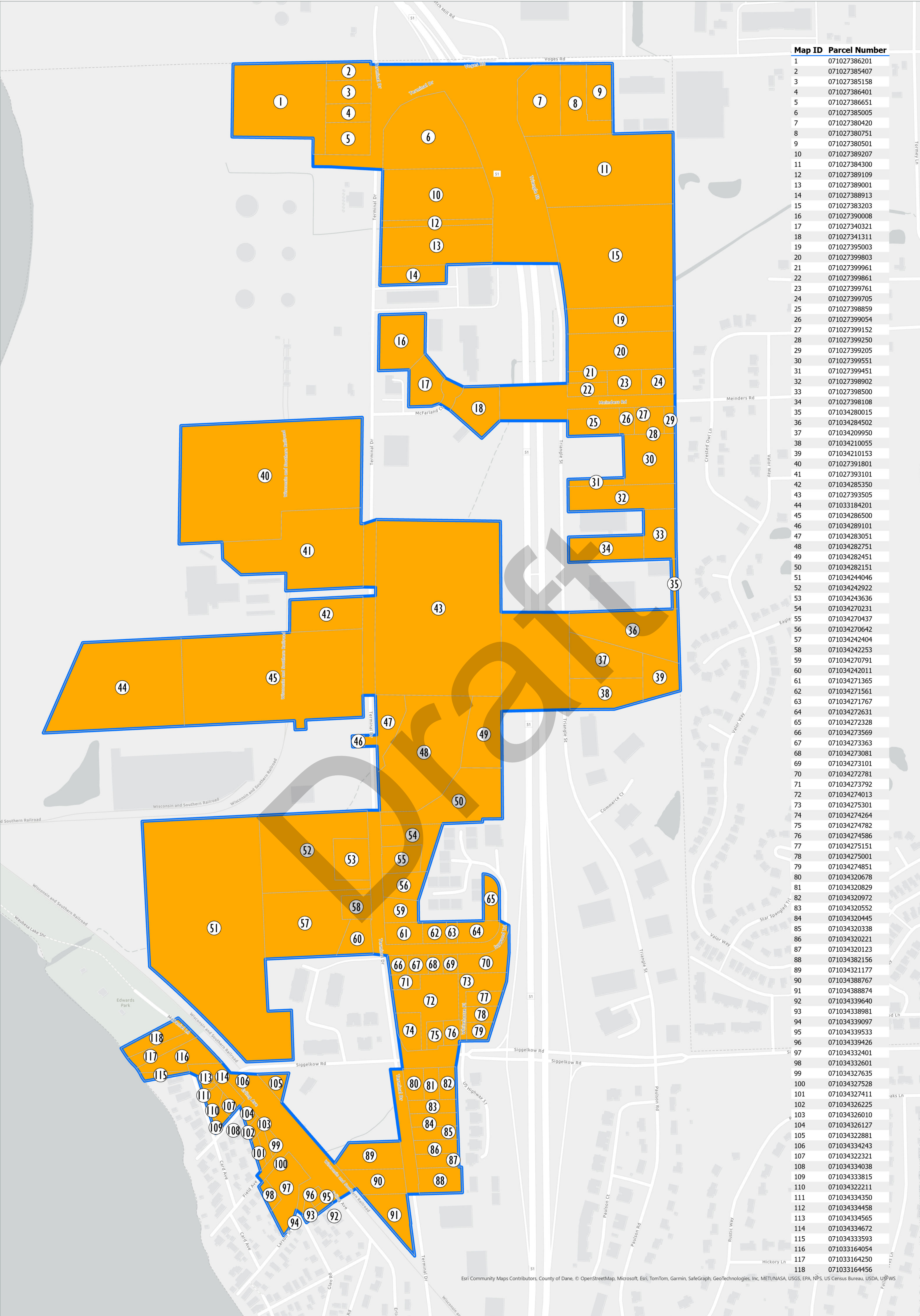
Tax Incremental Financing (TIF): A mechanism for financing development and redevelopment projects whereby property tax revenue from increased property values in a defined geographic district is used to pay for public improvements, such as roads, sewer and water lines. Once the improvements are paid for,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

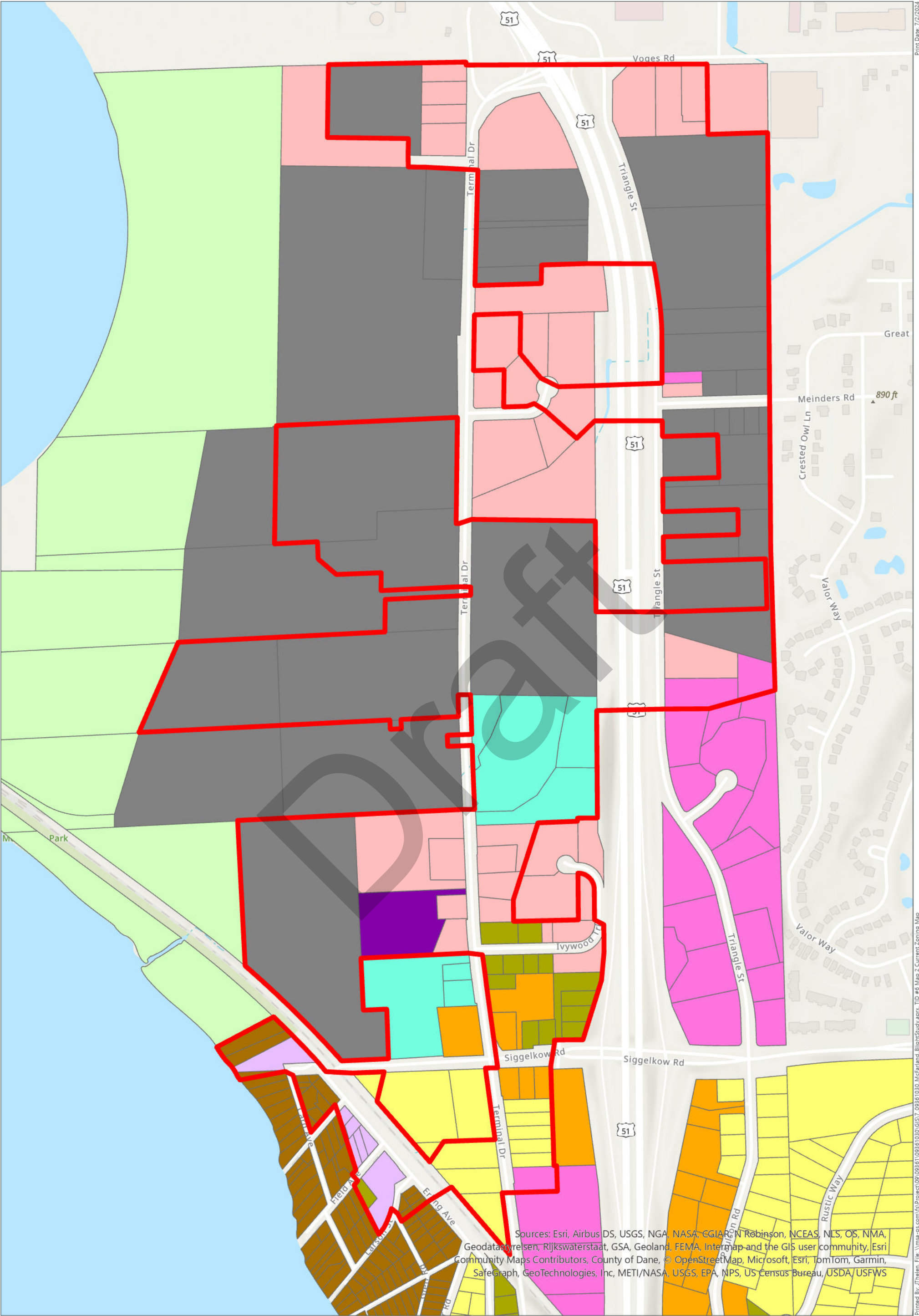
Tax Increment: The taxes levied by all overlying taxing jurisdictions on the difference between the base value and the current value of the TID, also known as the value increment. These taxes are sent to the municipality who operates the TID, and used to pay for the approved project costs laid out in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

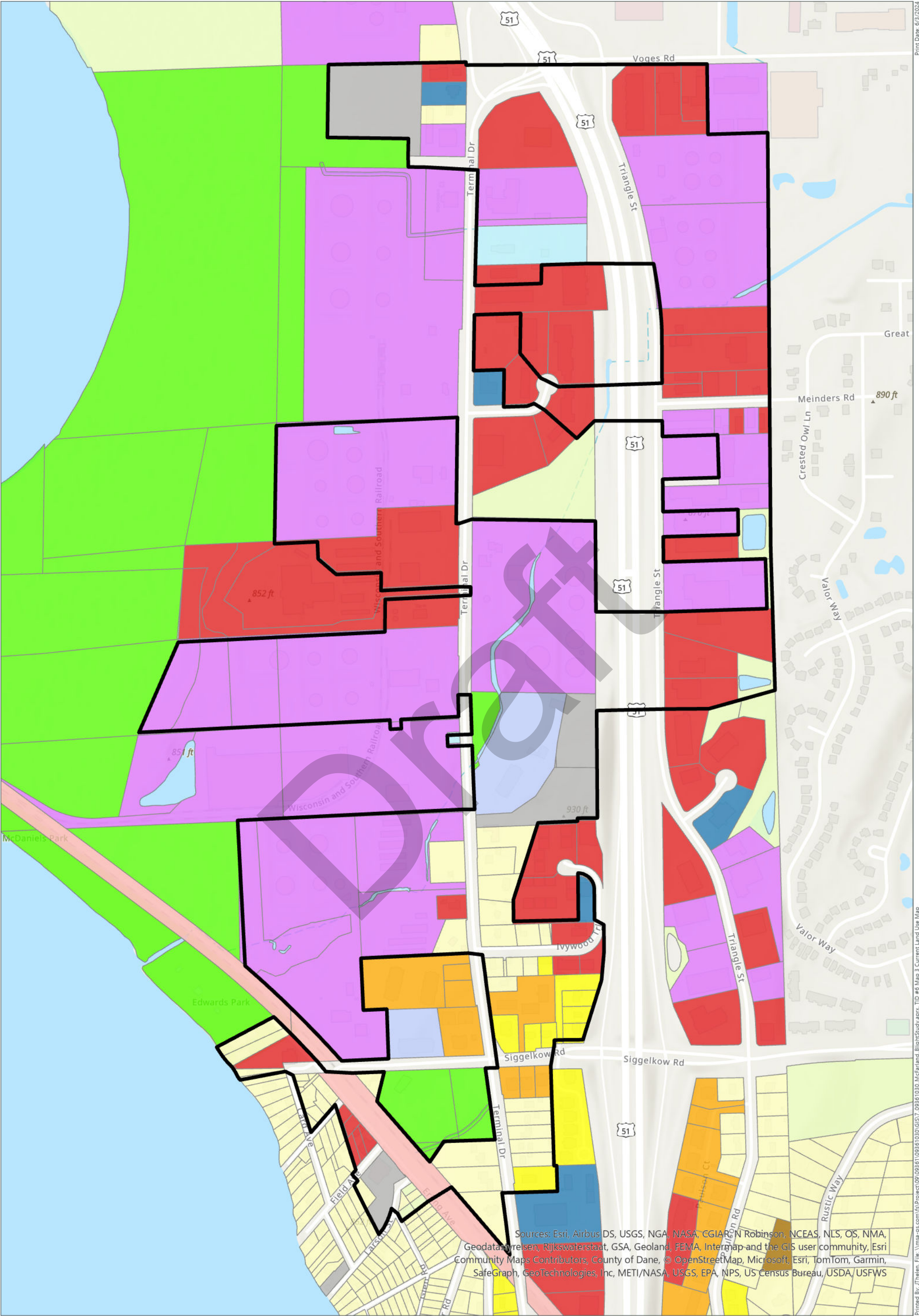
R-3 General Residence

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

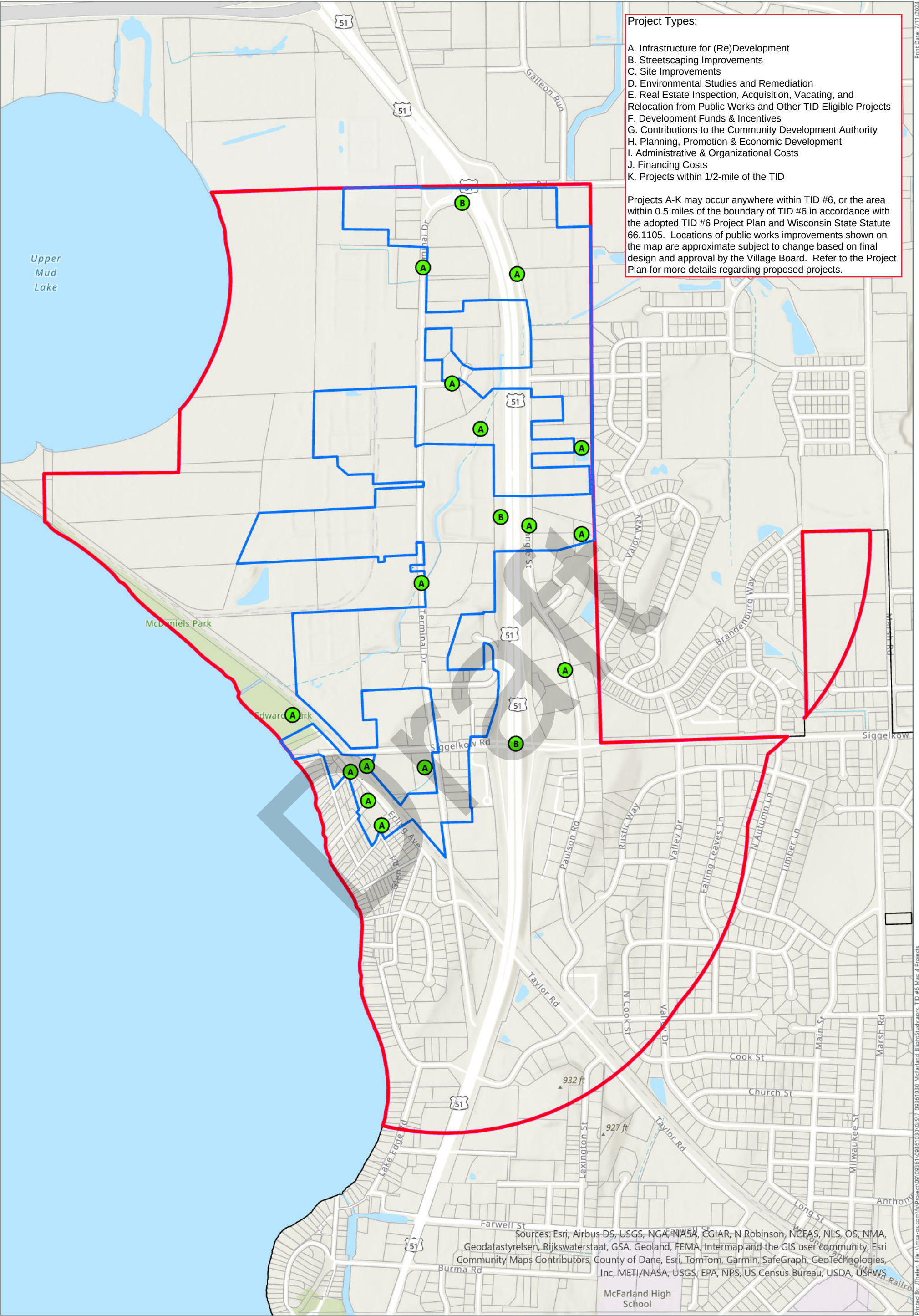
Woodland

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, Geodatawyrsen, 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



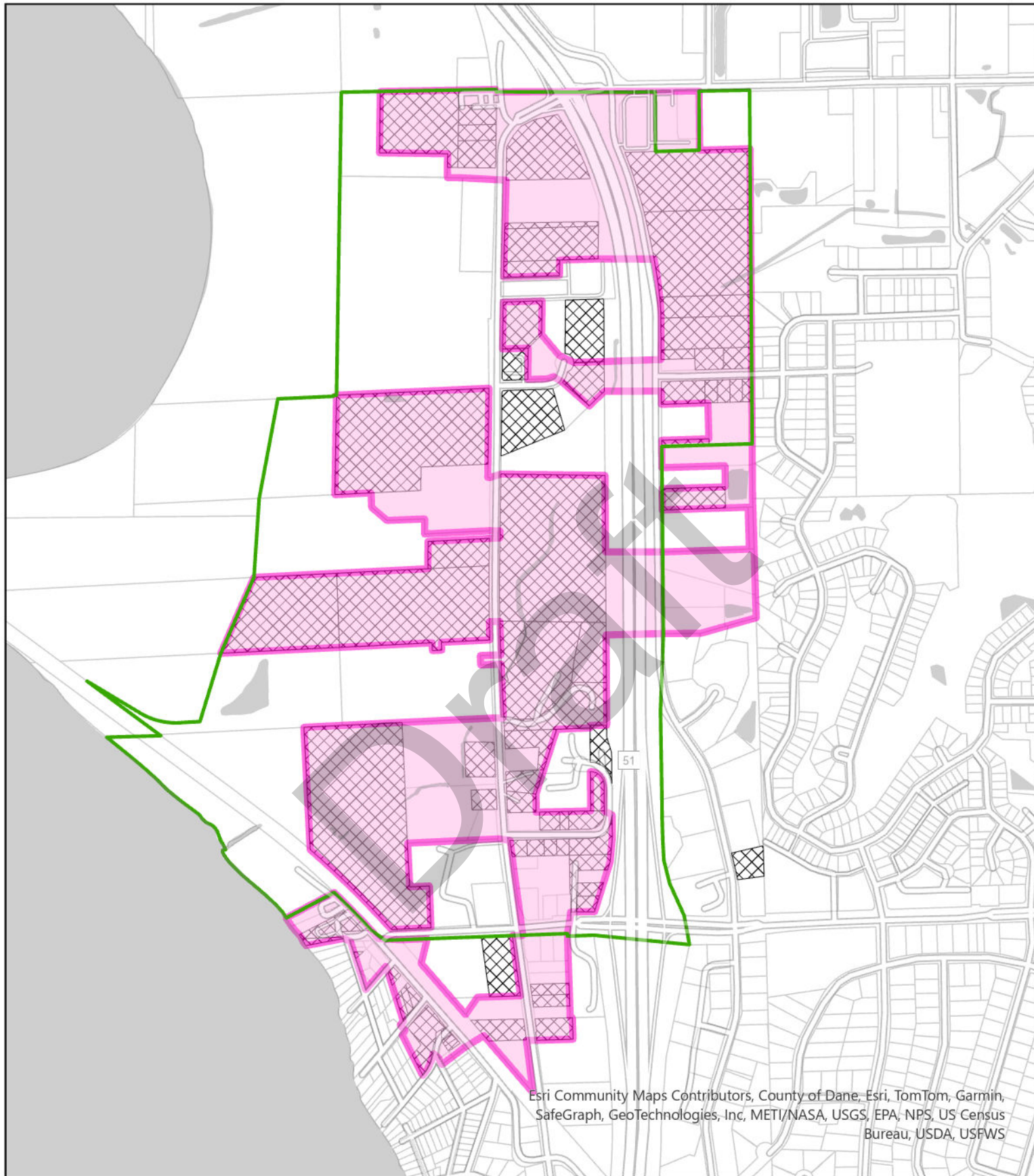
Data Sources:
Dane County
Village of McFarland
Imagery Provided by ESRI



- 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

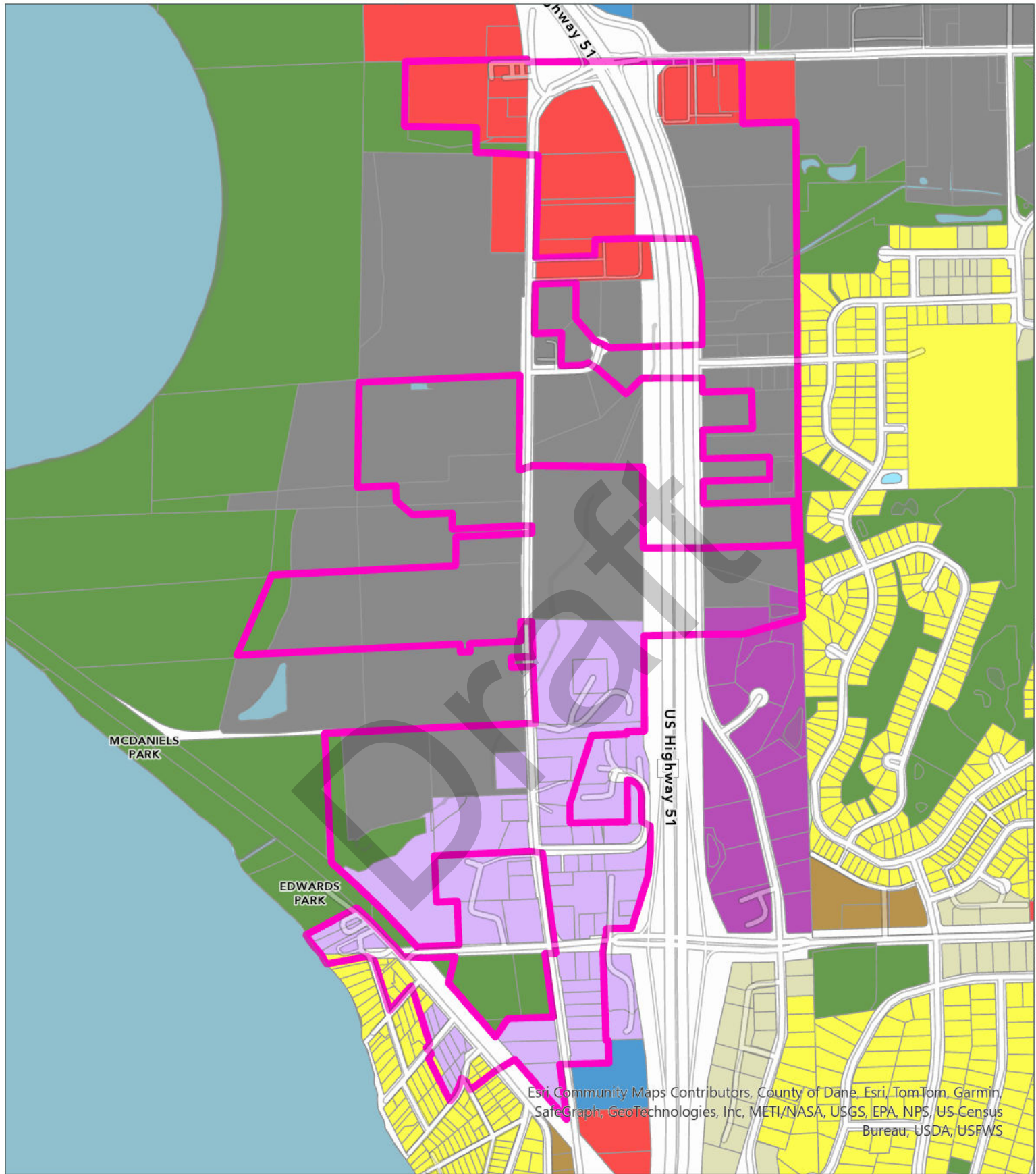
TID #6 Proposed Boundary

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-ps.com\Ys\Project\09\09361\09361\GIS\7_09361\030_McFarland_BlightStudy.aprx, TID No. 6 Future Land Use



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



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

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

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

- Two Family and Townhouse Residential
- Water

Map No. 6 Future Land Use

TID No. 6

Village of McFarland
 Dane County, Wisconsin
 Page 56 of 228

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, July 23, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action to approve Resolution 2024-17: A Resolution Approving an Allocation Amendment of Tax Incremental Finance District #3 to make it a Donor District to Tax Incremental Finance Districts No 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 CDA unanimously recommends approval of the proposed TID #3 allocation amendment.

7.16.24 Plan Commission unanimously recommends approval of the proposed TID #3 allocation amendment.

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 Resolution 2024-17: A Resolution Approving an Allocation Amendment of Tax Incremental Finance District #3 to make it a Donor District to Tax Incremental Finance Districts No 5 and 6.

ATTACHMENTS:

1. 2024-17 Resolution for TID3
2. Village of McFarland_TID #3_Project Plan Amendment #3_07182024

VILLAGE OF MCFARLAND

RESOLUTION 2024-17

A RESOLUTION APPROVING AN ALLOCATION AMENDMENT OF TAX INCREMENTAL FINANCE DISTRICT NO. 3 TO MAKE IT A DONOR DISTRICT TO TAX INCREMENTAL 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 Incremental Finance District No. 3 to establish Tax Incremental District No. 3 as a Donor TID to Tax Incremental 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, on July 16, 2024 the Plan Commission recommended adoption of the Allocation Amendment by resolution, subject to the approval of the Village Board; 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 Village Board 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
- 6. The boundaries of TID No. 3 are not changing; and
- 7. The estimated percentage of territory within TID No. 3 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; and
- 8. The Project Plan for the District is feasible and in conformity with the master plan of the Village.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board approves the proposed TID No. 3 Project Plan Allocation Amendment making TID No. 3 a Donor TID to TID's No. 5 & 6, the Recipient TIDs.

This Resolution was duly adopted at a meeting of the Village Board of the Village of McFarland on the 23rd day of July, 2024.

APPROVED:

Carolyn A. Clow
Village President

ATTEST:

Cassandra Suettinger
Deputy Administrator/Clerk

RESOLUTION # 2024-17	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Brandt	Leamy
Brassington	Peña
Clow	Prill
Fessler	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	



Project Plan Amendment No. 3

Allocation Amendment of Tax Incremental Finance District No. 3

Village of McFarland, WI

Draft: July 18, 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

TABLE OF CONTENTS

	<u>Page</u>
Amended Section I. Introduction and Planning Schedule	1
Summary of Findings.....	5
Amended Section V. Proposed Public Works, Estimated Costs and Economic Feasibility.....	6

LIST OF TABLES

Table 1: TID No. 3 Meeting and Action Calendar	4
Table 2: TID #3 Projected Tax Increment, No Additional New Development	7
Table 3: TID #3 Performance Analysis, No Additional New Development or Capital Expenditures	8
Table 4: TID #3 Amended Public Works Project Costs and Expenditures	9

LIST OF FIGURES

Figure 1: Map of TID #3 Boundary, as previously amended in 2007.....	1
Figure 2: Map of TID #5 Boundary.....	2
Figure 3: Map of Proposed TID #6 Boundary.....	3
Figure 4: Allowable Allocation Amendments for TIDs.....	4

LIST OF APPENDICES*

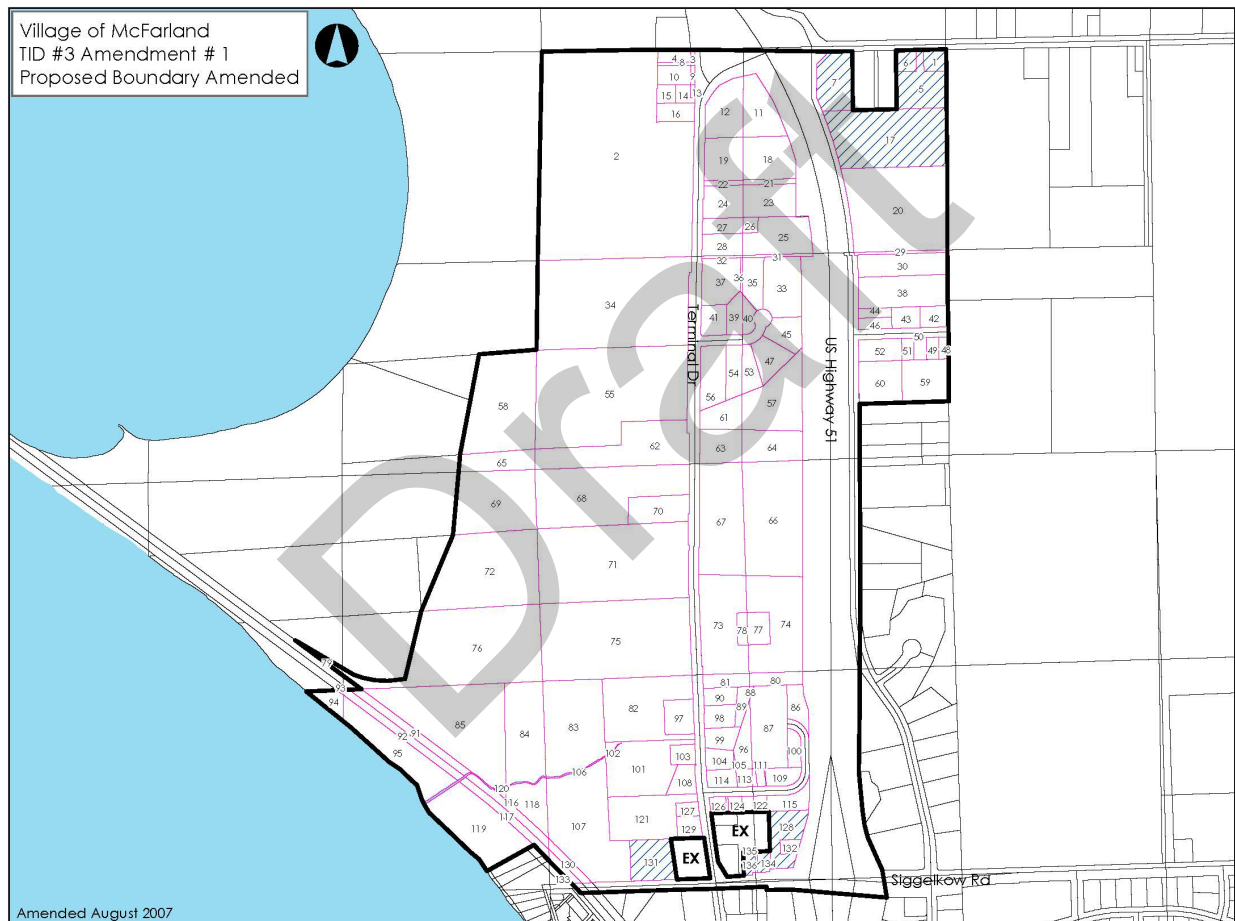
Appendix A: Letters to Taxing Jurisdictions
Appendix B: Affidavit of Publications
Appendix C: Meeting Minutes
Appendix D: Resolutions
Appendix E: Joint Review Board Letter of Approval
Appendix F: Legal Opinion

**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



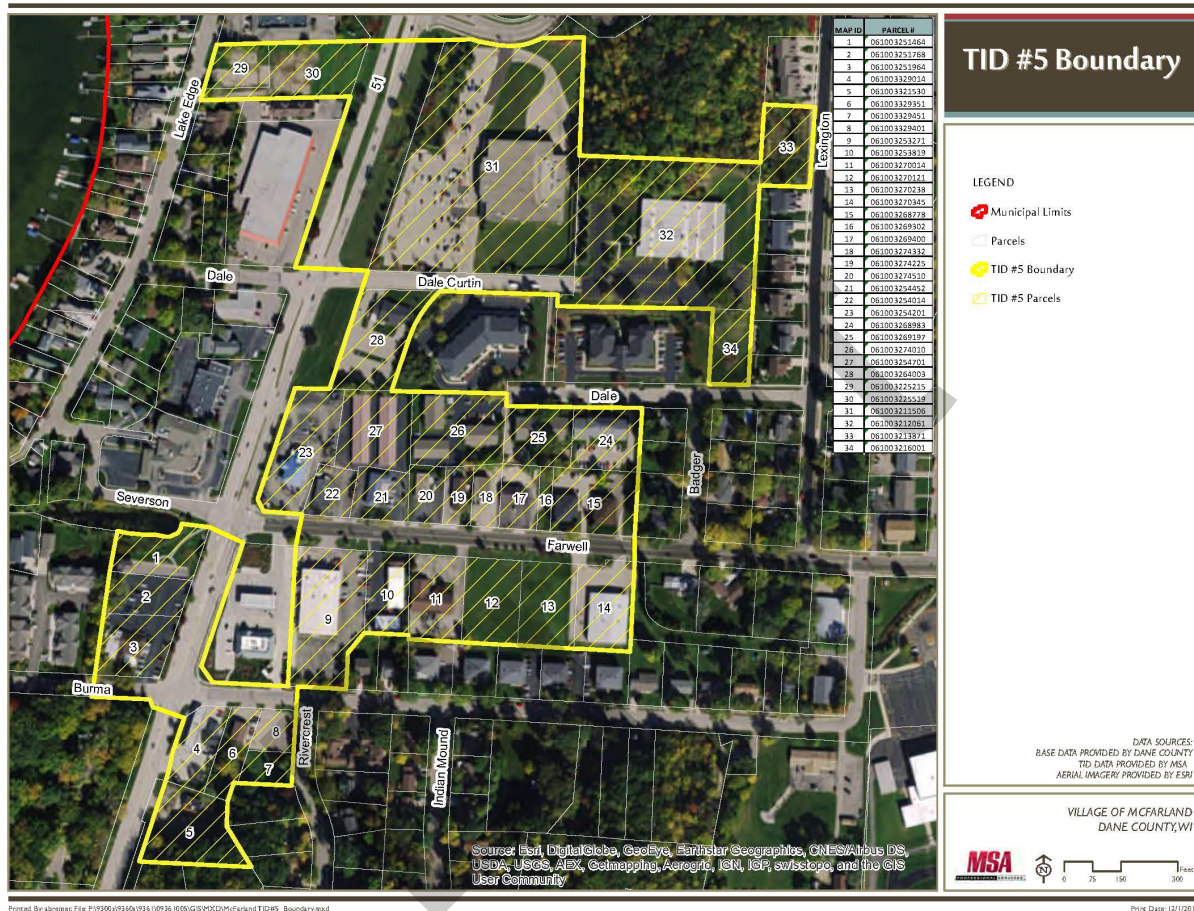
TID #3 has performed quite well, including the creation of \$78,402,400 in tax increment value (source: Wisconsin Department of Revenue 2023 Value Limitation Report). TID #3 facts:

- 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:

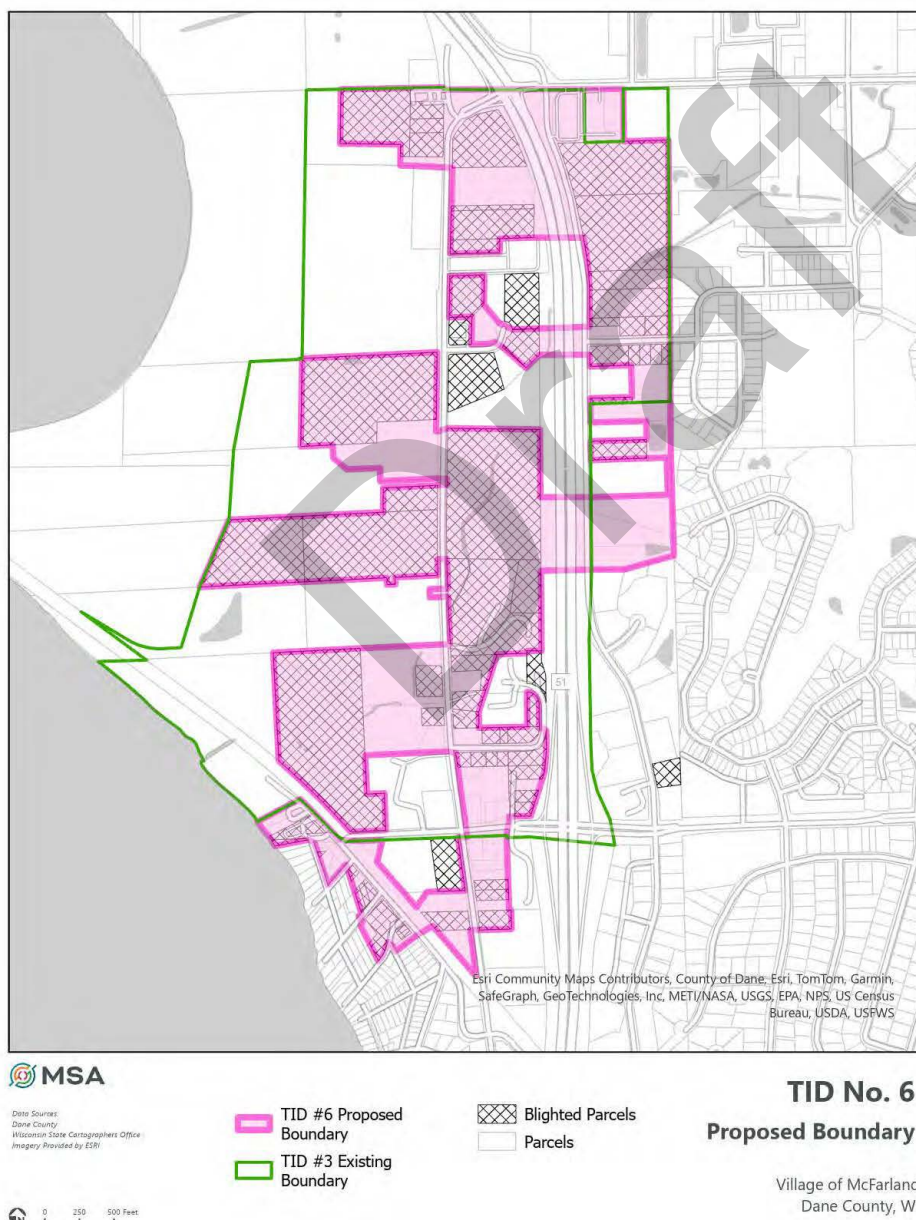
- TID #5 Base Value: \$17,030,100
- 2023 Current Value: \$35,102,000
- 2023 Tax Increment Value: \$18,071,900
- 2023 Year End Fund Balance: **-\$395,164** (source: 2023 TID #3 Compiled Financial Statements, Baker Tilly)

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. This amendment does not add or subtract territory from the District.

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.
- 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.
- The boundaries of TID No. 3 are not changing.
- The estimated percentage of territory within TID No. 3 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.

- The Project Plan for the District is feasible and in conformity with the master plan of the Village.
- Once the donor amendment is established TID #3 cannot request or receive an extension to its maximum life under current State Statutes.

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

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

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

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

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

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

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

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

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

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

ASSUMPTION

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

TID DATES

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

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

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

Village of McFarland		TID #3	NO NEW DEVELOPMENT OR CAPITAL EXPENDITURES																
L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC		
PAYMENT	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				

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

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

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

Uses of Funds	From Creation through 2023	Amended Project Plan Estimate
Capital Expenditures	\$4,931,116	\$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.

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, July 23, 2024

SECTION: Business

DEPARTMENT: Administration

CONTACT: Andrew Bremer, Comm & Eco Dev Director, Lee Igl, Public Works Director

AGENDA ITEM: Discussion and action regarding a proposal for land division at the School District Baseball fields to aid Village Well #5 Improvement.

PREVIOUS ACTION:

The Joint McFarland School and Village Board Planning Committee reviewed this concept at its meeting on July 9, 2024 and was supportive of the effort.

The McFarland School Board reviewed and approved this concept at its meeting on July 15, 2024.

The Public Works and Utilities Committee will consider a recommendation on this proposal at their meeting on July 22, 2024.

ISSUE SUMMARY:

The Village originally purchased Lots 87 & 88 in the Park View Estates subdivision on Prairie Wood Drive for the purpose of constructing a new Well #5 to serve the Village. This occurred prior to the McFarland School District's development of the adjacent ball diamonds. The Park View Estates plat assumed Wiouwash Way would continue north to serve future residential development which was established prior to the District's acquisition of the property to the north, which is not an uncommon practice. With the construction of the ball diamonds the need for the road to extend north into this property is no longer the case. The Village purchased Lots 87 & 88 because the WDNR requires the well hole to be a minimum of 50 feet from all property lines. Therefore, it was not possible to construct the well only on one of the lots.

In lieu of developing the well on Lots 87 & 88, the Village is proposing to acquire Outlot 10 from Kevin Urso and approximately 9,310 square feet from the School District in order to create a new lot to relocate Well #5, while meeting the required WDNR minimum setback requirements. Outlot 10 is not a buildable lot for a single family home and has no other land use purpose. The Village would then sell Lots 87 & 88 to Urso for the purposes of developing two new single family homes. The Village also proposes vacating the Wiouwash Way right-of-way as the roadway no longer needs to extend to the north and would increase the buildable area of Lot 88 as it would no longer be considered a corner lot with two front yard setbacks. The ROW would be vacated evenly to Outlot 10 and Lot 88 per Wisconsin Statutes. After the vacation is completed, the Village would sell to Urso the western one-half of the vacated ROW to be combined with Lot 88 and 87 to expand the buildable area of these lots. Through a Certified



Survey Map a new Well #5 lot would be created (District land plus Outlot 10) and two new single family residential lots (Wiouwash Way ROW plus Lot 88 and Lot 87). There is some existing sewer and water laterals specific to the planned Well #5 location on Lots 87 & 88 that would need to be abandoned and installed to serve the new well location. The Village would also remove the pavement stub on Wiouwash Way along with associated utilities and new curb and sidewalk connections. Half of these costs are proposed for reimbursed by Urso as the adjacent benefitting property owner. The Village will complete the legal descriptions/survey work to facilitate the various property ownership changes. The proposal allows for the reconfiguration of land that benefits the School District, Village and developer.

Staff is requesting approval of the project in concept in order to begin drafting the real estate acquisition agreements. Implementation of the above needed actions would then commence after July 23rd. Well #5 construction will begin design in the Fall with construction to take place over the next couple years.

FINANCIAL/BUDGET IMPACT:

Proposed acquisition price for the Village to acquire property from the District and Outlot 10 property owner is set at \$5/SF since these properties on their own are undevelopable for private purposes in their current state. The 9,310 SF owned by the District at a price of \$5/SF would total \$46,550 to the District. Outlot 10 at 6,733 SF would provide \$33,665 to the landowner using the same \$5/SF metric. Estimated costs to address utilities, pavement, road vacation, etc. is around \$80,000. Total expenses then are forecaster at \$160,215.

Proposed sale price of Lots 87 & 88 that are owned by the Village is set at \$10/SF since the properties have more value as developable properties. Lot 87 is 10,025 SF which would generate revenue at \$100,250 using the \$10/SF while Lot 88 is sized at 10,419 SF yielding revenue of \$104,190. Total revenue is estimated at \$204,440.

Excess proceeds will remains within the water utility and can contribute to the new construction of Well #5.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended Action:

Motion, second to approve a proposal for land division at the School District Baseball fields to aid Village Well #5 improvement.

ATTACHMENTS:

1. Well 5 Land Concept 6.08.2024 with notes



PRELIMINARY

VOM to purchase
McFarland School
District land, ~9,310 SF

VOM to vacate
Wiouwash Way ROW

Proposed Well
#5 location

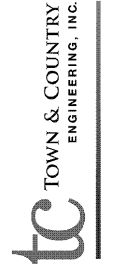
Outlot 10
VOM to purchase
from Urso

Lot 88
Urso to purchase
from VOM

Lot 87
Urso to purchase
from VOM

Pavement and utility
removal. New
sidewalk connection

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tceengineers.net

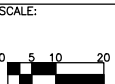


SITE PLAN

NEW WELL NO. 5

Village of McFarland, Wisconsin

PROJECT NO.:
MC 220
DRAWING FILE:
MC 220 BASE.DWG
DRAWN BY:
SAI
CHECKED BY:
BRB
DATE:
6-8-24
REVISIONS:



SHEET:
1

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, July 23, 2024

SECTION: Business

DEPARTMENT: Administration

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action regarding amendments to the Village's Office of Energy Innovation Grant.

PREVIOUS ACTION:

January 9, 2023 - S&NR recommended approval to the Village Board for the submittal of two OEI Energy Innovation Grant Program Applications

April 19, 2023 - Staff presented to the Committee, award of grant application by the PSC for Battery Storage and Microgrid technology at the Public Safety Center.

May 8, 2023 - S&NR recommended approval to the Village Board for HGA's proposal design, bid and construction administration services for installation of battery and microgrid at the Public Safety Center.

May 9, 2023 - Village Board approval of HGA contract.

September, 2023 - Grant contract signed with OEI.

February 22, 2024 - S&NR and Village Board project update meeting.

March 11, 2024 - S&NR unanimously recommended approval of the bid documents.

March 26, 2024 - Village Board approval to bid project.

May 1, 2024 - Bid opening

May 28, 2024 - Village Board rejects bids.

July 8, 2024 - S&NR unanimously recommends submitting the proposed grant amendments with a preferred alternative to reallocate the funding to the Community Center.

ISSUE SUMMARY:

On May 1, 2024, Village staff, along with our energy design consultant HGA, opened the bids for the proposed project to add batteries and microgrid controls at the Public Safety Center. One bid was from Universal Power Systems for the amount of \$1,748,500, with an Alternate #1 price of \$998,500. The second bid was from EnTech/Faith Solutions in the amount of \$1,659,084, with no Alternative #1 bid price received. Both base bid prices, and the UPS Alternative #1 price, were well in exceedance of the total project budget of \$605,000, which includes a \$350,000 grant from the WI Office of Energy Innovation (OEI). Staff recommended the Village Board reject both bids, which it did at its May 28th meeting.

Moving forward, Village and HGA staff are working with staff from OEI to determine available options to move a project of some sort forward. Staff has already obtained approval for a grant extension from OEI through December 31, 2024. The three options staff have discussed with OEI are:

1. Cancel the project. The Village could cancel the grant funding. OEI may cover some of



the HGA design fees based on the work completed at the same 58% / 42% grant match provided the Village demonstrates that we met some of our grant objectives. HGA design services to date are approximately \$60K of the \$82K contract; therefore it is possible that OEI will cover 58% of the costs incurred to date.

2. PSC Grid Connected Battery System. Under this option, the Village would request an amendment to the existing grant agreement to modify the project scope to remove the micro grid and rebid the project as a grid connected battery system only. This was essentially what the Village requested bidders present as the Alternative #1 bid. Only one contractor provided a bid for this option, and it was still significantly above the project budget of \$605,000. It is possible that removing the micro-grid from the scope will open the possibility for more qualified vendors to bid on the project. If the bids come back above the project budget, the Village still has the option to reject the bids and cancel the project. However, there is still some cost and effort in rebidding the project.
3. Transfer Grant to the Community Center Project. Under this option, the Village would request an amendment to the existing grant agreement to transfer unused grant funds to be used as part of the installation of a geothermal system for the planned renovations of the Municipal Center into a Community Center. Early this year, the Village submitted a separate grant agreement to OEI for this project. The Village requested \$332,500 with a local share of \$332,500 (50/50 match). The Village's application was competitive but did not make the cut line for funding. OEI funded 11 of the 27 projects submitted in the Activity 1 Renewable Energy and Energy Storage category. The Village's application ranked 19 on the list. Transferring the grant funding to the Community Center likely offers the Village the best bang for its buck. However, that is a bigger request of OEI than option 2 and may require a higher level of approval authority within the PSC.

OEI staff have indicated that the Village can submit a request for both option #2 and #3, and indicate which is our preference. Staff preference is option #3. While there is merit in adding a grid connected battery to the PSC to meet our renewable energy and sustainability goals, there is more value in using the funding to offset the costs of adding a geothermal system to the Community Center if choosing between one or the other. Whether the Village requests OEI consider both options #2 and #3 is certainly open for discussion.

FINANCIAL/BUDGET IMPACT:

The total project cost is estimated to be \$605,000. In March of 2023, the Village was awarded a \$350,000 grant from the Office of Energy Innovation for the installation of a micro grid and battery storage system at the new Public Safety Center as a Level 1 Microgrid Community Resilience Center. The Village's \$250,000 match is included in the 2024 budget. The project costs roughly break down as follows:

- \$82,000 HGA design and commissioning services
- \$475,000 Equipment and Installation Labor
- \$43,000 Contingency
- \$5,000 in-kind Village labor



VILLAGE PLAN REFERENCE:

2023/2024 Strategic Implementation Plan. Goal B, Action Step VI, Install battery storage at Public Safety Center through OEI grant award for excess power created in solar array.

2021 Sustainability Plan. Includes the goal of achieving 50% of total municipal energy consumed per year generated from renewables by 2030 and 100% by 2040.

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion, second, to submit a grant amendment request to the Office of Energy Innovation to revise the project scope to either a grid connected battery system or transfer of funding to the Community Center for a geothermal renewable energy system, with a preference for the latter project.

ATTACHMENTS:

None

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, July 23, 2024

SECTION: Business

DEPARTMENT: Administration

CONTACT: Cassandra Suettinger, Deputy Administrator/Clerk, Andrea Anderson, HR Generalist, Lee Igl, Public Works Director

AGENDA ITEM: Discussion and action on creation of a Facilities Maintenance Manager and update of the organizational chart for the Public Works Department.

PREVIOUS ACTION:

ISSUE SUMMARY:

As part of the approved 2024 Annual Budget, funding was allocated for the addition of a new Facilities Management position within the Public Works Department with a targeted start date in the fourth quarter of 2024. With the addition of the Public Safety Center, and plans for additional facility improvements and expansions, there is a need to allocate staffing resources to proactively care for and maintain Village buildings and facilities.

Staff is recommending the new position of Facilities Maintenance Manager report to the Streets and Utilities Superintendent within the Public Works Department structure. This position would have a primary responsibility to perform preventative maintenance and repairs on Village buildings, mechanical, plumbing, and electrical equipment and utility systems, and streetlights. The facilities that would fall under the purview of the Facilities Maintenance Manager would include the Public Safety Center, Municipal Center, Library, Public Works, well houses, park shelters, and Village-owned rental properties. This position would also provide direct supervision to the full-time and part-time Custodians.

Attached is a proposed job description and scoring. Staff is recommending the new Facilities Maintenance Manager position be classified within Grade 7 of the pay range schedule, which has a salary range of \$59,735 to \$75,698. Grade 7 currently includes the Public Works Mechanic and Utilities Maintenance Worker.

Assuming the Personnel Committee advances its portion of the work, the Village Board could take up all final aspects of the position at their July 23, 2024 meeting in order to create the position, which would allow staff to move forward with authorizing filling the vacancy. Once this occurs, staff will begin the recruitment process in August with a goal of a potential start date around October 1, 2024.

In addition, the creation of the Facilities Maintenance Manager position necessitates a change to the Public Works organizational chart. The new proposed organizational chart for the Public



Works department is attached for the committee's review and recommendation to the Village Board.

FINANCIAL/BUDGET IMPACT:

Funding was included as part of the 2024 budget. The estimated annual cost of the position is a base wage of \$59,735 to \$75,698 with benefits ranging from \$7479 to \$27,579 for a total estimated cost of \$67214 to \$103,277.

VILLAGE PLAN REFERENCE:

The 2021 Compensation and Classification study outlined the system for classifying new positions. The attached worksheet follows the procedure and metrics outlined by the study.

ORDINANCE REFERENCE:

N/A

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

The Personnel Committee unanimously recommended approval.

Motion to approve the creation of a Facilities Maintenance Manager and update of the organizational chart for the Public Works Department.

ATTACHMENTS:

1. Facilities Maintenance Manager - Job Description 07.15.2024
2. Scoring Worksheet - Facilities Maintenance Mgr 7.2024
3. Public Works Organizational Chart 07.15.2024
4. Facility Maintenance Technician expenses

JOB OVERVIEW	
Job Title	Facilities Maintenance Manager
Department	Public Works
Grade	7
Employment Status	☒ Full-time ☐ Part-time ☐ Limited Term Employment (LTE)
FLSA Status	☐ Exempt ☒ Non-exempt

Our Commitment to Diversity, Equity, and Inclusion (DEI)

Diversity, equity, and inclusion form the basis of our work in the Village of McFarland, WI. We recognize having a diverse and inclusive organization allows us to benefit from a variety of perspectives and strengthens our ability to achieve our mission to best serve the residents of the Village. To promote equity in our community, we must first do the work to ensure our organization is diverse, equitable, and inclusive.

SCOPE OF WORK	
This position performs routine, complex, and extensive preventative maintenance and repair procedures on Village buildings, mechanical, plumbing, and electrical equipment and utility systems, and streetlights. Village facilities include the Public Safety Center, Municipal Center, Library, Public Works, well houses, park shelters and rental properties. The Facilities Maintenance Manager troubleshoots alterations and repairs involving heating and cooling systems, plumbing systems, electrical systems, mechanical systems, carpentry, doors, keys and locks, and other duties as assigned. This position also oversees the custodial operations and staff. In emergencies or during adverse weather conditions, this position may be required to perform all above duties and assist with snow and ice control duties or other severe weather maintenance operations.	
SUPERVISION	
Received	Performs under the general direction and supervision of the Streets and Utilities Superintendent and Public Works Director, but is expected to exercise a considerable degree of independent judgment in setting work priorities, determining work procedures, and managing the day-to-day operations of the facilities management and custodial workloads and staff.
Exercised	Provides direct supervision to FT and PT Custodian(s). May provide indirect supervision to seasonal employees when assigned to work within the division.

ESSENTIAL JOB FUNCTIONS
- Installs, maintains, troubleshoots, and repairs plumbing systems, including piping, sinks, and lavatories, along with all supporting components. - Maintains, troubleshoots, and repairs HVAC systems in the Village buildings, performs routine HVAC system preventative maintenance work, determines HVAC system problems and makes recommendations for repair by using test meters, owner's manuals, blueprints, schematics, and reference manuals. - Installs, maintains, troubleshoots, and repairs centrifugal pumps and valves associated with various building heating and cooling systems, including, but not limited to, hot water boiler systems, chillers, heating pumps, bearings, air handlers, exhaust fans, roof top units, split systems, unit heaters, etc.

- Maintains, troubleshoots, and repairs building electrical distribution systems and equipment, including fuses, circuit breakers, light fixtures, relays, electric motors, electric controls, receptacles, switches, and fire alarm systems.
- Installs, maintains, troubleshoots, and repairs lockable hardware such as doors, automatic electric doors, and magnetic keying systems to ensure safety of facilities.
- Performs building maintenance at Village buildings, including, but not limited to, moving furniture, carpentry, light fixture repair, plumbing fixture repair and painting.
- Researches needed parts and supplies; locates suppliers and best prices; prepares and maintains inventory of parts, supplies, tools, and equipment; prepares related reports and maintains updated lists of vendors and contractors. Provides supplies to various facilities.
- Supervises and oversees the work of the full-time and part-time custodial staff.
- Responds to emergency and non-emergency calls 24 hours a day, seven days a week when needed.
- Recommends and specifies new and improved equipment, materials, and work methods for consideration by the Streets and Utilities Superintendent, Parks Superintendent and the Public Works Director.
- Develops long term plans for maintenance, operational, and capital needs to buildings and facilities for incorporation into the capital improvement plans.
- Assists with snow removal from facilities' parking lots, sidewalks, entryways, and other areas as directed.
- Follows safe work practices.

OTHER JOB FUNCTIONS

- Performs related duties and special projects as assigned, during regular and non-business hours, including providing support as part of any Village response to essential or emergency operations.

REQUIREMENTS OF WORK

- High school diploma or equivalency required.
- Minimum of two years of responsible hands-on experience in plumbing, electrical, HVAC, building, and/or mechanical equipment maintenance and repair is required.
- Any combination of education and experience which in the sole discretion of the Village would demonstrate the Employee's ability to meet the required knowledge, skills, and abilities for the position may also be considered.

KNOWLEDGE, ABILITY, AND SKILL

In addition to requirements of work, the individual should also have the following knowledge, abilities, and skills:

Knowledge of

- Principles, practices, methods, and procedures as applied to HVAC, building, plumbing, electrical, and mechanical maintenance and repair.
- Equipment, facilities, materials, methods, and procedures used in maintenance, troubleshooting, and repair activities
- Heating, ventilation, and air conditioning systems.
- Electrical and mechanical systems.
- Materials, tools, equipment, and procedures used in floor cleaning, repair of cleaning equipment, carpentry, and locks.
- Facility operations and maintenance.
- Occupational hazards, safety measures, and precautions of the plumbing, mechanical, and electrical trade.
- The use of standard office equipment, including computers and relevant software programs.

	• The cultural context of interactions with individuals of diverse backgrounds that includes sex, race, religion, creed, color, national origin, age, disability, sexual orientation, ancestry, marital status, arrest or conviction record, military service, or any other legally protected status.
Ability to	• Understand blueprints, drawings, diagrams, manuals, specifications, codes, and ordinances. • Troubleshoot defects in electrical, HVAC, mechanical and plumbing systems, devices, data network connections, and equipment. • Determine the origin of malfunctions and take appropriate action. • Add, subtract, multiply, divide, and perform math calculations needed in determining minimum code-required electrical wiring and conduit size, estimate time required to perform typical repair and maintenance projects, etc. • Solve practical problems and deal with a variety of variables in situations where only limited standardization exists. • Perform strenuous labor for extended periods of time under varying weather conditions in a safe manner. • Operate personal computer and utilize Microsoft Office applications. • Keep daily records of completed tasks. • Work extended and non-standard hours, including participation in snow and ice control and other severe weather operations and other Public Works operations, when needed. • Communicate effectively, both verbally and in written form, with supervisors, vendors, fellow employees, the general public, and Village officials. • Work independently with a minimal amount of supervision and within the boundaries of responsibility. • Prioritize and schedule a variety of tasks in a diversified and fast-paced environment. • Establish and maintain effective working relationships with elected officials, supervisors, coworkers, retirees, contractors, vendors, and the general public. • Learn and apply new technology. • Maintain confidential information, possess a high level of integrity, and adopt a professional work ethic. • Maintain a positive attitude and professional demeanor at all times, and address resident and customer concerns in a helpful, courteous manner. • Be reliable, timely, and proactive in completion of duties. • Work effectively as part of a team. • Analyze technical data, identify patterns, draw logical conclusions, and effectively solve problems. • Work nights and weekends when emergency situations arise.
Skill in	• Safely operating a variety of maintenance tools, equipment, and machinery, including HVAC equipment, plumbing, mechanical, and electrical equipment, snowplow, common hand and power tools, computer, and cell phones. • The use of standard tools, equipment, and testing devices. • The repair and installation of mechanical, electrical, plumbing, or building service equipment.

NECESSARY SPECIAL REQUIREMENTS

- Must possess or be able to obtain a valid Wisconsin drivers' license.
- Must be available for overtime work when required, including periodic night and weekend work. Subject to 24-hour emergency call-in and may be required to work extended periods at a time.
- Able to respond to emergency call outs within 30 minutes in all weather conditions.

PHYSICAL DEMANDS

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- The employee is regularly required to use hands and fingers to handle, feel or operate tools, equipment, and controls.
- The employee is frequently required to stand, talk, walk, sit, climb or balance, stoop, kneel, crouch or crawl, bend, and smell.
- The employee must frequently lift and/or move up to 50 pounds and occasionally lift and/or move up to 100 pounds.
- Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception, and the ability to adjust focus.
- The employee regularly works outside in all weather conditions.
- The employee is occasionally exposed to wet and slippery surfaces and humid conditions, fumes, or airborne particles, toxic or caustic chemicals and elements, noise, and vibrations.
- The employee occasionally works near moving mechanical parts, in precarious places, and is occasionally exposed to wet and/or humid conditions, fumes or airborne particles, toxic or caustic chemicals, extreme cold, extreme heat, and vibration.
- The use of Personal Protective Equipment is required.

Notes:

The above statements are intended to describe the general nature and level of work being performed by people assigned to do this job. The above is not intended to be an exhaustive list of all responsibilities and duties required. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position.

*External and internal applicants, as well as position incumbents who become disabled as defined under the Americans with Disabilities Act (ADA), must be able to perform the essential job functions (as listed) either unaided or with the assistance of a reasonable accommodation to be determined by management on a case-by-case basis.

This job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

The Village is an equal employment opportunity employer, and all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity or expression, pregnancy, age,

national origin, disability status, genetic information, protected veteran status, or any other characteristic protected by law.

Employee signature below indicates the employee's understanding of the requirements, essential functions and duties of the position.

Employee Signature _____

Date_____

Print Name _____

JOB EVALUATION INSTRUMENT SCORING SHEET

Factor 1: Education		Factor 2: Work Experience		Factor 3: Level of Discretion				
1	20	1	25		Minor	Moderate	Serious	Critical
2	40	2	50	Little	10	20	35	55
3	50	3	75	Some	15	25	45	70
4	60	4	100	Often	25	45	55	80
5	80	5	125	High	45	55	75	100
6	90			Very High	50	60	90	115
7	100							
License/ Certificate	+10							

Factor 4: Policy Development		Factor 5: Planning		Factor 6: Contact with Others		Factor 7: Work of Others	
1	15	1	35	1	15	No Supv	0
2	30	2	50	2	30	1	10
3	40	3	65	3	45	2	25
4	60	4	80	4	60	3	40
5	75	5	95	5	75	4	65
6	85	6*	110	6	85	5	80
7*	100			7	100	6	85
						7	95
						8	105*

Factor 8: Working Conditions			Factor 9: Technology	
1	Office work only. Good working conditions with almost complete absence of physically demanding, unpleasant, strenuous, and/or hazardous elements.	15	1	0
2	Minimal external work or occasional exposure to physically demanding, unpleasant, strenuous, and/or hazardous situations.	30	2	10
3	Frequent exposure to physically demanding, unpleasant, strenuous, and/or hazardous elements.	45	3	30
4	Regular exposure to particularly physically demanding, unpleasant, strenuous, and/or hazardous elements, such as, dealing with inclement weather, operating heavy equipment, etc.	60	4	50
5	Continuous exposure to life threatening public safety situations which could jeopardize personal safety.	75	5A	65
			5B	65
			6	75
			7	85

TOTAL - 460

* These responses reserved for the highest-level of organization-wide authority, i.e. the Administrator/Manager



JOB EVALUATION INSTRUMENT
FACTOR 1: EDUCATION

This factor measures the minimum level of education required by the job that is normally acquired through formal instruction.

Level	Definition	Point Value
1	Level of knowledge that is below what is normally attained through high school graduation.	20
2	High school degree or equivalent (GED).	40
3	High school, plus elementary technical training, acquired on the job or through one year or less of technical or business school.	50
4	Extensive technical or specialized training such as that which would be acquired by an Associates Degree or two years of technical or business school.	60
5	Completion of four-year college degree program.	80
6	Additional professional level of education beyond a four-year college program, such as a CPA or Professional Engineer (P.E.) training.	90
7	Completion of graduate coursework equal to a Master's Degree or higher.	100
Add on to any level as needed	License or certificate required to perform job duties	10

JOB EVALUATION INSTRUMENT

FACTOR 2: WORK EXPERIENCE

This factor measures the amount of work experience an employee would need to possess before assuming full responsibility for the position and performing the work effectively.

Level	Definition	Point Value
1	Less than one year experience is required.	25
2	Between one year and three years experience is required.	50
3	Between four to six years experience is required.	75
4	Between seven to ten years experience is required.	100
5	More than ten years experience is required.	125

JOB EVALUATION INSTRUMENT

FACTOR 3: INDEPENDENT JUDGMENT & DECISION MAKING

This factor measures the level of discretion or judgment the individual exercises in making decisions and the potential impact of such decisions or judgments on the overall success of the organization and impact on the community.

Level of Discretion	Potential Impact of Erroneous Decisions or Judgment			
	<u>Minor:</u> Some inconvenience and delays but minor costs in terms of time, money, or public/employee good will.	<u>Moderate:</u> Moderate costs in time, money, or public/employee good will would be incurred. Delays in important projects/schedules likely	<u>Serious:</u> Important goals would not be achieved and the financial, employee, or public relations posture of the Organization would be seriously affected	<u>Critical:</u> Critical goals and objectives of the Organization would be adversely and very seriously affected. Error could likely result in critical financial loss, property damage, or bodily harm/loss of life
<u>LITTLE:</u> Little discretion or independent judgment exercised	10	20	35	55
<u>SOME:</u> Some discretion or judgment exercised, but supervisor is normally available	15	25	45	70
<u>OFTEN:</u> Job often requires making decisions in absence of specific policies and/or guidance from supervisors, but some direct guidance is received from supervisors	25	45	55	80
<u>HIGH:</u> High level of discretion with decisions restricted only by Departmental policies and little direct guidance from supervisors	45	55	75	100
<u>VERY HIGH:</u> Very high level of discretion with decisions only restricted by the broadest policies of the Organization	50	60	90	115

JOB EVALUATION INSTRUMENT

FACTOR 4: RESPONSIBILITY FOR POLICY DEVELOPMENT

This factor is a measure of the extent to which the position requires the employee to participate in the development of policies and procedures both within the department and between departments in the organization.

Level	Definition	Point Value
1	Position involves only the execution of policies or existing standard operating procedures.	15
2	May provide some input to supervisor when policies or standard operating procedures are updated.	30
3	Position involves some development of policies/procedures for the Department and/or the interpretation or explanation of departmental policies for others in the organization or residents.	40
4	Position involves significant or primary responsibility for the development of policies and procedures for a division or organizational component of a department, as well as the interpretation, execution and recommendation of changes to department policies.	60
5	Position involves significant or primary responsibility for the development of policies and procedures for an entire department, plus occasional participation in the development of policies which affect other departments in the organization.	75
6	Position involves the primary responsibility for the development of departmental policies and procedures and regular participation in the development of policies that affect other departments and occasionally involves participation in the development of organization-wide policies.	85
7	Position involves primary responsibility for the overall development of organization-wide policies.	100

JOB EVALUATION INSTRUMENT

FACTOR 5: PLANNING

This factor measures the degree to which the incumbent plans, either their own daily work or for the use of resources (manpower, equipment, supplies, etc.) in the attainment of departmental objectives and organization-wide goals.

Level	Definition	Point Value
1	Position requires that my daily work load and activities are assigned to me by my supervisor.	35
2	Position requires that I plan my own daily work load and work independently according to established procedures or standards.	50
3	Position requires that I plan my own daily work load and those of others in the department (first-level supervision).	65
4	Position requires an above average ability to analyze data and develop departmental plans, including plans where a number of difficult, technical and/or administrative problems must be addressed (Manager/Division level planning).	80
5	Position requires a high level of analytical ability to develop plans for a department or complex situation, including plans that involve integrating/involving/impacting other departments (Department Head level planning).	95
6	An extremely high level of planning and analysis is required for the entire organization. Work at this level often includes strategic planning for the organization, long range (five years or more) plans, etc (City Manager/Administrator level).	110

JOB EVALUATION INSTRUMENT

FACTOR 6: CONTACT WITH OTHERS

This factor considers the extent to which the employee requires meeting and dealing with the public and influencing other persons, as well as the level of authority the employee has to make commitments on behalf of the organization.

Level	Definition	Point Value
1	Position involves interaction with fellow workers on routine matters with relatively little public contact.	15
2	Position involves frequent internal and external contact, but generally on routine matters such as furnishing or obtaining information.	30
3	Position involves frequent internal contact and regular contact with outsiders generally on routine matters, including contacts with irate outsiders which require some public relations skill for taking complaints for others to follow up upon.	45
4	Position involves frequent internal and external contacts which require public relations skills in handling complaints. Contacts involve non-routine problems and require in-depth discussion and/or persuasion in order to resolve the problem. Handles more difficult contacts that are referred by front line employees.	60
5	Position involves frequent internal and external contacts which require skill in dealing with, and influencing others, and initiating changes in policy/procedures to address the issue so as to avoid having to deal with the issue again in the future.	75
6	Position involves frequent internal and external contacts in which position acts as the spokesperson for the department and is authorized to make commitments of significant resources on behalf of the department.	85
7	Position involves frequent internal and external contacts where position represents the entire organization and is authorized to make commitments in matters of broad or critical interest to the entire organization.	100

JOB EVALUATION INSTRUMENT

FACTOR 7: WORK OF OTHERS

This factor measures the extent to which the employee is responsible for determining work levels and work content for other employees.

Level	Size of Group	Point Value
0	No responsibility for the work of others.	0
1	Responsible for assigning work to an employee or employees, without acting in a supervisory role.	10
2	Responsible for the supervision of one full time or several part time employees.	25
3	Responsible for the supervision of two to five full time (or full time equivalent) employees.	40
4	Responsible for the supervision of six to 15 full time (or full time equivalent) employees.	65
5	Responsible for direct and/or indirect supervision of 16 to 29 full time (or full time equivalent) employees.	80
6	Responsible for direct and/or indirect supervision of 30 to 50 full time (or full time equivalent) employees.	85
7	Responsible for direct and/or indirect supervision of more than 51 full time (or full time equivalent) employees.	95
8	Responsible for direct and indirect supervision of the entire organization.	105

JOB EVALUATION INSTRUMENT

FACTOR 8: WORKING CONDITIONS

This factor considers the physical conditions surrounding the job that are beyond the employee's control, but which may be physically demanding, unpleasant, strenuous, and/or hazardous, and may impact the employee's physical well-being.

Level	Definition	Point Value
1	Office work only. Good working conditions with almost complete absence of physically demanding, unpleasant, strenuous, and/or hazardous elements.	15
2	Minimal external work or occasional exposure to physically demanding, unpleasant, strenuous, and/or hazardous situations.	30
3	Frequent exposure to physically demanding, unpleasant, strenuous, and/or hazardous elements.	45
4	Regular exposure to particularly physically demanding, unpleasant, strenuous, and/or hazardous elements such as dealing with inclement weather, operating heavy equipment, etc.	60
5	Continuous exposure to life threatening public safety situations which could jeopardize personal safety.	75

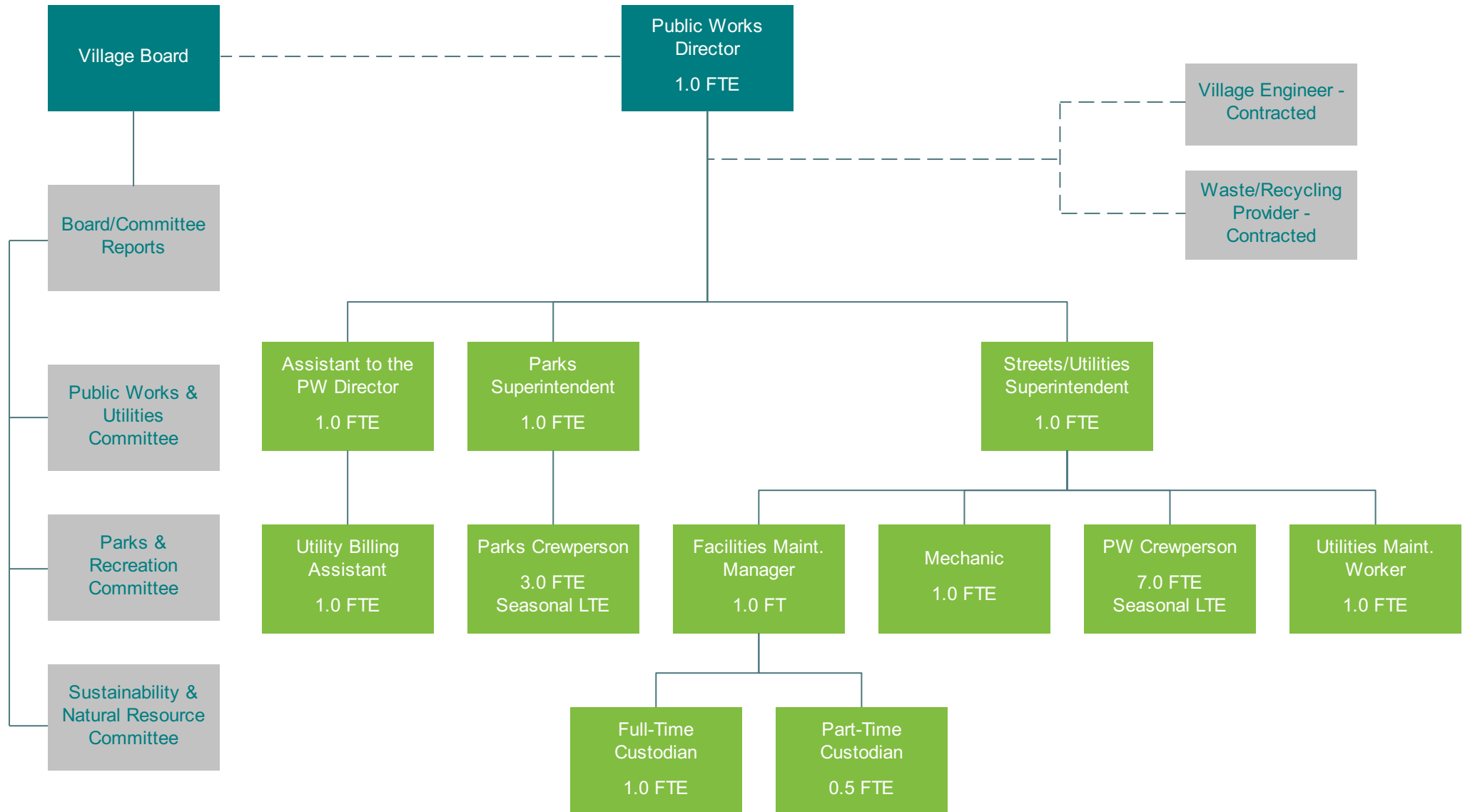
JOB EVALUATION INSTRUMENT

FACTOR 9: USE OF TECHNOLOGY/SPECIALIZED EQUIPMENT

This factor considers the extent to which the employee utilizes and supports technology, enhancing the efficiency and communication on behalf of the organization.

Level	Definition	Point Value
1	Position has no responsibility for, or use of, technology.	0
2	Position has some basic use of computers for data entry, and some use of the telephone, copier, etc.	10
3	Position has daily use of computers for data entry and use of the telephone, radios, fax machine, copier, etc. Position has daily use of light equipment such as push mowers, weed whackers, pole saws, custodial equipment, etc.	30
4	Position has daily use of computers, the Internet, Smartphones, etc. to create databases, spreadsheets, or reports. Position designs and creates customized reports, presentations, and/or documents using advanced software skills.	50
5A	Position provides routine consultation and technology support for everyday computer programming and/or software requests/questions to others in the organization; is an applications super user; or uses specialized software such as GIS, SCADA or telecommunications software.	65
5B	Position uses, repairs, and/or troubleshoots specialized equipment such as HVAC, lighting, gas flares, blowers, engines, heavy equipment, diagnostic equipment, large vehicles (vacuum trucks, street sweepers, fire apparatus) and/or medical or public safety equipment.	65
6	Position is responsible for advanced computer programming, system security, maintenance, training, and purchasing of items such as computers, printers, scanners, etc., for the computer system for the organization (IT personnel).	75
7	Position is responsible for the overall direction and supervision of the staff that are responsible for the computer and technology needs of the organization, including responsibility for developing technology policies for the organization (IT personnel).	85

Public Works Department



Date: July 18, 2024

To: Village Board

From: Lee Igl, Director of Public Works

Re: Facility Maintenance expenses – regarding Facility Maintenance
Manager position

The personnel committee requested potential cost savings with the creation of the new facility maintenance manager position. Below are the costs for 2023 and 2024. Not all expenses will be avoided with the addition of the position. The percentage column represents estimated potential savings.

	Invoice Totals (2023 to current)	Potential Savings %
Heating/Cooling	\$ 61,457.73	35%
Pest Control	\$ 2,612.00	50%
Electric	\$ 3,629.29	35%
Roto Rooter	\$ 20,414.81	35%
Overhead Door	\$ 4,277.00	35%

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, July 23, 2024

SECTION: Business

DEPARTMENT: Administration

CONTACT: Cassandra Suettinger, Deputy Administrator/Clerk, Andrea Anderson, HR Generalist, Melanie Camelia, Communications Manager

AGENDA ITEM: Discussion and action on creation of a Communications Specialist within the Communications division of the Administration department, and the update of the organizational chart for the Administration department.

PREVIOUS ACTION:

ISSUE SUMMARY:

In 2023, the Village undertook a Communications and Engagement audit, and a Communications and Engagement Plan was adopted and prompted a reorganization of Village Communications. As a result of this reorganization, the Communication functions for the Village shifted to be housed in the Administration Department under the Deputy Village Administrator. The current structure of the Communications' staffing and functions include:

- The Communication & Technology Director position changed to a Communications Manager who manages communications and serves as the Public Information Officer. This position reports directly to the Deputy Administrator/Clerk.
- The Media Producer and Camera Operator positions remained and report to the Communications Manager.
- The Village contracts with Revelation PR, Advertising & Social Media for social media services at a cost of \$15,000/year (\$1,200 per month). The Village has been utilizing Revelation for contracted social media services since August of 2023.

As part of the reorganization, the Technical Specialist position was dissolved, and the AV support functions previously performed by this position are now overseen by the Media Producer, with additional funding added to have an outside company support the Village's audio/visual equipment needs.

The Communications Manager position was filled in February of 2024. One of the reasons for continuing to outsource social media services after the Communications Manager vacancy was filled, was to allow the manager to focus their time managing communications, serving as the Public Information Officer, and rolling out the Communications and Engagement Plan. The intent was always to allow the manager to have the ability to study the social media functions



once they were onboard and had the time to determine how these services would be performed in the future.

The Communications Manager and Deputy Administrator have engaged in discussions regarding the current department staffing structure, and have evaluated the workload and corresponding department needs. It has been determined that the funding would be better spent on in-house staffing for the department to provide more rounded support to the Department. Subsequently, the addition of more staff would allow the Village to take the social media services back in-house and to cancel the contract with Revelation PR. The current agreement for social media services with Revelation can be terminated by the Village with a 30-day notice period.

The proposal to shift these services in-house with the creation of a Communication Specialist position is budget neutral given the savings from the original reorganization and available funding within the 2024 budget.

Staff is recommending the creation of a new position, Communications Specialist, within the Communications division of the Administration Department. This position would be part-time (0.75 FTE or 30 hours per week) and would report to the Communications Manager. Primary responsibilities for this position would include assisting with the communication needs of the Village, including creation of written and visual content for all means of communication, assisting with social media administration, assisting with Village newsletters and website, and assisting in the coordination and promotion of Village and Community Engagement events.

Attached is a proposed job description and scoring. Staff is recommending the new part-time Communications Specialist position be classified within Grade 4 of the pay range schedule, which has a wage range of \$22.03/hour to \$27.92/hour.

Assuming the Board advances its portion of the work, the Village Board could take up all final aspects of the position at their July 23, 2024 meeting in order to create the position, which would allow staff to move forward with authorizing filling the vacancy. Once this occurs, staff will begin the recruitment process in August with a goal of a potential start date around October 1, 2024.

In addition, the creation of the Communications Specialist position necessitates a change to the Administration Department organizational chart. The new proposed organizational chart for the Administration department is attached for the committee's review and recommendation to the Village Board.

The Personnel Committee requested an update on Communications and the progress of the Communications and Engagement Plan be provided with this item at Village Board. Attached is a memo provided the requested information.

FINANCIAL/BUDGET IMPACT:

Cost savings were realized as part of the original reorganization. Creation of the Communication Specialist position is available within current funding. The estimated cost for the position is base



wages of approximately 37,000 with benefits adding additional costs ranging from \$9,297 to \$18,061 for a total of \$46,297 to \$55,061.

VILLAGE PLAN REFERENCE:

The 2021 Compensation and Classification study outlined the system for classifying new positions. The attached worksheet follows the procedure and metrics outlined by the study.

ORDINANCE REFERENCE:

N/A

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Presented for discussion and recommendation to the Village Board.

Motion to approve creation of a Communications Specialist within the Communications division of the Administration department, and the update of the organizational chart for the Administration Department.

ATTACHMENTS:

1. Communication Update - 07.17.2024- FINAL
2. Communications Specialist Job Description 07.15.2024
3. Scoring Worksheet - Communications Specialist PT 07.2024
4. Administration Organizational Chart Draft 7.15.2024

MEMORANDUM

To: Village Board of Trustees

From: Cassandra Suettinger, Deputy Village Administrator/Clerk, Melanie Camelia,
Communications Manager

Date: July 18, 2024

RE: **Communications Update**

The Personnel Committee requested a progress report on Communications in the Village as a way to support the creation of the Communications Specialist Position.

Background

The Village undertook a Communications and Engagement study in 2023. The purpose of the study was to evaluate Village Communications and request a consultant to provide a Communications and Engagement Plan for the Village. The Village Board at the time felt the audit was necessary to provide strategy and vision to communications to better engage residents. Revelation PR, Advertising and Social Media was hired and spent a large portion of 2023 engaging with the public through surveys and focus groups.

Through that process Revelation PR created the 2023 Communications and Engagement Plan and the Village Board accepted the plan in November of 2023. The plan provided an overview of the responses from residents, and recommendations on how to engage residents better. The full study can be viewed by visiting: <chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.mcfarland.wi.us/DocumentCenter/View/3138/2023-Communications-and-Engagement-Plan>

Staffing recommendations from the plan recommended the creation of a Communications Manager who would serve as the Public Information Officer for the Village. Previously this function was performed by the Village Administrator, and to some degree decentralized within Departments who would respond to media inquiries directly. Based on recommendations of the study, the Village restructured communications to be a division within the Administration Department. Prior to the restructure there were 3 Full-time employees within the Communications & Technology Department, following the restructuring positions were reduced to 2 FTES to provide the Village the opportunity to bring in a new Communications Manager and reassess structure based on the new strategic direction. At that time social media services were outsourced at an annual cost of \$15,000. The new Communications Manager started in 2024.

It is also of note, the Village hired a consultant to create the 2021 Compensation, Classification and future staffing plan for the Village which included the previous Comm & Tech Department. At the time of the study, the department had a Communications & Technology

Director, Tech Specialist and Media Producer (3 Full time Employees total). The plan calls for 1 or 2 interns to be added within 1 to 3 years of the study, and then an additional 1 FTE dedicated to IT or a Communications Specialist depending on growth and increased functions within 5 to 10 years. The current proposal to add a .75 FTE Communications Specialists still reduces staffing from the previous 3 FTEs to 2.75 FTEs and aligns with the staffing plan at a reduced level. As we look toward the future, this position would probably grow to full-time in 3-5 years based on growth within the department. Overall, the new structure re-focuses the department on communication and engagement and moves away from the cable channel being the focus of the department.

Progress Update from the Communications and Engagement Plan and recommendations

As noted, the Communications and Engagement Plan was accepted by the Village Board in November of 2023. The Communications Manager was hired in February of 2024. It is of note that the Village was without a Communications Director/Manager from August of 2023 to February of 2024. With vacancy of this length and nature, it took time to reboot Village communications and get core initiatives back up and running. Additionally, here is a summary of the status of items from the 2023 Communications and Engagement Plan:

1. Have PIO send weekly internal communications to keep Village staff and trustees apprised of important issues and events and utilize the Microsoft Teams Community Function.

Update: The Communications Manager has researched this function, and the Village already has Microsoft Teams. This initiative has been identified as viable to move forward once resources are available to do so.

2. Have PIO work with staff to write (blog) articles for the News section of the website and the *Outlook*.

Update: The Communications Manager has taken over the *Outlook*. Historically articles were submitted by each department and included in the *Outlook* as submitted. As provided in the study, the Communications Manager, as PIO, has taken over additional editorial responsibilities for the publication. The purpose of this change is to allow the PIO to create one voice for the *Outlook*, providing the same information, but also leveraging the ability and expertise to direct certain submissions to other communication mediums that may be more appropriate. These additions to the Communications Manager's editorial responsibilities are now in place, and these additional functions are being carried out as we work towards the upcoming fall edition.

3. Have Village Trustees share recaps of meetings to their personal social media accounts.

Update: In some instances, this is an initiative that is already undertaken by Village Board members. However, this is a recommendation that has been studied by the

Communications Manager, and they've recommended that meeting recaps be included in the repertoire of Village communications for the greatest impact and consistency. In July of 2024, the Village implemented the ongoing, weekly 'This Week in Meetings' blog and social media series to keep residents informed of what Boards, Committees and Commissions are undertaking and provide greater accessibility to meeting information. The initial feedback has been very positive; however, staff also recommends creation of a similar follow-up post after meetings to summarize decisions made. The purpose of the follow-up post would be to inform residents of decisions made and how they might affect them, and also to illustrate for residents what their local government is doing. One of the largest challenges of government is that there are several meetings that go on every week, and a lot of work that is being done by the Village Board and its various boards, committees and commissions, but that work has little-to-no impact if the residents aren't aware of what is being done. These posts take time to compile, and the Communications Specialist position would help create the content to move these initiatives forward on a weekly basis.

4. Create Facebook groups for various Village topics (e.g. Capital projects, Village events, etc.) on the Village of McFarland Facebook page and post updates.

Update: The Communications Manager researched the viability of this recommendation, and based on the inability of currently-available social media archiving software to archive posts in Facebook groups, it was determined not to be wholly viable in light of open records laws. However, within the spirit of this recommendation, one *can* create and appropriately archive content posted to Facebook profile pages, and staff have begun using this function where appropriate. Most notably, the Village created a Facebook page dedicated to the Exchange Street reconstruction project so that updates could be provided on a regular basis for the many residents who utilize that platform. A key component to understand about the creation of these additional pages is that, while they are very useful and increase engagement, they also require additional staff time to manage, to keep current with updates, and to be responsive to the frequent questions and concerns that are posted in comments and sent via direct message. This function is currently being performed by the Communications Manager for the Exchange Street project. Facilitation of this initiative would be aided by the addition of the Communications Specialist position, and additional resources would allow the Village to expand this concept into other areas and implement it for future projects.

5. Alert McFarland-based Facebook groups of important Village posts to share amongst their members.

Update: The Communications Manager now shares pertinent Village posts directly on the McFarland Community group page. Previously, the Village was only posting on its own social media page. This has been an very effective tactic to increase engagement for Village posts through comments, likes, shares, etc. It must be noted that, with

increased engagement, additional staffing is needed to be responsive to the questions and comments that come in through these posts. This function is currently being performed by the Communications Manager but would also be greatly supported by additional resources in the way of the proposed Communications Specialist position.

6. Boost Facebook posts that contain important community information

Update: The Village began boosting important content (aka paying for certain Facebook and Instagram posts to be more prominent) on social media in the Spring of 2024. The Village has seen increased engagement on the boosted posts themselves, and that has very tangibly converted into significantly more board, committee, and commission applications, responses to Village surveys, and attendance at public meetings.

7. Use Hootsuite’s “social listening” feature to gain insights on topics residents are talking about (e.g., track conversations that mention the Village) and post content that address common inquiries and/or engage with residents

Update: The Village began utilizing Hootsuite in May of 2024 and using the social listening feature. Additionally, the Village has added the ‘You Asked, We Answered’ series, which was created as a way to be responsive to common inquiries or frequently asked questions. As we see an overall increase in resident engagement, the number of questions we receive proportionately increases, and demand for this sort of communication continues to grow. The time investment in researching, writing, and disseminating a “You Asked, We Answered” post is significant, and our capacity to meet the demand for this content would be distinctly aided by the proposed Communications Specialist position.

8. Allow Village residents to subscribe to specific topics (e.g., events vs. community projects) for email/e-newsletters in Constant Contact.

Update: This has always been a capability the Village has in Constant Contact, but it is on the list of items to post information about on a regular basis to continue to inform residents. Additional resources would aid in expedition. What’s more, the Communications Manager has identified a number of additional topics that they would recommend building and maintaining additional email subscriber lists for and sending regular updates to, but they have not had the capacity to do so. The proposed Communications Specialist would add this capacity, allowing us to create, build, and maintain additional subscriber lists and draft, design, format, and distribute regular email updates to those lists.

9. Share/pin digital “new resident welcome” resources to the Village Facebook page monthly and have apartments/local realty groups share to their accounts.

Update: Initiative has been evaluated and is on the list of items to post information about on a regular basis to further educate residents. Additional resources would aid in expedition.

10. Distribute copies of The Outlook at senior centers, food pantries, Municipal Center, the library, etc.

Update: This is an initiative the Village has been doing for some publications, but that we would seek to implement more widely for all village publications and informational materials. Additional resources would aid in the ability of the Village to distribute more information through print and/or physical communication mediums that have proven effective.

11. Submit upcoming events to the McFarland Thistle

Update: The Communications Manager has forged a relationship with the *McFarland Thistle* and communicates Village events with them, among other media outlets, on a regular basis. The *Thistle* regularly includes Village events with their event listings, and they also frequently send a reporter to cover our events and meetings, in coordination with the Communications Manager in their capacity as PIO. Additional outlets, such as WKOW, have also responded to media advisories and story pitches drafted and sent by the Communications Manager, and have shown up to cover Village events. However, maintaining media contacts, drafting advisories and pitches, and prepping staff and officials for interviews takes significant time. The Communications Manager, as PIO, would have an increased capacity to garner media attention for upcoming events if resources were freed up by the addition of the proposed Communications Specialist.

Initiatives that have been evaluated, but need additional resources to achieve:

1. Create/share social media posts showcasing the business community to help with business retention and make McFarland businesses more visible.

Update: Introductory relationships have been forged between the Communications Manager and the Chamber of Commerce, but additional resources are needed to take this a step further and bring forward the initiative.

2. Create a “Community” subpage on the website showcasing the Village’s relationship with the Ho-Chunk Nation (e.g., history, land acknowledgement, news, events, new programs).

Update: Initiative has been evaluated and is on the list of items to move forward. Additional resources would aid in expedition.

3. Send more frequent direct mail communications in English and Spanish (one month out + one week out), especially for important dates or upcoming events, and expand mailing radius for capital projects.

Update: The Village is currently evaluating this as part of the creation of a language access policy.

4. Send out text communications in English and Spanish (push notifications) as something occurs (e.g., changes to trash schedule) using CivicPlus.

Update: Initiative has been evaluated and is on the list of items to move forward. Additional resources would aid in expedition.

5. Send press releases and pitch stories to outlets such as InBusiness Magazine, WisBusiness, Madison365, Spectrum 1, La Movida, etc. to reach specific audiences. Use Cision to build distribution lists and send releases.

Update: The Communications Manager evaluated this recommendation and determined, based on extensive prior experience with the program, that the added expense of using Cision for media distribution list building, release distribution, and media monitoring was unnecessary for a municipal entity of our size and reach. However, they do actively maintain media distribution lists, write and distribute press releases and tailored story pitches, and monitor media coverage using other (free) tools and means. The Communications Manager would recommend expanding the scope and quantity of releases and pitches, but they currently lack the capacity to do so. This could be aided by the added capacity a Communications Specialist would provide.

6. Include Village-related news and announcements in the McFarland School District's weekly communications (in cooperation with the District Administrator).

Update: Introductory relationships have been forged with the Aaron Tarnutzer, but additional resources are need to take this a step further to bring forward the initiative.

7. Send out monthly surveys in English and Spanish to gather feedback from Village businesses and residents via Constant Contact and distribute paper versions at various community hubs (e.g., Municipal Center, library, senior centers, etc.)

Update: Initiative has been evaluated and is on the list of items to move forward. Additional resources would be necessary to do so.

8. The plan provides an entire section dedicated to how to communicate events that are happening.

Additional projects the Communications Specialist position will enable:

1. The vacation of the Technical Specialist position vacated the staff who previously provided support to the Village website. The addition of the Communications Specialist will provide that lacking support for the website. This includes ensuring the website is up to date.
2. Website upgrades. Staff has recommended updates to the website for increased navigability and engagement, as well as to ensure uniform adherence with ADA guidelines.
3. Analytics that increase effectiveness – we should be implementing certain critical tools for measuring performance metrics to better gauge our effectiveness and ensure our efforts are maximally impactful and efficient.
4. Creation of a Brand and Style Guide – The Village created its current brand approximately 5 years ago and has only a basic brand guide and no style guide. Creation of a comprehensive brand and style guide would provide overview and instruction for staff on how to utilize the Village brand as well as guidelines for usage of the website and other written communications, creating more efficient processes for the Communications Division. The primary goals would be to standardize consistent use of the brand assets, to build one consistent, unified voice for the brand, and to ensure all staff are meeting ADA standards uniformly.
5. Standardization of the Village brand across all departments - There are still a number of communications projects that are currently managed by members of other departments, and the brand is not being implemented to standard in those materials, weakening the impacts of the brand itself. The solution will likely be a combination of rehoming some of those projects within the Communications Division (which there currently is not enough staff to do) and creating and implementing (through training other departments' staff) a comprehensive brand and style guide, per above.
6. Creation of guidance for department heads on communication mediums. Currently the Village has a variety of communication mediums for utilization. The Communications Division would like to put together and maintain a guide outlining Village communication mediums and how each of them can and should be appropriately utilized.
7. Expansion of the Village Blog concept – The Village has begun utilization a new blog for communications. This has been utilized to expand recognition of DEI initiatives and provide additional education, as well as utilized as part of the 'This Week in Meetings' weekly posts. This concept is proposed to be expanded further into other avenues where additional education would be best served by the blog concept. This would also provide the public a central place where they could find information on certain topics of interest more easily.

8. Rebranding of the Cable Channel – McFarland’s cable channel, WMCF, has existed for many years under a different logo. The cable channel is a part of the Village and is not a separate entity. The cable channel should be studied for rebranding to ensure it is included under the Village’s current brand, and strategically analyzed to evaluate content.
9. Creation and launch of an annual education campaign regarding core Village services – currently, most Village communications focus on current events and meeting topics. The Village would like to ensure on an annual basis that we are likewise highlighting the core services provided.
10. Update and creation of needed communications-related policies. Examples include the creation of a social media user policy and a brand use policy.
11. Educational series on local government works. Much of the study results indicated that citizens do not know to engage with local government. Staff would like to create more educational resources surrounding local government, and potentially investigate the creation of a “Citizens Academy” concept.
12. Creation of a civic engagement/civic health calendar – whether as a one-time, recurring, or ongoing project, staff would like to create and distribute a calendar of small actions residents can take, different each day, to further engage in civic life and/or enhance the civic health of our community overall.
13. Consider and research the possibility of publishing a seasonal/periodic event guide, distinct from the *Outlook*, that can serve as a reference for Village events and programs and free up some space in the *Outlook* for more impactful news content (major events could still be advertised throughout the *Outlook*, but the idea would be to shift the proportions of unique content vs. event advertising).
14. Explore mediums we have not utilized before, such as audio (targeted radio ads, podcast, etc.), and research whether they would be beneficial mediums to add to our communications strategy, moving forward to pilot those concepts if the research warrants it.

Conclusion

Overall, the Village has been very active in moving forward with the Communications and Engagement Plan and communications Village-wide, but additional resources are needed simply to maintain the projects and standards that have been implemented to date. Communication is an essential function of the Village, and to proceed with further implementation of the Communications and Engagement Plan and the professional recommendations of the Communications Manager, staff hours are the most critically and urgently needed resource.

JOB OVERVIEW	
Job Title	Communications Specialist
Department	Administration
Grade	4
Employment Status	☐ Full-time ☒ Part-time ☐ Limited Term Employment (LTE)
FLSA Status	☐ Exempt ☒ Non-exempt

Our Commitment to Diversity, Equity, and Inclusion (DEI)

Diversity, equity, and inclusion form the basis of our work in the Village of McFarland, WI. We recognize having a diverse and inclusive organization allows us to benefit from a variety of perspectives and strengthens our ability to achieve our mission to best serve the residents of the Village. To promote equity in our community, we must first do the work to ensure our organization is diverse, equitable, and inclusive.

SCOPE OF WORK	
This position is primarily responsible for assisting with the communication needs of the Village, including but not limited to creating written and visual content for all means of communication, assisting with the Village's social media presence, editing content for the Village's newsletters and website, and assisting in the coordination and promotion of Village and community engagement events. Secondly, this position also assists as needed with the operations of McFarland's local Public, Education, and Government (PEG) channel (WMCF), the provision of audio-visual support to the Village, and the recording of Village government and community meetings and events.	
SUPERVISION	
Received	Performs under the general direction and supervision of the Communications Manager.
Exercised	None.

ESSENTIAL JOB FUNCTIONS
- Creates written content for online and print materials including blog and social media posts, newsletter articles, informational postcards and pamphlets, reports, advertisements, and news releases for mass distribution. - Creates visual content for online and print materials, providing graphic design, photography, and videography support. - Assists in the coordination and implementation of social media tools, mass email campaigns, and other forms of electronic communication to keep the public informed of Village programs, services, accomplishments, and other pertinent information. - Assists in implementing and maintaining consistent Village branding protocol across all Village departments. - Assists with the development, compilation, editing, and distribution of the Village newsletter and e-newsletter. - Assists with the management and oversight of updates to the Village website.

- Works collaboratively with staff across various Village departments to ensure effective communication of their work and public awareness of their services.
- Assists in coordination and promotion of Village and community engagement events.
- Assists as needed with the programming development and operations of the Village's cable channel, WMCF. This may include preparing scripts, conducting interviews, providing taped narration, and/or operating video, audio, and related equipment used in the recording and production of Village programs.
- Assists with responding to citizen inquiries or complaints relating to the Village's communications services.
- Follows safe work practices.
- Provides effective and efficient customer service and promotes and maintains responsive community relations.

OTHER JOB FUNCTIONS

- Performs related duties as assigned.

REQUIREMENTS OF WORK

- High school diploma or GED equivalency is required.
- Associate's degree in communications, marketing, journalism, public relations, or a related field is preferred.
- Minimum of 1 year of professional experience in communications, marketing, journalism, public relations, or a closely related field is preferred.
- Any combination of education and experience which, at the sole discretion of the Village, would demonstrate an applicant's ability to meet the required knowledge, skills, and abilities for the position.

KNOWLEDGE, ABILITY, AND SKILL

In addition to requirements of work, the individual should also have the following knowledge, abilities, and skills:

Knowledge of	• Strategies and best practices for promoting Village services, events, and programs. • Principles and methods of public outreach, relations, and engagement. • Website administration, social media platforms, mass email distribution, and other forms of electronic communication, including best practices for use and optimization. • The cultural context of interactions with individuals of diverse backgrounds that includes sex, race, religion, creed, color, national origin, age, disability, sexual orientation, gender identity or expression, ancestry, marital status, arrest or conviction record, military service, or any other legally protected status.
Ability to	• Proficiently develop and create clear, concise, effective, professional, and grammatically- and factually-accurate content for print and digital distribution. • Effectively "translate" the intricacies, important facts and data, and technical verbiage surrounding complex and interconnected Village projects, systems, and processes into accurate and accessible content that informs the public and drives civic engagement. • Exercise excellent judgement in determining key project stakeholders, audiences, and messaging for various communications projects, as well as assessing "newsworthiness." • Plan, organize, and prioritize multiple competing projects and tasks, often under tight deadlines. • Work independently with a minimum amount of supervision. • Monitor both social media and traditional media inquiries and route requests or respond as appropriate.

	• Proficiently use Microsoft Office and Adobe software, Canva, social media management software, mass email list management and distribution services, and web content management systems. • Operate photo, video, and audio production equipment, including cameras and recording devices, smart phones, and related software applications for processing and editing recorded content. • Operate office equipment, including phones, printers, and copiers. • Appropriately handle confidential and sensitive information. • Establish and maintain effective working relationships with elected officials, supervisors, coworkers, contractors, vendors, media, and the public.
Skill in	• Oral, written, and visual communications. • Vocabulary, grammar, and proofreading. • Social media utilization and website administration. • Strategic thinking and decision making. • Public relations.

NECESSARY SPECIAL REQUIREMENTS

- Must possess or have the ability to obtain a valid Wisconsin driver's license.

PHYSICAL DEMANDS

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- Work is performed mostly in an office setting; hand-eye coordination is necessary to operate computers and various pieces of office equipment. Specific vision abilities required by this job include close vision and the ability to adjust focus.
- While performing the duties of this job, the employee is frequently required to sit, stand, walk, talk and hear; use hands and fingers to handle, feel, or operate objects, tools, or controls and reach with hands and arms.
- Occasionally requires work in an outdoor setting in uncontrolled weather conditions when holding a production or event in the field.
- The employee must occasionally lift and/or move up to 20 pounds.

Notes:

The above statements are intended to describe the general nature and level of work being performed by people assigned to do this job. The above is not intended to be an exhaustive list of all responsibilities and duties required. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position.

*External and internal applicants, as well as position incumbents who become disabled as defined under the Americans with Disabilities Act (ADA), must be able to perform the essential job functions (as listed) either unaided or with the assistance of a reasonable accommodation to be determined by management on a case-by-case basis.

This job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

The Village is an equal employment opportunity employer, and all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity or expression, pregnancy, age, national origin, disability status, genetic information, protected veteran status, or any other characteristic protected by law.

Employee signature below indicates the employee's understanding of the requirements, essential functions and duties of the position.

Employee Signature _____ Date_____

Print Name _____

JOB EVALUATION INSTRUMENT SCORING SHEET

Factor 1: Education		Factor 2: Work Experience		Factor 3: Level of Discretion				
1	20	1	25		Minor	Moderate	Serious	Critical
2	40	2	50	Little	10	20	35	55
3	50	3	75	Some	15	25	45	70
4	60	4	100	Often	25	45	55	80
5	80	5	125	High	45	55	75	100
6	90			Very High	50	60	90	115
7	100							
License/ Certificate	+10							

Factor 4: Policy Development		Factor 5: Planning		Factor 6: Contact with Others		Factor 7: Work of Others	
1	15	1	35	1	15	No Supv	0
2	30	2	50	2	30	1	10
3	40	3	65	3	45	2	25
4	60	4	80	4	60	3	40
5	75	5	95	5	75	4	65
6	85	6*	110	6	85	5	80
7*	100			7	100	6	85
						7	95
						8	105*

Factor 8: Working Conditions			Factor 9: Technology	
1	Office work only. Good working conditions with almost complete absence of physically demanding, unpleasant, strenuous, and/or hazardous elements.	15	1	0
2	Minimal external work or occasional exposure to physically demanding, unpleasant, strenuous, and/or hazardous situations.	30	2	10
3	Frequent exposure to physically demanding, unpleasant, strenuous, and/or hazardous elements.	45	3	30
4	Regular exposure to particularly physically demanding, unpleasant, strenuous, and/or hazardous elements, such as, dealing with inclement weather, operating heavy equipment, etc.	60	4	50
5	Continuous exposure to life threatening public safety situations which could jeopardize personal safety.	75	5A	65
			5B	65
			6	75
			7	85

TOTAL - 365

* These responses reserved for the highest-level of organization-wide authority, i.e. the Administrator/Manager



JOB EVALUATION INSTRUMENT
FACTOR 1: EDUCATION

This factor measures the minimum level of education required by the job that is normally acquired through formal instruction.

Level	Definition	Point Value
1	Level of knowledge that is below what is normally attained through high school graduation.	20
2	High school degree or equivalent (GED).	40
3	High school, plus elementary technical training, acquired on the job or through one year or less of technical or business school.	50
4	Extensive technical or specialized training such as that which would be acquired by an Associates Degree or two years of technical or business school.	60
5	Completion of four-year college degree program.	80
6	Additional professional level of education beyond a four-year college program, such as a CPA or Professional Engineer (P.E.) training.	90
7	Completion of graduate coursework equal to a Master's Degree or higher.	100
Add on to any level as needed	License or certificate required to perform job duties	10

JOB EVALUATION INSTRUMENT

FACTOR 2: WORK EXPERIENCE

This factor measures the amount of work experience an employee would need to possess before assuming full responsibility for the position and performing the work effectively.

Level	Definition	Point Value
1	Less than one year experience is required.	25
2	Between one year and three years experience is required.	50
3	Between four to six years experience is required.	75
4	Between seven to ten years experience is required.	100
5	More than ten years experience is required.	125

JOB EVALUATION INSTRUMENT

FACTOR 3: INDEPENDENT JUDGMENT & DECISION MAKING

This factor measures the level of discretion or judgment the individual exercises in making decisions and the potential impact of such decisions or judgments on the overall success of the organization and impact on the community.

Level of Discretion	Potential Impact of Erroneous Decisions or Judgment			
	<u>Minor:</u> Some inconvenience and delays but minor costs in terms of time, money, or public/employee good will.	<u>Moderate:</u> Moderate costs in time, money, or public/employee good will would be incurred. Delays in important projects/schedules likely	<u>Serious:</u> Important goals would not be achieved and the financial, employee, or public relations posture of the Organization would be seriously affected	<u>Critical:</u> Critical goals and objectives of the Organization would be adversely and very seriously affected. Error could likely result in critical financial loss, property damage, or bodily harm/loss of life
<u>LITTLE:</u> Little discretion or independent judgment exercised	10	20	35	55
<u>SOME:</u> Some discretion or judgment exercised, but supervisor is normally available	15	25	45	70
<u>OFTEN:</u> Job often requires making decisions in absence of specific policies and/or guidance from supervisors, but some direct guidance is received from supervisors	25	45	55	80
<u>HIGH:</u> High level of discretion with decisions restricted only by Departmental policies and little direct guidance from supervisors	45	55	75	100
<u>VERY HIGH:</u> Very high level of discretion with decisions only restricted by the broadest policies of the Organization	50	60	90	115

JOB EVALUATION INSTRUMENT

FACTOR 4: RESPONSIBILITY FOR POLICY DEVELOPMENT

This factor is a measure of the extent to which the position requires the employee to participate in the development of policies and procedures both within the department and between departments in the organization.

Level	Definition	Point Value
1	Position involves only the execution of policies or existing standard operating procedures.	15
2	May provide some input to supervisor when policies or standard operating procedures are updated.	30
3	Position involves some development of policies/procedures for the Department and/or the interpretation or explanation of departmental policies for others in the organization or residents.	40
4	Position involves significant or primary responsibility for the development of policies and procedures for a division or organizational component of a department, as well as the interpretation, execution and recommendation of changes to department policies.	60
5	Position involves significant or primary responsibility for the development of policies and procedures for an entire department, plus occasional participation in the development of policies which affect other departments in the organization.	75
6	Position involves the primary responsibility for the development of departmental policies and procedures and regular participation in the development of policies that affect other departments and occasionally involves participation in the development of organization-wide policies.	85
7	Position involves primary responsibility for the overall development of organization-wide policies.	100

JOB EVALUATION INSTRUMENT

FACTOR 5: PLANNING

This factor measures the degree to which the incumbent plans, either their own daily work or for the use of resources (manpower, equipment, supplies, etc.) in the attainment of departmental objectives and organization-wide goals.

Level	Definition	Point Value
1	Position requires that my daily work load and activities are assigned to me by my supervisor.	35
2	Position requires that I plan my own daily work load and work independently according to established procedures or standards.	50
3	Position requires that I plan my own daily work load and those of others in the department (first-level supervision).	65
4	Position requires an above average ability to analyze data and develop departmental plans, including plans where a number of difficult, technical and/or administrative problems must be addressed (Manager/Division level planning).	80
5	Position requires a high level of analytical ability to develop plans for a department or complex situation, including plans that involve integrating/involving/impacting other departments (Department Head level planning).	95
6	An extremely high level of planning and analysis is required for the entire organization. Work at this level often includes strategic planning for the organization, long range (five years or more) plans, etc (City Manager/Administrator level).	110

JOB EVALUATION INSTRUMENT

FACTOR 6: CONTACT WITH OTHERS

This factor considers the extent to which the employee requires meeting and dealing with the public and influencing other persons, as well as the level of authority the employee has to make commitments on behalf of the organization.

Level	Definition	Point Value
1	Position involves interaction with fellow workers on routine matters with relatively little public contact.	15
2	Position involves frequent internal and external contact, but generally on routine matters such as furnishing or obtaining information.	30
3	Position involves frequent internal contact and regular contact with outsiders generally on routine matters, including contacts with irate outsiders which require some public relations skill for taking complaints for others to follow up upon.	45
4	Position involves frequent internal and external contacts which require public relations skills in handling complaints. Contacts involve non-routine problems and require in-depth discussion and/or persuasion in order to resolve the problem. Handles more difficult contacts that are referred by front line employees.	60
5	Position involves frequent internal and external contacts which require skill in dealing with, and influencing others, and initiating changes in policy/procedures to address the issue so as to avoid having to deal with the issue again in the future.	75
6	Position involves frequent internal and external contacts in which position acts as the spokesperson for the department and is authorized to make commitments of significant resources on behalf of the department.	85
7	Position involves frequent internal and external contacts where position represents the entire organization and is authorized to make commitments in matters of broad or critical interest to the entire organization.	100

JOB EVALUATION INSTRUMENT

FACTOR 7: WORK OF OTHERS

This factor measures the extent to which the employee is responsible for determining work levels and work content for other employees.

Level	Size of Group	Point Value
0	No responsibility for the work of others.	0
1	Responsible for assigning work to an employee or employees, without acting in a supervisory role.	10
2	Responsible for the supervision of one full time or several part time employees.	25
3	Responsible for the supervision of two to five full time (or full time equivalent) employees.	40
4	Responsible for the supervision of six to 15 full time (or full time equivalent) employees.	65
5	Responsible for direct and/or indirect supervision of 16 to 29 full time (or full time equivalent) employees.	80
6	Responsible for direct and/or indirect supervision of 30 to 50 full time (or full time equivalent) employees.	85
7	Responsible for direct and/or indirect supervision of more than 51 full time (or full time equivalent) employees.	95
8	Responsible for direct and indirect supervision of the entire organization.	105

JOB EVALUATION INSTRUMENT

FACTOR 8: WORKING CONDITIONS

This factor considers the physical conditions surrounding the job that are beyond the employee's control, but which may be physically demanding, unpleasant, strenuous, and/or hazardous, and may impact the employee's physical well-being.

Level	Definition	Point Value
1	Office work only. Good working conditions with almost complete absence of physically demanding, unpleasant, strenuous, and/or hazardous elements.	15
2	Minimal external work or occasional exposure to physically demanding, unpleasant, strenuous, and/or hazardous situations.	30
3	Frequent exposure to physically demanding, unpleasant, strenuous, and/or hazardous elements.	45
4	Regular exposure to particularly physically demanding, unpleasant, strenuous, and/or hazardous elements such as dealing with inclement weather, operating heavy equipment, etc.	60
5	Continuous exposure to life threatening public safety situations which could jeopardize personal safety.	75

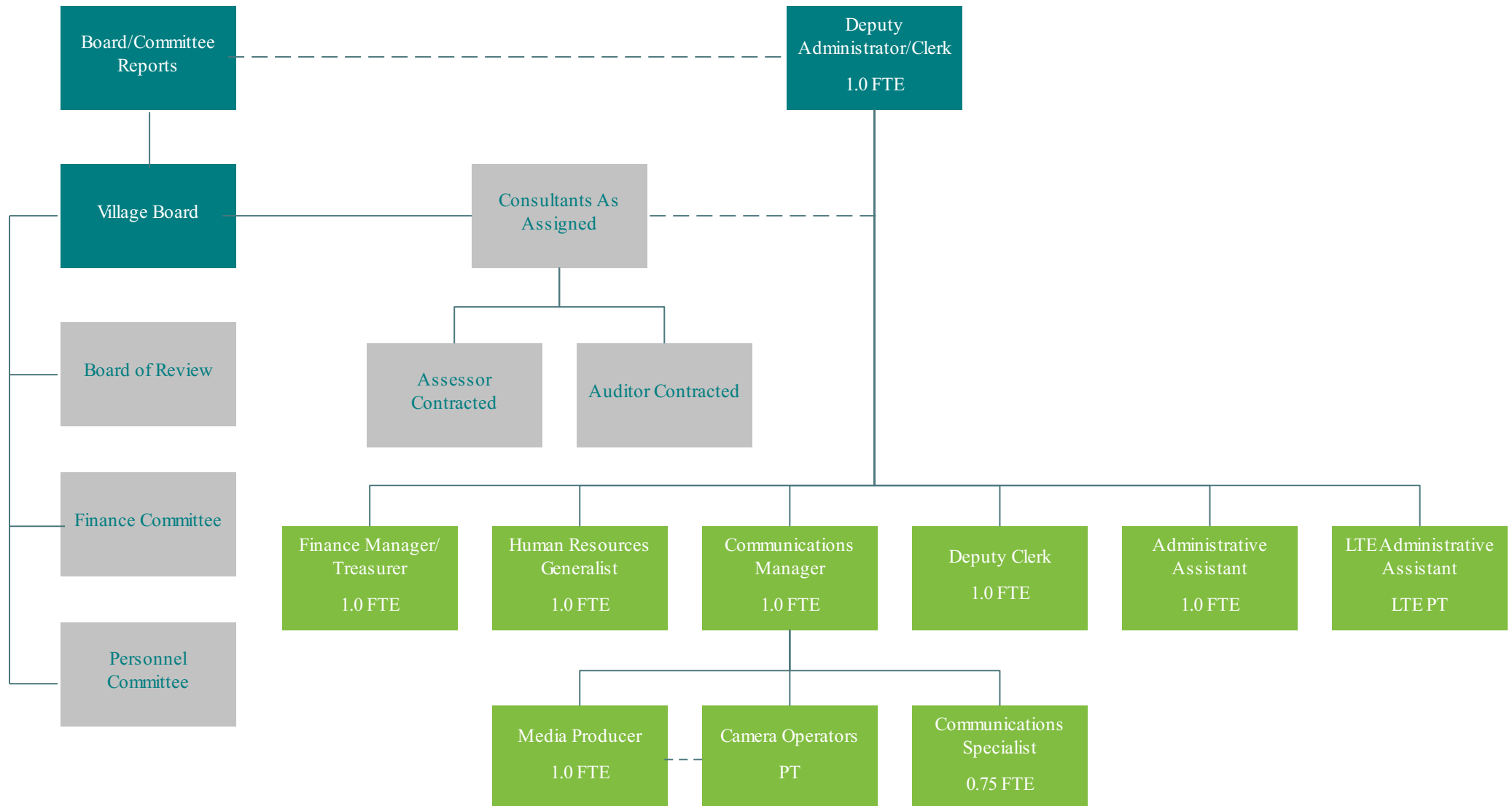
JOB EVALUATION INSTRUMENT

FACTOR 9: USE OF TECHNOLOGY/SPECIALIZED EQUIPMENT

This factor considers the extent to which the employee utilizes and supports technology, enhancing the efficiency and communication on behalf of the organization.

Level	Definition	Point Value
1	Position has no responsibility for, or use of, technology.	0
2	Position has some basic use of computers for data entry, and some use of the telephone, copier, etc.	10
3	Position has daily use of computers for data entry and use of the telephone, radios, fax machine, copier, etc. Position has daily use of light equipment such as push mowers, weed whackers, pole saws, custodial equipment, etc.	30
4	Position has daily use of computers, the Internet, Smartphones, etc. to create databases, spreadsheets, or reports. Position designs and creates customized reports, presentations, and/or documents using advanced software skills.	50
5A	Position provides routine consultation and technology support for everyday computer programming and/or software requests/questions to others in the organization; is an applications super user; or uses specialized software such as GIS, SCADA or telecommunications software.	65
5B	Position uses, repairs, and/or troubleshoots specialized equipment such as HVAC, lighting, gas flares, blowers, engines, heavy equipment, diagnostic equipment, large vehicles (vacuum trucks, street sweepers, fire apparatus) and/or medical or public safety equipment.	65
6	Position is responsible for advanced computer programming, system security, maintenance, training, and purchasing of items such as computers, printers, scanners, etc., for the computer system for the organization (IT personnel).	75
7	Position is responsible for the overall direction and supervision of the staff that are responsible for the computer and technology needs of the organization, including responsibility for developing technology policies for the organization (IT personnel).	85

Administration Department



DRAFT - July 15, 2024

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, July 23, 2024

SECTION: Business

DEPARTMENT: Administration

CONTACT:

AGENDA ITEM: Discussion and action regarding the Local Negotiated Agreement for the Dane County Sustainability Campus and Landfill Project in the City of Madison.

PREVIOUS ACTION:

ISSUE SUMMARY:

Dane County is pursuing the construction of a new Landfill as part of a portion of the property where the Yahara Hills Golf Course is located at 6701 USH 12 in the City of Madison. When anyone, public or private, pursues the construction of a landfill the State forms a Local Negotiated Committee to address certain conditions of its construction. This Committee is automatically made up of the municipalities within 1,500 ft of the proposed disposal of waste.

The City of Madison and Town of Cottage Grove were automatically included on this Committee based on their proximity. McFarland is just outside of this boundary and was agreed voluntarily to be added to the Committee. McFarland was represented by the Village President with the City of Madison represented by the Mayor and three other appointees and Town of Cottage Grove with their Town Board Chair. The Committee began their work in late 2023 and continued until recently in 2024 to prepare the enclosed agreement.

The agreement sets the conditions for development of the landfill including section on transportation, facility operations, environmental compliance/reporting, operational concerns/enforcement systems, limitations/final use, compensation, and contract provisions. The enclosed agreement was reviewed and approved by legal counsel for all represented parties. It is included in the packet for your review.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

ATTACHMENTS:

1. FINAL Negotiated Agreement_SITE 3 (06.27.24-ADR Update)

NEGOTIATED AGREEMENT RELATING TO DANE COUNTY LANDFILL NO. 3

Between the County of Dane, the City of Madison, the Town of Cottage Grove, and the Village of McFarland

This Negotiated Agreement (“Agreement”) relating to the Dane County Landfill No. 3, entered into by and between the County of Dane, a quasi-municipal corporation in the State of Wisconsin (hereinafter referred to as “County”), the City of Madison, a municipal corporation of the State of Wisconsin (hereinafter referred to as “City”), the Town of Cottage Grove, a body corporate and politic of the State of Wisconsin (hereinafter referred to as “Town”), and the Village of McFarland, a municipal corporation of the State of Wisconsin (hereinafter referred to as “Village”) is effective as of the date by which all parties have signed hereunder and according to the terms and conditions set forth herein.

RECITALS

WHEREAS, on August 15, 1973 the County and the City entered into a waste stream agreement in which the City agreed to close its solid waste disposal facilities and use County solid waste disposal facilities; and,

WHEREAS, on January 16, 1984 the County and the City entered into a land sale agreement that allowed the County to construct and open a solid waste disposal facility located at 7102 Maahic Way in the City of Madison, Dane County, Wisconsin, known as Dane County Landfill No. 2, or the Rodefild Landfill; and,

WHEREAS, it is projected that the Rodefild Landfill will reach its maximum capacity by 2029; and,

WHEREAS, on February 28, 2023, the City sold a portion of the land used for the Yahara Hills Golf Course to the County for the development of a sustainable business park and solid waste disposal facility for which approximately 200 acres was identified for the construction and operation of the Dane County Landfill No. 3; and,

WHEREAS, the County has applied to the Wisconsin Department of Natural Resources for a license to construct and operate the Dane County Landfill No. 3 pursuant to Ch. 289, Subchapter III, Wis. Stats.; and,

WHEREAS, the City of Madison and the Town of Cottage Grove have adopted Siting Resolutions and appointed members to the Local Negotiating Committee for Dane County Landfill No. 3 (“Local Negotiating Committee”); and,

WHEREAS, pursuant to the requirements of Sec. 289.33, Wis. Stats., the Local Negotiating Committee was formed, which includes four members appointed by the City and one member appointed by the Town; and,

WHEREAS, the County, the City and the Town have agreed in writing that, pursuant to Sec. 289.33(7n), Wis. Stats., the Village, a municipality that does not qualify as an affected municipality, may be added as a party to the proceeding; and,

WHEREAS, the Village has enacted a Siting Resolution and appointed a member to the Local Negotiating Committee; and,

WHEREAS, the Local Negotiating Committee having met numerous times approved this Agreement pursuant to Sec. 289.33, Wis. Stats.; and,

WHEREAS, the governing bodies of the County, the City, the Town, and the Village have approved this Agreement.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and agreements hereinafter set forth, the County, the City, Town and the Village enter into this Agreement, subject to the following terms and conditions:

ARTICLE I DEFINITIONS

For the purposes of this Agreement, the following definitions apply:

Active Site Life means the period during which Solid Waste is transported to or from the Facility or is Disposed of in the Limits of Waste at the Facility by the County or by any other person.

Agreement means this Negotiated Agreement relating to the Dane County Landfill No. 3.

Authorized User means any person, business, or municipality who is authorized by the County to Dispose of Solid Waste at the Facility.

City means the City of Madison, its officers, its officials, its employees, and its agents.

City Engineer means the City of Madison City Engineer, or designee.

City Water Utility General Manager means the General Manager of the City of Madison Water Utility, or designee.

Commercial Solid Waste Vehicle means a vehicle that is used in commerce to transport solid waste with a gross vehicle weight of 26,001 pounds or more.

Compensation means remuneration for potential impacts from operation of the Facility.

County means the County of Dane, its officers, its officials, its employees and its agents, who is the lawfully proposed operator of the Facility.

Course means the Yahara Hills Golf Course and its staff, customers, or operations.

Dane County Code of Ordinances or DCO means the code for which Dane County has authority to prepare and enforce.

Department of Natural Resources or WDNR means the Wisconsin Department of Natural Resources, or its successor agency.

Designated Waste Disposal Area means the location where Authorized Users are instructed to Dispose of Solid Waste.

Director means Director of the Dane County Department of Waste & Renewables.

Discharge means, but is not limited to, spilling, leaking, pumping, pouring, emitting, emptying, or dumping of Solid Waste or Hazardous Waste in the County.

Disposal and Dispose means the Discharge, deposit, injection, dumping, or placing of Solid Waste at the Facility.

Disposal Operations means any activities directly related to the construction or operation of the Facility including but not limited to daily waste covering, maintenance of vehicles and equipment, placement of soil cover, collection of litter and debris, constructing, surveying, environmental monitoring, environmental testing, repairing, maintaining, and placement of final cover on the Facility.

Eligible Property means a residential property eligible for Compensation.

Eligible Vacant Buildable Lot means an undeveloped lot or parcel of record that is zoned for residential use under the applicable zoning ordinance and is eligible for residential development under the applicable municipal comprehensive plan as of the date of this Agreement.

Emergency means an unforeseen circumstance at the Facility or occurring at any other location in the County that jeopardizes the public health, safety and welfare of persons or property in the County.

Facility means the Dane County Landfill No. 3 and any infrastructure or property that is necessary for Disposal Operations.

Feasibility Determination means the decision and the associated conditions issued by the Department of Natural Resources to the County in response to the submittal of a Feasibility Report for the Dane County Landfill Site No. 3.

Fair Market Value means the cash value of an Eligible Property assuming that the Facility does not exist.

Final Closure means the time at which the Facility ceases to accept Solid Waste within the Limits of Waste, and includes all actions required under all applicable statutes, rules and regulations to prepare the Facility for Long Term Care and to make it suitable for other uses.

Hazardous Waste means any Solid Waste identified as a hazardous waste by the Department of Natural Resources, under Sec. 291.05(2), Wis. Stats., or identified as a hazardous waste by regulations adopted by the Department of Natural Resources in Ch. NR 660, Wis. Admin. Code, or its successor chapters.

Landfill Operations Manager means the County employee who is responsible for the daily operations and maintenance of the Facility and managing Disposal Operations.

Limits of Waste means the total area and volume conditionally approved by the Department of Natural Resources in the Feasibility Determination and subsequently modified and approved in the Plan of Operation as the Disposal capacity area for the Disposal of Solid Waste at the Facility. A preliminary map of the Facility and the Limits of Waste is included in Attachment A.

Local Approvals means any local approval as “local approvals” are defined in Sec. 289.33(3)(d), Wis. Stats., or its successor provisions.

Local Committee or Local Negotiating Committee means the Dane County Landfill No. 3 Local Negotiating Committee, organized under Sec. 289.33, Wis. Stats., and consisting of representatives of the City, the Town, and the Village.

Long Term Care means any activities at the Facility, including routine care, maintenance and monitoring at the Facility following the Final Closure of the Facility.

Madison General Ordinance or MGO means the code for which the City of Madison has authority to prepare and enforce.

MMSD means the Madison Metropolitan Sewerage District created under Ch. 200, Wis. Stats., that provides service to municipalities in Dane County along with its treatment works, facilities and operations.

Mitigation means to lessen or moderate the severity of actions or impacts.

Plan of Operation means the WDNR approved operating permit or plan of operation, and the conditions set therein, for the Facility, as provided for in Sec. 289.30, Wis. Stats.

Practicable means those actions or efforts used or found in actual practice or well-established to be feasible, that are reliable and are efficient.

Pre-existing Local Approvals means any pre-existing local approvals as “preexisting local approvals” are defined in Sec. 289.33(3)(fm), Wis. Stats., or its successor provisions.

Reasonable Person means the standard used to convey general community sensibility as to tolerable, acceptable impacts to neighborhood residents without accommodation to individual, subjective reactions of hypersensitive persons.

Solid Waste means solid waste as defined by Sec. 289.01(33), Wis. Stats., and includes any garbage, refuse, sludge from a waste treatment plant, water supply treatment plant, or air pollution control facility, and other discarded or salvageable materials, including solid, liquid, semisolid, or contained gaseous materials resulting from industrial, commercial, mining, and agricultural operations, and from community activities and conditionally approved for Disposal at the Facility by the Department of Natural Resources in the Plan of Operation.

Storage means the authorized holding of Solid Waste at the Facility for a temporary period of time at the end of which period the said Solid Waste is to be then transported offsite, composted, processed, treated or ultimately Disposed of in the Limits of Waste or at any other location pursuant to WDNR approved practice and procedures.

Streets Superintendent means the Streets Superintendent of the Streets Division of the City’s Department of Public Works, or designee.

Sustainability Campus means the Dane County Landfill No. 3, adjacent business park development, and associated activities.

Town means, unless the context requires otherwise, the Town of Cottage Grove, its officers, officials, employees and agents.

Unsubstantiated Complaint means a complaint or condition which has been determined by the County and the City, Town, or Village as not likely to have been caused by the Facility or Disposal Operations.

Village means, unless the context requires otherwise, the Village of McFarland, its officers, officials, employees and agents.

Waste Facility Siting Board means the Wisconsin Waste Facility Siting Board, or its successor agency.

ARTICLE II

TRANSPORTATION

A. ACCESS AND HAUL ROUTES

The County shall direct all Commercial Solid Waste Vehicles to use USH 12/18 and CTH AB as the principal haul route to the Facility. Reasonable accommodations shall be made to allow Commercial Solid Waste Vehicles alternative access to the Facility in an Emergency and when significant highway construction occurs on USH 12/18 or CTH AB near the Facility. Siggelkow Road shall not be used as a haul route to or from the Facility. Commercial Solid Waste Vehicles serving properties in close proximity to the Facility may use local roads, including Siggelkow Road, to access the haul routes and the Facility.

B. VEHICLE LITTER CONTROL

The County shall impose a uniform policy regarding securing and covering loads to prevent unreasonable problems involving litter or threats to public safety from windblown debris generated from vehicles transporting Solid Waste to or from the Facility. The County shall require vehicles carrying materials which can leak, fall, be blown, or otherwise be dislodged from the vehicle, to be constructed and loaded so as to prevent their contents from dropping, sifting, leaking or otherwise escaping therefrom and to be covered or appropriately secured in order to enter or leave the Facility while transporting Solid Waste.

The County shall monitor inbound and outbound vehicles and require all Authorized Users to inspect vehicles after unloading to insure that all loose debris which could be blown out of the vehicle is removed. It shall be a violation of the Facility's policy, for which the County can impose a monetary penalty or deny entry, to leave debris in vehicles or to allow for debris to exit the vehicle on Facility roadways or anywhere outside of the Designated Waste Disposal Area. As allowable by Sec. 348.10 (5)(a), Wis. Stats., the County may allow vehicles carrying bulk material such as sand, gravel, dirt or other materials to enter, use, or exit the Facility without a cover.

C. LITTER PICKUP

The County shall inspect for and collect litter generated from vehicles of Authorized Users as necessary on and alongside USH 12/18, CTH AB and any such other roads within ½ mile of the Facility pursuant with Articles III and V of this Agreement.

D. MUD TRACKING

The County shall maintain the paved entrance area to the Facility and adjacent public roads free of mud generated from vehicles exiting the Facility. This shall be done by performing daily inspections for mud, maintaining paved or graveled access roads and gravel tracking pads inside the Facility, and by sweeping or washing down paved roads inside the Facility and adjacent to the entrance.

The County shall maintain ready access to street sweeping equipment. Upon its own initiative or request by the City, the Town, or the Village, the County shall employ this equipment to remove mud from any paved street or road used by Authorized Users within 1/2 mile of the Facility entrance.

ARTICLE III

FACILITY OPERATIONS

A. LOCAL APPROVALS

The County, its officials, its officers, its employees and its agents shall be subject to, and shall comply with all applicable Local Approvals and pre-existing Local Approvals. The Limits of Waste, the Facility in general, and the operations at the Facility shall be subject to all applicable pre-existing City and County ordinances and approvals. In particular, but without limitation, all pre-existing local zoning approvals are applicable to the Facility.

B. SOURCE OF WASTE

No more than 5% of waste Disposed of at the Facility may be waste generated outside of Dane County unless an exception is specifically authorized by the County Board of Supervisors. Waste generated at the Sustainability Campus as a residual of recycling or normal business activities is considered waste that is generated within the County. No action will be taken by the County Board to allow Disposal of more than 5% of Solid Waste from outside the County without first providing 30 days' notice to the City, the Town, and the Village.

C. HOURS OF OPERATION

The County shall only receive Solid Waste at the Facility between 6:00 a.m. and 5:00 p.m., Monday through Friday, and 7:00 a.m. and 2:00 p.m. on Saturdays. The County may operate equipment up to 30 minutes before the hours listed above to facilitate opening the Facility. The Facility may receive Solid Waste from 7:00 a.m. to 5:00 p.m. on Saturdays following either:

1. Any legal holiday recognized by the City of Madison or Dane County; or,
2. A week within which adverse weather conditions (such as high winds, rain, extreme cold, ice or heavy snow) have prevented local municipalities from collecting waste for at least one (1) day or the County from operating the Facility for an aggregate period of more than five (5) hours in any one day.

Subject to applicable City Ordinances, the County reserves the right to conduct construction activity at the Facility in a manner to achieve an expedited schedule based upon seasonal and weather conditions. The above operating hours are not applicable to construction activity.

The above operating hours are not applicable when it is necessary for the Facility to extend its hours to be able to accept Solid Waste generated by an Emergency.

D. YAHARA GOLF COURSE OPERATIONS

The County is constructing the Facility on land formerly owned and operated by the City as the Course. The Course is operated as an enterprise under the City's Parks Division and the authority of the Parks Superintendent. Under the terms of separate intergovernmental agreements

and leases, as the Facility is constructed and operations commence, the Course will be reduced from 36 holes, to 27 holes, to eventually 18 holes, all of which will operate directly adjacent to the western boundary of the Facility as it is developed and operations commence. The City intends to continue Course operations during the lifetime of the Facility, which, given the outdoor element of the activity and the specialized nature of the Course property, presents distinctive issues to the City and the County that must be addressed. Operational concerns relating the Course are therefore addressed where appropriate.

E. PREVENTION OF NUISANCE CONDITIONS

The County agrees that it shall take whatever precautions are reasonably Practicable to prevent and mitigate nuisance conditions. The County will publicize contact information of appropriate staff and maintain an online system for reporting the conditions and respond to the complaints pursuant to Article V of this Agreement. The County acknowledges that the Facility is subject to the City's noise control ordinance Sec. 24.08, MGO, and shall maintain operations consistent with that ordinance.

F. ODOR ABATEMENT

The County agrees to exercise reasonable, Practicable efforts based on then current technology to control odor from the Facility to mitigate odors offensive to a Reasonable Person. Odor will be controlled by proper landfilling operations: applying daily cover or an alternative daily cover approved by WDNR to all Solid Waste and through implementation of a gas control system. The County agrees to maintain the active gas control system at the Facility for the life of the Facility and as long thereafter as is reasonably determined necessary to control gas migration or odor.

G. DUST ABATEMENT

The County agrees to exercise reasonable, Practicable efforts based on current technology to minimize dust from the Facility operations. Dust is generated during dry conditions, and mainly attributed to vehicular traffic on roadways at the Facility. Dust is also generated from open, disturbed, unvegetated land.

The County agrees to maintain a vegetative cover on all areas at the Facility which are disturbed and not being actively used, to control windblown dust.

A water truck shall be available at the Facility and shall be used for watering access roads, borrow areas, and other areas where dust may be generated whenever conditions are conducive to dust generation.

H. LITTER CONTROL

The County will comply at all times with this Agreement concerning blowing debris and shall operate the Facility in complete compliance with present and future applicable federal and state statutes, administrative code requirements, regulations, and WDNR, including but not limited to, requirements as per the current amended version of Ch. NR 500 and Ch. NR 506, Wis. Admin. Code, or any successor provisions.

1. Facility Design. Prior to the acceptance of waste at the Facility, the County shall install a six-foot (6') high fence (i.e., chicken wire, chain-link, or similar material) around the Facility that is sufficient to minimize the escape of materials from the Facility and to restrict access to the Facility by pedestrians and vehicles.

2. Operational Controls. The County shall use portable fencing windscreens in the active area when Practicable. The County shall take all reasonable measures to prevent debris from the Facility from being deposited upon properties in the vicinity including the Course, including keeping its fences, windscreens, berms and landscaping free and clear of such debris.

The fencing shall be cleaned of litter and debris as deemed necessary by the County but not less frequent than once per week. Further, if any litter escapes the Facility, the County agrees to pick up the litter on neighboring properties and return it to the Facility for Disposal.

The County agrees to stop accepting waste any day when waste is leaving the site as determined by the Director or their designee. Wind speed shall be monitored on a continuous basis and any wind speeds above 30 miles per hour will be recorded with records being maintained and reviewed by the County daily as part of routine monitoring. Records may be reviewed by the municipalities upon request. The County shall inform all haulers of this rule and provisions shall be made so that the haulers can check with the County regarding Facility closure.

3. Inspections. The County shall exercise a reasonable daily regimen to inspect and control blowing debris leaving the Facility on all days when the Facility is in operation. The County shall inspect the adjacent property boundary with the Course, adjacent yards, and the right-of-way along USH 12/18, Millpond Road, CTH AB, and Siggelkow Road and future access road along the southern perimeter of the Facility for litter and remove litter as necessary. The County shall not be required to conduct litter inspections on any Sunday and legal holiday unless a nuisance condition has been reported and requires a response per Article V of this Agreement.

4. Course Litter Collection. When required to remove litter on the Course, the County will coordinate access to the Course with Course staff to minimize disruption of Course usage by customers. The County shall exercise due care when accessing the Course for this purpose, and may not use any equipment on the Course for litter collection purposes without the express permission of the City. County shall be responsible for any damage to the Course that occurs from litter collection.

I. VECTOR CONTROLS

The Local Committee considers vectors to include rodents, birds (especially gulls), insects (e.g., flies, mosquitoes, etc.), and other unwanted pests. All of these pests or vectors, except gulls, can be controlled through proper compacting and covering of the waste and grading of the site to eliminate ponded water, and by implementing a proper rodent baiting program at the Facility. The County agrees to exercise as part of its operational duties to perform pest control as needed and to contract if necessary with a professional pest control specialist.

The County shall have a Bird Control Plan for the Facility. Federal Aviation Administration (FAA) Advisory Circulars AC 15/5200-33b, Hazardous Wildlife Attractants On or Near Airports and AC 150/5200-34A, Construction or Establishment of Landfills Near Public Airports shall be referred to as guidance when creating the Bird Control Plan.

J. SCREENING/ LANDSCAPING PLAN

The County shall provide partial screening as Practicable to the Facility. The perimeter berms and plantings shall be concentrated along the periphery of the Facility, adjacent to the right-of-ways, and along the western border with the Course. This screening shall also comply with approved Conditional Use Permit Zoning. These specifications and plans may be amended pursuant to revisions required for City zoning approvals and WDNR requirements.

The County shall work with the City's Parks Division to establish reasonably sufficient screening between the Facility and the Course, which shall include, in addition to fencing and windscreens, the construction of berms along the final property line, and the planting of trees and the installation of other landscaping features along the Facility's boundary with the Course. With the agreement of the City, the screening may be placed on the City's property. The purpose of this screening is to create a buffer between users of the Course and Facility operations and to minimize impacts of the Facility on Course operations. All such screening shall be the County's cost, unless otherwise agreed to by the City and the County.

K. DRAINAGE, STORMWATER UTILITY CHARGES, LEACHATE, AND EROSION CONTROL

1. Facility Design. During the planning phase of the Facility, the County shall obtain a stormwater permit from the County Land and Water Resources Department. This shall be done after such plans are prepared as part of the Plan of Operation for the Facility. Plans shall be implemented in accordance with Ch. 14, DCO, and WDNR recommendations and approvals. The County shall not be required to obtain any approvals or permits from the City for erosion control or stormwater at the Facility. Concepts which shall be included in these plans can be described as follows:

a. Surface water drainage to perimeter ditches and discharge into sedimentation basins is the primary erosion control measure that shall be applied in the borrow excavation areas during Facility development. This may include temporary ditches, diversion berms, and/or sedimentation basins. Any runoff from this area which is not routed to a perimeter drainage ditch for eventual discharge through a sedimentation basin shall be routed through erosion bales, silt fences, or temporary sedimentation basins within the borrow excavation areas.

b. Surface water which ponds on the liner prior to the placement of Solid Waste shall be tested for conductivity. If conductivity values are indicative of surface water, this water shall be pumped to the perimeter drainage ditch. If values are indicative of leachate, the water shall be handled as leachate. All water which comes in contact with Solid Waste shall be treated as leachate.

c. Semi-annual maintenance shall include inspection and repair of all drainage ditches and sedimentation basins. Disturbed areas shall be regraded, seeded and fertilized as necessary to maintain efficient flow and operation of all drainage features.

2. Operational Phase. During the operational phase of the Facility, the County shall:

a. Submit annual site plans to the City Engineer showing the areas of the Facility that are draining to the leachate collection system and those areas draining to the surface stormwater system (which shall be charged as part of the City's Stormwater Utility fees).

b. Submit pumping volumes and analytical testing results to the City Engineer to allow for determination of sanitary demand charges for transmission and treatment of leachate. Pumping volumes shall be submitted to the City Engineer a minimum of monthly. Analytical testing results prescribed by Sec. 35.02(1)(d), MGO, shall be submitted to the City Engineer a minimum of annually. Copies of analytical testing results prescribed by sewer use ordinance or permits issued by MMSD shall be sent to the City Engineer concurrent with submittal to MMSD.

3. Closure. Upon and as part of Facility Closure, the County shall:

a. Submit final drainage and erosion control plans to the County Land and Water Resources Department and obtain approval therefrom. This shall be done after such plans are prepared as part of the Plan of Operation for the Facility. Plans shall be implemented in accordance with Ch. 14, DCO, and WDNR recommendations and approvals.

b. Submit final site plans to the City Engineer documenting the final approved contours and drainage patterns. The stormwater utility fees shall be determined based upon these final site plans.

c. In perpetuity or until leachate is no longer generated at the Facility, the County shall submit monthly pumping volumes to the City Engineer to allow determination of sanitary demand charges for treatment of leachate. Testing results prescribed by Sec. 35.02(1)(d), MGO, shall be submitted a minimum of annually.

4. Off-Site Drainage. County will design and operate the Facility so as not to unreasonably discharge stormwater onto adjoining property including the Course. The County acknowledges that the Course is not intended to be used for stormwater discharge and retention. The County shall perform all work and maintenance necessary to keep the stormwater facilities in good working order and in compliance with its stormwater control permit. The parties acknowledge that despite reasonable efforts by the County some stormwater discharge from the Facility could occur as a result of Force Majeure.

L. LANDFILL OPERATOR TRAINING

The County shall have the WDNR required number of certified "Facility Managers" and "Site Operators" on-site or available pursuant to Ch. NR 524, Wis. Admin. Code. The County

shall act pursuant to Ch. NR 524, Wis. Admin. Code, relating to certification requirements, continuing education and training requirements, and certificate holder responsibilities.

M. FACILITY REVENUE LIMITATIONS

Revenue generated by Facility operations through tipping fees shall be used to support operations of the Dane County Department of Waste & Renewables only. If the County generates revenue from gas generated at the Facility, such revenue shall be used to support Department operations, unless otherwise agreed to in writing by the City.

ARTICLE IV

ENVIRONMENTAL COMPLIANCE AND REPORTING

A. REGULATORY REQUIREMENTS

The County shall comply, at all times, with this Agreement and shall also operate the Facility, at all times, in complete compliance with all applicable federal and state statutes, administrative codes, regulations, rules and requirements. The County shall undertake at its expense environmental controls and monitoring addressing nuisance concerns including “other monitoring” as specified in Sec. NR 507.12, Wis. Admin. Code, pursuant to WDNR requirements for this Facility.

B. REPORTS TO MUNICIPALITIES

During the Active Site Life and extending after Final Closure, during which time the County is required to satisfy any net worth or other financial responsibility standard under any state or federal law, the County shall ensure that electronic copies of the annual Plan of Operation compliance report, WDNR operating permit and major modification to operating permit, and any notice of non-compliance or notice of violations that are provided to or are received from the WDNR or any other state agency or any federal agency associated with the Facility, are available on a webpage or other form of electronic clearinghouse that notifies City, Town, and Village designees when items are uploaded, except when said documents are confidential and not subject to public disclosure under the Wisconsin Public Records law.

C. PRIVATE DRINKING WATER WELL MONITORING

Private drinking water wells designated by WDNR in the Plan of Operation shall be monitored per WDNR monitoring requirements by the County for purposes of determining the quality of the water in such wells. Any property owner listed in Attachment C is eligible to participate in the elective private well monitoring program established in Attachment C at the cost of the County. The costs of sampling and testing as required by this Section shall be borne by the County.

All reports and test results relating to private well monitoring and sampling will be made available to the well owners. The reports shall include a list of current Preventive Action Limits, as defined under Ch. NR 140, Wis. Admin. Code for each parameter that is sampled for and notification of any exceedances. The well monitoring program, required by WDNR in the Plan of Operation Approval Letter, shall be perpetual consistent with the current WDNR standards. The results will be made available to the City Engineer, the City Water Utility General Manager, the Town, and the Village designee upon request. Results will also be made available to individual residents in Compensation groups upon request.

D. ENVIRONMENTAL CONTAMINATION

Although groundwater contamination is highly unlikely, the County shall pay for the reasonable replacement costs of wells serving existing principal use structures upon the properties listed on Attachment C where sampling results exceed safe drinking water standards and the

Facility is found to be cause of the exceedance, as required under Sec. NR 508.04, Wis. Admin. Code. The County shall be responsible to provide emergency potable water for human consumption and provide to users of such contaminated wells an alternative adequate water supply upon twenty-four (24) hour notification to the County of such contamination, until the source of the contamination can be confirmed or the well is replaced. The County agrees to provide water fit for human consumption and bathing and water for use by livestock.

E. ENVIRONMENTAL MONITORING

The County shall comply with all monitoring requirements imposed by WDNR, or required by the Wisconsin Administrative Code and any applicable successor regulations (including specifically monitoring provisions as stated in Ch. NR 507, Wis. Admin. Code), as well as any other state or federal rule or requirement applicable to monitoring for the Facility. The County shall also comply with all environmental monitoring conditions imposed by WDNR's Feasibility Determination, the approved Plan of Operation and specifically the Facility monitoring plan for the site as described in Sec. NR 514.05(8), Wis. Admin. Code, the monitoring report prepared in compliance with Sec. NR 514.06(7), Wis. Admin Code, and any additional closure or Long Term Care plans required by WDNR for the Facility.

ARTICLE V

OPERATIONAL CONCERNS AND ENFORCEMENT SYSTEMS

A. COUNTY CONTACT INFORMATION AND REPORTING SYSTEM

The County shall maintain a website that includes the phone numbers and email addresses for the Department personnel listed in this Agreement. The County shall also maintain and publicize a single e-mail address for receiving complaints and feedback.

The County will establish, maintain, and publicize an online reporting system that the public may use to submit feedback and complaints. The reporting system shall be monitored by appropriate County personnel.

B. CONDITIONS THAT REQUIRE IMMEDIATE ONSITE ATTENTION

For concerns requiring immediate attention of onsite personnel, the City, Town, or Village should contact the Landfill Operations Manager. If unable to reach the Landfill Operations Manager, the Director should be contacted.

C. COUNTY RESPONSE TO CONCERNS AND COMPLAINTS

The County shall be responsible for all management, control, and resolution of operational concerns relating to the Facility. All parties to this Agreement recognize that the Facility has the potential to create conditions that require correction, but that these conditions can largely be corrected or mitigated with appropriate response. As such, adjacent municipalities agree to submit a complaint on the online reporting system and/or notify appropriate personnel, of the need for response to such a condition and allow the County reasonable time to address the issue.

D. PROGRESSIVE COMPLAINT SYSTEM

For conditions that are not promptly addressed by the County under Section C or are severe in nature, there shall be a multi-level system to handle complaints involving operational concerns. This system shall be used to cooperatively resolve complaints without the necessity of recourse to the court system.

The Streets Superintendent shall monitor the County's compliance where operational concerns relating to odor, litter or mud tracking exist, shall document recurring nuisance problems, and shall seek cooperative solutions to problems involving complaints. When the Streets Superintendent communicates in writing with either the County or the complainant, the other party shall receive a copy of this written communication.

1. Individual Complaints (Level I). A Level I Complaint is defined as a single or isolated condition that is not an environmental or health risk and is able to be corrected with appropriate response from the County, generally within business hours. A list of conditions and required response actions and timelines from the County for Level I Complaints is included in Attachment B. Level I Complaints have the potential to and may be submitted by a single person, a municipality, or another entity by means of the online reporting system, phone, e-mail or

verbally. If a Level I Complaint is submitted to the City, Town, or Village, the complaint shall be submitted to the Department as soon as reasonably practical. Level I Complaints will be tracked and documented by the County.

2. Multiple Party, Ongoing or Priority Complaints (Level II). A Level II Complaint is defined as a condition that impacts an increased number of residents or is an ongoing or unresolved issue which requires prompt attention or additional resources from the County. A complaint will be elevated to Level II under the following circumstances:

a. Five or more members of the public submit complaints to the County, City, Town or Village of a single operational concern within a 48 hour period.

b. The Streets Superintendent substantiates the complaint and elevates the issue to a Level II Complaint.

c. A Level I Complaint has not been resolved within the required timeframe included in Attachment B.

A list of conditions, required response actions, and timelines from the County for Level I and Level II Complaints is included in Attachment B.

For complaints that are submitted directly to the County and rise to Level II Complaints the Director, or their designee, shall also notify the Streets Superintendent of the complaint and the steps the County will take to resolve the complaint and also when the complaint has been resolved. The Village and Town designees shall also be notified if the Level II Complaint involves a resident of their respective communities.

If a complaint is being designated as Level II by the Streets Superintendent, the complaint must be submitted in writing to the Department.

Any action taken or written response to a Level II Complaint shall be maintained as a Departmental record and a copy shall be provided to the Street Superintendent. The Streets Superintendent shall retain copies of all documents related to Level II Complaints.

3. Unresolved Complaints (Level III). A Level III Complaint is defined as a Level II Complaint that is deemed by the Streets Superintendent as unresolved within the required timeframes included in Attachment B. Upon the designation of a Level III Complaint, the Street Superintendent shall make a pre-sanction determination in writing, which shall be issued to the complainant(s), the Director, and to the Town and Village. This pre-sanction notice shall provide a reasonable period of time, appropriate to the circumstances, to correct the problem. This pre-sanction notice shall be based upon reasonable investigation and substantial findings of fact. All relevant evidence assembled by the Street Superintendent shall be made available to the Department. Mandatory corrective action shall be limited to those actions found to be reasonable and Practicable under the circumstances presented in the complaint.

If the Streets Superintendent and Director are unable to develop or agree upon the appropriate corrective action, a third-party consultant shall be selected by the County and Streets Superintendent and hired by the County at County's expense. If the parties cannot agree

on a third party consultant, the complaint may be escalated to Level IV. The third-party consultant shall decide the most Practicable and cost effective action of the presently available alternatives to effectively remedy the concern and determine the timeline for implementation. This remedial action shall be performed at the County's expense. If the County cannot provide necessary remedial action in a timely fashion, then a private contractor shall be retained to perform the work at the County's expense.

4. Violation Notice (Level IV). If the County fails to take corrective action within a reasonable time reasonable time after receiving a pre-sanction notice, the Street Superintendent may issue a violation notice to the County. If the alleged violation involves property located within the Town or Village, notice shall be given to the appropriate entity.

When the Director disputes a violation, the Street Superintendent shall provide the County with an opportunity to meet and confer regarding the alleged violation. If the alleged violation involves property under Town or Village jurisdiction, a representative of the Town or Village shall have the opportunity to participate. If the parties do not agree as to the existence of a violation, or if a violation is not remedied as required by this Agreement, any municipality may seek any remedy available to it at law or in equity.

E. UNSUBSTANTIATED COMPLAINTS

At any level of the complaint system, there is the potential for a complaint to be determined to be unsubstantiated or caused by non-landfill activities. If at any point the County determines a complaint is unsubstantiated or not a result of landfill activities, the County will document the complaint as unsubstantiated.

For Level II Complaints that the County determines as unsubstantiated, the County will notify the Streets Superintendent and schedule a meeting at the location of the issue to verify or provide documentation of the determination. If the two parties agree that the complaint is unsubstantiated the County will document the complaint as unsubstantiated. If the Streets Superintendent elects not to meet, the complaint will be considered unsubstantiated. If the Streets Superintendent finds the complaint substantiated, the City and County will follow the progressive complaint system pursuant to this Agreement. If the complaint involves a resident from the Village or Town, their respective designees will be notified of the complaint and meeting times and be allowed to participate in the meetings.

F. REIMBURSEMENT FOR CORRECTIVE ACTIONS

If the County has been given adequate time as allowed in Attachment B to resolve a substantiated complaint such as litter or mud and any of the adjacent municipalities finds it necessary to collect litter or clean mud from roadways attributable to the Facility, the County agrees to pay that municipality a fee equal to twice the amount of the cost to correct the issue.

ARTICLE VI

LIMITATIONS AND FINAL USE

A. SITING FUTURE LANDFILLS

Any future expansion of the Limits of Waste beyond that authorized by this Agreement and related WDNR permit or the siting of an additional landfill by the County shall require renegotiation pursuant to Sec. 289.33, Wis. Stats.

B. SITING CLAY BORROW AREAS NEARBY

The County will not utilize any property within Dane County for clay borrow sites without full compliance with the County's Nonmetallic Mining Reclamation Ordinance Ch. 74, DCO, including an approved reclamation plan and permit.

C. HEIGHT LIMITATIONS

The maximum final design elevation of the Facility shall be 1,136 feet above mean sea level (MSL), or as approved by WDNR during the landfill permitting process if WDNR approved elevation is lower. There shall be no vertical expansion above the maximum design elevation without renegotiation of this Agreement. This shall not prevent Dane County from obtaining approval from WDNR for intermediate waste grades that are higher than final waste grades.

D. FINAL USE

The final use of the Limits of Waste and other related areas as described below upon Final Closure shall be as a nature conservancy or recreation area subject to the following terms and conditions:

1. The area shall include the Limits of Waste areas, on-site storm water detention facilities and areas required for monitoring, leachate storage and removal, or maintenance of the closed landfill.
2. No uses inconsistent with conservancy or recreation zoning shall be allowed on the area, except those required for monitoring, leachate storage and removal, landfill gas extraction and processing, biogas pipeline injection, and screening and maintenance of the closed landfill.
3. The County shall, after Final Closure, develop and maintain the Limits of Waste areas to establish the areas as nature conservancy or recreation area, subject to reasonable safety and security precautions. The County shall also maintain, repair and provide Long Term Care of the Limits of Waste at the Facility to preserve the Limits of Waste, insofar as possible, consistent with the requirements of the WDNR, in a natural state as a nature conservancy area, with the maintenance and preservation and replacement of existing vegetation whenever possible. The County reserves the right to limit public access wherever and whenever appropriate.

After Final Closure, areas of the conservancy may be used for permitted uses as approved by applicable zoning and WDNR regulations in compliance with state statutes. No waste Disposal shall be allowed in the conservancy area after closure of the landfill. The areas of the Facility not included within the nature conservancy area, including all existing buildings and structures may be used consistent with City zoning.

ARTICLE VII COMPENSATION

A. RESIDENTIAL PROPERTY COMPENSATION

1. Payment Amounts. For the first year of Compensation, the County shall make an annual payment to eligible residential property owners of the Eligible Properties listed in Attachment D as follows:

- a. Group A: Annual Payment of \$8,800
- b. Group B: Annual Payment of \$3,500
- c. Group C: Annual Payment of \$1,800

In subsequent years, the annual payment to all groups shall be adjusted by the All Urban Consumer- Minneapolis-St. Paul, Minnesota-Wisconsin CPI, or equivalent if unavailable.

2. Term. The first prorated payment shall be made based on when Solid Waste acceptance begins at the Facility. If the first year of compensation occurs after 2028, the values shall be adjusted by CPI. Annual payments shall be made thereafter based upon the calendar year until Solid Waste is no longer received at the Facility. In the year of Final Closure the County shall make the full annual payment.

3. General Eligibility. These payments are subject to the following conditions:

- a. These payments only apply to Eligible Properties listed in Attachment D. Commercial property is excluded.
- b. Payments shall be made to the owners of non-owner occupied single-family properties, not the occupants.
- c. Payments apply only to the title owners of property in fee simple or vendees of record of land contracts for sale in fee simple who owned the property prior to the date of Plan of Operation approval.
- d. Compensation payments are nontransferable. Transfer of ownership interests of any of the Eligible Properties shall result in termination of payments for that property.
- e. For residential dwellings built after the date of this Agreement but before the date of approval of the Plan of Operation, the County will score the property based on the potential for impacts from the landfill and make a determination on the eligibility of the property and Compensation levels. The eligibility will be presented to the affected municipalities for approval via majority vote.
- f. Duplex units are included, but only the owner of the property is compensated.

g. If an Eligible Property has joint ownership, then a single Compensation payment shall be made to the joint owners.

h. No property listed in Attachment D shall be eligible for an annual Compensation payment under this Agreement and the Rodefild Landfill Negotiated Agreement in the same year. If a property qualifies for annual Compensation under both Agreements only the higher amount shall be paid to the property owner.

i. Multifamily dwellings (three or more units) are not eligible for Compensation.

j. Acceptance of Compensation by property owners grants the County rights as well as reasonable access for environmental monitoring and investigations related to this Agreement including debris pickup on owners' properties. Acceptance of Compensation will include signing a form acknowledging these rights and conditions before receipt of first payment (see Attachment E for sample agreement).

k. The County shall make all payments directly to the eligible property owners. Property owners shall be responsible for providing the County with notice as to any change in address for transmittal of payments.

B. RESIDENTIAL PROPERTY VALUE GUARANTEES

In consideration of the potential adverse impact that the Facility may have on neighboring properties, the County shall protect, in the manner provided for in this Section, the Fair Market Value of Eligible Properties listed in Attachment D against property value loss in the event of sale during the Active Site Life of the Facility and extended as provided for below. Such program shall provide protection and be administered as follows:

1. General Eligibility.

a. Only owners of record of an Eligible Property, as shown in Attachment D, as of the date of approval of the Plan of Operation or any party obtaining the entire interest in an Eligible Property by reason of the death of a spousal joint tenant or in a divorce action by court decree, shall be eligible for property value guarantees under this Agreement.

b. Eligibility for property value guarantee under this Section is not transferable, and will only be paid to the title owners of property in fee simple or vendees of record of land contracts for sale in fee simple who owned the property as of the date of Plan of Operation approval or have obtained the entire interest in an Eligible Property per Para. 1 (a).

c. To be eligible for property value guarantee under this Section, the owner must place the Eligible Property on the market for sale with a Wisconsin licensed real estate broker, except as otherwise provided herein. To initiate this process, the owner shall provide the County with the name of the broker with which such property is listed, the proposed terms of sale, and a request for an appraisal. The sale must be an arm's length transaction, except as provided herein.

d. The property value guarantee extends to vacant buildable lots within the compensation zones, but the protection only guarantees the value of the land without improvements and not the value of a future home.

e. The property value guarantee shall not extend to commercial property that may also include a residence.

f. Maintenance of this obligation shall not terminate for eligible property owners in Compensation Groups A and B.

g. Maintenance of this obligation shall terminate one (1) year beyond the final date of acceptance of Solid Waste for eligible property owners in Group C. To qualify for this obligation, eligible property owners in Group C must notify the County per Para. 1 (b) above within one (1) year after closure of the Facility. Failure to notify the County of an eligible property owner's intent to sell within the above-stated time periods shall terminate the coverage provided in this Section for that property. If the owner has notified the County in a timely manner, eligible residential property owners shall have a time period based on the Madison Realtors average time to sell residential properties plus an additional thirty (30) days to obtain a written, accepted offer to purchase. If no written, accepted offer to purchase is received within this time period, the owner may elect in writing to require that the County purchase the property. The time period specified in the preceding sentence shall also be applicable to non-arm's length transaction.

2. Determination of Fair Market Value.

a. Within sixty (60) days of receipt of notice from an eligible property owner as provided in Para. 1(c) above, the County shall, cause the property to be appraised at its Fair Market Value.

b. The County shall provide a copy of such appraisal to the eligible property owner within ten (10) days of the completion of said appraisal.

c. The eligible property owner may request a second appraisal to be paid for by the property owner if there is disagreement as to the values stated in the first appraisal.

d. If the appraisers retained under Para. 2(a) and (c) above do not agree on the Fair Market Value, but the difference in the appraised Fair Market Value is less than ten (10) percent, the Fair Market Value shall be the average of the two appraisals.

e. If the appraisals retained under Para. 2(a) and (c) above do not agree on the Fair Market Value and the difference between the two appraisals is more than ten (10) percent, a third appraiser shall be selected by the County and the Owner. The third appraiser shall review the existing appraisal reports and provide an appraisal of the Fair Market Value. The two appraisals which are closest to each other in determining Fair Market Value shall be selected and averaged to derive the Fair Market Value that will be binding for these purposes upon the County and owner. The cost for the first and third appraisal (if necessary) shall be paid by the County.

3. Obligation to Pay Compensation. An Eligible Property shall continue to be listed for sale until:

a. The owner sells the property for a cash price equal to or greater than the Fair Market Value, in which case no payment shall be made by the County.

b. The property is continuously listed for sale with a broker for a time period based on the Madison Realtors average time to sell residential properties, and the highest cash price of any offer to purchase received by the owner is less than the Fair Market Value. The owner shall then notify the County of the offer and the County shall have ten (10) days to elect in writing to purchase the property for a cash price equal to the Fair Market Value. If the County fails to exercise such election, the owner may sell the property to the purchaser identified in the offer to purchase upon the terms provided, and the County shall pay the owner within thirty (30) days of receipt of notice of the closing an amount equal to the difference between the price set forth in the offer to purchase and the Fair Market Value.

c. If the property is listed for sale with a broker for a time period based on the Madison Realtors average time to sell residential properties plus an additional thirty (30) days, and no written accepted offer to purchase is received, the owner may elect in writing to require that the County purchase the property. Within thirty (30) days of receipt of the owner's election, the County shall purchase the property for a cash amount equal to the Fair Market Value.

d. If an owner chooses to sell the property to someone other than an arm's length purchaser (e.g., an intra-family sale), the owner shall be entitled to Compensation which is the lesser of either the Fair Market Value less the Current Value or the Fair Market Value less the final sales price at closing.

Where an owner plans to execute a non-arm's length transaction, owner shall notify the County at least thirty (30) days prior to actual conveyance. When an owner elects to sell an Eligible Property without listing the property with a licensed real estate broker, this conveyance shall be presumed not to be an arm's length transaction.

If the owner notifies the County of the intent to execute a non-arm's length transaction, the valuation procedures under Para. 2 above shall apply to determine the property's present marketable value as of the date of said notification ("Current Value").

e. In the event any offer to purchase a property provides for seller financing, appropriate adjustments shall be made to determine the equivalent present day cash value.

4. Alternative Compensation. In lieu of the property value compensation provided in Para. 2 above, an owner may elect to receive, a lump sum payment of \$1,000 from the County, without determining the Fair Market Value or the Current Value of the property. If the owner elects to receive the lump sum payment, the owner shall so notify the County in writing within thirty (30) days of offering the property for sale (either with or without listing the property with a real estate broker). The alternative compensation payment shall be made within twenty (20) days of the owner providing proof of an actual sale to the County. These payments shall only be made upon proof of an actual sale. The County's obligation to protect the Fair Market Value of an Eligible Property ceases upon making the one-time payment of \$1,000 with respect to that property. Furthermore, all compensation payment obligations to this property under Section VII.A. cease upon such payment.

5. Miscellaneous Provisions. Payment of property value guarantees shall be made only once for any individual tax parcel included in Attachment D. Compensation under this Section is only available for the tax parcel upon which the residential property is located if tax parcels are to be sold separately. In the event that a portion of a parcel upon which the residence is located is offered by the owner for sale, the County, at its discretion and to avoid subsequent appraisal costs, may decide to have appraisals made for that portion and simultaneously for the rest of the parcel. If the County chooses to proceed in this manner, it shall make any payment as if both the portion severed and the rest of the parcel had been conveyed at that time.

The Compensation payable under this Section shall apply only to conveyances made by deed or land contract and shall not apply to conveyances of leasehold interests, easements or other conveyances of partial interests by protected parties.

C. COMPENSATION TO COURSE

The County agrees that it will reimburse the City's Golf enterprise for any refunded greens fees that are given due to odor complaints from golfers using the Course, consistent with rain check policy. Also, if, in the Parks Superintendent's determination and after consultation with the County Director, the City has to temporarily close the Course due to unreasonable odor or other hazards directly attributable to Facility operations, the County will reimburse the City's Golf enterprise for lost revenue during such a closure. Lost revenue, for this purpose, shall be determined by the product of the length of the closure and the average daily Course revenue. The daily Course revenue shall be established on a peak-season (from May 15-Sept. 30) and off-peak season (all other days when the Course is open) basis. The average daily Course revenue shall be determined by calculating daily Course revenue over the prior three calendar years (prorated to 18 holes if necessary), specifically including greens fees, concessions, cart rental and driving range revenue, and excluding pro shop and retail sales revenue. Reimbursements under this provision shall not exceed \$50,000 in any calendar year and shall be paid annually to the City's Golf enterprise. If closures under this provision continue after this limit is exceeded, the City may pursue other remedies against the County.

D. MUNICIPAL COMPENSATION

1. Payment Amounts. The County agrees to pay annual landfill siting fees of \$20,000 to the Village and \$50,000 to the Town, and an annual landfill siting fee and compensation payment to the City in the amount of \$125,000, which Payments shall commence based on when Solid Waste acceptance begins at the Facility.

2. Term. The first payments shall be due to the municipalities within sixty (60) days of the beginning of Solid Waste acceptance at the Facility, and shall be prorated in the first year. Thereafter, payments shall be due no later than June 1 each calendar year, and shall be increased annually by 2% following the first payment. County's obligation to make municipal payments pursuant to this Section shall terminate upon Final Closure.

3. General Eligibility and Limitations. No municipality shall be eligible for an annual compensation payment under this Agreement and the Rodefild Landfill Negotiated Agreement in

the same year. If a municipality qualifies for annual compensation under both Agreements only the higher amount shall be paid to the municipality.

Municipal compensation payments may be funded from landfill revenues, and the County shall not make other payments to the City, Town or the Village relating to landfill impacts, other than payments relating to the Course under Section C or payments relating to specific services provided to the Facility, unless specifically agreed to by a separate agreement between the County, the City, the Town and the Village.

E. CONTINGENCY FUND

The County shall make payments to a self-administered contingency action account as provided in this Section. This fund shall be known as the Contingency Fund. The purpose of the fund is to insure that monies will be immediately available to the County at any time to pay any costs incurred by the County or a local government by reason of maintenance, repair, remediation and reconstruction of the Facility or for any other damages caused or costs incurred by reason of the presence of the Facility and when such costs for any reason are not readily available from any other public fund. Where funds are shown to be available from another public fund specifically for this purpose, those funds shall be used prior to this fund.

The County shall create a perpetual individual account administered by the County to be used exclusively for environmental response and remedial action associated with the Facility. Upon closure of the Facility, the County shall deposit into the account an amount, if any, necessary to bring it to minimum balance at closure of \$100,000. Interest on the account may be used by the County after the fund reaches the amount of \$1,000,000.00. The County shall make annual payments to this account at the rate of \$0.10 per ton of Solid Waste landfilled at the Facility each year.

1. Administration of Fund. The Contingency Fund shall be maintained in one or more investment accounts with the County holding the responsibility to achieve reasonable return on these funds and administering the accounts accordingly. Funds shall be released and used solely for the purpose of implementing any actions described in this Section which are determined to be necessary or appropriate by the City and the County, under the recommendations of the City's Streets Division and County Department of Waste & Renewables or similar departments.

2. Limits on Use of Fund. The Contingency Funds shall not be used to relieve the County of any of its state-mandated obligations relating to or arising from construction, operation, Final Closure or Long Term Care requirements at the Facility. Further, the fund is intended to provide limited remedial response in order to protect the safety and well-being of local residents. Lack of funds in the contingency fund shall not limit the County's liability for landfill related contamination on or off the site.

3. Duration of Fund. The fund shall be perpetual; provided, however, that in the event of the complete removal of the Solid Waste Disposed of at the Facility and decontamination of the site, any remaining money in the fund may be applied to help pay the cost of such removal and decontamination. Monies left over after these payments shall be deposited in the County's Landfill Reserve Account if it still exists or, if it doesn't, any account selected by the County Board.

ARTICLE VIII

CONTRACT PROVISIONS

A. NOTICE TO PARTIES

Any notices required by the terms and conditions of this Agreement not otherwise addressed herein are, at minimum, to contain the address and names of the parties as noted below, are to be sent by first class mail to these parties and are to be considered by each party as written notice when received. It is further understood that the City, the Town, the Village, and the County each shall be responsible to provide to the other parties any appropriate change of address or any appropriate change of name by providing the other parties with written notice of "address change" or "name change". The notices under this Section shall be sent by certified mail to the following:

County of Dane
c/o the County Clerk of Dane County
210 Martin Luther King, Jr. Blvd., Room 112
Madison, Wisconsin 53703

City of Madison
c/o the City Clerk of the City of Madison
210 Martin Luther Kind, Jr. Blvd., Room 103
Madison, Wisconsin 53703

Town of Cottage Grove
c/o the Town Clerk of the Town of Cottage Grove
4058 CTR N
Cottage Grove, WI 53527

Village of McFarland
c/o the Village Clerk
5915 Milwaukee Street
PO Box 110
McFarland, WI 53558

B. TITLES

The titles to articles, sections, subsections and paragraphs used in this Agreement are for informational purposes only, except where it may be necessary to an understanding of the content of the Agreement.

C. GOVERNING LAW

This Agreement and the provisions contained herein shall be construed, enforced and governed, in all respects, in accordance with the laws and the statutes of the State of Wisconsin.

D. SCOPE OF AGREEMENT

The County and the City have entered into several agreements relating to the Facility. This Agreement was formulated pursuant to Secs. 289.33, and 66.0301, Wis. Stats., to address local concerns. No ambiguity as to related agreements is intended by the parties to this Agreement. To the extent this Agreement conflicts with any other agreement to which any of the parties hereto are also the parties, the more restrictive agreement shall govern the Facility until a clarifying amendment hereto is agreed to by the parties.

E. AMENDMENT

This Agreement may be amended only by a mutually stipulated, written agreement between the parties who have executed this Agreement.

F. BINDING EFFECT

This Agreement shall bind the County, the City, the Town, the Village, the Local Landfill Negotiating Committee, their respective legal representatives, their respective legal successors and their respective legal assigns.

G. REASONABLENESS OF APPROVALS

Any approvals required under this Agreement shall not be unreasonably withheld.

H. CONSTRUCTION OF TERMS

No terms or conditions contained in this Agreement shall be construed to create a situation where performance becomes impossible, nor shall any provision herein be construed to create a conflict with any duty or obligation that the County may have under any existing or future statute, rule or regulation of the United States of America, the State of Wisconsin, or any federal or state agency having jurisdiction over the design and operation of the Facility.

I. BREACH

Any waiver by any party to a breach of any term or condition of this Agreement shall not be considered a waiver of any subsequent breach by the party of the same term or any other term or condition of this Agreement.

J. SEVERABILITY

If any provision of this Agreement contravenes or is invalid under any law of the State of Wisconsin or of the United States, the contravention or invalidity shall not invalidate the whole Agreement, but rather this Agreement shall be construed as if it did not contain that particular provision or provisions held to be invalid and the rights and duties of the parties shall be construed and enforced accordingly.

K. FORCE MAJEURE

No party to this Agreement shall be liable for failure to perform any duty or obligation that said party may have under this Agreement where such failure has been occasioned by any act of god, fire, strike, inevitable accident, war, court order or binding determination of a governmental agency.

L. NONDISCRIMINATION

In the performance of the services under this agreement, the Parties agree to abide by their own respective affirmative action plans and in doing so agree not to discriminate, in violation of any state or federal law, against any employee or applicant because of race, religion, marital status, age, color, sex, handicap, national origin or ancestry, income level or source of income, arrest record or conviction record, less than honorable discharge, physical appearance, sexual orientation, gender identity, political beliefs, or student status. The parties further agree not to discriminate, in violation of any state or federal law, against any subcontractor or person who offers to subcontract on this Agreement because of race, religion, color, age, disability, sex, sexual orientation, gender identity or national origin.

M. SUPPORT FOR EXPANSION

City, Town, Village, and their respective officers, agents, employees, or designees agree to support the Facility and continued operation of the Facility as currently proposed, and agree not to file a contested case or other litigation regarding such design proposal and agree not to assist any opponent of the proposed Facility.

N. COUNTERPARTS; ELECTRONIC DELIVERY

This Agreement and any document executed in connection herewith may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute the same document. Signatures on this Agreement may be exchanged between the parties by facsimile, electronic scanned copy (.pdf) or similar technology and shall be as valid as original; and this Agreement may be converted into electronic format and signed or given effect with one or more electronic signature(s) if the electronic signature(s) meets all requirements of Ch. 137, Wis. Stats., or other applicable Wisconsin or Federal law. Executed copies or counterparts of this Agreement may be delivered by facsimile or email and upon receipt will be deemed original and binding upon the parties hereto, whether or not a hard copy is also delivered. Copies of this Agreement, fully executed, shall be as valid as an original.

O. INDEMNIFICATION

The County shall indemnify, hold harmless, and defend the City, Village, and the Town, their officers, officials, agents, employees, and any duly appointed committee, from and against any and all liability including claims, demands, losses, costs, damages, and expenses of every kind and description by reason of bodily injury sustained by any person or persons (including death at any time resulting therefrom), or damages to property, including loss of use thereof, resulting from acts or omissions of the County which are negligent, unlawful or in breach of this Agreement and

arise out of or in connection with or occur during operation or use of the Facility, whether direct or indirect, anticipated or unanticipated, including but not limited to the design, siting, construction, operation, maintenance, control, repair, remediation, administration, surveillance, monitoring, closure, and Long Term Care of the Facility, and the Disposal, treatment, Storage, processing and removal of Solid Waste at the Facility. This provision is not intended to limit or waive any defenses available to the aforementioned municipalities, including those established by Sec. 893.80, Wis. Stats., or any successor statutory provision. Nor does this provision limit these municipalities potential responsibility as generators of Solid Waste Disposed of at the Facility.

P. SURVIVABILITY

The following provisions shall survive as set forth in terms of the respective provision:

1. Article III, Section F regarding maintenance of an active gas control system.
2. Article III, Section K(3)(c) regarding monthly leachate volume and testing.
3. Article IV, Section B regarding maintenance of a webpage.
4. Article IV, Section D regarding residential well protections.
5. Article VII, Section B(1)(f) regarding residential property value guarantees.
6. Article VII, Section E(3) regarding the Facility's contingency fund.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their proper officers on the day and year last written below.

FOR THE LOCAL NEGOTIATING COMMITTEE FOR DANE COUNTY LANDFILL SITE NO. 3

David P. Schmiedicke , Chair
On behalf of the Local Negotiating Committee
for Dane County Landfill Site No. 3

Date

FOR THE CITY OF MADISON

Satya Rhodes-Conway, Mayor

Date

Maribeth Witzel-Behl, City Clerk

Date

Countersigned:

David P. Schmiedicke, Finance Director

Date

Approved as to form:

Michael Haas, City Attorney

Date

Execution of this Agreement by the City is authorized by Resolution Enactment No. RES __-
_____, ID No. _____, adopted by the Common Council of the City of Madison on
_____, 20__.

FOR THE TOWN OF COTTAGE GROVE

Kris Hampton, Town Chair

Date

Kim Banigan, Town Clerk

Date

Approved as to form:

Christopher T. Nelson, Town Attorney

Date

Execution of this Agreement by the Town is authorized by _____, adopted by
the Town Board of the Town of Cottage Grove on _____, 20__.

FOR THE VILLAGE OF MCFARLAND

Carolyn A. Clow, Village President

Date

Matthew Schuenke, Village Administrator

Date

Approved as to form:

Allen D. Reuter, Village Attorney

Date

Execution of this Agreement by the Village is authorized by _____, adopted by
the Village Board of the Village of McFarland on _____, 20__.

FOR THE COUNTY OF DANE

Jamie Kuhn , County Executive

Date

Scott McDonell, County Clerk

Date

Approved as to form:

David R. Gault, Deputy Corporation Counsel

Date

Execution of this Agreement by the County is authorized by _____, adopted by
the Board of Supervisors of Dane County on _____, 20__.

ATTACHMENT A

MAP OF FACILITY AND LIMITS OF WASTE

ATTACHMENT B

COMPLAINT RESPONSE

Complaint Response Protocols

CONDITION REPORTED	DANE COUNTY RESPONSE ACTION	LEVEL I RESPONSE TIMELINE	LEVEL II RESPONSE TIMELINE
Odor	Substantiate the report by verifying weather patterns, site conditions and other outside factors.	Within 3 business hours.	Within 2 hours of becoming Level II Complaint.
	If odor likely or probably, Dane County will mobilize to the site of the odor complaint to determine if the odor is ongoing, the likely source of the odor (gas, garbage, other activity, etc.) and what Mitigation steps are necessary.	Within 3 business hours if landfill activities determined to be possible or likely.	Within 4 hours of becoming Level II Complaint.
	If odor determined to be ongoing, Dane County will take action to mitigate the odor by taking one or more of the following steps:		
	a. Adjust landfill gas well collectors to apply more vacuum. Document the changes.	Within 5 business hours of substantiated odor.	Within 5 hours of becoming Level II Complaint.
	b. Increase odor neutralizing agents.	Within 5 business hours of substantiated odor.	If found to be necessary, within 3 business hours of becoming Level II Complaint.
	c. Apply additional soil cover.	Within 8 business hours of substantiated odor.	If found to be necessary, within 3 business hours of becoming Level II Complaint.
Excessive Litter on Roadways	Dane County to pick up litter.	Within 2 business days or 3 calendar days.	Within 1 business day.
Landfill Litter on Golf Course	Dane County to pick up litter.	Within 24 hours.	Immediately if reported during business hours or prior to next business day.
Mud on Roadway	Dane County to sweep up or clean mud from roadways.	Within 3 business hours.	Within 1 business hour.

ATTACHMENT C

ELECTIVE PRIVATE WELL MONITORING PROGRAM

Elective Private Well Monitoring Program – Sampling Parameters

Sampling Parameters	Frequency Until Closure	Frequency After Closure
Alkalinity Chloride Field conductivity (at 25°C) Field pH Field temperature Hardness VOC scan	Annually	Once Every 3 years

Elective Private Well Monitoring Program – Eligible Properties

7610 FEMRITE DR	3288 SIG CT
7241 FEMRITE DR	3290 SIG CT
3108 HOPE HOLLOW TRL	3363 PIERCE RD
3098 HOPE HOLLOW TRL	3032 SIGGELKOW RD
3104 HOPE HOLLOW TRL	3310 COUNTY HIGHWAY AB
7302 SIGGELKOW RD	3115 SIGGELKOW RD
3646 COUNTY HIGHWAY AB	3125 SIGGELKOW RD
3620 COUNTY HIGHWAY AB	3131 SIGGELKOW RD
3624 COUNTY HIGHWAY AB	3274 COUNTY HIGHWAY AB
3358 SIGGELKOW RD	3111 SIGGELKOW RD
3352 SIGGELKOW RD	3124 LUDS LN
3316 SIGGELKOW RD	3369 PIERCE RD
3280 LEE SOUTH CT	3372 STORCK RD
3181 SIGGELKOW RD	3341 STORCK RD
3187 SIGGELKOW RD	3334 SIGGELKOW RD
3195 SIGGELKOW RD	3330 SIGGELKOW RD
3284 MANSION CIR	3295 LEE SOUTH CT
3276 MANSION CIR	7402 FEMRITE DR
3294 SIG CT	3702 COUNTY HIGHWAY AB
3285 KOWEL CT	3802 GALA WAY
3279 KOWEL CT	7604 FEMRITE DR
3164 LUDS LN	3275 MANSION CIR

ATTACHMENT D

PROPERTY VALUE GUARANTEE AND ANNUAL COMPENSATION

ELIGIBLE PROPERTY LIST

Property Value Guarantee And Annual Compensation - Eligible Property List

MAP ID	PHYSICAL ADDRESS	GROUP
8	3108 HOPE HOLLOW TRL	A
10	3098 HOPE HOLLOW TRL	A
10a	3104 HOPE HOLLOW TRL	A
7	7302 SIGGELKOW RD	B
65	3646 COUNTY HIGHWAY AB	B
66	3620 COUNTY HIGHWAY AB	B
67	3124 LUDS LN	B
67a	3164 LUDS LN	B
68	3624 COUNTY HIGHWAY AB	B
14	3358 SIGGELKOW RD	C
15	3352 SIGGELKOW RD	C
16	3316 SIGGELKOW RD	C
17	3280 LEE SOUTH CT	C
22	3181 SIGGELKOW RD	C
26	3187 SIGGELKOW RD	C
27	3195 SIGGELKOW RD	C
40	3284 MANSION CIR	C
41	3276 MANSION CIR	C
44	3294 SIG CT	C
48	3275 MANSION CIR	C
49	3285 KOWEL CT	C
50	3279 KOWEL CT	C
51	3288 SIG CT	C
52	3290 SIG CT	C
55	3363 PIERCE RD	C
56	3032 SIGGELKOW RD	C
57	3310 COUNTY HIGHWAY AB	C
59	3115 SIGGELKOW RD	C
60	3125 SIGGELKOW RD	C
61	3131 SIGGELKOW RD	C
62	3274 COUNTY HIGHWAY AB	C
63	3111 SIGGELKOW RD	C
70	3369 PIERCE RD	C
71	3372 STORCK RD	C
72	3341 STORCK RD	C
73	3334 SIGGELKOW RD	C
74	3330 SIGGELKOW RD	C
77	3295 LEE SOUTH CT	C

Vacant Buildable Lots Eligible for Property Value Guarantee

MAP ID	PARCEL ID
V1	018/0711-311-9130-2
V2	154/0710-364-0258-1
V3	154/0710-363-8466-1
V4	154/0710-364-0300-1

Note: Map ID Corresponds to Figure in Attachment D.

ATTACHMENT E

SAMPLE AGREEMENT FOR ELIGIBLE, RESIDENTIAL PROPERTY OWNERS

SAMPLE AGREEMENT FOR ELIGIBLE, RESIDENTIAL PROPERTY OWNERS

DANE COUNTY LANDFILL NO. 3 RESIDENTIAL PROPERTY OWNER AGREEMENT

Agreement made this _____ day of _____, 20__, between Dane County, by the Dane County Department of Waste & Renewables, 1919 Alliant Energy Center Way, Madison, Wisconsin, 53713, hereinafter referred to as “County,” and [Owner Name(s)] hereinafter referred to as “Property Owner(s)” or “Eligible Property Owner(s)” own(s) a residential dwelling on the property located at [Property Address], [Parcel #], hereinafter referred to as the “Subject Property” or “Property” and wishing to be contacted at:

(Name)

(Mailing Address)

(Mailing Address to receive Compensation, if different than above)

(Email Address(es))

(Phone Number(s))

This Agreement arises from negotiations between the County, City of Madison, Town of Cottage Grove, and Village of McFarland now formalized in “Negotiated Agreement Relating to the Dane County Landfill No. 3” hereinafter referred to as the “Negotiated Agreement.” The terms and conditions of the Negotiated Agreement impacting Eligible Property Owners may be viewed on the [link to website]. In the event of any conflict between this Agreement and the Negotiated Agreement, the terms of the Negotiated Agreement shall control.

ELIGIBILITY

As established by the Negotiated Agreement, Property Owners are hereby eligible for the following programs or Compensation so long as Property Owner(s) abide(s) by the terms and conditions of this Agreement:

1. Property Owner(s) shall be eligible for the elective private well monitoring program pursuant to Article IV, Section C titled “Private Drinking Water Well Monitoring” and Attachment C of the Negotiated Agreement
2. Although unlikely, Property Owner(s) shall be eligible for replacement costs of wells due to impacts from the landfill and access to emergency potable water pursuant to Article IV, Section D titled “Environmental Contamination” of the Negotiated Agreement.
3. Property Owner(s) shall be eligible for annual compensation payments pursuant to Article VII, Section A, titled “Residential Property Compensation” of the Negotiated Agreement.

4. Property Owner(s) shall be eligible for property value guarantees pursuant to Article VII, Section B titled “Residential Property Value Guarantees” of the Negotiated Agreement.

REQUIREMENTS OF PROPERTY OWNER

1. Property Owner(s) hereby declare that they own the subject property. This agreement shall terminate immediately upon transfer of ownership of the above-stated property, with the exception of a transfer of the Property upon death to a spousal joint tenant or in a divorce action by court decree.
2. Property Owner(s) hereby grant(s) to County reasonable access rights to the above-stated Subject Property as well as all other contiguous property held in common ownership for the following purposes: to ensure compliance with Department of Natural Resources codes and regulations regarding wells, including inspection of wells and abandonment and replacement of wells as necessary, to conduct environmental monitoring and investigation related to the County Solid Waste Facility; and, to remove windblown debris and litter originating from the landfill in a timely manner.
3. Property Owner(s) shall not unreasonably withhold County access to the subject property.
4. Property Owner(s) shall immediately notify Dane County Department of Waste & Renewables at waste.renewables@countyofdane.com of any change of address for above stated payee or change of ownership to above-stated subject property.

REQUIREMENTS OF COUNTY

1. County shall adhere to the complaint response timelines in Attachment B of Negotiated Agreement pursuant to Article V, Section D titled “Progressive Complaint System” of the Negotiated Agreement.
2. County shall exercise the above-stated access rights in a manner not to unreasonably interfere with Property Owner’s(s’) reasonable use and enjoyment of subject property. Furthermore, County will restore above-referenced, impacted Property to its existing condition prior to any required disturbance as expediently as possible.
3. County shall make the above-stated compensation payments to Property Owner(s) named in this agreement annually no later than June 1 for the current compensation year.
4. Compensation payments and other correspondence regarding this agreement shall be sent to the mailing address listed in this agreement.

GENERAL

The term of this agreement shall be for so long as Property Owner(s) is (are) entitled to any of the above-referenced compensation from County as set forth in the Negotiated Agreement or amendments thereto.

This agreement is not assignable and all rights provided herein are nontransferable. However, County may contract with third parties to conduct activities specifically described in above-stated provisions according to County access rights to Subject Property and contiguous

properties all in common ownership. This agreement shall not inure to the benefit of administrators, assignees, successors, heirs, or executors of either party.

There may be no modification of this agreement, except in writing, executed with the same formalities as this instrument. This instrument including all text incorporated herein by reference contains the entire agreement between the parties hereto.

It is mutually understood and agreed that this contract shall be governed by the laws of the State of Wisconsin, both as to interpretation and performance.

In *witness* whereof, the parties have each executed this agreement at the place and date as signified below.

PROPERTY OWNER(S)

By: _____ (Signature) Dated: _____

By: _____ (Signature) Dated: _____

COUNTY OF DANE

By: _____ (Signature) Dated: _____

John Welch, Director

Attest: _____ (Signature) Dated: _____

Dane County Corporation Counsel

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, July 23, 2024

SECTION: Business

DEPARTMENT: Administration

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion regarding the proposed McFarland 2025-2029 Capital Improvement Plan.

PREVIOUS ACTION:

The Public Works and Utilities Committee reviewed the initial draft of the Capital Improvement Plan at its meeting on June 24, 2024.

The Village Board reviewed the initial draft of the Capital Improvement Plan at its meeting on June 25, 2024.

The Parks and Recreation Committee reviewed the initial draft of the Capital Improvement Plan at its meeting on July 2, 2024.

The Public Works and Utilities Committee is scheduled to review and make a recommendation on their portion of the plan at their meeting on July 22, 2024.

ISSUE SUMMARY:

Enclosed is the draft 2025-2029 Capital Improvement Plan helping to plan out a multitude of projects, plans, designs, equipment, and various capital needs. This was introduced to the Village Board last month to begin the process on reviewing the projects proposed. The initial draft carried forward the same initiatives from the previous plan while adding a new year to the outlook. Our objective in the next meeting is to continue our review of the projects proposed and their effect on our long term financing needs.

To assist with that review, a second document is included which highlights changes that are recommended by Staff to be made following previous discussions. This plan does still project to move forward with the Community Center project which is a high priority of the Village, and as such also comes at a high cost. Removing other costs and projects overall to help with the financial impact does not guarantee the project moves forward but also at least provides a better fiscal reality to consider. The changes presented are system wide and meant to be impactful to address noted concerns while still being able to move key initiatives forward.

The Village Board last received a draft dated June 21st and included within your packets are changes dated July 19th. These are summarized in the packet but represent some significant reductions in expenses. Notable overall differences are as follows:



- Overall reduction of \$19,181,500 in costs or 21% of the total.
- Total projected borrowing for bonds and notes reduced by \$9,802,500 or 21% of the total.
- Utility projects reduced by \$4,030,500 or 26% of the total, mostly within water projects.

All appendices are now drafted and included in the packet for review. Our plan will be to consider acceptance of this document following review at our meeting on August 27th.

FINANCIAL/BUDGET IMPACT:

On average over the 5 year life of this plan, the average tax rate increase was presented at \$0.35 per thousand dollars of value with the draft that was provided in June. The median home value as of January 1, 2023 is estimated at \$390,600 and an individual with that level of value would expect to pay approximately \$137.56 more per year on average under this plan. The total cumulative cost using those prior assumptions was approximately an additional \$687.80 over the course of the next five years. By comparison, last year's plan was accepted at an average tax rate increase of \$0.35 per thousand dollars of value which the average homeowner would have expected to pay on average \$135.28 more per year. Even with the larger Municipal Center project forecasted and higher median home values, the average increased cost was trending very similar to the plan accepted last year.

However, the July draft that is updated with the changes noted and included in your packet makes significant reductions which in turn greatly reduce expected impact on the tax rate.

Again these are only estimates based on the variables presented but are at least key indicators of trends we might expect at the time a budget may be adopted. The changes noted in the revised plan would lower the expected tax rate to \$0.15 per thousand of value where someone would expect to pay on average of \$59.38 per year on the median home. This would be a cumulative total of \$296.88 which is an approximate 57% reduction in the overall tax impact on this plan while still being able to move forward key initiatives. Similar to last year, we have included a 10 year outlook that this year includes the Library project in year 9 moved up a spot from the tenth year last year. Those costs are able to spread further having about half the expected impact of the 5 year plan \$0.08 per thousand over 10 years. A few other key factors of note:

- **Use of Other Revenue Debt Service Column** - Annually the budget provides for other revenue sources that reduce the need for the levy to fund 100% of the debt service need. This comes in the form of impact fee collection, interest earnings, reoffering premiums, and fund balance. The CIP now also reflects which helps to show how it keeps the levy and rate lower than they could be.
- **Total Debt** - As an example to the previous item, the total debt for the updated plan is projected at \$7.23 million but the maximum amount we would levy would be \$6.95 million. This was as high as \$8.23 million under the former plan.
- **Tax Rate** - The total tax rate maxes out at \$2.99 benefiting from the debt reductions and other revenues. Previously this was projected as high as \$4.23.
- **Tax Increase** - The average for each of the five years stays under \$100 per year with a high point of \$95.51 and \$89.35 in years 2025 and 2026. Under the last plan, that was



\$261.60 and \$259.39 in 2026 and 2027.

Some other debt indicators of note that we track:

- Debt Support - Overall, note issuances are planned to be significantly less over the next 5 years. Total note issuances accepted last year was \$22,225,250 at an average of \$4,45,050 per year within the plan. The latest plan proposes a total note issuance of \$13,255,500 which yields an average of \$2,651,100.
- Interest Rates - The plan accepted last year recognized rising interest rates and accounted for that within its forecasting. Interest rates on the municipal bond market have been trending up a bit but still projected less than 4% in the current outlook.
- Debt Utilization - With the changes to this plan, our debt utilization will actually decrease from what we were looking at before. It is expected to peak in 2026 at 66.62% before starting to fall thereafter. Previously that percentage projected a max at around 80% in 2025 centered around increases from the larger facility projects. With increases in value and reductions in the total debt support is why we are seeing that now fall with in the policy recommendation of 67.77%. A margin of 26% would yield about \$27 million in GO obligations that could still be borrowed if desired or needed for things not presently identified.

VILLAGE PLAN REFERENCE:

Chapter 3 - Debt Management Policy

Last updated in 2020, this policy provides guidance on the utilization of debt to support capital project needs. Our planned borrowing past and present have conformed to the standards outlined within this document. By State law, our debt limit is 5% of our equalized value which as part of the 2023 Audit was \$80,893,280 with \$42,845,000 outstanding. By policy the limit locally is set at not to exceed 67% of our legal debt limit which would be approximately \$54,198,498. Again, as of the end of 2023 we were below this threshold at \$42.85 million ultimately demonstrating a slightly above average utilization of debt (approximately 53%).

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

No action on this item. Presented for discussion only.

ATTACHMENTS:

1. 2025-2029 CIP - Changes
2. 2025-2029 McFarland CIP - DRAFT - 07192024

DRAFT

2025-2029 Capital Improvement Plan

Changes Since Distribution

The following material changes have been made to the draft capital improvement plan since its distribution in June:

<u>Amount</u>	<u>Project/Item</u>	<u>Dept</u>	<u>Year</u>	<u>Notes</u>
-125,000	Digital Records Mgmt	Admin	All	Use existing funds, no new funds.
-25,000	Equipment Upgrade	C/T	All	Absorbed into Admin
15,500	Facility Equipment	DPW	2025	Add for water and storm needs.
36,000	Mowers x 2	DPW	2025	Typo, add for storm.
-50,000	Vehicle Lift	DPW	2025	Reduced expected cost.
-8,500	Well Mechanicals	DPW	2025	Moved to Facility Equipment.
-100,000	Arnold Larson Park	Parks	2025	Removed from 5 year plan.
-250,000	McDaniel Park	Parks	2025	Removed from 5 year plan.
-90,000	CP Phase 3.1 (Design)	Parks	2025	Removed from 5 year plan.
-75,000	Siggelkow Trail (Design)	Parks	2025	Absorbed in Siggelkow Road Proj, TID #7.
-2,000,000	Comm Center (Build)	Facilities	2026	Total reduced by 2024 Borrowing.
-80,000	Patrol Vehicles	Police	2026	Purchase changed to 2 vs. 3.
-51,000	USH 51 Cameras	Police	2026	Removed from 5 year plan.
-50,000	CP Phase 3 (Design)	Parks	2026	Removed from 5 year plan.
-15,000	Lake Access Study	Parks	2026	Removed from 5 year plan.
-425,000	McF Park Ph 3.1 (Build)	Parks	2026	Removed from 5 year plan.
-1,100,000	Siggelkow Trail (Build)	Parks	2026	Absorbed in Siggelkow Road Proj, TID #7.
-175,000	Well #3 (Design)	DPW	2027	Removed from 5 year plan.
-500,000	Aquatics (Design)	Parks	2027	Removed from 5 year plan.
-250,000	CP Phase 3 (Build)	Parks	2027	Removed from 5 year plan.
-150,000	Lower Yahara (Design)	Parks	2027	Removed from 5 year plan.
-425,000	McF Park Ph 3.2 (Build)	Parks	2026	Removed from 5 year plan.
120,000	Patrol Vehicles	Police	2028	Added replacing two vehicles.
-1,445,000	Well #3 (Build)	DPW	2028	Removed from 5 year plan.
-6,000,000	Aquatics (Build)	Parks	2028	Removed from 5 year plan.
-75,000	Arnold Larson (Design)	Parks	2028	Removed from 5 year plan.
-250,000	Brandt Parking Lot	Parks	2028	Removed from 5 year plan.
-50,000	Dredging (Design)	Parks	2028	Absorbed within Stormwater Maint.
-1,000,000	Lower Yahara (Build)	Parks	2028	Removed from 5 year plan.
-491,500	Radios	Fire	2029	Removed from 5 year plan.
-1,653,000	Paving and Utility Plan	DPW	2029	Deferred to 2030.
-1,545,000	Well #3 (Build)	DPW	2029	Removed, duplicative entry.
-50,000	CP Phase 4 (Plan)	Parks	2029	Removed from 5 year plan.
-350,000	Dredging (Build)	Parks	2029	Absorbed within Stormwater Maint.
-499,000	General Changes	All	All	Adjustments to estimates, scope, etc.
-19,181,500	Total Gross Changes			

The initial draft 2025-2029 CIP was submitted to the Village Board for review on June 25th, and the updated version with the changes noted above will be reviewed on July 23rd. The second page of each document provides a Funding Summary showing the proposed spending by Department by Year in which the money would be expended. The following table shows the effect of the changes within the same Department by Year format to depict the reductions across the organization.

<u>Department</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>Total</u>
Administration	-25,000	-25,000	-25,000	-25,000	-25,000	-125,000
Facilities	0	-2,000,000	0	0	0	-2,000,000
Comm Tech	-5,000	-5,000	-5,000	-5,000	-5,000	-25,000
Police	0	-130,000	0	120,000	0	-10,000
Fire	0	0	0	0	-491,500	-491,500
Public Works	243,000	-220,500	-6,517,750	-424,250	24,500	-6,895,000
Senior Outreach	0	0	0	0	0	0
Library	0	0	0	0	0	0
Parks	-2,980,000	-1,375,000	100,000	-5,480,000	100,000	-9,635,000
Comm Devel	0	0	0	0	0	0
Total	-2,767,000	-3,755,500	-6,447,750	-5,814,250	-397,000	-19,181,500

Other notable adjustments to project scopes within the plan:

<u>Amount</u>	<u>Project/Item</u>	<u>Dept</u>	<u>Year</u>	<u>Notes</u>
250,000	USH 51 Seg 7 (Build)	DPW	2025	Transfer to TID #6, lowers levy debt.
2,350,000	CP Phase 2 (Build)	Parks	2025, 2027, 2029	Second phase of Community Park was previously planned in 2025. Work proposed to be split into three years to spread out costs.
250,000	McF Park (Facility)	Parks	2025	Deferred to 2026.
140,000	Mower	Parks	2026	Deferred to 2026.
204,500	USH 51 Seg 6 (Build)	DPW	2026	Moved to 2026 in advance of highway proj.
750,000	USH 51 Seg 6 (Build)	DPW	2027	Transfer to TID #5, lower levy debt.
2,070,000	Egner/Well #4	Parks	2027, 2028	Deferred later in the plan from 2026-2027.
453,500	SCBA Replacements	Fire	2028	Pursing 75/25 cost share grant with FEMA.
250,000	Gateway/Wayfinding	CD	2028	Transfer to TID #5 & #6, lower levy debt.



5 Year
Capital Improvement Program

2025-2029

August 27, 2024
Village Board Review and Approval

DRAFT

2025-2029 McFarland Capital Improvement Plan

Funding Summary

By Department...	2025	2026	2027	2028	2029	Total
Administration	27,500	2,500	2,500	32,500	2,500	67,500
Facilities	17,234,500	6,236,000	238,000	238,000	238,000	24,184,500
Communications/Technology	0	0	0	0	0	0
Police	200,000	155,000	35,000	155,000	35,000	580,000
Fire and Rescue	1,006,750	114,000	1,515,000	669,750	109,000	3,414,500
Public Works	5,382,500	11,367,000	5,661,000	8,880,750	4,270,000	35,561,250
Senior Outreach	3,000	0	0	0	0	3,000
Library	203,000	8,000	8,000	8,000	8,000	235,000
Parks	573,500	680,000	1,960,000	2,185,000	950,000	6,348,500
Community Development	20,500	66,000	66,250	281,250	6,250	440,250
Total	24,651,250	18,628,500	9,485,750	12,450,250	5,618,750	70,834,500

By Fund...	2025	2026	2027	2028	2029	Total
General - Fund 100	4,500	4,500	4,500	4,500	4,500	22,500
Comm/Tech - Fund 200	-	-	-	-	-	-
TID #3 - Fund 305	-	-	-	3,070,750	1,686,500	4,757,250
TID #4 - Fund 310	-	-	-	-	-	-
TID #5 - Fund 315	-	-	750,000	125,000	-	875,000
TID #6 - Fund 320	250,000	-	-	125,000	-	375,000
TID #7 - Fund 325	250,000	3,750,000	250,000	3,750,000	-	8,000,000
Capital Projects - Fund 400	20,627,000	8,678,750	5,931,250	2,654,000	2,052,500	39,943,500
Parks - Fund 405	200,000	190,000	335,000	190,000	395,000	1,310,000
Utility - Fund 600	2,619,000	5,110,500	1,348,250	2,117,750	1,027,000	12,222,500
Stormwater - Fund 605	700,750	894,750	866,750	413,250	453,250	3,328,750
Total	24,651,250	18,628,500	9,485,750	12,450,250	5,618,750	70,834,500

Within Fund 400...	2025	2026	2027	2028	2029	Total
General Revenue	275,000	300,000	325,000	350,000	375,000	1,625,000
Grants	6,250	405,000	686,500	340,250	-	1,438,000
Intergovernmental	-	-	-	-	-	-
Borrowing	19,974,500	7,906,250	4,855,250	1,900,000	1,619,500	36,255,500
Reserves	371,250	67,500	64,500	63,750	58,000	625,000
Total	20,627,000	8,678,750	5,931,250	2,654,000	2,052,500	39,943,500

Within Borrowing...	2025	2026	2027	2028	2029	Total
Bonds	17,000,000	6,000,000	-	-	-	23,000,000
Notes	2,974,500	1,906,250	4,855,250	1,900,000	1,619,500	13,255,500
Total	19,974,500	7,906,250	4,855,250	1,900,000	1,619,500	36,255,500

Within Fund 600 and 605...	2025	2026	2027	2028	2029	Total
Water	2,365,750	3,942,250	1,127,750	1,974,000	843,250	10,253,000
Sanitary Sewer	253,250	1,168,250	220,500	143,750	183,750	1,969,500
Storm Sewer	700,750	894,750	866,750	413,250	453,250	3,328,750
Total	3,319,750	6,005,250	2,215,000	2,531,000	1,480,250	15,551,250

Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2022	2023	2024	2025	2026	2027	2028	2029
------	------	------	------	------	------	------	------

Program Year: 2025

Funding by Project

Projects	Dept	General	Comm/Tech	TID #3	TID #4	TID #5	TID #6	TID #7	Capital Projects - Fund 400					Total	Parks	Utility - 600		Stormwater	Total
		Fund 100	Fund 200	Fund 305	Fund 310	Fund 315	Fund 320	Fund 325	General	Grants	Intergov	Borrow	Reserve	Total	Fund 405	Water	Sewer	Fund 605	Total
Badger Book Replacement	Admin								25,000					25,000					25,000
Digital Records Mgmt	Admin								-					-					-
Equipment/Furniture	Admin	2,500																	2,500
Community Center (Build)	Facilities											17,000,000		17,000,000					17,000,000
Facility Improvement	Facilities												50,000	50,000					50,000
General Tech Equipment	Facilities											30,000		30,000					30,000
Land Acquisition	Facilities								40,000					40,000					40,000
Network Equip	Facilities								4,000					4,000		3,500	3,500	3,500	14,500
Sinking Fund	Facilities								100,000					100,000					100,000
Equipment Upgrade	CF													-					-
	CF													-					-
	CF													-					-
Equipment	Police								14,750			15,250		30,000					30,000
RMS System	Police								20,000			130,000		150,000					150,000
Traffic Safety	Police								-			15,000	5,000	20,000					20,000
Ambulance (x 2)	Fire/EMS											713,500	125,000	838,500					838,500
Car 1 Sinking Fund	Fire/EMS								8,500					8,500					8,500
Chief Vehicle	Fire/EMS													-					-
EMS Equipment	Fire/EMS								6,500					6,500					6,500
Fire Equipment	Fire/EMS									6,250		58,750		65,000					65,000
Ice/Water Rescue	Fire/EMS								5,000				250	5,250					5,250
Safe Haven Box	Fire/EMS											30,000		30,000					30,000
Technology	Fire/EMS								-			53,000		53,000					53,000
E. Interceptor II (Design)	DPW													-			30,000		30,000
Facility Equipment	DPW											16,000		16,000		15,500		7,000	38,500
Leased Equipment	DPW								9,000					9,000		8,000	8,000		33,000
Mowers x 2	DPW											36,000		36,000				36,000	72,000
Patrol Truck	DPW											80,000		80,000		80,000	80,000		320,000
Paving and Utility Plan	DPW											885,500		885,500		2,027,000		78,500	2,991,000
Pickup Truck	DPW											26,500		26,500		26,500	26,500		79,500
San. Sewer TV and Cleaning	DPW													-			100,000		100,000
Sidewalk Replace	DPW											100,000		100,000					100,000
Siggelkow Phase 1 (Design)	DPW							250,000						-					250,000
Sinking Fund	DPW								2,750					2,750		2,750	2,750	2,750	11,000
Small Capital	DPW													-				2,500	2,500
Stormwater Maintenance	DPW													-				450,000	450,000
Street Maintenance	DPW											150,000		150,000					150,000
Street Sweeper	DPW													-			30,000		30,000
Street Tree Planting	DPW											30,000		30,000					30,000
Tool Cat Machine	DPW											85,000		85,000					85,000
Trailer	DPW												2,500	2,500		2,500	2,500		10,000
USH 51 Seg 7 (Build)	DPW							250,000						-				2,500	250,000
Vehicle Lift	DPW											150,000		150,000					150,000
Well #5 (Design)	DPW													-		200,000			200,000
Well Mechanicals	DPW													-					-
Equipment	Outreach													-					-
	Outreach								3,000					3,000					3,000
	Outreach													-					-
Comp - Workstation	Library													-					-
Pre-Built Study Room	Library								8,000					8,000					8,000
Roof Maintenance	Library								10,000					10,000					10,000
Surge Suppression	Library												150,000	150,000					150,000
	Library												35,000	35,000					35,000
	Library													-					-
Arnold Larson Park	Parks													-					-
Bathroom (Design/Build)	Parks													-					-
Brandt Park (Batting Cage)	Parks													-	15,000				15,000
CP Phase 2.1 (Build)	Parks											250,000		250,000					250,000
McDaniel Park (Build)	Parks													-					-
McF Park Ph 3.1 (Design)	Parks													-					-
McF Park (Facility)	Parks													-					-
Mower	Parks													-					-
Park Equipment	Parks												3,500	3,500	25,000				28,500
Pedestrian Ways (Trails)	Parks											100,000		100,000					100,000
Planning (Conservancy)	Parks											20,000		20,000					20,000
Playground Const. (Prairie Pla.)	Parks													-	160,000				160,000
Property Acquisition	Parks													-					-
Siggelkow Trail (Design)	Parks													-					-
Parks PF Needs Assessment	CD								15,000					15,000					15,000
Property Acquisition	CD													-					-
Small Capital	CD	2,000												-					2,000
Sinking Fund	CD								3,500					3,500					3,500
Total Projects		4,500	-	-	-	-	-	250,000	275,000	6,250	-	19,974,500	371,250	20,627,000	200,000	2,365,750	253,250	700,750	24,651,250

Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2022	2023	2024	2025	2026	2027	2028	2029
------	------	------	------	------	------	------	------

Program Year: 2026

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #3 Fund 305	TID #4 Fund 310	TID #5 Fund 315	TID #6 Fund 320	TID #7 Fund 325	Capital Projects - Fund 400						Parks Fund 405	Utility - 600		Stormwater Fund 605	Total	
									General	Grants	Intergov	Borrow	Reserve	Total		Water	Sewer			
Digital Records Mgmt Equipment/Furniture	Admin Admin	2,500							-					-					-	
														-					2,500	
Community Center (Build)	Facilities											6,000,000		6,000,000					6,000,000	
Facility Improvement	Facilities												50,000	50,000					50,000	
General Tech Equipment	Facilities								25,000			-	5,000	30,000					30,000	
Land Acquisition	Facilities								40,000					40,000					40,000	
Network Equip	Facilities								4,000					4,000		4,000	4,000	4,000	16,000	
Sinking Fund	Facilities								100,000					100,000					100,000	
	CF													-					-	
Equipment Upgrade	CF		-											-					-	
	CF													-					-	
Equipment	Police								15,000					15,000					15,000	
Patrol Vehicles	Police											120,000		120,000					120,000	
Traffic Safety	Police								20,000					20,000					20,000	
USH 51 Cameras	Police											-		-					-	
Car 1 Sinking Fund	Fire/EMS								9,250					9,250					9,250	
EMS Equipment	Fire/EMS								6,750					6,750					6,750	
Fire Equipment	Fire/EMS								-	5,000		70,750	1,500	77,250					77,250	
Ice/Water Rescue	Fire/EMS								4,500			-		4,500					4,500	
Technology	Fire/EMS								8,250				8,000	16,250					16,250	
CTH MN 5 (Design)	DPW											50,000		50,000					50,000	
E. Interceptor II (Build)	DPW													-		1,000,000			1,000,000	
Leased Equipment	DPW								9,000					9,000		8,000	8,000	8,000	33,000	
Lift	DPW											17,500		17,500					17,500	
Paving and Utility Plan	DPW									400,000		475,000		875,000		49,500		347,000	1,271,500	
Pickup Truck	DPW											15,000		15,000		15,000	15,000	15,000	60,000	
Plate Compactor	DPW													-		4,000	4,000	4,000	12,000	
Property Acquisition	DPW											350,000		350,000					350,000	
San. Sewer TV and Cleaning	DPW													-			100,000		100,000	
Sidewalk Replace	DPW											100,000		100,000					100,000	
Siggelkow Phase 1 (Build)	DPW							3,750,000						-					3,750,000	
Sinking Fund	DPW								3,000					3,000		3,000	3,000	3,000	12,000	
Small Capital	DPW													-				2,500	2,500	
Stormwater Maintenance	DPW													-				450,000	450,000	
Street Maintenance	DPW										150,000			150,000					150,000	
Street Sweeper	DPW													-				30,000	30,000	
Street Tree Planting	DPW										30,000			30,000					30,000	
Tool Cat	DPW										21,250			21,250		21,250	21,250	21,250	85,000	
Tower Paint (Holscher)	DPW													-		500,000			500,000	
Trailer	DPW											-	3,000	3,000		3,000	3,000		9,000	
Truck Crane	DPW													-		10,000	10,000	10,000	30,000	
USH 51 Seg 6 (Build)	DPW													-		204,500			204,500	
USH 51 Seg 7 (Build)	DPW											-		-					-	
Well #5 (Build)	DPW													-		3,120,000			3,120,000	
Well #4 (Design)	DPW													-		-			-	
	Outreach													-					-	
	Outreach													-					-	
	Outreach													-					-	
	Library													-					-	
Comp - Workstation	Library								8,000					8,000					8,000	
	Library													-					-	
CP Phase 3 (Design)	Parks											-		-					-	
Egner Park Facility (Design)	Parks											-		-		-			-	
Lake Access Study	Parks											-		-					-	
McF Park Ph 3.1 (Build)	Parks											-		-					-	
McF Park (Facility)	Parks											250,000		250,000					250,000	
Mower	Parks											140,000		140,000					140,000	
Park Equipment	Parks													-	40,000				40,000	
Pedestrian Ways (Trails)	Parks								43,250			56,750		100,000	150,000				100,000	
Playground (Cedar Ridge)	Parks													-					150,000	
Property Acquisition	Parks													-					-	
Soccer Goals	Parks													-					-	
Siggelkow Trail (Build)	Parks											-	-	-					-	
Comprehensive Plan	CD										60,000			60,000					60,000	
Property Acquisition	CD													-					-	
Small Capital	CD	2,000												-					2,000	
Sinking Fund	CD								4,000					4,000					4,000	
Total Projects		4,500	-	-	-	-	-	-	3,750,000	300,000	405,000	-	7,906,250	67,500	8,678,750	190,000	3,942,250	1,168,250	894,750	18,628,500

Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2022	2023	2024	2025	2026	2027	2028	2029
------	------	------	------	------	------	------	------

Program Year: 2027

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #3 Fund 305	TID #4 Fund 310	TID #5 Fund 315	TID #6 Fund 320	TID #7 Fund 325	Capital Projects - Fund 400						Parks Fund 405	Utility - 600		Stormwater Fund 605	Total
									General	Grants	Intergov	Borrow	Reserve	Total		Water	Sewer		
Digital Records Mgmt	Admin								-					-					-
Equipment/Furniture	Admin	2,500												-					2,500
Facility Improvement	Facilities												50,000	50,000					50,000
General Tech Equipment	Facilities								25,000			-	5,000	30,000					30,000
Land Acquisition	Facilities								40,000					40,000					40,000
Network Equip	Facilities								4,500					4,500		4,500	4,500	4,500	18,000
Sinking Fund	Facilities								100,000					100,000					100,000
	C/T													-					-
Equipment Upgrade	C/T		-											-					-
	C/T													-					-
Equipment	Police								15,000					15,000					15,000
	Police											-		-					-
Traffic Safety	Police								20,000					20,000					20,000
Car 1 Sinking Fund	Fire/EMS								10,000					10,000					10,000
CPR Compressors	Fire/EMS											55,500		55,500					55,500
EMS Equipment	Fire/EMS								7,000					7,000					7,000
Fire Equipment	Fire/EMS								36,500	750		-	6,500	43,750					43,750
Pumper/Engine	Fire/EMS											1,281,750		1,281,750					1,281,750
Staff Vehicle	Fire/EMS											100,000		100,000					100,000
Technology	Fire/EMS								17,000					17,000					17,000
CTH MN 5 (Build)	DPW									685,750		319,000		1,004,750		882,250		366,750	2,253,750
Facility (Plan)	DPW											100,000		100,000					100,000
Leased Equipment	DPW								9,000					9,000		8,000	8,000	8,000	33,000
Patrol Truck	DPW											82,500		82,500		82,500	82,500	82,500	330,000
Paving and Utility Plan	DPW				-							-		-		-		-	-
Pickup Truck	DPW								500			16,500		17,000		16,000	16,000	16,000	65,000
San. Sewer TV and Cleaning	DPW																100,000		100,000
Sidewalk Replace	DPW											100,000		100,000					100,000
Siggelkow Phase 2 (Design)	DPW							250,000						-					250,000
Sinking Fund	DPW								3,250					3,250		3,250	3,250	3,250	13,000
Small Capital	DPW													-				2,500	2,500
Stormwater Maintenance	DPW													-				350,000	350,000
Street Maintenance	DPW											150,000		150,000					150,000
Street Sweeper	DPW													-				30,000	30,000
Street Tree Planting	DPW											30,000		30,000					30,000
Tractor	DPW											85,000		85,000					85,000
Trailer	DPW											-	3,000	3,000		3,000	3,000		9,000
Trench Box	DPW													-		3,250	3,250	3,250	9,750
USH 51 Seg 6 (Build)	DPW					750,000						1,000,000		1,000,000		-			1,750,000
Well #3 (Design)	DPW													-		-			-
Well #4 (Build)	DPW											-		-		-			-
	Outreach													-					-
	Outreach													-					-
	Outreach													-					-
	Library													-					-
Comp - Workstation	Library								8,000					8,000					8,000
	Library													-					-
Aquatics (Design)	Parks											-		-					-
Bathroom (Design/Build)	Parks													-	170,000				170,000
CP Phase 2.2 (Build)	Parks											1,350,000		1,350,000	150,000				1,500,000
CP Phase 3 (Build)	Parks											-		-	-				-
Egner/Well #4 (Design)	Parks											50,000		50,000		125,000			175,000
Lower Yahara (Design)	Parks											-		-					-
McF Park Ph 3.2 (Build)	Parks											-		-					-
Park Equipment	Parks													-					-
Pedestrian Ways (Trails)	Parks											100,000		100,000	15,000				15,000
Property Acquisition	Parks													-					-
Comprehensie Plan	CD								25,000			35,000		60,000					60,000
Property Acquisition	CD													-					-
Small Capital	CD	2,000												-					2,000
Sinking Fund	CD								4,250					4,250					4,250
Total Projects		4,500	-	-	-	750,000	-	250,000	325,000	686,500	-	4,855,250	64,500	5,931,250	335,000	1,127,750	220,500	866,750	9,485,750

Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2022

2023

2024

2025

2026

2027

2028

2029

Program Year: 2028

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #3 Fund 305	TID #4 Fund 310	TID #5 Fund 315	TID #6 Fund 320	TID #7 Fund 325	Capital Projects - Fund 400					Total	Parks Fund 405	Utility - 600		Stormwater Fund 605	Total
									General	Grants	Intergov	Borrow	Reserve			Water	Sewer		
Digital Records Mgmt	Admin								-					-					-
Equipment/Furniture	Admin	2,500												-					2,500
Voting Equipment	Admin								25,000			-	5,000	30,000					30,000
Facility Improvement	Facilities												50,000	50,000					50,000
General Tech Equipment	Facilities								30,000					30,000					30,000
Land Acquisition	Facilities								40,000					40,000					40,000
Network Equip	Facilities								4,500					4,500		4,500	4,500	4,500	18,000
Sinking Fund	Facilities								100,000					100,000					100,000
Equipment Upgrade	CF													-					-
	CF													-					-
	CF													-					-
Equipment	Police								15,000					15,000					15,000
Patrol Vehicles	Police											120,000		120,000					120,000
Traffic Safety	Police								20,000					20,000					20,000
AED Machines	Fire/EMS											39,500		39,500					39,500
Brush Truck	Fire/EMS											95,000		95,000					95,000
Car 1 Sinking Fund	Fire/EMS								10,250					10,250					10,250
EMS Equipment	Fire/EMS								7,500					7,500					7,500
Fire Equipment	Fire/EMS								39,500			-	5,750	45,250					45,250
SCBA Replacements	Fire/EMS									340,250		113,250		453,500					453,500
Technology	Fire/EMS								18,750					18,750					18,750
Facility (Design)	DPW													-					-
Leased Equipment	DPW								9,000					9,000		8,000	8,000	8,000	33,000
Paving and Utility Plan	DPW			3,070,750												395,250		-	4,243,250
Pickup Truck	DPW								15,000			777,250		777,250		15,000	15,000	15,000	60,000
San. Sewer TV and Cleaning	DPW																110,000		110,000
Sidewalk Replace	DPW											100,000		100,000					100,000
Siggelkow Phase 2 (Build)	DPW							3,750,000						-					3,750,000
Sinking Fund	DPW								3,250					3,250		3,250	3,250	3,250	13,000
Small Capital	DPW													-			2,500		2,500
Stormwater Maintenance	DPW													-				350,000	350,000
Street Maintenance	DPW											150,000		150,000					150,000
Street Sweeper	DPW													-				30,000	30,000
Street Tree Planting	DPW											30,000		30,000					30,000
Trailer	DPW											-	3,000	3,000		3,000	3,000		9,000
Well #3 (Build)	DPW													-		-			-
	Outreach													-					-
	Outreach													-					-
	Outreach													-					-
	Library													-					-
Comp - Workstation	Library								8,000					8,000					8,000
	Library													-					-
Aquatics (Build)	Parks													-					-
Arnold Larson (Plan/Design)	Parks								-					-					-
Brandt Parking Lot (Design/Build)	Parks													-					-
Dredging (Design)	Parks													-					-
Egner/Well #4 (Build)	DPW											350,000		350,000		1,545,000			1,895,000
Lower Yahara (Build)	Parks													-					-
Park Equipment	Parks													-	15,000				15,000
Pedestrian Ways (Trails)	Parks											100,000		100,000					100,000
Playground (???)	Parks													-	175,000				175,000
Property Acquisition	Parks													-					-
Downtown TID	CD											25,000		25,000					25,000
Property Acquisition	CD													-					-
Small Capital	CD	2,000												-					2,000
Sinking Fund	CD								4,250					4,250					4,250
Gateway/Wayfinding Signage	CD					125,000	125,000							-					250,000
Total Projects		4,500	-	3,070,750	-	125,000	125,000	3,750,000	350,000	340,250	-	1,900,000	63,750	2,654,000	190,000	1,974,000	143,750	413,250	12,450,250

Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2022

2023

2024

2025

2026

2027

2028

2029

Program Year: 2029

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #3 Fund 305	TID #4 Fund 310	TID #5 Fund 315	TID #6 Fund 320	TID #7 Fund 325	Capital Projects - Fund 400						Parks Fund 405	Utility - 600		Stormwater Fund 605	Total
									General	Grants	Intergov	Borrow	Reserve	Total		Water	Sewer		
Digital Records Mgmt	Admin								-					-					-
Equipment/Furniture	Admin	2,500							-					-					2,500
	Admin								-					-					-
Facility Improvement	Facilities												50,000	50,000					50,000
General Tech Equipment	Facilities								30,000					30,000					30,000
Land Acquisition	Facilities								40,000					40,000					40,000
Network Equip	Facilities								4,500					4,500		4,500	4,500	4,500	18,000
Sinking Fund	Facilities								100,000					100,000					100,000
Equipment Upgrade	CF								-					-					-
	CF								-					-					-
	CF								-					-					-
Equipment	Police								15,000					15,000					15,000
Traffic Safety	Police								20,000					20,000					20,000
Car 1 Sinking Fund	Fire/EMS								-					-					-
EMS Equipment	Fire/EMS								11,250					11,250					11,250
Fire Equipment	Fire/EMS								7,750					7,750					7,750
Radios	Fire/EMS								63,000		8,000			71,000					71,000
Technology	Fire/EMS								-					-					-
	Fire/EMS								19,000					19,000					19,000
Leased Equipment	DPW								9,000					9,000		8,000	8,000	8,000	33,000
Mower	DPW								25,000		-		5,000	30,000		30,000	30,000	30,000	120,000
Paving and Utility Plan	DPW			1,686,500							766,500			766,500		769,500			3,222,500
Pickup Truck x 2	DPW								15,000		10,000			25,000		25,000	25,000	25,000	100,000
San. Sewer TV and Cleaning	DPW																110,000		110,000
Sidewalk Replace	DPW										100,000			100,000					100,000
Sinking Fund	DPW								3,250					3,250		3,250	3,250	3,250	13,000
Small Capital	DPW								-					-				2,500	2,500
Stormwater Maintenance	DPW								-					-				350,000	350,000
Street Maintenance	DPW								-		150,000			150,000					150,000
Street Sweeper	DPW								-					-				30,000	30,000
Street Tree Planting	DPW								-		30,000			30,000					30,000
Trailer	DPW								-		-		3,000	3,000		3,000	3,000		9,000
Well #3 (Build)	DPW								-					-		-			-
	Outreach								-					-					-
	Outreach								-					-					-
	Outreach								-					-					-
Comp - Workstation	Library								8,000					8,000					8,000
	Library								-					-					-
	Library								-					-					-
Bathroom (???)	Parks								-					-	180,000				180,000
CP Phase 2.3 (Build)	Parks								300,000					300,000	200,000				500,000
CP Phase 4 (Plan)	Parks								-					-					-
Dredging (Build)	Parks								-					-					-
Mower	Parks										155,000			155,000					155,000
Park Equipment	Parks								-					-	15,000				15,000
Pedestrian Ways (Trails)	Parks										100,000			100,000					100,000
Property Acquisition	Parks								-					-					-
Property Acquisition	CD								-					-					-
Small Capital	CD	2,000							-					-					-
Sinking Fund	CD								4,250					4,250					2,000
	CD								-					-					4,250
	CD								-					-					-
Total Projects		4,500	-	1,686,500	-	-	-	-	375,000	-	-	1,619,500	58,000	2,052,500	395,000	843,250	183,750	453,250	5,618,750

2025-2029 CAPITAL IMPROVEMENT PLAN (CIP)

Appendix A

Financial Analysis

Appendix B

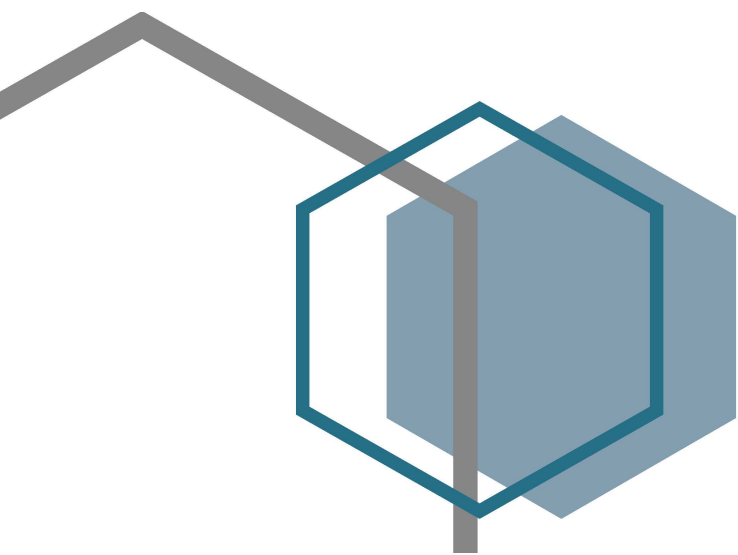
Project Summaries

Appendix C

Paving and Utility Plan 2025-2034

Appendix D

Park System Capital Improvements 2025 - 2034



**2025-2029
CAPITAL
IMPROVEMENT
PLAN (CIP)**

Appendix A

Financial
Analysis

Village of McFarland
2025 - 2029 Capital Improvement Program
Estimated Debt Service - Village Purposes Notes - With Growth

7/19/2024

Year Due	Village Purp Existing Debt Service	2024 \$8,345,000 Notes		2025 \$17,000,000 Comm Center - Notes		2025 \$2,975,000 Notes		2026 \$6,000,000 Comm Center - Notes		2026 \$1,910,000 Notes		2027 \$4,855,000 Notes		2028 \$1,900,000 Notes		2029 \$1,620,000 Notes	
		Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2023	3,374,967																
2024	4,067,749																
2025	3,910,869	485,000	372,880														
2026	4,173,244	470,000	319,000		875,028		144,122										
2027	4,021,628	520,000	299,200	300,000	716,125	125,000	116,500	150,000	323,625	110,000	95,974						
2028	3,499,647	585,000	277,100	500,000	699,125	150,000	111,000	175,000	259,313	150,000	73,313	300,000	243,523				
2029	3,400,822	595,000	253,500	500,000	677,875	175,000	104,500	175,000	251,438	150,000	66,938			175,000	94,078		
2030	2,990,019	710,000	227,400	775,000	650,781	200,000	97,000	200,000	243,000	175,000	60,031	300,000	174,463	175,000	69,594	100,000	81,260
2031	2,506,869	770,000	197,800	900,000	615,188	250,000	88,000	200,000	234,000	200,000	52,063	400,000	159,588	175,000	62,156	120,000	62,050
2032	2,564,928	875,000	164,900	900,000	576,938	300,000	77,000	250,000	223,875	225,000	43,031	400,000	142,588	175,000	54,719	125,000	56,844
2033	2,199,325	950,000	128,400	900,000	538,688	500,000	61,000	275,000	212,063	225,000	33,469	500,000	123,463	200,000	46,750	150,000	51,000
2034	1,491,509	985,000	89,700	900,000	500,438	600,000	39,000	300,000	199,125	225,000	23,906	500,000	102,213	200,000	38,250	150,000	44,625
2035	1,466,469	200,000	65,000	900,000	462,188	675,000	13,500	350,000	184,500	225,000	14,344	700,000	76,713	200,000	29,750	175,000	37,719
2036	1,440,894	200,000	55,000	900,000	423,938			350,000	168,750	225,000	4,781	700,000	46,963	200,000	21,250	200,000	29,750
2037	1,415,319	200,000	45,000	900,000	385,688			350,000	153,000			755,000	16,044	200,000	12,750	200,000	21,250
2038	1,389,209	200,000	35,000	900,000	347,438			350,000	137,250					200,000	4,250	200,000	12,750
2039	1,362,031	200,000	25,000	900,000	309,188			350,000	121,500							200,000	4,250
2040	1,334,318	200,000	15,000	900,000	270,938			400,000	104,625								
2041	1,306,606	200,000	5,000	1,000,000	230,563			400,000	86,625								
2042	431,375			1,200,000	183,813			400,000	68,625								
2043				1,225,000	132,281			400,000	50,625								
2044				1,250,000	79,688			450,000	31,500								
2045				1,250,000	26,563			475,000	10,688								
\$48,347,797		\$8,345,000	\$2,574,880	\$17,000,000	\$8,702,465	\$2,975,000	\$851,622	\$6,000,000	\$3,064,125	\$1,910,000	\$467,849	\$4,855,000	\$1,272,766	\$1,900,000	\$433,547	\$1,620,000	\$401,498
Est. Int. Rate		3.69% - Actual		4.25%		4.00%		4.50%		4.25%		4.25%		4.25%		4.25%	

* Based on Villages 2023 Actual Assessed Value \$1,550,015,000

\$1,364,907,000 22 Actual
\$1,550,015,000 23 Actual

** Beginning in 2025, assuming growth at 8%, 7%, 6%, 5%, 4% and 3% thereafter

\$1,692,616,380 24 Est. 9.2% set at Board of Review
\$1,828,025,690 25 Proj.
\$1,955,987,489 26 Proj.

*** Calculation based on All General Obligations, 5% of Equalized Value using same growth assumptions as above.

\$2,073,346,738 27 Proj.
\$2,177,014,075 28 Proj.
\$2,264,094,638 29 Proj.

**** Median Home Value \$ 390,600

Village of McFarland
2025 - 2029 Capital Improvement Program
Financial Projection

7/19/2024

Combined Total Debt Service	Other Revenue Debt Service	Total Levy Debt Service	Tax Rate	Est. Tax Rate Increase *	Est. Tax Increase ****	Percentage of Legal Debt Limit Used	Year Due
3,374,967	609,967	2,765,000	\$2.03			52.96%	2023
4,067,749	667,749	3,400,000	\$2.19	\$0.17	\$65.52	52.78%	2024
4,768,749	668,749	4,100,000	\$2.42	\$0.23	\$89.35	66.39%	2025
5,981,394	1,106,394	4,875,000	\$2.67	\$0.24	\$95.51	66.62%	2026
6,778,052	1,178,052	5,600,000	\$2.86	\$0.20	\$76.63	65.54%	2027
7,023,020	823,020	6,200,000	\$2.99	\$0.13	\$49.74	60.35%	2028
7,106,363	676,363	6,430,000	\$2.95	(\$0.04)	(\$14.35)	54.36%	2029
7,228,548	528,548	6,700,000	\$2.96	\$0.01	\$2.21	48.44%	2030
6,992,713	92,713	6,900,000	\$2.96	(\$0.00)	(\$0.17)	42.84%	2031
7,154,822	204,822	6,950,000	\$2.89	(\$0.07)	(\$25.53)	37.13%	2032
7,094,156	119,156	6,975,000	\$2.82	(\$0.07)	(\$28.97)	31.52%	2033
6,388,765	0	6,388,765	\$2.51	(\$0.31)	(\$121.93)	26.55%	2034
5,775,182	0	5,775,182	\$2.20	(\$0.31)	(\$119.83)	22.11%	2035
4,966,325	0	4,966,325	\$1.84	(\$0.36)	(\$141.90)	18.36%	2036
4,654,050	0	4,654,050	\$1.67	(\$0.17)	(\$64.70)	14.88%	2037
3,775,897	0	3,775,897	\$1.32	(\$0.35)	(\$138.61)	12.11%	2038
3,471,969	0	3,471,969	\$1.18	(\$0.14)	(\$55.16)	9.65%	2039
3,224,881	0	3,224,881	\$1.06	(\$0.12)	(\$45.09)	7.40%	2040
3,228,794	0	3,228,794	\$1.03	(\$0.03)	(\$11.57)	5.16%	2041
2,283,813	0	2,283,813	\$0.71	(\$0.32)	(\$126.06)	3.61%	2042
1,807,906	0	1,807,906	\$0.54	(\$0.16)	(\$63.96)	2.40%	2043
1,811,188	0	1,811,188	\$0.53	(\$0.01)	(\$5.81)	1.18%	2044
1,762,250	0	1,762,250	\$0.50	(\$0.03)	(\$11.44)		2045
\$110,721,550	\$6,675,533	\$104,046,017		\$0.15	\$59.38		
5 yr Average for 2025-2029 CIP							

Village of McFarland
2025 - 2034 Capital Improvement Program (10 Yr)
Estimated Debt Service - Village Purposes - With Growth

7/19/2024

Year Due	Existing Debt Service	2025 \$17,000,000 Comm Center - Notes		2025 \$2,975,000 Notes		2026 \$6,000,000 Comm Center - Notes		2026 \$1,910,000 Notes		2027 \$4,855,000 Notes		2028 \$1,900,000 Notes		2029 \$1,620,000 Notes	
		Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2023	3,374,967														
2024	4,067,749														
2025	4,768,749														
2026	4,962,244		875,028		144,122										
2027	4,840,828	300,000	716,125	125,000	116,500	150,000	323,625	110,000	95,974						
2028	4,361,747	500,000	699,125	150,000	111,000	175,000	259,313	150,000	73,313	300,000	243,523				
2029	4,249,322	500,000	677,875	175,000	104,500	175,000	251,438	150,000	66,938	300,000	187,213	175,000	94,078		
2030	3,927,419	775,000	650,781	200,000	97,000	200,000	243,000	175,000	60,031	300,000	174,463	175,000	69,594	100,000	81,260
2031	3,474,669	900,000	615,188	250,000	88,000	200,000	234,000	200,000	52,063	400,000	159,588	175,000	62,156	120,000	62,050
2032	3,604,828	900,000	576,938	300,000	77,000	250,000	223,875	225,000	43,031	400,000	142,588	175,000	54,719	125,000	56,844
2033	3,277,725	900,000	538,688	500,000	61,000	275,000	212,063	225,000	33,469	500,000	123,463	200,000	46,750	150,000	51,000
2034	2,566,209	900,000	500,438	600,000	39,000	300,000	199,125	225,000	23,906	500,000	102,213	200,000	38,250	150,000	44,625
2035	1,731,469	900,000	462,188	675,000	13,500	350,000	184,500	225,000	14,344	700,000	76,713	200,000	29,750	175,000	37,719
2036	1,695,894	900,000	423,938			350,000	168,750	225,000	4,781	700,000	46,963	200,000	21,250	200,000	29,750
2037	1,660,379	900,000	385,688			350,000	153,000			755,000	16,044	200,000	12,750	200,000	21,250
2038	1,624,209	900,000	347,438			350,000	137,250					200,000	4,250	200,000	12,750
2039	1,587,031	900,000	309,188			350,000	121,500							200,000	4,250
2040	1,549,318	900,000	270,938			400,000	104,625								
2041	1,511,606	1,000,000	230,563			400,000	86,625								
2042	431,375	1,200,000	183,813			400,000	68,625								
2043		1,225,000	132,281			400,000	50,625								
2044		1,250,000	79,688			450,000	31,500								
2045		1,250,000	26,563			475,000	10,688								
2046															
2047															
2048															
2049															
2050															
2051															
2052															
2053															
\$59,267,737		\$17,000,000	\$8,702,465	\$2,975,000	\$851,622	\$6,000,000	\$3,064,125	\$1,910,000	\$467,849	\$4,855,000	\$1,272,766	\$1,900,000	\$433,547	\$1,620,000	\$401,498
Est. Int. Rate		4.25%		3.75%		4.50%		4.00%		4.25%		4.25%		4.25%	

* Based on Villages 2023 Actual Assessed Value - \$1,550,015,000 ** \$1,364,907,000 22 Actual
 \$1,550,015,000 23 Actual
 ** Beginning in 2025, assuming growth at 8%, 7%, 6%, 5%, 4% and 3% thereafter \$1,692,616,380 24 Est. 9.2% set at Board of Review
 \$1,828,025,690 25 Proj.
 \$1,955,987,489 26 Proj.
 *** Calculation based on All General Obligations, 5% of Equalized Value using same growth assumptions as above. \$2,073,346,738 27 Proj.
 \$2,177,014,075 28 Proj.
 \$2,264,094,638 29 Proj.
 **** Median Home Value \$ 390,600

Village of McFarland
2025 - 2034 Capital Improvement Program (10 Yr)
Estimated Debt Service - Village Purposes - With Growth

7/19/2024

2030 \$3,500,000 Notes		2031 \$3,500,000 Notes		2032 \$3,500,000 Notes		2033 \$3,500,000 Notes		2033 \$20,000,000 Library - Notes		3034 \$3,500,000 Notes	
Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
150,000	187,375										
150,000	147,375	150,000	187,375								
175,000	140,063	150,000	147,375	150,000	187,375						
200,000	131,625	175,000	140,063	150,000	147,375	150,000	187,375		1,000,000		
225,000	122,063	200,000	131,625	175,000	140,063	150,000	147,375		1,000,000	150,000	187,375
250,000	111,375	225,000	122,063	200,000	131,625	175,000	140,063		1,000,000	150,000	147,375
350,000	97,875	250,000	111,375	225,000	122,063	200,000	131,625	500,000	987,500	175,000	140,063
500,000	78,750	350,000	97,875	250,000	111,375	225,000	122,063	750,000	956,250	200,000	131,625
750,000	50,625	500,000	78,750	350,000	97,875	250,000	111,375	1,100,000	910,000	225,000	122,063
750,000	16,875	750,000	50,625	500,000	78,750	350,000	97,875	1,200,000	852,500	250,000	111,375
		750,000	16,875	750,000	50,625	500,000	78,750	1,200,000	792,500	350,000	97,875
				750,000	16,875	750,000	50,625	1,200,000	732,500	500,000	78,750
						750,000	16,875	1,200,000	672,500	750,000	50,625
								1,200,000	612,500	750,000	16,875
								1,250,000	551,250		
								1,300,000	487,500		
								1,300,000	422,500		
								1,300,000	357,500		
								1,300,000	292,500		
								1,300,000	227,500		
								1,300,000	162,500		
								1,300,000	97,500		
								1,300,000	32,500		
\$3,500,000	\$1,084,000	\$3,500,000	\$1,084,000	\$3,500,000	\$1,084,000	\$3,500,000	\$1,084,000	\$20,000,000	\$12,147,500	\$3,500,000	\$1,084,000
4.50%		4.50%		4.50%		4.50%		5.00%		4.50%	

Village of McFarland
2025 - 2034 Capital Improvement Program (10 Yr)
Estimated Debt Service - Village Purposes - With Growth

7/19/2024

Combined Total Debt Service	Other Revenue Debt Service	Total Levy Debt Service	Tax Rate	Est. Tax Rate Increase *	Est. Tax Increase ****	Percentage of Legal Debt Limit Used	Year Due
3,374,967	609,967	2,765,000	\$2.03			52.96%	2023
4,067,749	667,749	3,400,000	\$2.19	\$0.17	\$65.52	52.78%	2024
4,768,749	668,749	4,100,000	\$2.42	\$0.23	\$89.35	66.39%	2025
5,981,394	1,106,394	4,875,000	\$2.67	\$0.24	\$95.51	66.62%	2026
6,778,052	1,178,052	5,600,000	\$2.86	\$0.20	\$76.63	63.70%	2027
7,023,020	823,020	6,200,000	\$2.99	\$0.13	\$49.74	58.82%	2028
7,106,363	676,363	6,430,000	\$2.95	(\$0.04)	(\$14.35)	54.36%	2029
7,228,548	528,548	6,700,000	\$2.96	\$0.01	\$2.21	51.61%	2030
7,330,088	430,088	6,900,000	\$2.96	(\$0.00)	(\$0.17)	48.92%	2031
7,789,572	599,572	7,190,000	\$2.99	\$0.03	\$13.50	45.88%	2032
8,043,969	643,969	7,400,000	\$2.99	(\$0.00)	(\$0.90)	59.76%	2033
8,670,203	1,050,203	7,620,000	\$2.99	(\$0.00)	(\$0.31)	56.59%	2034
8,403,682	553,682	7,850,000	\$2.99	\$0.00	\$0.21	50.83%	2035
7,618,825	18,825	7,600,000	\$2.81	(\$0.18)	(\$70.15)	45.71%	2036
7,944,610	244,610	7,700,000	\$2.77	(\$0.05)	(\$17.96)	40.36%	2037
7,548,834	48,834	7,500,000	\$2.61	(\$0.15)	(\$58.70)	35.33%	2038
8,017,656	217,656	7,800,000	\$2.64	\$0.03	\$9.92	30.01%	2039
8,232,881	332,881	7,900,000	\$2.60	(\$0.04)	(\$17.20)	24.53%	2040
7,815,419	15,419	7,800,000	\$2.49	(\$0.11)	(\$42.00)	19.36%	2041
6,362,563	62,563	6,300,000	\$1.95	(\$0.54)	(\$209.82)	15.25%	2042
5,247,906	0	5,247,906	\$1.58	(\$0.37)	(\$145.80)	11.92%	2043
4,390,563	0	4,390,563	\$1.28	(\$0.30)	(\$115.74)	9.18%	2044
3,563,500	0	3,563,500	\$1.01	(\$0.27)	(\$106.17)	7.00%	2045
1,787,500	0	1,787,500	\$0.49	(\$0.52)	(\$202.43)	6.01%	2046
1,722,500	0	1,722,500	\$0.46	(\$0.03)	(\$12.38)	5.05%	2047
1,657,500	0	1,657,500	\$0.43	(\$0.03)	(\$11.82)	4.12%	2048
1,592,500	0	1,592,500	\$0.40	(\$0.03)	(\$11.29)	3.23%	2049
1,527,500	0	1,527,500	\$0.37	(\$0.03)	(\$10.77)	2.38%	2050
1,462,500	0	1,462,500	\$0.35	(\$0.03)	(\$10.28)	1.55%	2051
1,397,500	0	1,397,500	\$0.32	(\$0.03)	(\$9.80)	0.76%	2052
1,332,500	0	1,332,500	\$0.30	(\$0.02)	(\$9.35)	0.00%	2053
\$165,789,110				\$0.08 \$31.12 10 yr Average for 2025-2034 CIP			

**2025-2029
CAPITAL
IMPROVEMENT
PLAN (CIP)**

Appendix B

**Project
Summaries**

McFarland Capital Improvement Program (CIP)

2025 – 2029

Administration

Planned Projects:

Badger Book Replacement

- *Description* – The first round of Badger Books (digital poll book equipment) used for voting is scheduled for its first replacement. This is needed equipment to help digitize and improve the voting experience.
- *Years* – 2025
- *Funding* – General revenue within Capital Projects Fund (400).

Equipment/Furniture

- *Description* – Small capital contribution from the General Fund to purchase various small office, furniture, and other related needs.
- *Years* – All.
- *Funding* – General revenue within Capital Projects Fund (400).

Voting Equipment

- *Description* – The DS200 voting machines were certified in the early 2010's and will likely be reaching the end of their useful life as a voting device. They are included in the CIP for replacement; however, their replacement will need to be tied to a County wide initiative to switch machines uniformly amongst all municipalities.
- *Years* – 2028
- *Funding* – General revenue within Capital Projects Fund (400).

McFarland Capital Improvement Program (CIP)

2025 – 2029

Facilities

Planned Projects:

Community Center

- *Description* – The Village completed a Master Plan in 2023 to help guide improvements for the Municipal Center Campus including the implementation of a Community Center. Option #2 was selected following completion of the plan and design work for the project began in early 2024. Option #2 remodels the first floor with Senior Outreach, Library/Youth and Community Center spaces while adding a second floor for Administration, Community Development, and meeting rooms. The funding shown within the plan is based upon the budget set within the plan and will be updated as needed within the design process.
- *Year(s)* – 2024 (Design), 2025 (Bid), and 2025/2026 (Build).
- *Funding* – Borrowed money and other general revenues within the Capital Projects Fund (400).

Facility Improvement

- *Description* – The Village has an assigned fund balance to address facility maintenance needs. This line item is used to address unforeseen items drawing from that fund balance to respond to needs when present.
- *Year(s)* – All.
- *Funding* – Assigned fund balance within the Capital Projects Fund (400).

General Tech Equipment

- *Description* – The Village sets aside funds in order to replace computer workstations as they fail and on a rotating schedule to cycle out obsolete and aging machines on an annual basis.
- *Years* – All.
- *Funding* – Combination of borrowed money and general revenue within Capital Projects Fund (400).

Land Acquisition

- *Description* – This reserve account sets aside funds to be used to fund land acquisitions as might be necessary and would be determined by the Village Board.
- *Years* – All.
- *Funding* – General revenue within Capital Projects Fund (400).

Facilities (continued)

Network Equipment

- *Description* – Funds are set aside annually for the replacement and upgrading of network equipment to help maintain the Village’s technology network.
- *Years* – All.
- *Funding* – General revenue within the Capital Projects Fund (400) with equal shares from the Utility Fund (600) and Stormwater Utility Fund (605).

Sinking Fund

- *Description* – Savings set aside for the development, expansion, and/or maintenance of Village owned facilities.
- *Years* – All.
- *Funding* – General revenue within Capital Projects Fund (400).

McFarland Capital Improvement Program (CIP)

2025 – 2029

Communications and Technology

Planned Projects:

The former Communications and Technology Department was reorganized within the Administration Department in late 2023. Capital needs for those uses would be built into other Departmental spaces going forward.

McFarland Capital Improvement Program (CIP)

2025 – 2029

Police Department

Planned Projects:

Equipment

- *Description* – Several small equipment items are included annually to replace handheld tools, small items, safety equipment, and various other needs to outfit officers.
- *Years* – All.
- *Funding* – Combination of borrowed money and general revenue within Capital Projects Fund (400).

Records Management Software (RMS) System

- *Description* – Currently the Village contracts with Madison for this service which is not uncommon for smaller Departments. This has worked, but as we have grown we continue to have more needs from this system than the City platform can offer. Planning for the implementation of a new system that is direct sourced would be more efficient for Staff's utilization and give us more flexibility in overseeing our records.
- *Years* – 2025.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Patrol Vehicles

- *Description* – The enclosed plan anticipates ordering 2 cars every other year. We used to order 3 cars every three years, but with delays, supply chain issues, and direct cancellations it has become increasing difficult to rely on delivery times. The last replacement order in accordance with the former cycle was completed in 2023, and only one of those cars is presently in service today.
- *Years* – 2026 and 2028.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Traffic Safety

- *Description* – Annual allocation for the Department to implement various traffic safety measures including speed boards, RRFB's, flashing signs, and other related improvements.
- *Years* – All.
- *Funding* – Combination of borrowed money and general revenue within Capital Projects Fund (400).

McFarland Capital Improvement Program (CIP)

2025 – 2029

Fire and Rescue

Planned Projects:

AED Replacement

- *Description* – Each of the emergency response vehicles have an Automatic External Defibrillator (AED) and the larger facilities Municipal Center, Library, Public Safety Center, and Public Works Center. The machines will be 10 years old by this point necessitating replacement and the need for proper support.
- *Year(s)* – 2028.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Ambulance Replacement

- *Description* – In the fall of 2023, the Village Board approved the purchase of two replacement ambulances. The ambulances are expected to be completed in the middle of 2025. Included in the project is replacing the power loaders (lifts and secures the stretcher within the ambulance) which both will be at the end of their service life. Additionally, included is the installation of dual-band radios to allow communication on the Madison Fire radio channels in addition to Dane County radio channels. The Madison Fire radio channels have become necessary as we have increased our level of service to paramedic and county paramedic agreements require the channels.
- *Year(s)* – 2025.
- *Funding* – Borrowed Money and surplus equipment proceeds within the Capital Projects Fund (400).

Brush Truck

- *Description* – Includes the replacement of truck and moving the pump skid unit into the new truck. The truck is used to respond to brush fires in the coverage area and perform prescribed burns to maintain the Village's conservancy spaces. The Current truck was acquired in 2008 and spent its first 10 years of service as a pickup with the Fire & Rescue fleet. A similar rotation is planned where a 2018 F350 pickup will be utilized as the Brush Truck and the new pickup will be utilized as the pickup with the Fire & Rescue fleet. The pickup is used for tasks that the other vehicles are unable to perform such as hauling equipment and towing the variety of trailers we utilize.
- *Year(s)* – 2028.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Fire and Rescue (continued)

Command Car Sinking Fund

- *Description* – Annual savings set aside for the replacement of Command Car which is the full-size SUV style used as the main incident command response vehicle. The sinking fund amount has been increased to compensate for current vehicle inflation rate.
- *Years* – All.
- *Funding* – General revenue within Capital Projects Fund (400).

CPR Compressors

- *Description* – The Department's automatic CPR Compressors will be ten years old and expected to be at the end of their serviceable life with more advanced devices are expected to be on the market. The CPR compressors are utilized during cardiac arrest and have provided life-saving CPR that is difficult to reproduce manually over long periods of time.
- *Years* – 2027.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Dorm Furniture

- *Description* – Provides annual funding for replacement and adding furniture within the dorm space of the Fire & Rescue Department. The Department has set up 8 out of 12 dorm bedrooms with furniture. The project is planned to add one bedroom per year and replace one bed per year.
- *Years* – All
- *Funding* – Fund balance within Capital Projects Fund (400).

EMS Equipment

- *Description* – Provides annual funding for small equipment needs, turnout gear as is needed from year to year, and other general items needed to support this service. The shift to more career cross-trained staff has reduced the need for EMS-only turnout gear which is worn at car accidents and during inclement weather.
- *Years* – All.
- *Funding* – Combination of borrowed money and general revenue within Capital Projects Fund (400).

Fire Equipment Replacement

- *Description* – Provides annual funding for small equipment needs, turnout gear, and other general items needed to support this service. The equipment costs are expected to increase due to inflation, especially for fire equipment and PPE. Additionally, in 2025 will finish the replacement of wildland firefighting PPE that is expected to be 50% funded by DNR grant. In years 2025 and 2026 is included the replacement of the supply hose for the engines due to age and increased pressure requirements.
- *Years* – All.
- *Funding* – General revenue and borrowed money within Capital Projects Fund (400).

Fire and Rescue (continued)

Ice/Water Rescue Equipment

- *Description* – The Department provides rescue to a large portion of Upper Mud Lake, over half of Lake Waubesa, all of Lower Mud Lake, and the northern portion of Lake Kegonsa. The current cache of the ice/water rescue equipment has aged and is beyond usable service life. The project would replace and enhance the current equipment to provide more safety for responders.
- *Years* – 2024, 2025, and 2026.
- *Funding* – General revenue and borrowed money within Capital Projects Fund (400).

Pumper/Engine

- *Description* – The Department maintains two Engines (pumpers) with a service life of 20 years with 10 years primary and 10 years secondary. The Department utilizes a unique foam system referred to as Compressed Air Foam (CAFS) which increases the capabilities of water to extinguish fires. The CAFS allowed the Department to reduce the fleet by reducing to one Tender (water tanker) from two. Additionally, included in the project is providing idle reduction technology for the truck. The Village Board approved purchase of the truck in 2024 with a down payment to save on overall costs that are expected in the year it will be delivered.
- *Years* – 2027.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Safe Haven Box

- *Description* – Provides funding for a Safe Haven Box which has been recently allowed per state statute, but we are monitoring the administrative code for all the requirements. The device allows a parent to leave their unharmed newborn (under 72 hours old) anonymously and without fear of prosecution. There are multiple requirements to comply with and we are monitoring the final requirements to ensure compliance. The statute does have a requirement on the location to be in a 24-hour staffed fire or police station and the location to be conspicuous and visible to the employees.
- *Years* – 2025.
- *Funding* – Borrowed money within Capital Projects Fund (400).

SCBA Replacements

- *Description* – These are the Self-Contained Breathing Apparatus used by the Fire and Rescue Staff to enter a burning/smoking building where possible. These are a necessary component of providing this emergency service and scheduled for replacement within the Department due to their age and present use. The units will be 15 years old at that time and the tanks will no longer be serviceable or usable.
- *Years* – 2028.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Fire and Rescue (continued)

Staff Car

- *Description* – The Department’s 2016 Ford SUV Inceptor (and former Chief’s Vehicle) will be 11 years old and due for replacement. The project includes funding for a Plug-in Hybrid pickup (expected to be available in the coming years) to allow for more equipment while still providing space for four passengers. The full EV will continue to be monitored but current models have struggle with fire emergency response and electronic utilization needs.
- *Years* – 2027
- *Funding* – Borrowed money within Capital Projects Fund (400).

Technology

- *Description* – Annual replacement for mobile computers located within fleet vehicles. The computers provide information from dispatch and department pre-plan data for facilities. The funding provides for one replacement per year. This line also assists with other Department specific technology needs as they arise. 2025 includes the replacement of the Department’s thermal imaging cameras.
- *Years* – All.
- *Funding* – General revenue and borrowed money within Capital Projects Fund (400).

McFarland Capital Improvement Program (CIP)

2025 – 2029

Department of Public Works

Planned Projects:

County MN – Phase 5

- *Description* – A fifth phase of this project is planned in the future to pace with future development. This would be from N. Peninsula Way through the County Highway AB intersection. Finalizing design and further study of the CTH AB intersection would also be considered.
- *Years* – 2026 (Design) and 2027 (Build).
- *Funding* – Road construction costs split with Dane County and Village share paid for through Borrowed Money within the Capital Projects Fund (400). Adjoining property owners on the two developed sites will also contribute to the project. Construction costs also spread to various utility funds as applicable.

East Side Interceptor – Phase 2

- *Description* – The second phase will carry the pipe from the northern end of the Rosewood Fields Subdivision to the north side of County Highway MN (Broadhead). The progression of this pipe will likely flow with the progression of development that it is meant to serve. Tentatively it is scheduled to finalize design in 2025 and construction shortly thereafter as is appropriate. This will also be paid back through the special assessment process through new development.
- *Year(s)* – 2025 (Design) and 2026 (Build).
- *Funding* – Borrowed money within the Utilities Fund (600).

Facility (Plan/Design)

- *Description* – The Public Works Facility was last remodeled in 2020/2021 addressing offices, mechanicals, paving, roof, solar, storage, and other general maintenance. Next phase of improvements would study expansion of the garage area and other ancillary buildings to continue facility support needs. This is not a commitment for facility expansion but a study to plan for what is needed for one when it is decided in the future that it could move forward.
- *Years* – 2027 and 2028.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Department of Public Works (continued)

Facility Equipment

- *Description* – A few different facility replacements are included for the next year at the main facility and also within the existing wells. This includes a carpet cleaner specific to the Public Safety Center, camera replacements at the Public Works Center/Well Houses, and replacement of eye washes and AC wells.
- *Years* – 2025
- *Funding* – Combination of funds within Capital Projects Fund (400), Utility Fund (600), and Stormwater Utility Fund (605).

Leased Equipment

- *Description* – Includes annual charges for the use of the skid steer and front-end loader.
- *Years* – All.
- *Funding* – General revenue within Capital Projects Fund (400) plus equal shares from Utility Fund (600) and Stormwater Utility (605).

Lift

- *Description* – A lift to be used at the Public Safety Center (PSC). The lift is needed to complete mechanical service and change lighting and ceiling tiles. The lift that the Village owns that is used at Public Works, the Municipal Center and the Library, does not fit into all the areas needed at the PSC. We will evaluate the needs for the PSC and see if they could meet the needs at the other locations, to potentially trade our current unit.
- *Years* – 2026
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Mowers

- *Description* – This includes two smaller format mowers in 2025 to take care of basic lawn care needs around facilities and within stormwater areas that are not filled with water. The 2029 replacement is the main larger mower in a wide format that is used in various areas for larger scale mowing operations.
- *Years* – 2025 and 2029.
- *Funding* – Combination of funds within Capital Projects Fund (400) and Stormwater Utility Fund (605).

Patrol Truck Replacement

- *Description* – Includes the full replacement with trade in of a Patrol Truck (Snowplow) with associated equipment for both listed years.
- *Year(s)* – 2025 and 2027.
- *Funding* – Trade-in value deducted from gross cost of the vehicle. Remaining expense split equally between Capital Projects Fund (400), Utility Fund (600), and Stormwater Utility Fund (605).

Department of Public Works (continued)

Paving and Utility Plan

- *Description* – In 2021, the Village Board upon recommendation of the Public Works and Utilities Committee(s) accepted a 10 year Paving and Utility Plan. This plan outlined paving needs in accordance with State pavement condition ratings and condition of underground utilities. Each of the next 5 years is included within this CIP and can be updated based upon shifting priorities where applicable.
- *Year(s)* – 2025, 2026, 2028, and 2029.
- *Funding* – Borrowed Money within the Capital Projects Fund (400) with corresponding contribution from the Utility Fund (600).

Pickup Truck Replacement

- *Description* – Replacement of various levels of pickup trucks for general service responsibilities. The vehicle purchase for 2025 will be dedicated and outfitted to support what is needed for facility maintenance more aligned for tool transport and other materials.
- *Year(s)* – All.
- *Funding* – Cost split equally between the Capital Projects Fund (400), Utilities Fund (600), and Stormwater Utility Fund (605).

Plate Compactor

- *Description* – Compacts material as holes are filled, during water main breaks and construction projects, to ensure proper compaction. Without proper compaction, sink holes can occur and cause an unnecessary reopening of surfaces. Currently, a bucket is used and does not allow vibration of materials to create proper compaction.
- *Years* – 2026
- *Funding* – Combination of funds within Utility Fund (600), and Stormwater Utility Fund (605).

Property Acquisition

- *Description* – At some point in the future neighboring properties to the existing Public Works Center are likely to come up for sale. This placeholder is included to pursue those options if that does happen or we desire to pursue such an opportunity.
- *Year(s)* – 2026.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Sanitary Sewer Television and Cleaning

- *Description* – Annually the Village cleans a portion of its sanitary sewers and then runs a camera through them to check for deficiencies. This process helps to identify weak spots or failures in the system that allow for inflow and infiltration.
- *Years* – All
- *Funding* – Charges for sanitary sewer services collected within the Utility Fund (600).

Department of Public Works (continued)

Sidewalk Replacement

- *Description* – Annually, funds are set aside for the replacement of sidewalk slabs that are not able to be ground or ramped. These present a trip hazard and replacing the squares is a safety consideration.
- *Year(s)* – All.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Siggelkow Road Phased Reconstruction

- *Description* – Siggelkow Road from Catalina Parkway to County Highway AB is currently a rural cross section and at sometime in its life will need to be reconstructed as a urban street. This includes curb, gutter, sidewalks, stormwater, and the road itself. Tax Increment District #7 is currently proposed with this project in its entirety to be funded from the yet to be formed district. Should it be created, it would avoid the Village from having to fund that through the tax levy and rate payers to improve the road if its still desired to move forward. This project also incorporates the construction of an off-street bike trail picking up from Juniper Ridge and connecting to County Highway AB and the new Community Park. This is another benefit of the project as it was previously considered as a separate project under Parks. Should the district not be formed, the Village can decide how and when it might want to move forward through other funding mechanisms. The plan for construction is presented in phases with the project in one effort could be considered too within the design process.
- *Years* – 2025, 2026, 2027, and 2028
- *Funding* – Increment created through Tax Increment District #7 Fund (325).

Sinking Fund

- *Description* – Annual savings set aside for the replacement of the Director's vehicle.
- *Year(s)* – All.
- *Funding* – General revenues within the Capital Projects Fund (400) plus Utility Fund (600).

Small Capital

- *Description* – The Stormwater Utility is provided funds for small capital items for its administration including equipment, materials, and other supplies as needed.
- *Year(s)* – All.
- *Funding* – Charges for Public Services collected within the Stormwater Utility Fund (605).

Stormwater Maintenance

- *Description* – Funding is expanded within the CIP to all years following the recommendations of the Stormwater Management Plan that was adopted by the Village in 2023. Each year the Village sets aside funds from the Stormwater Utility to pursue capital maintenance recommendations from the plan.
- *Year(s)* – All.
- *Funding* – Charges for Public Services collected within the Stormwater Utility Fund (605).

Department of Public Works (continued)

Street Maintenance

- *Description* – Includes street repairs needed on an annual basis that have a longer than one year useful life including chip sealing, crack filling, and various areas for patch work.
- *Year(s)* – All.
- *Funding* – Borrowed Money within the Capital Projects Fund (400).

Street Sweeper – Sinking Fund

- *Description* – Annual savings set aside for the future replacement of the street sweeper.
- *Year(s)* – All.
- *Funding* – Charges for Public Services collected within the Stormwater Utility Fund (605).

Street Tree Planting

- *Description* – Annual program for street/public tree installation and replacement.
- *Year(s)* – All.
- *Funding* – Borrowed Money within the Capital Projects Fund (400).

Tool Cat Machine

- *Description* – Purchase of a second tool cat machine which is a multi-faceted vehicle that provides for a variety of different tasks from snow plowing sidewalks, small excavating projects, heavy lifting, utility work, and many more features. The present vehicle is indispensable and adding a second one would expand these capabilities.
- *Year(s)* – 2025.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Tower Clean/Paint

- *Description* – Consideration for cleaning and repainting the water towers to keep up with their exterior maintenance requirements. Burma Road tower was completed in 2023 and Holscher Road tower will be completed in 2026.
- *Year(s)* – 2026.
- *Funding* – Cost is paid for by water funding within the Utilities Fund (600).

Tractor

- *Description* – Light duty vehicle utilized in different capacities for grounds maintenance and other support.
- *Year(s)* – 2027.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Department of Public Works (continued)

Trailer

- *Description* – Trailers used to haul mowers and other Public Work's equipment, have never been included in a replacement plan. They have been added to the Fleet replacement plan, starting in 2025. Of the seven trailers, five are scheduled for replacement or upgrade over the next five years. Trailers will have a 15-year useful life.
- *Years* – All
- *Funding* – Combination of funds within Capital Projects Fund (400), Utility Fund (600), and Stormwater Utility Fund (605).

Trench Box

- *Description* – A trench box is used during excavation to fix underground utilities. As you dig deep into the group, it is placed in the hole that is created to hold the sides up from caving in. We presently only have one available for use and a second one would make response to underground issues more flexible.
- *Years* – 2027
- *Funding* – Combination of funds within Utility Fund (600) and Stormwater Utility Fund (605).

Truck Crane

- *Description* – A crane for the back of the Utility vehicle to lift manhole covers, storm grates and water and sewer pipes. This is to prevent injuries to staff and to assist in loading supplies. The crane has a 25-year life and can be moved to new vehicles.
- *Years* – 2026
- *Funding* – Combination of funds within Utility Fund (600) and Stormwater Utility Fund (605).

USH 51 Seg 6 (Build) & USH 51 Seg 7 (Build)

- *Description* – WisDOT has informed the Village they intend to repave and reconstruct the northern phase of US Highway 51 in 2025. This would be from Larson Beach to Voges Road. The southern phase would be programmed for 2027 which is from Larson Beach Road to southern Village limits. Most of this cost will be born by WisDOT through the Federal Government; however, the Village may incur some cost sharing items on sidewalks, street lighting, aesthetics, and other related expenses. Planning is underway presently for these efforts and will continue now through its construction.
- *Year(s)* – 2025, 2026, and 2027.
- *Funding* – Borrowed money within the Capital Projects Fund (400) and tax increment districts.

Department of Public Works (continued)

Vehicle Lift

- *Description* – The vehicle lift is utilized by the mechanic to raise all types of vehicles and equipment off the ground for maintenance. And diagnosis scan equipment and tools needed for mechanical repairs and maintenance.
- *Year(s)* – 2025.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Well #5

- *Description* – Planning for the construction of a new well on Prairie Wood Drive where the utility owns land for this service. It would expand our current capacity and allow for additional growth to the East.
- *Year(s)* – 2025 (Design) and 2025/2026 (Construction).
- *Funding* – Cost is paid for by water funding within the Utilities Fund (600).

McFarland Capital Improvement Program (CIP)

2025 – 2029

Senior Outreach

Planned Projects:

Equipment

- *Description* – The Department proposes to replace the steam table used to support the meal program as well as some tables, chairs, and other equipment used to support their operations.
- *Year(s)* – 2025.
- *Funding* – General revenue within Capital Projects Fund (400).

McFarland Capital Improvement Program (CIP)

2025 – 2029

Library

Planned Projects:

Computer – Workstation(s)

- *Description* – Includes funds to replace both computers used by the public for either adults, teens, or children and those used by Staff on an annual basis.
- *Year(s)* – All.
- *Funding* – General Revenue within the Capital Projects Fund (400).

Pre-Built Study Room

- *Description* – This type of structure can be constructed within the library creating a private enclosure within the existing space. It is done through a pre-fabricated model without having to alter the physical structure of the building. Creates a quiet space for study within the facility that can be used flexibly within the facility.
- *Year(s)* – 2025.
- *Funding* – General revenue within the Capital Projects Fund (400).

Roof Replacement

- *Description* – Providing enhanced maintenance and repair to the roof structure as is needed.
- *Year(s)* – 2025.
- *Funding* – Assigned fund balance within the Capital Projects Fund (400).

Surge Suppression

- *Description* – The Library has become increasingly susceptible to power surges and is currently studying recommendations to better protect its infrastructure. These funds will be used to implement the recommendations of that report.
- *Year(s)* – 2025.
- *Funding* – Assigned fund balance within the Capital Projects Fund (400).

McFarland Capital Improvement Program (CIP)

2025 – 2029

Parks

Planned Projects:

Bathroom (Design/Build)

- *Description* – The Committee has desired to induce more public restroom opportunities within the system. These are standalone bathroom facilities meant to fill in gaps where portable restrooms are presently utilized. Highland Oaks was completed in 2025 and Egner Park is being studied in conjunction with a larger project to rehab the adjacent well facility.
- *Year(s)* – 2027 and 2029.
- *Funding* – Impact Fees collected within Parks Fund (405).

Brandt Park

- *Description* – The facility is being studied for improvements to upgrade and add to the restrooms presently offered. Additionally it is desired to offer a batting cage for baseball and softball users.
- *Year(s)* – 2025
- *Funding* – Impact Fees collected within Parks Fund (405) and possible private in-kind contributions.

Community Park

- *Description* – The Village purchased the property for the Community Park in 2019 and completed a Master Plan in 2021. Phase 1 for the park was completed in 2023 to conduct mass grading and install an irrigation system. Design work for Phase 2 has been approved to plan for the addition of a facility, parking lot, and playground. Future phases beyond this are not included within the current 5 year plan. Phase 2 is being split into three sections as follows:
 - *Section 1:* Construct the initial basic needs for the first lift of a paved parking lot. The parking lot is currently asphalt and this will allow for improved access to use the field at least on a minimal basis once the surface is ready.
 - *Section 2:* Construct the facility to support the field use. Design work will still commence in 2025 to plan the layout of the facility but the expense of its construction will come later in the plan.
 - *Section 3:* Final asphalt to pave the parking lot, finish the last of the restoration, and add the playground to complete Phase 2 of the project.
- *Year(s)* – 2025 (Phase 2.1), 2027 (Phase 2.2), and 2029 (Phase 2.3).
- *Funding* – Borrowed money and impact fees collected within Parks Fund (405).

Parks (continued)

Egner Park Facility (Well #4)

- *Description* – Egner Park is currently supported by a playground structure, basketball court, and green space with some covered shelter associated with well maintained by the water utility. This facility is envisioned for replaced in partnership between parks and the water utility to continue to provide for the shelter but also add restrooms. A new facility would be designed for this purpose as a shared expense between both funds helping to modernize the well and also improve park amenities.
- *Year(s)* – 2027 (Design) and 2028 (Build).
- *Funding* – Borrowed Money within the Capital Projects Fund (400).

McFarland Park

- *Description* – A new master plan for McFarland Park was accepted in 2021. These plans recommended transitioning soccer to the new Community Park and repurposing fields they vacated for new uses. Prior to this point, pickleball and a new skate park have been implemented. Future phases of this work envision additional amenities for basketball, baseball, playground, aquatics, trails, and more. The current 5 year Capital Improvement Plan presents a scenario where improvements at the Community Park will be completed in 2029 allowing a transition for soccer as soon as 2027 as one example, could be sooner or later depending on amenity need and implementation progression. Funding in the current 5 year plan accounts for remaining financial obligations within the existing park shelter with remaining improvements after 2029 until soccer has fully transitioned.
- *Year(s)* – 2025 (Design), 2026 (Build), and 2027 (Build).
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Mower

- *Description* – This would be a wide format mower that would be dedicated for use at the Community Park. The Village will be in need of it on a regular basis within this park as a majority of it is grass and green space for soccer fields. The 2026 purchase is for an additional mower and the 2029 purchase is a replacement of an existing parks specific mower.
- *Year(s)* – 2026 and 2029.
- *Funding* – Borrowed Money within the Capital Projects Fund (400).

Park Equipment

- *Description* – Money set aside annually to be used for general park improvements through the use of fees collected within new developments. Additional soccer goals are planned in 2026 leading to additional use of new Community Park.
- *Year(s)* – All.
- *Funding* – Impact Fees collected within Parks Fund (405).

Parks (continued)

Pedestrian Ways (Trails)

- *Description* – Annual funds to repair and replace sidewalks, bike paths, and other pedestrian ways. Future year projects will include various opportunities for maintenance within and expansion of the trail network where applicable.
- *Year(s)* – All.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Planning (Conservancy)

- *Description* – The Village completed a new conservancy plan in early 2024 that provided recommendations to improve the maintenance within these natural areas as well as their functionality. The funding provided in the first year is to help move forward some of the higher priority recommendations listed within the plan.
- *Year(s)* – 2025.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Playground (Construction)

- *Description* – Every other year, the Village looks to replace and/or repair certain park amenities and play structures as well as park signage as needed. We are planning for a new playground in Prairie Place in 2025, Cedar Ridge would be considered for 2026, and would need to identify a new location in 2028. The Parks and Recreation Committee will continue to review these locations and make recommendations to the Village Board regarding their implementation.
- *Year(s)* – 2025, 2026, and 2028.
- *Funding* – Impact Fees collected within Parks Fund (405).

Property Acquisition

- *Description* – Annually this is held as a placeholder depending on needs and opportunities that may arise. No acquisitions are presently targeted within this 5 year plan.
- *Year(s)* – All.
- *Funding* – Borrowed Money within the Capital Projects Fund (400).

McFarland Capital Improvement Program (CIP)

2025 – 2029

Community Development

Planned Projects:

Comprehensive Plan

- *Description* – The Village is required under Statutes to update its Comprehensive Plan every 10 years. The existing plan was adopted August 28, 2017. The existing plan includes those elements as described under Stat. 66.1001. The plan is used to guide future land use related decisions with the Village and its extraterritorial plan review jurisdiction.
- *Years* – 2026 & 2027
- *Funding* – Combination of borrowed money and general revenue within Capital Projects Fund (400).

Downtown TID Overlay District

- *Description* – Adopt new TID #7 Project Plan as an overlay to existing TID #4 to extend the number of years this financial redevelopment tool is available to assist with redevelopment of underutilized property within and adjacent to the Downtown.
- *Years* – 2028.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Gateway/Wayfinding Signage

- *Description* – Working on a plan to update the layout, mapping, design, and finalize installation of new wayfinding signs throughout the Village. Finalize the bid documents and install two US 51 gateway sign replacements. Conceptual designs were completed and accepted by the Village Board in 2022 for replacing the two existing US 51 gateway signs. Final bid documents and installation were postponed to align with WisDOT reconstruction of US 51.
- *Years* – 2028.
- *Funding* – Costs allocated to TID #5 Fund (315) and proposed TID #6 Fund (320).

Outdoor Recreation and Open Space Plan

- *Description* – An update to the Village's 2019 Outdoor Recreation and Open Space Plan. This plan analyzes the Village's current system of parks, trails, and open space and sets forth the Village's vision, goals, and action steps for future improvement projects. The plan is updated every five years to remain eligible for WDNR recreational grant funding.
- *Years* – 2024.
- *Funding* – General revenue and borrowed money within the Capital Projects Fund (400).

Community Development (continued)

Parks Public Facilities Needs Assessment

- *Description* – An update to the Village’s 2020 Study which establishes the Village’s park improvement impact fees and parkland dedication impact fees based, in part, on the results from the Village’s updated Outdoor Recreation and Open Space Plan.
- *Years* – 2025.
- *Funding* – General revenues within the General Fund (100).

Property Acquisition

- *Description* – From year to year there are likely opportunities that we will consider for property acquisition in order to advance economic development objectives of the Village. These items will be on a case by case basis likely for properties on and off the market.
- *Years* – All.
- *Funding* – Likely borrowed money within the Capital Projects Fund (400).

Small Capital

- *Description* – The Department is provided funds for small capital items within the office including furniture, equipment, and other supplies as needed.
- *Years* – All.
- *Funding* – General revenues within the General Fund (100).

Sinking Fund

- *Description* – Annual contribution towards savings for the future replacement of the Building Inspector’s vehicle.
- *Years* – All.
- *Funding* – General revenue within the Capital Projects Fund (400).

**2025-2029
CAPITAL
IMPROVEMENT
PLAN (CIP)**

Appendix C

Paving and
Utility Plan
2025-2034

Village of McFarland
Conceptual Project List in Approximate Priority Order
Long Range ROW Infrastructure Improvements Plan
7/17/2024

- Notes:
1. Costs shown assumed entire scope described, and will need adjustment if scope is changed.
 2. PR= Pavement Rehabilitation, SSR= Storm Sewer Rehabilitation, PUR= Pavement and Utility Rehabilitation, WR= Water Main Replacement, W= New Watermain, RC= Rural Conversion
 3. Project costs assume that 35% of street replacement costs for projects that include water main replacement will be funded by the Water Utility.
 4. Project costs assume 25% curb replacement.
 5. Previous iterations of this document have been accepted by the Village Board. This is a living document and as such is continually updated as additional project details become known.
 6. All costs shown are in current date dollars. No inflation has been applied.

								PROJECT COSTS												
Year	Street	From	To	Length	Width	Pvmt Rating	Action	Street	TIF/TID Street	Sewer Utility	Water Utility	Storm Utility	TIF/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm			Total
2025	Larson St	Erling Ave	Termini	751	28	2	PUR	\$108,000			\$223,500								\$331,500	Pair with Glen
2025	Glen Rd	Larson St	Wisconsin Ave	850	21	3	PUR	\$94,200			\$322,100								\$416,300	Pair with Larson
2025	Badger St	Dale St	Farwell St	350	32	5	PUR	\$63,000			\$165,972								\$229,000	Pair with Dale St
2025	Dale St	Lexington St	Termini	850	32	4	PUR	\$122,241			\$286,755								\$409,000	Pair with Badger St
2025	McFarland Ct	Terminal Dr	Termini	634	32	4	PR	\$90,700											\$90,700	
2025	Lakeview Ave	Bremer Rd	Termini	686	22	3	PUR	\$99,295			\$286,953								\$386,300	
2025	Siggelkow Rd	CTH AB / Siggelkow Rd plus 601 ft	Pierce Rd / Siggelkow Rd	676	20	5	PR	\$66,000											\$66,000	
2025	Severson Rd	Lake Edge Rd	Farwell St	650	32	5	PUR	\$101,250			\$116,109								\$217,400	
2025	Yahara Dr	USH 51	Indian Mound Drive	1003	32	5	PUR	\$140,885			\$427,952	\$78,360							\$647,200	
2025	South Ct	Overlook Dr plus 600 ft	Yahara Drive	550			W				\$137,500								\$137,500	Pair with South Ct PUR
2025	Various						Hydrant Replacement				\$60,000								\$60,000	This work involves the removal of existing aged hydrants within the Village system and the replacement of those hydrants with new or salvaged hydrants.
2025		Glenway	Running Deer	256	8	N/A	Path Resurfacing							\$21,200					\$21,200	
2025		Cedar Ridge Park	Gazebo Loop	604	8	N/A	Path Resurfacing							\$49,900					\$49,900	
2025	Various					N/A	Path Resurfacing							\$28,900					\$28,900	
2025	Various					N/A	Sidewalk Replacements							\$100,000					\$100,000	
2025	Off-Street					N/A	Stormwater Treatment Device Maintenance										\$450,000	\$450,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investiagion and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.	
2025	Off-Street					N/A	Well 5- Preliminary Design									\$200,000		\$200,000	The Village completed a Water System Needs Assessment in 2023. This study projected that water usage rates would require the construction of a new well and house in 2024-2026.	
Year Total								\$885,572	\$0	\$0	\$2,026,841	\$78,360	\$0	\$200,000	\$0	\$200,000	\$450,000	\$3,840,900		

								PROJECT COSTS										General Comments	
Year	Street	From	To	Length	Width	Pvmt Rating	Action	Street	TIF/TID Street	Sewer Utility	Water Utility	Storm Utility	TIF/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm		Total
2026	Siggelkow Road	Catalina Parkway	CTH AB				RC	\$3,886,700			\$2,569,500	\$407,000		\$1,098,000				\$7,961,200	Reconstruction with Boulevard Section. Includes the addition of a new shared-use trail.
2026	Creamery/Elvehjem Road	Milwaukee Street	Country Walk Lane	3200	36	5	RC	\$474,600			\$49,500	\$346,900						\$871,000	This project is partially funded by a LRIP Supplemental Grant of \$400,000. The amount shown in the table reflects Village obligations.
2026	USH 51 WM Crossing	Dale Rd Xing & along USH 51					WR				\$204,500							\$204,500	Pair with Dale Curtian and Dale Rd
2026	Dale Curtian Rd	USH 51	Termini	600	32	5	PR	\$85,900										\$85,900	Pair with WM Crossing
2026	Dale Rd	Lake Edge Rd	USH 51	375	37	4	PUR	\$57,000			\$160,100							\$217,100	Pair with WM Crossing
2026		Black Walnut Ct	Wild Cherry Ln	370	8	N/A	Path Resurfacing							\$30,600				\$30,600	
2026	Various					N/A	Path Resurfacing							\$69,400				\$69,400	
2026	Various					N/A	Sidewalk Replacements							\$100,000				\$100,000	
2026	Off-Street					N/A	Stormwater Treatment Device Maintenance										\$450,000	\$450,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investiagion and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
2026	Off-Street					N/A	Well 5- New Construction									\$3,120,000		\$3,120,000	The Village completed a Water System Needs Assessment in 2023. This study projected that water usage rates would require the construction of a new well and house in 2024-2026.
2026	Off-Street						Well 4 Rehabilitation- Preliminary Design									\$175,000		\$175,000	The wells were reviewed in 2019 with WNDR staff. Several items were identified during the inspection, including: the pumps need to be pulled and inspected, piping needs painting as a means of protection from sweating, entry point sample taps are needed, A/C as a means of climate and humidity control is perferred, separate checmical room needs to be constructed, the vent is undersized and needs to be replaced, and significant electrical upgrades are required. The scope of this project is to address all of these issues, replace most of the well house itself to provide room for a generator and working space, replace all corrodede electrical/controls, and remove the right-angle backup engine.
2026	Off-Street						Holscher Water Tower									\$500,000		\$500,000	An inspection of the tower was performed in June of 2020 by Lane Tank Company. The results of the inspection included maintenance and painting recommendations with cost estimates. The total cost in this item includes addressing all maintenance and code items identified in the inspection as well as a full repainting of the interior and exterior of the tank. The exterior painting work would include provisions for full containment of overspray as well as the addition of a "McFarland" logo.
Year Total								\$4,504,200	\$0	\$0	\$2,983,600	\$753,900	\$0	\$1,298,000	\$0	\$3,795,000	\$450,000	\$13,784,700	

								PROJECT COSTS										General Comments	
Year	Street	From	To	Length	Width	Pvmt Rating	Action	Street	TIF/TID Street	Sewer Utility	Water Utility	Storm Utility	TIF/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm		
2027	Broadhead Street/CTH MN Phase 4B	North Peninsula Way	CTH AB	1958	36	6	RC	\$318,900			\$882,300	\$366,800						\$1,568,000	Partially paid for by Dane County. Amounts represent Village expenditures.
2027	N Terminal Drive	Lift Station 4	USH 51	3500	32	5	RC		\$2,412,686				\$657,987					\$3,070,700	
2027		Osborn Drive	Milwaukee St	640	8	N/A	Path Resurfacing							\$52,900				\$52,900	
2027	Various					N/A	Path Resurfacing							\$47,100				\$47,100	
2027	Various					N/A	Sidewalk Replacements							\$100,000				\$100,000	
2027	Off-Street					N/A	Stormwater Treatment Device Maintenance										\$350,000	\$350,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investiagion and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
Year Total								\$318,900	\$2,412,686	\$0	\$882,300	\$366,800	\$657,987	\$200,000	\$0	\$0	\$350,000	\$5,188,700	
2028	South Ct	Burma Rd	Overlook Dr plus 600 ft	1200	18	3	PUR	\$186,842			\$395,155							\$582,000	This budget includes the addition of curb and gutter from Overlook Drive to the end
2028	Marsh Rd	Red Oak Trl / Wellington Cir	Siggelkow Rd	739	44	5	PR	\$228,500										\$228,500	This estimate includes concrete pavement replacement at the intersection with Siggelkow
2028	Marsh Rd	Eighmy Rd	Red Oak Trl / Wellington Cir	2000	42	5	PR	\$361,900										\$361,900	
2028		Soccer Parking Lot				4	Parking Lot	\$108,600										\$108,600	
2028	Various					N/A	Path Resurfacing							\$100,000				\$100,000	
2028	Various					N/A	Sidewalk Replacements							\$100,000				\$100,000	
2028	Off-Street						Well 4 Rehabilitation									\$1,445,000		\$1,445,000	The wells were reviewed in 2019 with WNDR staff. Several items were identified during the inspection, including: the pumps need to be pulled and inspected, piping needs painting as a means of protection from sweating, entry point sample taps are needed, A/C as a means of climate and humidity control is perferred, separate checmical room needs to be constructed, the vent is undersized and needs to be replaced, and significant electrical upgrades are required. The scope of this project is to address all of these issues, replace most of the well house itself to provide room for a generator and working space, replace all corrodede electrical/controls, and remove the right-angle backup engine.
2028	Off-Street					N/A	Stormwater Treatment Device Maintenance										\$350,000	\$350,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investiagion and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
Year Total								\$885,842	\$0	\$0	\$395,155	\$0	\$0	\$200,000	\$0	\$1,445,000	\$350,000	\$3,276,000	

								PROJECT COSTS											
Year	Street	From	To	Length	Width	Pvmt Rating	Action	Street	TIF/TID Street	Sewer Utility	Water Utility	Storm Utility	TIF/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm	Total	General Comments
2029	Triangle Street	Siggelkow Rd plus 2700 feet	Voges	2609	40	6	RC		\$1,267,300				\$419,100					\$1,686,400	This estimate amount includes the installation of a new path from Siggelkow to Voges.
2029	Wisconsin Ave	Bremer Rd / Norma Rd	Termini	318	20	3	PUR	\$58,796			\$104,019							\$162,900	
2029	Field Ave	Erling Ave	Card Ave	650	42	4	PUR	\$117,700			\$183,801							\$301,600	
2029	Wild Flower Ct	Country Walk / Forest Ridge Ct	Termini	264	32	5	PR	\$37,800										\$37,800	
2029	Lake Edge Dr	South Ct	loop	400	35	6	PUR	\$48,413			\$117,245							\$165,700	
2029	Beckler	Card Ave	Erling Ave	264	26	5	PR	\$31,800										\$31,800	
2029	Bird Song Ct	Morning Dove Dr	Termini	158	32	5	PR	\$22,600										\$22,600	
2029	Morning Dove Dr	Hidden Farm Rd plus 422 ft	Country Walk / Spring Pond Ct	423	32	5	PR	\$60,500										\$60,500	
2029	Morning Dove Dr	Hidden Farm Rd	Bird Song Ct	320	32	5	PR	\$45,800										\$45,800	
2029	Burma Rd	Overlook Dr / South Ct	USH51	640	32	4	PR	\$91,600										\$91,600	
2029	Various					N/A	Path Resurfacing							\$100,000				\$100,000	
2029	Various					N/A	Sidewalk Replacements							\$100,000				\$100,000	
2029	Off-Street					N/A	Stormwater Treatment Device Maintenance										\$350,000	\$350,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investiagion and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
							Year Total	\$515,009	\$1,267,300	\$0	\$405,065	\$0	\$419,100	\$200,000	\$0	\$0	\$350,000	\$3,156,700	
2030	Creamery/Elvehjem Road	Elvehjem	CTH AB	7132	36	5	RC	\$894,300			\$411,300	\$346,900						\$1,652,500	
2030	Various					N/A	Path Resurfacing							\$100,000				\$100,000	
2030	Various					N/A	Sidewalk Replacements							\$100,000				\$100,000	
2030	Off-Street						Well 3 Rehabilitation Preliminary Design									\$175,000		\$175,000	The wells were reviewed in 2019 with WNDR staff. Several items were identified during the inspection, including: the pumps need to be pulled and inspected, piping needs painting as a means of protection from sweating, entry point sample taps are needed, A/C as a means of climate and humidity control is preferred, separate checmical room needs to be constructed, the vent is undersized and needs to be replaced, and significant electrical upgrades are required. The scope of this project is to address these issues, replace all corroded electrical/controls, update the backup generator, and remove the right-angle backup engine.
2030	Off-Street					N/A	Stormwater Treatment Device Maintenance										\$350,000	\$350,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investiagion and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
2030	Off-Street						Lift Station 2 Force Main								\$450,000			\$450,000	The Lift Station #2 Force Main is approaching 40 years of age and is a cast iron force main. Capacity improvments to this force main will need to be constructed in coordination with any reconstruction and capacity increases of lift station 2.
							Year Total	\$894,300	\$0	\$0	\$411,300	\$346,900	\$0	\$200,000	\$450,000	\$175,000	\$350,000	\$2,827,500	

								PROJECT COSTS										General Comments		
Year	Street	From	To	Length	Width	Pvmt Rating	Action	Street	TIF/TID Street	Sewer Utility	Water Utility	Storm Utility	TIF/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm			Total
2031	Black Walnut Dr	Wild Cherry Ln	Smith Ridge Rd	1267	36	6	PR	\$200,500											\$200,500	The wells were reviewed in 2019 with WNDR staff. Several items were identified during the inspection, including: the pumps need to be pulled and inspected, piping needs painting as a means of protection from sweating, entry point sample taps are needed, A/C as a means of climate and humidity control is preferred, separate checmical room needs to be constructed, the vent is undersized and needs to be replaced, and significant electrical upgrades are required. The scope of this project is to address these issues, replace all corroded electrical/controls, update the backup generator, and remove the right-angle backup engine.
2031	Black Walnut Dr	Smith Ridge Rd	Siggelkow Rd / Carncross Dr	1900	36	6	PR	\$300,600											\$300,600	
2031	Black Walnut Dr	Black Walnut Ct / Leanne Ln plus 316 ft	Wild Cherry Ln	106	36	5	PR	\$16,800											\$16,800	
2031	Off-Street						Well 3 Rehabilitation									\$1,545,000			\$1,545,000	
2031	Various					N/A	Path Resurfacing							\$100,000					\$100,000	
2031	Various					N/A	Sidewalk Replacements							\$100,000					\$100,000	
2031	Off-Street					N/A	Stormwater Treatment Device Maintenance										\$350,000		\$350,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investiagion and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
Year Total								\$517,900	\$0	\$0	\$0	\$0	\$0	\$200,000	\$0	\$1,545,000	\$350,000	\$2,612,900		
2032	N Bremer Road	Erling Ave	Bellevue Ct	1000	32	6	PUR	\$184,584			\$385,082								\$569,700	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investiagion and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
2032	Ahren Ln	Meredith Way	Exchange St	528	32	7	PR	\$75,600											\$75,600	
2032	S Bremer Road	Larson Beach Rd plus 200 ft	Bellevue Ct	1200	32	7	PUR	\$234,231			\$642,200								\$876,500	
2032	Brendan Ct	Termini	Meredith Way	211	32	7	PR	\$30,200											\$30,200	
2032	Cardinal Dr	Curtis St	Sauk Ln	739	36	6	PR	\$116,900											\$116,900	
2032	Calico Ct	Marsh Rd / Calico Dr	Termini	580	32	5	PR	\$83,000											\$83,000	
2032	Various					N/A	Path Resurfacing							\$100,000					\$100,000	
2032	Various					N/A	Sidewalk Replacements							\$100,000					\$100,000	
2032	Off-Street					N/A	Stormwater Treatment Device Maintenance										\$350,000		\$350,000	
Year Total								\$724,515	\$0	\$0	\$1,027,282	\$0	\$0	\$200,000	\$0	\$0	\$350,000	\$2,301,900		
2033	Valley Drive	Siggelkow Road	Ridge Road	2600	42	6	p	\$843,406											\$843,500	Includes new sidewalk, one side. Sidewalk is not in capital improvement plan.
2033	Various					N/A	Path Resurfacing							\$100,000					\$100,000	
2033	Various					N/A	Sidewalk Replacements							\$100,000					\$100,000	
2033	Off-Street					N/A	Stormwater Treatment Device Maintenance										\$350,000		\$350,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investiagion and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
Year Total								\$843,406	\$0	\$0	\$0	\$0	\$0	\$200,000	\$0	\$0	\$350,000	\$1,393,500		

								PROJECT COSTS											
Year	Street	From	To	Length	Width	Pvmt Rating	Action	Street	TIF/TID Street	Sewer Utility	Water Utility	Storm Utility	TIF/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm	Total	General Comments
10	2034	Overlook Dr	Burma Rd / South Ct	South Ct	1373	18	8	PUR	\$181,072		\$444,533							\$625,700	
10	2034	Erling Ave	Bremer Rd	Terminal Dr	700	36	8	PUR	\$89,100		\$200,000							\$289,100	
10	2034	Norma Rd	Termini	Bremer Rd / Wisconsin Ave	898	36	8	PUR	\$130,100		\$363,600							\$493,700	
10	2034	Renee Ct	Lewis Lane	Exchange St	1676	32	4	PUR	\$238,359		\$492,896							\$731,300	
10	2034	Various				N/A	Path Resurfacing							\$100,000				\$100,000	
10	2034	Various				N/A	Sidewalk Replacements							\$100,000				\$100,000	
10	2034	Off-Street				N/A	Stormwater Treatment Device Maintenance										\$350,000	\$350,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investiagion and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
Year Total								\$638,631	\$0	\$0	\$1,501,029	\$0	\$0	\$200,000	\$0	\$0	\$350,000	\$2,689,800	
11	2035	Main St	Eighmy Rd	Broadhead St	1000	32	5	PUR	\$229,377		\$489,479							\$718,900	
11	2035	Sighting Road	Johnson St	Marsh Woods Drive	720	32	4	PUR	\$106,501		\$235,714							\$342,300	
11	2035	Everglade Ct	Termini	Marsh Woods Drive	142	38	4	PR	\$23,600									\$23,600	
11	2035	Forest Lawn Cir	Summer Trail Rd	Termini	463	36	4	PUR	\$106,501		\$235,714							\$342,300	
11	2035	Hough St	Main St	Milwaukee St	397	32	4	PR	\$56,800									\$56,800	
11	2035	Hillside Ct	Termini	Pheasant Run	196	36	4	PUR	\$40,339		\$99,417							\$139,800	
11	2035	Jager Rd	Termini	Exchange Street	670	16	4	PUR	\$54,403		\$103,761							\$158,200	
11	2035	Various				N/A	Path Resurfacing							\$100,000				\$100,000	
11	2035	Various				N/A	Sidewalk Replacements							\$100,000				\$100,000	
11	2035	Off-Street				N/A	Stormwater Treatment Device Maintenance										\$350,000	\$350,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investiagion and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
Year Total								\$617,521	\$0	\$0	\$1,164,086	\$0	\$0	\$200,000	\$0	\$0	\$350,000	\$2,331,900	

							PROJECT COSTS											General Comments	
Year	Street	From	To	Length	Width	Pvmt Rating	Action	Street	TIF/TID Street	Sewer Utility	Water Utility	Storm Utility	TIF/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm		Total
2036	Broadhead Street/(Wisconsin St		Main St	376	38	9	PUR	\$69,364			\$137,262							\$206,700	
2036	Leanne Ln	Scott St	Broadhead St	782	32	7	PUR	\$117,651			\$260,199							\$377,900	
2036	Rivercrest Dr	Burma Rd	Yahara Drive	1200	28	4	PR	\$153,400										\$153,400	
2036	Various					N/A	Path Resurfacing							\$100,000				\$100,000	
2036	Various					N/A	Sidewalk Replacements							\$100,000				\$100,000	
Year Total								\$340,415	\$0	\$0	\$397,461	\$0	\$0	\$200,000	\$0	\$0	\$0	\$938,000	
TOTAL FOR YEARS 1-12								\$11,686,210	\$3,679,986	\$0	\$11,194,119	\$1,545,960	\$1,077,087	\$3,498,000	\$450,000	\$7,160,000	\$4,050,000	\$44,342,500	

**2025-2029
CAPITAL
IMPROVEMENT
PLAN (CIP)**

Appendix D

**Park System
Capital
Improvements
2025-2034**

McFarland Parks Capital Improvement Plan

Project/Amenity	Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Notes
Small Projects, Furniture, Equipment	Varies	28,500	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	General application on the replacement of items and new small amenities.
Equipment	Varies		165,000			155,000			165,000			Annually Parks considers various equipment needs to support operations.
Planning	Varies	20,000										Conservancy Recommendations (2025).
Playground, Park Amenities	Case by Case	160,000	150,000		175,000		180,000		185,000		195,000	Update old playground equipment. Locations to be determined in CIP.
Bathrooms	Case by Case			170,000		180,000		190,000		200,000		New bathroom facilities within system. Locations to be determined in CIP.
Pedestrian Path (Trails)	Case by Case	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	Continued maintenance from year to year of existing trail system.
Property Acquisition	Case by Case		TBD		TBD		TBD		TBD		TBD	Review available opportunities, could happen sooner or later.
Parking Lot, Shelter, Playground (Phase 2)	Community Park	250,000		1,500,000		500,000						Part 1 (2025) - Initial Parking Lot...Part 2 (2027) - Shelter...Part 3 (2029) - Finish
Trails, Pump Track, Prairie Restoration (Phase 3)	Community Park						50,000	500,000				Design 2030 and Construct 2031. All remaining items but for new facility.
Indoor Athletic Complex (Phase 4)	Community Park								50,000	250,000	5,000,000	Plan (Operations) 2032, Design 2033, & Construct 2034. Year round complex.
McFarland Park Facility Purchase	McFarland Park		250,000									Village paid for a portion when constructed, would need to payoff remaining debt.
Fitness Court, Trails, Baseball, Playground (Phase 3)	McFarland Park						90,000	425,000	425,000			Design 2030 and Construct 2031/2032. Fill in support elements, new amenities.
Aquatics (Phase 4)	McFarland Park								750,000	8,500,000		Plan/Design 2031-2032 and Construct 2033.
Improvements	Brandt Park	15,000					250,000					Batting Cages (2025) and Parking Lot (2030).
Band Shelter, Event Space	Arnold Larson Park						150,000		850,000			Plan/Design 2030 and Construct 2031/2032.
Shelter/Bathroom Facility	Egner Park			175,000	1,895,000							Design 2027 and Construct 2028. Shared with water utility and pump house.
Lower Yahara River Trail (Phase 1)	Urso/Schuetz Park						50,000	250,000				Design/Grant Application 2030 and Construct 2031. Southern entrance thru park.
Disc Golf Facility/Trailhead (Phase 2)	Urso/Schuetz Park						100,000	750,000				Design 2030 and Construct 2031. Second facility to support east park, trail.

	573,500	680,000	1,960,000	2,185,000	950,000	985,000	2,230,000	2,540,000	9,065,000	5,310,000
Parks Fund	200,000	190,000	335,000	190,000	395,000	285,000	230,000	290,000	200,000	100,000
General Capital Revenue	3,500	43,250								
Fundraising										
Grants										
Intergovernmental										
Other Funds			125,000	1,545,000						
Private Funding								750,000	8,500,000	5,000,000
Borrowing	370,000	446,750	1,500,000	450,000	555,000	700,000	2,000,000	1,500,000	365,000	210,000

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, July 23, 2024

SECTION: Business

DEPARTMENT: Administration

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action regarding the 2025 Budget Review/Adoption Schedule and Planning Memorandum.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

Enclosed is the planning memo for the 2025 Budget Process. This mainly sets the schedule for the development of the budget, its transmittal, and subsequent review/approval by the Village Board. We are working on finalizing the action plans to address the goals and objectives as well as the capital improvement plan, while that work is finishing the budget development process begins by Village Staff. This again is typically a brief discussion as we generally talk about the process and make sure there are no conflicts in the dates which had been provided previously. Additionally, the format for submitting changes in the the budget process is included as well.

We included this item also on the Committee of the Whole agenda held earlier in the evening. If discussion took place there, then simply action is needed here to approve the planning memo which sets the schedule. If more time is needed to discuss, that can certainly also be made possible during the Village Board meeting too.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended Action:

Motion, second to approve the 2025 Budget Review/Adoption Schedule and Planning Memorandum.

ATTACHMENTS:

1. 2025 Budget Planning Memo 07182024 mgs



Memorandum

To: Village Board of Trustees

From: Matthew G. Schuenke, Village Administrator 

Date: July 18, 2024

Re: **2025 Budget Planning Memorandum**

Executive Summary

At the beginning of the creation of any budget, it is common to plan out the process in which they will set funding for the coming year. The Village continues to build on its success through the development of an annual budget for 2025 that will meet our service needs, is transparent, and moves the Village forward in accomplishing its objectives. This memorandum will establish a process to review the budget document and set different timing mechanisms when certain aspects of the review should be completed.

Goals and Objectives

Annually the Village Board holds a retreat to review the former year's goals and objectives as well as set new benchmarks for the coming year. Three meetings were held on June 5th, June 25th, and July 9th to draft the Goals and Objectives for the coming year. Most of this work continues to evolve from what was established in 2020 through the Strategic Plan and carries forward these initiatives as appropriate with updates identified where appropriate. The next meeting(s) will be scheduled on August 7th to meet with Department Heads to review the drafted action plan to accomplish the Goals and Objectives. It is anticipated the Village Board will finalize this process at its meeting on 27th to accept the document and complete the process for this year.

Capital Improvement Planning

Planning our capital needs for the next 5 years has also coincided with the goal setting process beginning in June and scheduled to wrap up in August. This planning work into the future helps to forecast our debt needs based on anticipated capital projects and their costs. It has included reviews by applicable Committees gathering input for their local term plans as well as considering updated needs from Staff within their respective Departments. This process is expected to be completed in August with the first year of that plan build into the 2025 Budget process for the Capital Projects Fund.

Process and Schedule

Please note the following process and corresponding schedule that was previously set through the board's annual calendar:

TASK	OWNER	DEADLINE
Budget Transmitted to Village Board	Village Board	Sept 24, 7 pm
Notice of Public Hearing Published	Staff	Oct 3
Budget Review 1 (Special)	Village Board	Sep 30, 6 pm
Budget Review 2 (Regular)	Village Board	Oct 8, 7 pm
Budget Review 3 (Special)	Village Board	Oct 10, 6 pm
Budget Review 4 & Public Hearing (Regular)	Village Board	Oct 22, 7 pm
Deadline for Trustees to Submit Change Items	Village Board	Oct 25
Utility Review	PWUC	Oct 28, 6 pm
Budget Review 5 (Discuss Trustee Changes -Special)	Village Board	Oct 29, 6 pm
Budget Review 6 (Action Trustee Changes - Special)	Village Board	Nov 7, 6 pm
Budget Review 7 (<i>OPTIONAL</i> , as needed - Regular)	Village Board	Nov 12, 7 pm
Adopt Budget (Regular)	Village Board	Nov 26, 7 pm

The above schedule provides for 7 different meeting times for the Village Board to meet to consider the budget prior to its adoption. Additionally, the Public Works and Utilities Committee will conduct their review of the utility funds within this timeframe. It is very important that we are efficient in our review process to complete the entire review of the budget within meetings 1-3. This will allow the bulk of the document to be reviewed prior to the Public Hearing within meeting 4 and also prior to the deadline for board members to submit changes. Meetings 5 and 6 are dedicated to the review of submitted changes while meeting 7 is optional to address any last-minute issues.

Village Board Changes

Through the Village Board's review of this document there will be discussions regarding certain changes that might be desired. We have always had a process to collect these changes from the board members and discuss their applicability to the funding plan prior to final adoption of the budget. The following process has been established:

- Budget Change Requests – Village Staff will distribute a digital form for board members to submit detailed requests. The intent here is for each member to provide enough information to understand the amount, utilization, changes, and other general information related to the request. This form will be released to the Village Board when the budget is transmitted on September 24th.
- Request Deadline – The final deadline to submit changes will be on October 25th but board members are encouraged to submit changes up until that point. As an example, if a Trustee hears a change they would like to consider through the budget review meeting on October 10th then they should immediately submit the form. Staff will collect these forms and track them for discussion by the Village Board later in the process.
- Change Discussion – Staff will compile the change requests into a single format for the board to review as part of its meeting on October 29th. This meeting will be solely to discuss changes submitted. Staff will display submitted changes and the board member submitting the change will present the request for the board to discuss. It will be very important in this process at this point in the review that all questions, comments, and concerns are announced so they can be addressed through this meeting. Some things may require follow up as far as additional background which then can be deferred to the next meeting as part of the action consideration.
- Change Action – Change requests will be acted on at the meeting on November 7th. Some discussion likely carries over from the previous meeting, but the intent here is to be efficient as we consider items for action meaning a lot of the work should have been completed by this point and it is simply a matter of working through the items one by one to see which move forward and which do not.