

**Wednesday, July 31, 2024**

**5:30 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/88979374013>

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

Webinar ID: 889 7937 4013

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

1. CALL TO ORDER.
2. ROLL CALL.
3. PUBLIC APPEARANCES.
  - a. This is an opportunity for members of the public to address the Committee of the Whole 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 Committee 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 Committee 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 Committee for their consideration. Please adhere to the 3-minute time limit. Additionally, you may send your public comments to [village.clerk@mcfarland.wi.us](mailto: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.
4. APPROVAL OF MINUTES.
  - a. Motion to approve the minutes of the October 10, 2023 meeting.
5. BUSINESS.
  - a. Presentation of and discussion on public engagement plan for the conceptual schematic design of the McFarland Community and Municipal Center Project.
  - b. Discussion regarding the proposed McFarland 2025-2029 Capital Improvement Plan.
6. 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)

## 7. ADJOURNMENT.

Any person who has a qualifying disability as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format should contact the McFarland Municipal Center at (608)838-3153, 5915 Milwaukee Street, McFarland, Wisconsin, or [village.clerk@mcfarland.wi.us](mailto: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  
**Committee of the Whole Minutes**

*Tuesday, October 10, 2023 - 5:30 PM*

**1. CALL TO ORDER.**

President Carolyn Clow called the Committee of the Whole meeting to order at 5:30 PM in Community Room.

**2. ROLL CALL.**

Village Board members present: Village Trustee Hilary Brandt, Village Trustee Stephanie Brassington, Village President Carolyn Clow, Village Trustee Luke Fessler, Village Trustee Michael Flaherty, Village Trustee TJ Jerke, Village Trustee Edward Wreh(joined at 5:32 p.m.)

Village Board members not present: None.

Staff Present: Administrator Matt Schuenke and Deputy Administrator/Clerk Cassandra Suettinger.

**3. Tour of the McFarland Municipal Center - The purpose of the tour is to view the vacated space within the Municipal Center to conceptualize options for the Community Center. No matter shall be considered nor shall any action be taken by the Village Board during the tour.**

At 5:32 p.m. the Board exited the Community Room and toured the Municipal Center. The Board returned to the Community Room at 6:02 p.m. to commence the rest of the agenda.

**4. PUBLIC APPEARANCES.**

*This is an opportunity for members of the public to address the Committee of the Whole 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 Committee 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 Committee 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 Committee for their consideration. Please adhere to the 3-minute time limit. Additionally, you may send your public comments to [village.clerk@mcfarland.wi.us](mailto:village.clerk@mcfarland.wi.us) to be included as part of the meeting.*

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

None.

**5. APPROVAL OF MINUTES.**

*Motion to approve the minutes of the September 26, 2023 Committee of the Whole meeting.*

Motion by Village President Carolyn Clow, second by Village Trustee Stephanie Brassington, to approve the minutes of the September 26, 2023 Committee of the Whole

meeting. Motion carries 7 - 0 - 0 by acclamation.

**6. BUSINESS.**

*a. Discussion and presentation on the Communications & Engagement Plan by Revelation PR, Advertising & Social Media.*

Revelation PR, Advertising & Social Media presented the draft Communications & Engagement Plan. Board Members provided feedback. The Committee directed staff to place the finalized plan on the next Village Board meeting for approval.

**7. SCHEDULE NEXT MEETING DATE.**

**8. ADJOURNMENT.**

Motion by Village Trustee Stephanie Brassington, second by Village Trustee TJ Jerke, to adjourn at 6:54 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



**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Wednesday, July 31, 2024

**SECTION:** Business

**DEPARTMENT:** Administration

**CONTACT:** Matt Schuenke, Village Administrator

**AGENDA ITEM:** Presentation of and discussion on public engagement plan for the conceptual schematic design of the McFarland Community and Municipal Center Project.

**PREVIOUS ACTION:**

The Village Board worked on developing the Master Plan from 2022-2023.

The Village Board approved a contract for owner's representative services at its meeting on December 12, 2023.

The Village Board approved a contract for architectural services at its meeting on January 23, 2024.

The history of the community center concept to date was reviewed with the Village Board at its July 9, 2024 meeting.

**ISSUE SUMMARY:**

Please find enclosed the engagement plan that outlines the presentation of the conceptual schematic design for the McFarland Community and Municipal Center Project. This meeting is simply an opportunity for the board to discuss the enclosed engagement plan itself as a means to consider it for advancement.

The plan is for the Village to share with the public the details of the project to date in order to get their input and feedback on what would be proposed for construction should it later advance.

The conceptual schematic design that would be shared includes the detailed floor plan, site plan, elevations, interior/exterior renderings, cost estimates, and timeline projections. The work to prepare this information began in February of this year after the architect for the project was hired in January to build the design following acceptance of the Master Plan in 2023.

After this meeting, the Village Board may proceed with implementation of the engagement plan to share these details beginning next month starting with a review by the Village Board tentatively scheduled on August 15, 2024.

**FINANCIAL/BUDGET IMPACT:**

Costs associated with the project are forecasted within the Master Plan for both options. Option #2 costs as have been studied to date were included within the accepted 2024-2028 Capital Improvement Plan, 2024 Budget, and drafted 2025-2029 Capital Improvement Plan. This will



be continued to be presented and studied as the design progresses within the engagement phases. New cost estimates will be presented as part of the engagement plan aligned with the proposed design.

**VILLAGE PLAN REFERENCE:**

**2017 Facilities Master Plan - ([Plan Link](#))** - This plan created the idea of a public safety use moving out of the existing Municipal Center to make room for the Community Center. This 2017 effort also established space needs for other Departments that are remaining within the facility and those estimates will be revisited as a result of this work.

**2019 Public Safety Analysis - ([Plan Link](#))** - This study was developed to better understand future operational and capital needs of the two Public Safety Departments. It helped review service provided to make recommendations to guide future staffing decisions, service delivery formats, and capital needs including facility space and equipment.

**2022 Library Space Needs Study - ([Plan Link](#))** - This plan was accepted by the Library Board at its meeting in July of 2022 as it considered options for facility improvements. The work of this Master Plan does not need to revisit this work, but simply understand it as background and relate to it as practicable.

**2023 McFarland Municipal Center Campus Master Plan - ([Plan Link](#))** - This plan was meant to look at prior studies surrounding the Community Center, remaining Municipal Center Departments, Youth Center, and Library to plan for growth of the Municipal Center. Now that the Public Safety users were to vacate, what are our options for reuse of the facility itself and the surrounding public spaces that connect it. The Village Board approved moving forward with Option #2 as a means to transition into the next phase of the project to design the improvement.

**2023-2024 McFarland Strategic Implementation Plan - ([Plan Link](#))** - This plan sets the goals and objectives approved by the Village Board. The work to develop a Community Center as envisioned within the Master Plan presents one of the highest priorities of the board in the coming year within Goal A specifically states to complete the Master Plan in order to help guide future decisions on use of the facility. This plan transitioned the Village into the design phase with the next year of the plan for 2024-2025 currently in development.

**2024-2028 Capital Improvement Plan - ([Plan Link](#))** - Annually the Village Board works with Village Staff to prepare a plan for what the capital needs are for the next five years. Upon its conclusion the next plan year is then entered into the budget process for consideration of adoption to move forward moving from plan to implementation. Last year's version of this plan was accepted with funding to move forward with Option #2 of the Master Plan for the development of a Community Center. The Community Center had been included within this plan before since at least 2020 in various formats, but this represented the first time the full project as conceived within the actual plan was accounted for within the long range planning.

**ORDINANCE REFERENCE:**

None.



**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

No action needed on this item. Presented for discussion within this meeting.

**ATTACHMENTS:**

1. Community Center Comms & Engagement Plan - DRAFT - FINAL - 07.19.2024

# Community Center Communications & Engagement Plan

## Project Mission and Vision

- Creation of a multi-generational community center that creates functional space for senior services, youth services, remaining Departments, planned expansion of the library, connecting Village Plaza, and adjoining outdoor public spaces including the development of programs to serve seniors, youth, and families.

## Plan Purpose

- For the Village to engage the public in discussion on a new multi-generational community center and proposed conceptual schematic design plans. Given the investment that would be required by the Community, feedback and engagement are needed to provide direction on how the plan/project advances. It is important for residents to review what is proposed for the Community Center and that their voice be captured to ensure the Community's vision is seen within the Community Center.

## Key Messages

- *History of the project* – Inform the public as to why this project was conceptualized and progressed to this point and illustrate the investment that's already been made.
  - A community center was proposed and progressed based on real, concrete community needs.
  - While we understand that additional perceived and seemingly-conflicting needs have emerged for some community members with regards to costs, the original needs that will be met by this project have not changed—for many, this is still the solution they've been waiting for.
  - Community input has been a driving force throughout the life of this project to date, and that is not changing—we have been listening, and we continue to listen.
  - The community has already made significant investments in this project and now needs to decide how the next stages progress.
- *Services and Benefits to the Community* – Expand on information and detail the benefits this project has been devised to offer to the community, demonstrating that the project is personally relevant to each community member.

- The community center will allow the Village to expand and add vital and high-demand services and better serve existing residents.
- Community members in the stages of life in which we all typically require the most support (youth and seniors) will reap proportionate benefits, but those in all stages of life will ultimately benefit.
- Our community is growing, which means more people need access to services and amenities—this investment ensures that the Village will not only expand service access for current residents, but also that we have room to grow so we're not stretched too thin to maintain our level of service to the existing community, even as we must expand to additionally serve new community members.
- *Financial implications* – Inform the public, accurately and completely, about the upfront investment associated with this project, and the anticipated return on that investment, at the individual/household level.
  - There will always be an upfront financial cost, whether we proceed now or in the future, and that financial cost will likely grow the longer we wait.
  - In calculating the true cost of any project, we also need to account for the costs of inaction and include in our considerations the ways the project could save residents money in other areas.
  - We also can't forget that there are significant, proven social, wellness, and civic health benefits to consider with this particular project—we pay a whole other price when we don't care for these areas of life.
  - We stand by this project as a necessary and wholly worthwhile investment in our community's overall and long-term health and wellbeing, inclusive of our financial, social, individual, and civic health.
- *This is your Community Center* – The community center is for the community, and while it certainly provides our staff the ability to better serve the community, it also creates vast and invaluable opportunities for the community to meet, gather, teach, learn from, and truly serve *one another* in ways that only a *real community* can, in the tradition of villages throughout history, including that of *this* village, and in ways that are becoming increasingly rare.
  - The Village wants to hear from the community: what are your dreams for this space? How can you see yourself and your family, friends, neighbors using it? For all that it has to offer, what can you see yourself offering back to it, to your community? What memories can you create here, for yourself, for others?
- *Data on what a Community Center does to enhance a community.* The engagement plan needs to show data and the positive impacts community centers provide. Those benefits include increased socialization (important for all ages, but especially vital for older members of the community or those who feel isolated), better connectivity, positive impact on the lives of youth, promotion of healthy living, encouragement of creativity and culture, etc.

## Stakeholders

- *Seniors* - Various groups including but not limited to exercise groups, recreation groups, nutrition program participants, social program participants, health and wellness groups.
- *Youth* – Youth Center as well as other youth-related groups.
- *Library Users* – Various groups including the Library Board, Friends of the Library, library staff, program users.
- *McFarland School District Recreation Staff*
- *Community Groups – Current Users* - including but not limited to Community Recreation groups (McFarland Baseball, McFarland Hockey, McFarland Ice Arena Board, Friends of McFarland Parks, McFarland Bocce), Girl and Boy Scouts (various), McFarland Lions and Lionesses, Community Festival, 911 Dispatcher apprenticeship program, 4-H, McFarland Historical Society, Lake Waubesa Conservation Club, McFarland Equity Project.
- *Community Groups – Non-current users, general* - including but not limited to McFarland Optimist Club, Indigenous Solidarity Collective, McFarland Food Pantry, various other community recreation partners not utilizing the Municipal Center (youth basketball, football, softball, soccer, Sharks), Centro Hispano, McFarland LGBTQIA+.

## Timeline

Date	Meeting	Description
Jul 09	Village Board	Community Center Background
Jul 23	Committee of the Whole	Overview of Communications & Engagement Plan, plans to present Conceptual Schematic Design.
Aug 15	Committee of the Whole	Presentation of Conceptual Schematic Design.
Aug 28	Senior Outreach Committee	Presentation of Conceptual Schematic Design.
TBD	Youth Center Board	Presentation of Conceptual Schematic Design.
Sep 03	Library Board	Presentation of Conceptual Schematic Design.
Sep 04	Public Information Meeting	Presentation of Conceptual Schematic Design.
Sep 24	Committee of the Whole	Discussion/Direction on input received through

		engagement and updates thus far to the Conceptual Schematic Design.
Oct 08	Committee of the Whole	Future meetings as needed.

## How are we going to Communicate?

- Village Government Meetings (listed above in timeline)
- Website – We will create a project landing page as a space to store plans, link videos, and share information.
- Focus Groups – Current and non-current users of the Municipal Center will be invited to come share feedback. *Date(s) TBD*
- Focus Groups – Business Community – The McFarland Chamber of Commerce and Businesses of the Community will be invited to come share feedback. *Date TBD*
- Community Conversations – Staff and Elected Officials will attend a variety of community events to hold office hours and garner feedback and engagement surrounding the project.
  - Current Event suggestions include:
    - Annual Senior Picnic – August 29 from 11:30 a.m. to 1:30 p.m. *Elected Officials present to have conversations.*
    - Senior Coffee Hour – September 11 at 9 a.m.
    - Senior Meal site – M/W/F at noon.
    - Library End of Summer Party – August 28 from 5:30 to 7:30 p.m.
    - Youth Center – TBD *MYC to provide applicable programs and dates.*
- Public Information Meeting
  - September 4 – In-Person
  - September 5 or September 12 – Virtual Zoom with break out rooms
- Facebook Live – The Village Administrator will go on Facebook Live to present on the project and answer questions.
  - Possible Date: September 7
  - Additional session the week of September 9
- Additional Communications Mediums – We have a wealth of communications mediums, each serving its own unique purpose and reaching a unique audience. We will strategically utilize a mix of these mediums (see Appendix A) in a responsive and emergent fashion to further inform and engage the public throughout this process.

## Deliverables

These are the work products created to date that we are working to share with the public to encourage engagement and solicit feedback on our work. Creating a list here helps to make sure we have compiled all of the materials and information needed to effectively and comprehensively communicate our work to the public, engaging the community in the process and ensuring they feel prepared to give informed input.

- Floor Plan
  - First Floor
  - Second Floor
- Site Plan
  - Plaza Option
  - Transportation Option (One Way Milwaukee Street)
- Aesthetics
  - Internal Renderings
  - External Renderings
  - Elevations
- Operational Dialogues
  - Senior Outreach transition to Community Services
  - Youth Center transition to Youth Services within the Library
- Costs
  - Expenses
  - Revenues
- Timeline

# Appendix A: Media Assets & Opportunities Inventory

## Owned Newsletter Publication Dates

- *Lookout* – August 1 (deadline July 31)
- *Senior News* – ~August 1 (deadline ?)
- C&ED Email - ~August 1 (deadline ?)
- *Lookout* – August 15 (deadline August 14)
- *Lookout* – August 29 (deadline August 28)
- *Senior News* – ~September 1 (deadline ?)
- C&ED Email - ~September 1 (deadline ?)
- *Lookout* – September 12 (deadline September 11)
- *Lookout* – September 26 (deadline September 25)
- *Outlook* – September 26 (deadline August 9)
- *Senior News* – ~October 1 (deadline ?)
- C&ED Email - ~October 1 (deadline ?)
- *Lookout* – October 10 (deadline October 9)
- *Lookout* – October 24 (deadline October 23)

## Additional Owned Publications/Media

- Webpage [dedicated page on site] – ASAP, largely evergreen, can update as needed
- “This Week in Meetings” [blog/social media] – Monday mornings
- Blog feature posts – as needed
- Blog “end matter” [“related content” links, promo blurbs, ads] – as needed/reconcilable with blog post core content
- News flash feature items – as needed
- VoM social media feature posts – as needed
  - Additional accounts held by Library, Fire & Rescue, Police departments – can provide assets/copy as needed, when relevant to their audiences
- Facebook ads – as needed
- Mass email campaigns – as needed
- Cable channel/YouTube – as needed, within realm of feasibility
- Carousel [Municipal Center, PSC, Library] – as needed

- Direct mailings/postcards – as needed
- Physical signage [fliers, yard signs, banners] – as needed
- Special issue print materials [pamphlets, brochures] – as needed, for events/tabling or general distribution at Municipal Center/library

## Borrowed Media Opportunities

- Contribute items to the communications of other organizations (Youth Center, scouts, rec groups, etc.). Items could include:
  - Guest blogs or interviews/resources for blog posts.
  - Newsletter blurbs or ads (print or digital).
  - Direct mail inserts.
  - Assets and swipe copy for dedicated mass email to subscribers.
  - Assets and swipe copy for dedicated social media posts.

## Earned Media Opportunities

- *Thistle* will likely cover the project, most likely in the lead-up to the PIM. Could pitch additional stories/specific angles once identified.
- Could additionally pitch other print/TV stories to Madison-area media outlets if we identify the right angles/sources to put forth.
- Press releases/advisories can be drafted to update local media or alert of related events.
- Provide LTE templates/prompts/tips and instructions on how/where to submit (resource could be general, provided online to everyone, and promoted in outreach meetings with stakeholders and groups who have important perspectives).



**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Wednesday, July 31, 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.

The Village Board reviewed the updated draft at its meeting on July 23, 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.

We generally reviewed the changes at our last meeting since distribution in June. The next meeting we will revisit those changes as needed, and also look at the more specific effect on those changes. Final discussion and acceptance remains scheduled for 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 McFarland CIP - DRAFT - 07192024
2. 2025-2029 CIP - Changes 07252024 mgs



5 Year  
Capital Improvement Program

*2025-2029*

August 27, 2024  
Village Board Review and Approval

***DRAFT***

# 2025-2029 McFarland Capital Improvement Plan

## Funding Summary

<b>By Department...</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>Total</b>
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
<b>Total</b>	<b>24,651,250</b>	<b>18,628,500</b>	<b>9,485,750</b>	<b>12,450,250</b>	<b>5,618,750</b>	<b>70,834,500</b>

<b>By Fund...</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>Total</b>
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
<b>Total</b>	<b>24,651,250</b>	<b>18,628,500</b>	<b>9,485,750</b>	<b>12,450,250</b>	<b>5,618,750</b>	<b>70,834,500</b>

<b>Within Fund 400...</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>Total</b>
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
<b>Total</b>	<b>20,627,000</b>	<b>8,678,750</b>	<b>5,931,250</b>	<b>2,654,000</b>	<b>2,052,500</b>	<b>39,943,500</b>

<b>Within Borrowing...</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>Total</b>
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
<b>Total</b>	<b>19,974,500</b>	<b>7,906,250</b>	<b>4,855,250</b>	<b>1,900,000</b>	<b>1,619,500</b>	<b>36,255,500</b>

<b>Within Fund 600 and 605...</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>Total</b>
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
<b>Total</b>	<b>3,319,750</b>	<b>6,005,250</b>	<b>2,215,000</b>	<b>2,531,000</b>	<b>1,480,250</b>	<b>15,551,250</b>

# Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2022	2023	2024	2025	2026	2027	2028	2029
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Program Year: 2025

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

# Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2022	2023	2024	2025	2026	2027	2028	2029
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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	2,500																	2,500
Community Center (Build)	Facilities										6,000,000		6,000,000						6,000,000
Facility Improvement	Facilities												50,000						50,000
General Tech Equipment	Facilities									25,000				5,000					30,000
Land Acquisition	Facilities									40,000									40,000
Network Equip	Facilities									4,000						4,000			4,000
Sinking Fund	Facilities									100,000								4,000	100,000
Equipment Upgrade	C/F																		-
Equipment	Police									15,000									15,000
Patrol Vehicles	Police																		120,000
Traffic Safety	Police									20,000			120,000						20,000
USH 51 Cameras	Police																		-
Car 1 Sinking Fund	Fire/EMS									9,250									9,250
EMS Equipment	Fire/EMS									6,750									6,750
Fire Equipment	Fire/EMS										5,000								77,250
Ice/Water Rescue	Fire/EMS									4,500			70,750	1,500					4,500
Technology	Fire/EMS									8,250				8,000					16,250
CTH MN 5 (Design)	DPW												50,000						50,000
E. Interceptor II (Build)	DPW															1,000,000			1,000,000
Leased Equipment	DPW									9,000					8,000	8,000	8,000		33,000
Lift	DPW												17,500						17,500
Paving and Utility Plan	DPW												400,000						475,000
Pickup Truck	DPW																		875,000
Plate Compactor	DPW														15,000				15,000
Property Acquisition	DPW																		350,000
San. Sewer TV and Cleaning	DPW																		350,000
Sidewalk Replace	DPW																100,000		100,000
Siggelkow Phase 1 (Build)	DPW							3,750,000											-
Sinking Fund	DPW									3,000						3,000			3,000
Small Capital	DPW																		-
Stormwater Maintenance	DPW																		2,500
Street Maintenance	DPW																		450,000
Street Sweeper	DPW																		150,000
Street Tree Planting	DPW																		150,000
Street Tree Planting	DPW																		30,000
Tool Cat	DPW																		30,000
Tower Paint (Holscher)	DPW																		85,000
Trailer	DPW																		-
Truck Crane	DPW																		500,000
USH 51 Seg 6 (Build)	DPW																		3,000
USH 51 Seg 7 (Build)	DPW																		9,000
Well #5 (Build)	DPW																		10,000
Well #4 (Design)	DPW																		10,000
Outreach	Outreach																		-
Outreach	Outreach																		-
Outreach	Outreach																		-
Comp - Workstation	Library									8,000									8,000
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
Mower	Parks																		140,000
Park Equipment	Parks																		250,000
Pedestrian Ways (Trails)	Parks																		140,000
Playground (Cedar Ridge)	Parks									43,250									40,000
Property Acquisition	Parks																		100,000
Soccer Goals	Parks																		100,000
Siggelkow Trail (Build)	Parks																		150,000
Comprehensive Plan	CD																		-
Property Acquisition	CD																		60,000
Small Capital	CD	2,000																	-
Sinking Fund	CD									4,000									4,000
<b>Total Projects</b>		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
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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 Equipment/Furniture	Admin	2,500																	2,500
Facility Improvement	Facilities											50,000							50,000
General Tech Equipment	Facilities								25,000			5,000							30,000
Land Acquisition	Facilities								40,000										40,000
Network Equip	Facilities								4,500					4,500	4,500		4,500		18,000
Sinking Fund	Facilities								100,000										100,000
Equipment Upgrade	C/T																		-
Equipment	Police								15,000										15,000
Traffic Safety	Police								20,000										20,000
Car 1 Sinking Fund	Fire/EMS								10,000										10,000
CPR Compressors	Fire/EMS											55,500							55,500
EMS Equipment	Fire/EMS								7,000										7,000
Fire Equipment	Fire/EMS								36,500	750			6,500						43,750
Pumper/Engine	Fire/EMS											1,281,750							1,281,750
Staff Vehicle	Fire/EMS											100,000							100,000
Technology	Fire/EMS								17,000										17,000
CTH MN 5 (Build)	DPW									685,750		319,000				882,250		366,750	2,253,750
Facility (Plan)	DPW											100,000							100,000
Leased Equipment	DPW								9,000						8,000	8,000	8,000		33,000
Patrol Truck	DPW											82,500			82,500	82,500	82,500		330,000
Paving and Utility Plan	DPW																		-
Pickup Truck	DPW								500			16,500			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
Siggelkow Phase 2 (Design)	DPW						250,000												250,000
Sinking Fund	DPW								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
Street Sweeper	DPW																30,000		30,000
Street Tree Planting	DPW											30,000							30,000
Tractor	DPW											85,000							85,000
Trailer	DPW												3,000		3,000	3,000			9,000
Trench Box	DPW													3,250	3,250	3,250	3,250		9,750
USH 51 Seg 6 (Build)	DPW					750,000						1,000,000							1,750,000
Well #3 (Design)	DPW																		-
Well #4 (Build)	DPW																		-
Outreach	Outreach																		-
Outreach	Outreach																		-
Outreach	Outreach																		-
Comp - Workstation	Library											8,000							8,000
Aquatics (Design)	Parks																		-
Bathroom (Design/Build)	Parks													170,000					170,000
CP Phase 2.2 (Build)	Parks											1,350,000		150,000					1,500,000
CP Phase 3 (Build)	Parks																		-
Egner/Well #4 (Design)	Parks											50,000			125,000				175,000
Lower Yahara (Design)	Parks																		-
McF Park Ph 3.2 (Build)	Parks																		-
Park Equipment	Parks													15,000					15,000
Pedestrian Ways (Trails)	Parks											100,000							100,000
Property Acquisition	Parks																		-
Comprehensie Plan	CD								25,000			35,000							60,000
Property Acquisition	CD																		-
Small Capital	CD	2,000																	2,000
Sinking Fund	CD								4,250										4,250
<b>Total Projects</b>		<b>4,500</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>750,000</b>	<b>-</b>	<b>250,000</b>	<b>325,000</b>	<b>686,500</b>	<b>-</b>	<b>4,855,250</b>	<b>64,500</b>	<b>5,931,250</b>	<b>335,000</b>	<b>1,127,750</b>	<b>220,500</b>	<b>866,750</b>	<b>9,485,750</b>

# Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2022	2023	2024	2025	2026	2027	2028	2029
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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					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	
Voting Equipment	Admin								25,000									25,000	
Facility Improvement	Facilities																	50,000	
General Tech Equipment	Facilities								30,000									30,000	
Land Acquisition	Facilities								40,000									40,000	
Network Equip	Facilities								4,500						4,500	4,500		18,000	
Sinking Fund	Facilities								100,000									100,000	
Equipment Upgrade	CF																	-	
Equipment	Police								15,000									15,000	
Patrol Vehicles	Police																	120,000	
Traffic Safety	Police								20,000									20,000	
AED Machines	Fire/EMS																	39,500	
Brush Truck	Fire/EMS																	95,000	
Car 1 Sinking Fund	Fire/EMS								10,250									10,250	
EMS Equipment	Fire/EMS								7,500									7,500	
Fire Equipment	Fire/EMS								39,500									45,250	
SCBA Replacements	Fire/EMS																	340,250	
Technology	Fire/EMS								18,750									113,250	
Facility (Design)	DPW																	18,750	
Leased Equipment	DPW								9,000									9,000	
Paving and Utility Plan	DPW																	777,250	
Pickup Truck	DPW								15,000									15,000	
San. Sewer TV and Cleaning	DPW																	100,000	
Sidewalk Replace	DPW																	100,000	
Siggelkow Phase 2 (Build)	DPW																	3,750,000	
Sinking Fund	DPW								3,250									3,250	
Small Capital	DPW																	2,500	
Stormwater Maintenance	DPW																	350,000	
Street Maintenance	DPW																	150,000	
Street Sweeper	DPW																	30,000	
Street Tree Planting	DPW																	30,000	
Trailer	DPW																	3,000	
Well #3 (Build)	DPW																	-	
Outreach	Outreach																	-	
Outreach	Outreach																	-	
Outreach	Outreach																	-	
Comp - Workstation	Library								8,000									8,000	
Aquatics (Build)	Parks																	-	
Arnold Larson (Plan/Design)	Parks																	-	
Brandt Parking Lot (Design/Build)	Parks																	-	
Dredging (Design)	Parks																	-	
Egner/Well #4 (Build)	DPW																	350,000	
Lower Yahara (Build)	Parks																	-	
Park Equipment	Parks																	15,000	
Pedestrian Ways (Trails)	Parks																	100,000	
Playground (???)	Parks																	175,000	
Property Acquisition	Parks																	-	
Downtown TID	CD																	25,000	
Property Acquisition	CD																	-	
Small Capital	CD	2,000																2,000	
Sinking Fund	CD								4,250									4,250	
Gateway/Wayfinding Signage	CD																	125,000	
																		125,000	
<b>Total Projects</b>		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
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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 Equipment/Furniture	Admin Admin Admin	2,500							-										-	2,500	
Facility Improvement	Facilities																			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	18,000
Sinking Fund	Facilities								100,000											100,000	100,000
Equipment Upgrade	<del>CF</del> <del>CF</del> <del>CF</del>																			-	-
Equipment	Police								15,000											15,000	15,000
Traffic Safety	Police								20,000											20,000	20,000
Car 1 Sinking Fund	Fire/EMS								11,250											11,250	11,250
EMS Equipment	Fire/EMS								7,750											7,750	7,750
Fire Equipment	Fire/EMS								63,000			8,000								71,000	71,000
Radios	Fire/EMS																			-	-
Technology	Fire/EMS								19,000											19,000	19,000
Leased Equipment	DPW								9,000							8,000	8,000		8,000	33,000	33,000
Mower	DPW								25,000			-	5,000			30,000	30,000		30,000	120,000	120,000
Paving and Utility Plan	DPW			1,686,500								766,500				769,500				3,222,500	3,222,500
Pickup Truck x 2	DPW								15,000							25,000	25,000		25,000	100,000	100,000
San. Sewer TV and Cleaning	DPW											10,000					110,000			110,000	110,000
Sidewalk Replace	DPW											100,000								100,000	100,000
Sinking Fund	DPW								3,250							3,250	3,250		3,250	13,000	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		9,000	9,000
Well #3 (Build)	DPW																			-	-
	Outreach																			-	-
	Outreach																			-	-
	Outreach																			-	-
Comp - Workstation	Library Library Library								8,000											8,000	8,000
Bathroom (???)	Parks															180,000				180,000	180,000
CP Phase 2.3 (Build)	Parks											300,000				200,000				500,000	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	15,000
Pedestrian Ways (Trails)	Parks											100,000								100,000	100,000
Property Acquisition	Parks																			-	-
Property Acquisition	CD																			-	-
Small Capital	CD	2,000																		2,000	2,000
Sinking Fund	CD								4,250											4,250	4,250
	CD																			-	-
<b>Total Projects</b>		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	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**

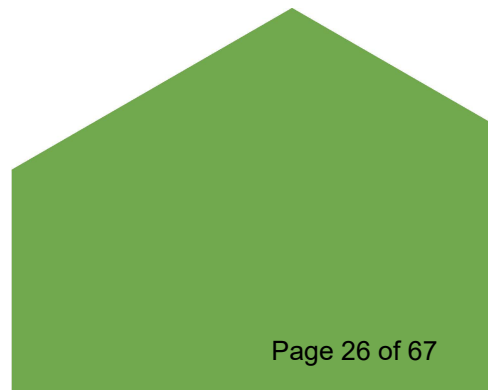
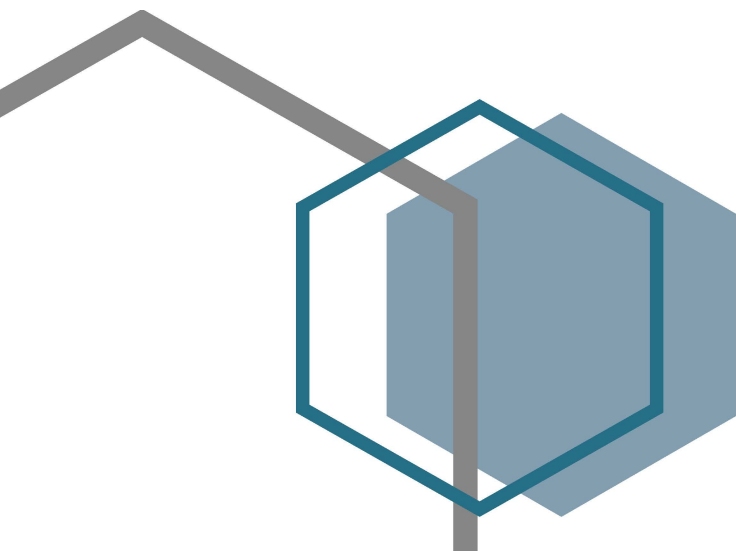
Park System Capital Improvements 2025 - 2034

**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	300,000	187,213	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

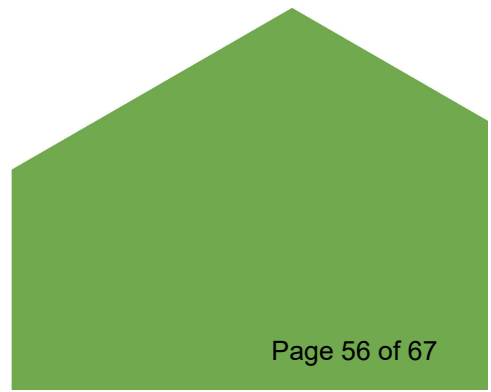
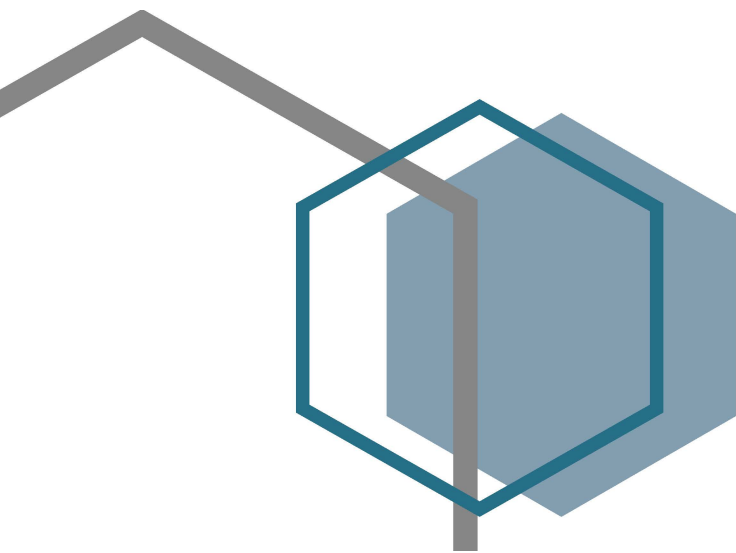
- *Description* – Annual contribution towards savings for the future replacement of the Building Inspector’s vehicle.
- *Years* – All.
- *Funding* – General revenue within the Capital Projects Fund (400).

**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.

Year	Street	From	To	Length	Width	Pvmt Rating	Action	PROJECT COSTS							Total	General Comments			
								Street	TIF/TID Street	Sewer Utility	Water Utility	Storm Utility	TIF/TID Non-Street	Pedestrian			Off-Street Sewer	Off-Street Water	Off-Street Storm
1	2025 Larson St	Erling Ave	Termini	751	28	2	PUR	\$108,000			\$223,500						\$331,500	Pair with Glen	
1	2025 Glen Rd	Larson St	Wisconsin Ave	850	21	3	PUR	\$94,200			\$322,100						\$416,300	Pair with Larson	
1	2025 Badger St	Dale St	Farwell St	350	32	5	PUR	\$63,000			\$165,972						\$229,000	Pair with Dale St	
1	2025 Dale St	Lexington St	Termini	850	32	4	PUR	\$122,241			\$286,755						\$409,000	Pair with Badger St	
1	2025 McFarland Ct	Terminal Dr	Termini	634	32	4	PR	\$90,700									\$90,700		
1	2025 Lakeview Ave	Bremer Rd	Termini	686	22	3	PUR	\$99,295			\$286,953						\$386,300		
1	2025 Siggelkow Rd	CTH AB / Siggelkow Rd plus 601 ft	Pierce Rd / Siggelkow Rd	676	20	5	PR	\$66,000									\$66,000		
1	2025 Severson Rd	Lake Edge Rd	Farwell St	650	32	5	PUR	\$101,250			\$116,109						\$217,400		
1	2025 Yahara Dr	USH 51	Indian Mound Drive	1003	32	5	PUR	\$140,885			\$427,952	\$78,360					\$647,200		
1	2025 South Ct	Overlook Dr plus 600 ft	Yahara Drive	550			W				\$137,500						\$137,500	Pair with South Ct PUR	
1	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.	
1	2025	Glenway	Running Deer	256	8	N/A	Path Resurfacing						\$21,200				\$21,200		
1	2025	Cedar Ridge Park	Gazebo Loop	604	8	N/A	Path Resurfacing						\$49,900				\$49,900		
1	2025 Various					N/A	Path Resurfacing						\$28,900				\$28,900		
1	2025 Various					N/A	Sidewalk Replacements						\$100,000				\$100,000		
1	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 investigation and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.	
1	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.	
<b>Year Total</b>								<b>\$885,572</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,026,841</b>	<b>\$78,360</b>	<b>\$0</b>	<b>\$200,000</b>	<b>\$0</b>	<b>\$200,000</b>	<b>\$450,000</b>	<b>\$3,840,900</b>	

Year	Street	From	To	Length	Width	Pvmt Rating	Action	PROJECT COSTS							General Comments					
								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	
2	2026	Siggelkow Road	Catalina Parkway	CTH AB			RC	\$3,886,700			\$2,569,500	\$407,000		\$1,098,000						Reconstruction with Boulevard Section. Includes the addition of a new shared-use trail.
2	2026	Creamery/Elvehjem Road	Milwaukee Street	Country Walk Lane	3200	36	5	RC	\$474,600			\$49,500	\$346,900							This project is partially funded by a LRIP Supplemental Grant of \$400,000. The amount shown in the table reflects Village obligations.
2	2026	USH 51 WM Crossing	Dale Rd Xing & along USH 51				WR				\$204,500									Pair with Dale Curtian and Dale Rd
2	2026	Dale Curtian Rd	USH 51	Termini	600	32	5	PR	\$85,900											Pair with WM Crossing
2	2026	Dale Rd	Lake Edge Rd	USH 51	375	37	4	PUR	\$57,000			\$160,100								Pair with WM Crossing
2	2026		Black Walnut Ct	Wild Cherry Ln	370	8	N/A	Path Resurfacing						\$30,600						
2	2026	Various					N/A	Path Resurfacing						\$69,400						
2	2026	Various					N/A	Sidewalk Replacements						\$100,000						
2	2026	Off-Street					N/A	Stormwater Treatment Device Maintenance							\$450,000					As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investigation and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
2	2026	Off-Street					N/A	Well 5- New Construction							\$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.
2	2026	Off-Street					N/A	Well 4 Rehabilitation-Preliminary Design							\$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 chemical 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 corroded electrical/controls, and remove the right-angle backup engine.
2	2026	Off-Street					N/A	Holscher Water Tower							\$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.
<b>Year Total</b>								<b>\$4,504,200</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,983,600</b>	<b>\$753,900</b>	<b>\$0</b>	<b>\$1,298,000</b>	<b>\$0</b>	<b>\$3,795,000</b>	<b>\$450,000</b>	<b>\$13,784,700</b>		

Year	Street	From	To	Length	Width	Pvmt Rating	Action	PROJECT COSTS										General Comments		
								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	
3	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.
3	2027	N Terminal Drive	Lift Station 4	USH 51	3500	32	5	RC		\$2,412,686				\$657,987					\$3,070,700	
3	2027		Osborn Drive	Milwaukee St	640	8	N/A	Path Resurfacing						\$52,900					\$52,900	
3	2027	Various					N/A	Path Resurfacing						\$47,100					\$47,100	
3	2027	Various					N/A	Sidewalk Replacements						\$100,000					\$100,000	
3	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.
<b>Year Total</b>								<b>\$318,900</b>	<b>\$2,412,686</b>	<b>\$0</b>	<b>\$882,300</b>	<b>\$366,800</b>	<b>\$657,987</b>	<b>\$200,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$350,000</b>	<b>\$5,188,700</b>		
4	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
4	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
4	2028	Marsh Rd	Eighmy Rd	Red Oak Trl / Wellington Cir	2000	42	5	PR	\$361,900										\$361,900	
4	2028		Soccer Parking Lot				4	Parking Lot	\$108,600										\$108,600	
4	2028	Various					N/A	Path Resurfacing						\$100,000					\$100,000	
4	2028	Various					N/A	Sidewalk Replacements						\$100,000					\$100,000	
4	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.	
4	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.
<b>Year Total</b>								<b>\$885,842</b>	<b>\$0</b>	<b>\$0</b>	<b>\$395,155</b>	<b>\$0</b>	<b>\$0</b>	<b>\$200,000</b>	<b>\$0</b>	<b>\$1,445,000</b>	<b>\$350,000</b>	<b>\$3,276,000</b>		

Year	Street	From	To	Length	Width	Pvmt Rating	Action	PROJECT COSTS										General Comments			
								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		
5	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.
5	2029	Wisconsin Ave	Bremer Rd / Norma Rd	Termini	318	20	3	PUR	\$58,796			\$104,019								\$162,900	
5	2029	Field Ave	Erling Ave	Card Ave	650	42	4	PUR	\$117,700			\$183,801								\$301,600	
5	2029	Wild Flower Ct	Country Walk / Forest Ridge Ct	Termini	264	32	5	PR	\$37,800											\$37,800	
5	2029	Lake Edge Dr	South Ct	loop	400	35	6	PUR	\$48,413			\$117,245								\$165,700	
5	2029	Beckler	Card Ave	Erling Ave	264	26	5	PR	\$31,800											\$31,800	
5	2029	Bird Song Ct	Morning Dove Dr	Termini	158	32	5	PR	\$22,600											\$22,600	
5	2029	Morning Dove Dr	Hidden Farm Rd plus 422 ft	Country Walk / Spring Pond Ct	423	32	5	PR	\$60,500											\$60,500	
5	2029	Morning Dove Dr	Hidden Farm Rd	Bird Song Ct	320	32	5	PR	\$45,800											\$45,800	
5	2029	Burma Rd	Overlook Dr / South Ct	USH51	640	32	4	PR	\$91,600											\$91,600	
5	2029	Various					N/A	Path Resurfacing											\$100,000	\$100,000	
5	2029	Various					N/A	Sidewalk Replacements											\$100,000	\$100,000	
5	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.
								<b>Year Total</b>	<b>\$515,009</b>	<b>\$1,267,300</b>	<b>\$0</b>	<b>\$405,065</b>	<b>\$0</b>	<b>\$419,100</b>	<b>\$200,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$350,000</b>	<b>\$3,156,700</b>		
6	2030	Creamery/Elvehjem Road	Elvehjem	CTH AB	7132	36	5	RC	\$894,300			\$411,300	\$346,900							\$1,652,500	
6	2030	Various					N/A	Path Resurfacing											\$100,000	\$100,000	
6	2030	Various					N/A	Sidewalk Replacements											\$100,000	\$100,000	
6	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.
6	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.
6	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 improvements to this force main will need to be constructed in coordination with any reconstruction and capacity increases of lift station 2.
								<b>Year Total</b>	<b>\$894,300</b>	<b>\$0</b>	<b>\$0</b>	<b>\$411,300</b>	<b>\$346,900</b>	<b>\$0</b>	<b>\$200,000</b>	<b>\$450,000</b>	<b>\$175,000</b>	<b>\$350,000</b>	<b>\$2,827,500</b>		



Year	Street	From	To	Length	Width	Pvmt Rating	Action	PROJECT COSTS										General Comments	
								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
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.
<b>Year Total</b>								<b>\$638,631</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,501,029</b>	<b>\$0</b>	<b>\$0</b>	<b>\$200,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$350,000</b>	<b>\$2,689,800</b>	
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.
<b>Year Total</b>								<b>\$617,521</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,164,086</b>	<b>\$0</b>	<b>\$0</b>	<b>\$200,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$350,000</b>	<b>\$2,331,900</b>	

PROJECT COSTS

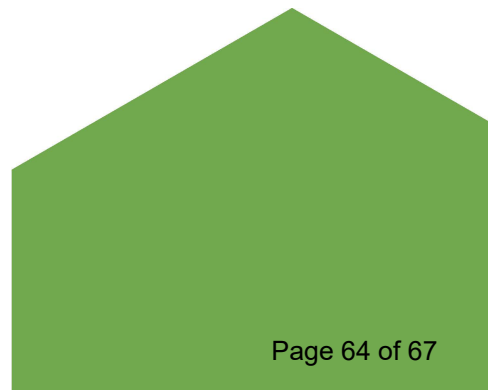
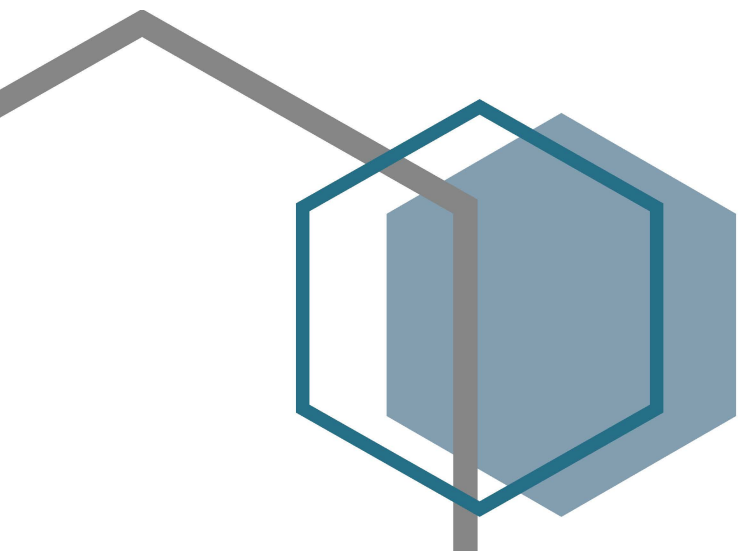
Year	Street	From	To	Length	Width	Pvmt Rating	Action	PROJECT COSTS										General Comments	
								Street	TIF/TID Street	Sewer Utility	Water Utility	Storm Utility	TIF/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm		Total
12	2036	Broadhead Street/(Wisconsin St	Main St	376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

**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

# 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:

Amount	Project/Item	Dept	Year	Notes
-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.
<b>-19,181,500</b>	<b>Total Gross Changes</b>			

Debt Service (Tax Levy)

Water Utility

Stormwater Utility

Other Sources

Multiple Funds

The initial draft 2025-2029 CIP was submitted to the Village Board for review on June 25<sup>th</sup>, and the updated version with the changes noted above will be reviewed on July 23<sup>rd</sup>. 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
<b>Total</b>	<b>-2,767,000</b>	<b>-3,755,500</b>	<b>-6,447,750</b>	<b>-5,814,250</b>	<b>-397,000</b>	<b>-19,181,500</b>

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.