

Tuesday, September 10, 2024

7:00 PM

McFarland Municipal Center
5915 Milwaukee St, McFarland
Community Room

Amended - 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/85673835952>

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

Webinar ID: 856 7383 5952

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

1. CALL TO ORDER.
2. ROLL CALL.
3. PUBLIC ANNOUNCEMENTS, COMMUNICATIONS, AND PROCLAMATIONS.
 - a. Proclamation to recognize National Hispanic Heritage Month.
4. CONSENT AGENDA.
 - a. All items listed under the Consent Agenda will be approved in one motion unless a Board member requests that the item be removed for individual discussion and action. Any item(s) removed for individual consideration shall be considered in the same order in which they were originally listed on the agenda under Business.
 - 1) Motion to approve the minutes of the Special Village Board meeting on August 7, 2024.
 - 2) Motion to approve the minutes of the August 15, 2024 meeting.
 - 3) Motion to approve the minutes of the August 27, 2024 meeting.
 - 4) Motion to approve checks in the amount of \$327,658.12
 - 5) Motion to approve appointing Susan Royer, Kevin Royer, Linda Scheid, Shellie Gillette, and Carol Lawler to serve as Election Inspectors for the 2024-2025 term.
 - 6) Motion to approve the relocation of the Holscher/Broadhead RRFB equipment to a bike crossing on Siggelkow Road in the Juniper Ridge Subdivision as recommended by the Public Works & Utilities Committee.
 - 7) Motion to approve Ordinance #2024-20, an ordinance to update Chapter 47 Cross Connection Control and Back Flow Prevention as recommended by the Public Works & Utilities Committee.
 - 8) Motion to approve Resolution 2024-19: a resolution requesting exemption from Dane County Library Tax.
 - 9) Motion to approve the stormwater maintenance project and authorize the project for bid as recommended for approval by the Public Works and Utilities Committee.

- 10) Motion to approve Ordinance #2024-21, an Ordinance to amend various sections of Chapter 8, Buildings and Building Regulations, of the Municipal Code of Ordinances as recommended for approval by the Plan Commission.
- 11) Motion to approve Ordinance #2024-19, an Ordinance to Revise Section 62-72 of the Zoning Code to Increase the Maximum Percent of Lot Coverage in the Commercial Limited District as recommended by the Plan Commission.
- 12) Motion to approve a Temporary Class B permit for the American Legion to hold the Oktoberfest event on September 21, 2024 with the condition provided by the Police Chief.

5. PUBLIC APPEARANCES.

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

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

6. BUSINESS.

- a. Landmarks Commission (Trustee Prill)
 - 1) Discussion and action regarding submittal of a grant application to the Wisconsin Historical Society to complete a historical property survey of the Village.
 - 2) Discussion and action regarding the purchase of outdoor community history signs at Arnold Larson Park.
- b. Parks and Recreation Committee (Trustees Fessler & Leamy)
 - 1) Discussion and action regarding the proposed McFarland Soccer Club Operating Agreement.
 - 2) Discussion and action regarding Chapter 2, Parks and Recreation Facility Policy.
- c. Personnel Committee (Trustees Leamy, Fessler & Prill)
 - 1) Discussion and action on Resolution 2024-20: Existing option resolution Wisconsin Public Employers' Group Health Insurance Program.
- d. Plan Commission (President Clow & Trustee Brassington)
 - 1) Discussion and action regarding Ordinance #2024-16, an Ordinance adopting an amendment to the Village of McFarland Comprehensive Plan for parcel 061003305601, 4719 Burma Road,

McFarland, WI to amend the Future Land Use designation from Single Family Residential to Multiple Family Residential.

- 2) Discussion and action regarding Ordinance #2024-17, an Ordinance Rezoning Lands in the Village of McFarland for parcel 061003305601, 4719 Burma Road, McFarland, WI from R-1 Single Family Residence to R-3 General Residence.

- e. Discussion and action regarding a Development Agreement between the Village of McFarland and McFarland Hockey, Inc. for financing the expansion of the existing ice rink facility.

7. SCHEDULE NEXT MEETING DATE.

- a. Village Board - Tuesday, September 24, 2024 at 5:30 pm (Special Joint Meeting with Library Board)
- b. Village Board - Tuesday, September 24, 2024 at 7:00 pm (Regular Meeting)
- c. Village Board - Monday, September 30, 2024 at 6:00 pm (Special Meeting, Budget Review #1)
- d. Village Board - Tuesday, October 8, 2024 at 7:00 pm (Regular Meeting, Budget Review #2)
- e. Village Board - Monday, October 10, 2024 at 6:00 pm (Special Meeting, Budget Review #3)

8. ADJOURNMENT.

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

PROCLAMATION

National Hispanic Heritage Month

WHEREAS, During National Hispanic Heritage Month we honor and celebrate the abundant contributions of Latinos, Internationally, Nationally, Statewide and Locally. During this month we salute the more than 62 million Latinos who help make our nation strong every day;

WHEREAS, National Hispanic Heritage Month began as Hispanic Heritage Week in 1968 and expanded to cover a 30-day period in 1988. With September 15 being selected as the starting point to honor the anniversary of independence of Costa Rica, El Salvador, Guatemala, Honduras, and Nicaragua. Mexico, Chile, and Belize also celebrate their independence days on September 16, 18, and 21, respectively;

WHEREAS, Latinos have helped chart America's course since our start — as doctors and engineers; artists and entrepreneurs; and leaders in science, business, labor, government, and military and across grassroots movements;

WHEREAS, The State of Wisconsin is home to more than 447,000 Hispanic Latino Americans according to the 2020 census Data. With deep roots that can be traced across the Americas, Indigenous communities of Latin America, Africa and beyond;

WHEREAS, The Village of McFarland recognizes across all facets of society, Latino Wisconsinites have, both past and present day, generations of Latinos helped build our state as we know it and shaped our social, political and economic landscapes;

WHEREAS, We also recognize the persistent disparities and disproportionate challenges that Latino communities face, and commit to working towards a better future for all; and

WHEREAS, whether their ancestors have been here for generations, or if they are among our newest residents, we recognize that Hispanic Heritage is American Heritage, and our brother and sisters in the Hispanic American community represent a rich history of country and culture.

NOW, THEREFORE, BE IT RESOLVED, The Village of McFarland Board of Trustee's recognizes September 15th, 2024 through October 15th as Hispanic Heritage Month, and reaffirms that the Village of McFarland is committed to achieving equity and inclusion throughout the entire community.

Proclaimed at a regular meeting of the McFarland Village Board of Trustees on this 10 days of September, 2024.

Approved:

Carolyn A. Clow
Village President

Attest:

Cassandra Suettinger
Deputy Administrator/Clerk

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, September 10, 2024

SECTION: Consent Agenda

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

VILLAGE OF MCFARLAND

Village Board Minutes

Wednesday, August 7, 2024 - 5:30 PM

1. CALL TO ORDER.

Village President Clow called the special meeting of the McFarland Village Board to order at 5:30 pm in the Community Room of the McFarland Municipal Center.

2. ROLL CALL.

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

Village Board members not present: Village Trustee Stephanie Brassington

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

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 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.

4. BUSINESS.

- a. *Discussion regarding draft goals and objectives to be included within the 2024-2025 McFarland Strategic Implementation Plan.*

The Board discussed the draft goals and objectives to be included within the 2024-2025 McFarland Strategic Implementation Plan.

5. SCHEDULE NEXT MEETING DATE.

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

6. ADJOURNMENT.

Motion by Village Trustee Hilary Brandt, second by Village Trustee Luke Fessler, to adjourn at 7:33 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 Cassandra Suettinger

VILLAGE OF MCFARLAND

Village Board Minutes

Thursday, August 15, 2024 - 7:00 PM

1. CALL TO ORDER.

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

2. ROLL CALL.

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

Village Board members not present: None.

Staff Present: Village Administrator Matt Schuenke, and Public Works Director Lee Igl.

3. PUBLIC ANNOUNCEMENTS, COMMUNICATIONS, AND PROCLAMATIONS.

None.

4. CONSENT AGENDA.

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

1) Motion to approve the minutes of the July 23, 2024 Village Board meeting.

2) Motion to approve checks in the amount of \$672,213.06.

3) Motion to approve designating Fire & Rescue Chief as Emergency Management Director.

4) Motion to approve Ordinance Amendment 2024-13: an ordinance to update Chapter 53 Excavations and applicable fees as recommended by the Public Works & Utilities Committee.

5) Motion to approve the adoption of a new 20-year meter change-out program in lieu of testing as recommended by the Public Works and Utilities Committee.

6) Motion to approve appointing Rob Carr, Jacob Fortune, and Craig Howery to serve as Election Inspectors for the 2024-2025 term.

Fessler asked for consent agenda item 4a3) and 4a5)

Motion by President Clow, second by Trustee Hilary Brandt, to approve the consent agenda items 1, 2, 4, and 6 as presented. Motion carries 7 - 0 - 0 by acclamation.

5. PUBLIC APPEARANCES.

a. This is an opportunity for members of the public to address the Village Board for items that are not on the agenda. Please remember this is a hybrid meeting conducted in

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

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

Ken Boyd, 3457 Siggelkow Road, spoke in opposition of Village spending.

6. BUSINESS.

Consent Agenda item 4a.3) Motion to approve designating Fire & Rescue Chief as Emergency Management Director.

Motion by President Carolyn Clow, second by Trustee Hilary Brandt, to approve designating the Fire & Rescue Chief Emergency Management Director.

Consent agenda item 4a.5) Motion to approve the adoption of a new 20-year meter change-out program in lieu of testing as recommended by the Public Works and Utilities Committee.

Motion by President Carolyn Clow, second by Trustee Lowell Prill, to approve the adoption of a new 20-year meter change-out program in lieu of testing as recommended by the Public Works and Utilities Committee.

a. Discussion and action to pause architectural and owners representation services for the McFarland Municipal Center Campus Project.

Ken Boyd, 3457 Siggelkow Road, spoke in opposition the McFarland Municipal Center Campus Project.

Village Administrator Matt Schuenke provided an overview of the project and the proposal to pause architectural and owner's representation services for the McFarland Municipal Center Campus Project.

Motion by President Carolyn Clow, second by Trustee Stephanie Brassington, to terminate architectural and owners representation services for the McFarland Municipal Center Campus Project and to authorize the Village Administrator to take any necessary steps to address outstanding contractual obligations.

b. Discussion and action regarding Resolution #2024-18: a resolution authorizing the borrowing of \$1,825,000 and providing for the issuance and sale of water and sewer system revenue bond anticipation notes therefor.

Motion by Village President Carolyn Clow, second by Village Trustee Miguel Peña, to approve Resolution #2024-18: a resolution authorizing the borrowing of \$1,825,000 and

providing for the issuance and sale of water and sewer system revenue bond anticipation notes therefor. Motion carries 7 - 0 - 0 by acclamation.

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

- 1) Discussion and action regarding the award of contract for the Lewis Park lake access project.

Motion by Village Trustee Luke Fessler, second by Village Trustee Alisa Leamy, to award contract to Highway Landscapers, Inc., of Little Chute for the Lewis Park lake access project for the amount of \$251,850 with additional expenses for consulting and permitting for a total project cost of \$276,694.. Motion carries 7 - 0 - 0 by acclamation.

7. SCHEDULE NEXT MEETING DATE.

- a. Village Board - Tuesday, August 27, 2024 at 7:00 pm (Regular Meeting)
- b. Village Board - Tuesday, September 10, 2024 at 7:00 pm (Regular Meeting)

8. ADJOURNMENT.

Motion by Village Trustee Hilary Brandt, second by Village Trustee Luke Fessler, to adjourn at 7:45 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/Cassandra Suettinger

VILLAGE OF MCFARLAND

Village Board Minutes

Tuesday, August 27, 2024 - 7:00 PM

1. CALL TO ORDER.

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

2. ROLL CALL.

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

Village Board members not present: None.

Staff Present: Village Administrator Matt Schuenke, Public Works Director Lee Igl, and Streets/Utilities Superintendent Bob Jacobs.

3. PUBLIC ANNOUNCEMENTS, COMMUNICATIONS, AND PROCLAMATIONS.

4. CONSENT AGENDA.

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

1) Motion to approve checks in the amount of \$532,166.25

2) Motion to approve appointing Diane Coville and Lori Whitman to serve as Election Inspectors for the 2024-2025 term.

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

5. PUBLIC APPEARANCES.

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

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

Matthew Wiswell, 6302 Pennock Lane, spoke in opposition of TID #7.
Ken Boyd, 3457 Siggelkow Road, spoke in opposition of Village debt. (Vicki and Adam Domack 3280 Lee South Court, Renee Boyd, 3457 Siggelkow Road, and Steve Annen 5011 Falling Leaves Lane did not wish to speak but surrendered their time to Mr. Boyd).
Meredith Hughey, 5003 Wild Rye Court, spoke on the Village spending referendum.
Ethan Ferrel, 6024 Eagle Cove Drive, spoke on resigning from the McFarland Thistle as its writer and thanked the community for being able to cover it.
Ellie Kyser, 5902 Running Deer Trail, spoke in support of the Village spending referendum.

6. BUSINESS.

a. Personnel Committee (Trustees Leamy, Fessler & Prill)

1) Discussion and action on creation of a Facilities Maintenance Manager and update of the organizational chart for the Public Works Department.

Village Administrator Schuenke provided background on the proposal to create a Facilities Maintenance Manager position within the Public Works Department.

Motion by Village Trustee Alisa Leamy, second by Village Trustee Lowell J. Prill, to approve the creation of a Facilities Maintenance Manager and update the organizational chart for the Public Works Department. Motion carries 7 - 0 - 0 by acclamation.

b. Discussion and action regarding a proposal from T.E. Brennan Company for risk management consulting services to conduct a Request for Proposals process for Village insurance services.

Motion by Village President Carolyn Clow, second by Village Trustee Stephanie Brassington, to approve a proposal from T.E. Brennan Company for risk management consulting services to conduct a Request for Proposals process for Village insurance services. Motion carries 7 - 0 - 0 by acclamation.

c. Discussion and action to consider the proposed goals and objectives with action plan to be accepted as the 2024-2025 McFarland Strategic Implementation Plan.

Motion by Village President Carolyn Clow, second by Village Trustee Stephanie Brassington, to approve the proposed goals and objectives with action plan to be accepted as the 2024-2025 McFarland Strategic Implementation Plan. Motion carries 7 - 0 - 0 by acclamation.

d. Discussion and action to accept the McFarland 2025-2029 Capital Improvement Plan.

Larry Gates, 4642 Bellengranz St, spoke in favor of the completion of the new soccer complex being included in the 2025-2029 Capital Improvement Plan.
Nate Franke, representative of McFarland Soccer Club, spoke in favor of the completion of the new soccer complex being included in the 2025-2029 Capital Improvement Plan.

Motion by Village President Carolyn Clow, second by Village Trustee Alisa Leamy, to accept the McFarland 2025-2029 Capital Improvement Plan. Motion carries 7 - 0 - 0 by acclamation.

7. REQUESTS FOR REFERRAL OF NEW ITEMS.

- a. Discussion and action on a referral from Trustee Brassington to create an ordinance requiring a referendum vote of the electors before certain public construction projects can be commenced.

President Clow provided an overview of the referral process.

Amber, Janice, Louis, and Jason Kwiatkowski, 3383 Siggelkow Road, Ann Brink, 5706 Ambrosia, Kathy and Steve Annen, 5011 Falling Leaves Lane, Bob and Karen Pominville, 5612 Osborn Drive, did not wish to speak but wished to register their support for a spending referendum.

Motion by President Clow, second by Trustee Luke Fessler, to hold a Committee of the Whole meeting on September 10th at 5:30 p.m. to discuss a referendum vote of electors before certain public construction projects can be commenced and that the item will not be on the Village Board meeting for September 10th for action. Motion carries 7 - 0 - 0 by acclamation.

8. SCHEDULE NEXT MEETING DATE.

- a. Village Board - Tuesday, September 10, 2024 at 7:00 pm (Regular Meeting)
- b. Village Board - Tuesday, September 24, 2024 at 5:30 pm (Special Joint Meeting with Library Board)
- c. Village Board - Tuesday, September 24, 2024 at 7:00 pm (Regular Meeting)
- d. Village Board - Monday, September 30, 2024 at 6:00 pm (Special Meeting, Budget Review #1)

9. ADJOURNMENT.

Motion by Village Trustee Stephanie Brassington, second by Village Trustee Luke Fessler, to adjourn at 9:06 p.m.

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

Respectfully submitted,
Cassandra Suettinger
Deputy Administrator/Clerk

Report Criteria:
Detail report type printed

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
30	ALLIANT ENERGY/WP&L	082624	WATER TOWER HOLSCH	1	08/26/2024	23.88	.00	23.88	08/30/2024
		082624	WELL #1 ELECTRIC	2	08/26/2024	414.51	.00	414.51	08/30/2024
		082624	WELL #3 ELECTRIC	3	08/26/2024	1,758.22	.00	1,758.22	08/30/2024
		082624	WELL #4 GAS	4	08/26/2024	15.17	.00	15.17	08/30/2024
		082624	WATER TOWER BURMA	5	08/26/2024	114.36	.00	114.36	08/30/2024
		082624	WELL #1 GAS	6	08/26/2024	20.15	.00	20.15	08/30/2024
		082624	WELL #3 GAS	7	08/26/2024	15.17	.00	15.17	08/30/2024
		082624	LIFT #1	8	08/26/2024	164.82	.00	164.82	08/30/2024
		082624	LIFT #2	9	08/26/2024	209.34	.00	209.34	08/30/2024
		082624	LIFT #3	10	08/26/2024	67.86	.00	67.86	08/30/2024
		082624	LIFT #5	11	08/26/2024	194.08	.00	194.08	08/30/2024
		082624	BRANDT PARK	12	08/26/2024	218.15	.00	218.15	08/30/2024
		082624	LEWIS PARK	13	08/26/2024	121.32	.00	121.32	08/30/2024
		082624	FLOWER CORNER	14	08/26/2024	27.15	.00	27.15	08/30/2024
		082624	GAZEBO	15	08/26/2024	39.22	.00	39.22	08/30/2024
		082624	CEDAR GLADE FOUNTAI	16	08/26/2024	16.25	.00	16.25	08/30/2024
		082624	STREET LIGHTING (2)	17	08/26/2024	315.20	.00	315.20	08/30/2024
		082624	TRAFFIC FLASHERS BAS	18	08/26/2024	20.09	.00	20.09	08/30/2024
		082624	TRAFFIC FLASHERS FAR	19	08/26/2024	19.25	.00	19.25	08/30/2024
		082624	TRAFFIC FLASHERS FAR	20	08/26/2024	18.69	.00	18.69	08/30/2024
		082624	TRAFFIC FLASHERS CRE	21	08/26/2024	18.83	.00	18.83	08/30/2024
		082624	SIRENS	22	08/26/2024	29.44	.00	29.44	08/30/2024
		1124750000-		STREET LIGHTING 1	1	08/29/2024	9,261.04	.00	9,261.04
Total 30:						13,102.19	.00	13,102.19	
68	BADGER WELDING SUPP	3841442	BADGER WELDING - OXY	1	08/20/2024	70.32	.00	70.32	09/05/2024
Total 68:						70.32	.00	70.32	
96	BILL'S KEY SHOP INC	57549W	HIGHLAND OAKS RESTR	1	07/01/2024	1,500.00	.00	1,500.00	09/05/2024
Total 96:						1,500.00	.00	1,500.00	
104	BOBCAT OF MADISON IN	01-120411	STORMWATER VEHICLE	1	08/27/2024	815.38	.00	815.38	09/05/2024
Total 104:						815.38	.00	815.38	
166	CINTAS CORPORATION #	8406976834	FIRST AID SUPPLIES - RE	1	08/16/2024	62.06	.00	62.06	09/05/2024
		8406976834	FIRST AID SUPPLIES - RE	2	08/16/2024	16.93	.00	16.93	09/05/2024
		8406976834	FIRST AID SUPPLIES - RE	3	08/16/2024	16.93	.00	16.93	09/05/2024
		8406976834	FIRST AID SUPPLIES - RE	4	08/16/2024	16.93	.00	16.93	09/05/2024
Total 166:						112.85	.00	112.85	
194	CONCENTRA	104039183	CONCENTRA PHYSICAL	1	08/21/2024	496.00	.00	496.00	09/05/2024
Total 194:						496.00	.00	496.00	
247	DANE CO TREASURER	090424	SEPT DOG LIC SETTLEM	1	09/04/2024	6,546.25	.00	6,546.25	09/05/2024
		154-073124	JAIL & SURCHARGES-JU	1	07/31/2024	1,100.20	.00	1,100.20	09/05/2024
		154-083124	JAIL & SURCHARGES - A	1	08/31/2024	386.00	.00	386.00	09/05/2024

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 247:						8,032.45	.00	8,032.45	
274	DEPT OF ADMINISTRATI	505-0000093	JOB POSTING	1	08/21/2024	175.00	.00	175.00	09/05/2024
Total 274:						175.00	.00	175.00	
324	ELECTION SYSTEMS & S	CD2096883	ANNUAL MAINTENANCE	1	08/26/2024	234.88	.00	234.88	09/05/2024
Total 324:						234.88	.00	234.88	
444	HOOPER CORPORATION	HV 5420440	5802 MAIN STREET - MAI	1	08/16/2024	4,902.00	.00	4,902.00	09/05/2024
Total 444:						4,902.00	.00	4,902.00	
476	JEFFERSON FIRE & SAF	IN317647	JEFFERFSON NAME PAT	1	08/20/2024	85.00	.00	85.00	09/05/2024
Total 476:						85.00	.00	85.00	
640	MGE	1115413856-	BOCCE ELECTRICAL	1	08/27/2024	25.90	.00	25.90	08/30/2024
		1700324512-	4820 MARSH RD--SOCCE	1	08/27/2024	434.58	.00	434.58	08/30/2024
		3800120935-	STREET LIGHT	1	08/27/2024	38.50	.00	38.50	08/30/2024
		4900117592-	STREET LIGHT	1	08/27/2024	26.96	.00	26.96	08/30/2024
		7400232719-	LIFT #5 GAS	1	08/27/2024	25.53	.00	25.53	08/30/2024
		8600157181-	LIFT #4 ELECT	1	08/28/2024	44.22	.00	44.22	08/30/2024
Total 640:						595.69	.00	595.69	
740	PETERSON, DON	DDP082824	ELECTION CHIEF	1	08/28/2024	77.50	.00	77.50	08/30/2024
Total 740:						77.50	.00	77.50	
756	POMP'S TIRE SERVICE I	80317309	M5 MAINTENANCE	1	08/26/2024	72.67	.00	72.67	09/05/2024
Total 756:						72.67	.00	72.67	
759	POSTMASTER	083024 PW	UTILITY POSTAGE	1	08/30/2024	666.67	.00	666.67	08/30/2024
		083024 PW	UTILITY POSTAGE	2	08/30/2024	666.67	.00	666.67	08/30/2024
		083024 PW	UTILITY POSTAGE	3	08/30/2024	666.66	.00	666.66	08/30/2024
Total 759:						2,000.00	.00	2,000.00	
818	ROTO ROOTER SEWER	221952	LIFTSTATION 2 MAINTEN	1	08/13/2024	1,400.00	.00	1,400.00	09/05/2024
Total 818:						1,400.00	.00	1,400.00	
824	SAFE COMMUNITY COAL	1494	SAFE COMMUNITY ANNU	1	08/15/2024	1,000.00	.00	1,000.00	09/05/2024
Total 824:						1,000.00	.00	1,000.00	
879	SOUTH CENTRAL LIBRA	24-576	CAPIRA FEES	1	08/29/2024	507.39	.00	507.39	09/05/2024
Total 879:						507.39	.00	507.39	
926	AXON ENTERPRISE INC	INUS274514	TASER CARTRIDGES	1	08/22/2024	1,883.44	.00	1,883.44	09/05/2024

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 926:						1,883.44	.00	1,883.44	
958	TOWN & COUNTRY ENGI	27116	MC217 HIGHLAND OAKS	1	08/15/2024	5,375.00	.00	5,375.00	09/05/2024
		27117	MC221 2024 STREET & U	1	08/15/2024	3,006.80	.00	3,006.80	09/05/2024
		27118	MC224 LIFT STATION 2 I	1	08/15/2024	4,425.00	.00	4,425.00	09/05/2024
		27119	MC227 STORMWATER M	1	08/15/2024	1,560.00	.00	1,560.00	09/05/2024
		27141	MC194 EXCHANGE ST FI	1	08/15/2024	4,654.30	.00	4,654.30	09/05/2024
		27142	MC197 PAULSON ROAD	1	08/15/2024	500.00	.00	500.00	09/05/2024
		27143	VERIDIAN/UTTERBACK/R	1	08/15/2024	14,021.90	.00	14,021.90	09/05/2024
		27144	MC223 2024 GIS SUPPOR	1	08/15/2024	277.07	.00	277.07	09/05/2024
		27144	MC223 2024 GIS SUPPOR	2	08/15/2024	75.56	.00	75.56	09/05/2024
		27144	MC223 2024 GIS SUPPOR	3	08/15/2024	75.56	.00	75.56	09/05/2024
		27144	MC223 2024 GIS SUPPOR	4	08/15/2024	75.56	.00	75.56	09/05/2024
		27145	MC208 USH 51 DOT PRO	1	08/15/2024	2,098.56	.00	2,098.56	09/05/2024
Total 958:						36,145.31	.00	36,145.31	
992	US CELLULAR	0674573685	CABLE/COMTECH PHON	1	08/22/2024	42.50	.00	42.50	09/05/2024
		0674573685	COMDEV PHONE	2	08/22/2024	25.45	.00	25.45	09/05/2024
		0674573685	FD/EMS PHONE	3	08/22/2024	217.67	.00	217.67	09/05/2024
		0674573685	OUTREACH PHONE	4	08/22/2024	115.00	.00	115.00	09/05/2024
		0674573685	PARKS TABLETS	5	08/22/2024	51.00	.00	51.00	09/05/2024
		0674573685	PD PHONE	6	08/22/2024	488.63	.00	488.63	09/05/2024
		0674573685	PW PHONE	7	08/22/2024	67.88	.00	67.88	09/05/2024
		0674573685	PW TABLETS	8	08/22/2024	97.17	.00	97.17	09/05/2024
		0674573685	SEWER PHONE	9	08/22/2024	67.88	.00	67.88	09/05/2024
		0674573685	WATER PHONE	10	08/22/2024	67.88	.00	67.88	09/05/2024
		0674573685	WATER TABLETS	11	08/22/2024	97.17	.00	97.17	09/05/2024
		0674573685	SEWER TABLETS	12	08/22/2024	97.17	.00	97.17	09/05/2024
Total 992:						1,435.40	.00	1,435.40	
1015	VILLAGE OF MCFARLAN	083124	MUNICIPAL CENTER	1	08/31/2024	454.00	.00	454.00	09/05/2024
		083124	PW GARAGE	2	08/31/2024	580.00	.00	580.00	09/05/2024
		083124	PW GARAGE	3	08/31/2024	668.20	.00	668.20	09/05/2024
		083124	OLD LIBRARY	4	08/31/2024	50.00	.00	50.00	09/05/2024
		083124	LIBRARY	5	08/31/2024	610.35	.00	610.35	09/05/2024
		083124	LIBRARY	6	08/31/2024	238.00	.00	238.00	09/05/2024
		083124	MUNICIPAL CENTER	7	08/31/2024	839.60	.00	839.60	09/05/2024
		083124	VOM 5541 HOLSCHER	8	08/31/2024	80.00	.00	80.00	09/05/2024
		083124	PARKING LOT BURMA	9	08/31/2024	20.00	.00	20.00	09/05/2024
		083124	5802 & 5804 MAIN ST	10	08/31/2024	194.02	.00	194.02	09/05/2024
		083124	PSC 6001 BROADHEAD	11	08/31/2024	1,607.88	.00	1,607.88	09/05/2024
		083124	PSC DEDUCT METER	12	08/31/2024	556.38	.00	556.38	09/05/2024
		083124	OLD WELL HOUSE	13	08/31/2024	20.00	.00	20.00	09/05/2024
		083124	WATER TOWER BURMA	14	08/31/2024	123.20	.00	123.20	09/05/2024
		083124	WATER TOWER HOLSCH	15	08/31/2024	85.20	.00	85.20	09/05/2024
		083124	WELL #1	16	08/31/2024	43.20	.00	43.20	09/05/2024
		083124	WELL #3	17	08/31/2024	43.20	.00	43.20	09/05/2024
		083124	LIFT #2	18	08/31/2024	43.20	.00	43.20	09/05/2024
		083124	LIFT #4	19	08/31/2024	43.20	.00	43.20	09/05/2024
		083124	RIDGE VIEW	20	08/31/2024	43.20	.00	43.20	09/05/2024
		083124	PED PATH RUNNING DEE	21	08/31/2024	20.00	.00	20.00	09/05/2024
		083124	YAHARA RIVER PARK	22	08/31/2024	43.20	.00	43.20	09/05/2024
		083124	PED PATH	23	08/31/2024	4.00	.00	4.00	09/05/2024
		083124	PED PATH OSBORN	24	08/31/2024	20.00	.00	20.00	09/05/2024

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
		083124	LEGION MEMORIAL PAR	25	08/31/2024	120.00	.00	120.00	09/05/2024
		083124	BRANDT PARK	26	08/31/2024	503.41	.00	503.41	09/05/2024
		083124	WOODLAND ESTATES PA	27	08/31/2024	67.20	.00	67.20	09/05/2024
		083124	AUTUMN GROVE PARK	28	08/31/2024	75.20	.00	75.20	09/05/2024
		083124	CEDAR RIDGE	29	08/31/2024	117.20	.00	117.20	09/05/2024
		083124	CEDAR GLADE PARK	30	08/31/2024	20.00	.00	20.00	09/05/2024
		083124	BOCCE BALL COURT	31	08/31/2024	47.20	.00	47.20	09/05/2024
		083124	EGNER PARK	32	08/31/2024	83.20	.00	83.20	09/05/2024
		083124	HIGHLAND OAK RESTRO	33	08/31/2024	178.20	.00	178.20	09/05/2024
		083124	COMM GARDEN	34	08/31/2024	47.20	.00	47.20	09/05/2024
		083124	PED PATH DALE-CURTIN	35	08/31/2024	20.00	.00	20.00	09/05/2024
		083124	WM MCFARLAND PARK	36	08/31/2024	1,283.74	.00	1,283.74	09/05/2024
		083124	4903 TERMINAL DR	37	08/31/2024	62.42	.00	62.42	09/05/2024
Total 1015:						9,055.00	.00	9,055.00	
1103	WINGRA STONE CO	33993	HIGHLAND OAKS PLAYG	1	08/24/2024	703.64	.00	703.64	09/05/2024
Total 1103:						703.64	.00	703.64	
1245	PROFESSIONAL PEST C	815947	PARKS PEST CONTROL	1	08/23/2024	71.00	.00	71.00	09/05/2024
Total 1245:						71.00	.00	71.00	
1256	BOUND TREE MEDICAL L	85464659	EMS - SUPPLIES	1	08/26/2024	589.46	.00	589.46	09/05/2024
Total 1256:						589.46	.00	589.46	
1462	TASC	IN3191629	FSA ADMIN FEE	1	08/17/2024	175.12	.00	175.12	09/05/2024
Total 1462:						175.12	.00	175.12	
1694	HEARTLAND LITHO	66696	ENVELOPES - GF	1	08/28/2024	379.69	.00	379.69	09/05/2024
		66696	ENVELOPES - T3	2	08/28/2024	26.49	.00	26.49	09/05/2024
		66696	ENVELOPES - T4	3	08/28/2024	26.49	.00	26.49	09/05/2024
		66696	ENVELOPES - T5	4	08/28/2024	26.49	.00	26.49	09/05/2024
		66696	ENVELOPES - WATER	5	08/28/2024	132.45	.00	132.45	09/05/2024
		66696	ENVELOPES - SEW	6	08/28/2024	132.45	.00	132.45	09/05/2024
		66696	ENVELOPES - SW	7	08/28/2024	26.49	.00	26.49	09/05/2024
		66696	ENVELOPES - STORM	8	08/28/2024	132.45	.00	132.45	09/05/2024
		66708	ENVELOPES - COURT	1	08/28/2024	444.00	.00	444.00	09/05/2024
Total 1694:						1,327.00	.00	1,327.00	
1733	MOTOROLA SOLUTIONS	8230479634	EXTENDED WARRANTY	1	08/26/2024	1,215.20-	.00	1,215.20-	09/05/2024
		8281565821	NEW BODY WORN CAME	1	02/06/2024	7,373.90	.00	7,373.90	09/05/2024
Total 1733:						6,158.70	.00	6,158.70	
1738	STATE OF WI TREASURE	154-073124	MONTHLY COURT FEES -	1	07/31/2024	2,353.18	.00	2,353.18	09/05/2024
		154-083124	MONTHLY COURT FEES -	1	08/31/2024	1,659.10	.00	1,659.10	09/05/2024
Total 1738:						4,012.28	.00	4,012.28	
1896	NAPA AUTO PARTS	955771	VEHICLE MAINTENANCE	1	08/21/2024	37.26	.00	37.26	09/05/2024
		955771	VEHICLE MAINTENANCE	2	08/21/2024	10.17	.00	10.17	09/05/2024
		955771	VEHICLE MAINTENANCE	3	08/21/2024	10.17	.00	10.17	09/05/2024

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
		955771	VEHICLE MAINTENANCE	4	08/21/2024	10.17	.00	10.17	09/05/2024
		955835	VEHICLE MAINTENANCE	1	08/21/2024	3.78-	.00	3.78-	09/05/2024
		955835	VEHICLE MAINTENANCE	2	08/21/2024	3.78-	.00	3.78-	09/05/2024
		955835	VEHICLE MAINTENANCE	3	08/21/2024	3.78-	.00	3.78-	09/05/2024
		955835	VEHICLE MAINTENANCE	4	08/21/2024	13.83-	.00	13.83-	09/05/2024
		955935	VEHICLE MAINTENANCE	1	08/22/2024	44.25	.00	44.25	09/05/2024
		955935	VEHICLE MAINTENANCE	2	08/22/2024	12.07	.00	12.07	09/05/2024
		955935	VEHICLE MAINTENANCE	3	08/22/2024	12.07	.00	12.07	09/05/2024
		955935	VEHICLE MAINTENANCE	4	08/22/2024	12.07	.00	12.07	09/05/2024
		956066	VEHICLE MAINTENANCE	1	08/22/2024	6.39-	.00	6.39-	09/05/2024
		956066	VEHICLE MAINTENANCE	2	08/22/2024	6.39-	.00	6.39-	09/05/2024
		956066	VEHICLE MAINTENANCE	3	08/22/2024	6.39-	.00	6.39-	09/05/2024
		956066	VEHICLE MAINTENANCE	4	08/22/2024	23.43-	.00	23.43-	09/05/2024
		956768	VEHICLE MAINTENANCE	1	08/28/2024	19.09	.00	19.09	09/05/2024
		956768	VEHICLE MAINTENANCE	2	08/28/2024	19.09	.00	19.09	09/05/2024
		956768	VEHICLE MAINTENANCE	3	08/28/2024	19.09	.00	19.09	09/05/2024
		956768	VEHICLE MAINTENANCE	4	08/28/2024	69.97	.00	69.97	09/05/2024
		956913	VEHICLE MAINTENANCE	1	08/29/2024	10.79	.00	10.79	09/05/2024
		956913	VEHICLE MAINTENANCE	2	08/29/2024	10.79	.00	10.79	09/05/2024
		956913	VEHICLE MAINTENANCE	3	08/29/2024	10.79	.00	10.79	09/05/2024
		956913	VEHICLE MAINTENANCE	4	08/29/2024	39.55	.00	39.55	09/05/2024
Total 1896:						279.62	.00	279.62	
1909	CATERPILLAR FINANCIA	35831239	LOADER LEASE	1	08/26/2024	759.68	.00	759.68	09/05/2024
		35831239	LOADER LEASE	2	08/26/2024	253.23	.00	253.23	09/05/2024
		35831239	LOADER LEASE	3	08/26/2024	253.22	.00	253.22	09/05/2024
		35831239	LOADER LEASE	4	08/26/2024	253.22	.00	253.22	09/05/2024
Total 1909:						1,519.35	.00	1,519.35	
1989	CORPORATE BUSINESS	37295875	COPIER LEASE	1	08/26/2024	72.55	.00	72.55	09/05/2024
		37295875	COPIER LEASE	2	08/26/2024	19.77	.00	19.77	09/05/2024
		37295875	COPIER LEASE	3	08/26/2024	19.77	.00	19.77	09/05/2024
		37295875	COPIER LEASE	4	08/26/2024	19.77	.00	19.77	09/05/2024
		37295876	COPIER LEASE	1	08/26/2024	221.98	.00	221.98	09/05/2024
		37314972	COPIER LEASE	1	08/27/2024	114.00	.00	114.00	09/05/2024
Total 1989:						467.84	.00	467.84	
1993	TKK ELECTRONICS LLC	141774	TKK ELECTRONICS REP	1	08/22/2024	6,120.73	.00	6,120.73	09/05/2024
Total 1993:						6,120.73	.00	6,120.73	
2003	GERICK, PATRICK	PG082824	ELECTION WORKER	1	08/28/2024	18.00	.00	18.00	08/30/2024
Total 2003:						18.00	.00	18.00	
2004	ST CLAIR, RUSSELL	RS082824	ELECTION WORKER	1	08/28/2024	60.00	.00	60.00	08/30/2024
Total 2004:						60.00	.00	60.00	
2058	MICROMARKETING LLC	961143	AUDIO BOOKS	1	08/20/2024	44.99	.00	44.99	09/05/2024
		961348	AUDIO BOOKS	1	08/22/2024	49.99	.00	49.99	09/05/2024
Total 2058:						94.98	.00	94.98	

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
2066	PELLITTERI WASTE SYS	5135532	RECYCLING SERVICE	1	08/31/2024	15,150.80	.00	15,150.80	09/05/2024
		5135532	TRASH SERVICE	2	08/31/2024	23,344.60	.00	23,344.60	09/05/2024
		5135532	ADMIN SHRED	3	08/31/2024	59.75	.00	59.75	09/05/2024
		5135532	PD SHRED (50.03 CHARG	4	08/31/2024	55.53	.00	55.53	09/05/2024
		5135532	PSC TRASH SERVICE	5	08/31/2024	127.16	.00	127.16	09/05/2024
		5135532	PSC RECYCLING SERVIC	6	08/31/2024	102.85	.00	102.85	09/05/2024
Total 2066:						38,840.69	.00	38,840.69	
2070	KKS PROPERTY	090124	COMMON AREA MAINT. F	1	09/01/2024	400.00	.00	400.00	09/05/2024
Total 2070:						400.00	.00	400.00	
2121	LAKESIDE INTERNATION	8297119P	VEHICLE MAINTENANCE	1	08/22/2024	83.88	.00	83.88	09/05/2024
		8297119P	VEHICLE MAINTENANCE	2	08/22/2024	22.88	.00	22.88	09/05/2024
		8297119P	VEHICLE MAINTENANCE	3	08/22/2024	22.88	.00	22.88	09/05/2024
		8297119P	VEHICLE MAINTENANCE	4	08/22/2024	22.88	.00	22.88	09/05/2024
		8297523P	VEHICLE MAINTENANCE	1	08/29/2024	86.72	.00	86.72	09/05/2024
		8297523P	VEHICLE MAINTENANCE	2	08/29/2024	23.66	.00	23.66	09/05/2024
		8297523P	VEHICLE MAINTENANCE	3	08/29/2024	23.66	.00	23.66	09/05/2024
		8297523P	VEHICLE MAINTENANCE	4	08/29/2024	23.66	.00	23.66	09/05/2024
Total 2121:						310.22	.00	310.22	
2146	PETERSON, DENISE	DP082824	ELECTION INSPECTOR	1	08/28/2024	58.00	.00	58.00	08/30/2024
Total 2146:						58.00	.00	58.00	
2261	MIDDLETON POWER CE	345642	MOWER MAINTENANCE	1	07/18/2024	53.45	.00	53.45	09/05/2024
		345642	MOWER MAINTENANCE	2	07/18/2024	14.57	.00	14.57	09/05/2024
		345642	MOWER MAINTENANCE	3	07/18/2024	14.57	.00	14.57	09/05/2024
		345642	MOWER MAINTENANCE	4	07/18/2024	14.57	.00	14.57	09/05/2024
Total 2261:						97.16	.00	97.16	
2298	VIKING ELECTRIC SUPPL	S008371619.	LIBRARY LIGHTING SUP	1	08/26/2024	12.60	.00	12.60	09/05/2024
		S008371619.	LIBRARY LIGHTING SUP	1	08/27/2024	3.15	.00	3.15	09/05/2024
		S008380257.	PW SHOP	1	08/28/2024	11.85	.00	11.85	09/05/2024
		S008380257.	PW SHOP	2	08/28/2024	3.23	.00	3.23	09/05/2024
		S008380257.	PW SHOP	3	08/28/2024	3.23	.00	3.23	09/05/2024
		S008380257.	PW SHOP	4	08/28/2024	3.23	.00	3.23	09/05/2024
Total 2298:						37.29	.00	37.29	
2305	BACKES, JOE	JB082824	ELECTION INSPECTOR	1	08/28/2024	62.00	.00	62.00	08/30/2024
Total 2305:						62.00	.00	62.00	
2307	MACARRA, MONICA	MM082824	ELECTION INSPECTOR	1	08/28/2024	32.00	.00	32.00	08/30/2024
Total 2307:						32.00	.00	32.00	
2312	LANCASTER, TANYA	TL082824	ELECTION INSPECTOR	1	08/28/2024	58.00	.00	58.00	08/30/2024
Total 2312:						58.00	.00	58.00	
13086	COAN, MATTHEW	MC082824	ELECTION INSPECTOR	1	08/28/2024	48.00	.00	48.00	08/30/2024

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Total 13086:						48.00	.00	48.00	
16174	DNR ACCOUNTS RECEIV	370-0000037	PARKS TRAINING	1	08/23/2024	125.00	.00	125.00	09/05/2024
Total 16174:						125.00	.00	125.00	
16234	GALLS LLC	028741144	GALLS - SOCKS	1	08/09/2024	36.72	.00	36.72	09/05/2024
Total 16234:						36.72	.00	36.72	
16241	WI DEPT OF JUSTICE	L1373T-0831	BACKGROUND CHECKS	1	08/31/2024	115.00	.00	115.00	09/05/2024
Total 16241:						115.00	.00	115.00	
16322	STRYKER SALES LLC	9206739522-	STRYKER - LIFEPAK 35 E	1	08/19/2024	89,649.20	.00	89,649.20	09/05/2024
		9206739522-	STRYKER - LIFEPAK 35 E	2	08/19/2024	9,379.00	.00	9,379.00	09/05/2024
		9206916672	STRYKER - LIFEPAK 35	1	08/12/2024	5,350.80	.00	5,350.80	09/05/2024
		9206916767	STRYKER LIFEPAK 15 TR	1	08/12/2024	7,000.00-	.00	7,000.00-	09/05/2024
Total 16322:						97,379.00	.00	97,379.00	
16332	SPEEDWAY SAND & GRA	MC203-3 081	2023 STREET & UTIL IMP	1	08/16/2024	12,348.28	.00	12,348.28	09/05/2024
		MV217-2 082	HIGHLAND OAKS IMPRO	1	08/20/2024	27,331.04	.00	27,331.04	09/05/2024
Total 16332:						39,679.32	.00	39,679.32	
16346	WOLF PAVING & EXCAVA	48246	STREET PATCH	1	08/22/2024	1,155.00	.00	1,155.00	09/05/2024
Total 16346:						1,155.00	.00	1,155.00	
16425	STASZEWSKI, CAROLYN	CS082824	ELECTION INSPECTOR	1	08/28/2024	32.00	.00	32.00	08/30/2024
Total 16425:						32.00	.00	32.00	
16489	ZIETSMA, JOEL	JZ080324	UNIFORM ALLOWANCE Z	1	08/03/2024	144.54	.00	144.54	09/05/2024
Total 16489:						144.54	.00	144.54	
16622	WROBLEWSKI, KELLY	KW082824	ELECTION INSPECTOR	1	08/28/2024	60.00	.00	60.00	08/30/2024
Total 16622:						60.00	.00	60.00	
16640	TOP PACK DEFENSE LLC	13993	UNIFORM ALLOWANCE-E	1	08/22/2024	892.47	.00	892.47	09/05/2024
Total 16640:						892.47	.00	892.47	
16747	WISCONSIN PRINTING	23686	NEWSLETTER POSTAGE	1	07/19/2024	138.78	.00	138.78	09/05/2024
		23686	NEWSLETTER PRINTING	2	07/19/2024	1,008.00	.00	1,008.00	09/05/2024
Total 16747:						1,146.78	.00	1,146.78	
16777	AT&T MOBILITY II LLC	2873268713	JUNE CREDIT	1	07/12/2024	561.82-	.00	561.82-	08/30/2024
		2873268713	JULY CELL CHARGES	2	07/12/2024	448.63	.00	448.63	08/30/2024
		2873268713	FIRSTNET JULY-AUG	1	08/12/2024	437.41	.00	437.41	08/30/2024
		2873326607	FIRSTNET	1	08/12/2024	539.30	.00	539.30	08/30/2024
		28734591101	LIBRARY CELL PHONE	1	08/12/2024	23.75	.00	23.75	09/05/2024

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 16777:						887.27	.00	887.27	
16782	MADISON EMERGENCY	INV1612	MEDICAL DIRECTION AU	1	08/23/2024	1,400.00	.00	1,400.00	09/05/2024
Total 16782:						1,400.00	.00	1,400.00	
16834	WROLSTAD, DEBRA	DDW082824	ELECTION INSPECTOR	1	08/28/2024	56.00	.00	56.00	08/30/2024
Total 16834:						56.00	.00	56.00	
16873	WI DEPARTMENT OF RE	082924- P F	PAYMENT ENTERED INT	1	08/29/2024	100.00	.00	100.00	09/05/2024
Total 16873:						100.00	.00	100.00	
16921	AVANT GARDENING & LA	20240784	LANDSCAPE MAINTENA	1	08/26/2024	547.87	.00	547.87	09/05/2024
Total 16921:						547.87	.00	547.87	
16927	ALLBAUGH, BONNIE	BA082824	ELECTION WORKER	1	08/28/2024	60.00	.00	60.00	08/30/2024
Total 16927:						60.00	.00	60.00	
16930	DIETZEL, JERRY	JD082824	ELECTION INSPECTOR	1	08/28/2024	62.00	.00	62.00	08/30/2024
Total 16930:						62.00	.00	62.00	
16931	DIETZEL, SUSAN	SD082824	ELECTION INSPECTOR	1	08/28/2024	62.00	.00	62.00	08/30/2024
Total 16931:						62.00	.00	62.00	
16974	KYSER, ELLIE	EK082824	ELECTION INSPECTOR	1	08/28/2024	75.00	.00	75.00	08/30/2024
Total 16974:						75.00	.00	75.00	
16976	WYATT, COURTNEY	CW082824	CHIEF INSPECTOR	1	08/28/2024	72.50	.00	72.50	08/30/2024
Total 16976:						72.50	.00	72.50	
16992	GLASSWORKS OF WISC	128227	WINDSHIELD LABOR/REP	1	08/20/2024	22.50	.00	22.50	09/05/2024
		128227	WINDSHIELD LABOR/REP	2	08/20/2024	22.50	.00	22.50	09/05/2024
		128227	WINDSHIELD LABOR/REP	3	08/20/2024	22.50	.00	22.50	09/05/2024
		128227	WINDSHIELD LABOR/REP	4	08/20/2024	82.50	.00	82.50	09/05/2024
Total 16992:						150.00	.00	150.00	
17078	JONES & BARTLETT LEA	965014	JONES & BARTLETT PHT	1	08/26/2024	64.13	.00	64.13	09/05/2024
Total 17078:						64.13	.00	64.13	
17084	AMAZON CAPITAL SERVI	13XK-YN4G-	PARKS SUPPLIES	1	08/26/2024	74.50	.00	74.50	09/05/2024
		14FL-H41J-4	PARKS SUPPLIES	1	08/28/2024	90.60	.00	90.60	09/05/2024
		1CXG-4HXX-	AV COLLECTION	1	09/03/2024	1.12-	.00	1.12-	09/05/2024
		1FWD-1HVM	OFFICE SUPPLIES	1	08/24/2024	123.60	.00	123.60	09/05/2024
		1G6N-TJ3G-	VEHICLE MAINTENANCE	1	08/24/2024	66.69	.00	66.69	09/05/2024
		1JPJ-MHYH-	AV COLLECTION	1	09/02/2024	66.69	.00	66.69	09/05/2024
		1K3X-QHHL-	AMAZON STETHOSCOPE	1	08/22/2024	49.99	.00	49.99	09/05/2024

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
		1LTL-MX93-7	AV COLLECTION	1	09/03/2024	288.10	.00	288.10	09/05/2024
		1MCR-XMK1	AV COLLECTION	1	09/01/2024	21.65	.00	21.65	09/05/2024
		1NCR-4973-	AV COLLECTION	1	09/03/2024	2.64-	.00	2.64-	09/05/2024
		1NKH-FKCX-	VEHICLE MAINTENANCE	1	08/20/2024	291.03	.00	291.03	09/05/2024
		1NKH-FKCX-	VEHICLE MAINTENANCE	2	08/20/2024	79.37	.00	79.37	09/05/2024
		1NKH-FKCX-	VEHICLE MAINTENANCE	3	08/20/2024	79.37	.00	79.37	09/05/2024
		1NKH-FKCX-	VEHICLE MAINTENANCE	4	08/20/2024	79.37	.00	79.37	09/05/2024
		1PPH-P1QK-	AV COLLECTION	1	09/03/2024	.67-	.00	.67-	09/05/2024
		1PQ1-N4MN-	PROGRAMMING SUPPLI	1	08/22/2024	124.59	.00	124.59	09/05/2024
		1PQ1-N4MN-	AMAZON BOOKS	1	08/22/2024	118.70	.00	118.70	09/05/2024
		1PWL-7T4W-	MOWER MAINTENANCE	1	08/18/2024	54.99	.00	54.99	09/05/2024
		1PWL-7T4W-	MOWER MAINTENANCE	2	08/18/2024	15.00	.00	15.00	09/05/2024
		1PWL-7T4W-	MOWER MAINTENANCE	3	08/18/2024	15.00	.00	15.00	09/05/2024
		1PWL-7T4W-	MOWER MAINTENANCE	4	08/18/2024	15.00	.00	15.00	09/05/2024
		1QY1-HKNC-	AV COLLECTION	1	08/31/2024	48.30	.00	48.30	09/05/2024
		1RJC-HGM9-	PARKS SUPPLIES	1	08/21/2024	43.98	.00	43.98	09/05/2024
		1TCJ-N3HM-	AV COLLECTION	1	09/03/2024	6.25-	.00	6.25-	09/05/2024
		1VVR-P3G9-	AV COLLECTION	1	09/03/2024	16.97	.00	16.97	09/05/2024
		1XPH-N13Q-	VEHICLE MAINTENANCE	1	08/25/2024	34.52	.00	34.52	09/05/2024
		1Y77-1RK7-	HIGHLAND OAKS PLAYG	1	08/22/2024	243.36	.00	243.36	09/05/2024
Total 17084:						2,030.69	.00	2,030.69	
17318	TDS	082224 -PW	PW INTERNET/TV/PHON	1	08/22/2024	98.83	.00	98.83	08/30/2024
		082224 -PW	PW INTERNET/TV/PHON	2	08/22/2024	98.84	.00	98.84	08/30/2024
		082224 -PW	PW INTERNET/TV/PHON	3	08/22/2024	98.84	.00	98.84	08/30/2024
		082224 -PW	PW INTERNET/TV/PHON	4	08/22/2024	362.41	.00	362.41	08/30/2024
		082224- VO	ADMIN PHONE/INTERNE	1	08/22/2024	294.11	.00	294.11	08/30/2024
		082224- VO	COM & TECH PHONE/TV/I	2	08/22/2024	212.12	.00	212.12	08/30/2024
		082224- VO	COM DEV PHONE/INTER	3	08/22/2024	179.88	.00	179.88	08/30/2024
		082224- VO	COM DEV AFT HR RENTA	4	08/22/2024	19.24	.00	19.24	08/30/2024
		082224- VO	COM DEV AFT HR RENTA	5	08/22/2024	4.82	.00	4.82	08/30/2024
		082224- VO	COURT PHONE/INTERNE	6	08/22/2024	51.15	.00	51.15	08/30/2024
		082224- VO	FACILITIES PHONE	7	08/22/2024	415.83	.00	415.83	08/30/2024
		082224- VO	FIRE/EMS TV/INTERNET/	8	08/22/2024	844.98	.00	844.98	08/30/2024
		082224- VO	LIBRARY INTERNET/PHO	9	08/22/2024	315.90	.00	315.90	08/30/2024
		082224- VO	OUTREACH INTERNET	10	08/22/2024	65.60	.00	65.60	08/30/2024
		082224- VO	OUTREACH PHONE	11	08/22/2024	104.25	.00	104.25	08/30/2024
		082224- VO	PD TV/INTERNET/PHONE	12	08/22/2024	1,010.81	.00	1,010.81	08/30/2024
Total 17318:						4,177.61	.00	4,177.61	
17332	WILCKE, JULIE	JW082824	ELECTION INSPECTOR	1	08/28/2024	44.00	.00	44.00	08/30/2024
Total 17332:						44.00	.00	44.00	
17415	LIBRARY FURNITURE INT	9472	PICTURE BOOK SHELVIN	1	07/10/2024	1,730.00	.00	1,730.00	09/05/2024
Total 17415:						1,730.00	.00	1,730.00	
17441	KOERWITZ, KRISTIAN	KK082824	ELECTION INSPECTOR	1	08/28/2024	48.00	.00	48.00	08/30/2024
Total 17441:						48.00	.00	48.00	
17442	KUYKENDALL, DEBRA	DK082824	ELECTION INSPECTOR	1	08/28/2024	62.00	.00	62.00	08/30/2024

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 17442:						62.00	.00	62.00	
17445	MORRISON, JENNA	JM082824	ELECTION INSPECTOR	1	08/28/2024	58.00	.00	58.00	08/30/2024
Total 17445:						58.00	.00	58.00	
17447	PLANKERS, ROBERT	RB082824	ELECTION INSPECTOR	1	08/28/2024	60.00	.00	60.00	08/30/2024
Total 17447:						60.00	.00	60.00	
17448	REITER, AMY	AR082824	ELECTION INSPECTOR	1	08/28/2024	60.00	.00	60.00	08/30/2024
Total 17448:						60.00	.00	60.00	
17569	MCFARLAND ACE HARD	011955/T	TRAILER MAINTENANCE	1	08/20/2024	4.53	.00	4.53	09/05/2024
		011955/T	TRAILER MAINTENANCE	2	08/20/2024	1.23	.00	1.23	09/05/2024
		011955/T	TRAILER MAINTENANCE	3	08/20/2024	1.23	.00	1.23	09/05/2024
		011955/T	TRAILER MAINTENANCE	4	08/20/2024	1.23	.00	1.23	09/05/2024
		011956/T	TRAILER MAINTENANCE	1	08/20/2024	4.32	.00	4.32	09/05/2024
		011956/T	TRAILER MAINTENANCE	2	08/20/2024	1.18	.00	1.18	09/05/2024
		011956/T	TRAILER MAINTENANCE	3	08/20/2024	1.18	.00	1.18	09/05/2024
		011956/T	TRAILER MAINTENANCE	4	08/20/2024	1.18	.00	1.18	09/05/2024
		011958/T	HIGHLAND OAKS PARK B	1	08/20/2024	8.97	.00	8.97	09/05/2024
		011962/T	TRAILER MAINTENANCE	1	08/20/2024	11.67	.00	11.67	09/05/2024
		011962/T	TRAILER MAINTENANCE	2	08/20/2024	3.18	.00	3.18	09/05/2024
		011962/T	TRAILER MAINTENANCE	3	08/20/2024	3.18	.00	3.18	09/05/2024
		011962/T	TRAILER MAINTENANCE	4	08/20/2024	3.18	.00	3.18	09/05/2024
		011971/T	TRAILER MAINTENANCE	1	08/21/2024	.66	.00	.66	09/05/2024
		011971/T	TRAILER MAINTENANCE	2	08/21/2024	.66	.00	.66	09/05/2024
		011971/T	TRAILER MAINTENANCE	3	08/21/2024	.66	.00	.66	09/05/2024
		011971/T	TRAILER MAINTENANCE	4	08/21/2024	2.42	.00	2.42	09/05/2024
		011974/T	PARKS SUPPLIES	1	08/22/2024	.99	.00	.99	09/05/2024
		011976/T	WELL #3 FACILITY MAINT	1	08/22/2024	8.59	.00	8.59	09/05/2024
		011995/T	SPRAY FOR CEILING TIL	1	08/26/2024	9.89	.00	9.89	09/05/2024
		011997/T	BOOK DROP REPAIR	1	08/26/2024	.68	.00	.68	09/05/2024
		011998/T	WELL FACILITY MAINTEN	1	08/26/2024	19.76	.00	19.76	09/05/2024
		011999/T	LIBRARY MAINTENANCE	1	08/26/2024	10.06	.00	10.06	09/05/2024
		012002/T	PARKS FACILITY MAINTEN	1	08/26/2024	15.29	.00	15.29	09/05/2024
		012004/T	MILWAUKEE STREET RE	1	08/27/2024	1.61	.00	1.61	09/05/2024
		012007/T	PW FACILITY MAINTENA	1	08/27/2024	2.74	.00	2.74	09/05/2024
		012007/T	PW FACILITY MAINTENA	2	08/27/2024	.75	.00	.75	09/05/2024
		012007/T	PW FACILITY MAINTENA	3	08/27/2024	.75	.00	.75	09/05/2024
		012007/T	PW FACILITY MAINTENA	4	08/27/2024	.75	.00	.75	09/05/2024
		012018/T	MC FACILITY MAINTENA	1	08/28/2024	6.29	.00	6.29	09/05/2024
		012023/T	MILWAUKEE ST RENTAL	1	08/29/2024	23.39	.00	23.39	09/05/2024
Total 17569:						152.20	.00	152.20	
17596	AMERICAN AWARDS & P	21061	ACCOUNTABILITY TAGS	1	08/23/2024	52.60	.00	52.60	09/05/2024
Total 17596:						52.60	.00	52.60	
17671	UW HEALTH	2133125	BLS CARDS STAFF	1	08/26/2024	10.00	.00	10.00	09/05/2024
		2133125	HEARTSAVER CARDS PU	2	08/26/2024	306.00	.00	306.00	09/05/2024

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 17671:						316.00	.00	316.00	
17685	INGRAM LIBRARY SERVI	63095402	BOOKS	1	08/18/2024	333.24	.00	333.24	09/05/2024
		63096005	ADULT BOOKS	1	08/20/2024	245.48	.00	245.48	09/05/2024
		63097165	BOOKS	1	08/23/2024	101.14	.00	101.14	09/05/2024
		63097468	BOOKS	1	08/23/2024	231.26	.00	231.26	09/05/2024
		63098057	BOOKS	1	08/26/2024	159.80	.00	159.80	09/05/2024
		63098836	BOOKS	1	08/28/2024	169.57	.00	169.57	09/05/2024
Total 17685:						1,240.49	.00	1,240.49	
17782	GFC LEASING - WI	100949759	COPIER LEASE	1	09/01/2024	181.93	.00	181.93	09/05/2024
Total 17782:						181.93	.00	181.93	
17845	DANE COUNTY TREASU	45452	MEDICAL SUPPLIES	1	08/26/2024	332.22	.00	332.22	09/05/2024
Total 17845:						332.22	.00	332.22	
17874	MULLEN, GERALD	GM082824	ELECTION INSPECTOR	1	08/28/2024	58.00	.00	58.00	08/30/2024
Total 17874:						58.00	.00	58.00	
17875	MULLEN, CAROL	CM082824	ELECTION INSPECTOR	1	08/28/2024	60.00	.00	60.00	08/30/2024
Total 17875:						60.00	.00	60.00	
17912	PFOHL, MELISSA	MP082824	REFUND PARK DEPOSIT	1	08/28/2024	200.00	.00	200.00	09/05/2024
Total 17912:						200.00	.00	200.00	
17921	DINGES FIRE COMPANY	57885	DINGES/LIONS BUNKER	1	09/03/2024	1,480.00	.00	1,480.00	09/05/2024
Total 17921:						1,480.00	.00	1,480.00	
17970	DOLL, PHILLIP	PD082824	ELECTION INSPECTOR	1	08/28/2024	44.00	.00	44.00	08/30/2024
Total 17970:						44.00	.00	44.00	
17982	SVENSSON, FRED	FS082724	INTERPRETER SERVICE	1	08/27/2024	50.00	.00	50.00	09/05/2024
Total 17982:						50.00	.00	50.00	
18038	KANE, PATRICK	PK082824	ELECTION INSPECTOR	1	08/28/2024	58.00	.00	58.00	08/30/2024
Total 18038:						58.00	.00	58.00	
18039	SYMONS, NICOLA	NS082824	ELECTION INSPECTOR	1	08/28/2024	60.00	.00	60.00	08/30/2024
Total 18039:						60.00	.00	60.00	
18103	VISA	OCB-082724	SCHUENKE	1	08/27/2024	565.83	.00	565.83	09/05/2024
		OCB-082724	COX	2	08/27/2024	986.34	.00	986.34	09/05/2024
		OCB-082724	KENT	3	08/27/2024	191.18	.00	191.18	09/05/2024
		OCB-082724	JACOBSEN	4	08/27/2024	621.99	.00	621.99	09/05/2024
		OCB-082724	ANDERSEN	5	08/27/2024	183.72	.00	183.72	09/05/2024

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
		OCB-082724	REIMER	6	08/27/2024	510.25	.00	510.25	09/05/2024
		OCB-082724	SUETTINGER	7	08/27/2024	732.19	.00	732.19	09/05/2024
		OCB-082724	IRWIN	8	08/27/2024	1,097.01	.00	1,097.01	09/05/2024
		OCB-082724	BREMER	9	08/27/2024	1,247.00	.00	1,247.00	09/05/2024
		OCB-082724	DENNIS	10	08/27/2024	725.86	.00	725.86	09/05/2024
		OCB-082724	CHAPIN	11	08/27/2024	95.82-	.00	95.82-	09/05/2024
		OCB-082724	MARKHAM	12	08/27/2024	43.65	.00	43.65	09/05/2024
		OCB-082724	LARSON	13	08/27/2024	35.00	.00	35.00	09/05/2024
		OCB-082724	WALLACE B	14	08/27/2024	17.99	.00	17.99	09/05/2024
		OCB-082724	WALLACE D	15	08/27/2024	590.23	.00	590.23	09/05/2024
		OCB-082724	ANDERSON	16	08/27/2024	644.47	.00	644.47	09/05/2024
		OCB-082724	LAWRENCE	17	08/27/2024	90.83	.00	90.83	09/05/2024
		OCB-082724	ZIETSMA	18	08/27/2024	27.97	.00	27.97	09/05/2024
		OCB-082724	HENDRICKSON	19	08/27/2024	7.67	.00	7.67	09/05/2024
		OCB-082724	JACOBS	20	08/27/2024	2,493.88	.00	2,493.88	09/05/2024
		OCB-082724	REITER J	21	08/27/2024	2,121.01	.00	2,121.01	09/05/2024
		OCB-082724	IGL	22	08/27/2024	2,770.05	.00	2,770.05	09/05/2024
		OCB-082724	CRAFT	23	08/27/2024	1,015.00	.00	1,015.00	09/05/2024
		OCB-082724	CAMELLIA	24	08/27/2024	456.92	.00	456.92	09/05/2024
		OCB-082724	WERGIN	25	08/27/2024	159.72	.00	159.72	09/05/2024
		OCB-082724	JOHNSON	26	08/27/2024	1,245.51	.00	1,245.51	09/05/2024
Total 18103:						18,485.45	.00	18,485.45	
18112	BADGERLAND COMPLIA	2500121	ANNUAL CONSORTIUM -	1	09/03/2024	130.00	.00	130.00	09/05/2024
Total 18112:						130.00	.00	130.00	
18164	REVELATION PR ADVER	1605	SOCIAL MEDIA CONSULT	1	09/03/2024	1,200.00	.00	1,200.00	09/05/2024
Total 18164:						1,200.00	.00	1,200.00	
18168	WALK, SHARON	SW082824	ELECTION INSPECTOR	1	08/28/2024	18.00	.00	18.00	08/30/2024
Total 18168:						18.00	.00	18.00	
18175	BUCKY'S DUMPSTER & P	100559	PORTABLE RESTROOMS	1	08/23/2024	135.00	.00	135.00	09/05/2024
		100560	PORTABLE RESTROOMS	1	08/23/2024	135.00	.00	135.00	09/05/2024
		100561	PORTABLE RESTROOMS	1	08/23/2024	135.00	.00	135.00	09/05/2024
		100562	PORTABLE RESTROOMS	1	08/23/2024	135.00	.00	135.00	09/05/2024
		100563	PORTABLE RESTROOMS	1	08/23/2024	200.00	.00	200.00	09/05/2024
Total 18175:						740.00	.00	740.00	
18289	E.H. WOLF & SONS INC	917189	PUBLIC WORKS FUEL	1	08/26/2024	184.53	.00	184.53	09/05/2024
		917190	DYED DIESEL FUEL	1	08/26/2024	274.41	.00	274.41	09/05/2024
Total 18289:						458.94	.00	458.94	
18304	MORRIS, AUSTIN	AM081824	UNIFORM ALLOWANCE B	1	08/18/2024	150.00	.00	150.00	09/05/2024
Total 18304:						150.00	.00	150.00	
18319	AWOGS	4138	SCBA FACE MASK IDS	1	08/16/2024	24.00	.00	24.00	09/05/2024
Total 18319:						24.00	.00	24.00	

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
18333	LEONARD, QUINN	QL082824	ELECTION INSPECTOR	1	08/28/2024	62.00	.00	62.00	08/30/2024
Total 18333:						62.00	.00	62.00	
18364	JOHNSON, LINDA	LJ082824	ELECTION INSPECTOR	1	08/28/2024	62.00	.00	62.00	08/30/2024
Total 18364:						62.00	.00	62.00	
18365	KRAMER, CHERYL	CK082824	ELECTION INSPECTOR	1	08/28/2024	32.00	.00	32.00	08/30/2024
Total 18365:						32.00	.00	32.00	
18367	RIEGE, NICOLE	NR082824	ELECTION INSPECTOR	1	08/28/2024	58.00	.00	58.00	08/30/2024
Total 18367:						58.00	.00	58.00	
18369	SEVERSON, ALETA	AS082824	ELECTION INSPECTOR	1	08/28/2024	32.00	.00	32.00	08/30/2024
Total 18369:						32.00	.00	32.00	
18370	WILCKE, DAVID	DW082824	ELECTION INSPECTOR	1	08/28/2024	62.00	.00	62.00	08/30/2024
Total 18370:						62.00	.00	62.00	
18377	VESTIS LLC	6140438929	MAT RENTAL	1	08/23/2024	60.33	.00	60.33	09/05/2024
		6140442971	MAT RENTAL	1	08/30/2024	60.33	.00	60.33	09/05/2024
Total 18377:						120.66	.00	120.66	
18380	SECURIAN FINANCIAL G	76038 SEPT	ACCIDENT PLAN	1	09/01/2024	149.80	.00	149.80	09/05/2024
Total 18380:						149.80	.00	149.80	
18385	VILLAGE OF MCFARLAN	9015	EXCHANGE ST PROJECT	1	08/29/2024	519.44	.00	519.44	09/05/2024
		9016	SOCCER FIELD WATERIN	1	08/29/2024	156.11	.00	156.11	09/05/2024
Total 18385:						675.55	.00	675.55	
18401	ADVANCED CHEMICAL S	174694	HVAC CHEMICAL SERIVC	1	09/01/2024	600.00	.00	600.00	09/05/2024
Total 18401:						600.00	.00	600.00	
18423	FMP FACTORY MOTOR P	33-1561898	SQUAD MAINTENANCE-	1	08/29/2024	20.02	.00	20.02	09/05/2024
Total 18423:						20.02	.00	20.02	
18435	CONWAY SHIELD	0526205	CONWAY SHIELD HELME	1	08/19/2024	240.50	.00	240.50	09/05/2024
Total 18435:						240.50	.00	240.50	
18436	PRILL, COLLIN	CP080924	CDL TEMPS REIMBURSE	1	08/09/2024	7.96	.00	7.96	09/05/2024
		CP080924	CDL TEMPS REIMBURSE	2	08/09/2024	6.73	.00	6.73	09/05/2024
		CP080924	CDL TEMPS REIMBURSE	3	08/09/2024	9.18	.00	9.18	09/05/2024
		CP080924	CDL TEMPS REIMBURSE	4	08/09/2024	6.73	.00	6.73	09/05/2024
Total 18436:						30.60	.00	30.60	

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
18437	MAPES, MEGHAN	082124	REFUND FOR LOST/PAID	1	08/21/2024	30.00	.00	30.00	08/30/2024
Total 18437:						30.00	.00	30.00	
18438	BERNFELD, JACK	JBD082824	ELECTION WORKER	1	08/28/2024	62.00	.00	62.00	08/30/2024
Total 18438:						62.00	.00	62.00	
18439	BLUST, LINDA	LB082824	ELECTION INSPECTOR	1	08/28/2024	18.00	.00	18.00	08/30/2024
Total 18439:						18.00	.00	18.00	
18440	BLUST, ROBERT	RB082824	ELECTION INSPECTOR	1	08/28/2024	60.00	.00	60.00	08/30/2024
Total 18440:						60.00	.00	60.00	
18441	BURNS, KAREN	KB082824	ELECTION INSPECTOR	1	08/28/2024	60.00	.00	60.00	08/30/2024
Total 18441:						60.00	.00	60.00	
18442	PEIRCE, JOHN	JP082824	ELECTION INSPECTOR	1	08/28/2024	62.00	.00	62.00	08/30/2024
Total 18442:						62.00	.00	62.00	
18443	RAPP, MARY	MR082824	ELECTION INSPECTOR	1	08/28/2024	18.00	.00	18.00	08/30/2024
Total 18443:						18.00	.00	18.00	
18444	VORTEX OPTICS	1518448	SCOPES	1	08/26/2024	329.98	.00	329.98	09/05/2024
Total 18444:						329.98	.00	329.98	
18445	GONZALEZ, JESSICA	082924	RESTITUTION	1	08/29/2024	20.00	.00	20.00	09/05/2024
Total 18445:						20.00	.00	20.00	
18446	CULVERS	082924	RESTITUTION	1	08/29/2024	168.34	.00	168.34	09/05/2024
Total 18446:						168.34	.00	168.34	
Grand Totals:						326,277.73	.00	326,277.73	

Report Criteria:
Detail report type printed

Pay Period Date	Journal Code	Check Issue Date	Payee	Payee ID	Amount
08/24/2024	PC	08/30/2024	MILLER, AUSTIN	411	1,152.93
08/24/2024	CDPT	08/30/2024	FIRE FIGHTERS LOCAL 31	8	227.46

PAYROLL RELATED

\$1,380.39

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, September 10, 2024

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Lee Igl, Public Works Director

AGENDA ITEM: Motion to approve the relocation of the Holscher/Broadhead RRFB equipment to a bike crossing on Siggelkow Road in the Juniper Ridge Subdivision as recommended by the Public Works & Utilities Committee.

PREVIOUS ACTION:

The Public Works & Utilities Committee recommended approval to the Village Board regarding the relocation of the existing RRFB equipment from the Holscher/Broadhead intersection to the bike crossing on Siggelkow Road at their August 26, 2024, meeting.

ISSUE SUMMARY:

With the recommendation by the Public Works & Utilities Committee at their May 29th meeting of the intersection of Broadhead and Holscher becoming a 4-way stop, it was also recommended that the rectangular rapid flashing beacons (RRFB) be removed.

We are obtaining proposals for the removal of the RRFBs and have been looking for locations to re-install them. The location staff is recommending is for two of the four overhead mast arms with RRFB, is the Juniper Ridge Park bike path crossing Siggelkow Road. Enclosed is a picture of the proposed location. This crossing is at the bottom of a hill and mast arms would allow greater visibility to provide advance warning of pedestrians crossing the street.

FINANCIAL/BUDGET IMPACT:

Cost proposals to do so is estimated at \$5,000 to be offset through insurance proceeds and traffic safety funds in the Capital Projects Fund as needed..

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

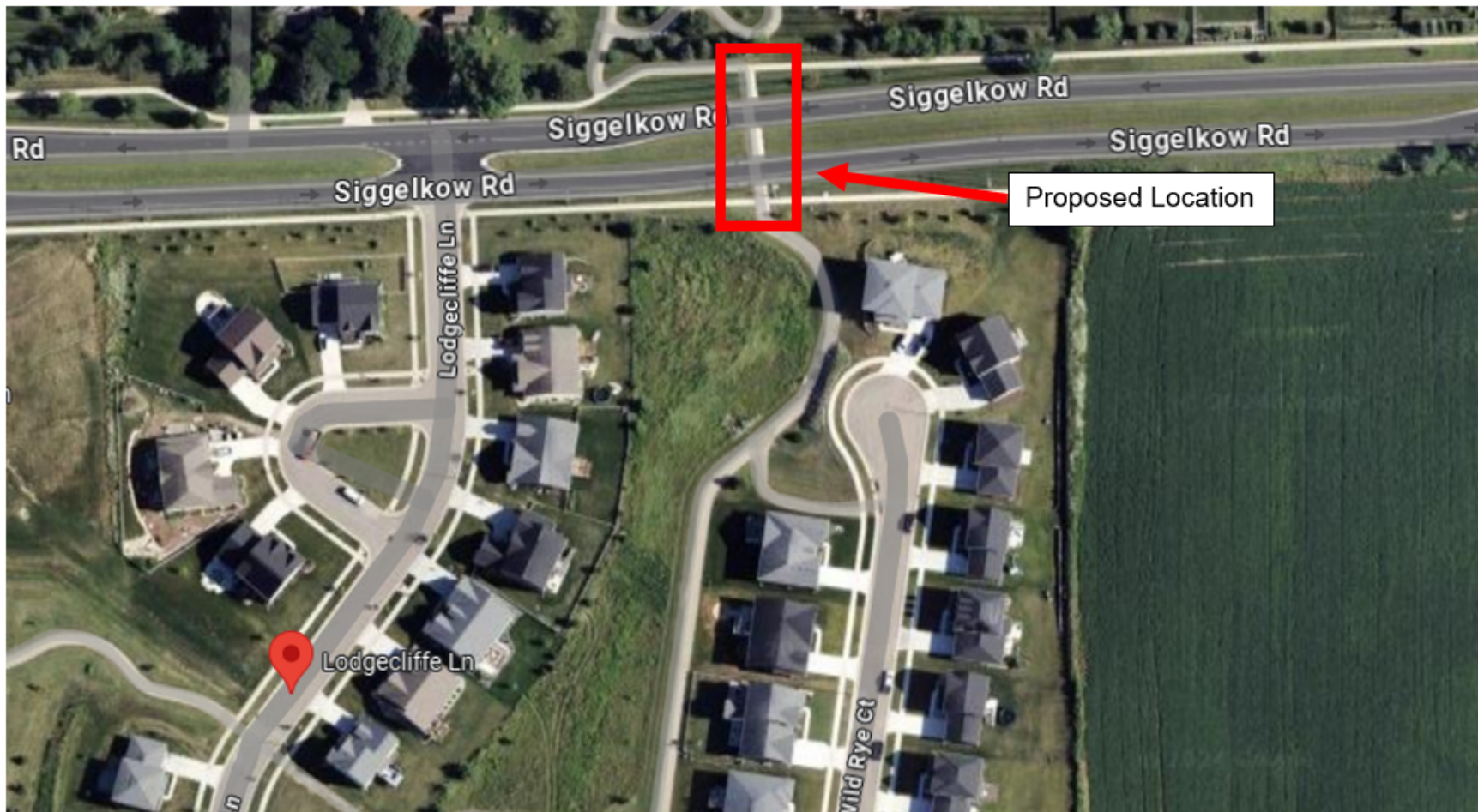
Motion, second to approve the relocation of the existing RRFB equipment from the Holscher/Broadhead intersection to the bike crossing on Siggelkow Road.



ATTACHMENTS:

1. RRFB Holscher Broadhead
2. RRFB Proposed Location





**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, September 10, 2024

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Lee Igl, Public Works Director, Aimee Irwin, Assistant to the Public Works Director

AGENDA ITEM: Motion to approve Ordinance #2024-20, an ordinance to update Chapter 47 Cross Connection Control and Back Flow Prevention as recommended by the Public Works & Utilities Committee.

PREVIOUS ACTION:

The Public Works & Utilities Committee recommended approval to the Village Board regarding Ordinance amendment #2024-20, an ordinance to amend Chapter 47 Cross Connection Control and Back Flow Prevention as presented at their meeting on August 26, 2024.

ISSUE SUMMARY:

Enclosed with the packet are suggested edits to the Cross Connection Control program and Chapter 47 ordinance language. The [Cross Connection Control Guideline](#) was approved by the Public Utilities Committee on November 20, 2012. Since that time, the utility has followed the program to obtain the necessary cross connection inspections and to assure properties are in compliance, as is required by the Wisconsin DNR. The current program, while meeting the DNR requirements, does leave room for interpretation and can cause confusion for inspectors and/or property owners. In order to improve the process and understanding, staff are recommending the enclosed edits to village ordinance language. The village attorney has reviewed the suggestions and recommended additional edits which have been included.

The edits will also include the creation of a form that will be sent to applicable Commercial, Public Authority, and Multi-Family properties for their inspection and completion. This form removes the current procedure of an inspector mailing or emailing a letter to the utility stating the property has been inspected and is free of any non-protected cross connections. The form also provides the utility with more detailed information about the interior plumbing of the property. The form is included within the packet for review.

The edits also create the ability for the utility to fine property owners who fail to comply with the completion of the cross connection inspection and/or failure to fix a concern. The vast majority of properties are in compliance with their cross connection inspections, but some properties have been difficult or fail to complete the required inspections. Commercial, Multi-Family, and Public Authority properties are notified via a letter for required inspections as they are due.

The Public Works & Utilities Committee reviewed the ordinance amendment at their August 26,



2024, meeting and approved the ordinance as presented.

FINANCIAL/BUDGET IMPACT:

There is minimal impact financially with these changes. If a property fails to comply, the property owner may be subject to forfeitures or fines.

VILLAGE PLAN REFERENCE:

[Cross Connection Guideline November 2012](#)

ORDINANCE REFERENCE:

[Chapter 47 Cross Connection Control and Back Flow Prevention](#)

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, second to approve Ordinance Amendment 2024-20: an ordinance to amend Chapter 47 Cross Connection Control and Back Flow Prevention as presented.

ATTACHMENTS:

1. Ord_2024-20 Updates to Chapter 47 Cross Connection Control and Back Flow Prevention 08.02.2024
2. McF_Cross_Connection_Survey_Form_-_Commercial_Public_Authority

**VILLAGE OF MCFARLAND
ORDINANCE 2024-20**

**AN ORDINANCE TO UPDATE CROSS CONNECTION CONTROL AND BACK
FLOW PREVENTION IN THE VILLAGE**

PURPOSE:, To update the cross connection control and back flow prevention ordinance.

SPONSOR: Public Works Director Lee Igl

RECOMMENDED REFERRAL: Public Works & Utilities Committee.

PUBLIC HEARING: None.

NOW THEREFORE, be it ordained by the Village Board of the Village of McFarland, in the State of Wisconsin, as follows:

SECTION 1: **AMENDMENT** “47-60 Purpose” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

47-60 Purpose

- (a) To protect the health and welfare of users of the public potable water supply of the Village of McFarland from the possibility of contamination or pollution of the public water system under the direct authority of the McFarland Public Water Utility.
- (b) To control and promote the elimination of existing cross connections (actual or potential) between potable water systems containing potable water from the public water system and water from other sources containing substance(s) which may contaminate or pollute the water supply.
- (c) To provide for the maintenance of a continuing comprehensive program of cross connection control to systematically and effectively prevent the contamination or pollution of potable water systems under the direct authority of the McFarland Public Water Utility.

(d) To comply with § NR 810.15 and SPS 382.41, Wis. Adm. Code.

(Ord. No. 2010-10, § 1, 10-25-2010)

SECTION 2: **AMENDMENT** “47-61 Definitions” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

47-61 Definitions

- (a) *Back flow* means the unwanted reverse flow of liquids, solids or gases or other substances under positive or reduced pressure into the Village of McFarland water supply.
- (b) *Back flow preventer* means any generic back flow prevention device or assembly.
- (c) *Back siphonage* means the creation of a back flow as a result of a sudden reduction of pressure in the utility's potable water supply system.
- (d) Commercial means containing a business, not-for-profit organization, or other institution (except government) that provides goods or services and obtains municipal water service for non-residential purposes, including mixed-use commercial and residential properties.
- (e) Commercial similar to residential means commercial properties determined by the Public Works Department to pose cross connection risks similar to residential properties.
- (f) *Cross connection* means any connection between two otherwise separate systems, one of which contains potable water from a public water system and the other water from a private source, water of unknown or questionable safety, or steam, gases or chemicals, whereby there may be a flow from one system to the other, the direction of flow depending on the pressure differential between the two systems.
- (g) Public Authority means a branch of local, state, or federal government, including public schools.
- (h) Residential properties are properties where water service is provided solely for residential purposes.

(Ord. No. 2010-10, § 1, 10-25-2010)

SECTION 3: **AMENDMENT** “47-63 Responsibility” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

47-63 Responsibility

The McFarland Water Utility shall be responsible for the protection of the public potable water distribution system from contamination or pollution due to back flow of contaminants or pollutants. The McFarland Water Utility shall adopt policies consistent with this division, Wis. Admin. Code § ~~COMM-82.41~~ SPS 382.41 and § NR ~~811.09~~ 810.15. ~~Such policies shall be known as the "Cross Connection Control Manual." The Utility may establish fees, which shall be set forth in the Cross Connection Control Manual, for maintaining the comprehensive cross connection control protection plan.~~ The McFarland Water Utility is required to develop and

implement a cross-connection control program designed to prevent contamination of the municipal potable water supply through illegal interconnections between private, auxiliary, or emergency water supplies and the water distribution system and to submit annual reports requirements to the WDNR on a timely basis.

(Ord. No. 2010-10, § 1, 10-25-2010)

SECTION 4: **AMENDMENT** “47-64 Customer Responsibility” of the Village of McFarland Municipal Code is hereby *amended* as follows:

A M E N D M E N T

47-64 Customer Responsibility

The owner of each property served by the McFarland Water Utility shall be responsible for the protection of the customers' potable water system.

- (a) The owner shall, at their own expense, install and maintain all back flow preventers in accordance with Wis. Admin. Code § ~~COMM 82.21~~SPS 382.41 and the Utility's ~~cross connection control manual~~ cross-connection control program. All malfunctions ~~revealed of backflow prevention devices~~ shall be corrected as soon as practicable and without delay.
- (b) The owner shall inform the McFarland Water Utility of any proposed or modified cross connections and any existing cross connections not protected by an approved back flow preventer.
- (c) The owner shall not install any bypass around any back flow preventer unless a back flow preventer of the same type exists in the bypass.
- (d) Whenever a water system cannot be shut down for testing of a back flow preventer, additional assemblies shall be installed to permit necessary testing and maintenance.
- (e) Whenever fixtures, equipment or appurtenances using potable water are installed upstream of a back flow preventer, such fixtures, equipment or appurtenances shall have ~~its~~ their own approved back flow prevention means.
- (f) All back flow prevention practices shall be in accordance with Wis. Admin. Code § ~~COMM 82-84~~SPS 382.41 and the utility's cross connection control manual.
- (g) The owner shall ~~eliminate or protect from all~~ not allow any cross connections on ~~their~~ the owner's premises unless properly protected by an appropriate protection device.

(Ord. No. 2010-10, § 1, 10-25-2010)

SECTION 5: **AMENDMENT** “47-65 Inspections” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

47-65 Inspections

The McFarland Water Utility shall cause surveys to be made of all properties serviced by the Utility where cross connections with the public water system are possible. Customers/property owners will be contacted to schedule cross-connection inspections at the owner's property. The inspection authority (as designated below) shall determine if a cross-connection exists, assess the severity of the interconnection, and determine if it can be corrected while on-site. Each property owner is required to correct all illegal cross connections at their expense. In the case that the cross-connection can be corrected immediately, corrections shall be made and the Utility will note that the property is in compliance. If the cross-connection cannot be corrected while on-site, the inspection authority will inform the customer of the cross-connection and then schedule an appointment no less than 30 days from the initial inspection date to determine if the correction was made. If requested by the property owner, one extension of up to 30 days may be granted. All cross-connection forms must be completed, signed by the inspection authority, and returned to the McFarland Water Utility.

- (a) ~~All properties shall be surveyed a minimum of once every ten years.~~ Residential and Commercial Similar to Residential properties. The McFarland Water Utility employees, or a licensed inspector or plumber designated by the Utility, are the inspection authority for existing residential properties and commercial similar to residential properties, unless the property is deemed high risk. In lieu of low-hazard (kitchen and bathroom) inspections, an informational brochure may be provided to customers/property owners at time of inspection. An information brochure may also be provided to all customers/property owners annually along with the Consumer Confidence Report (CCR). The McFarland Water Utility or a licensed inspector or plumber designated by the Utility (the inspection authority) shall perform a cross connection inspection on residential and commercial similar to residential premises.
- (b) ~~All nonresidential properties serviced by the Utility may be surveyed more often than once every ten years as defined in the cross-connection control manual.~~ Commercial properties. The McFarland Water Utility will mail a letter and a McFarland Water Utility inspection form to commercial properties, requiring each to have a licensed inspector or plumber (the inspection authority) perform a cross connection inspection on their premises. The customer shall cause the inspection to be completed as directed in the letter. Commercial properties with frequent occupancy changes are considered high risk.
- (c) ~~The Utility may perform cross-connection surveys. The Utility may require the property owner, at the owner's expense, to have the water system surveyed for cross connections by a person trained in accordance with the American Society of Sanitary Engineers ("ASSE") Standard No. 5120 as a cross-connection control surveyor.~~ Public Authority properties. All public authority customers will be considered high risk hazard. The McFarland Water Utility will mail a letter and a McFarland Water Utility inspection form to all public authority properties requiring each to have a licensed inspector or plumber (the inspection authority) perform a cross-connection

inspection on their premises. The customer shall cause the inspection to be completed as directed in the letter.

- (d) ~~The McFarland Water Utility may require more frequent surveys in its discretion where justified by the presence of potential public health hazards.~~
- (e) Schedule for Inspection/Reinspection. Unless otherwise authorized by the WDNR, inspection schedules shall be as follows:
 - (1) Residential properties will be inspected a minimum of once every 10 years.
 - (2) Commercial properties classified as high risk hazard will be inspected a minimum of once every 2 years.
 - (3) Commercial similar to residential properties (low risk hazard) will be inspected a minimum of once every 5 years, unless plumbing changes results in a reclassification.
 - (4) Public Authority properties will be inspected a minimum of once every 2 years.
 - (5) The McFarland Water Utility may require more frequent inspections at its discretion where justified by the presence of potential public health hazards or when plumbing changes occur at a property which reclassifies the property and it's required inspection schedule.
- (f) Records of inspections shall be kept at the McFarland Water Utility located at 5115 Terminal Drive, McFarland, WI, and saved in accordance with the Village's records retention policy.

(Ord. No. 2010-10, § 1, 10-25-2010; Ord. No. 2013-03, § 1, 1-28-2013)

SECTION 6: AMENDMENT “47-67 Authority To Discontinue Service” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

47-67 Authority To Discontinue Service

- (a) The Utility is hereby authorized and directed to discontinue water service to any property wherein any connection in violation of this division exists and to take such other precautionary measures deemed necessary in the Utility's discretion to eliminate any danger of contamination of the public water system.
- (b) ~~If the danger of contamination is not imminent, water service shall be discontinued only after reasonable notice and an opportunity for hearing pursuant to the procedures set forth in Chapter 2, Article XI, of the McFarland Municipal Code. In the event of imminent danger to the public health, safety or welfare, water service may be discontinued immediately. In such instance, a hearing shall be held no later than ten days after the emergency discontinuance unless agreed to in writing by the property owner. The hearing shall be held before the Village of McFarland Utility Committee according to the procedures set forth in Section 2-996 of the McFarland Municipal~~

~~Code. A final written determination shall be issued within five days of the completion of the hearing.~~

- (c) **Residential or Commercial similar to residential properties.** The McFarland Water Utility will make at least 3 attempts to contact and schedule inspection appointments. Contacts may include phone conversations, phone messages, email communications, face-to-face conversations and written notice left at the property. All attempts at contact, no-shows, and cancelled appointments will be documented. The property owner will be subject to a forfeiture not exceeding \$75 per week and/or the Utility reserves the right to follow the steps outlined in the § PSC 185.37, Wis. Admin. Code for disconnection of service.
- (d) **Commercial or Public Authority properties.** The McFarland Water Utility will mail an initial letter outlining the cross connection inspection forms and qualifications required for an approved inspection. Commercial or Public Authority properties will be given 3 months to have their inspections completed and inspection form returned to the McFarland Water Utility. Commercial or Public Authority properties who neglect to have the inspections completed after the initial 3 months will be sent a follow-up letter and given an additional 2 months to comply. In the event that a completed inspection is not submitted after the additional 2 months, the property will be subject to a forfeiture of at least \$200.00 per week and/or the utility reserves the right to follow the steps outlined by the § PSC 185.37, Wis. Admin. Code for disconnection of service.

(Ord. No. 2010-10, § 1, 10-25-2010)

PASSED AND ADOPTED BY THE VILLAGE OF MCFARLAND VILLAGE BOARD

_____.

	AYE	NAY	ABSENT	ABSTAIN
Brandt	_____	_____	_____	_____
Brassington	_____	_____	_____	_____
Clow	_____	_____	_____	_____
Fessler	_____	_____	_____	_____
Leamy	_____	_____	_____	_____
Peña	_____	_____	_____	_____
Prill	_____	_____	_____	_____

Presiding Officer

Attest

Carolyn Clow, Village President,
Village of McFarland

Cassandra Suettinger, Deputy
Administrator/Clerk, Village of
McFarland

Village of McFarland Cross Connection Survey (Commercial/Public Authority Customers)

This survey is being performed in accordance with WI DNR Code NR 810.15, Department of Safety and Professional Services (DSPS) Code 382.41, and the Village of McFarland Municipal Code to ensure safe drinking water.

Compliant? ☐ Yes (no further action required)

☐ No (see table below for corrective action)

Customer/Account ID: _____

Survey Date: _____

Property Address: _____

Owner Name: _____

Tenant Name: _____

Owner Phone: _____

Tenant Phone: _____

If property is commercial: what is the risk level for cross-connection contamination? ☐ High ☐ Low

Fixture Type	Quantity	Approved?	Location/Description	Device

If RP valves/backflow preventers are present, please include additional information on the back of this form.

Backflow prevention devices, assemblies and methods must conform to the following National Standards. State plumbing code and consultant information can be found online at <https://dsps.wi.gov/Pages/Programs/Plumbing/Default.aspx>.

NOTICE: Cross connections identified during the survey must be corrected within 30 days of the initial survey visit. When corrective action is completed, please call McFarland Water Utility at 608-838-7287. Removal of installed items or failure to make required corrections may result in disconnection of your water service and/or forfeitures.

Inspector's Name _____

Inspector's Signature _____

Owner/Resident Signature _____

Does this cover the entire property and all units? ☐ Yes ☐ No*

*If no, what units are not included: _____

Failure to complete an inspection for all units, could keep the property as non-compliant.

RP Valve/backflow preventer information

Backflow preventer Type	Size	Pass/Fail?	Date of Last Inspection

VILLAGE OF MCFARLAND

RESOLUTION 2024-19

A RESOLUTION REQUESTING EXEMPTION FROM DANE COUNTY LIBRARY TAX

WHEREAS the Dane County Board has established a county library and levies a county library tax as authorized under Section 43.57 (3) of the Wisconsin Statutes, and

WHEREAS the Dane County Library Board has determined that the library serving the Village of Mcfarland meets the minimum standards of operation established by the County Board (RES 185, 2011-2012; RES 98, 2013-2014; RES 233, 2016-2017; RES 149 2023-2024) in compliance with Section 43.11 (3) (d) of the Wisconsin Statutes, and

WHEREAS Section 43.64 (2) (b) of the Wisconsin Statutes provides that a village or city which levies a tax for public library service and appropriates and expends for a library fund as defined by s.43.52 (1) during the year for which the county tax levy is made a sum at least equal to the county tax rate in the prior year multiplied by the equalized valuation of property in the city or village for the current year, and

WHEREAS the Village of Mcfarland will appropriate in 2024 and expend in 2025 an amount in excess of that calculated above in support of its library,

NOW THEREFORE BE IT RESOLVED that the Village of Mcfarland hereby requests of the Dane County Board of Supervisors that the Village of Mcfarland be exempted from the payment of any tax for the support of the County Library Service as provided in Section 43.64 (2).

BE IT FURTHER RESOLVED that confirmed copies of this resolution will be forwarded by the City/Village clerk to the following party:

Tracy Herold, Director
Dane County Library Service
herold@dcls.info

This Resolution was duly adopted at a meeting of the Village Board of the Village of McFarland on the 13th day of September, 2024.

APPROVED:

Carolyn A. Clow
Village President

ATTEST:

Cassandra Suettinger
Deputy Administrator/Clerk

RESOLUTION # 2024-19	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Brandt –	Leamy –
Brassington –	Peña –
Clow –	Prill –
Fessler –	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

**VILLAGE OF
McFarland**
SUMMARY SHEET

MEETING DATE: Tuesday, September 10, 2024

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Lee Igl, Public Works Director, Matt Schuenke, Village Administrator

AGENDA ITEM: Motion to approve the stormwater maintenance project and authorize the project for bid as recommended for approval by the Public Works and Utilities Committee.

PREVIOUS ACTION:

The Public Works & Utilities Committee recommended approval to the Village Board regarding a proposal from Town & Country Engineering to create a stormwater management area maintenance plan at their April 24, 2023, meeting.

The Village Board approved the proposal from Town & Country at their May 8, 2023, meeting.

The Public Works and Utilities Committee reviewed the first draft of the plan at their meeting on November 27, 2023.

The Public Works and Utilities Committee recommended approval of the Maintenance Plan for Village-Owned Stormwater Improvements at their December 20, 2023, meeting. The committee included in their recommendation the creation of a policy regarding the procedure for ongoing monitoring of stormwater sites.

The Village Board approved the plan at their January 9, 2024, meeting.

The Public Works and Utilities Committee recommended approval of the stormwater maintenance project as presented and authorized the project for bid at their August 26, 2024, meeting.

ISSUE SUMMARY:

The committee approved a proposal from Town & Country Engineering to create a stormwater management maintenance plan in 2023. The plan was intended to assist with maintaining the stormwater management areas throughout the village and for additional areas that will be transferred to the Village in the future. The plan created by Town & Country Engineering was reviewed and recommended for approval by the Public Works & Utilities Committee in November 2023. As a plan, it can be used as a guide to steer projects within our capital improvement planning and other maintenance needs from year to year.

In the winter of 2025, we are looking to start working on the proposed plan, by completing dredging and vegetation clean-up at Parkview Estates 2 and Commerce Park 3 stormwater



facilities. We would put the projects out for bid in late fall 2024 and complete the work in early 2025, when there is ice on the facilities.

The bids will not be approved until completion and approval of the 2025 budget and capital improvement plan is complete.

FINANCIAL/BUDGET IMPACT:

Minor financial impact to put the project out for bid. The project is in the proposed 2025 - 2029 CIP for a total of \$450,000.

VILLAGE PLAN REFERENCE:

[2023 Stormwater BMP Maintenance Plan](#)

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, second to approve the stormwater maintenance project and authorize the project for bid.

ATTACHMENTS:

1. MC 227 SHEETS

2025 STORMWATER MAINTENANCE

TRIANGLE STREET, PERROT PLACE

Village of McFarland, Wisconsin

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
1	EROSION CONTROL PLAN AND GENERAL NOTES
2	EROSION CONTROL – STANDARD CONSTRUCTION DETAILS
3	PLAN – COMMERCE PARK POND 3
4	PLAN – PARKVIEW ESTATES POND 2
X1	CROSS SECTIONS



NO SCALE



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LEGEND

UNDERGROUND TELE.	UT
UNDERGROUND CATV.	UCATV
UNDERGROUND ELEC.	UE
OVERHEAD	OH
EXISTING GAS	G
PROPERTY LINE	W M
EXISTING WATER MAIN	W M
EXISTING SANITARY SEWER	SAN
EXISTING STORM SEWER	STM
EXISTING FENCE LINE	X
SAWCUT	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
NEW STORM SEWER	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
NEW WATER MAIN	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
NEW SANITARY SEWER	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

NEW ITEMS:	WATER VALVE	CURB STOP	HYDRANT	MANHOLE	CURB INLET	ENDWALL	GAS WARNING
------------	-------------	-----------	---------	---------	------------	---------	-------------

EXISTING ITEMS:	FLAG POLE	MAILBOX	POWER POLE	LIGHT POLE	LAMP POST	PULL BOX
-----------------	-----------	---------	------------	------------	-----------	----------

WATER VALVE	CURB STOP	HYDRANT	WELL	MONITORING WELL	TRACER WIRE
-------------	-----------	---------	------	-----------------	-------------

SANITARY MANHOLE	SANITARY VALVE	CLEANOUT	STORM MANHOLE	CURB INLET	CIRCULAR INLET
------------------	----------------	----------	---------------	------------	----------------

SQUARE INLET	ENDWALL	STUMP	DECID. TREE (RELATIVE SIZE SHOWN)	EVERGREEN	SHRUB OR HEDGE	SIGN
CATV. PED.	TELE. PED.	ELEC. PED.	GAS VALVE	STREET SIGN	IRON PIPE	IRON ROD

NOTES: 1.) EXISTING FEATURES AND LABELS ARE SHOWN WITH SCREENED, LIGHTER LINES.
2.) NEW CONCRETE IS SHOWN SHADED IN PLAN VIEWS
3.) CONCRETE REMOVALS ARE SHOWN BY CROSS-HATCHING

DATE	BY	REVISIONS	SHEET

PROJECT NO.:	MC 227
DRAWING FILE:	MC 227 SHEETS.DWG
DATE:	8-21-24
DRAWN BY:	T.J.S.
CHECKED BY:	B.A.B.
REV. DATE:	



2025 STORMWATER IMPROVEMENTS
Triangle Street, Perrot Place
Village of McFarland, Wisconsin

PROJECT NO.:
MC 227
DRAWING FILE:
MC 227
SHEETS.DWG
DRAWN BY:
T.J.S.
CHECKED BY:
B.R.B.

DATE:
8-21-24
REVISIONS:

SCALE:
0 5 10 20

SHEET:
3

3



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

tc TOWN & COUNTRY
ENGINEERING, INC.

PARKVIEW ESTATES POND 2
DREDGING AND ACCESS

2025 STORMWATER IMPROVEMENTS
Triangle Street, Perrot Place
Village of McFarland, Wisconsin

PROJECT NO.:
MC 227

DRAWING FILE:
MC 227
SHEETS.DWG

DRAWN BY:
T.J.S.

CHECKED BY:
B.R.B.

DATE:
8-21-24

REVISIONS:

SCALE:
0 15 30

SHEET:
4

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, September 10, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Motion to approve Ordinance #2024-21, an Ordinance to amend various sections of Chapter 8, Buildings and Building Regulations, of the Municipal Code of Ordinances as recommended for approval by the Plan Commission.

PREVIOUS ACTION:

August 28, 2024, Plan Commission unanimously recommended approval of Ordinance 2024-21.

ISSUE SUMMARY:

General Engineering Company (GEC), the Village's consultant building inspection firm, has completed a review of the Village's Building Code and has proposed several changes as described in Ordinance 2024-21. Over the past few years, the Department of Safety and Professional Services has increased their auditing efforts. Part of those efforts include reviewing delegation status and municipal building ordinances. Initially, the DSPS was only looking at those municipalities that were applying for new delegation(s) as a trigger to review their delegation status and ordinances. GEC worked with those clients to navigate the state's ever-changing requirements, as those needs arose. More recently, the state has been randomly selecting municipalities to audit. Seeing that trend, GEC has been proactively working with their municipal clients on updating their ordinances and delegation status. Ordinance 2024-21 primarily addresses two main aspects of the Building Code:

1. Updates outdated references to the Department of Commerce, which was replaced by the Department of Safety and Professional Services.
2. Provides that the Village, through GEC, is a delegated municipal authority for Commercial Plumbing Plans and Commercial Building Plan reviews for buildings over 50,000 cubic square feet. The current party performing various plan reviews is noted below. One of the advantages to increasing the Village's plan review services is that GEC's plan review staff can complete commercial plan reviews in significantly reduced times as compared to DSPS. In most cases, GEC estimates their turnaround times are limited to weeks versus months that it can take DSPS, based on the type of plan review. GEC only serves its clients and therefore has a lower volume of reviews than DSPS. Additionally, the proposed expanded plan review services are at no additional cost to the Village as plan review services are paid by the applicant directly to GEC in a fashion similar to the state's payment model and are separate from local GEC building permit inspection services billed directly to the Village. GEC plan reviewers include former DSPS employees and these individuals must maintain the same licenses and



certifications to complete plan reviews.

(After each listed item, you will find the party currently performing the associated duties.)

- Commercial Building (Structural and HVAC) Plan Review (GEC, over 50,000 cubic feet DSPS)
- Fire Suppression and Fire Alarm Plan Review (McFarland Fire Department)
- Commercial Plumbing Plan Review (DSPS)
- Commercial Building Inspection (Structural, HVAC = GEC) (Fire Suppression, and Fire Alarm = McFarland Fire Department)
- Commercial Electrical Permitting and Inspection (Bob Bolle)
- Commercial Plumbing Inspection (GEC)
- One- and Two-Family Dwelling (UDC) Permitting and Inspection Includes camping units (GEC)

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

Chapter 8, Buildings and Building Regulations

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, second, to approve Ordinance 2024-21.

ATTACHMENTS:

1. 2024-21 Various Amendments to Chapter 8

**VILLAGE OF MCFARLAND
ORDINANCE 2024-21**

**AN ORDINANCE TO AMEND VARIOUS SECTIONS OF CHAPTER 8, BUILDINGS
AND BUILDING REGULATIONS, OF THE MUNICIPAL CODE OF ORDINANCES**

PURPOSE, to amend various sections of Chapter 8, Buildings and Building Regulations, related to the Wisconsin Department of Safety and Professional Services.

SPONSOR, Andrew Bremer, AICP, Community & Economic Development Director

REFERRAL, Plan Commission (recommended)

PUBLIC HEARING, None required

WHEREAS, Chapter 8, Buildings and Building Regulations of the McFarland Municipal Code includes several references to the Wisconsin Department of Commerce which no longer is in existence and has been replaced by the Wisconsin Department of Safety and Professional Services (DSPS); and,

WHEREAS, the DSPS is conducting audits and is requesting a delegated Certified Municipality Status where residential and commercial building inspection services are provided in cities, towns, and villages; and,

WHEREAS, the purpose of Chapter 8 is to provide certain minimum standards, provisions and requirements for safe and stable design, methods of construction and uses of materials in buildings and/or structures hereafter erected, constructed, enlarged, altered, repaired, moved, converted to other uses, or demolished and regulates the equipment, maintenance, use and occupancy of all such buildings and/or structures. Its purpose is to protect and foster the health, safety and well-being of persons occupying or using such buildings and the general public; and,

WHEREAS, the Village Board finds approval of Ordinance 2024-21 is in the public interest.

NOW THEREFORE, be it ordained by the Village Board of the Village of McFarland, in the State of Wisconsin, as follows:

SECTION 1: **AMENDMENT** “8-56 Permit Lapses” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

8-56 Permit Lapses

A building permit, other than Wisconsin Uniform Building Permits, shall lapse and be void unless building operations are commenced within six months or if construction has not been completed within 12 months from the date of issuance thereof, unless otherwise extended by the building inspector. Wisconsin Uniform Building Permits shall expire 24 months after issuance if the dwelling exterior has not been completed in accordance with Wis. Admin. Code SPS 320.09(9)(a)5. Permits shall be eligible for an extension period of twelve (12) months from the date of expiration. Building permits shall be eligible for a maximum of two (2) extensions. Extensions shall be granted at the discretion of the Building Inspector. The fees for such extension shall be one-half (1/2) of the original permit inspection fee, excluding applicable impact fees. Upon lapse of a permit a new permit must be obtained pursuant to all the requirements of the code then in force.

(Code 1998, § 15-1-2(i))

SECTION 2: **AMENDMENT** “8-81 State Code Adopted” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

8-81 State Code Adopted

The Wisconsin Administrative Code provisions describing and defining regulations with respect to one- and two-family dwellings in Wis. Admin. Code Chs. SPS 320-325 and Camping Units SPS 327~~Comm. 20—25~~ are hereby adopted and by reference made a part of this Article as if fully set forth herein. Any act required to be performed or prohibited by Wisconsin Administrative Code provision incorporated herein by reference is required or prohibited by this Article. Any future amendments, revisions or modifications of the Wisconsin Administrative Code provisions incorporated herein are intended to be made part of this Article to secure uniform statewide regulation of one- and two-family dwellings in this Village. A copy of these Wisconsin Administrative Code provisions and any future amendment shall be kept on file in the Village Clerk's office.

(Code 1998, § 15-1-3(a); Ord. No. 2003-02, § 182, 1-27-2002)

SECTION 3: **AMENDMENT** “8-83 Definitions” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

8-83 Definitions

The following words, terms and phrases, when used in this Division, shall have the meanings

ascribed to them in this Section, except where the context clearly indicates a different meaning:

- (a) *Addition*. New construction performed on a dwelling that increases the outside dimensions of the dwelling.
- (b) *Alteration*. A substantial change or modification other than an addition or minor repair to a dwelling or to systems involved within a dwelling.
- (c) *Department*. The Wisconsin Department of ~~Commerce~~ Safety and Professional Services (DSPS).
- (d) *Dwelling*.
 - (1) Any building, the initial construction of which is commenced on or after the effective date of the ordinance from which this Article is derived, which contains one- or two-family dwelling units; or
 - (2) An existing structure, or that part of an existing structure, which is used or intended to be used as a one- or two-family dwelling.
- (e) *Minor repair*. Repair performed for maintenance or replacement purposes on any existing one- or two-family dwelling, which does not affect room arrangement, light and ventilation, access to or efficiency of any exit stairways or exits, fire protection or exterior aesthetic appearance and which does not increase a given occupancy and use. No building permit is required for work to be performed which is deemed minor repair.
- (f) *One-family or two-family dwelling*. A building structure that contains one or separate households intended to be used as a home, residence or sleeping place by an individual or by two or more individuals maintaining a common household to the exclusion of all others.
- (g) *Person*. An individual, partnership, firm or corporation.
- (h) *Uniform Dwelling Code*. Those Wisconsin Administrative Code provisions and any future amendments, revisions or modifications thereto, contained in the following Chapters of the Wisconsin Administrative Code:
 - (1) Wis. Admin. Code Ch. ~~Comm. 20~~ SPS 320, Administrative and Enforcement.
 - (2) Wis. Admin. Code Ch. ~~Comm. 21~~ SPS 321, Construction Standards.
 - (3) Wis. Admin. Code Ch. ~~Comm. 22~~ SPS 322, Energy Conservation Standards.
 - (4) Wis. Admin. Code Ch. ~~Comm. 23~~ SPS 323, Heating, Ventilating and Air Conditioning.
 - (5) Wis. Admin. Code Ch. ~~Comm. 24~~ SPS 324, Electrical Standards.
 - (6) Wis. Admin. Code Ch. ~~Comm. 25~~ SPS 325, Plumbing and Potable Water Standards.
 - (7) Wis. Admin. Code Ch. SPS 327, Camping Units.

(Code 1998, § 15-1-3(c))

SECTION 4: **AMENDMENT** “8-84 Method Of Enforcement” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

8-84 Method Of Enforcement

- (a) *Certified inspector to enforce.* The Building Inspector and delegated representatives are hereby authorized and directed to administer and enforce all of the provisions of the Uniform Dwelling Code. The Building Inspector shall be certified for inspection purposes by the Wisconsin Department of ~~Commerce~~Safety and Professional Services in each of the categories specified under Wis. Admin. Code § ~~Comm. 5.63~~SPS 305.63.
- (b) *Subordinates.* The Building Inspector may appoint, as necessary, subordinates as authorized by the Village Board.
- (c) *Duties.* The Building Inspector shall administer and enforce all provisions of this Article and the Uniform Dwelling Code.
- (d) *Inspection powers.* The Building Inspector or an authorized certified agent may at all reasonable hours enter upon any public or private premises for inspection purposes and may require the production of the permit for any building, plumbing, electrical or heating work. No person shall interfere with or refuse to permit access to any such premises to the Building Inspector or agent while in performance of the Building Inspector's duties.
- (e) *Records.* The Building Inspector shall perform all administrative tasks required by the Wisconsin Department of ~~Commerce~~Safety and Professional Services under the Uniform Dwelling Code. In addition, the Building Inspector shall keep a record of all applications for building permits in a book for such purpose and shall regularly number each permit in the order of its issue. Also, a record showing the number, description and size of all buildings erected indicating the kind of materials used and the cost of each building and aggregate cost of all one- and two-family dwellings shall be kept.

(Code 1998, § 15-1-3(d))

SECTION 5: **AMENDMENT** “8-112 Portions Of Wisconsin Building Code Adopted” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

8-112 Portions Of Wisconsin Building Code Adopted

- (a) Wis. Admin. Code §§ ~~Comm~~SPS 302.31, SPS 360-366, SPS 375-379 and SPS 381-387.60—66, 70, and 75—79 are hereby adopted and made a part of this Article with respect to those classes of buildings to which this Building Code specifically applies. Any future amendments, revisions and modifications of said Chapters of the Wisconsin Administrative Code incorporated herein are intended to be made a part of this Code. A copy of said Chapters of the Wisconsin Administrative Code

incorporated herein and amendments thereto shall be kept on file in the office of the Building Inspector.

(b) Certified Municipality. The Village of McFarland has adopted the Certified Municipality Status as described in SPS 361.60 of the Wisconsin Administrative Code.

(1) Responsibilities. The Village shall assume the following responsibilities for the Department of Safety and Professional Services (Department):

- a. Provide inspections of all size commercial buildings with certified commercial building inspectors.
- b. Provide plan reviews of all size commercial buildings with certified commercial building inspectors.

(2) Plan Examination. Drawings, specifications, and calculations for all the types of buildings and structures, except state-owned buildings and structures, to be constructed within the limits of the municipality shall be submitted, if the plans are for any of the following:

- a. All commercial buildings, without size limitations [Appointed Agent per Wis. Stat. 101.12(3g)].

(3) Notes.

- a. A certified municipality may waive its jurisdiction for the plan review of a specific project or type of project, or components thereof, in which case plans and specifications shall be submitted to the Department for review and approval.
- b. The Department may waive its jurisdiction for the plan review of a specific project, agreed to by a certified municipality, in which case plans and specifications shall be submitted to the certified municipality for review and approval.

(4) Plan Submission Procedures. All commercial buildings, structures, and alterations, including new buildings and additions less than 25,000 cubic feet, require plan submission as follows:

- a. Building permit application.
- b. Application for review - SBD-118, or equivalent.
 - 1. Fees per Table SPS 302.31-2 and SPs 302.31.
 - 2. Fees apply to commercial projects.
- c. Four sets of plans.
 - 1. Signed and sealed per SPS 361.31
 - 2. One set of specifications
 - 3. Component and system plans.
 - 4. Calculations showing code compliance.

(Code 1998, § 15-1-4(a); Ord. No. 2000-10, § 1, 8-14-2000)

SECTION 6: **AMENDMENT** “8-114 Building Inspector” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

8-114 Building Inspector

The Building Inspector and authorized representatives thereof are hereby authorized and directed to administer and enforce all of the provisions of the adopted codes. The Building Inspector shall be a commercial building inspector certified for by the Wisconsin Department of ~~Commerce, Division of Safety and Buildings~~ Safety and Professional Services in each of the categories specified under SPS 305, referenced in Section 8-112.

(Code 1998, § 15-1-4(c); Ord. No. 2000-10, § 2, 8-14-2000)

SECTION 7: **AMENDMENT** “8-117 New Methods And Materials” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

8-117 New Methods And Materials

- (a) All materials, methods of construction and devices designed for use in buildings or structures covered by this Section and not specifically mentioned in or permitted by this Section shall not be so used until approved in writing by the Wisconsin Department of ~~Commerce~~ Safety and Professional Services for use in buildings or structures covered by the Wisconsin Building Code, except sanitary appliances, which shall be approved in accordance with the Wisconsin Plumbing Code.
- (b) Such materials, methods of construction and devices, when approved, must be installed or used in strict compliance with the manufacturer's specifications and any rules or conditions of use established by the Wisconsin Department of ~~Commerce~~ Safety and Professional Services. The data, test and other evidence necessary to prove the merits of such material, method of construction or device shall be determined by the Wisconsin Department of ~~Commerce~~ Safety and Professional Services.

(Code 1998, § 15-1-5)

SECTION 8: **AMENDMENT** “8-48 Permit Required” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

8-48 Permit Required

- (a) *General permit requirement.* Unless otherwise provided in this building code, a building permit is required for all new buildings and structures, and all alterations, expansion, and modifications to any part of any existing building or structure. No person may building of any kind shall be moved within or into the Village construct, erect, break ground for, enlarge, alter, demolish, move or raze any and no new building or structure, or any part thereof, shall hereafter be erected, or ground broken for the same, or enlarged, altered, moved, demolished, razed or used within the Village, except as herein provided in this building code, unless until the Building Inspector has issued a permit authorizing such activity therefor shall first have been obtained by the owner or authorized agent from the Building Inspector.
- (b) *Alterations and repairs.* The following provisions shall apply to buildings altered or repaired:
- (1) *Alterations.* When not in conflict with any regulations, alterations to any existing building or structure accommodating a legal occupancy and use but of substandard type of construction, which involves either beams, girders, columns, bearing or other walls, room, heating and air condition systems, arrangement, light and ventilation, changes in location of exit stairways or exits, or any or all of the above, then such existing construction shall be made to conform to the minimum requirements of this Article applicable to such occupancy and use and given type of construction.
 - (2) *Repairs.* Repairs for purposes of maintenance, or replacements in any existing building or structure which do not involve the structural portions of the building or structure or which do not affect room arrangement, light and ventilation, access to or efficiency of any exist stairways, or exits, fire protection, or exterior aesthetic appearance and which do not increase a given occupancy or use, shall be deemed minor repairs.
 - (3) *Alterations when not permitted.* When any existing building or structure, which, for any reason whatsoever, does not conform to the regulations of this Article, has deteriorated from any cause whatsoever to an extent greater than 50 percent of the equalized value of the building or structure, no alterations or moving of such building or structure shall be permitted. Any such building or structure shall be considered a menace to public safety and welfare and shall be ordered vacated and thereafter demolished and debris removed from the premises.
 - (4) *Alterations and repairs required.* When any of the structural members of any building or structure have deteriorated from any cause whatsoever to less than their required strength, the owner of such a building or structure shall cause such structural members to be restored to their required strength; failing in which the building or structure shall be considered a menace to public safety and shall be vacated and thereafter no further occupancy or use of the same shall be permitted until the regulations of this Article are complied with.
 - (5) *Extent of deterioration.* The amount and extent of deterioration of any existing building or structure shall be determined by the Building Inspector.

(Code 1998, § 15-1-2(a))

SECTION 9: AMENDMENT “8-58 Revocation Of Permits” of the Village of McFarland Municipal Code is hereby *amended* as follows:

A M E N D M E N T

8-58 Revocation Of Permits

- (a) The Building, Plumbing, Electrical or Heating, Ventilating and Air Conditioning (HVAC) Inspector may revoke any building, plumbing, HVAC or electrical permit, certificate of occupancy, or approval issued under the regulations of this Article and may stop construction or use of approved new materials, equipment, methods of construction, devices or appliances for any of the following reasons:
 - (1) Whenever the inspector shall find at any time that applicable ordinances, laws, orders, plans and specifications are not being complied with and that the holder of the permit refused to conform after written warning or construction has been issued to the holder of the permit.
 - (2) Whenever the continuance of any construction becomes dangerous to life or property.
 - (3) Whenever there is any violation of any condition or provisions of the application for permit or of the permit.
 - (4) Whenever, in the opinion of the inspector, there is inadequate supervision provided on the job site.
 - (5) Whenever any false statement or misrepresentation has been made in the application for permit, plans, drawings, data specifications or certified lot or plot plan on which the issuance of the permit or approval was based.
 - (6) Whenever there is a violation of any of the conditions of an approval or occupancy given by the inspector for the use of all new materials, equipment, methods or construction devices or appliances.
- (b) The notice revoking a building, plumbing or electrical certificate of occupancy or approval shall be in writing and may be served upon the applicant of the permit, owner of the premises and agent, if any, and on the person having charge of construction.
- (c) A revocation placard shall also be posted upon the building, structure, equipment or premises in question by the inspector.
- (d) After the notice is served upon the persons as aforesaid and posted, it shall be unlawful for any person to proceed thereafter with any construction operation whatsoever on the premises, and the permit which has been so revoked shall be null and void, and before any construction or operation is again resumed, a new permit, as required by this Article, shall be procured and fees paid therefor, and thereafter the resumption of any construction or operation shall be in compliance with the regulation of this Article. However, such work as the Building Inspector may order as a condition precedent to the reissuance of the building permit may be performed, or such work as the Building Inspector may require for the preservation of life and safety.
- (e) The Building Inspector may issue stop work orders for any activity for which a permit

is required but has not been issued, or for any reason that would be a basis to revoke a permit. No person may continue any activity for which a stop work order has been issued until the order is removed by the Building Inspector. The Building Inspector may post the stop work order on the premises in question. The Building Inspector may remove the stop work order upon his or her satisfaction that the basis for the order has been adequately remedied.

(Code 1998, § 15-1-2(k))

SECTION 10: **AMENDMENT** “8-524 Violations” of the Village of McFarland Municipal Code is hereby *amended* as follows:

A M E N D M E N T

8-524 Violations

- (a) *Scope of provision.* Any building or structure hereafter erected, enlarged, altered, demolished or repaired, any use hereafter established in violation of the provisions of Articles I—XVI of this Chapter (the Village Building Code, Village Electrical Code, Plumbing Code and Heating, Ventilating and Air Conditioning Code, all included within the definition of "this Chapter" for purposes of this Section), or any other action taken contrary to this Chapter or a permit issued pursuant to this Chapter, shall be deemed an unlawful building, structure or use or otherwise a violation of this Chapter.
- (b) *Penalties.* The Building Inspector shall promptly report all such violations to the Village Board and Village Attorney. The Village Attorney may bring an action to enjoin the unlawful building, structure, use or condition in violation of this Chapter. The Village Attorney, Building Inspector or any other Village officer or employee authorized to issue citations for violations of Village ordinances may also seek a penalty as provided in general penalty provisions in Section 1-16. Any person who fails to obtain a building permit before starting construction shall be charged double the regular rate for this late filing violation. In any such action, the fact that a permit was issued shall not constitute a defense, nor shall any error, oversight or dereliction of duty on the part of the Building Inspector or other Village officials constitute a defense. Compliance with the provisions of this Chapter may also be enforced by injunctive order at the suit of the owner of any real estate within the jurisdiction of this Chapter.
- (c) *Continued violations.* Each violation and each day a violation continues of any provision of this Article, including, but not limited to, construction or modifying any building or structure without a permit, continuing construction after a permit has been revoked or after a stop work order has been issued, or violating any lawful order of the Building Inspector, is a separate offense and violation of this Article.

(Code 1998, § 15-1-62(a); Ord. No. 2014-03, § 5, 5-27-2014)

PASSED AND ADOPTED BY THE VILLAGE OF MCFARLAND VILLAGE BOARD

_____.

	AYE	NAY	ABSENT	ABSTAIN
Brandt	_____	_____	_____	_____
Brassington	_____	_____	_____	_____
Clow	_____	_____	_____	_____
Fessler	_____	_____	_____	_____
Leamy	_____	_____	_____	_____
Peña	_____	_____	_____	_____
Prill	_____	_____	_____	_____

Presiding Officer

Attest

Carolyn Clow, Village President,
Village of McFarland

Cassandra Suettinger, Deputy
Administrator/Clerk, Village of
McFarland

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, September 10, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Motion to approve Ordinance #2024-19, an Ordinance to Revise Section 62-72 of the Zoning Code to Increase the Maximum Percent of Lot Coverage in the Commercial Limited District as recommended by the Plan Commission.

PREVIOUS ACTION:

August 28, 2024 - Plan Commission unanimously recommended approval of Ordinance 2024-19.

ISSUE SUMMARY:

McFarland Hockey Inc., Applicants Tod Prichard and Aaron Babcock, are requesting a zoning text amendment to the Village Code of Ordinance's Sec. 62-72 Bulk Standards to increase the maximum lot coverage percentage in the C-L Limited Commercial District, currently 50%.

Refer to application under agenda item 5d. The amendment will increase the maximum lot coverage in the C-L District to 70%. The agenda item is associated with item 5e for the Site Design Review Permit for an addition and improvements to the property located at 4812 Marsh Road. The current lot size of 4812 Marsh Road is 194,525 SF, or 4.47 acres. The current lot coverage is 81,614 SF at 42%. With the proposed building addition and parking lot expansion, the resulting lot coverage will increase to 107,165 square feet, approximately 55.1% lot coverage, which is 5.1% over the allowed standard. McFarland Hockey's application does not request a specific new maximum lot coverage; however, staff recommend an increase to 70% for the reasons provided in this staff report.

Sec 62-72. - Bulk Standards Commercial Districts

The following table provides the maximum percentage of lot coverage allowed for each commercial district identified in the Village's Zoning Code. For commercial properties, lot coverage is defined as *"the area of a lot occupied by the principal buildings or buildings and accessory buildings including any driveways, parking areas, loading areas, storage areas and walkways,"* essentially impervious surfaces.

	C-C	C-G	C-L	C-H	C-P	M-IC
Percent of lot coverage	None	90%	50%	70%	70%	90%

Per Sec. 62-68(o) the Statement of Purpose for the C-L Limited Commercial Districts is: *The C-L Limited Commercial District is established to accommodate business and neighborhood*



consumer needs for services and storage space located in proximity to residential areas without creating a nuisance to the neighborhood. The table shows C-L Districts with the lowest lot coverage among the six commercial districts. Staff's recommends the increase in maximum lot coverage from 50% to 70% based on the following rationale:

- **Stormwater Management.** Based on the best available information, it is likely that the Village's maximum lot coverage requirements predate the adoption of on-site stormwater management requirements. The maximum commercial lot coverage requirements have remained unchanged since at least 1998. The stormwater management requirements were most recently updated in 2023 to adopt the new County standards, including maintaining redevelopment peak runoff rates for the 200-year storm event. A 50% lot coverage may have been intended to provide space on commercial lots for stormwater infiltration to minimize nuisances to adjacent properties before separate stormwater management requirements were adopted by the Village. Increasing the maximum lot coverage from 50% to 70% does not change the Village's stormwater management requirements for C-L zoned properties.
- **Aesthetics.** Another reason why the Village may have originally adopted the 50% lot coverage maximum is to require areas for green space and landscaping, particularly where C-L properties are adjacent to residential zoned properties. Here again, in 2011, the Village adopted Appendix B Landscaping Requirements to provide more specific and robust landscaping requirements for non-single family or duplex properties. Increasing the maximum lot coverage from 50% to 70% does not change the Village's requirements to provide sufficient landscaping on a C-L zoned property.
- **Sustainability.** Requiring at least 50% of a commercial lot to be green space is not a sustainable form of development. While providing green space on a lot addresses aspects of sustainability by having areas for stormwater management, landscaping, etc., requiring half the lot to be green space requires property owners to acquire more land than necessary if they can otherwise meet stormwater management and landscaping requirements on a smaller lot. Therefore, the 50% requirement may cause a less efficient and sustainable land use development pattern.
- **Comparability with residential requirements.** The lot coverage for residential districts is determined by the standards for usable open space per dwelling units, minimum setbacks, minimum lot width, and minimum lot area per unit. For example, Sec 62-70 Bulk Standards - Residential Districts, R-1 Single Family Districts establishes standard minimums for usable open space per dwelling unit (1,300 square feet) and minimum lot areas per dwelling unit (10,000 square foot). The minimum open space for R-1 Single Family districts is only 13%. In addition, when considering the minimum lot size, lot width, and setback requirements for a single family home in the R-1 district, at least 46% of the lot could be covered by the home, which doesn't include additional impervious surfaces for driveways, patios, walkways, or accessory buildings. Therefore, under the Village's Zoning Code, residential zoned properties are allowed more lot coverage than properties zoned C-L.
- **Impacts to Other C-L Zoned Properties.** There are 5 properties zoned C-L in the Village. The table below provides a summary of the approximate lot coverage of each property.



	Address	Lot size (SF)	Acres	~Lot coverage (SF)	Lot %
McFarland Curling Club	4802 Marsh Road	262,174.8	6.02	119,418.1	45.5%
McFarland Community Ice Area	4812 Marsh Road	194,525.0	4.46	84,614.0	42.0%
Self storage	4800 Terminal Drive	154,128.2	3.54	49,678.4	32.2%
Cress Funeral & Cremation Services	5801 US HWY 51	45,257.0	1.04	27,592.0	61.0%
Self storage	4712 Farwell Street	39,540.0	0.91	37,520.0	94.9%

From the five properties, two properties are non-conforming to the 50% requirement. The proposed ordinance amendment would reduce the number of non-conforming lots to one. Other properties may also benefit from the proposed increase in maximum lot coverage for future building additions, subject to site and building design, landscaping, and stormwater management requirements and permit approvals.

For the reasons stated above, the proposed ordinance amendment is consistent with the purpose statement of the C-L Zoning District and the purpose and intent of the Village's Zoning Code.

Additional regulations such as on-site stormwater management, landscaping requirements and site and building design review permit requirements provide ways to mitigate potential nuisances to neighboring properties from impervious surfaces.

Department Head Comments

The packet includes a summary letter from the Village Engineer supporting the proposed amendment. No comments or concerns from the Police Chief, Fire Chief, and Public Works Director.

Public Comments

The Department did not receive any written comments or concerns prior to the publication of this packet.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

Comprehensive Plan, 2017 - The property is identified as Public Lands, Recreation, and Environmental Corridor in Map 6 Future Land Use. Figure 4.1 includes the general description of land uses allowed: *Publicly owned lands used for recreation, natural areas, stormwater management areas, or cemeteries. Also includes continuous systems of open space that include environmentally sensitive lands, natural resources, and endangered or threatened species habitat intended for long-term open space, whether or not in public ownership. Future parks may also be on lands mapped under other future land use categories.* The proposed text amendment is consistent with the development policy: "1. Utilize the Outdoor Recreation &



Open Space Plan and Utilities and Community Facilities chapter to guide the siting and development of future parks and recreation areas." The property is located within the McFarland Park Master Plan, 2021, which supports expansion of the recreational facility for the ice hockey area. The proposed text amendment will insure the proposed improvements are conforming to Sec. 62-72, while McFarland Hockey Inc. can expand their services to their customers. Additionally, being adjacent to a community park provided residual benefits for park goers and continued improvements McFarland Park.

ORDINANCE REFERENCE:

Division 62-II-4 CHANGES AND AMENDMENTS TO THE ZONING CODE
Sec. 62-72. - Bulk Standard

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, second, to approve Ordinance 2024-19, an Ordinance to Revise Section 62-72 of the Zoning Code to Increase the Maximum Percent of Lot Coverage in the Commercial Limited District.

ATTACHMENTS:

1. 2024-19 To Amend Section 62-72 of the Zoning Code
2. McFarland Park Master Plan, 2021
3. 4812 Marsh Road McFarland Ice Arena PC VE Ltr_8.15.2024

**VILLAGE OF MCFARLAND
ORDINANCE 2024-19**

**AMENDMENT OF SECTION 62-72 OF THE VILLAGE'S ZONING CODE TO
INCREASE THE MAXIMUM PERCENT OF LOT COVERAGE IN THE
COMMERCIAL LIMITED DISTRICT**

PURPOSE, To amend Section 62-72 Bulk Standards – Commercial Districts to increase the maximum lot coverage to 70% within the Village's C-L Commercial Limited District.

SPONSOR, Andrew Bremer, AICP, Community & Economic Development Director

REFFERAL, Plan Commission (required)

PUBLIC HEARING, Class 2, held by Plan Commission

WHEREAS, Section 62-72 Bulk Standards – Commercial Districts establishes a maximum lot coverage of 50% within the Village's C-L Commercial Limited District; and,

WHEREAS, the McFarland Hockey Inc. proposes additions to their property located at 4812 Marsh Road, parcel 071034199300 zoned C-L Commercial Limited, including a new practice ice rink, additional off-street parking with lighting, and additional equipment and locker room storage spaces, which will exceed the maximum lot coverage of 50%; and,

WHEREAS, the McFarland Hockey Inc. has requested the Village increase the maximum percent of lot coverage allowed in the Commercial Limited District; and,

WHEREAS, the Village has five properties zoned C-L Limited Commercial: parts of 4802 Marsh Road (parcel 071034183102), 4812 Marsh Road (parcel 071034199300), 4800 Terminal Drive (parcel 071034242404), 5801 US HWY 51 (parcel 061003264003), and 4712 Farwell Street (parcel 071034242922); and,

WHEREAS, of the five properties zoned C-L Limited Commercial, two properties are nonconforming and exceed the 50% maximum lot coverage: 5801 US HWY 51 (parcel 061003264003) at ~61.0%, and 4712 Farwell Street (parcel 071034242922) 94.9%; and,

WHEREAS, Section 62-68(o) Statement of purpose of the Village Code for C-L Limited Commercial District provides the following description, “The C-L Limited Commercial District is established to accommodate business and neighborhood consumer needs for services and storage space located in proximity to residential areas without creating a nuisance to the neighborhood”; and,

WHEREAS, the Village of McFarland zoning code of ordinance is established to promote and maintain the comfort, health, safety, morals, prosperity, aesthetics and general welfare of the people of the Village; and,

WHEREAS, the proposed amendment to will increase the maximum lot coverage allowed in the C-L Commercial Limited District to 70%, which is the same required within the Village's C-H Commercial Highway and C-P Commercial Park districts; and,

WHEREAS, the McFarland Plan Commission held a public hearing on the proposed amendments to Section 62-72 at their August 28, 2024 meeting; and

WHEREAS, prior to holding the public hearing the Village provided a Class 2 notice as required under Section 62-343 of the Zoning Code; and

WHEREAS, the Village Board is willing to grant approval of the zoning text amendment to Section 62-72 and the Village Board finds approval thereof is in the public interest.

NOW THEREFORE, be it ordained by the Village Board of the Village of McFarland, in the State of Wisconsin, as follows:

SECTION 1: **AMENDMENT** “62-72 Bulk Standard--Commercial Districts” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

62-72 Bulk Standard--Commercial Districts

No structure or lot shall be developed, used or occupied unless it meets the minimum lot frontage, lot area, yard requirements, height limits and other dimensional standards set forth in the following table:

COMMERCIAL DISTRICT BULK STANDARDS

Bulk Standards	C-O	C-C	C-G ⁽¹⁾	C-L	C-H	C-P	M-IC
Minimum lot area (sq. ft.)	None	None	6,000	10,000	12,000	34,000	20,000
Minimum lot width (ft.)	None	None	50	80	80	100	100
Building height (ft.)	None	None	40	35	35	35	35
With conditional use permit	None	None	None	None	None	None	None
Yards ⁽²⁾							
Front yard (ft.)	None	None	25	25	35	25	35
Side yard (ft.)	None	None	10	8	10	15	20

Both sides comb.	None	None	20	15	20	30	40
Rear yard (ft.)	None	None	20	20	30	30	30
Percentage of lot coverage	None	None	90%	50 70 %	70%	70%	90%
Minimum lot area per dwelling unit (sq. ft.)			2,900	NA	NA	NA	NA
Minimum landscaping points ⁽³⁾							
Points per 100 ft. of bldg. foundation	None	None	40	0	20	40	20
Points per 1,000 sq. ft. gross floor area	None	None	10	0	5	10	5
Points per 100 ft./street frontage	None	None	40	0	20	40	20
Points per 10,000 sq. ft. of paved area	None	None	80	20	40	80	40

(1) The front yard setback can be reduced to zero, if parking is provided in the rear of the building.

(2) All yards abutting upon navigable waterways set back at least 40 feet unless superseded by Wisconsin Department of Natural Resources or Dane County regulations.

(3) See Appendix B, Village of McFarland Landscaping Standards.

(Code 1998, § 13-1-51; Ord. No. 2003-03, § 1(13-1-51), 3-24-2003; Ord. No. 2011-06, § 4, 5-23-2011

PASSED AND ADOPTED BY THE VILLAGE OF MCFARLAND VILLAGE BOARD

_____.

	AYE	NAY	ABSENT	ABSTAIN
Brandt	_____	_____	_____	_____
Brassington	_____	_____	_____	_____
Clow	_____	_____	_____	_____
Fessler	_____	_____	_____	_____
Leamy	_____	_____	_____	_____
Peña	_____	_____	_____	_____
Prill	_____	_____	_____	_____

Presiding Officer

Attest

Carolyn Clow, Village President,
Village of McFarland

Cassandra Suettinger, Deputy
Administrator/Clerk, Village of
McFarland

File: V:\20.022 McFarland Park MP\CAD\WM Park\LW Concept final.dwg Layout: WM MASTER User: Blake Plotted: Oct 21, 2021 - 2:11pm

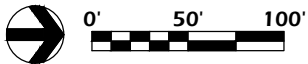


ROANNE LANE

MARSH ROAD

LEGEND

- | | |
|---------------------------|-------------------------------|
| 1 Ice Arena Expansion | 9 Flexible Open Space |
| 2 Curling Club Expansion | 10 Parking Expansion |
| 3 Outdoor Ice Sheet | 11 Shelter Access + Parking |
| 4 Playground | 12 Trail Network |
| 5 Pickleball/Court Sports | 13 Stormwater Management Area |
| 6 Community Aquatics | 14 Fitness Equipment Court |
| 7 Baseball - 225' | 15 Skate Park |
| 8 Bocce Expansion | 16 Basketball |



Revisions:

Project #: 20.022
Issued For: Review
Date: 9/19/2021

Revised August 19, 2024

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

Subject: McFarland Ice Arena – 2024 Addition (4812 Marsh Road) – Plan
Commission Submittal Review

Dear Andrew:

We have received the proposed Plan Commission application in the July 12, 2024 submittal for a proposed building and parking lot expansion for the McFarland Ice Arena site located at 4812 Marsh Road. We have reviewed the concept site plan relative to the Village's utility and stormwater management requirements, with comments below:

General

The proposed expansion would result in the site having approximately 56% lot coverage, exceeding the currently allowed 50% amount for this zoning district. We understand that there is a parallel discussion about increasing the threshold for this district (C-L: Commercial Limited) to be 70%, which would match the current levels in the C-H: Commercial Highway and C-P: Commercial Park districts.

This seems reasonable, as one of the main drivers behind the history of lot coverage caps is to address stormwater runoff concerns. These are now handled via the Village/County/State stormwater requirements.

Plan Sheets

The only proposed change to the Village utility lateral connections is to abandon the existing service line that connects to existing water main along Marsh Road and replace it with a new shorter connection to a Village main running along the north side of the existing rink.

We recommend that the shut-off valve for this new 6-inch service be placed 4 feet from the main. Alternatively, a "live tap" style connection could be used.

Stormwater Management Plan

Stormwater runoff from the expanded roof and parking areas is proposed to be addressed via one dry-bottom pond (for rate control) and two bio-retention areas (for sediment removal). The accessible existing soils on site are not conducive to infiltration, making the site exempt from Village and DNR requirements. All of the Village performance standards are met, except that runoff rate control also needs to include the 0.5% chance (or 200-year) storm. The report (and the plan set, if needed) should be updated and re-submitted to reflect that

The maintenance affidavit refers to a single bio-retention area. The count should be two to reflect the plans.

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

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.



Brian R. Berquist, P.E.
President

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

BRB:brb

J:\JOB#S\McFarland\MC-00-00\Correspondence\2024\Review Letter 1 - Hockey Facility Expansion.docx



Temporary Alcohol Beverage License

Information/Documentation Needed to Complete Application

Below is a list of the information and documents that you will need to be able to complete your application. For all documents, you will need them to be in a format that will allow you to upload into this application, preferably pdf or jpeg.

If you would prefer to submit your application on paper forms, they can be obtained from the [Wisconsin Department of Revenue](#) or by contacting the Village.

- Information/Documentation Needed to Complete Application:
- Your Wisconsin Seller's Permit Number
 - Your Federal Employer Identification Number (FEIN)
 - [Individual Questionnaire](#) forms for each officer, director, and agent of the organization - People completing the Individual Questionnaire, should indicate the e-mail address of the person who is submitting the full application for the Temporary Alcohol License. Upon submittal, the Individual Questionnaire will be e-mailed, to the e-mail address indicated, as a PDF attachment that will be able to be uploaded into the Temporary Alcohol License Application.

License(s) Requested	• Temporary Class "B" Beer
----------------------	----------------------------

Fee

Application Fee	\$10.00
-----------------	---------

Total Cost = \$10.00

Organization Information

Organization Name	American Legion Post 534
Organization Address	4911 Burma Rd McFarland, WI 53558
Organization Phone Number	6085905517
Organization E-mail Address	
FEIN	
Is this organization required to hold a Wisconsin Seller's permit?	Yes

Wisconsin Seller's Permit Number [REDACTED]

Date of Organization/Incorporation [REDACTED]

State of Organization/Incorporation [REDACTED]

Type of Organization Veteran's Organization

Individual Information

List information for all officers, directors, and agent of the organization.

i. Last Name

Catterall

First Name

Ian

Title

2nd Vice Commander

Phone Number

[REDACTED]

Attach completed Individual Questionnaire. (See link and instructions at the top of this page.)

 License Questionnaire.pdf

Select plus sign to add additional officers.

ii. Last Name

Catterall

First Name

Ian

Title

2nd Vice Commander

Phone Number

[REDACTED]

Attach completed Individual Questionnaire. (See link and instructions at the top of this page.)

 Legion Pic.pptx

Select plus sign to add additional officers.

Event Information

Name of Event	Oktoberfest
Date(s) of Event	21 September 2024
Hours of Event	1100 to 1700
Address of Event	4911 Burma Rd McFarland, WI 53558
Name of Person in Charge	Ian D. Catterall
Phone Number of Person in Charge	[REDACTED]
E-mail Address of Person in Charge	[REDACTED]

Premises description:

Describe the building or buildings and any outside areas where alcohol beverages are sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application.

Premises Description

Attached as a second document is a picture of the event from Google Maps (please use it for reference). For the event, we would like to temporarily license the entire back area of the Legion. This would include everything inside of the blue and orange lines. Our plan is to sell tap beer (only) at the orange rectangle on the southside of the property. This is where the event will be held, much like the prior two years. The reason behind permitting the entire space is so people can walk from the event to the Legion or vice versa with a beverage. To control sales, individuals over the age of 21 would receive wrist bands to designate they are of legal age to purchase alcohol. To control the area, we would put up snow-fence on the north side of the property. These two spots are designated with orange lines. The blue lines designate existing chain-link fence. The driveway leading into the Legion would have a volunteer posted to prevent anyone from leaving the premises with an open container (represented by a star). By having the area completely encased, we will be able to ensure that the sale of alcoholic beverages (beer only at the orange rectangle) will only be available to those wearing wrist bands and no one will be able to leave with an open container. The snow-fence on the east side of the property by the driveway will not block the driveway. We will still be using all of our parking. Thank you for your consideration.

Attestation

Who must sign this application?

- One officer or director of the nonprofit organization

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant organization and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate according to the law, including but not limited to, purchasing alcohol beverages from Wisconsin-permitted wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be

prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Officer Last Name Catterall

Officer First Name Ian

Officer Title 2nd Vice Commander

Officer E-mail



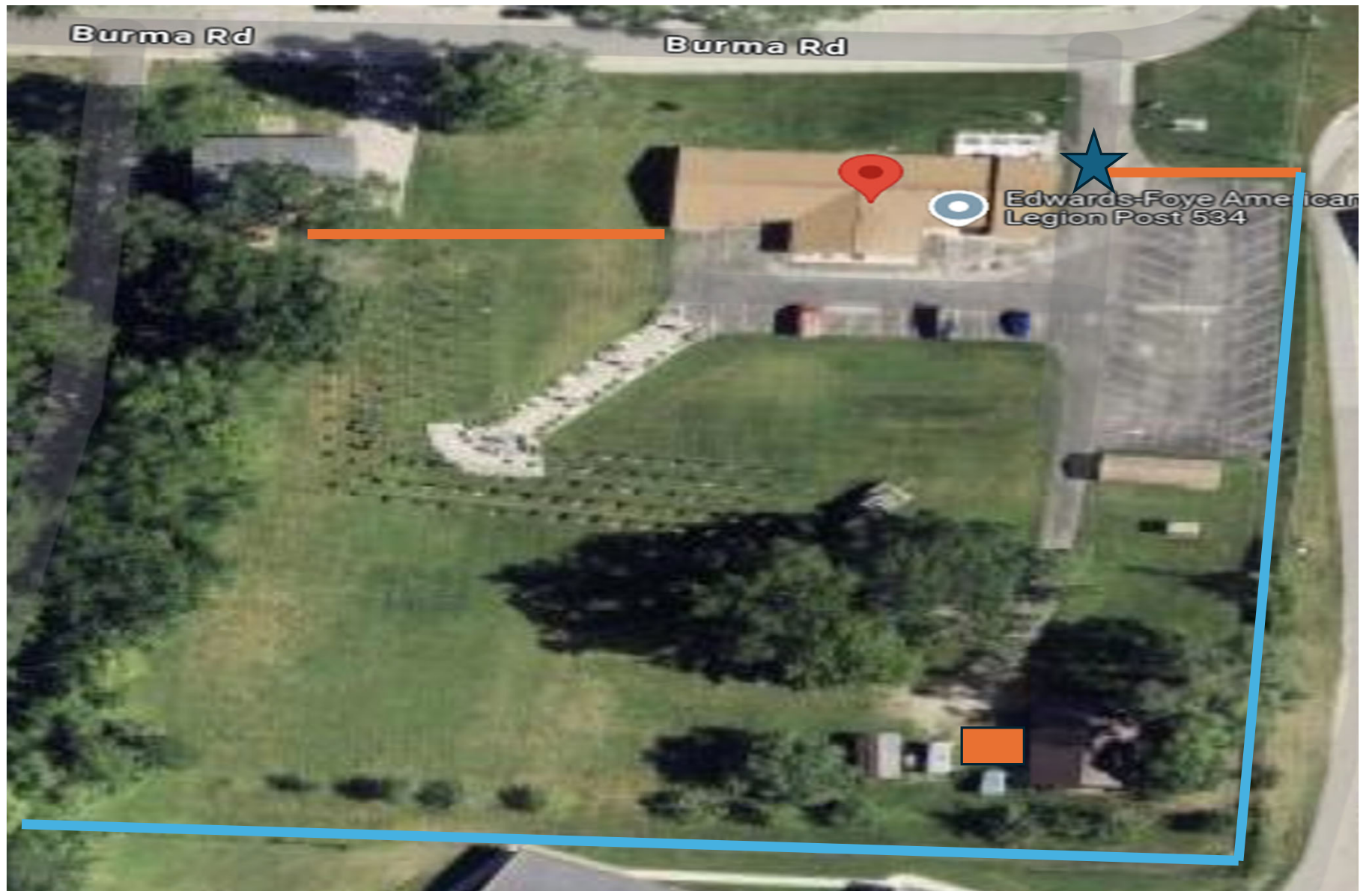
Officer Phone Number



Officer Signature

A handwritten signature in black ink, appearing to be 'IAN CATTERALL', written over a horizontal line.

Date 09/06/2024



McFarland

VILLAGE OF

Police Department

5915 Milwaukee St, McFarland, WI 53558 | 608.838.3151 | www.mcfarland.wi.us/police

Aaron P. Chapin | Chief of Police

DATE: September 9, 2024

TO: McFarland Village Board of Trustees

FROM: Aaron P. Chapin, Chief of Police

REFERENCE: Recommendation of Approval

I have reviewed the temporary class B retailer's license applications for the American Legion "3rd Annual Oktoberfest" event. I am recommending approval of the application, with the stipulation that the event coordinators provide proper carding to ensure those consuming alcohol are of age.

Based on the number of expected attendees and two successful seasons of similar events, I am not concerned with the need for on-site security. If there are issues with this event, these recommendations will be evaluated for future years.

The organization will be carding at the point of sale to prevent underage persons from purchasing alcohol and will be using a wrist-band identification system.

Respectfully,



Aaron P. Chapin
Chief of Police

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, September 10, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action regarding submittal of a grant application to the Wisconsin Historical Society to complete a historical property survey of the Village.

PREVIOUS ACTION:

September 4, 2024, Landmarks Commission unanimously recommended submittal of the grant application.

ISSUE SUMMARY:

The Wisconsin Historical Society grants approximately \$120,000 annually through the Certified Local Government (CLG) Grant Program. The Grant Program awards recipients between \$1,500 to \$25,000 for projects related to historical preservation. Eligible projects include intensive survey of a community, nomination of historic district to the National Register of Historic Places, Archeology Survey, etc. The CLG Grant Program occurs on an annual cycle, opening in the spring and closing in December when grant applications are due. Applications for the CLG Grant program must showcase their benefit to historical or archaeological resources located in Wisconsin. Multiple grant applications may be submitted with each application evaluated separately. The application process requires submittal of a Letter of Intent (LOI) for every grant proposal. Applications will not be considered without LOI submitted. The 2025 LOI submittal deadline is September 13, 2024. The full grant application is due December 13, 2024. During the three month period between the LOI and full grant application deadline, staff will work with representatives of the State Historical Society to sketch out the scope of work. If the Village is awarded the grant, the Village would move forward with hiring a consultant to complete the survey.

Included in the packet is the LOI to be submitted for the 2025 CLG Grant Program. The proposed project will hire a consultant for the CLG Grant Program category *A. Initial intensive survey of part or all of the community*. To the Village's knowledge, there has been no record of a comprehensive survey of historical properties within the Village.

The CLG Grant Program follows the timeline provided within an annual grant calendar year.

- September 13 - Submit Letter of Intent
- Sept. Nov. - Define scope of work, hold engagement session
- December 13. - Application deadline
- Jan.-Feb. - Review and scoring of applications, grant awards approved



- March - Memoranda of Agreement (MOA) prepared, grant awards published
- April-May - Grant recipients issue a Request for Bids (RFB)

Next Steps

Staff will work with contact from WHS to define the scope of work, complete and submit the grant application by the December submittal deadline.

FINANCIAL/BUDGET IMPACT:

The CLG Grant Program does not require a local match for the grant. The grant fund amount will be up to \$25,000 for the proposed survey project.

VILLAGE PLAN REFERENCE:

This project is identified as an action step in the 2024-2025 Village Board Strategic Plan.

ORDINANCE REFERENCE:

Division 62-II-6 Historic Preservation

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, second, to make a recommendation to the Village Board to submit a grant application to the Wisconsin Historical Society to complete a historical property survey of the Village.

ATTACHMENTS:

1. CLG Grant - VOM Letter of Intent



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

August 28, 2024

Jason Tish
Certified Local Government Coordinator
State Historic Preservation Office
816 State Street, Rm. 305
Madison, WI 53706

RE: Village of McFarland's Letter of Intent for Certified Local Government Grant

The Village of McFarland (Village) is submitting this formal letter of intent for the Certified Local Government Grant for a proposed project under *A. Initial intensive survey of part or all of the community*. The survey will help to identify properties within our community that may be eligible for approval as historic properties under the Village's Historic Preservation Ordinance. Below are several milestones in historic recognition completed in the Village.

- In 1986, Ron Larson (current Landmarks Commission member) authored a publication from the McFarland Historical Society titled [Historical McFarland, A Walking Tour](#) to promote an awareness of McFarland's unique character.
- In 1990, the Village's Landmarks Commission completed an evaluation of the properties in the walking tour publication to determine which properties met the criteria to be locally designated historic structures. This work was aided by a historic preservation consultant, but the Village does not have record of who that individual was.
- In 1991, the Village Board approved designating 18 historic structures based on the work of the Landmarks Commission survey. This number has since grown to 19 structures, three of which are also state and nationally designated.
- In 2019, the Village was approved for inclusion in the Certified Local Government (CLG) Program.

To the Village's knowledge, no comprehensive survey of the Village has ever been completed. The Village is seeking to submit a grant application of up to \$25,000 to hire a consultant to complete an initial intensive survey of part or all of the community. Grant administration will be provided by Village Staff in the Community & Economic Development Department. The Village's Landmarks Commission will provide committee oversight of the survey project. Upon completion of the survey project, the Village's Landmarks Commission will make a recommendation to the Village Board to accept the report. After the report is accepted, the Landmarks Commission will utilize the report findings to determine whether to recommend any additional local historic

structure designations to the Village Board for their approval per the Village's [Historic Preservation Ordinance](#).

Sincerely,

A handwritten signature in black ink that reads "Andrew Bremer". The script is cursive and fluid.

Andrew Bremer, AICP
Community & Economic Development Director

cc:

Matt Scheunke, Village Administrator

Lowel Prill, Village Trustee and Chair for Landmarks Commission

Kong Thao, Associate Planner

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, September 10, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director, Kong Thao, Associate Planner

AGENDA ITEM: Discussion and action regarding the purchase of outdoor community history signs at Arnold Larson Park.

PREVIOUS ACTION:

August 3, 2023 - Landmarks Commission discussed establishment of outdoor community history signs, including review of representative images, potential sign locations and cost estimates.

October 30, 2023 - Staff presented initial drafts of four signs (Natural Resources, Paleo-Indians & Effgy Mounds, Early European Settlers, Early Establishments in McFarland) to the Commission requesting feedback and recommendations.

January 30, 2024 - Staff presented the Commission updates on cost estimate comparison, sign sizes, sign themes and content, and proposed site locations. Staff recommended Vacker Sign as the preferred vendor of choice due to their affordable rates and design features. The Commission's discussion affirmed the location of the four proposed signs in the semicircle area of Arnold Larson Park with the possibility of two future signs. The Commission's comments included verifying sign themes (Ice Age/Paleo-Indians, Mound Builders, Early European, Early Businesses), mockup scaling, appropriate image captions and cited sources, including feedback from the Indigenous Solidarity Collective of McFarland (ISCM) on the Native American content, and consistency of sign formatting among all mockups.

April 8, 2024 - Landmarks Commission tabled action to recommend the Village Board approve the purchase order for sign fabrication to consider additional sign amendments.

May 21, 2024 - Landmarks Commission discussed latest update to mock up sign text and designs, pending Sign 2: Native Americans for collaboration with ISCM.

September 4, 2024 - Landmarks Commission unanimously recommended a purchase order for the outdoor community history signs with the condition that Staff obtain input for Sign 2 Native Americans from representatives of the Ho Chunk Nation and revise the sign as needed prior to ordering the signs.

ISSUE SUMMARY:

Community History Sign Update

At the Landmarks Commission's May 21, 2024 meeting, the Commission was provided an update on the Community History Signs. Discussion was focused on the progress of the text and mockups. Sign 2: Native American, only included the working text as Staff was awaiting layout designs from the Communications Manager. The draft text was provided by Commission member, Ron Larson and the ISCM. Included in the packet is the latest mockup for all four



signs. Designs and updates were provided by the Village's Communication Manager and sources of photos are included. Staff ask that the Commission provide feedback on the updated sign texts, design, and content.

Feedback from Ho-Chunk Nation

Staff was only recently able to share the last mock-up for Sign 2 with Bill Quackenbush, Tribal Historic Preservation Officer from the Ho-Chunk Nation of Wisconsin to request feedback on the text and design for Sign 2. Staff is awaiting feedback for potential suggestions for adjustments to the proposed sign. It has been communicated to the Department that the School District is still waiting on the correspondence for the 8 Land Acknowledgment Plaques for approval of the Ho-Chunk Nation seal on the plaques. One distinction between Sign 2 and the plaques is that Sign 2 does not seek to incorporate the Ho-Chunk Nation seal, so it is possible the Village might receive feedback sooner.

Next Steps

Possible options to advance the project include:

- Recommendation for approval of the purchase order for the four signs with a condition of approval for Staff to revise the sign as needed based on input from the Ho-Chunk Nation regarding Sign 2: Native Americans. Staff will wait to order all four signs until we have received feedback from Ho-Chunk Nation and revise the sign as needed.
- Same as the item above; however, staff could advance ordering Signs 1-3 and order Sign 2 once we received feedback from Ho-Chunk Nation. At the Staff level, once that communication has been determined, Sign 2 can be purchased without additional approval. Staff note that an additional cost for shipping and handling may be included for two purchase orders. Costs for shipping will vary depending on the future date, but still should be within the project budget.
- Postpone making a recommendation in order to review the feedback from the Ho-Chunk Nation regarding Sign 2: Native Americans.

Staff is comfortable with any of these potential courses of action and we can use the meeting to discuss the Landmarks Commission's preference.

FINANCIAL/BUDGET IMPACT:

The 2023 Capital Improvement Budget of \$15,000 provided funding for the first purchase order of 13 historic property plaque signs totaling \$12,280 with six signs funded by TID #4. With approximately \$2,545 remaining in 2023 funding. The 2024 capital budget includes an additional \$25,000 in project funding, for a total balance of \$27,545 in project funding. The second purchase order for the remaining six historical property plaque signs on Exchange Street will require \$10,320 (\$1,720/sign). Staff previously discussed at the October 30, 2023 Landmarks Commission meeting about a joint purchase order with the School District for eight Land Acknowledgment Plaques. Each party will fund four signs and install them in their respective buildings. For the Village, the signs will be placed at the Public Safety Center, Municipal Center, Public Library, and Public Works. The vendor's latest cost estimate totals \$6,368 per party, or \$1,592 per sign. The School District is still awaiting communication from



the Ho-Chunk Nation about the use of their logo on the eight signs before a purchase order is made. Table B is unchanged from the previous meeting as the estimate provided by Vacker maintains the same purchase price for four community history signs (\$6,409). Table B summarizes the mentioned costs and approved 2023 and 2024 Capital Improvement Budgets. The estimated remaining balance from the 2024 budget is approximately \$4,623.00. The remaining budget will be reserved for installation materials and supplies (e.g. cement and posts, etc.).

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

Sec. 62-399. - Recognition of historical structures and historic sites.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, second, to approve a purchase order for the outdoor community history signs with the condition that Staff obtain input for Sign 2 Native Americans from representatives of the Ho Chunk Nation and revise the sign as needed prior to ordering the signs.

ATTACHMENTS:

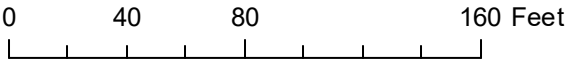
1. Preferred Sign Location and Mockup Updates 9.4.2024
2. Table B - CIP Budget_09.04.2024
3. Vacker_Inc_Estimate_8.27.2024

Arnold Larson Park



March 29, 2023

 Parcels





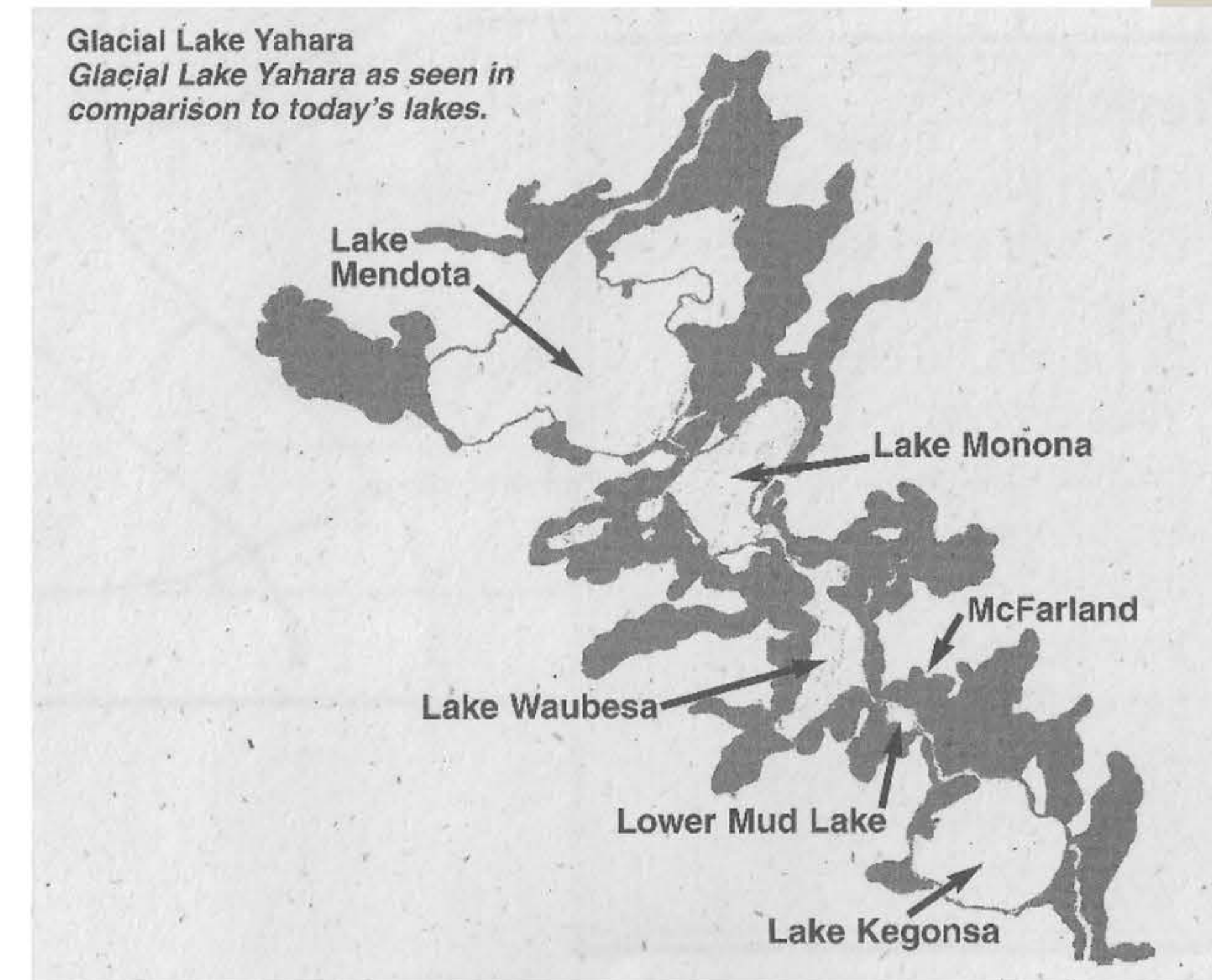
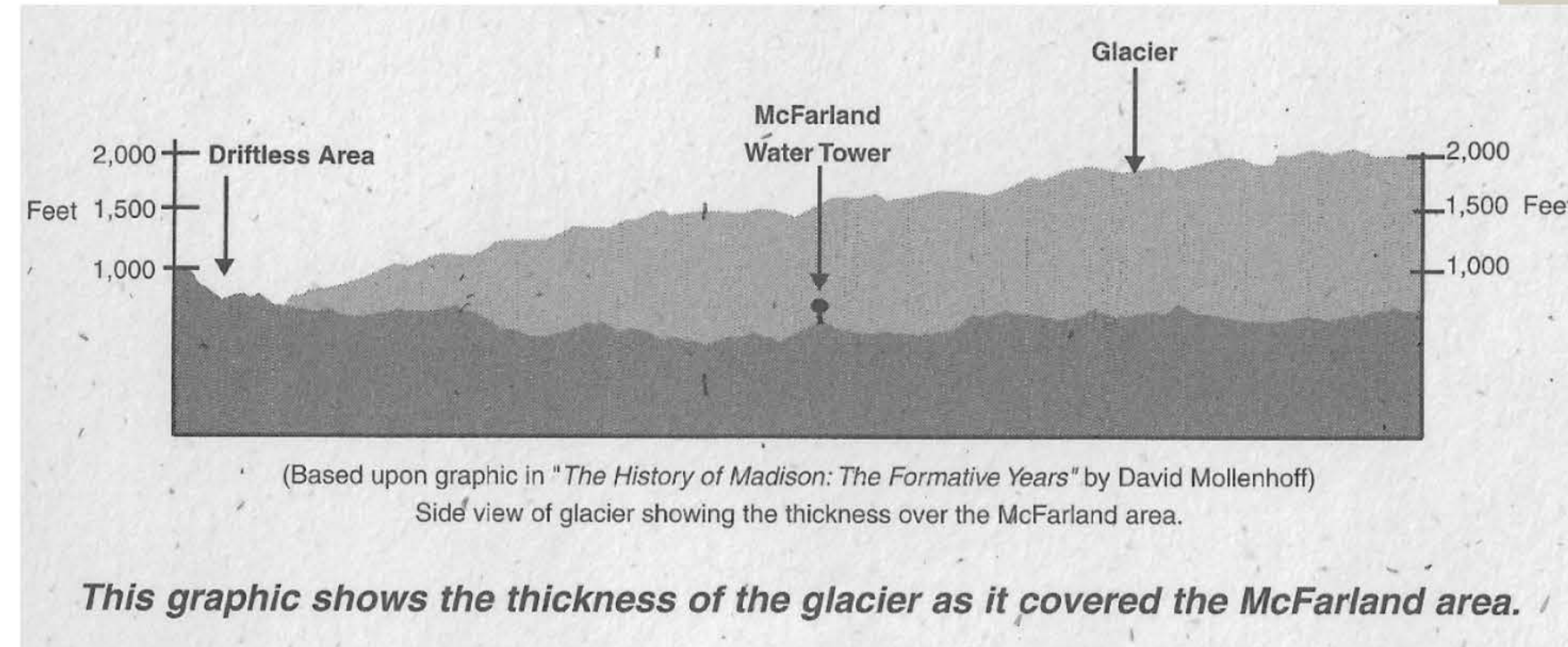
Ice Age

Glaciation has occurred several times during the earth's history. It was during the last Ice Age, which ended approximately 12,000 to 13,000 years ago, that glaciation modified the McFarland landscape as we know it today.

The glacier during the last Ice Age covered the entire McFarland area as it moved in a southwesterly direction at a rate of about one kilometer a year, coming to a stop only ten miles southwest of here. A pocket of southwest Wisconsin, including western Dane County, was not covered by the last glacier. That rugged hilly section of Wisconsin, named the driftless area, offers us a glimpse at what the McFarland area looked like before the glacier reshaped the landscape.

As the climate warmed, the glacier slowly retreated from the McFarland area, scraping and gouging the earth as it slowly moved, creating hills called drumlins. The drumlins were formed either by material directly deposited by glacial ice or by the erosion and scraping of surrounding material leaving the drumlins as remnants.

The process that formed the drumlins took place under fairly thick ice. The ice in this region is believed to have been between 450 and 1,500 feet thick, much higher than the water tower atop the drumlin at the Indian Mound Conservancy.



The Yahara River and the four lakes are additional products of the most recent Ice Age. As the glacier retreated, it not only created the high points such as the drumlins but it also gouged deep depressions in the earth, which eventually became Lake Waubesa, lower Mud Lake, and the surrounding marshes.

The post-glacial Yahara River did not initially fill the depressions to form the idyllic four-lake setting we know today. Rather, an ice dam south of here caused the Yahara River and glacial runoff to back up, forming one large body of water known as Glacial Lake Yahara. This lake extended from south of Lake Kegonsa to north of Lake Mendota, covering an area of over 26 thousand acres.

As the land recovered from the severe brutality of the glacier, vegetation soon began to grow and spread. This area of rich resources soon became a magnet for animals and humans alike.



Native Americans

The first people to inhabit this transformed land after the glacier receded are known as Paleo-Indians. They were nomadic hunters, using finely-made stone projectiles or spear points. The Paleo-Indians were skilled in hunting big game, including woolly mammoth and mastodons. These people may not have been permanent inhabitants of this area, but they kept returning, as it provided an abundance of natural resources.

Over time, the climate warmed and the vegetation and wildlife gradually changed. Conifer forests gave way to deciduous woods and prairie, while the very large mammals disappeared. The people in this area at that time, around BCE 700, are known as the Woodland Culture. They began to make pottery, to cultivate plants, and to settle in permanent villages along rivers and lakes.

These people are also known as the mound builders. They began burying their dead in small, round earthen mounds. As the culture evolved, people began constructing the effigy mounds in other shapes, often in the shapes of animals. Such mounds can be seen today in McFarland. Sadly, many mounds were destroyed due to farming and development.

As the era of the mound builders waned around 1,200 CE, other cultures followed. The Ho-Chunk are descendants of the mound builders. According to their oral history, the Ho-Chunk originated at Moogasuc, the Red Banks, near Green Bay. The Ho-Chunk Nation eventually expanded further south, including into this area.

The Ho-Chunk first encountered Europeans when Jean Nicolet landed at Red Banks in 1634. Soon other Frenchmen arrived—missionaries and fur traders. Their arrival introduced new diseases to the Ho-Chunk.



Top: Tribal Lands c. 1800 with present-day Native Nations shaded in gray.

Bottom: Ho-Chunk Eagle Dance. Two Ho-Chunk men dance in front of two drummers as an audience looks on.

At the same time, other First Nations from the east fled to Wisconsin, escaping the warfare in the eastern Great Lakes. The Ho-Chunk battled these migrant Nations to protect their land. The diseases and warfare resulted in a great population decline for the Ho-Chunk, from approximately 5,000 people in Teejop (Four Lakes region), to as few as 600.

By the early 19th century, the weakened Ho-Chunk were facing other encroachments on their land, this time from miners, U.S. military, and early settlers. The first land cession between the United States and the Ho-Chunk was signed in 1829. In an 1832 treaty, the Ho-Chunk were forced to cede Teejop.

Despite the removal process, many of the Ho-Chunk returned to their homelands and today form the Ho-Chunk Nation of Wisconsin, based in Black River Falls.

From archaeological findings along the Yahara River south of Lower Mud Lake, to the large number of burial mounds, to the oral histories of the Ho-Chunk, it's evident how significant this area has been to Native Americans.



Early European Settlers

Once the United States took control of the land in this area, government surveyors began laying out townships. By the early 1840s, Yankees from the east, and immigrants from Europe, mostly Norwegians and Germans, were buying acreages in the towns of Dunn, Pleasant Springs and Blooming Grove from land speculators or from government land offices.

Most of the early settlers in this area were farmers. Life for them was not easy as the land was difficult to clear and cultivate, and markets to purchase items and to sell their agricultural goods, primarily wheat, were far away. A round trip to the Milwaukee wheat market by ox cart took two weeks.

It can be assumed that the settlers made those trips once or twice a year, having more of a subsistent type of life rather than commercial. Despite the hardships, more settlers, mostly Norwegian farmers, were arriving by the early 1850s. At the same time, the railroad began advancing westward from Milwaukee, reaching Stoughton in December of 1853.

During the winter and early spring of 1854, the first railroad tracks were laid through this area, reaching Madison on May 23. Local farmers could now take their wheat directly to Madison, or to a depot that was located approximately two miles east of here, and have it shipped to the port of Milwaukee.



Ingebrigt and Helene Johnson, the first permanent Norwegian settlers in the Town of Dunn



William H. McFarland

After a couple of years, the Milwaukee & Mississippi Railroad decided the depot in the town of Dunn was poorly located, requiring a replacement. The railroad recruited one of its employees, William H. McFarland, to purchase 160 acres in the northeast quarter of section 3 in the town of Dunn, to erect a depot and to plat a community, naming both after himself.

On July 3, 1856, William H. McFarland purchased the 160 acres, and in the fall, had the land surveyed and had streets and lots platted. The community of McFarland had begun.



McFarland's first train depot



Early McFarland Business

The small, slow-growing hamlet of McFarland in the 1860s included a lumberyard, general stores, blacksmith, livery, grain elevator and, of course, the depot. The first church, the McFarland Norwegian Evangelical Lutheran Church, was organized in 1867.

By the 1870s, local farmers gradually changed their practice of growing wheat to dairy farming. Many of the Norwegian farmers also began growing tobacco. This change in farming habits resulted in the removal of the grain elevator but the addition of tobacco warehouses along the tracks, a feed mill (c. 1900) and a creamery (1891).

A larger depot was built in 1881 directly across the tracks from the McFarland House, replacing the original depot. The first school building was constructed at the corner of Milwaukee and Broadhead streets in 1882. Also in the 1880s, a second religious group was organized, the McFarland Methodist Church, building a church at the corner of Main and Broadhead streets.

The 1890s saw the beginning of a small renaissance in McFarland. Brick commercial buildings were constructed in the downtown. A hardware and farm implement business, harness shop and stockyard were added on Bashford Street along the tracks in 1894. The McFarland State Bank opened its doors on Main Street in 1905, the same year McFarland's population reached 299.

Local entrepreneurs purchased land on the eastern shore of Lake Waubesa in 1899, marking the beginning of the resort era. The McFarland area soon became known as a vacation destination for the first four decades of the 20th century.



Top: McFarland's first church
Center: Train depot and passengers
Bottom: Downtown McFarland, 1908

McFarland was becoming a busy little hub with the main north-south transportation route going through the little downtown on Main Street. In 1920, at the urging of many businessmen, McFarland was incorporated as a village. The power of the new village government, however, was not strong enough to stop the state from constructing Highway 51 west of the tiny village in 1929, removing the traffic away from businesses.

Despite the setback, the village moved forward. In 1929, a new petroleum business (Badger Petroleum) started as a gas station on what is presently Aarnold Larson Park, eventually growing into McFarland's largest employer over the course of the next three decades.

The population of McFarland was only 313 in 1930, but it grew to 463 by 1940 and to 593 by 1950. McFarland's first century was one of slow growth but by the mid-1950s, at the start of McFarland's second century, change and growth would become the new normal.

Table B – 2024 Capital Improvement Budget

	Budget
2023 Capital Improvement Budget	\$ 15,000
First purchase order for 13 signs	\$ (12,280)
Second purchase order remaining 6 signs	\$ (10,320) ¹
2024 Capital Improvement Budget	\$ 25,000
Land Acknowledgement Plaques for 4 signs	\$ (6,368)
Historic Community Signs for 4 signs	\$ (6,409)
Remaining balance for 2024; Reserved for installation materials and supplies as needed (e.g. cement)	\$ 4,623.00

¹ This value reflects the original quote of \$1,720 for each 12x18 historic marker sign. Due to spacing constraints, Sewah Studios will fabricate all non-national historic property plaques as 20x29 with Staff's confirmation. This is completed at no cost change for the purchase order.

Vacker Inc.
948 Sherren St. W.
Roseville, MN 55113-4420 US
ckriegler@vackersign.com



Estimate

ADDRESS

Kong Thao
McFarland, Village of
5915 Milwaukee Street
McFarland, WI 53558

SHIP TO

Kong Thao
McFarland, Village of
5915 Milwaukee Street
McFarland, WI 53558

ESTIMATE # 5537

DATE 01/23/2024

EXPIRATION DATE 09/27/2024

SALES REP

Dina Cyrus

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Basic Sign Design - Custom Dimensions	Basic sign design and file preparation services. Prepare custom 24"x 42" interpretive sign panel layout with client-provided text (pre-edited), high resolution images, illustrations and logos.	4	385.00	1,540.00
	HPL .5-2442	24"Hx42"Wx.5" High Pressure Laminate panel with 8 threaded holes (and fasteners) , output from, client prepared, print-ready file.	4	699.00	2,796.00
	Ship Izone UPS or FedEX	HPL Packing packing and shipping costs via UPS or FedEx	1	535.00	535.00
	Plate with Sleeve 1620	Angled 16"x20" mount plate with sleeve for self-supporting panel and use with 4"x4" wood post, 45 degree angle, black texture powder coat. Two piece aluminum construction. Lumber not included.	8	156.00	1,248.00
	Ship BD UPS	Aluminum mount packing packing and shipping costs via UPS	1	290.00	290.00

Thank you for the opportunity to provide you with a proposal!

TOTAL

\$6,409.00

Feel free to get back to me with any questions, or to request a revision.

To proceed with this project, please sign and return this estimate to Dcyrus@vackersign.com for our records as both your commitment to the project and final confirmation of your shipping address.

Thanks again,
Vacker Sign

Accepted By

Accepted Date

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, September 10, 2024

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Sayer Larson, Parks Superintendent, Lee Igl, Public Works Director,
Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action regarding the proposed McFarland Soccer Club Operating Agreement.

PREVIOUS ACTION:

The McFarland Soccer Club presented to the Parks & Recreation Committee at their meeting on April 3, 2024, to discuss their current operations.

The Parks & Recreation Committee recommended approval to the Village Board regarding the proposed McFarland Soccer Club Operating Agreement at their September 3, 2024, meeting.

ISSUE SUMMARY:

Enclosed within the packet is the draft agreement with the McFarland Soccer Club to outline ongoing operational responsibilities between parties within their existing location at McFarland Park. We already have an agreement in place for the development of the facility, and the addition of this agreement helps address various aspects of their use within the parks. The agreement is established as followed with a summary as provided:

Preamble - This section is an introduction to the agreement to outline who the parties are, their purpose, timelines, locations, and need for the agreement.

Article I - Status of the Club: Outlines who the McFarland Soccer Club is and how they are established.

Article II - Club Obligations: Addresses responsibilities of the club related to operations within the park as identified within the agreement. Main items are communicating schedule, facility restoration following use, lining fields, trimming around goals, and small turf repair. Main items include aeration, fertilizer/herbicide application, mowing, watering, and cleaning of the facility.

Article III - Village Obligations: Addresses responsibilities of the Village related to operations within the park as identified within the agreement.

Article IV - Miscellaneous Provisions: These items are included to ensure a record is created of other aspects that are relevant to ongoing operations.



Article V - Termination of Agreement: Either party can end the agreement according to the terms included.

Article VI - Notices: When communicating formally between each other these are the channels in which contact is made. Informal communication is still available for day to day matters, but this is required to ensure formal contact is established.

Most of these obligations in Article II and III are already long established with a few other new things addressed within the agreement to ensure continuity in the operations. The Club is agreeable to this draft, and presented for Village consideration.

FINANCIAL/BUDGET IMPACT:

Existing costs have been built into current operational budgets to maintain parks in accordance with their intended use (i.e. soccer field has to be mowed so often to be a soccer field). Other costs that might be needed or frequency adjusted would continue to be funded through the operating budget with the current allocations authorized.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended action:

Motion, second to approve the proposed McFarland Soccer Club Operating Agreement.

ATTACHMENTS:

1. McFarland Soccer Club Operating Agreement 08272024 mgs

**Agreement Between
the Village of McFarland
and the McFarland Soccer Club**

This agreement is between the Village of McFarland ("**Village**") and the McFarland Soccer Club ("**Club**").

WHEREAS, the principal purpose of the Club is to organize and promote soccer for youth residing in the McFarland School District. The Club is dedicated to providing a fun, recreational activity for all youth of McFarland and strives to provide a positive soccer experience that enhances player's self-esteem, confidence, and personal pride while promoting the qualities of good sportsmanship, cooperation, teamwork, respect for others, and discipline;

WHEREAS, the Club operates primarily within William McFarland Park located in and around 4820 Marsh Road, McFarland, WI 53558. The soccer schedule is established annually by the Club generally with a Spring season, Fall season, Summer special events/training, and Fall tournament.

WHEREAS, the Club was granted approval of, and entered into an agreement with the Village as of February 26, 2018 (the "2018 Agreement"), for, the construction of a restroom/concession/storage/shelter building (the "Facility") consisting of approximately 4,000 square feet of building space within William McFarland Park, which serves as the focal point of general operations for the Club;

WHEREAS, per the terms of the 2018 Agreement, the Club completed an Acknowledgement and Waiver of Interest on January 14, 2019 to transfer ownership and ongoing maintenance of the building to the Village;

WHEREAS, the Village is responsible for general maintenance of the William McFarland Park property; and

WHEREAS, the parties intend to enter into this agreement to more clearly define their respective obligations with regard to the use of the Facility and the ongoing operations of the Village and the Club within William McFarland Park.

NOW, THEREFORE BE IT RESOLVED, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree to the following terms and conditions:

Article I – Status of the Club

At the outset and throughout the term of this agreement, the Club shall:

- 1.1 Incorporate and remain incorporated as a legal entity under Chapter 181, of the Wisconsin Statutes.
- 1.2 Maintain a current registration with the State of Wisconsin Department of Financial Institutions, or successor office.
- 1.3 Take all actions necessary to maintain its certification as a tax-exempt entity under Sec. 501(c)(3) of the United States Internal Revenue Code.
- 1.4 Supply to the Village written verification of the Club's compliance with this Article, within 30 days of the Village's request for such documentation.

Article II – Club Obligations

The Club shall:

- 2.1 Provide the Village a detailed schedule of dates and times prior to the beginning of each season that Village facilities are to be used for their operations in accordance with Chapter 2 regarding Village Parks and Recreation Facility Policy.
- 2.2 Assure that upon completion of each use of the Facility, the Facility is restored to the condition it was in immediately prior to such use, reasonable wear and tear excepted, including:
 - a) Removing all perishable food products from the premises and securely storing all non-perishable food in insect proof and rodent proof containers;
 - b) Maintain compliance of all fire codes under discretion of the Fire and Rescue Department including but not limited to maintaining clear paths for ingress and egress and removing all propane tanks, other fuel from the Facility and storing them in a manner consistent with applicable fire codes;
 - c) Removing from the premises after use any alcohol or fermented malt beverages preventing access by the public unless otherwise a license has been approve for sale by the Village;
 - d) All appliances and equipment within the Facility is kept reasonably clean and free from food residue and in proper working order and condition;
 - e) All cooking appliances and equipment, and all lighting fixtures are turned off;
 - f) All exterior doors to the Facility are securely locked; and
 - g) Responsibility for damage caused to the Facility by Club operations to be repaired by the Village through its Staff or Contractors paid at the expense of the Club.
- 2.3 Line field dimensions according to Club and/or playing standards for the fields to be utilized.
- 2.4 Conduct string trimming around goals to limit overgrowth of vegetation.
- 2.5 Complete small turf repairs within high traffic areas on a regular basis with supplies (i.e. dirt, seed, etc.) provided by the Village.

Article III – Village Obligations

The Village shall:

- 3.1 Complete or cause to be completed soil aeration of playing surfaces typically within the Fall of each year.
- 3.2 Apply fertilizer and a broadleaf herbicide to the playing surfaces once within each Spring and Fall seasons in accordance with Chapter 3 regarding Village Vegetation Management Use Policy.
- 3.3 Mow the playing surfaces at least weekly during the growing season and twice during the week immediately prior to a scheduled tournament. The Village shall determine the mowing height in its sole discretion based on weather and other factors with the goal of avoiding damage to the long term health and functionality of the playing surfaces.
- 3.4 Water playing surfaces prior to a scheduled tournament and during extreme drought conditions as it determines, in its sole discretion. The Village shall have discretion in scheduling watering activities while coordinating with the Club as is needed.
- 3.5 Clean public accessible areas of the Facility on a daily basis and restocking necessary supplies for the use of these areas. Additional more frequent cleaning and supply provisions shall be the responsibility of the Club during scheduled tournaments.

Article IV – Miscellaneous Provisions

- 4.1 This agreement shall be governed by the laws of the State of Wisconsin.
- 4.2 This agreement shall be binding upon the parties hereto, their heirs, successors and assigns. Nothing in this Agreement is intended, nor shall be construed, to provide any benefit or rights to any third party not a party to this agreement. No party shall assign this agreement without the written consent of all other parties.
- 4.3 This agreement is intended to supplement, and not replace, the 2018 Agreement between the parties and shall not be construed to supersede, terminate, amend, or otherwise affect the term of the 2018 Agreement. Except with respect to the 2018 Agreement, this agreement supersedes any and all prior negotiations, representations or agreements, either written or oral between the parties dealing with the specific subject matter hereof. This agreement may only be amended by written instrument signed by all parties.
- 4.4 Village will notify designated Club members regarding shared use of the storage portion of the facility.

Article V – Termination of Agreement

- 5.1 This agreement shall terminate automatically when the parties have reached a new agreement regarding the transition of the Club's operations to the McFarland Community Park located at 3234 County Highway AB, McFarland, WI 53558.
- 5.2 This agreement may be terminated by any party upon thirty (30) days written notice to the other parties hereto should any party fail to substantially perform in accordance with the terms of this agreement through no fault of the party initiating the termination.

Article VI – Notices

- 6.1 Notices required to be given under this Agreement shall be given as follows:

To the Village of McFarland:

Village of McFarland
Attn: Public Works Director
5915 Milwaukee Street, PO Box 110
McFarland, WI 53558-0110

To the McFarland Soccer Club:

McFarland Soccer Club
Attn: Club President
PO Box 73
McFarland, WI 53558

This Agreement entered into this 10th day of September, 2024.

Signatures to follow on next page.

VILLAGE OF McFARLAND

MCFARLAND SOCCER CLUB

Carolyn A. Clow
Village President

Larry Gates
Club President

Cassandra Suettinger
Deputy Administrator/Clerk

Michell Sampson
Club Vice-President

APPROVED AS TO FORM:

Allen D. Reuter
Village Attorney

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, September 10, 2024

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Sayer Larson, Parks Superintendent, Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action regarding Chapter 2, Parks and Recreation Facility Policy.

PREVIOUS ACTION:

The policy was recommended for approval by the Committee on January 23, 2020, and adopted by the Village Board on February 10, 2020.

The Committee reviewed general comments and questions at its meetings on January 3, 2023, and November 7, 2023.

Initial comments and questions were introduced to the Committee at its meeting on January 2, 2024.

The Parks & Recreation Committee recommended approval to the Village Board regarding Chapter 2, Parks and Recreation Facility Policy with changes as noted at their September 3, 2024 meeting.

ISSUE SUMMARY:

Please find enclosed a revised version of Chapter 2 Parks and Recreation Facility Policy that is meant to address comments provided by Trustee Fessler and former Trustee Jerke. The Committee has reviewed this previously and the updates were meant to bring forward updates to address the areas of concern. This policy was put in place in 2020 after extensive work throughout 2019 to help outline maintenance and management of our facilities within the park system. As we continue to review and develop our policies, the intent here is to continue discussion about the policy and, if acceptable, the Committee can send it to the Village Board for approval or continue its review at its next meeting.

FINANCIAL/BUDGET IMPACT:

There are certain impacts on revenue gained through rentals and expenses needed for ongoing operations. We will discuss those elements as needed within the review.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.



BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended action:

Motion, second to approve Chapter 2, Parks and Recreation Facility Policy with changes as noted.

ATTACHMENTS:

1. Chapter 2 - Athletic Field Use Policy 09052024 mgs

CHAPTER 2 Parks and Recreation Facility Policy

SECTION 2.01 Policy Purpose

The purpose of this chapter is to create policies and procedures for the use of Village owned McFarland parks and park recreational facilities. Village parks and park facilities are open to the responsible enjoyment for all, recognizing primary-use support is provided primarily for by Village residents are provided primarily for the use and enjoyment of Village residents and those who pay property taxes to the Village of McFarland.

SECTION 2.02 Organization Responsibilities

The Public Works Department (“Department”) has the responsibility for the maintenance and management of Village parks and facilities. Requests for parks utilization are managed by this Department. Special requests and requests outside the standard scope of usage will be reviewed and approved by the Parks and Recreation, ~~and Natural Resources~~ Committee (“~~PRC~~Committee”). Regulations in general for Parks and Recreation within the Village are set through Chapter 44 of the McFarland Municipal Code. That code can be viewed by going to this link:

https://mcfarland.municipalcodeonline.com/book?type=ordinances#name=CHAPTER_44_PARKS_AND_RECREATION

SECTION 2.03 Definitions

- (a) **Athletic Field.** Land constructed and delineated explicitly for playing a game, sporting event, or other organized activity (i.e. soccer field, baseball diamond).
- (b) **Park.** Land dedicated as public outdoor green space allowing for active and passive recreational uses including the presence of athletic fields, park facilities, and other natural features.
- (c) **Park Facility.** A public improvement constructed within the park that provides programmable space available for private rental (i.e. – park shelter).

SECTION 2.03 Authorized Users

- (a) **Personal/Individual Use.** Individuals wishing to use the public athletic fields may do so at their leisure, providing that another party has not previously reserved the fields. There is no charge for the use of these fields. Individuals may contact the Village to check the availability of a facility at any time. In the event that a field is not in use, but has been prepared for play later in the day, the Village asks that individual users respect this effort and choose an alternative location.

(b) **Organizational League Use:**

- (1) Groups wishing to utilize the public athletic facilities on an on-going basis may do so with prior scheduling approval from the Parks Superintendent or designee. Requests for field use are considered on a first-come, first-served basis, with an attempt to balance the needs of all groups utilizing a particular area. On-going field schedules are kept by the Parks Superintendent to facilitate the organized, efficient use of the fields throughout the year.
- (2) Organized leagues may will be charged a maintenance fee for their operation within Village Parks. The fee shall be set on a per individual basis for each season that they operate. The fee shall be set through Appendix A of the Village Code of Ordinances. In kind labor and materials will be considered in lieu of the fee subject to review and approval of the Department.
- (3) The Village does not accept any liability for the participants of these groups. All organized leagues shall sign an indemnification agreement and provide proof of insurance annually unless otherwise waived by the Village Administrator.
- (4) The Village shall utilize the following criteria in determining which organized leagues will be authorized to use McFarland facilities:
 - (i) The residency of the requesting league is based on the business location of the organization rather than the residency distribution of individual team members.
 - (ii) The number of teams represented by the organized league and the extent of their scheduling needs.
 - (iii) The effect the league usage will have on Village facilities and whether or not the usage may unduly degrade, damage, or render the condition of the facility unplayable to the extent it may ~~or~~ overtax the maintenance capabilities/budget of the Village.
 - (iv) The intended use of the facility, why a particular facility is needed or desired for league use, and what other facility options are available to the league.
 - (v) If the activity is organized or sanctioned by the McFarland School District.

- (5) Appeals of decisions made by the Parks Superintendent, and/or designee, regarding scheduling decisions made in accordance with this section shall be made to the Committee.

(c) **For-Profit Business Groups.** For-profit business groups wishing to utilize the public athletic facilities in McFarland on a short-term basis may do so with prior scheduling approval from the Department. Requests for field use are considered on an individual basis and are granted only after all McFarland groups have been scheduled. Requests for on-going use of a facility must be reviewed and approved by the Parks Superintendent or designee. A field usage fee will be charged for the use of the facilities. This fee shall be established annually as part of Appendix A in the Village Code of Ordinances.

(d) **Village Community Organization Group Use.** The Village shall allow an exemption from the park rental fee for Village Community Organization Groups that do not charge a membership fee and/or are approved for an exemption for this purpose from the Committee. The Committee shall initially create and annually review the list of Community Organizations approved for the fee exemption. The list of exemptions shall be maintained as Appendix A of this Policy. All Village Community Organization Groups shall still be required to secure the deposit fee at the time of rental unless otherwise authorized by the Village Administrator.

SECTION 2.04 Scheduling Usage of Parks and Park Recreational-Facilities

(a) The Department is assigned the responsibility of master scheduling the use of all Village parks and park recreational-facilities. All requests to reserve parks and park recreational-facilities must be approved by the Department. All facilities will be rented on a first come, first serve basis with reservations being accepted annually beginning the day after Martin Luther King Jr. Day.

(b) All Village parks and park recreational-facilities with restrooms, covered shelters, green space, and/or specially equipped athletic fields or courts may be reserved by the public with exception for pickleball courts, which may be reserved for tournaments with PRC approval. The restrooms shall be available for general use by the public rather than the exclusive use of the reserving group. A shelter reservation entitles exclusive use of the shelter, but not the park and restrooms.

(c) Organized leagues that are authorized users will be permitted to reserve in advance, time that is necessary to accommodate the scheduling of league play throughout the season.

- (1) **Organizational League Scheduling.** To ensure that no scheduling conflicts will occur throughout the year, all league organizations desiring to use Village Park facilities must submit to the Department, by December 15th of the preceding year, a detailed schedule of dates and times that facilities are proposed to be used. The league organizations shall specifically identify any events in which attendance is expected to be in excess of 200 people at one time.
- (2) The detailed scheduling by the Village of ~~park recreational~~ facility usage during league seasons may be delegated to the recognized league organizations, subject to the following conditions:
 - (i) All organized leagues that are based in McFarland, or other groups authorized to use the facility, will be scheduled in a fair and unbiased manner.
 - (ii) Advance scheduling priority of specific days or times during the league season will be permitted, provided that sufficient non-scheduled blocks of time are made available for competing leagues to use at reasonably convenient times.
 - (iii) If the detailed scheduling has not been delegated to a league organization, the Department will schedule the usage.
 - (iv) The Village may make certain dates and times unavailable for use by organized leagues. When necessary, the Village may also preempt scheduled events with reasonable notice to the scheduling organization.
- (3) The rescheduling of field usage due to inclement weather or field unavailability shall be done by the league organization that has been assigned the responsibility of doing the detailed scheduling. The league organization shall receive prior approval from the Department prior to initiating the process to reschedule. Make-up dates/times may not be reserved in advance if they fall outside the original block of dates and times assigned to the league. The rescheduling of events shall be done by the league organization in an unbiased manner that provides fair access to all authorized users.
- (d) **Usage by the General Public.** The general public will be able to use non-scheduled time slots on a first come, first serve basis beginning the day after Martin Luther King Jr. Day annually.

SECTION 2.05 Capital Improvements and Equipment.

(a) Facilities may not be constructed or modified in a Village park by any organization without the prior approval of the Village and a written agreement specifying the purpose and duration of the intended use, liability, insurance coverage, funding source, maintenance responsibilities, and other details.

(b) Any league organization that is proposing an improvement to a park recreational facility or requesting a change in maintenance practices beyond allocations in an approved budget shall submit their request to the Department where following review shall refer to PRC to make recommendation to the Village Board as needed.~~appear before the PRNR Committee to explain the need.~~

(c) Any equipment that is placed in a Village park or park recreational facility by an organization must have prior approval by the Parks Superintendent or designee and be left in playable condition if it is not removed between scheduled events. *EXAMPLE – soccer goals that are left in playing position may not be secured in such a manner as to prohibit their use by others.* The Village shall not be responsible for any normal wear and tear, ~~or~~ damage, or theft that might occur to said equipment. Privately owned equipment that is removed from the park playing area between scheduled events may be kept private and does not need to be made available to other users. *EXAMPLE(s) – bases, field markers, balls, bocce balls, soccer goals and other such portable equipment.*

- (1) Organized groups are not prohibited from working out cooperative financial agreements among themselves for sharing the acquisition, maintenance, and replacement costs of the equipment. The Village shall be provided a copy of any such agreements that exist but will not get involved in the enforcement of private agreements between parties.
- (2) Failure to have cooperative sharing agreements in place shall not prohibit other organized groups from using equipment that is left in place between events.
- (3) All league organizations are responsible for keeping the public areas (i.e. – bathrooms, kitchen areas, storage areas, etc.) in a condition that is neat and orderly in appearance. All equipment, food items and the like ~~that~~ that are not for public use or sale, must be secured and not available to the public. All league organizations shall be responsible for keeping the public areas they use during tournaments in a condition that is neat and orderly in appearance. All public areas will be kept to the satisfaction of the Parks Superintendent or designee.

SECTION 2.06 - Fee Structure

(a) The fees for rental and use of Village Parks and Facilities shall be set by the Village Board annually as part of Appendix A in the Village Code of Ordinances.

(b) The fee structure may be fully or partially waived by the Committee upon recommendation of Village Staff on a case by case basis based on the following factors:

- (1) Whether the user organization has made previous or current financial or in-kind contributions to improve Village parks or ~~park recreational~~ facilities.
- (2) The residency of the group requesting the waiver, based on the business location of the organization rather than the residency distribution of individual team members.
- (3) Whether the requesting group provides ongoing field maintenance services or other activities that are of benefit to other users or to Village residents at large.
- (4) The nature and cost of services that the Village must provide to support the requested use.
- (5) Whether the event is of general community interest.
- (6) Whether the activity benefits the community at large by promoting positive societal values or behaviors.
- (7) If other agreements are in place that address fee structure.

~~(c) All events or programs that are organized or sanctioned by the McFarland School District shall be exempt from fees.~~

(d) User fee and security deposit is to be paid at the time the reservation is made.

(e) Reservations cancelled less than thirty (30) days prior to the event only get the security deposit returned.

(f) No refunds will be made due to inclement weather or other circumstances.

(g) If there are damages to the park in excess of the security deposit, the security deposit will not be returned and the excess cost of repair shall be the responsibility of the renter.

Adopted: February 10, 2020

Revised: 09/10/2024

CHAPTER 2 Parks and Recreation Facility Policy

Appendix A

The following are a list of Village Community Organization Groups that the Committee has determined may be exempt from paying the park shelter rental fee:

4-H

Ally's Honky Tonk Hustle

American Legion

~~Boy~~-Scoutinging Americas

Chamber of Commerce

McFarland Community ~~Family~~ Festival

Friends of McFarland Parks

Friends of the Library

Garden Club

Girl Scouts

~~JAM Fest~~

Lioness Club

Lions Club

McFarland Youth Hockey Association

McFarland Music Boosters

McFarland Soccer Club

McFarland Softball Association

McFarland Youth Baseball Organization

McFarland Youth Center

McFarland Youth Softball

Optimists

School District of McFarland

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, September 10, 2024

SECTION: Business

DEPARTMENT: Administration

CONTACT: Andrea Anderson, HR Generalist, Cassandra Suettinger, Deputy Administrator/Clerk

AGENDA ITEM: Discussion and action on Resolution 2024-20: Existing option resolution Wisconsin Public Employers' Group Health Insurance Program.

PREVIOUS ACTION:

The Personnel Committee met on August 27, 2024 and recommended approval to the Village Board.

ISSUE SUMMARY:

The Village currently offers dental insurance benefits for Village employees directly through Delta Dental. This benefit offering is currently a 100% employee-paid premium. The dental benefits have not been reviewed for several years, and staff felt it was time to evaluate other options. The Wisconsin Department of Employee Trust Funds ("ETF") offers a Uniform Dental Benefits package that would go along with our existing health insurance benefits through ETF. This dental plan was compared to our current dental offerings, and while there were some limitations found, there were also several advantages that were identified. The advantages that were identified include:

- Reduction in premium rates.
- No annual deductible (current plan is \$50/person, \$150/family).
- Similar service coverage.
- Ability to offer supplemental dental plans that would provide for more comprehensive dental coverage for employees.
- Uniform Dental Benefit plan is offered through Delta Dental, so it would be the same network of providers currently available to our employees.

The limitations that were found include:

- Only employees electing the Village's health insurance through ETF would be able to elect the Uniform Dental Benefits.
- Uniform Dental Benefits coverage level would mirror the employee's health insurance coverage (i.e. if an employee elected family coverage for health insurance, they would have to elect family coverage for dental if enrolling in the Uniform Dental Benefits.



The limitations could be remedied through the supplemental plans that we would be able to offer through Delta Dental. These would include 3 different plans with varying coverage to meet each employee's specific needs:

- **Delta Dental PPO Plus Premier – Preventative Plan:** This would be the plan an employee would select for dental coverage if they don't take our health insurance, or if they want to take a dental plan with a different coverage level than their health insurance election. This has the same exact coverage as the Uniform Dental Benefits through ETF and is very similar in premium costs.
- **Delta Dental PPO – Select Plan:** Offered in a variety of coverage levels (Employee Only, Employee + Spouse, Employee + Child(ren), and Family). This premium would be employee paid but would offer any gap in coverage between the Uniform Dental/Preventative Plan and our current dental plan.
- **Delta Dental PPO Plus Premier – Select Plus Plan:** Offered in a variety of coverage levels (Employee Only, Employee + Spouse, Employee + Child(ren), and Family). This premium would be employee paid but would offer any gap in coverage between the Uniform Dental/Preventative Plan and our current dental plan. In addition it also offers more robust orthodontics coverage and a higher annual benefit max.

The most significant advantage identified above is the premium savings. As part of the evaluation process, staff looked at the current employee's dental enrollments and compared the current employee and employer costs against the projected costs under the proposed new plan offerings. With no employer contributions to the premiums, there would still be an annual savings for employees of \$13,691.28.

We would like to propose a change in dental benefits for 2025 plan year to move to the Uniform Dental Benefits offering through ETF and the addition of the supplemental plan offerings through Delta Dental. We would also propose moving to an employer contribution of 88% to the dental premiums for the Uniform Dental Benefits plan through ETF and the Preventative Supplemental Plan through Delta Dental (the Select and Select Plus supplemental plans would be employee paid premiums). This would align with our current health insurance contribution and would place us in a more competitive standing with surrounding local municipalities. For reference, please see below chart:

**Local Municipality Employer Dental
Premium Contribution Comparison**

Municipality	Employer Contribution Rate
McFarland	0%
Cottage Grove	100%
Deforest	100%
Monona	100%
Mount Horeb	100%



Oregon	0%
Sun Prairie	100%
Verona	100%

With an 88% employer contribution rate for dental premiums on the new proposed plan we would likely see an annual savings for employees of approximately \$44,000, and an annual cost for the employer of approximately \$30,000. The attached PowerPoint presentation goes into further detail about the premium and coverage impacts.

This change would have a positive impact for our employees, and could be used as a recruitment and retention tool. The proposed changes were presented to the Employee Engagement Committee in July to gauge employee reaction and interest, and were received very positively by the group. It was also presented at a Department Head meeting in August.

If the Village Board approves the changes, the following things would need to occur to formally implement the changes for the 2025 plan year:

- A resolution must be completed and submitted by the Village To ETF prior to October 1st to indicate the new plan participation (Traditional HMO-Standard PPO w/ Dental Option P02 plan).
- The Village would need to opt-in to the Delta Dental supplemental plan offerings during the open enrollment period via a form submission to Delta Dental.
- All active Village employees would need to be made aware of the change and each employee choosing to participate in the health and dental coverage through ETF would need to submit a new Health Application/Change Form during the open enrollment process.
- The Village would need to notify our retirees and continuants of the plan change and the need to act if they wish to continue coverage on our new plan offering (ETF will send the Village a list of enrolled retirees and continuants upon receipt of the completed resolution).

These changes would need to occur in line with our open enrollment period, which will be September 30 - October 25, 2024. Staff would plan on presenting the changes live to each department, and providing for individual employee meetings to help each employee through the enrollment process.

FINANCIAL/BUDGET IMPACT:

The estimated cost of the proposed dental insurance cost sharing is estimated at \$31,000 to be allocated amongst all funds as benefits presently are established. If approved, the proposal would be included in the 2025 budget submittal from staff.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:



N/A

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended Action:

Motion, second to approve the proposed dental insurance changes for the 2025 benefit year and authorize the Personnel Policy Officer or designee to file necessary paperwork to complete enrollment.

ATTACHMENTS:

1. 2025 Dental Benefits Exploration Presentation (Personnel 08.27.2024)
2. 2024-20 Dental Insurance Enrollment

Dental Insurance

Dental Benefit Change Exploration for
2025 Benefit Year

Current Dental Benefits

- Directly through Delta Dental
- Currently 100% Employee Paid Premium
- 2024 Premiums

Coverage Level	Monthly Employee Premium
Employee Only	\$42.82/Month
Employee + Spouse	\$85.64/Month
Employee + Child(ren)	\$84.83/Month
Employee + Spouse + Child(ren)	\$140.80/Month

ETF Uniform Dental Benefits

- ETF offers Uniform Dental Benefits with their health insurance plans if an Employer chooses to participate.
- The employer has the option to have the dental premium fully paid by the employee, or to pick up a portion or all of the dental premium.
- Only employees electing the Village's health insurance would be able to elect the Uniform Dental Benefits through ETF (more to come on supplemental plans that would allow for employee enrollment if they are not on our health insurance).
- Uniform Dental coverage would mirror the employee's health insurance coverage (i.e. if you elect family health insurance coverage, you would be enrolled in family dental coverage).

ETF Uniform Dental Benefits (cont.)

- 2025 Uniform Dental Premiums (with no employer contribution):
 - Single Coverage - \$32.72/Month
 - Family Coverage - \$81.80/Month
- No annual deductible (current plan has \$50/person, \$150/family)
- \$1,000 annual benefit max (same as current plan)

Proposed 2025 Dental Coverage

- Change to ETF Uniform Dental Plan w/ Village covering 88% of the premium (same contribution as what the Village contributes to the health insurance premiums).
- Better alignment with other Dane County municipalities and their dental premium employer contributions:

Municipality	Employer Contribution Rate
McFarland	0%
Cottage Grove	100%
Deforest	100%
Monona	100%
Mount Horeb	100%
Oregon	0%
Sun Prairie	100%
Verona	100%

Proposed 2025 Dental Coverage

- Potential Approximate Employee Savings and Employer Costs with an 88% employer contribution rate for the Uniform Dental Benefits plan (and the Delta Dental Preventative Plan discussed in a later slide):

	Monthly	Annual
Employee Savings	\$3,664.85/Month Savings	\$43,978.16/Year Savings
Employer Costs	\$2,523.91/Month Cost	\$30,286.88/Year Cost

Coverage and Premium Comparison

	UNIFORM DENTAL BENEFITS COVERAGE		CURRENT DELTA DENTAL PLAN			
COVERAGE	Single	Family	EE	EE+Spouse	EE+Child(ren)	Family
	\$32.72	\$81.80	\$42.82	\$85.64	\$84.83	\$140.80
In-Network Providers (No out-of-network coverage)	Delta Dental PPO & Premier Providers		Delta Dental PPO & Premier Providers (allows for out of network coverage - member resp. for difference between provider's charge and amount Delta pays)			
Annual Deductible	\$0		\$50/person, \$150/family			
Annual Benefit Max	\$1000/person		\$1000/person			
Waiting Period	None		None			
Routine Evals, dental cleanings, bitewing and panoramic x-rays, fluoride treatments*, pulp vitality tests	100% (Includes EBICP)		100% (Includes EBICP and CheckUp Plus)			
Filings	100% (Allows the cost of white fillings on the back teeth)		80% PPO, 60% Premier Providers (only pays towards the cost of silver fillings, difference for white fillings will be at member cost; deductible applies)			
Anesthesia (general and IV sedation)	80%		80% PPO, 60% Premier Providers (no coverage for Nitro Oxide)			
Emergency Pain Relief	80%		80% PPO, 60% Premier Providers			
Periodontal Maintenance	100%		50%			
Crowns, bridges, dentures, implants	No Coverage		50%			
Surgical extractions, root canal (endodontics), periodontics (except maintenance), oral surgery	No Coverage		50%			
Non-surgical extractions (above gumline)	90%		80% PPO, 60% Premier Providers			
Orthodontics Coverage	50% (Under age 19)		50% (Under age 19), no adult ortho			
Orthodontics Lifetime Maximum	\$1,500		\$1,000			

Proposed 2025 Dental Coverage (cont.)

- In addition to the Uniform Dental Benefits, the Village would also propose to offer 3 supplemental dental plans through Delta Dental:
 - *Delta Dental PPO Plus Premier – Preventative Plan*
 - This would be the plan an employee would select for dental coverage if they don't take our health insurance, or if they want to take a dental plan with a different coverage level than their health insurance election.
 - *Delta Dental PPO – Select Plan*
 - *Delta Dental PPO Plus Premier – Select Plus Plan*
- The Select and Select Plus supplemental plans can be added for additional comprehensive dental coverage on top of the Uniform Dental Benefits or the Delta Dental Preventative Plan. These would be employee paid premiums.

Supplemental Plan Comparison

	Uniform Dental Coverage		Delta Dental PPO Plus Premier - Preventative Plan		Delta Dental PPO - Select Plan				Delta Dental PPO Plus Premier - Select Plus Plan			
COVERAGE	Single	Family	Single	Family	EE	EE+Spouse	EE+Children	Family	EE	EE+Spouse	EE+Children	Family
	\$32.72	\$81.80	\$36.10	\$90.28	\$9.08	\$18.16	\$12.24	\$21.76	\$21.60	\$43.22	\$40.12	\$66.20
In-Network Providers (No out-of-network)	Delta Dental PPO & Premier		Delta Dental PPO & Premier		Delta Dental PPO				Delta Dental PPO & Premier			
Annual Deductible	\$0		\$0		\$100/person				\$25/person			
Annual Benefit Max	\$1000/person		\$1000/person		\$1000/person				\$2500/person			
Waiting Period	None		None		None				None			
Routine Evals, cleanings, bitewing/ panoramic x-rays, fluoride treatments*, pulp vitality tests	100% (includes EBICP)		100% (includes EBICP)		No Coverage				No Coverage			
Filings	100% (Allows cost of white fillings on back teeth)		100% (Allows the cost of white fillings on the back teeth)		No Coverage				No Coverage			
Anesthesia (general and IV sedation)	80%		80%		50%				80%			
Emergency Pain Relief	80%		80%		No Coverage				No Coverage			
Periodontal Maintenance	100%		100%		No Coverage				No Coverage			
Crowns, bridges, dentures, implants	No Coverage		No Coverage		50%				60%			
Surgical extractions, root canal (endodontics), periodontics (except maintenance), oral surgery	No Coverage		No Coverage		50%				80%			
Non-surgical extractions (above gumline)	90%		90%		No Coverage				No Coverage			
Orthodontics Coverage	50% (Under age 19)		50% (Under age 19)		No Coverage				50% (Any age)			
Orthodontics Lifetime Maximum	\$1,500		\$1,500		No Coverage				\$1,500			

Premium Only Comparison

COVERAGE LEVEL	Current Delta Dental Plan	Uniform Dental Coverage	Delta Dental PPO Plus Premier – Preventative Plan	Delta Dental PPO – Select Plan	Delta Dental PPO Plus Premier – Select Plus Plan
	EMPLOYEE MONTHLY PREMIUM RATES - NO EMPLOYER CONTRIBUTION				
Single – Employee Only	\$42.82	\$32.72	\$36.10	\$9.08	\$21.60
Employee + Spouse	\$85.64			\$18.16	\$43.22
Employee + Children	\$84.83			\$12.24	\$40.12
Family	\$140.80	\$81.80	\$90.28	\$21.76	\$66.20
	EMPLOYEE MONTHLY PREMIUM RATES – EMPLOYER PAID 88% on Uniform/Preventative Plans				
Single – Employee Only	\$42.82	\$3.93	\$4.33	\$9.08	\$21.60
Employee + Spouse	\$85.64			\$18.16	\$43.22
Employee + Children	\$84.83			\$12.24	\$40.12
Family	\$140.80	\$9.82	\$10.83	\$21.76	\$66.20

VILLAGE OF MCFARLAND

RESOLUTION 2024-20

EXISTING OPTION RESOLUTION WISCONSIN PUBLIC EMPLOYERS' GROUP HEALTH INSURANCE PROGRAM

The Village Board of Trustees of the Village of McFarland, does hereby resolve as follows:

WHEREAS, pursuant to the provisions of Wis. Stat. Â§ 40.51 (7) hereby determines to offer the Wisconsin Public Employers (WPE) Group Health Insurance program to eligible personnel through the program of the State of Wisconsin Group Insurance Board (Board), and agrees to abide by the terms of the program as set forth in the Local Employer Health Insurance Standards, Guidelines and Administration Manual (ET-1144).

WHEREAS, all participants in the WPE Group Health Insurance program will need to be enrolled in a program option. An employer may elect participation in program options listed below, with each program option to be offered to different employee classifications (pursuant to collective bargaining). Individual employees cannot choose between program options.

WHEREAS, The resolution must be received by the Department of Employee Trust Funds no later than October 1 for coverage to be effective the following January 1. The proper officers are herewith authorized and directed to take all actions and make salary deductions for premiums and submit payments required by the Board to provide such Group Health Insurance.

NOW THEREFORE BE IT RESOLVED, we choose to participate in the Traditional HMO-Standard PPO W/Dental, P02 plan.

This Resolution was duly adopted at a meeting of the Village Board of the Village of McFarland on the 13th day of September, 2024.

APPROVED:

Carolyn A. Clow
Village President

ATTEST:

Cassandra Suettinger
Deputy Administrator/Clerk

RESOLUTION # 2024-20	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Brandt –	Leamy –
Brassington –	Peña –
Clow –	Prill –
Fessler –	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, September 10, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action regarding Ordinance #2024-16, an Ordinance adopting an amendment to the Village of McFarland Comprehensive Plan for parcel 061003305601, 4719 Burma Road, McFarland, WI to amend the Future Land Use designation from Single Family Residential to Multiple Family Residential.

PREVIOUS ACTION:

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

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

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

July 16, 2024 - Plan Commission held a public hearing on the agenda item.

August 6, 2024 - Parks & Recreation Committee recommended forgoing the previously proposed Lot 2 parkland dedication but continue with up to a 40-foot public trail easement long the eastern lot line from Burma Road to the Village's parcel to the south.

August 28, 2024 - Plan Commission held a second public hearing and unanimously recommended approval of Ordinance 2024-16.

ISSUE SUMMARY:

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

Proposed Development Characteristics

The concept includes two apartment buildings, with the north building including four three-bedroom units and the south building including eight two-bedroom units. Each building is two stories with all units having a separate ground floor entry and no common interior hallways or shared garages. Each three-bedroom unit includes two garage spaces and two apron spaces for parking. Each two-bedroom unit includes a single garage space and a single apron space for parking.



Revised Concept Following Parks and Recreation Meeting, August 6, 2024

A revised conceptual development site plan was submitted to the C&ED Department following the August 6, 2024 Parks and Recreation Committee's (P&R) recommendation to forgo the previously proposed 4,462 square foot parkland dedication. The P&R Committee concurred with Staff's opinion that the reduced size and safety concerns of the proposed parkland dedication have reduced the public benefit and desirability from previous concept plans that showed a potential larger park prior to considering on-site stormwater management needs. In addition, removing the parkland dedication provides greater flexibility to modify the site and building design to minimize grading and landscaping disturbance along the shared lot lines with existing residences, which was a concern expressed at the July public hearing. The P&R Committee included a request for up to a 40-foot easement along the east lot line for a future public trail to the Indian Mound Conservancy, which is included in the updated concept. The revised concept moves the buildings ~20 feet closer towards Burma Road with additional retention wall now extending the full length along the west lot line and along the southwest lot line. A 6-foot high privacy fence is still proposed along a portion of the western side of the lot to screen vehicle headlights to adjacent single-family homes. The current concept includes three bioretention basins: one located along the north lot line parallel with Burma Road, another located where the previous parkland dedication area was located extending south parallel to the 40-foot easement and the last bioretention basin located parallel with the south lot line. The revised concept includes 5 additional off-street parking stalls, which had been removed from the July public hearing concept. The proposed net density (less right of way) is 8.4 dwelling units per acre, with 3.1 parking stalls per unit, and a lot coverage of approximately 33%. The locations and sizes of site and building improvements are preliminary and are subject to final approval as part of a future Site Design Review Permit as approved by the Plan Commission.

Existing Property & Neighborhood Conditions

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



- 4810-4914 Burma: five duplex buildings, ~5.8 DU/AC, 1-story buildings with pitched roofs, ~13-28% lot coverage.
- 6101-6105 Indian Mound: three single family homes, ~4.3 DU/AC, 1-story buildings with pitched roofs, ~30% lot coverage.
- 6107 Indian Mound: one single family home, ~0.7 DU/AC, 2-story building with pitched roof, ~5% lot coverage

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

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

What the Comprehensive Plan Regulates and Doesn't Regulate

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

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

Comprehensive Plan Review - Figure 4.1

Figure 4-1, Future Land Use Categories and Policies, provides the following development



policies for the Multiple Family Residential category. Staff comments on the proposed conceptual development are included.

1. *Disperse higher-density residential uses through the Village, rather than high concentrations in a few areas.* The property is located within 1,000 feet of USH 51. The policies of the Comprehensive Plan envision more intensive development along USH 51, which is then stepped back the further you head east, transitioning from highway commercial, to mixed use, to multifamily development, and then single-family development. The proposed development follows this land use pattern while proposing densities that, while higher than the adjacent single family homes, are lower than existing multiple family developments along Burma Road. The topic of "right-sizing" the density or number of dwelling units for infill redevelopment proposals has been a topic of discussion for other infill development proposals in the Village. **The Comprehensive Plan (Volume 2, page 42) states the Village will "consider community-sensitive infill development and redevelopment....these include larger parcels on mainly residential sites that have been passed over for development.....or that may have a single residence on one to several acres, such as sites along Burma Road."** However, the Comprehensive Plan does not provide specific density or number of dwelling unit maximums and leaves those decisions to be made by the Plan Commission and Village Board on a case-by-case basis, following applicable zoning district standards.
2. *Encourage design of multiple family developments to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with large parking lot dominance.* The proposed development includes two multifamily buildings, with the four-unit building along the street frontage, similar in size to the 8-unit buildings across Burma Road, while minimizing the street view of the larger 8-unit building in the rear yard. The garages for the 4-unit building are behind the building, and most of the garages for the 8-unit building are screened from view from Burma Road by the 4-unit building. The apartments across the street do not have garages but include off-street parking in the side and rear yards. The proposed setback for the 4-unit building is 25 feet. Building setbacks on the south side of Burma range from 25 feet (corner of Burma/Indian Mound) to 100 feet (adjacent east single family home). Consideration should be given to adding sidewalk along the property, including a walkway and curb cuts for the proposed 40-foot easement on the north side of the street. There is currently sidewalk on the north side of Burma Road but not the south side. In addition, a mid-block crosswalk with traffic-calming or pedestrian warning signs/signals should be considered to improve safety for pedestrian access to the future trailhead.
3. *Hold new multiple family housing to similar standards for quality and livability expected of single-family housing. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), garage or under building parking, and responsible management.* A comprehensive plan amendment and rezone submittal does not require a detailed architectural building plan. The applicant has included building floor plan drawings and building elevation images of the proposed buildings exteriors. The details of the building image for both buildings include building materials and color themes. The buildings include a base



foundation of brick veneer, vinyl siding and pitched roofs. The apartments across the street have 100% masonry siding. Adjacent single family homes on Indian Mound Drive are similar to the proposed design (base masonry combined with vinyl siding). Other duplexes and single family homes on Burma Road include a mix of 100% vinyl siding, and some mixed masonry and vinyl siding. Based on the building elevation images submitted, all but the back elevation side of the 8-unit building will include the base masonry material and vinyl siding.

4. *Monitor areas of aging multiple family housing so that they are community assets. Work with owners and property managers to address problems, and direct them to County and State programs and local lenders.* This development policy is not applicable for new development requests.
5. *Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.* See below for Staff review of Figure 4-2.

Comprehensive Plan Review - Figure 4.2

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

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

D. Provide gathering and focal points. The Park and Recreation Committee (P&R) reviewed the previous concept which included a parkland dedication of 4,462 square feet. The P&R Committee recommended forgoing the land dedication and including up to a 40-foot easement along the east lot line. The easement will be for future a recreational trail connecting to Indian Mound Conservancy. The applicant's revised concept plan includes the changes mentioned.

F. Keep it green. A comprehensive plan amendment and rezone submittal does not require a detailed landscaping plan, this will be required as part of any future site design review permit. If R-3 is the approved zoning, the landscaping plan will need to meet or exceed the minimum landscaping points required for the R-3 General Residence District. Staff also recommends the development team identify any existing trees on the property that may be impacted by the



development project and other existing mature trees that would be removed during construction, particularly in the area in and adjacent to the garage and house where there are several mature oaks and other trees. The proposed concept site plan includes a proposed fence along the west lot line, screening the adjacent Indian Mound Drive single family homes rear yards from any potential car headlights. From the preapplication and public hearing meetings, members of the public advocated for the preservation of trees along the property line, particularly those along the west and south shared lot lines. The updated concept moves the buildings closer to Burma Road to minimize landscaping disturbance along the rear lot line.

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

I. On-site circulation. The concept submitted for the June preapplication meeting included an additional six off-street parking stalls adjacent to the fire truck turn around, which were removed as part of the July concept. The Zoning Code requires a minimum of 26 off-street parking stalls based on the unit and bedroom mix. The proposed concept exceeds this requirement by providing 37 off-street stalls. However, it is worth mentioning that each of the units in the 8-unit building include one garage space and one driveway space in front of the garage. If these units are occupied by residents with more than one vehicle, it is likely that one of the vehicle owners may be more inclined to park in the street or the available 5 parking stalls than potentially blocking the other driver's vehicle in the garage. On-street parking is allowed on both sides of Burma in front of the development and future tenants would have the right to utilize the on-street parking. The parcel has approximately 223 feet of frontage, accounting for the proposed driveway and crosswalk, the amount of available on-street parking stalls on the south side of Burma Road in front of the development is likely 8 stalls. The revised concept reintroduces five common off-street parking stalls for tenants and guests to address the prior concern from the July public hearing.

K. Details matter. The applicant's conceptual site design does not include a designated location of a dumpster for this development. The location and design of a trash enclosure should be included in future design concepts. Residential developments in excess of 5 dwelling units require private trash collection services. In previous meetings the Applicants have suggested each unit would have its own trash and recycle bin. This equates to potentially 24 bins placed along Burma Road. This amount of trash bins is not appropriate in staff's opinion, nor consistent with other multi-family developments across Burma Road which have trash enclosures. Staff advises the Applicants provide a trash enclosure as part of the future site design review permit. The proposed location of a central post office box should also be shown in future design concepts.

Other Staff Comments

- Given the proximity to the conservancy, staff recommends the developer hire an independent professional to complete an archaeological review of the property as part of any future Site Design Review Permit.
- The packet includes the Village Fire Chief's comments. The Fire Chief did not have concerns with the proposed Comprehensive Plan Amendment or Rezone, but included comments regarding the site design should the project proceed further. This includes the potential need to mark the north-south access drive as a No Parking - Fire Lane, the potential need for a fire hydrant and widening of the access drive to 26' adjacent to the



hydrant if required, while adding that there is no sprinkler riser room as required for Fire code.

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

Public Comments

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

Additional Permit Requirements & Next Steps

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

1. Conditional Use Permit. Within the R-3 zoning district, any density exceeding 8 dwelling unit per acre, but no more than 15 dwelling units per acre, will require approval of a conditional use permit from the Plan Commission. The CUP will require a public hearing.
2. Site Design Review Permit. A site design review permit will be required for any development of residential projects consisting of three or more dwelling units. This permit is reviewed and approved by the Plan Commission.
3. Certified Survey Map. The proposed Burma Road right-of-way dedication and public trail easement will require approval of a CSM by the Plan Commission. The CSM will require a public hearing.

The applicant intends to submit these permits for public hearing and potential action at the Plan Commission's October meeting.

Summary of Staff Items for Consideration

Village Staff are engaged in ongoing discussion and planning with the applicant and their planning team. The conversations continue to refine the details of the project such as the driveway design, fire truck turnaround, parking locations, trash enclosure, and mailbox. The following is a high-level summary of some of the staff comments, some of which may be best addressed during review of a Site Design Review Permit if the project advances, but are advisable to discuss early in the conceptual planning stages.

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



- Fire truck access and fire hydrant location.

FINANCIAL/BUDGET IMPACT:

The developers will be responsible for the costs to develop the property. At the Parks & Recreation Committee meeting on August 6, 2024, the Committee voted to recommend to the Village Board that MCGN Properties provide a full parkland fee in lieu of dedication in the estimated amount of \$36,041.72. The following includes an estimate of applicable impact fees including credit for the existing single family unit to be razed. These fees do not include standard building permit fees.

- Park Land Impact Fee: $\$3,276.52 \times 11 = \$36,041.72$
- Park Improvement Fee: $\$2,124.95 \times 11 = \$23,374.45$
- Water Well Fee (assuming 1 ½ meter) = \$5,585.00
- Water Tower Fee (assuming 1 ½ meter) = \$1,865.00
- Library Impact Fee: $\$431 \times 11 = \$4,741.00$
- Public Safety Center Fee: $\$1,673 \times 11 = \$18,403.00$
- Total Estimated Impact Fees (not including other building permit fees) = \$90,010.17

VILLAGE PLAN REFERENCE:

[Comprehensive Plan, 2017](#)

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

Chapter 6 Housing and Neighborhood Policies, pages 61-62, provides other relevant goals, objectives, policies, and initiatives. Objective #1 states *"expand the range of quality and affordable housing choices for empty nesters, seniors, and the McFarland workforce, while remaining a family-oriented community"*. Objective #2 states *"design and support neighborhoods that are welcoming, attractive, safe, and bike and pedestrian oriented."* Initiatives #3 states...*"promote infill development where appropriate."* Policy #1 states, *"encourage a supply of vacant lots, homes for sale, and developable land for housing in order to maintain a vibrant housing market and enhance affordability."* Policy #2 states, *"guide new Village housing to planned neighborhoods and mixed use areas with convenient access to commercial and recreational facilities, transportation, schools, shopping, services, and jobs"*.



Policy #3 states, *"integrate two and multiple family developments into the fabric of neighborhoods and the community, rather than isolating and concentrating them"*. Policy #4 states *"allow higher-end multiple family housing for McFarland's workforce and elderly, including owner-occupied options at lower price points than possible for single family housing."*

[Housing Needs Assessment, 2023](#)

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

[Dane County Regional Housing Strategy](#)

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

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

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

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

1. Focus growth in centers and along corridors.
2. Prioritize growth in already developed areas.
3. Plan areas for quality business growth.
4. Plan complete neighborhoods.



5. Preserve stewardship areas.
6. Preserve farming area.

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

ORDINANCE REFERENCE:

Sec. 2-313(a) The Village Comprehensive Plan
Article 8-X Impact Fees
Sec. 56-39 Certified Survey Maps
Sec. 56-173 and 56-175 Land Dedication and Development of Park Area
Sec. 62-11(a) Lots abutting more restrictive districts
Sec. 62-70, R-3 Bulk Requirements
Subdivision IV, Vision Clearance, Parking and Loading Facilities, Screening
Sec. 62-310, Site/Design Review
Division 62-II-4, Changes and Amendments to the Zoning Code
Appendix B, Landscaping Standards

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, second, to approve Ordinance 2024-16, an Ordinance adopting an amendment to the Village of McFarland Comprehensive Plan for parcel 061003305601, 4719 4719 Burma Road, McFarland, WI, to amend the Future Land Use designation from Single Family Residential to Multiple Family Residential.

ATTACHMENTS:

1. 2024-16 To Amend the Comprehensive Plan Future Land Use Map designation at 4719 Burma Road
2. 4719 Burma Road Comp Plan and Rezone App_06.03.2024(rev 8.12.24)
3. 4719 Burma Road JULY Preliminary Concept_8.19.2024
4. 4719 Burma Potential Playground Area
5. 4719 Burma East Side Path
6. 4719 Burma Zoning Map
7. McFarland Future Land Use Map_04.25.2023
8. McFarland Comp Plan Figure 4.1
9. McFarland Comp Plan Figure 4.2
10. Brussock Ltr_4719 Burma_05.07.24
11. Marten Ltr_4719 Burma Road_07.10.24
12. 240829_4719BURMA_LETTER_REZONING

ORDINANCE 2024-16

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

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

Sponsor: Andrew Bremer, Community & Economic Development Director

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 1 Notice

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

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

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

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

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

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

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

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

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

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

BE IT FURTHER RESOLVED, that prior to the issuance of a building permit for the proposed development conceptual shown in Exhibit A, the developer shall obtain approval from the Village of applicable zoning, conditional use, site design review, and certified survey map permits.

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

APPROVED:

Carolyn Clow, Village President

ATTEST:

Cassandra Suettinger, Deputy
Administrator/Clerk

ORDINANCE 2024 – 16	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Brandt –	Leamy –
Brassington –	Pena –
Clow –	Prill –
Fessler –	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

Exhibit A, Ordinance 2024-16
4719 Burma Road Concept

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

Property Area = 1.6 acres (69,696 SF)
Property Size less ROW dedication = 62,462 SF

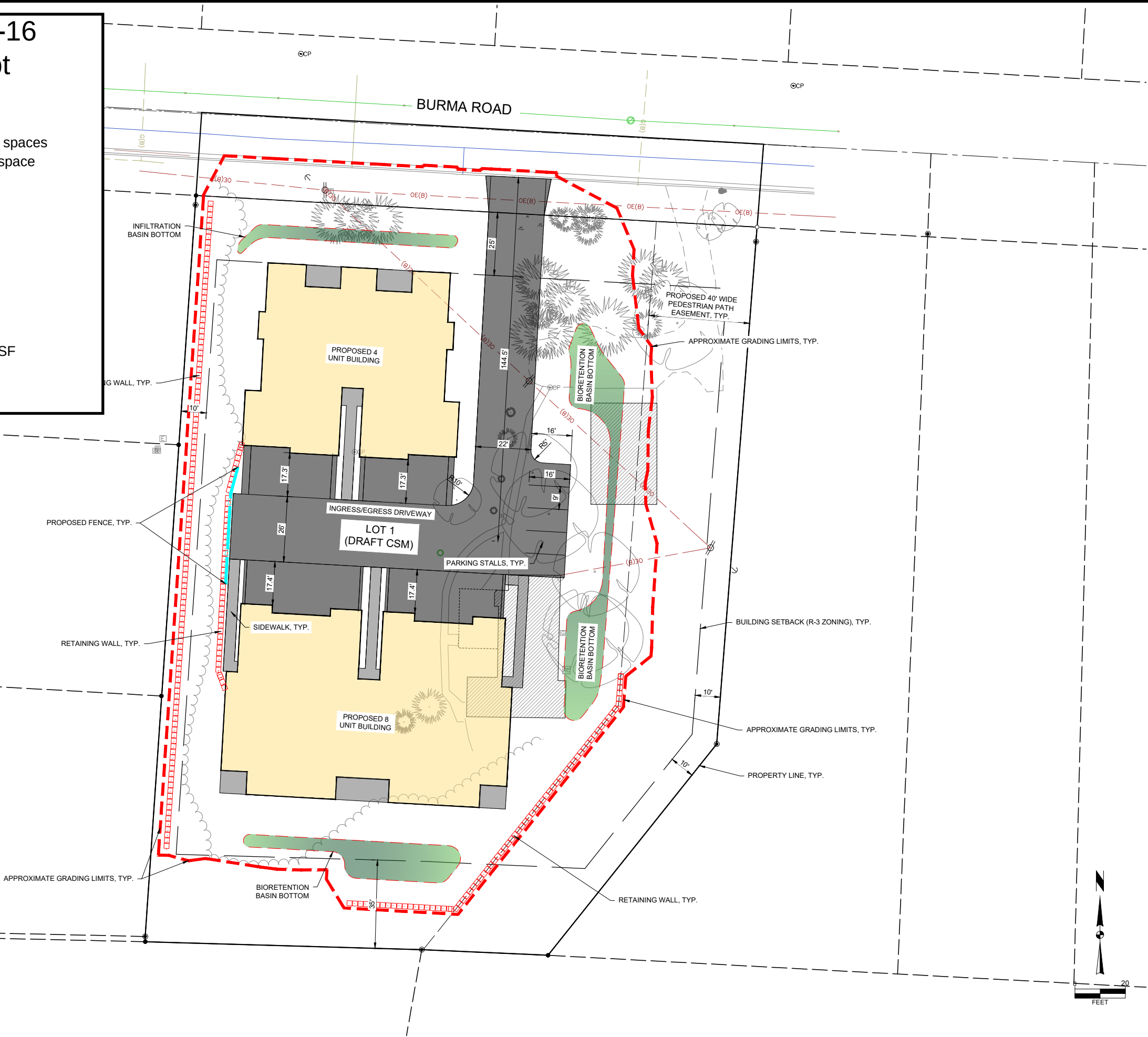
Lot Area per Dwelling Unit (less ROW) = 5,205 SF
Density (less ROW) = 8.4 DU/AC

Total Lot Coverage (buildings only) = ~20,678 SF
Total Lot Coverage (less ROW) = ~33%

Open Space per Dwelling Unit (less ROW) = ~3,200 SF

Total Off-Street Parking Stalls = 37 stalls
Parking Stalls per Unit = 3.1

INDIAN



4719 BURMA ROAD DEVELOPMENT

PROPOSED SITE PLAN

VILLAGE OF MCFARLAND, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |



Project No: 124.0539.30

Sheet C300

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

Sheet C300

Project No: 124.0539.30

MARK	REVISION	DATE	BY
1	REVISED LAYOUT	08-12-24	MLC
Engineer: MLC	Checked By: CHKD	Scale: 1" = 20'	
Technician: TECH	Date: 07-01-2024	T-R-S: TTN-RRW-SS	

VILLAGE OF McFarland

Community & Economic Development

Plan Commission Application – 2024

~Application must be completed in full~

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

Parcel No(s). _____ Type of Proposal – Please check boxes below that apply

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

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

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

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

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

E = Plus \$40.00 for each unit shown

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

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

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

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

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

From: Single Family Residential

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

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

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

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

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

Village of McFarland Plan Commission 2024 Schedule

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

***Submittal Deadline Noon on:**

For Scheduled 2024 Meeting date of:

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

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

Acknowledgements:

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

X



Signature of Applicant/Agent

6/3/2024

Date

McFarland

VILLAGE OF
Community & Economic Development

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

Comprehensive Plan Amendment Application

Applicant/Agent Information

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

Property Owner (if different)

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

☒ **Request for Map Amendment**

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

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

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

☐ **Request for Text Amendment**

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

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

1. JUSTIFICATION FOR PROPOSED MAP AMENDMENT

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

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

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

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

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

Additional Housing for young family

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

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

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

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

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

utilities are already in place.

2. JUSTIFICATION FOR PROPOSED TEXT AMENDMENT

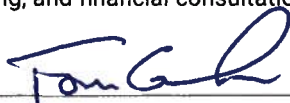
a. Provide the proposed text amendment for the comprehensive plan.

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

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

Acknowledgement

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

Applicant Signature:  Date: 6/3/2021

Property Owner Signature: _____ Date: _____

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

Current

◀ Parcel Parents

Summary Report

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

Show Municipal Contact Information ▼

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

Show Valuation Breakout

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

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

Zoning Information

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

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

Parcel Maps


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

Tax Information

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

« < Newer Older > »

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

Recorded Documents

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

Show More ▼

DocLink

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

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

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



Access Dane is a product of
Dane County Land Information Council
© Copyright 2001
210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116
Madison, WI 53703



[Home](#) | [Disclaimer](#) | [Privacy](#) | [Resources](#) | [Contact Us](#)

4719 Burma Road Concept

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

Property Area = 1.6 acres (69,696 SF)
Property Size less ROW dedication = 62,462 SF

Lot Area per Dwelling Unit (less ROW) = 5,205 SF
Density (less ROW) = 8.4 DU/AC

Total Lot Coverage (buildings only) = ~20,678 SF
Total Lot Coverage (less ROW) = ~33%

Open Space per Dwelling Unit (less ROW) = ~3,200 SF

Total Off-Street Parking Stalls = 37 stalls
Parking Stalls per Unit = 3.1

INDIAN M



4719 BURMA ROAD DEVELOPMENT

PROPOSED SITE PLAN

VILLAGE OF MCFARLAND, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |



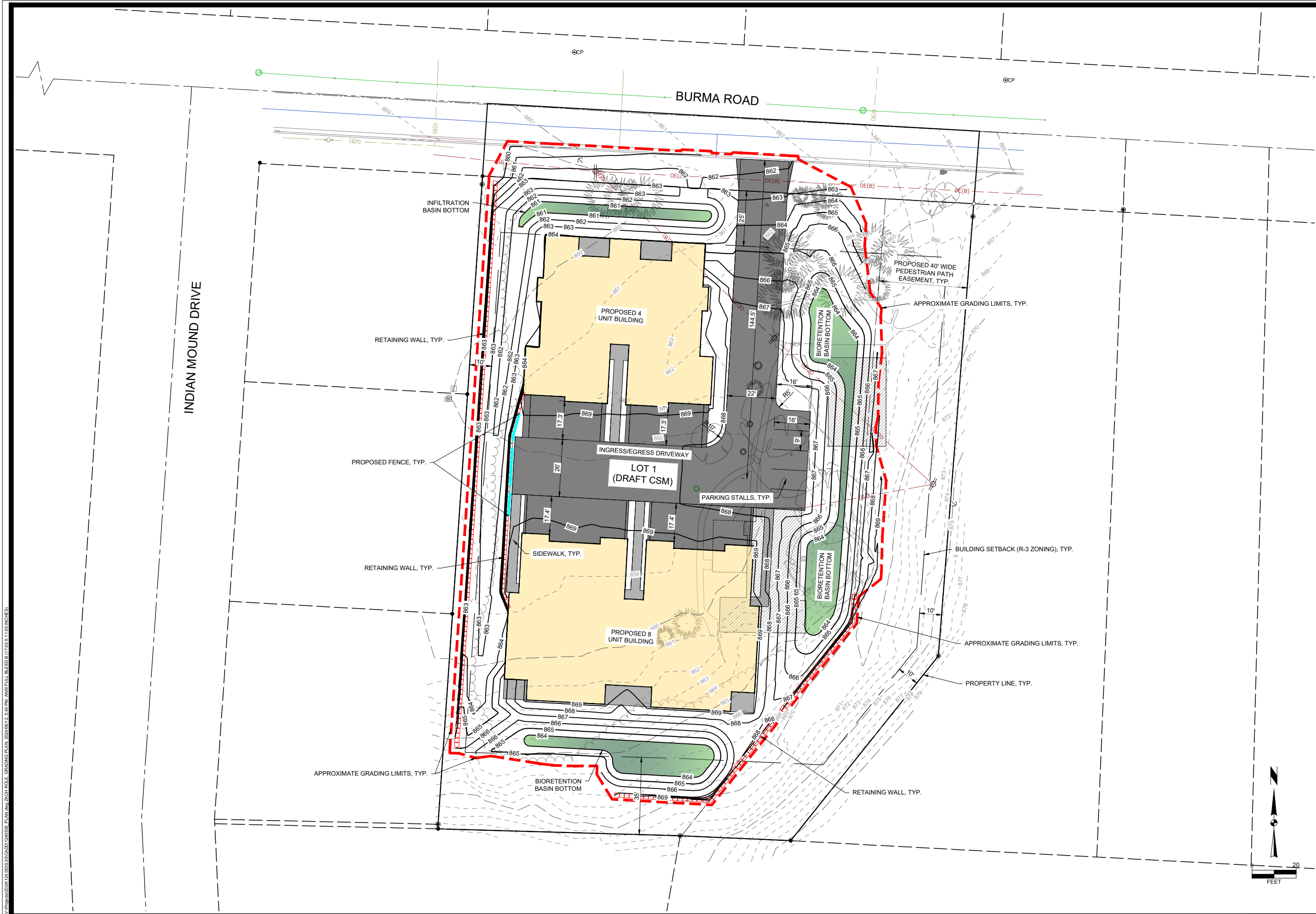
Project No: 124.0539.30
Sheet C300

MARK	REVISION	DATE	BY
1	REVISED LAYOUT	06-12-24	MLC
Engineer: MLC	Checked By: CHKD	Scale: 1" = 20'	
Technician: TECH	Date: 07-01-2024	T-R-S: TTN+RRW+SS	

Sheet C300

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

V:\p000\410204\120\0039\00A000\120039_Plan.dwg ZACH ROE GRADING PLAN 2024/01/2 2:45 PM ANS FULL BLEED 8 (17.00X 11.00 INCHES)



1	REVISED LAYOUT	MLC	06-12-24	MLC	BY
	REVISION		DATE		
	Engineer: MLC	Checked By: CHKD	Scale: 1" = 20'		
	Technician: TECH	Date: 07-01-2024	T-R-S: TTN-RRW-SS		
Project No: 124.0539.30				Sheet C400	

4719 BURMA ROAD DEVELOPMENT

GRADING PLAN

VILLAGE OF MCFARLAND, DANE COUNTY, WI

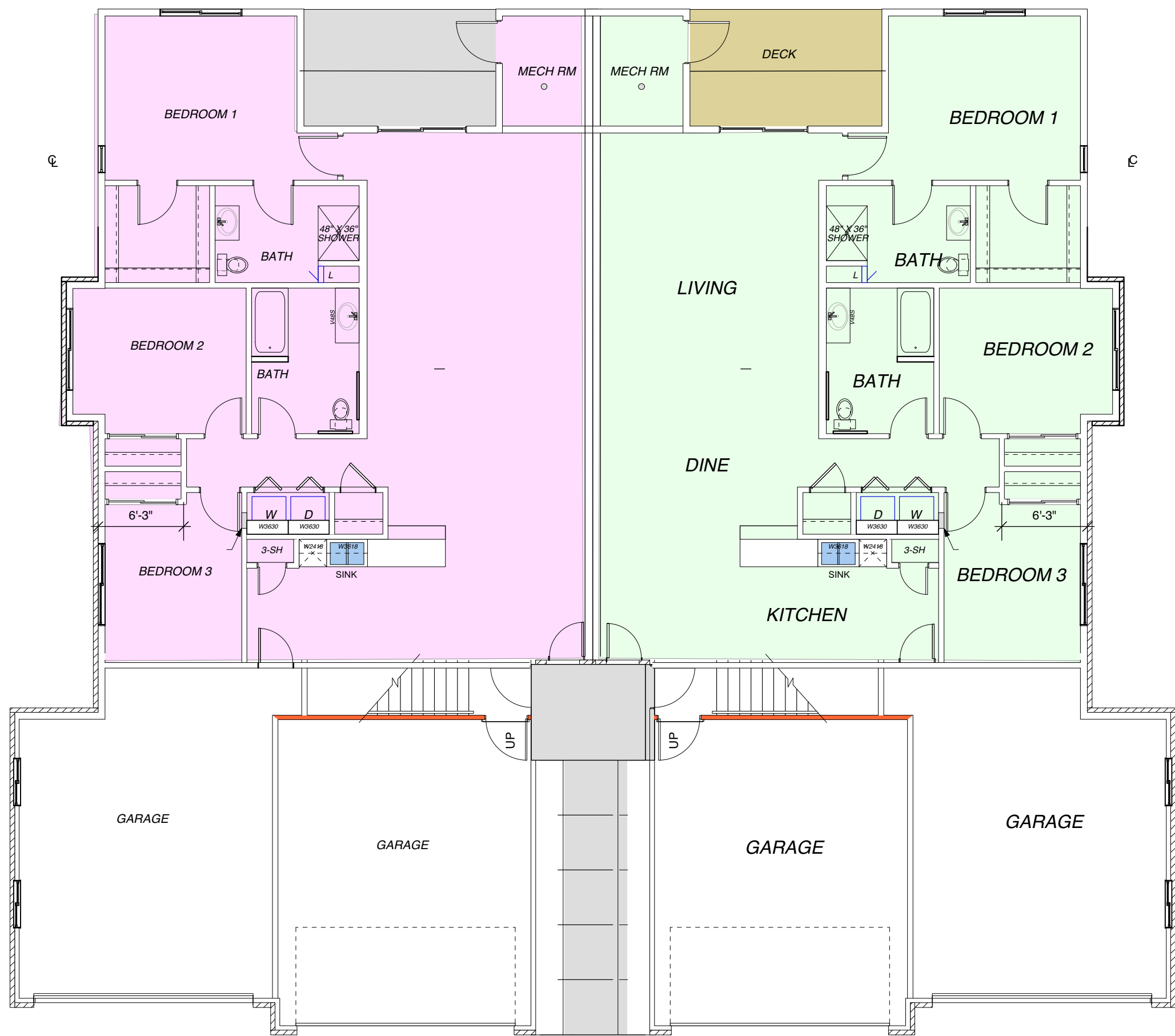
SNYDER & ASSOCIATES, INC.

**SNYDER & ASSOCIATES**

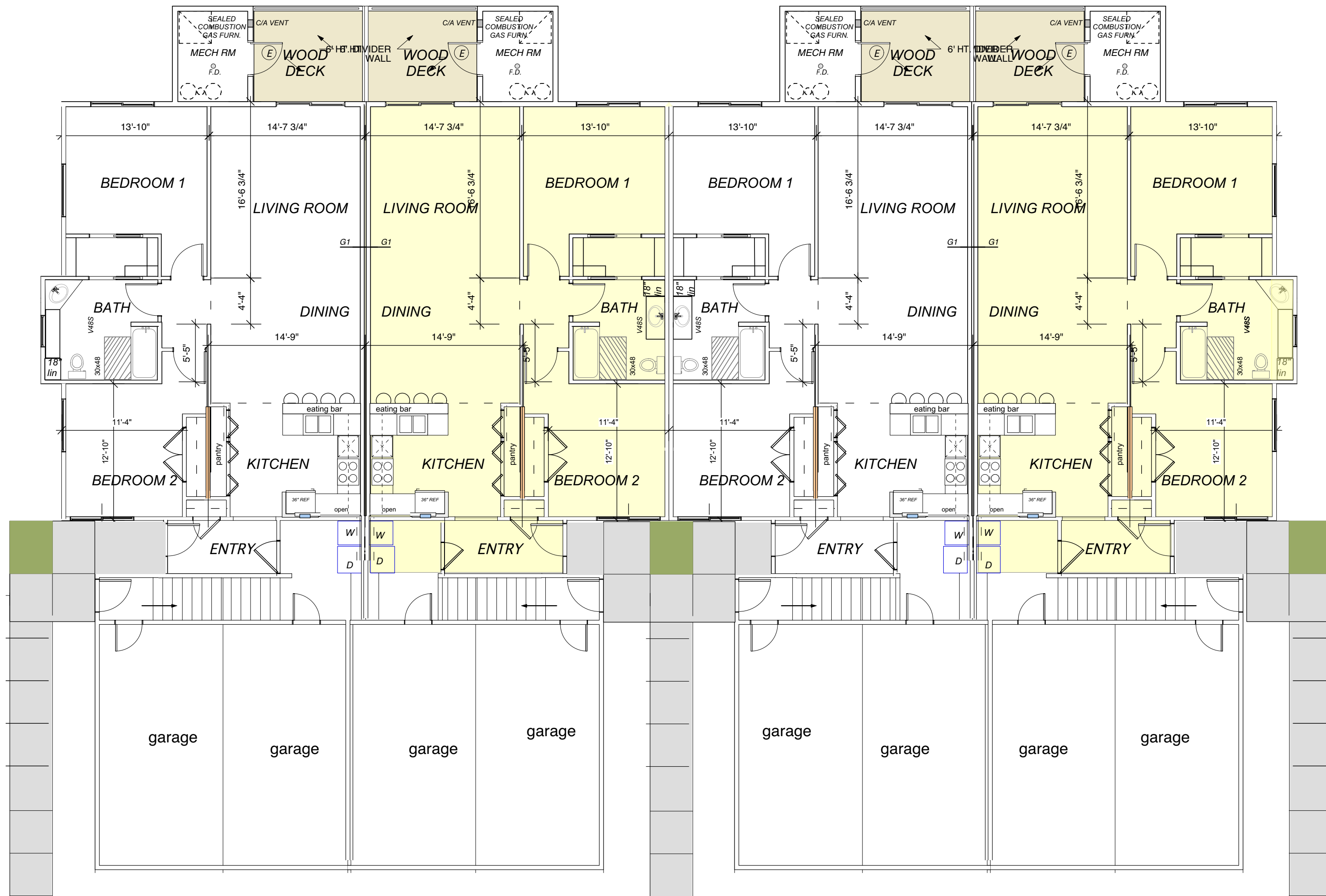
Project No: 124.0539.30

Sheet C400

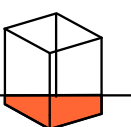
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com



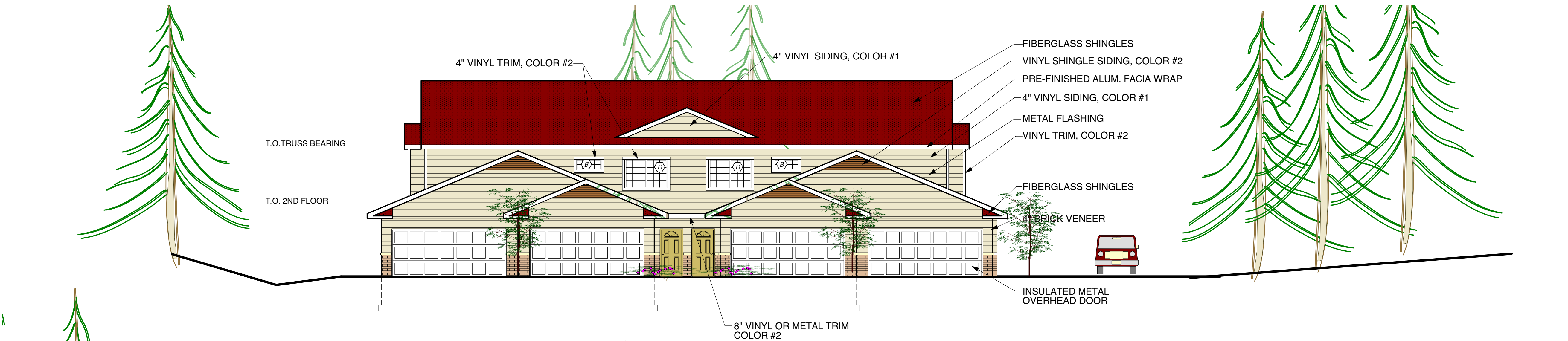
2 Levels of 3 Bedroom Units = 4 units



2 Levels of 4 of 2 Bedroom Units = 8 units

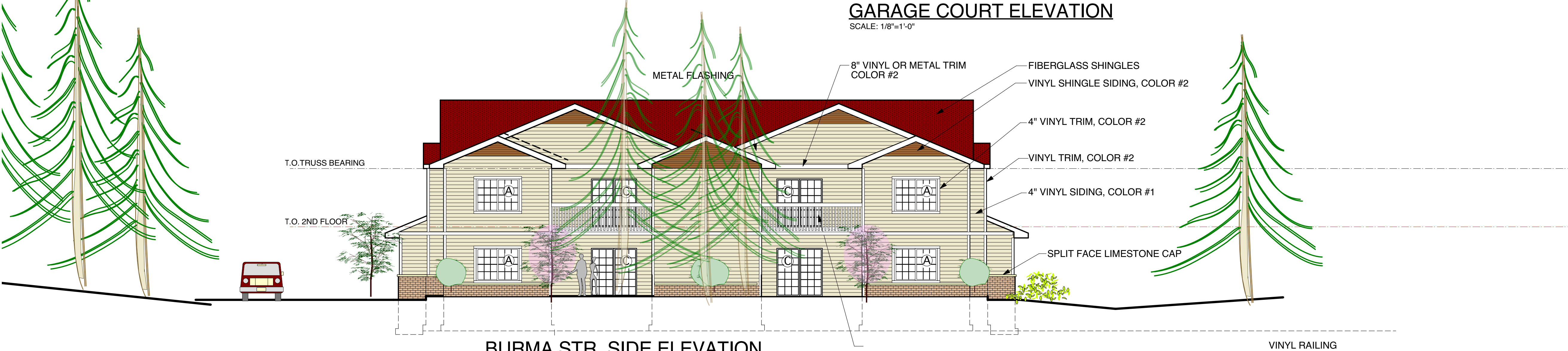
architect		project	
 SIEGER ARCHITECTS		FLOOR PLANS	
73 White Oaks In Madison, WI 53711		Clayt & Tom 12 UNIT APARTMENT McFarland, WI	
Phone: 608.347.7332		owner	
		LGC DEVELOPMENT 4908 Meinders Rd. McFarland, WI 53558	
		A1.1	
		5/24	

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



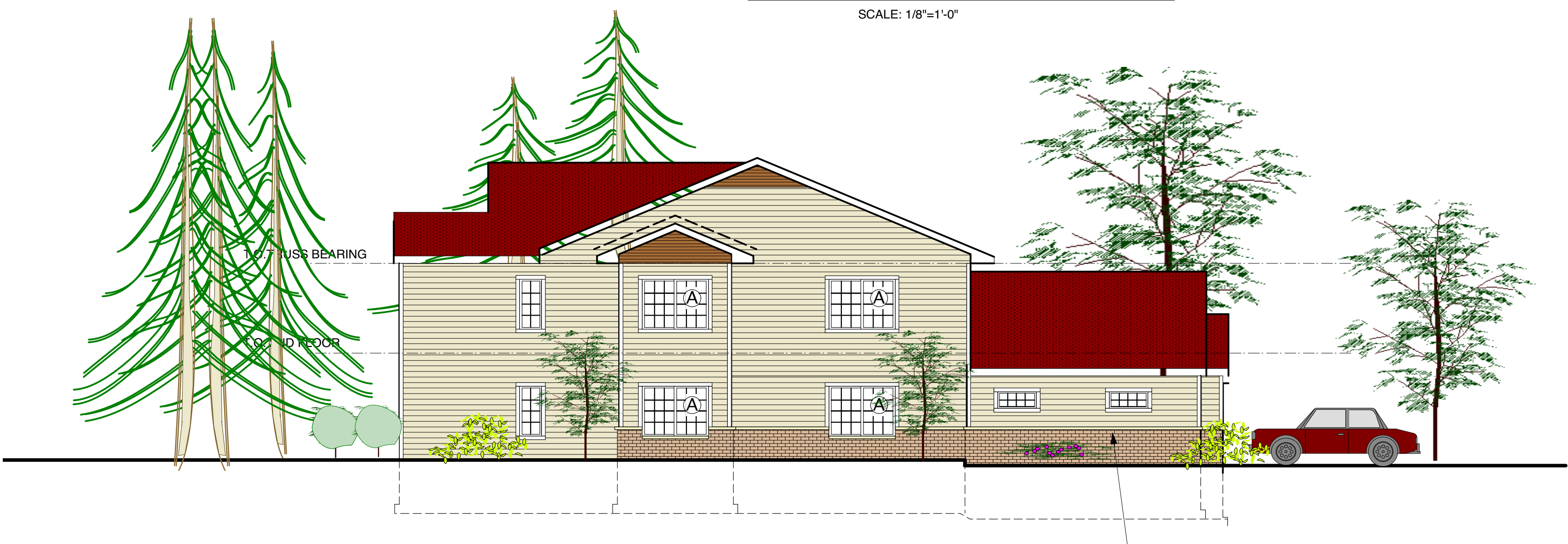
GARAGE COURT ELEVATION

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



BURMA STR. SIDE ELEVATION

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



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

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

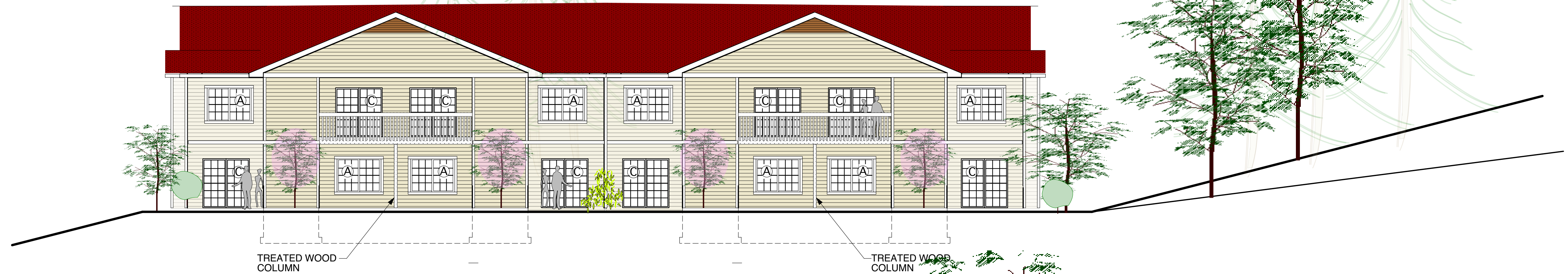
4 UNIT - 3 BEDROOMS

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

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



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



BACK ELEVATION



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

8 UNIT - 2 BEDROOMS

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

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

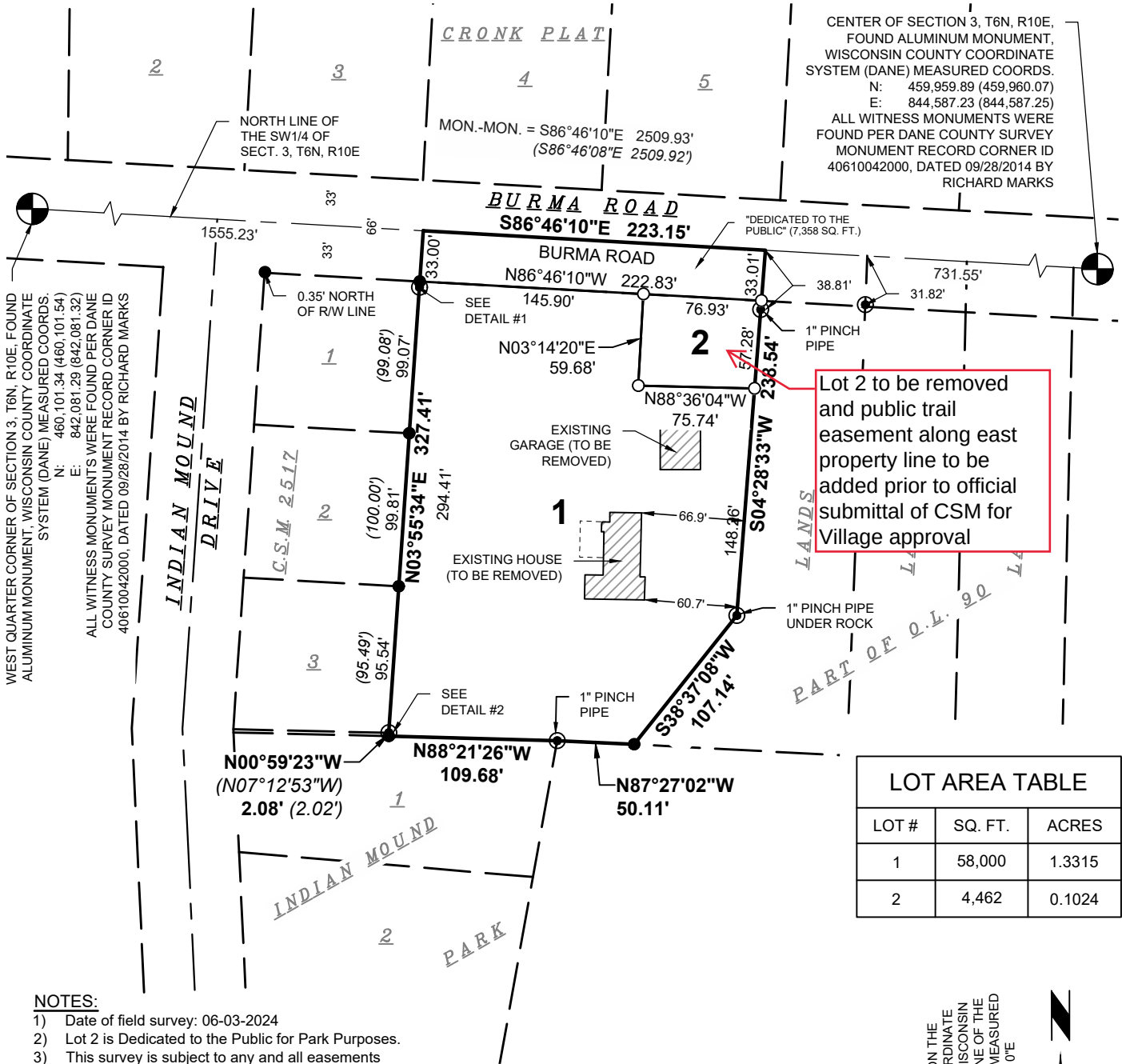
A4.2

6/24

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

CERTIFIED SURVEY MAP No.

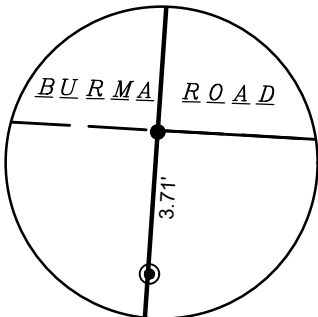
PART OF OUTLOT 90, ASSESSOR'S PLAT OF THE VILLAGE OF McFARLAND, AS RECORDED IN VOLUME 14 OF PLATS, ON PAGES 16-27, DOCUMENT NUMBER 824385, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST OF THE SOUTHWEST QUARTER, SECTION 3, TOWNSHIP 06 NORTH, RANGE 10 EAST, VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN.



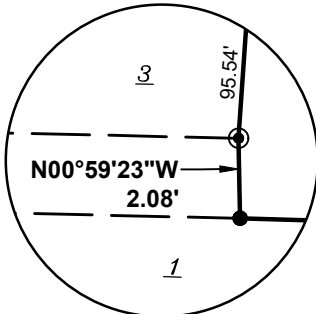
LEGEND

- 3/4" SOLID IRON REBAR FOUND
- ⊙ 1" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 3/4" x 18" IRON REBAR SET, WT. 1.50 LBS/FT
- () INDICATES RECORDED INFORMATION

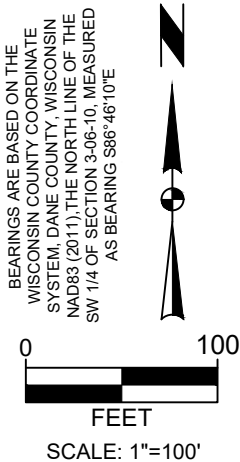
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



DETAIL #1
SCALE: 1"=5'



DETAIL #2
SCALE: 1"=5'



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

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



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

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

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

SHEET 1 OF 3

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

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

CERTIFIED SURVEY MAP No. _____

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

SURVEYOR'S CERTIFICATE

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

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

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

Dated this _____ day of _____, 2024.

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

VILLAGE OF McFARLAND APPROVAL

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

Signed this _____ day of _____, 2024

Cassandra Suettinger, Deputy Administrator/Clerk

REGISTER OF DEEDS CERTIFICATE

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

Kristi Chlebowski, Dane County Register of Deeds

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

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

V:\Projects\2024\124.0539.30\CADD\1240539_BNDY-CSM.dwg

4719 Burma Road Concept

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

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

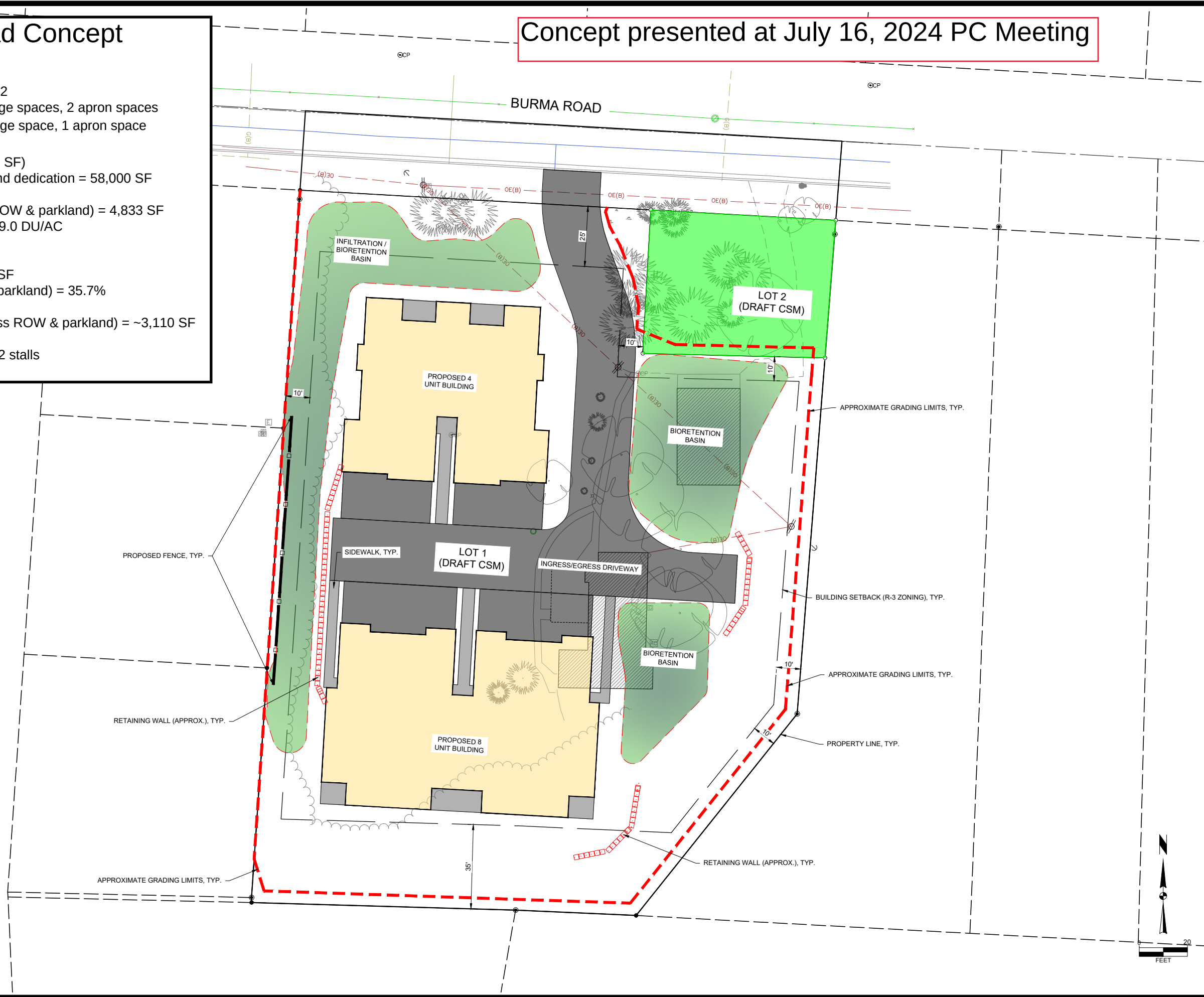
Lot Area per Dwelling Unit (less ROW & parkland) = 4,833 SF
Density (less ROW & parkland) = 9.0 DU/AC
Density (less ROW) = 8.3 DU/AC

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

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

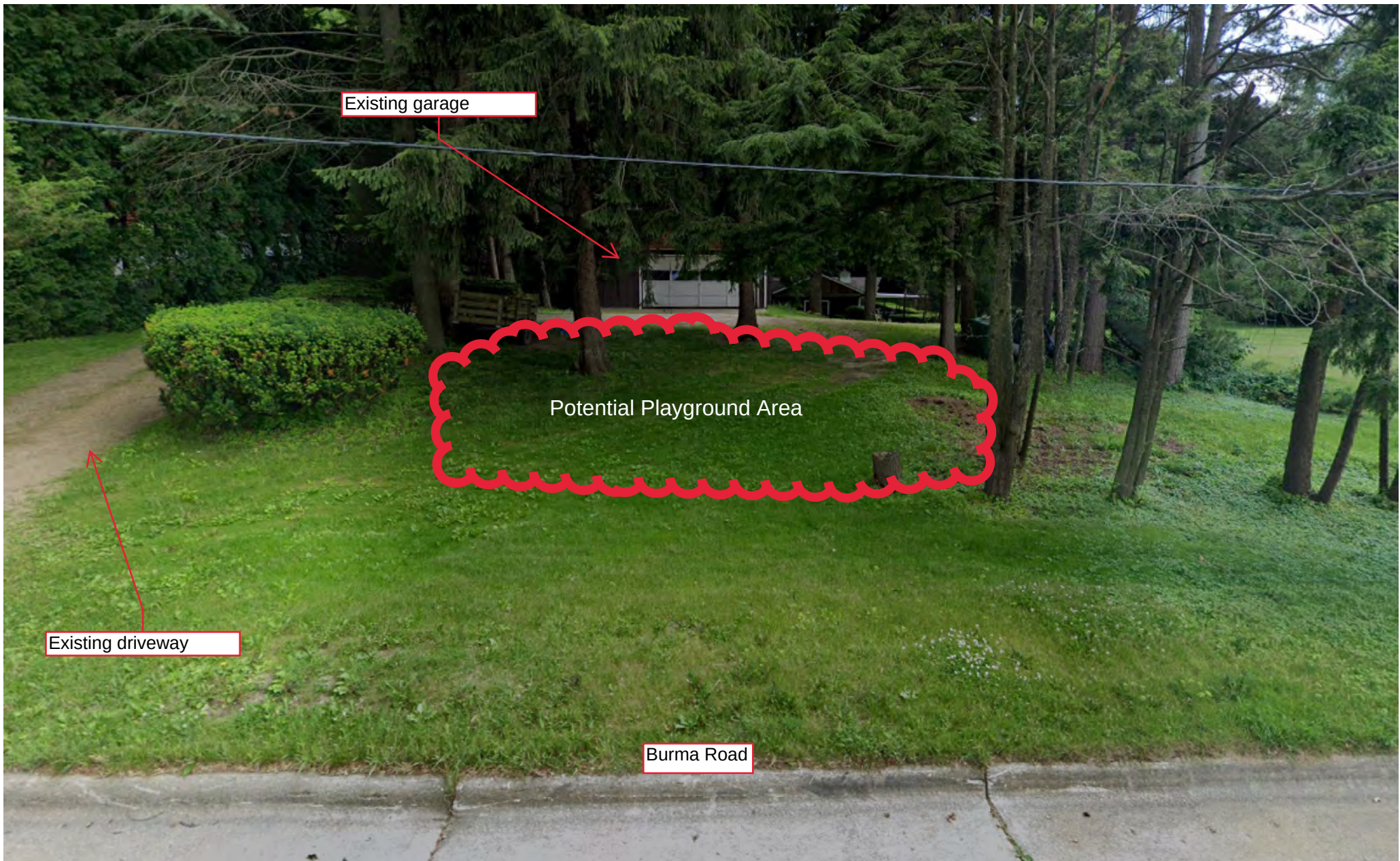
Total Off-Street Parking Stalls = 32 stalls
Parking Stalls per Unit = 2.7

Concept presented at July 16, 2024 PC Meeting



4719 BURMA ROAD DEVELOPMENT		VILLAGE OF MCFARLAND, DANE COUNTY, WI		5010 VOGES ROAD MADISON, WISCONSIN 53718 608-838-0444 www.snyder-associates.com	
CONCEPT SITE PLAN		SNYDER & ASSOCIATES, INC.			
Project No: 124.0539.30		Sheet EXBT1		Sheet EXBT1	

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







Existing nature trail

4719 Burma Road Zoning



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

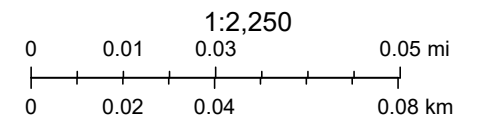
Zoning

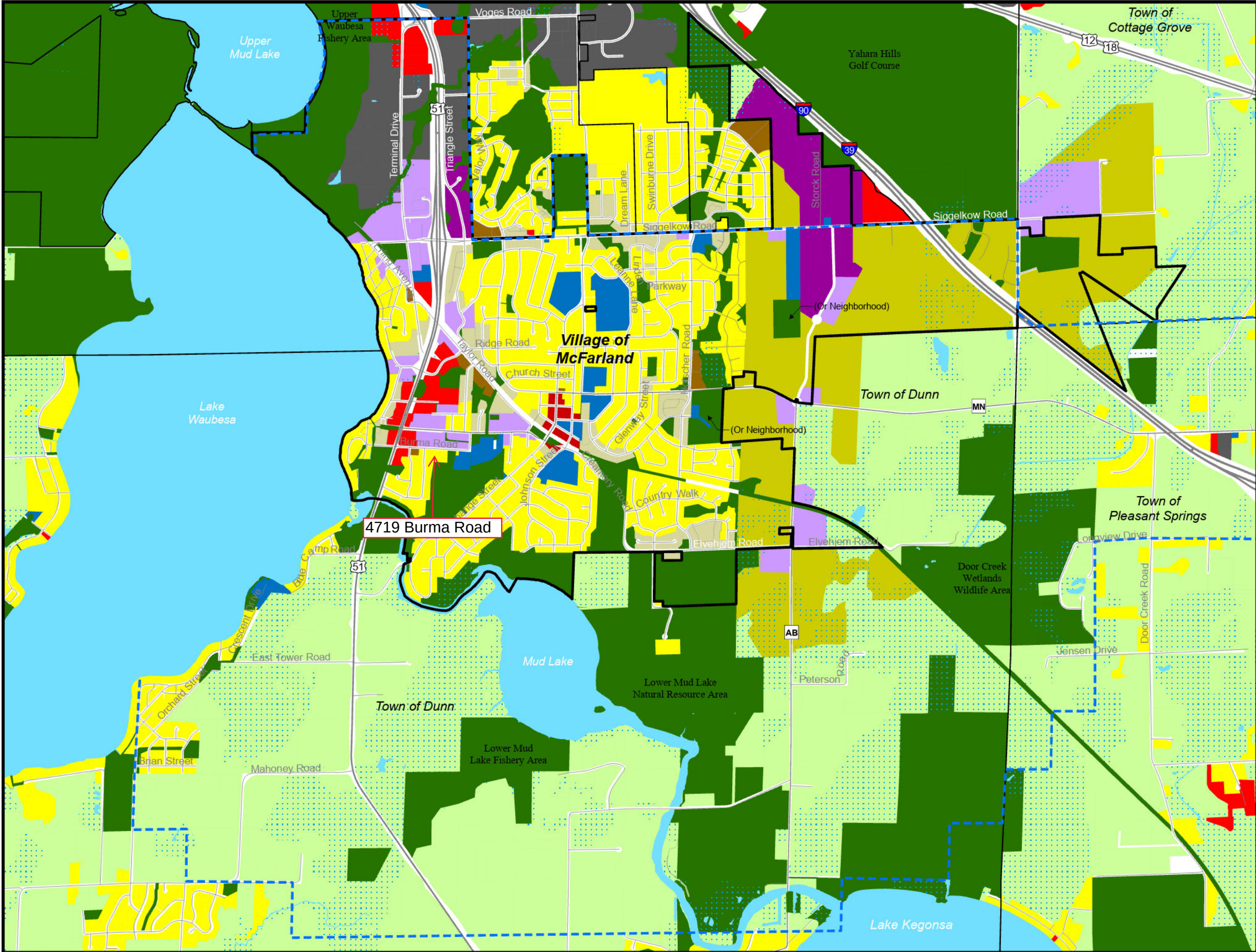
- CO Conservancy
- R-1 Single Family Residence
- R-2 Single & Two Family Residence
- R-3 General Residence
- PD-I Planned Development Infill
- C-G General Commercial
- C-H Highway Commercial

Municipalities (County GIS Link)

Parcels (County GIS Link)

Road Names (County GIS Link)





MAP 6

FUTURE LAND USE

COMPREHENSIVE PLAN

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

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



Date: February 2023

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

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Figure 4-1: Future Land Use Categories and Policies

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

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



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



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



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



WHAT DESIGN PRINCIPLES ARE IMPORTANT?

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

Figure 4-2

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



WHY INFILL?

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

WHAT STEPS SHOULD "REDEVELOPERS" FOLLOW?

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

May 7th 2024

To: McFarland Plan Commission

From: Kitty Brussock
6214 South Ct
McFarland, WI 53558

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

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

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

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

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

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

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

Yours truly,

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

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

To whom it may concern:

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

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

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

Thank you,

Megan Maki
6105 Rivercrest Drive

August 29, 2024

Via email to: andrew.bremer@mcfarland.wi.us

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

Re.: **Rezoning of 4719 Burma Road**

Mr. Bremer,

I am writing regarding 4719 Burma Rd in the Village of McFarland, which is owned by the Laverne Myron Gulseth and Betty Ann Gulseth Family Trust dated 4/3/98, in my capacity as the trustee. The village is currently reviewing an application to rezone this property. As trustee for the owner and on their behalf, I support the Village of McFarland rezoning this property contingent on the village approving all entitlements necessary for the applicant to proceed with their project. If you would like to discuss this matter or have any questions, please feel free to call me on my cell phone at (630) 205-7091, or to email me at darrell.gulseth@gmail.com. Thank you for your time and consideration

Sincerely,

DocuSigned by:



E823B62F6F8A496...
Darrell L. Gulseth

Trustee, Laverne Myron Gulseth and Betty Ann Gulseth Family Trust dated 4/3/98
38W420 Lea Dr
Geneva, IL 60134

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, September 10, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action regarding Ordinance #2024-17, an Ordinance Rezoning Lands in the Village of McFarland for parcel 061003305601, 4719 Burma Road, McFarland, WI from R-1 Single Family Residence to R-3 General Residence.

PREVIOUS ACTION:

July 16, 2024 - Plan Commission held public hearing on the agenda item.

August 28, 2024 - Plan Commission unanimously recommended approval of Ordinance 2024-17.

ISSUE SUMMARY:

Background regarding the proposed development is provided in the previous agenda item, 6.e.1.

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

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, second, to approve Ordinance 2024-17: An Ordinance Rezoning Lands in the Village of McFarland for parcel 061003305601, 4719 Burma Road, McFarland, WI from R-1 Single Family Residence to R-3 General Residence.

ATTACHMENTS:

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

ORDINANCE 2024-17

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

Purpose: To rezone lands on parcel #0610-033-0560-1, 4719 Burma Road, from R-1 Single Family Residence to R-3 General Residence.

Sponsor: Andrew Bremer, Community & Economic Development Director

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 2 Notice

WHEREAS, the lands described under Section 1 of this Ordinance, as shown in Exhibit A, includes parcel #0610-033-0560-1; and

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

WHEREAS, the purpose of the rezoning is to provide for the eventual use of the property for two new multifamily residential buildings, adding a total of 12-dwelling unit, as conceptual shown in Exhibit A; and,

WHEREAS, the proposed multifamily residential buildings are consistent with the General Description of Land Uses Allowed within the Village of McFarland Comprehensive Plan for the Multiple Residential Future Land Use Category as amended by Ordinance 2024-16; and,

WHEREAS, the proposed residential development are consistent with several objectives, policies, and initiatives within Chapter 6 Housing and Neighborhood Policies of Village of McFarland Comprehensive Plan which include Objective #1 & 2, Initiative #3, and Policy #1-4; and,

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

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

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

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

Parcel #0610-033-0560-1

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

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

Said parcels collectively contain 62,462 square feet or 1.4 acres more or less.

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

3. This ordinance does not constitute approval of any building construction within any of the property described in the ordinance. No construction of any kind, including earthwork or building construction, is permitted on the parcel described in Section 1 of this ordinance until applicable conditional use permit, site design review, erosion control and building permits are approved by the Village. If the applicant of this ordinance amendment fails to obtain development permits with the Village for the concept shown in Exhibit A within one (1) year after adoption of this ordinance, then Section 1 of this ordinance shall become null and void, and the zoning of the afore stated lands shall continue to be the existing R-1 District unless an extension is approved by the Village Board.

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

APPROVED:

Carolyn Clow, Village President

ATTEST:

Cassandra Suettinger, Deputy
Administrator/Clerk

ORDINANCE 2024 – 17	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Brandt –	Leamy –
Brassington –	Pena –
Clow –	Prill –
Fessler –	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

Exhibit A, Ordinance 2024-17
4719 Burma Road Concept

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

Property Area = 1.6 acres (69,696 SF)
Property Size less ROW dedication = 62,462 SF

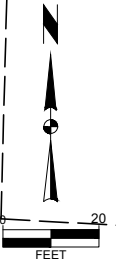
Lot Area per Dwelling Unit (less ROW) = 5,205 SF
Density (less ROW) = 8.4 DU/AC

Total Lot Coverage (buildings only) = ~20,678 SF
Total Lot Coverage (less ROW) = ~33%

Open Space per Dwelling Unit (less ROW) = ~3,200 SF

Total Off-Street Parking Stalls = 37 stalls
Parking Stalls per Unit = 3.1

INDIAN



4719 BURMA ROAD DEVELOPMENT

PROPOSED SITE PLAN

SNYDER & ASSOCIATES

Project No: 124.0539.30
Sheet C300

VILLAGE OF MCFARLAND, DANE COUNTY, WI

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

SNYDER & ASSOCIATES, INC. |

1	REVISED LAYOUT	08-12-24	MLC	BY
MARK	REVISION	DATE	CHKD	BY
Engineer: MLC	Checked By: CHKD	Scale: 1" = 20'	T-R-S: TTN-RRW-SS	
Technician: TECH	Date: 07-01-2024			

Project No: 124.0539.30
Sheet C300

V:\p000\410204\1201\0039\000001\0039 PLAN.dwg ZACH ROLE PROPOSED SITE PLAN 2024/08/12 5:45 PM AND FILL BLEED 8 (1700X 1100 INCHES)

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, September 10, 2024

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Lee Igl, Public Works Director, Andrew Bremer, Comm & Eco Dev Director, Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action regarding a Development Agreement between the Village of McFarland and McFarland Hockey, Inc. for financing the expansion of the existing ice rink facility.

PREVIOUS ACTION:

The Parks and Recreation Committee reviewed the conceptual proposal at its meeting on April 3, 2024 and was unanimous in support of its approval.

The Village Board reviewed the recommendation from Committee on April 11, 2024 and approved the plan in concept.

The Plan Commission conducted the site/design review at their meeting on August 28, 2024, and approved the plans for expansion.

ISSUE SUMMARY:

Over the years, McFarland Hockey Inc. (MHI) and the Village have worked together on various initiatives affecting their property and the Village's William McFarland Park property. MHI has approached the Village regarding an expansion project at the McFarland Ice Arena and potential funding assistance from the Village. The packet includes a preliminary set of plans to expand the Ice Arena east toward Marsh Road to add space for a 50'x90' training rink, new locker room facilities, skater designated entrance, a training room, board room, and counter space. The project would also include a parking lot expansion that would add a net increase of 14 parking stalls. Noting, the drawings in the packet are preliminary but have since received site/design review and approval through the Plan Commission.

MHI estimates a total project cost of approximately \$3M, of which they hope to fund raise approximately \$600K (20%). The balance would be funded through a loan. MHI has been quoted a private commercial loan with terms of 7.2%-8.25% depending on the length of the loan. Ideally, MHI would like to begin construction this Fall with completion next year. MHI is requesting the Village provide a loan for the project vs. a commercial lender in order to achieve a lower interest rate under the Village's borrowing capacity. To be clear, the Village would not be providing funds directly to construct the facility. MHI would be required to repay the principal and interest of the loan to the Village depending on the amount borrowed. This request provides an opportunity to consider other areas of mutual coordination in consideration of the savings a Village loan would provide MHI. The following is a high level overview of the



key terms of a potential agreement discussed between MHI and staff:

MHI will receive from the Village:

1. **Financing for rink project.** The Village will not be contributing to their project financially, but will provide MHI with a loan that they will be obligated to pay back. There are a couple of different lending options for the Village and this will be considered at a later date assuming there is general agreement to continue to pursue this agreement. Costs for this item as applicable will be built into the loan structure as part of the repayment effort.
2. **Parking lot and east/west driveway repaving as a mill and overlay.** The existing driveway and parking lot is near the end of its useful life. As part of the Village's 2025 street projects, the Village would complete a mill and overlay of these areas, ideally after the MHI project is completed, or at least the portion of construction that might require heavy construction equipment. This does not include constructing the parking lot expansion proposed in the preliminary MHI plans or any obligation on the Village for future repairs or maintenance. The conceptual plan approved splitting the cost of this improvement.
3. **Reciprocal parking lot agreement.** Parties would mutually agree to allow use of each other's parking lots for free.

Village will receive from MHI:

1. **Acquisition of greenspace.** The Village will receive via CSM the land to the south of the east/west driveway to use as part of our park plans in the future. This area is approximately 1.2 acres in size. MHI would complete the survey and CSM for approval by the Plan Commission and subsequent sale of the property to the Village for \$1.00.
2. **Western rink expansion released.** The Master Plan for McFarland Park contemplates the potential for the Ice Arena to expand to the west to add another full sized rink. MHI has indicated that this expansion is unlikely to occur within the next 20 years, or until the proposed eastern expansion is paid off. The Master Plan does not provide any obligation on the part of the Village to provide MHI the land necessary for the larger expansion project. As part of the overall agreement between MHI and the Village, language would be developed to mutually recognize the use of this area of the park for other purposes. Likely, this might provide opportunities to rethink the layout of the proposed baseball fields while still trying to avoid larger structural improvements in the area planned for the larger rink addition so that project could still be considered at some point in the future.
3. **Reciprocal parking lot agreement.** Parties would mutually agree to allow use of each other's parking lots for free.

Formalizing this agreement will complete the approval process with the Village and allow for both parties to pursue next steps such as financing application through the State, building permits, CSMs, etc.



FINANCIAL/BUDGET IMPACT:

Financing will be provided through the State Trust Fund Loan. After completion of the approval for the conceptual agreement, all lending options were reviewed to determine qualification. This option allowed the most flexibility for the cost to MHI and administration for the Village. The application process is very simple and the Village has flexibility to setup the terms in accordance within the rate they offer which presently is at 6%. There are no expenses for the application either and it can be paid back each year between Jan 1 through Aug 31. Preliminary estimates previously for a \$2.5M loan at 6% for 20 years equates to an annual payment of around \$213,321.66 or monthly payments at \$17,776.81. Overall, that would be an approximate \$1.4 million savings over the life of the loan compared to what MHI has been quoted through commercial lending. Given that application will be made after September 1st of this year, the first payment will not come due until 2026.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, second to approve a Development Agreement between the Village of McFarland and McFarland Hockey, Inc. for financing the expansion of the existing ice rink facility.

ATTACHMENTS:

1. McFarland Hockey Development Agreement 09052024 mgs
2. MCIA Drawing Set Oct 24

DEVELOPMENT AGREEMENT

Between the Village of McFarland and McFarland Hockey, Inc.

This Agreement is entered into effective the ____ day of _____, 2024 by and between the Village of McFarland, a Wisconsin municipal corporation ("**Village**") and McFarland Hockey, Inc. a Wisconsin non-stock corporation ("MHI").

WHEREAS, MHI is the owner of a parcel of land in the Village legally described in **Exhibit A** (the "MHI Property"), which MHI operates as an indoor ice rink for youth hockey programs; and

WHEREAS, the Village is the owner of lands west of, and adjacent to, the MHI Property which has been designated a Village park known as William McFarland Park ("McFarland Park"), which is legally described in **Exhibit B**; and

WHEREAS, McFarland Park has been developed for a variety of recreational uses and includes a parking area adjacent to the westerly property line of the MHI Property and which is accessed by way of a driveway on the MHI Property connecting with Marsh Road; and

WHEREAS, MHI intends to construct an expansion of its indoor ice arena to add an additional training rink, new locker room facilities, designated skater entrance, training room, board room and counter space along with construction of additional parking spaces (the "Project") all on the MHI Property and has requested funding assistance from the Village for the Project in the form of a construction loan; and

WHEREAS, the parties have reached agreement on a number of terms providing benefits to both the Village and MHI in connection with the proposed Project.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

ARTICLE I STATUS OF MHI

At the outset and throughout the term of this agreement, MHI shall:

- 1.1 Corporate Status. Incorporate and remain incorporated as a legal entity under Chapter 181, of the Wisconsin Statutes.
- 1.2 Corporate Registration. Maintain a current registration with the State of Wisconsin Department of Financial Institutions, or successor office.
- 1.3 Non-Profit Status. Maintain its Internal Revenue Service certification as a tax-exempt entity under Sec. 501(c)(3) of the Internal Revenue Code.

- 1.4 Proof of Compliance. Provide to the Village written verification of MHI's compliance with this Article, within 30 days of the Village's request for such documentation.

ARTICLE II CONSTRUCTION OF PROJECT

- 2.1 Construction of Project. MHI shall Construct the Project at its sole expense no later than December 31, 2025 and in connection therewith shall:

- (a) *Proof of Compliance.* Submit to, and obtain approval from, the Village Plan Commission of a site plan and building plans for the Project in accordance with Sections 8-48, 8-50 and 62-310, of the McFarland Municipal Code.
- (b) *Permits.* Secure all permits for necessary for construction of the Project.
- (c) *Code Compliance.* Ensure compliance with the approved site and building plans, and all applicable codes, regulations, statutes and ordinances applicable to construction of the Project.

ARTICLE III VILLAGE CONSTRUCTION LOAN

- 3.1 Construction Loan. The Village will provide a Construction Loan to MHI in the maximum amount of Two Million Four Hundred Thousand no/100 dollars (\$2,400,000.00) to cover the actual costs of construction that cannot be paid from MHI's resources. The loan shall be evidenced by a Business Note between the parties in the form of **Exhibit C** and the proceeds thereof shall be used solely for payment of Project costs.

- 3.2 Conditions to Construction Loan Disbursement. The Village's obligation to disburse any amounts of the Construction Loan shall be conditioned upon all of the following:

- (a) *Design Contract.* MHI shall have executed a contract for design services necessary for completion of the Plans and Specifications for the Project.
- (b) *Construction Contract.* MHI shall have executed and provided to the Village (or its attorney) an executed construction contract (the "Construction Contract") with a contractor for all construction necessary for completion of the Project.
- (c) *Insurance Certificates.* MHI shall have delivered to the Village certificates of insurance evidencing the required insurance coverage to be in force as provided in Section 3.3 of this Agreement in a form acceptable to and approved by the Village Attorney, along with any policies, endorsements or other documents necessary to confirm the existence of the required coverage.
- (d) *Permits and Approvals.* MHI shall have obtained all approvals, permits, and licenses necessary to complete construction of the Project, including:

- (1) all zoning, site plan and other local approvals required to commence construction;
- (2) a Village of McFarland building permit.
- (e) *Corporate Authority.* MHI shall have the power and authority to enter into the Construction Loan transaction, to execute, deliver and perform this Agreement, to execute and deliver each and every instrument and otherwise to consummate the transaction herein contemplated. Neither the execution, delivery nor the performance of this Agreement by MHI will result in the breach of any of the contract, covenant or agreement or judgment or decree by which MHI is then bound or affected.
- (f) *Solvency.* MHI shall not be the subject of any legal proceedings in foreclosure, reorganization, assignment for the benefit of creditors, receivership, bankruptcy or insolvency.
- (g) *Compliance with Laws.* The Project and the Project site shall be in full compliance with all applicable State, Federal and local laws, ordinances and regulations, or a compliance plan acceptable to the Village shall be in effect to achieve such compliance.
- (h) *Compliance with Agreement.* MHI and the Project shall be in full compliance with this Agreement.

3.3 Insurance. Beginning on or before the initial disbursement of the Construction Loan, MHI shall obtain, and shall maintain as long as any balance remains owing on the Construction Loan, insurance covering the MHI Property as required by this section. Such insurance shall include, and MHI shall, upon issuance of the policies and on each renewal, furnish to the Village certificates of insurance evidencing, the following coverages:

- (a) A commercial general liability insurance policy against all claims for personal injury, death or property damage for which MHI might be liable, occurring upon, in or about the MHI Property to the limit of not less than \$1,000,000 of combined single limit coverage.
- (b) A policy insuring the building(s) on the MHI Property (including construction in progress), in an amount at least equal to the full replacement value thereof, without deduction for depreciation, against damage or destruction by fire, windstorm and any other loss or damage customarily insured in comparable structures.
- (c) MHI shall assure that any insurance policies issued hereunder shall provide the Village with 30 days' prior notice of cancellation of any such insurance policy.

3.4 Disbursement of Construction Loan.

- (a) Monthly Draws. MHI shall submit monthly disbursement requests on or before the 10th day of each month commencing with the month beginning after the Village Building Inspector has inspected and approved the installation of building footings. Each disbursement request shall include a written statement itemizing the expenses paid or owing by MHI for work completed but not included in a prior disbursement, along with lien waivers for each and every contractor, subcontractor and material supplier whose labor, materials or services are included in the disbursement request. Such lien waivers in the case of ongoing contracts, but shall specify the value of the work, materials or services for which lien rights are being waived. Lien waivers may be conditioned upon payment from the funds to be disbursed provided, however, that no subsequent disbursements shall be made until proof of such payment has been delivered to the Village. Notwithstanding the foregoing, the Village may, at its discretion, make payments directly to the contractor(s), material suppliers or service providers and the amount of such payments shall be deemed disbursements to MHI of the Construction Loan.
- (b) Disbursements. The approved amounts of each disbursement requests shall be disbursed to MHI within 15 business days of receipt of the disbursement requests by Village provided that the Village has received from MHI of:
- (1) A fully executed business note for the Construction Loan in the form attached hereto as **Exhibit C**.
 - (2) A fully executed first lien real estate mortgage securing the Construction Loan in the form attached hereto as **Exhibit D**.
 - (3) A title report from a title insurance company licensed in Wisconsin showing the mortgage provided in par. (b)2 is superior to all other liens and encumbrances other than municipal ordinances, general taxes for 2024 and easements, restrictions and covenants acceptable to the Village.

3.5 Default. The Village may withhold any disbursements from MHI at any time MHI is not in compliance with any of its obligations under this Agreement.

3.6 Loan Due On Sale. Notwithstanding any other provision in this Agreement, the Construction Loan shall become fully due and payable upon any transfer of all or a portion of the fee simple interest in the MHI Property or Project to a third party without the prior written consent of the Village, such consent subject to the reasonable discretion of the Village. For purposes of this provision, a transfer of a controlling interest in MHI to any third party shall be deemed a transfer. MHI covenants and agrees to notify the Village prior to any such transfer.

3.7 Interest. The interest rate on the Construction Loan shall be the rate at which the Village borrows the funds to finance the Construction Loan. Such interest rate is anticipated to be approximately 6.00% per annum, but will be adjusted to reflect the interest rate to be paid by the Village. **Exhibit E** reflects a pro forma amortization schedule, but the final schedule will be established when all of the terms of the Village's loan are finally determined.

3.8 Repayment of Construction Loan. MHI will repay the Construction Loan in annual installments of the outstanding principal and accrued interest in the amount necessary to amortize the Construction Loan over a period of twenty (20) years from the date of the Village's borrowing to fund the Construction Loan. The initial installment payment shall be made on January 15, 2026, and such payments shall continue on or before January 15 of each successive year thereafter until the balance is paid in full.

ARTICLE IV PARKING LOT/DRIVEWAY RESURFACING

4.1 Village Obligations. The Village shall cause the milling and asphalt overlay of the existing parking lot and the driveway from the parking lot to Marsh Road on the MHI Property ("Pavement Improvements") as part of the Village's 2025 road maintenance program provided, however, that the Village may delay such improvements for a reasonable time to allow for the completion of the Project prior to the start of such improvements. The parties agree that it is in their mutual interests to complete the Pavement Improvements after removal of all heavy equipment employed in the Project, and that contractor availability, bidding lead times, the seasonal availability of asphalt materials and other factors may delay the Pavement Improvements until 2026.

4.2 Cost Reimbursement. Upon completion of the Pavement Improvements, the Village shall invoice MHI for one-half of all costs thereof. MHI shall make payment to the Village of the invoiced amount not later than thirty (30) days after the date of the invoice.

ARTICLE V CROSS-ACCESS AND PARKING EASEMENTS

5.1 Grant of Easements. Upon execution of this Agreement, the parties shall enter into an agreement in recordable form providing for the perpetual joint use and maintenance of the current and future parking and driveway areas within the MHI Property and McFarland Park. The agreement shall be in substantially the form attached hereto as **Exhibit F**. The Village shall cause the recording of the agreement at its expense.

ARTICLE VI CONVEYANCE OF LAND

6.1 Purchase and Sale. Promptly upon completion of the Project and issuance of an occupancy permit, MHI shall convey to the Village the approximately 1.2-acre parcel of vacant land depicted in **Exhibit F** (the "Conveyance Parcel"). The Village shall, at its expense cause the preparation and recording of a certified survey map ("CSM") dividing the MHI Property to create the Conveyance Parcel as a separate lot and obtain approval thereof in accordance with Village ordinances. MHI shall cooperate in the CSM approval process, including signing any applications, owners' certificates or other documents necessary to obtain such approval. The following terms and conditions shall apply to the conveyance.

- (a) The purchase price shall be \$1.00 and shall be payable in cash at closing.

- (b) MHI shall convey the Property to the Village by warranty deed, free and clear of all liens and encumbrances except municipal and zoning ordinances, general taxes for the year of closing, and such other matters as may be approved, or objections thereto waived, pursuant to Section 6.1(d)(2) of this Agreement (collectively, "Permitted Encumbrances").
- (c) Notwithstanding the provisions of par. (b), the deed to the Village may reserve to MHI a temporary easement for the continued maintenance, operation, or repair of the existing water service lateral on the Conveyance Parcel. The easement may include up to 10' on each side of the existing lateral and shall terminate upon the earlier of: (1) the connection of the building located on the MHI Property from an alternate main connection point located outside of the easement area or (2) two years from the date of the deed.
- (d) The closing of this transaction ("Closing") shall take place on or before a date that is 60 days after approval of the CSM ("Closing Date"), at the Madison, Wisconsin office of First American Title Insurance Company, or at such other time and place as may be agreed to by the parties in writing. MHI shall pay the Wisconsin Real Estate Transfer Fee, if any, applicable to the conveyance of the Conveyance Parcel to the Village and the Village shall pay the cost of recording the deed.
- (e) Within 30 days after approval of the CSM, MHI will provide the Village with a commitment for a policy of title insurance (the "Commitment") issued by First American Title Insurance Company ("Title Company"), showing the condition of title to the Conveyance Parcel as of a date not more than fifteen days prior to the effective date of the Commitment.
 - (1) The Village shall have twenty days thereafter in which to provide MHI with written notice of any objections ("Objection Notice") to matters of title reflected in the Commitment.
 - (2) MHI shall have until Closing in which to cure or remove such objectionable items. MHI shall be obligated to remove any mortgages, liens, special assessments and special charges encumbering the Property prior to or upon Closing, and to use commercially reasonable efforts to cure or remove other objectionable items within said period, provided, however, that MHI shall have no obligation to attempt to vacate public highways or utility easements affecting the Conveyance Parcel. If such other objectionable items remain as of the Closing date, the Village shall have the option to either: (i) terminate the transaction by written notice to MHI delivered prior to Closing, in which case none of the parties shall have further obligations under this Article; or (ii) accept title in the condition reflected in the Commitment, including such previously objected to matters as MHI was unable to cure, in which case, such waived objection(s) shall be considered additional Permitted Encumbrances to the deed by which conveyance of the Conveyance Parcel is made and MHI's warranty of title.

- (3) Costs of title, including, without limitation, the Commitment, search and related fees, closing fees and title policy premium (including a gap endorsement) and related charges and recording of the CSM shall be paid by MHI.
- (f) Possession and Access. MHI shall deliver possession of the Conveyance Parcel to the Village on the Closing Date. MHI hereby grants to the Village, for itself and its agents and contractors, a right of access to the Conveyance Parcel at reasonable times after execution of this Agreement and prior to Closing to make inspections, tests and surveys as determined by the Village, at the Village's expense unless otherwise set forth herein. The Village shall indemnify and hold MHI harmless from any and all liability for injury or damage to persons or property arising out of the Village's exercise of the rights granted under this paragraph (e). except to the extent caused by the active negligence or misconduct of MHI.
- (g) Representation of MHI. MHI represents and warrants to the Village, and covenants with the Village that:
- (1) *Authority to Act.* The MHI has all requisite power and authority to enter into the transaction contemplated by this Article, to execute, deliver and perform this Agreement, to execute and deliver the deed and each and every other instrument required by this Agreement and otherwise to consummate the transaction herein contemplated. Neither the execution, delivery nor performance of this Agreement by MHI will result in the breach of any charter, contract, restriction, covenant or agreement, or order, judgment or decree by which MHI is bound or affected.
 - (2) *Authority of Signatories.* Each individual signing on behalf of the MHI is duly authorized, in the capacity indicated in the signature blocks forming a part of this Agreement, to sign this Agreement on behalf of MHI, and such signatures are sufficient to bind MHI hereto. Each signatory makes the same representations and warranties in his or her individual capacity.
 - (3) *Condemnation.* MHI has no notice or knowledge of any proceeding pending for condemnation or other taking by eminent domain of the MHI Property or any part thereof, and, to the knowledge of MHI, no such proceeding is threatened.
 - (4) *Bankruptcy and Foreclosure.* Neither the MHI Property nor MHI is the subject of any legal proceedings in foreclosure, reorganization, assignment for the benefit of creditors, receivership, bankruptcy or insolvency.
 - (5) *Litigation.* MHI has no notice or knowledge of any claims, legal actions, suits, arbitrations, or other legal or administrative proceedings against MHI or the MHI Property pending or threatened, which will in any way affect the MHI Property or the consummation of this transaction;

- (6) *Violations of law.* MHI has no notice or knowledge of any violations of any laws, ordinances, orders or regulations issued by public authorities pertaining to health, safety, fire or otherwise affecting or pertaining to the MHI Property; and MHI has no notice or knowledge of any pending investigations or proceedings pertaining to any of the same;
- (7) *Environmental.* MHI has no notice or knowledge of any condition on the Conveyance Parcel which violates any environmental, hazardous or toxic substance or waste, sewage, building, underground storage tank or other federal, state or local law, code, ordinance or regulation; nor any notice or knowledge that the Conveyance Parcel contains any toxic substance or hazardous waste, as those terms are defined by any local governmental authority, Federal or state law or regulation, including without limitation the Comprehensive Environmental Recovery, Compensation and Liability Act, 42 U.S.C. 9601 *et seq.*, and the Resource Conservation and Recovery Act, 42 U.S.C. 6901 *et seq.*, or petroleum, petroleum products and oil (collectively, "Hazardous Substances"), and to MHI's knowledge the Conveyance Parcel does not contain any underground storage tanks, surface impoundment, lagoon, or other storage facility or landfill or similar waste disposal area. MHI represents and warrants to the Village that it has disclosed all information MHI has concerning the MHI Property regarding environmental matters described above and all other matters relating to the Conveyance Parcel known to MHI as may reasonably be a material detriment to the Conveyance Parcel.
- (h) *Possession/Occupancy.* There are no persons, in possession or occupancy of the Conveyance Parcel or any part thereof, nor are there any other persons who have possessory rights in respect to the Conveyance Parcel or any part thereof except MHI.
- (i) *Condemnation.* In the event of a material taking or taking for use of all or any part of the Conveyance Parcel by eminent domain, or the commencement of proceedings therefor, at or prior to the Closing, the Village, by notice in writing given prior to Closing and within five (5) business days after it receives notice of such intended taking, shall have the right to terminate the transaction contemplated by this Article, in which event this Article shall wholly cease and terminate and neither party shall have any further claim against the other, except any obligation under this Article of any party to provide indemnification based on acts, omissions or events occurring prior to termination, or the Village may consummate this transaction and in that event the Village shall have the sole right to any award made for such taking.
- (j) *Additional Documents.* The parties will, upon request of either party at any time after the closing, execute, deliver and/or furnish all such documents and instruments, and do or cause to be done all such acts and deeds, as may be reasonably necessary to carry out the purposes and intent of this Agreement.

ARTICLE VII MISCELLANEOUS PROVISIONS

- 7.1 Governing Law. This agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin.
- 7.2 Parties Bound. This Agreement shall be binding upon the parties hereto, their heirs, successors and assigns.
- 7.3 No Third-Party Beneficiaries. Nothing in this Agreement is intended, nor shall be construed, to provide any benefit or rights to any third party not a party to this Agreement.
- 7.4 Assignment. No party shall assign this Agreement or any part hereof without the written consent of the other party.
- 7.5 Force Majeure. In the event that either party shall be delayed, hindered, or prevented from performing any act required hereunder by reason of strikes, lock outs, labor disputes, inability to procure materials, failure of power, restrictive governmental laws or regulations enacted after the date hereof, riots, insurrection, war or other reason of a like nature not attributable to the negligence or fault of the party delayed in performing work or doing acts required under the terms of this Agreement, then performance of such act shall be excused for the period of the unavoidable delay and the period for the performance of any such act shall be extended for an equivalent period. The provisions of this section shall not operate to excuse MHI from the timely payment of the Construction Loan pursuant to the terms of this Agreement, as to which time shall be of the essence.
- 7.6 Entire Agreement. This Agreement represents the entire agreement between the parties and supersedes any and all prior negotiations, representations or agreements, either written or oral with regard to the subject matter hereof.
- 7.7 Amendment. This Agreement may only be amended by written instrument signed by all parties.
- 7.8 Notices. Notices related to this Agreement shall be given as follows:

To the Village of McFarland:

Village of McFarland
Attn: Village Administrator
5915 Milwaukee Street
P.O. Box 110
McFarland, WI 53558-0110

To MHI:

McFarland Hockey, Inc.
Attn:
4812 Marsh Road
McFarland, WI 53558

ARTICLE VIII TERM

- 8.1 Term. This Agreement shall continue in effect for such time as either party maintains driveway or parking facilities on its respective parcel.

VILLAGE OF McFARLAND

MCFARLAND HOCKEY, INC.

By: _____
Carolyn A. Clow
Village President

By: _____
President

ATTEST:

ATTEST:

Cassandra Suettinger
Deputy Administrator/Clerk

Secretary

Exhibits:

- A. Legal Description of MHI Property
- B. Legal Description of McFarland Park
- C. Business Note
- D. Real Estate Mortgage
- E. Loan Amortization Pro Forma
- F. Cross-Access and Parking Agreement
- G. Depiction of Conveyance Parcel



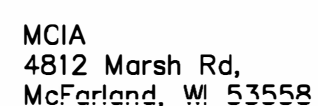
CONSULTANTS

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REVISIONS/ ADDENDA:	
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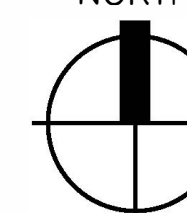
SCALE: AS NOTED

DATE: 10/17/2023



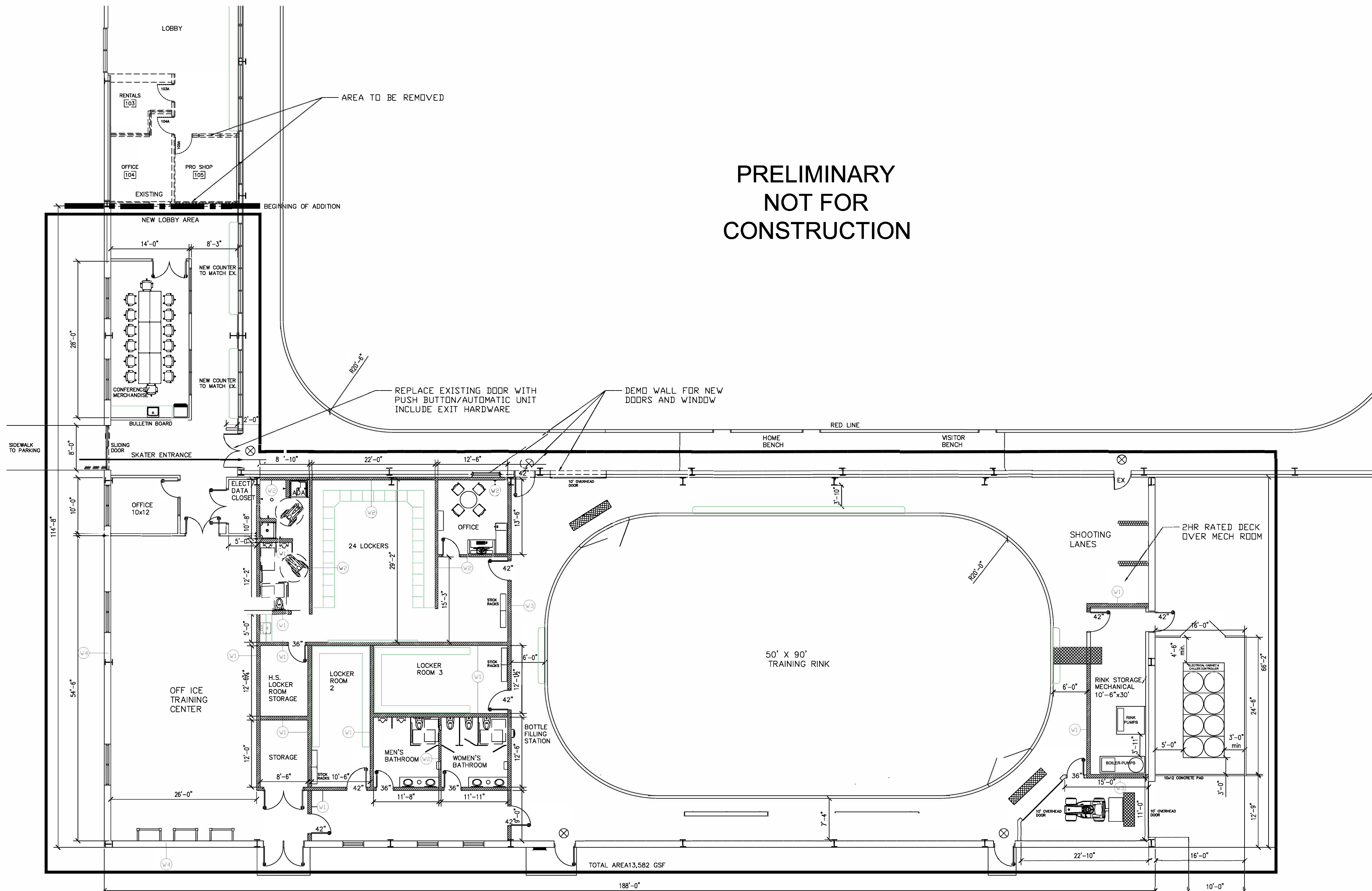
SCHEMATIC CONCEPT

NORTH



©COPYRIGHT BCCI

PRELIMINARY
NOT FOR
CONSTRUCTION



MCIA EXPANSION - ENLARGED SCHEMATIC CONCEPT
SCALE: 1/8" = 1'-0"

CMU WALL TYPES:

- W1 - 8" CMU TO 10'-8"
- W2 - 6" CMU TO 10'-8"
- W3 - 8" CMU FULL HEIGHT
- W4 - 4" CMU TO 8'-0" STANDARD GREY SPLIT-FACED SINGLED SCORE TO MATCH EXISTING.

CMU

DEMO

ISSUED:	
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000	0000
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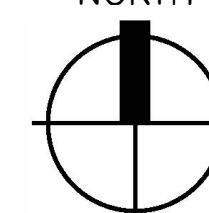


MCIA
4812 Marsh Rd,
McFarland, WI 53558

SCHEMATIC CONCEPT

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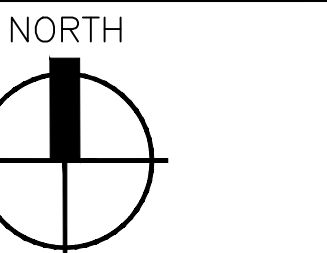
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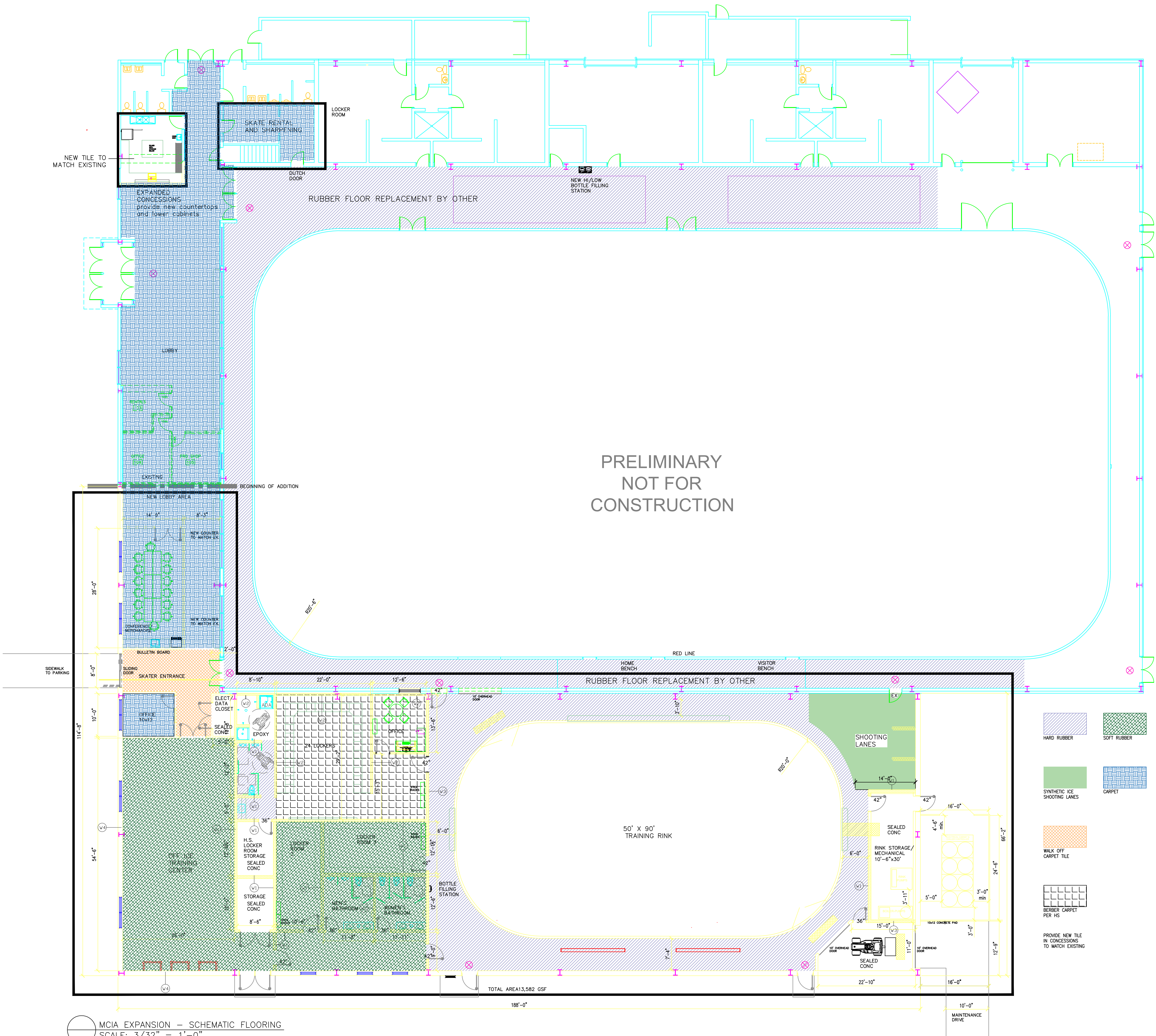
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SCHEMATIC CONCEPT

A102



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MCIA EXPANSION — SCHEMATIC FLOORING
SCALE: 3/32" = 1'-0"

Architectural floor plan of a skating rink facility. The plan includes a large 50' x 90' training rink, a 10' x 6' x 30' rink storage/mechanical room, and various support spaces. Key areas and dimensions are as follows:

- Overall Dimensions:** 188'-0" wide by 114'-8" deep.
- Rooms and Features:**
 - NEW LOBBY AREA:** 14'-0" x 8'-3", featuring a new counter to match existing and a bulletin board.
 - OFFICE 10x12:** Located near the lobby.
 - 24 LOCKERS:** A large locker room area.
 - LOCKER ROOM 2 & 3:** Individual locker rooms.
 - LOCKER ROOM STORAGE:** Storage for locker room items.
 - STOCK RACKS:** Multiple locations for equipment storage.
 - MEN'S BATHROOM & WOMEN'S BATHROOM:** Restrooms for skaters.
 - BOTTLE FILLING STATION:** For hydration.
 - SHOOTING LANES:** Located on the right side of the rink.
 - RINK STORAGE / MECHANICAL 10'-6" x 30':** A green-outlined room for equipment and mechanical systems.
 - EXISTING RENTALS 103 & 104:** Located at the top left.
 - PRO SHOP 105:** Located near the rentals.
- Other Features:**
 - SLIDING DOOR SKATER ENTRANCE:** Main entrance for skaters.
 - HOME BENCH & VISITOR BENCH:** Seating areas along the rink.
 - RED LINE:** A line indicating a boundary or feature.
 - 10' OVERHEAD DOOR:** Multiple locations for equipment access.
 - 10x12 CONCRETE PAD:** Located near the rink storage.
 - MAINTENANCE DRIVE:** 10'-0" wide.
- Notes and Specifications:**
 - CREATE BULKHEAD 9'-6" A.F.F. BEGINNING OF ADDITION:** A note pointing to the lobby area.
 - 2X2 ACT TO MATCH EXISTING +/- 9'-0":** A note pointing to the lobby area.
 - 2X2 VINYL COATED GYP AT 9'-0":** A note pointing to the locker room area.
 - LOW E. CEILING LENGTHWISE IN THE RINK AREA:** A note pointing to the rink.
 - RATED DECK? MECH. ROOM CEILING HEIGHT +/- 10'-8":** A note pointing to the rink storage/mechanical room.
 - TOTAL AREA 13,582 GSF:** The total square foot area of the facility.

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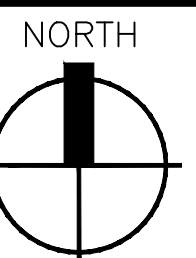
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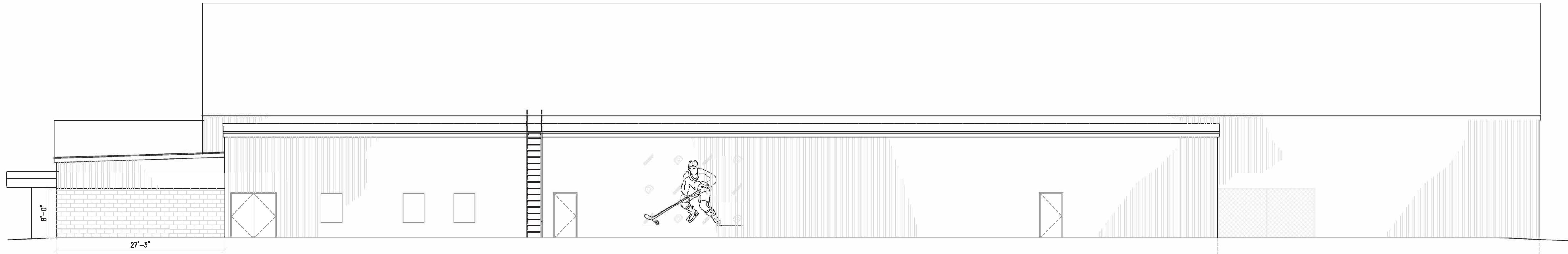
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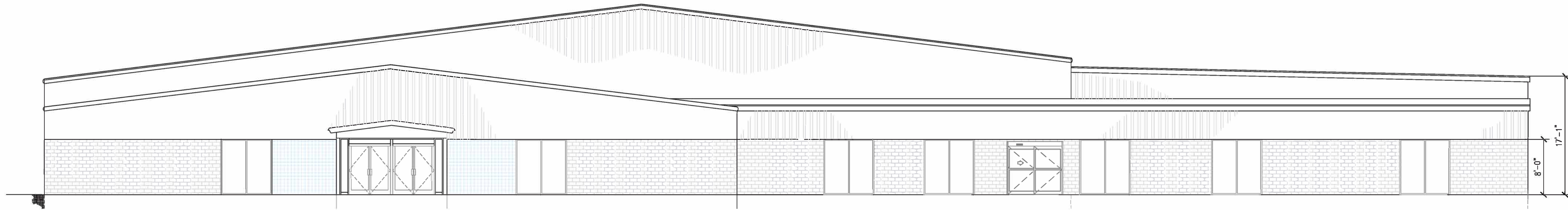
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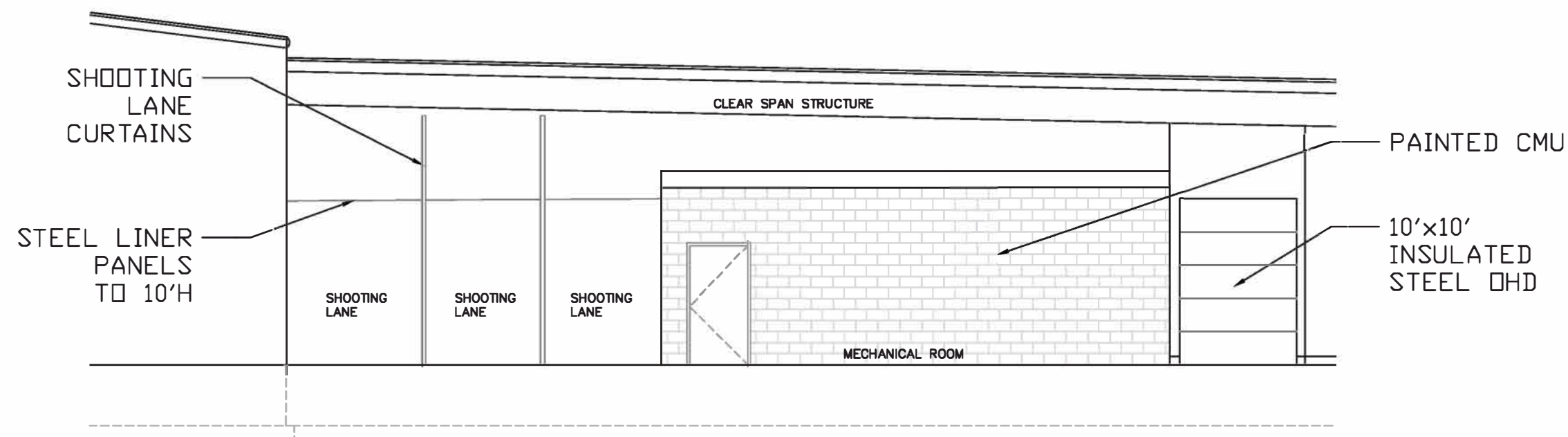
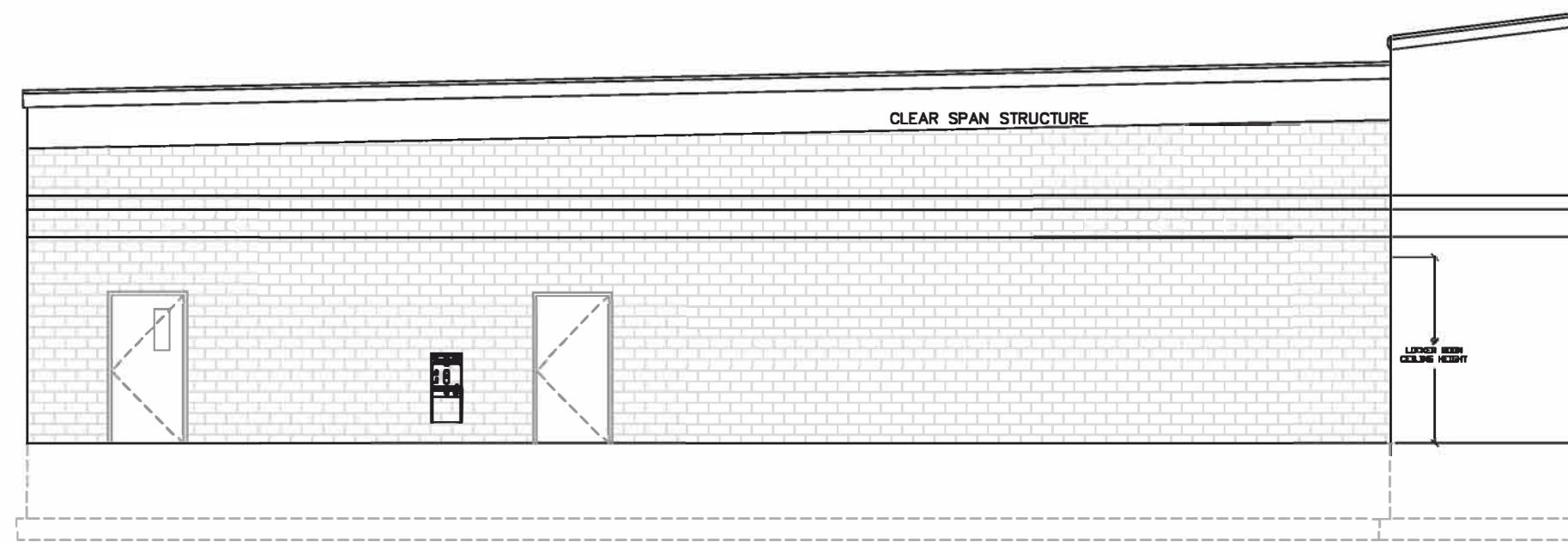
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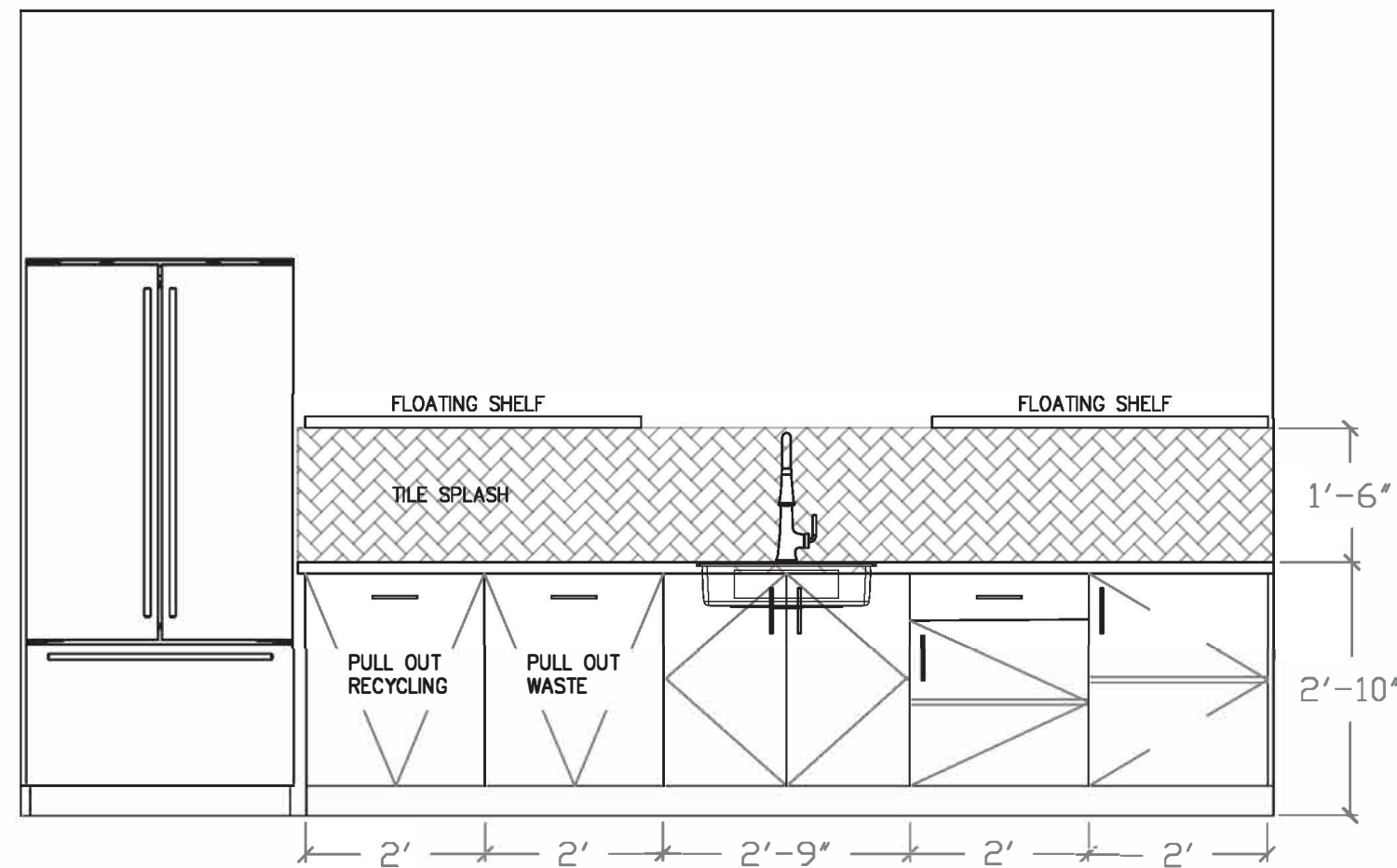
MCIA EXPANSION — EAST ELEVATION
SCALE: N.T.S.



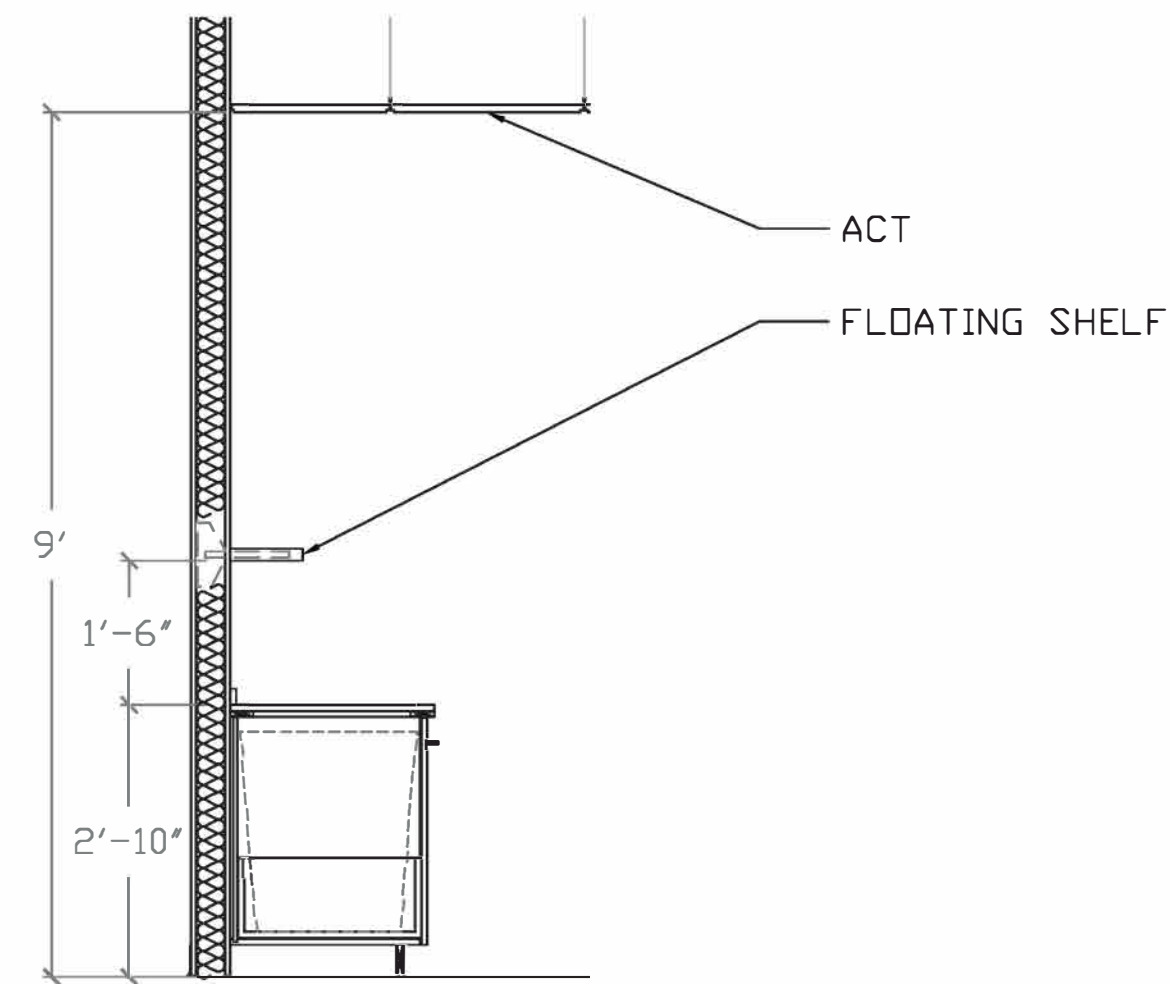
MCIA EXPANSION — FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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



CONFERENCE CASEWORK ELEVATION
SCALE: 1/2" = 1'-0"



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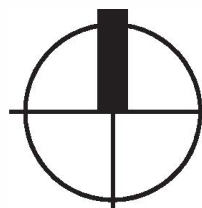
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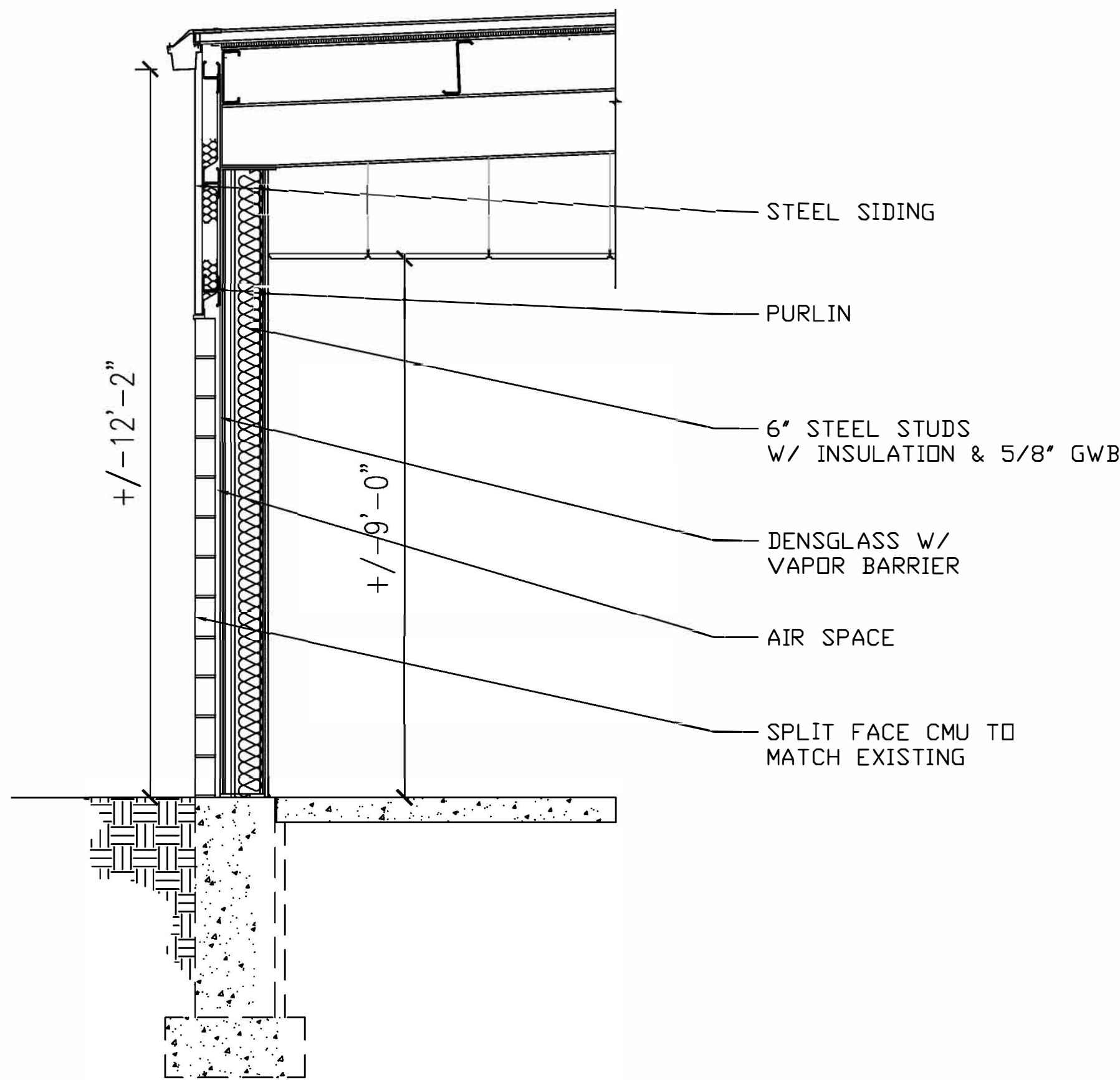
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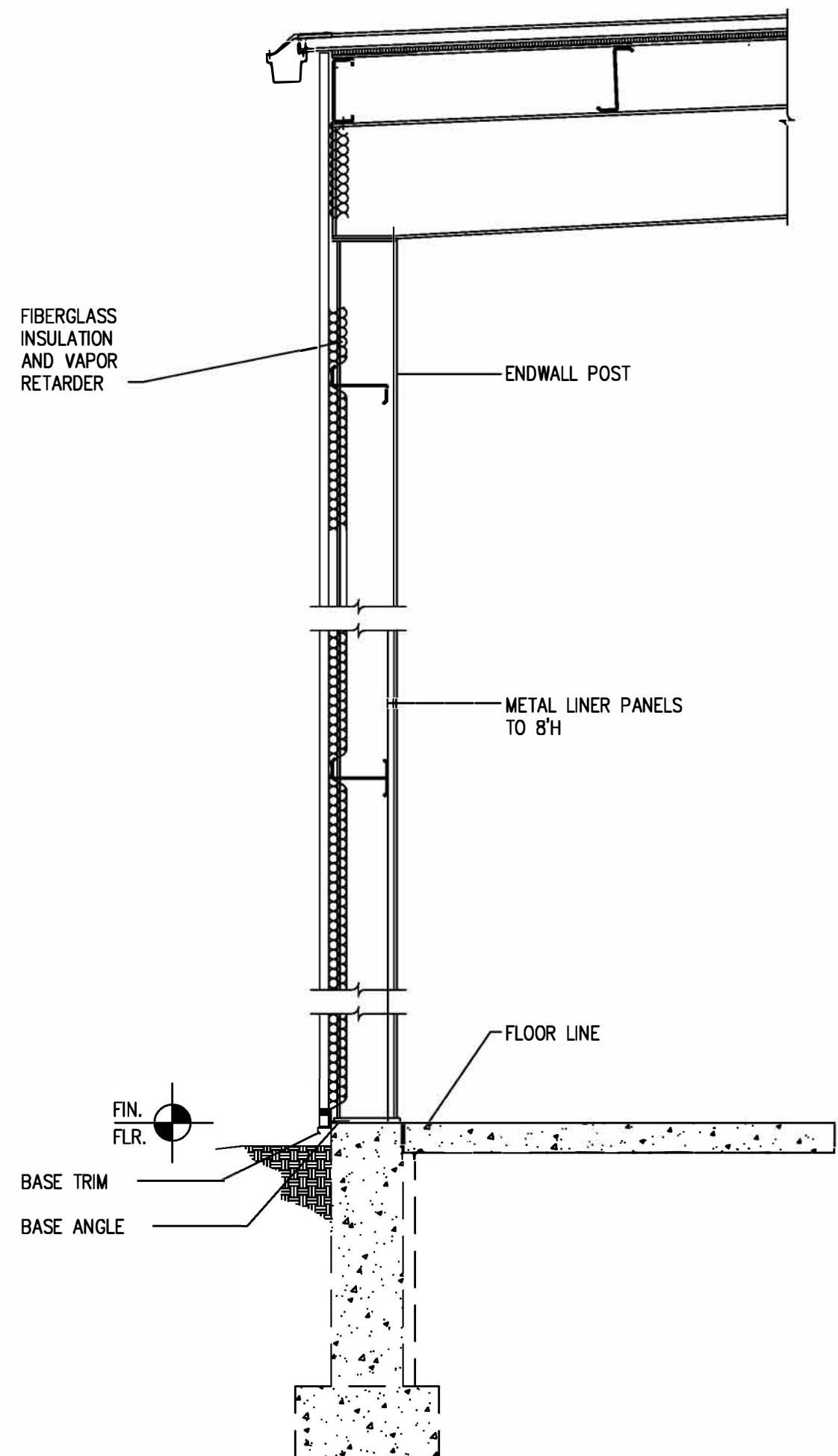
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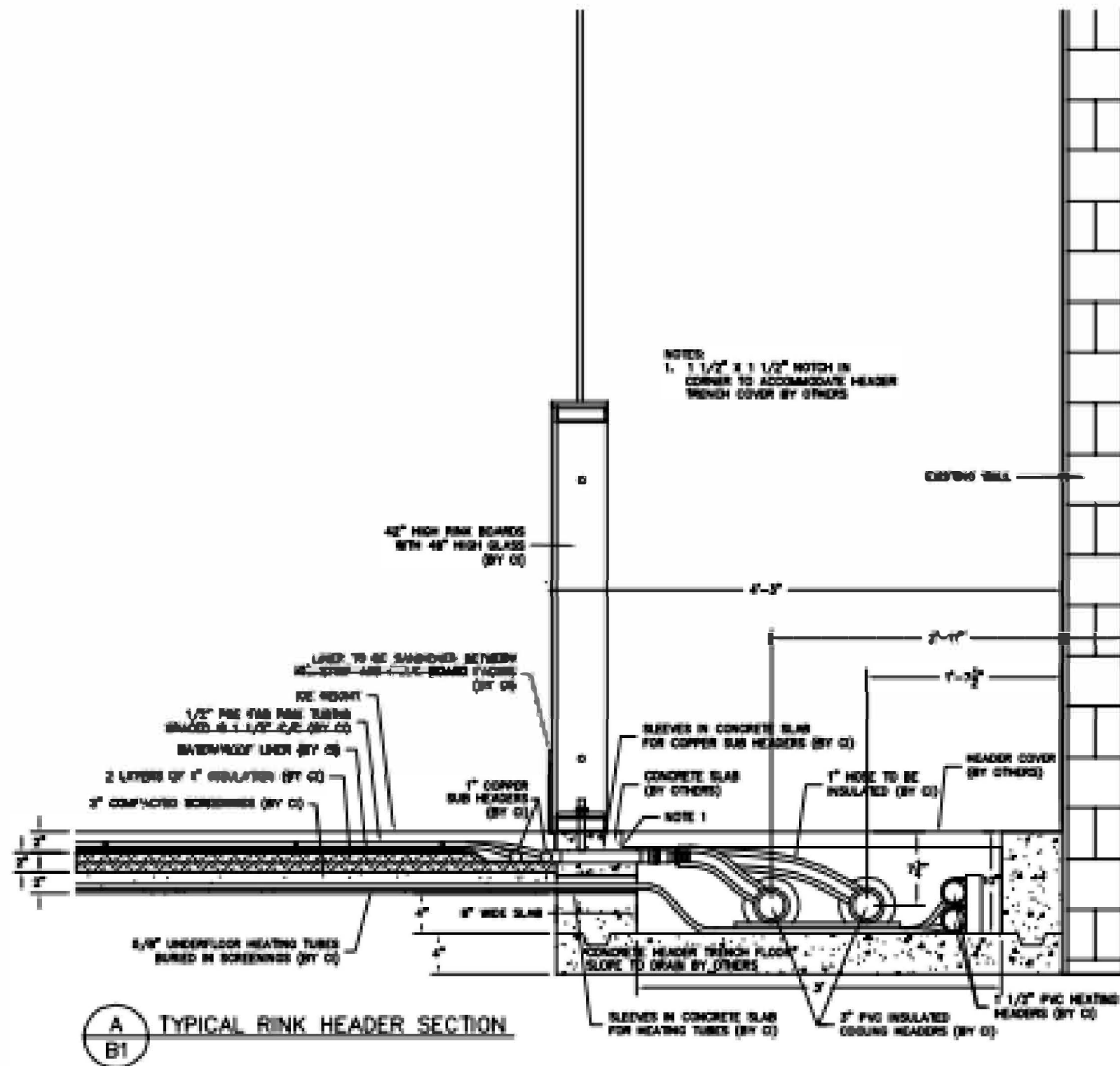




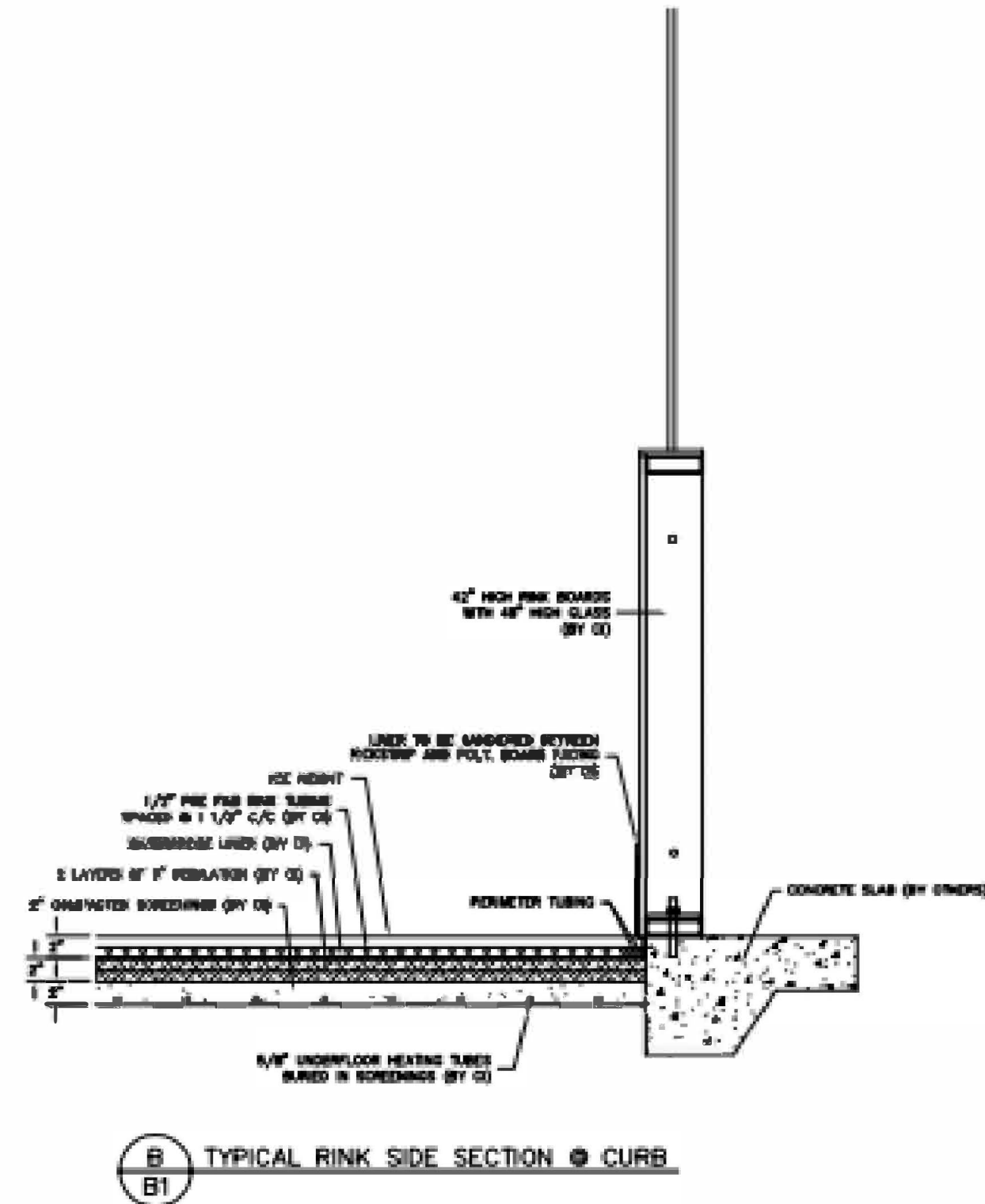
TYPICAL SCHEMATIC EXTERIOR WALL SECTION (MASONRY)
SCALE: 1/2" = 1'-0" FINAL DETAIL BY OTHER



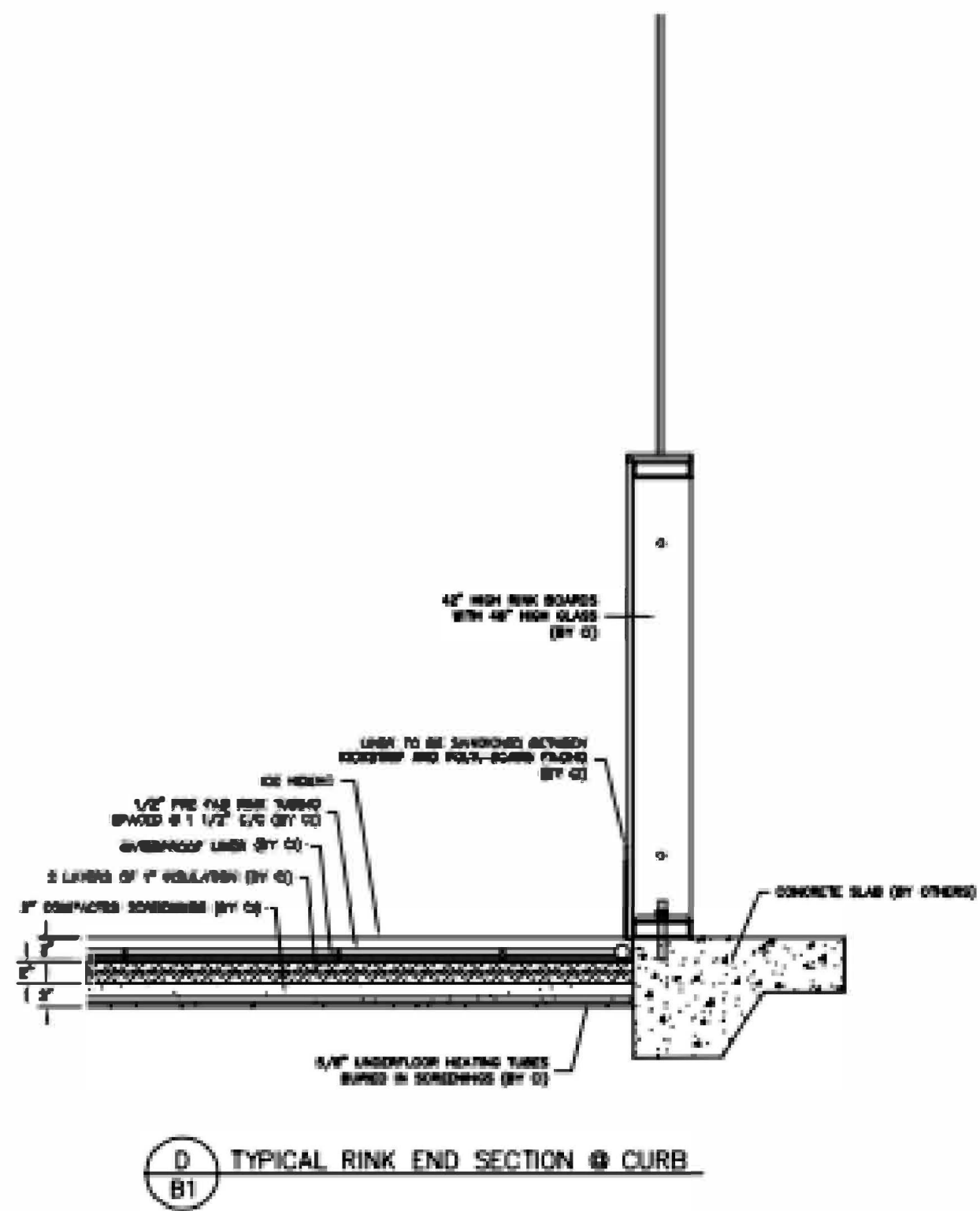
TYPICAL SCHEMATIC EXTERIOR WALL SECTION (STEEL)
SCALE: 1/2" = 1'-0" FINAL DETAIL BY OTHER



A
B1
TYPICAL RINK HEADER SECTION



B
B1
TYPICAL RINK SIDE SECTION @ CURB



D
B1
TYPICAL RINK END SECTION @ CURB

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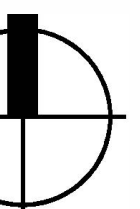
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