

VILLAGE OF MCFARLAND

Village Board Minutes

Tuesday, June 24, 2025 - 7:00 PM

1. CALL TO ORDER.

Village President Brassington 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 Kathy Annen, Village Trustee Ken Boyd, Village President Stephanie Brassington, Village Trustee Luke Fessler, Village Trustee Alisa Leamy, Village Trustee Miguel Peña, Village Trustee Lowell J. Prill

Village Board members not present: None.

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

3. PUBLIC ANNOUNCEMENTS, COMMUNICATIONS, AND PROCLAMATIONS.

Pride in the Park - June 29, 2025

4. CONSENT AGENDA.

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

1) Motion to approve the minutes of the June 10, 2025 Village Board meeting.

2) Motion to approve the minutes of the Joint Town Board & Village Board June 12, 2025 meeting.

3) Motion to approve the minutes of the June 18, 2025 Village Board special meeting.

4) Motion to approve checks in the amount of \$412,920.32

5) Motion to appoint Police Chief Brian Redman to serve as the Village public official on the Ethics Board.

6) Motion to approve the Holscher Road Water Tower task order for engineering services as recommended by the Public Works and Utilities Committee.

7) Motion to approve the issuance of a Request for Proposal (RFP) for sidewalk maintenance as recommended by the Public Works and Utilities Committee..

Motion by President Stephanie Brassington, second by Trustee Miguel Pena, 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.

Larry Foy, spoke to provide feedback on the public notice policy discussed at the Committee of the Whole meeting on June 24, 2025.

6. BUSINESS.

- a. Plan Commission (President Brassington & Trustee Fessler)

- 1) Discussion and action regarding Ordinance 2025-07, an ordinance rezoning parcel #0610-024-9691-1 from A-1 Agricultural Transition to PD - Planned Development District - General Plan Approved. Rezoning requested by Lakestone Properties.

Motion by Village Trustee Luke Fessler, second by Village Trustee Miguel Peña, to approve Ordinance 2025-07, an ordinance rezoning parcel #0610-024-9691-1 from A-1 Agricultural Transition to PD - Planned Development District - General Plan

Approved. Rezoning requested by Lakestone Properties with the following conditions:

1. The applicant to provide at least one phase of the PD Detailed Plan within one (1) year after adoption of this ordinance, or submit a request for extension. Failure to complete either will result in rescinding the PD zoning back to A-1 Agricultural Transition District.

2. The applicant to address the Village Fire Chief's comments included in the letter dated June 12, 2025 as part of the Planned Development Detailed Plan or Final Plat as applicable.

3. The applicant to address the Village Engineer's comments included in the letter dated June 12, 2025 as part of the Planned Development Detailed Plan or Final Plat as applicable

Motion carries 7 - 0 - 0 by acclamation.

- 2) Discussion and action regarding Sperle Corners, a preliminary plat submitted by Lakestone Properties for a proposed 147-unit residential subdivision at the northwest intersection of Elvehjem Road and CTH AB, parcel #061002496911.

Motion by Village Trustee Luke Fessler, second by Village President Stephanie Brassington, to approve a preliminary plat submitted by Lakestone Properties for a

proposed 147-unit residential subdivision at the northwest intersection of Elvehjem Road and CTH AB, parcel #061002496911, with the following conditions:

1. Lakestone to include a note on the Final Plat noting the grading and development restrictions in the 75' wetland setback area.
2. Lakestone shall have 24 months after the date of approval of the Preliminary Plat to file the Final Plat for review and approval by the Village Board, otherwise the Preliminary Plat will be considered void unless an extension is requested in writing and granted by the Village prior to the 24 month termination date.
3. The applicant to address the Village Fire Chief's comments included in the letter dated June 12, 2025 as part of the Planned Development Detailed Plan or Final Plat as applicable.
4. The applicant to address the Village Engineer's comments included in the letter dated June 12, 2025 as part of the Planned Development Detailed Plan or Final Plat as applicable.
5. Concurrent with the Final Plat, review and approval of a development agreement between Lakestone and the Village.

Motion carries 7 - 0 - 0 by acclamation.

b. Introduction to and discussion of the proposed McFarland 2026-2030 Capital Improvement Plan.

Village Administrator Schuenke began review of the proposed McFarland 2026-2030 Capital Improvement plan. He reviewed annual program elements as well as preliminary financial forecasting.

The Village Board will continue review of the plan at the next couple Village Board meetings.

7. CLOSED SESSION.

a. Discussion and action on entering into closed session in accordance with Wis. Stats. 19.85(1)(c) to consider employment, promotion, compensation, or other performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, specifically to consider 2024 performance evaluation data follow up for the Village Administrator position.

Motion by Village President Stephanie Brassington, second by Trustee Peña, to enter into closed session in accordance with Wis. Stats. 19.85(1)(c) to consider employment, promotion, compensation, or other performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, specifically to consider 2024 performance evaluation data follow up for the Village Administrator position at 8:21 p.m. Motion carries 7 - 0 - 0 by acclamation.

8. RECONVENE INTO OPEN SESSION.

Motion by Village Trustee Miguel Peña, second by Village Trustee Luke Fessler, to reconvene into open session at 9:31 p.m. Motion carries 7 - 0 - 0 by acclamation.

9. SCHEDULE NEXT MEETING DATE.

a. Tuesday, July 8, 2025 at 5:30 p.m. - Special Meeting (Goal Setting)

- b. Tuesday, July 8, 2025 at 7:00 p.m. - Regular Meeting
- c. Tuesday, July 22, 2025 at 7:00 p.m. - Regular Village Board
- d. Wednesday, July 23, 2025 at 5:30 p.m.

10. ADJOURNMENT.

Motion by Village Trustee Miguel Peña, second by Village Trustee Luke Fessler, to adjourn at 9:32 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