

Tuesday, August 5, 2025

6:30 PM

McFarland Municipal Center
5915 Milwaukee St, McFarland
Community Room

AGENDA

The public may attend in-person or remotely through the Zoom webinar or telephone options listed below. *Please Note: Virtual attendance is offered as a convenience, but technical difficulties beyond the Village's control may prevent or limit its availability at any meeting. The public is encouraged to attend the meeting in person to assure full access to the proceedings.*

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

<https://us02web.zoom.us/j/89869807654>

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

Webinar ID: 898 6980 7654

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

1. CALL TO ORDER, ROLL CALL.
2. PUBLIC APPEARANCES.
 - a. This is an opportunity for members of the public to address the Parks and Recreation Committee 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 public.works@mcfarland.wi.us to be included as part of the meeting.

Members of the public may also speak during their selected agenda item as they designate on the public comment form or in the Question and Answer feature on Zoom.
3. APPROVAL OF MINUTES.
 - a. Motion to approve the minutes of the July 1, 2025, Parks & Recreation Committee meeting.
4. BUSINESS.
 - a. Discussion and action to make a recommendation to the Village Board regarding the proposed McFarland 2026-2030 Capital Improvement Plan.
 - b. Update and discussion regarding Community Park
5. SCHEDULE NEXT MEETING DATE.
 - a. Tuesday, September 2, 2025 at 6:30 p.m.
6. ADJOURNMENT.

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

VILLAGE OF MCFARLAND

Parks and Recreation Committee Minutes

Tuesday, July 1, 2025 - 6:30 PM

1. CALL TO ORDER, ROLL CALL.

Trustee Leamy called the regular meeting of the Parks and Recreation Committee to order at 6:30 PM in the Municipal Center Community Room. This meeting was also held via Zoom webinar.

Members present: Trustee Leamy, Anita Iwanski, Tanya Lancaster, Lori Wisnicky, Anna Bartz

Members not present: Trustee Fessler, Sarah Kuba

Staff Present: Village Administrator Matt Schunke, Public Works Director Lee Igl, Assistant to the Public Works Director Aimee Irwin

2. PUBLIC APPEARANCES.

a. *This is an opportunity for members of the public to address the Parks and Recreation Committee 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 public.works@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.

No public appearances. Igl announced the scheduled Public Information Meeting regarding Prairie Place Park on Thursday, July 10th, beginning at 6:00 pm held at the Municipal Center Community Room.

3. APPROVAL OF MINUTES.

a. *Motion to approve the minutes of the Parks & Recreation Committee meeting from May 6, 2025.*

Motion by Trustee Leamy, seconded by Lancaster, to approve the minutes of the Parks & Recreation Committee meeting from May 6, 2025. Motion carries 5 - 0 - 0.

4. BUSINESS.

a. *Discussion regarding Prairie Place park*

Igl read a letter from Mike & Judy Catterall, 5521 Holscher Rd, regarding Prairie Place Park. The Catterall's expressed their thoughts regarding the proposed location in Juniper Ridge, safety concerns, and proximity to other neighborhood parks.

Blake Thiesen of Parkitecture provided an overview of the progress regarding Prairie Place Park, including the two location options. Igl shared that a natural playground was discussed and existing natural playground sites were viewed. Igl expressed his concerns regarding the issues found and safety concerns of a natural playground.

- Trustee Leamy asked if the enclosed cost estimates included the cost of fill for the sites. Blake explained that the cost estimates were for the playgrounds only.
- Trustee Leamy asked if the budget for the project was \$160,000. Blake responded that this was accurate.
- Schuenke expressed staff's concern regarding option one and its proximity to the multifamily unit building.
- Schuenke asked if the playground was all pour-in-place or hybrid. Blake responded that it could be hybrid and another way to possibly save costs would be a community build in which volunteers help construct the playground equipment.
- Iwanski asked how much of a savings it would be for a community build. Blake responded that it is estimated to save \$8,000.
- Trustee Leamy asked if any information had been received regarding the grant. Schuenke stated no response had been received.
- Bartz asked if fencing would be required by the stormwater basin if option two would be chosen. Igl responded that it would not be required.
- Trustee Leamy asked about the terrace buffer if option one would be chosen. Igl stated that the terrace is six feet plus the sidewalk width.
- Committee members discussed the two options and provided their suggestions for further development of the park plan. Committee members suggested obtaining public input during the Public Information meeting to review if option one would be the best option.

b. Discussion regarding Community Park building exterior options.

Ethan Mohoney of Iconica provided an overview of three options for the exterior of the shelter at Community Park.

- Trustee Leamy asked if option two or B was the cost-saving option. Mohoney responded that option B is estimated to save \$11,000 to \$12,000.
- Lancaster asked what option might have less ongoing maintenance. Mohoney explained that option B would likely require less ongoing maintenance, but there are limited color options for the stone.
- Blake Thiesen of Parkitecture asked what the color of the roof is in option B. Mohoney responded that the roof is presented as black but could be adjusted if desired.
- Committee members discussed the various options for exteriors and suggested moving forward with option B.

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

Schuenke provided an overview of the Capital Improvement Plan process and reviewed

appendix D, which is the 10-year outlook plan.

- Bartz inquired why there are price fluctuations from year to year related to the playground and bathroom projects. Igl explained there are playgrounds that are larger or smaller that cause the pricing to fluctuate.
- Trustee Leamy asked why water would be helping to fund the Egner Park project. Schuenke explained that the Egner Park project involves updates to the pump house. Therefore, parks would cover roughly 25% of the project cost while water would cover the remaining.
- Trustee Leamy asked if the \$170,000 in 2027 under bathrooms was a duplicate of the \$175,000 in 2027 for Egner Park. Schuenke explained that the \$175,000 is for the design of Egner Park while the \$170,000 is for another bathroom site.
- Trustee Leamy expressed her concerns about aquatics being shown in the plan in 2035.
- Trustee Leamy asked why the village would be unable to help fund the aquatics project. Schuenke explained that funding could be looked at and evaluated with other projects or village plans.
- Iwanski asked why the project is in the plan if the village is not planning on funding the project. Schuenke explained that aquatics is included for continued discussions.
- Bartz asked if the Egner Park Project could be pushed to allow for aquatics and if aquatics could be at Community Park. Schuenke explained that a portion of the funding for the Egner Park Project is from the water utility and could not be utilized for aquatics. Schuenke explained that Community Park is on well and septic, and he is unsure if those can support aquatics.
- Committee members further discussed aquatics and how to have continued discussion about where the project is included in the plan. Schuenke explained that further direction would need to arrive from the Village Board and supported as part of the board's goals.

5. SCHEDULE NEXT MEETING DATE.

a. Tuesday, August 5, 2025 at 6:30 p.m.

6. ADJOURNMENT.

Motion by Trustee Leamy, seconded by Iwanski, to adjourn. By unanimous consent, the committee adjourned at 8:08 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,
Aimee Irwin
Assistant to the Public Works Director



**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, August 5, 2025

SECTION: Business

DEPARTMENT: Administration

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board regarding the proposed McFarland 2026-2030 Capital Improvement Plan.

PREVIOUS ACTION:

The enclosed plan was introduced to the Committee at its meeting on July 1, 2025.

ISSUE SUMMARY:

At our last meeting we introduced the draft proposed 2026-2030 CIP. The Village Board continues to review this plan in order to consider overall capital projections for the next five years. The Parks and Recreation Committee is responsible for reviewing and making recommendation on Appendix D related to the proposed parks and recreation improvements that are recommended within the next 10 years. Enclosed is the full draft plan of the CIP that was provided at the last meeting, and an updated Appendix D to highlight what is needed for the Committee's review.

Here is a summary of the changes noted in red within the updated 2.0 version for Appendix D:

- All playground and bathroom costs were updated (and increased) to reflect more current bid pricing that we have been seeing for both projects. This is going to fluctuate from year to year but an update in this amount has not happened within a few years and recommended at this point now that we have better data on these improvements.
- Phase 4 at Community Park (Indoor Athletic Complex) was deferred to the last three years of the plan.
- Phase 3 at McFarland Park (Baseball Fields) was deferred from 2027 and split evenly within 2028/2029. Funding in 2026 is maintained to begin planning these improvement and designing if desired. The main reason is uncertainty about transition of soccer to the new Community Park and need to have additional conversations about what these improvements will look like after they leave.
- Phase 5 at McFarland Park (Aquatics) was moved up to 2031/2032 respectively pending additional discussions the Committee wishes to have to form partnerships and strategize fundraising.

Please note the following key features of this document:



- Transmittal Memo - This is a new feature to the plan and meant to summarize the process, projects, and their fiscal impact.
- Funding Summary - Similar to past years the plan includes a summary covering the next 5 years against various categories and also breaks it down by year and Department.
- Appendix A Financial Analysis - The Financial Advisor uses the Funding Summary to prepare a forecast of the effect of debt service on the tax levy.
- Appendix B Project Summaries - Each of the projects listed within the program years has a brief narrative providing additional description of the work intended.
- Appendix C Paving and Utility Plan - This provides a 10 year outlook for projects to help understand the impact of our road and underground needs. The Public Works and Utilities Committee will review and provide a recommendation to the Village Board on this draft.
- Appendix D - Similar to the previous item, there is a 10 year plan for park improvements that will be included as well. The Parks and Recreation Committee will review and provide a recommendation on this.

Please remember these are projections taking into account a lot of assumptions on what may or may not happen in the next 5 years regarding the presented variables. The true testament as to whether or not any implementation happens within this plan is through the annual budget process. As a plan, the use of assumptions is appropriate to be able to forecast certain impacts and attempt to avoid funding pitfalls. As we progress through the years, how elements are incorporated into the budget is the final say as to whether or not they may move forward.

FINANCIAL/BUDGET IMPACT:

Financial impacts of the proposed plan are included as part of the Transmittal Memorandum contained within the plan.

VILLAGE PLAN REFERENCE:

Chapter 3 - Debt Management Policy

Last updated in 2020, this policy provides guidance on the utilization of debt to support capital project needs. Our planned borrowing past and present have conformed to the standards outlined within this document. By State law, our debt limit is 5% of our equalized value which as part of the 2024 Audit was \$85,085,895 with \$46,965,000 outstanding. By policy the limit locally is set at not to exceed 67% of our legal debt limit which would be approximately \$57,007,550. Again, as of the end of 2024 we were below this threshold at \$46,97 million ultimately demonstrating a slightly above average utilization of debt (approximately 55%).

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended Action:

Motion, second to make a recommendation of acceptance to the Village Board regarding



the proposed McFarland 2026-2030 Capital Improvement Plan for Appendix D concerning parks and recreation improvements.

ATTACHMENTS:

1. Appendix D - Parks Plan 2.0
2. 2026-2030 McFarland CIP - DRAFT - 06182025

McFarland Parks Capital Improvement Plan

Project/Amenity	Location	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Notes
Bathrooms	General		225,000		235,000		245,000		255,000		265,000	New bathroom facilities within system. Locations to be determined in CIP.
Playground, Park Amenities	General	200,000		210,000		220,000		230,000		240,000		Update old playground equipment. Locations to be determined in CIP.
Conservancy Maintenance	General	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	Perform conservancy improvements and other maintenance according to rec.
Equipment	General	75,000	270,000		155,000	12,000						Annually Parks considers various equipment needs to support operations.
Pedestrian Path (Trails)	General	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	Continued maintenance from year to year of existing trail system.
Property Acquisition	General	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Review available opportunities, could happen sooner or later.
Small Projects, Furniture, Equipment	General	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	General application on the replacement of items and new small amenities.
Band Shelter, Event Space	Arnold Larson Park						150,000	850,000				Plan/Design 2031 and Construct 2032/2033.
Improvements	Brandt Park					285,000						Field Drainage and Backstop Improvements (2030).
Maintenance Shed (Phase 2.2)	Community Park		100,000									Adding a Maintenance Shed in 2027 to support Village operations.
Parking Lot, Playground, Deferrals (Phase 2.3)	Community Park				100,000	750,000						Finishing deferred improvements from Phase 2.1 that established park.
Trails, Pump Track, Prairie Restoration (Phase 3)	Community Park						50,000	500,000				Design 2031 and Construct 2032. All remaining items but for new facility.
Indoor Athletic Complex (Phase 4)	Community Park								50,000	250,000	7,500,000	Plan (Operations) 2032, Design 2033, & Construct 2034. Year round complex.
Shelter/Bathroom Facility	Egner Park		175,000	1,895,000								Design 2027 and Construct 2028. Shared with water utility and pump house.
McFarland Park Facility Purchase	McFarland Park	175,000										Village paid for a portion when constructed, would need to payoff remaining debt.
Baseball and Playground (Phase 3)	McFarland Park	100,000		500,000	500,000							Design 2026 and Construct 2027. Fill in support elements, new amenities.
Fitness Court, Trails, Final Amenities (Phase 4)	McFarland Park							50,000	500,000			Design 2031 and Construct 2032. Fill in support elements, new amenities.
Aquatics (Phase 5)	McFarland Park						750,000	8,500,000				Pending funding availability...Plan/Design 2033-2034 and Construct 2035.
Lower Yahara River Trail (Phase 1)	Urso/Schuetz Park									50,000	250,000	Design/Grant Application 2034 and Construct 2035. Southern entrance thru park.
Disc Golf Facility/Trailhead (Phase 2)	Urso/Schuetz Park									100,000	750,000	Design 2034 and Construct 2035. Second facility to support east park, trail.

690,000 910,000 2,745,000 1,130,000 1,407,000 1,335,000 10,270,000 945,000 780,000 8,905,000

Parks Fund	240,000	240,000	225,000	250,000	335,000	205,000	205,000	215,000	215,000	225,000
General Capital Revenue	43,250									
Fundraising										
Grants										500,000
Intergovernmental										
Other Funds	12,500	137,500	1,557,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500
Private Funding						750,000	8,500,000	50,000	250,000	7,500,000
Borrowing	394,250	532,500	962,500	867,500	1,059,500	367,500	1,552,500	667,500	302,500	667,500



5 Year
Capital Improvement Program

2026-2030

August 26, 2025
Village Board Review and Approval

DRAFT

Memorandum

To: Village Board of Trustees

From: Matthew G. Schuenke, Village Administrator 

Date: June 18, 2025

Re: **2026-2030 Capital Improvement Plan (CIP) Transmittal Memorandum**

Executive Summary

Please find enclosed the draft 2026-2023 Capital Improvement Plan as submitted by the Village Administrator and Department Heads. Annually we go through this process to plan out our capital needs so that we are able to better understand the fiscal impacts they will have into the future. As a plan, this effort is meant to help guide our decision making and provide direction over the years based on the priorities set for each of the process included. Once the plan is accepted, the next program year is entered into the budget process for final consideration to be able to move forward. This memorandum is submitted as part of the transmittal of the plan to help outline the process, summarize the projects by Department, and forecast the fiscal impact.

Process and Schedule

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

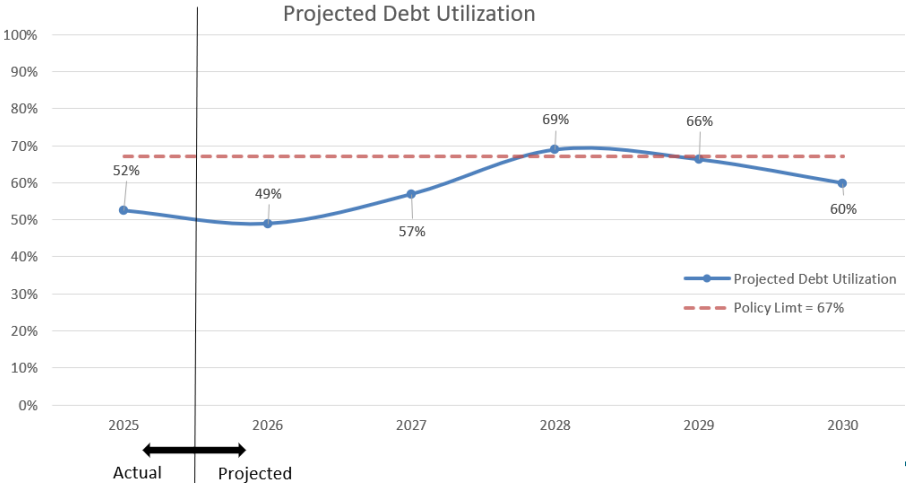
TASK	OWNER	DEADLINE
Begin Staff Submittal	Dept Heads	April 22
End Staff Submittal	Dept Heads	May 16
Draft Plan Introduction	Administrator	June 10
Financial Analysis Complete	Administrator	June 18
Public Works and Utilities Committee – Review	Committee	June 23
Village Board – Review	Board	June 24
Parks and Recreation Committee – Review	Committee	July 1
Village Board – Review	Board	July 8
Public Works and Utilities Committee – Review/Rec	Committee	July 21
Village Board – Review (Optional)	Board	July 22
Parks and Recreation Committee – Review/Rec	Committee	August 5
Village Board – Final Review	Board	August 12
Village Board – Plan Acceptance	Board	August 26

The Village Board ultimately decides final plan acceptance at its second meeting in August. They do this work by conducting their review in June and July along with assistance from applicable Committees. Each Committee noted conducts an initial review of the plan affecting their work, and at a second meeting finalizes their recommendation to the Village Board. All of this is reconciled in August and presented for a final review and consideration of acceptance to finish the process. Plan acceptance is not project approval. Plan acceptance completes the process and project approval is not earned until the plan year as proposed has been approved by the Village Board within the annual budget process.

Financial Impact Summary

Included as Appendix A within the report is the financial analysis completed by the Village’s Financial Advisor. This analysis lays out four projected debt issuances from year to year within a structure that attempts to balance the amount of tax levy support needed to pay for debt service. On average over the 5 year life of this plan, the tax levy rate increase is planned to increase by \$0.12 per thousand dollars of value each of the next 5 years. A median home valued at \$418,100 as of January 1, 2024 would see an additional cost of around \$52.18 per year during that same five years for a cumulative total of \$260.89. It should be noted that this effect would be inclusive of everything financially included within the plan as presented. Additionally, the effect on the individual property may be higher or lower based on their level of value compared to the average.

Debt utilization into 2026 will actually decrease before beginning to rise again in 2027 with the proposed addition of funding for the Community Center project. We are currently around 52% and this will fall to around 48% next year before increase to 57% the year after. The utilization peaks at 69% after the second year of major note funding in 2028 for the Community Center project. This is notable as the plan currently stands approximately two percentage points higher than our debt limit by policy at 67%. Changes during review can account for a reduction to bring limits in line with policy.



Department Review

Administration

The Department absorbed the Communications Division in 2024 and this plan reflects that transition to add a line in each of the years to support the cable channel and other mediums. The only other major inclusion within the plan is to keep up with replacement of voting equipment at the end of its useful life.

Facilities

The main project forecasted within this category is to fund the Community Center beginning in 2027 and carried into 2028. Additionally planning is needed in 2025 and based on what advances from the plan then design would need to occur in 2026. The remaining fundings needs are consistent from year to year with a sinking fund to maintain facilities, sinking fund for property acquisition, use of funds to address maintenance needs, and other technology support.

Police

The Department has included replacement of two fleet vehicles every other year planned for 2026, 2028, and 2030. Typically new cars are entered into patrol and other cars with useful life are cycled to other less demanding uses. Additional funding is provided to support equipment needs from year to year within the Department and also to support traffic safety. A new Records Management System could be considered also in 2027 after further evaluating the existing partnership with Madison.

Fire and Rescue

A new fire pumper/engine was approved in 2024 which included a down payment to secure the order and schedule. It is scheduled to arrive in 2027. Other vehicle needs identified include a staff vehicle in 2027, brush truck in 2028, and tender/tanker truck in 2030. Some of the smaller less specialized vehicles that are existing are able to be repurposed once replaced. Other equipment needs are consistent from year to year with exception for the replacement of the radio system in 2030.

Public Works (Utilities)

Most of the Village's capital outlay from year to year flows through this Department and specifically within the Paving and Utility Plan line. This information is further detailed in Appendix C in order to outline our road construction needs including the related underground utilities. There are a number of equipment needs that span all of the different services provided as well as different vehicles. Continued emphasis on stormwater maintenance is included in this plan with funds allocated in each year to continue following through on plan recommendations. Construction of a new well is planned to begin in 2026 as well as rehabilitating Well #4 in 2028. The Village had a small share in 2025 as part of Phase #7 of USH 51 reconstruction, but will see a larger need to allocate funds in 2027 when Phase #6 advances.

Senior Outreach

Most of the capital needs for this Department are tied into the larger facility question that is what to do with the Community Center. They have a small capital line item which allows for day to day needs (mostly associated with the meal program) to be met. Nothing else major is planned at this time.

Library

A few smaller improvements are planned in the coming years to address technology, lighting, and signage. The Department also has a larger facility question it is looking to address to help work with the Village on the its planning with the Community Center and how that might intersect with that work.

Parks

Every other year the Village attempts to use park impact fees collected through new development to reconstruct a playground or add a public restroom. A playground would be considered in 2026, 2028, and 2030 while a public restroom would be in 2027 and 2029. Assuming completion of the second phase of Community Park, attention is turned back to McFarland Park to advance future phases of that work planned in 2027. Well #4 is located within Egner Park and is planned for rehabilitation in 2028. With that project we'll also be looking to add a public restroom given its proximity to the park amenities. This plan also considers additional investments at Community Park in 2030 that were removed from the last phase of improvements seen in 2025. Each year the Village also invests funds into maintaining the trails, conservancy, and other equipment needs.

Community Development

Most of the capital funding needed within this Department is for long term planning. We see this for the Comprehensive Plan update beginning in 2026 lasting into 2027 followed by Zoning Code rewrite in 2028. TID Planning as needed is also considered within 2026-2028. We will also need to consider an update to our Comprehensive Outdoor Recreation Plan (CORP) in 2030 as well as updating our energy audit. The other biggest investment is in new Gateway Signs on USH 51 entering from the north and south. These will be funded through TID #5 and #6 in 2028 following completion of Phase 6 of the highway.

Historical Trends

UNDER CONSTRUCTION

Previous 5 year plan trends

Total CIP Comparison by Department from Plan Year to Play Year

Total Debt Comparison – Look at planned debt support from plan to plan to compare this proposal.

Closing

Thank you for the opportunity to submit this plan to the Village Board for consideration of our capital needs. Staff appreciates this opportunity to talk about the impacts of these large projects on the Community to understand how they support the good services provided within our operating budgets and to figure out the balance in quality of life we are looking to achieve. We recognize that this is a plan, and a projects ability remains at the discretion of the Village Board as adopted within the annual budget.

As always, if I can be of any assistance within this review please do not hesitate to reach out to me with questions.

Matt Schuenke, Village Administrator

(608) 838-3153

matt.schuenke@mcfarland.wi.us

2026-2030 McFarland Capital Improvement Plan

Funding Summary

By Department...	2026	2027	2028	2029	2030	Total
Administration	14,000	6,000	32,500	7,000	30,000	89,500
Facilities	276,000	11,738,000	11,738,000	238,000	238,000	24,228,000
Police	157,500	212,500	157,500	37,500	157,500	722,500
Fire and Rescue	103,000	1,524,250	685,750	100,500	1,514,500	3,928,000
Public Works	8,556,000	6,652,300	9,236,500	5,771,500	4,850,500	35,066,800
Senior Outreach	1,500	1,500	1,500	1,500	1,500	7,500
Library	139,250	56,500	10,500	10,500	10,500	227,250
Parks	692,000	1,857,000	2,212,500	577,500	1,369,500	6,708,500
Community Development	91,000	91,250	431,250	6,250	61,250	681,000
Total	10,030,250	22,139,300	24,506,000	6,750,250	8,233,250	71,659,050

By Fund...	2026	2027	2028	2029	2030	Total
General - Fund 100	15,500	15,500	16,000	16,000	16,000	79,000
Comm/Tech - Fund 200	-	-	-	-	-	-
TID #3 - Fund 305	-	-	-	-	-	-
TID #4 - Fund 310	-	-	-	-	-	-
TID #5 - Fund 315	-	750,000	125,000	-	-	875,000
TID #6 - Fund 320	-	3,169,250	125,000	1,778,750	-	5,073,000
TID ?? - Fund ??	-	150,000	4,776,750	150,000	3,184,500	8,261,250
Capital Projects - Fund 400	3,085,500	16,734,750	15,293,000	2,590,500	3,902,000	41,605,750
Parks - Fund 405	240,000	185,000	190,000	195,000	295,000	1,105,000
Utility - Fund 600	5,655,500	535,050	3,013,750	677,750	330,500	10,212,550
Stormwater - Fund 605	1,033,750	599,750	966,500	1,342,250	505,250	4,447,500
Total	10,030,250	22,139,300	24,506,000	6,750,250	8,233,250	71,659,050

Within Fund 400...	2026	2027	2028	2029	2030	Total
General Revenue	300,000	325,000	350,000	375,000	400,000	1,750,000
Grants	405,000	750,750	-	-	-	1,155,750
Intergovernmental	40,000	-	-	-	-	40,000
Borrowing	2,281,250	15,601,000	14,891,750	2,160,500	3,451,250	38,385,750
Reserves	59,250	58,000	51,250	55,000	50,750	274,250
Total	3,085,500	16,734,750	15,293,000	2,590,500	3,902,000	41,605,750

Within Borrowing...	2026	2027	2028	2029	2030	Total
Bonds	-	11,500,000	11,500,000	-	-	23,000,000
Notes	2,281,250	4,101,000	3,391,750	2,160,500	3,451,250	15,385,750
Total	2,281,250	15,601,000	14,891,750	2,160,500	3,451,250	38,385,750

Within Fund 600 and 605...	2026	2027	2028	2029	2030	Total
Water	5,471,500	310,050	2,863,000	489,500	197,750	9,331,800
Sanitary Sewer	184,000	225,000	150,750	188,250	132,750	880,750
Storm Sewer	1,033,750	599,750	966,500	1,342,250	505,250	4,447,500
Total	6,689,250	1,134,800	3,980,250	2,020,000	835,750	14,660,050

Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2023	2024	2025	2026	2027	2028	2029	2030
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Program Year: 2026

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #3 Fund 305	TID #4 Fund 310	TID #5 Fund 315	TID #6 Fund 320	TID ?? Fund ??	Capital Projects - Fund 400					Parks Fund 405	Utility - 600		Stormwater Fund 605	Total	
									General	Grants	Intergov	Borrow	Reserve		Total	Water			Sewer
Communications	Admin										11,500							11,500	
Digital Records Mgmt	Admin																	-	
Small Capital	Admin	2,500																2,500	
Community Center (Design)	Facilities																	-	
EV Chargers	Facilities									40,000								40,000	
Facility Improvement	Facilities											50,000						50,000	
General Tech Equipment	Facilities								25,000				5,000					30,000	
Land Acquisition	Facilities								40,000									40,000	
Network Equip	Facilities								4,000						4,000			4,000	
Sinking Fund	Facilities								100,000							4,000	4,000	100,000	
Equipment	Police								15,000									15,000	
Patrol Vehicles	Police										120,000							120,000	
Small Capital	Police	2,500																2,500	
Traffic Safety	Police										20,000							20,000	
Ballistic Equipment	Fire/EMS								8,000									8,000	
Command Car Sinking Fund	Fire/EMS								9,250									9,250	
EMS Equipment	Fire/EMS								6,750									6,750	
Fire Equipment	Fire/EMS									5,000		51,500						56,500	
Ice/Water Rescue	Fire/EMS								3,250				1,250					4,500	
Small Capital	Fire/EMS	2,500																2,500	
Technology	Fire/EMS								15,500									15,500	
Facility Equipment	DPW										6,250				6,250	6,250	6,250	25,000	
Leased Equipment	DPW								9,000						9,000	8,000	8,000	33,000	
Lift	DPW										17,500				17,500			17,500	
Maintenance (Generator)	DPW										2,500				2,500	2,500		7,500	
Mini-Excavator	DPW										22,250				22,250	22,250		89,000	
Paving and Utility Plan	DPW									400,000		782,750			1,182,750	682,500	388,250	2,253,500	
Pickup Truck	DPW										15,000				15,000	15,000	15,000	60,000	
Plate Compactor	DPW														4,000	4,000	4,000	12,000	
Property Acquisition	DPW										350,000							350,000	
Sidewalk Replace	DPW										100,000							100,000	
Sinking Fund	DPW								3,000						3,000	3,000	3,000	12,000	
Small Capital	DPW																2,500	2,500	
Stormwater Maintenance	DPW																453,000	453,000	
Street Maintenance	DPW										150,000				150,000			150,000	
Street Sweeper	DPW																30,000	30,000	
Street Tree Planting	DPW										30,000				30,000			30,000	
Technology	DPW														11,000	6,000		17,000	
Tool Cat	DPW																	-	
Trailer	DPW											3,000			3,000	3,000		9,000	
Truck Crane	DPW														10,000	10,000	10,000	30,000	
TV & Clean (Sanitary)	DPW															100,000		100,000	
TV & Clean (Storm)	DPW																75,000	75,000	
Water Tower (Holscher)	DPW														500,000			500,000	
Well #5 (Build)	DPW														4,200,000			4,200,000	
Small Capital	Outreach	1,500																-	
	Outreach																	-	
Computer (Gaming)	Library								6,000									6,000	
Compuer (Workstations)	Library								8,000									8,000	
Lighting Improvements	Library										45,000							45,000	
Signage (Digital)	Library										30,000							30,000	
Signage (Exterior)	Library										25,000							25,000	
Small Capital	Library	2,500																2,500	
Space Needs Update	Library										22,750							22,750	
McF Park Phase 3 (Design)	Parks										100,000							100,000	
McF Park (Facility)	Parks										175,000							175,000	
Park Equipment	Parks										50,000		40,000					90,000	
Comprehensive Plan	CD										60,000							60,000	
Property Acquisition	CD																	-	
Small Capital	CD	2,000																2,000	
Sinking Fund	CD								4,000									4,000	
TID Planning (TBD)	CD										25,000							25,000	
Total Projects		15,500	-	-	-	-	-	-	300,000	405,000	40,000	2,281,250	59,250	3,085,500	240,000	5,471,500	184,000	1,033,750	10,030,250

Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2023	2024	2025	2026	2027	2028	2029	2030
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Program Year: 2027

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #3 Fund 305	TID #4 Fund 310	TID #5 Fund 315	TID #6 Fund 320	TID ?? Fund ??	Capital Projects - Fund 400					Parks Fund 405	Utility - 600		Stormwater Fund 605	Total	
									General	Grants	Intergov	Borrow	Reserve		Total	Water			Sewer
Communications	Admin																		3,500
Digital Records Mgmt	Admin																		-
Small Capital	Admin	2,500																	2,500
Community Center (Build)	Facilities																		11,500,000
Facility Improvement	Facilities																		50,000
General Tech Equipment	Facilities								25,000					5,000					30,000
Land Acquisition	Facilities								40,000										40,000
Network Equip	Facilities								4,500						4,500	4,500	4,500		18,000
Sinking Fund	Facilities								100,000										100,000
Equipment	Police								15,000										15,000
RMS System	Police																		175,000
Small Capital	Police	2,500																	2,500
Traffic Safety	Police																		20,000
Ballistic Equipment	Fire/EMS								8,250										8,250
Command Car Sinking Fund	Fire/EMS								10,000										10,000
CPR Compressors	Fire/EMS																		55,500
EMS Equipment	Fire/EMS								7,000										7,000
Fire Equipment	Fire/EMS								31,250	750									41,500
Pumper/Engine	Fire/EMS																		1,281,750
Small Capital	Fire/EMS	2,500																	-
Staff Vehicle	Fire/EMS																		100,000
Technology	Fire/EMS								17,750										17,750
Facility (Plan)	DPW																		100,000
Leased Equipment	DPW								12,250										12,250
Patrol Truck	DPW																		82,500
Paving and Utility Plan	DPW						3,169,250												101,250
Pickup Truck	DPW								7,500										9,500
Sidewalk Replace	DPW																		100,000
Siggelkow Phase 1 (Design)	DPW								150,000										100,000
Sinking Fund	DPW								3,250										3,250
Small Capital	DPW																		-
Stormwater Maintenance	DPW																		358,000
Street Maintenance	DPW																		150,000
Street Sweeper	DPW																		-
Street Tree Planting	DPW																		30,000
Tractor	DPW																		30,000
Trailer	DPW																		-
Trench Box	DPW																		3,000
TV & Clean (Sanitary)	DPW																		-
TV & Clean (Storm)	DPW																		3,250
USH 51 Seg 6 (Build)	DPW																		100,000
Outreach	Outreach																		75,000
Small Capital	Outreach	1,500																	-
Computer (Gaming)	Library								6,000										6,000
Computer (Workstations)	Library								8,000										8,000
Self Check Replacement	Library																		40,000
Small Capital	Library	2,500																	-
Bathroom (Design/Build)	Parks																		-
Comm Park Storage	Parks																		170,000
Court Replacement x 6	Parks																		100,000
Egner/Well #4 (Design)	Parks																		130,000
Maintenance (Conservancy)	Parks																		50,000
McF Park Phase 3 (Build)	Parks																		12,500
Mower	Parks																		1,000,000
Park Equipment	Parks																		140,000
Pedestrian Ways (Trails)	Parks																		-
Property Acquisition	Parks																		15,000
Small Capital	Parks	2,000																	-
Comprehensive Plan	CD																		2,000
Property Acquisition	CD																		-
Small Capital	CD	2,000																	-
Sinking Fund	CD								4,250										4,250
TID Planning (TBD)	CD								25,000										25,000
Total Projects		15,500	-	-	-	750,000	3,169,250	150,000	325,000	750,750	-	15,601,000	58,000	16,734,750	185,000	310,050	225,000	599,750	22,139,300

Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2023	2024	2025	2026	2027	2028	2029	2030
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Program Year: 2028

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #3 Fund 305	TID #4 Fund 310	TID #5 Fund 315	TID #6 Fund 320	TID ?? Fund ??	Capital Projects - Fund 400					Parks Fund 405	Utility - 600		Stormwater Fund 605	Total	
									General	Grants	Intergov	Borrow	Reserve		Total	Water			Sewer
Communications	Admin																		
Digital Records Mgmt	Admin																		
Small Capital	Admin	2,500																	2,500
Voting Equipment	Admin								28,750				1,250	30,000					30,000
Community Center (Build)	Facilities										11,500,000			11,500,000					11,500,000
Facility Improvement	Facilities												50,000	50,000					50,000
General Tech Equipment	Facilities								30,000					30,000					30,000
Land Acquisition	Facilities								40,000					40,000					40,000
Network Equip	Facilities								4,500					4,500				4,500	18,000
Sinking Fund	Facilities								100,000					100,000		4,500	4,500	4,500	100,000
Equipment	Police								15,000					15,000					15,000
Patrol Vehicles	Police													120,000					120,000
Small Capital	Police	2,500																	2,500
Traffic Safety	Police													20,000					20,000
AED Machines	Fire/EMS													43,000					43,000
Ballistic Equipment	Fire/EMS								8,750					8,750					8,750
Brush Truck	Fire/EMS													91,000					91,000
Command Car Sinking Fund	Fire/EMS								10,250					10,250					10,250
EMS Equipment	Fire/EMS								7,500					7,500					7,500
Fire Equipment	Fire/EMS								40,250					43,750					43,750
SCBA Replacements	Fire/EMS													460,000					460,000
Small Capital	Fire/EMS	2,500																	2,500
Technology	Fire/EMS								19,000					19,000					19,000
Facility (Design)	DPW																		
Leased Equipment	DPW								12,500					12,500		12,500	12,500	12,500	50,000
Maintenance (Generator)	DPW													2,500	2,500	2,500	2,500		7,500
Paving and Utility Plan	DPW																		
Pickup Truck	DPW													15,000					60,000
Sidewalk Replace	DPW																		100,000
Siggelkow Phase 1 (Build)	DPW																		4,776,750
Sinking Fund	DPW													3,250					13,000
Small Capital	DPW																		2,500
Stormwater Maintenance	DPW																		465,000
Street Maintenance	DPW													150,000					150,000
Street Sweeper	DPW																		30,000
Street Tree Planting	DPW													30,000					30,000
Trailer	DPW								3,000					3,000					9,000
TV & Clean (Sanitary)	DPW															3,000	110,000		110,000
TV & Clean (Storm)	DPW																		75,000
Small Capital	Outreach	1,500																	1,500
	Outreach																		
	Outreach																		
Comp - Workstation	Library																		
Small Capital	Library	2,500							8,000					8,000					8,000
	Library																		2,500
	Library																		
Egner/Well #4 (Build)	Parks													350,000					350,000
Maintenance (Conservancy)	Parks													12,500					12,500
Park Equipment	Parks																		15,000
Pedestrian Ways (Trails)	Parks													100,000					100,000
Playground (???)	Parks																		175,000
Property Acquisition	Parks																		
Small Capital	Parks	2,500																	2,500
Gateway/Wayfinding Signage	CD						125,000	125,000											250,000
Property Acquisition	CD																		
Small Capital	CD	2,000																	2,000
Sinking Fund	CD								4,250					4,250					4,250
TID Planning (Downtown)	CD													25,000					25,000
Zoning Code	CD													150,000					150,000
Total Projects		16,000	-	-	-	125,000	125,000	4,776,750	350,000	-	-	14,891,750	51,250	15,293,000	190,000	2,863,000	150,750	966,500	24,506,000

Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2023	2024	2025	2026	2027	2028	2029	2030
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Program Year: 2029

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #3 Fund 305	TID #4 Fund 310	TID #5 Fund 315	TID #6 Fund 320	TID ?? Fund ??	Capital Projects - Fund 400					Parks Fund 405	Utility - 600		Stormwater Fund 605	Total		
									General	Grants	Intergov	Borrow	Reserve		Total	Water			Sewer	
Communications	Admin																		4,500	
Digital Records Mgmt	Admin																		-	
Small Capital	Admin	2,500																	2,500	
	Admin																		-	
Facility Improvement	Facilities																		50,000	
General Tech Equipment	Facilities																		30,000	
Land Acquisition	Facilities																		40,000	
Network Equip	Facilities																		4,500	
Sinking Fund	Facilities																		100,000	
Equipment	Police																		15,000	
Small Capital	Police	2,500																	-	
Traffic Safety	Police																		2,500	
Ballistic Equipment	Fire/EMS																		10,000	
Command Car Sinking Fund	Fire/EMS																		20,000	
EMS Equipment	Fire/EMS																		9,250	
Fire Equipment	Fire/EMS																		11,250	
Small Capital	Fire/EMS	2,500																	7,750	
Technology	Fire/EMS																		46,750	
Leased Equipment	DPW																		3,500	
Lift Station #2 Force Main	DPW																		19,500	
Mower	DPW																		12,500	
Paving and Utility Plan	DPW																		9,250	
Pickup Truck x 2	DPW																		11,250	
Sidewalk Replace	DPW																		7,750	
Siggelkow Phase 2 (Design)	DPW																		46,750	
Sinking Fund	DPW																		19,500	
Small Capital	DPW																		19,500	
Stormwater Maintenance	DPW																		12,500	
Street Maintenance	DPW																		12,500	
Street Sweeper	DPW																		12,500	
Street Tree Planting	DPW																		12,500	
Trailer	DPW																		12,500	
TV & Clean (Sanitary)	DPW																		12,500	
TV & Clean (Storm)	DPW																		12,500	
Small Capital	Outreach	1,500																	-	
	Outreach																		-	
	Outreach																		-	
Comp - Workstation	Library																		-	
Small Capital	Library	2,500																	8,000	
	Library																		-	
	Library																		-	
Bathroom (???)	Parks																		-	
CP Phase 3 (Design)	Parks																		180,000	
Maintenance (Conservancy)	Parks																		100,000	
Mower	Parks																		12,500	
Park Equipment	Parks																		155,000	
Pedestrian Ways (Trails)	Parks																		15,000	
Property Acquisition	Parks																		100,000	
Small Capital	Parks	2,500																	-	
Property Acquisition	CD																		-	
Small Capital	CD	2,000																	-	
Sinking Fund	CD																		4,250	
Total Projects		16,000	-	-	-	-	-	1,778,750	150,000	375,000	-	-	2,160,500	55,000	2,590,500	195,000	489,500	188,250	1,342,250	6,750,250

Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2023	2024	2025	2026	2027	2028	2029	2030
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Program Year: 2030

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #3 Fund 305	TID #4 Fund 310	TID #5 Fund 315	TID #6 Fund 320	TID ?? Fund ??	Capital Projects - Fund 400					Parks Fund 405	Utility - 600		Stormwater Fund 605	Total		
									General	Grants	Intergov	Borrow	Reserve		Total	Water			Sewer	
Communications	Admin								6,750										7,500	
Digital Records Mgmt	Admin																		-	
Small Capital	Admin	2,500																	2,500	
Voting Equipment	Admin																		20,000	
Facility Improvement	Facilities																		50,000	
General Tech Equipment	Facilities								30,000										30,000	
Land Acquisition	Facilities								40,000										40,000	
Network Equip	Facilities								4,500					4,500	4,500		4,500		18,000	
Sinking Fund	Facilities								100,000										100,000	
Equipment	Police								15,000										15,000	
Patrol Vehicles	Police																		120,000	
Small Capital	Police	2,500																	-	
Traffic Safety	Police								20,000										20,000	
Ballistic Gear	Fire/EMS								9,500										9,500	
Command Car Sinking Fund	Fire/EMS								11,500										11,500	
EMS Equipment	Fire/EMS								8,000										8,000	
Fire Equipment	Fire/EMS								49,250			3,500							52,750	
Patient Cots	Fire/EMS																		80,250	
Radios	Fire/EMS																		512,000	
Small Capital	Fire/EMS	2,500																	-	
Technology	Fire/EMS								20,500										20,500	
Tender (Tanker) Truck	Fire/EMS																		817,500	
Leased Equipment	DPW								12,500						12,500	12,500	12,500		50,000	
Maintenance (Generator)	DPW											2,500			2,500	2,500			7,500	
Paving and Utility Plan	DPW											528,000							528,000	
Sidewalk Replace	DPW								27,000			73,000							100,000	
Siggelkow Phase 2 (Build)	DPW								3,184,500										3,184,500	
Sinking Fund	DPW								3,250						3,250	3,250	3,250		13,000	
Small Capital	DPW																		-	
Stormwater Maintenance	DPW																		350,000	
Street Maintenance	DPW																		150,000	
Street Sweeper	DPW																		-	
Street Tree Planting	DPW								30,000										30,000	
Tractor	DPW																		30,000	
TV & Clean (Sanitary)	DPW																		110,000	
TV & Clean (Storm)	DPW																		110,000	
Well #3 (Design)	DPW																		75,000	
																			175,000	
Small Capital	Outreach	1,500																	-	
	Outreach																		1,500	
	Outreach																		-	
Comp - Workstation	Library																		-	
Small Capital	Library	2,500							8,000										8,000	
	Library																		-	
	Library																		2,500	
	Library																		-	
Brandt Park (Build)	Parks																		285,000	
CP Phase 3 (Build)	Parks																		650,000	
Maintenance (Conservancy)	Parks																		12,500	
McFarland Park (Shelter)	Parks																		12,000	
Park Equipment	Parks																		-	
Pedestrian Ways (Trails)	Parks																		15,000	
Playground (???)	Parks																		100,000	
Property Acquisition	Parks																		-	
Small Capital	Parks	2,500																	-	
	Parks																		2,500	
CORP Update	CD																		15,000	
Property Acquisition	CD																		-	
Small Capital	CD	2,000																	-	
Sinking Fund	CD								4,250										4,250	
Sustainability Plan/Energy Audit	CD																		40,000	
																			40,000	
Total Projects		16,000	-	-	-	-	-	-	3,184,500	400,000	-	-	3,451,250	50,750	3,902,000	295,000	197,750	132,750	505,250	8,233,250

CAPITAL IMPROVEMENT PLAN (CIP)

Appendix A

Financial Analysis

Appendix B

Project Summaries

Appendix C

Paving and Utility Plan

Appendix D

Park System Capital Improvements

**CAPITAL
IMPROVEMENT
PLAN (CIP)**

Appendix A

Financial
Analysis

Village of McFarland
2026 - 2030 Capital Improvement Program
Estimated Debt Service - Village Purposes Notes and Bonds - With Growth

6/17/2025

Year Due	Village Purp Existing Debt Service	2025 \$3,585,000 Vill Portion Notes		2026 \$2,280,000 Notes		2027 \$11,500,000 Notes		2027 \$4,100,000 Notes		2028 \$11,500,000 Notes		2028 \$3,390,000 Notes		2029 \$2,160,000 Notes		2030 \$3,450,000 Notes	
		Principal	Est. Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2025	4,635,409																
2026	4,812,844	125,000	152,850														
2027	4,685,628	425,000	129,900	260,000	107,525												
2028	4,196,247	285,000	115,700	280,000	79,900	200,000	622,250	100,000	201,167								
2029	4,079,022	175,000	106,500	200,000	69,700	200,000	504,000	150,000	166,813		626,750	100,000	165,963				
2030	3,747,819	175,000	99,500	200,000	61,200	200,000	495,000	200,000	159,375	275,000	511,313	200,000	135,575	100,000	104,975		
2031	3,291,269	450,000	87,000	200,000	52,700	300,000	483,750	250,000	149,813	300,000	498,375	225,000	126,544	125,000	84,894		171,063
2032	3,422,928	390,000	70,200	200,000	44,200	300,000	470,250	250,000	139,188	250,000	486,000	225,000	116,981	110,000	79,900	100,000	144,500
2033	3,102,425	480,000	52,800	200,000	35,700	300,000	456,750	400,000	125,375	275,000	474,188	290,000	106,038	150,000	74,375	125,000	139,719
2034	2,387,709	530,000	32,600	225,000	26,669	500,000	438,750	500,000	106,250	375,000	459,563	325,000	92,969	175,000	67,469	250,000	131,750
2035	1,731,469	550,000	11,000	250,000	16,575	550,000	415,125	750,000	79,688	400,000	442,125	400,000	77,563	200,000	59,500	350,000	119,000
2036	1,695,894			265,000	5,631	575,000	389,813	750,000	47,813	500,000	421,875	500,000	58,438	250,000	49,938	400,000	103,063
2037	1,660,319					650,000	362,250	750,000	15,938	525,000	398,813	550,000	36,125	300,000	38,250	450,000	85,000
2038	1,624,209					675,000	332,438			550,000	374,625	575,000	12,219	350,000	24,438	550,000	63,750
2039	1,587,031					675,000	302,063			600,000	348,750			400,000	8,500	600,000	39,313
2040	1,549,318					700,000	271,125			650,000	320,625					625,000	13,281
2041	1,511,606					725,000	239,063			725,000	289,688						
2042	431,375					750,000	205,875			800,000	255,375						
2043						775,000	171,563			825,000	218,813						
2044						800,000	136,125			850,000	181,125						
2045						800,000	100,125			900,000	141,750						
2046						900,000	61,875			900,000	101,250						
2047						925,000	20,813			900,000	60,750						
2048										900,000	20,250						
	\$50,152,521	\$3,585,000	\$858,050	\$2,280,000	\$499,800	\$11,500,000	\$6,479,000	\$4,100,000	\$1,191,417	\$11,500,000	\$6,632,000	\$3,390,000	\$928,413	\$2,160,000	\$592,238	\$3,450,000	\$1,010,438
Est. Int. Rate		3.83%		4.25%		4.50%		4.25%		4.50%		4.25%		4.25%		4.25%	

* Based on Villages 2024 Actual Assessed Value -
 \$1,698,749,300 Actual * 2024
 \$1,783,686,765 Estimated** 2025
 \$1,855,034,236 Estimated** 2026
 ** Assuming growth at 5%, 4%, 3% and 2% thereafter
 \$1,910,685,263 Estimated** 2027
 \$1,948,898,968 Estimated** 2028
 \$1,987,876,947 Estimated** 2029

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

**** Median Home Value as of \$ 418,100 1/1/2024

**Village of McFarland
2026 - 2030 Capital Improvement Program
Financial Projection**

6/17/2025

Combined Debt Service	Tax Rate	Est. Tax Rate Increase *	Est. Tax Increase ****	*** Percentage of Legal Debt Limit Used	Year Due
4,635,409	\$2.73			52%	2025
5,090,694	\$2.85	\$0.13	\$52.39	49%	2026
5,608,053	\$3.02	\$0.17	\$70.71	57%	2027
6,080,264	\$3.18	\$0.16	\$66.52	69%	2028
6,543,747	\$3.36	\$0.18	\$73.34	66%	2029
6,664,757	\$3.35	(\$0.00)	(\$2.07)	60%	2030
6,795,407	\$3.35	(\$0.00)	(\$0.55)	54%	2031
6,799,147	\$3.29	(\$0.06)	(\$26.72)	47%	2032
6,787,369	\$3.22	(\$0.07)	(\$29.29)	41%	2033
6,623,728	\$3.08	(\$0.14)	(\$58.17)	36%	2034
6,402,044	\$2.92	(\$0.16)	(\$67.47)	30%	2035
6,012,463	\$2.69	(\$0.23)	(\$96.67)	25%	2036
5,821,694	\$2.55	(\$0.14)	(\$56.95)	21%	2037
5,131,678	\$2.20	(\$0.35)	(\$144.77)	17%	2038
4,560,656	\$1.92	(\$0.28)	(\$118.56)	14%	2039
4,129,349	\$1.70	(\$0.22)	(\$90.16)	12%	2040
3,490,356	\$1.41	(\$0.29)	(\$122.06)	9%	2041
2,442,625	\$0.97	(\$0.44)	(\$185.33)	7%	2042
1,990,375	\$0.77	(\$0.19)	(\$81.47)	6%	2043
1,967,250	\$0.75	(\$0.02)	(\$10.03)	5%	2044
1,941,875	\$0.73	(\$0.02)	(\$10.11)	3%	2045
1,963,125	\$0.72	(\$0.01)	(\$2.69)	2%	2046
1,906,563	\$0.68	(\$0.03)	(\$14.39)	1%	2047
920,250	\$0.32	(\$0.36)	(\$150.86)	0%	2048

\$110,308,875

\$0.12	\$52.18
Average for 2026-2030 CIP	
	\$260.89
Cumulative for 2026-2030 CIP	

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

Appendix B

Project
Summaries

McFarland Capital Improvement Program (CIP) 2026 – 2030

Administration

Planned Projects:

Communications

- *Description* – Annually the Communications Division looks to replace equipment used to record audio and video of meetings, events, and other activities happening within the Village. This is used for the cable channel, social media, and other mediums used to communicate with the public. This includes computers, cameras, digital storage, sound equipment, servers, and other A/V technologies that support their operations.
- *Years* – All.
- *Funding* – Combination of general revenue, borrowed money, and reserves within the Capital Projects Fund (400).

Digital Records Management

- *Description* – In an effort to continue paperless initiatives and be more efficient the intent of this project would be to convert the current paper method of storing documents to digital record keeping. Funds are available for this project within fund balance as needed as we convert records to digital copies.
- *Years* – All
- *Funding* – Reserves as needed within Capital Projects Fund (400).

Small Capital

- *Description* – Small capital contribution from the General Fund to purchase various small office, furniture, and other related needs.
- *Years* – All.
- *Funding* – General revenue within General Fund (100).

Voting Equipment

- *Description* – The DS200 voting machines were certified in the early 2010's and will likely be reaching the end of their useful life as a voting device. They are included in the CIP for replacement; however, their replacement will need to be tied to a County wide initiative to switch machines uniformly amongst all municipalities. Additionally we will be looking to replace Badger Books for Public Safety Center that were purchased in 2024.
- *Years* – 2028 and 2030.
- *Funding* – Combination of general revenue, borrowed money, and reserves within the Capital Projects Fund (400).

McFarland Capital Improvement Program (CIP) 2026 – 2030

Facilities

Planned Projects:

Community Center

- *Description* – The Village completed a Master Plan in 2023 to help guide improvements for the Municipal Center Campus including the implementation of a Community Center. Design work was paused in 2024 pending restarting additional planning work in 2025 to reconsider how the improvement could move forward. Funds presently listed are unchanged from previous projections to help forecast financial impacts but will need to be updated based on what the desired plan, if any, is to advance.
- *Year(s)* – 2026 (Plan/Design), and 2027/2028 (Build).
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Electric Vehicle (EV) Charters

- *Description* – Funding is provided from the Federal Government to install electric vehicle chargers at the Public Safety Center. The facility is setup for this purpose and the objective would be to finish the purchase and installation to allow for public access within the parking lot. The Village has also applied for a grant for this purpose.
- *Year(s)* – All.
- *Funding* – Intergovernmental Revenue within the Capital Projects Fund (400).

Facility Improvement

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

General Tech Equipment

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

Facilities (continued)

Land Acquisition

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

Network Equipment

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

Sinking Fund

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

McFarland Capital Improvement Program (CIP) 2026 – 2030

Police Department

Planned Projects:

Equipment

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

Records Management Software (RMS) System

- *Description* – Currently the Village contracts with Madison for this service which is not uncommon for smaller Departments. This has worked, but as we have grown we continue to have more needs from this system than the City platform can offer. Planning for the implementation of a new system that is direct sourced would be more efficient for Staff's utilization and give us more flexibility in overseeing our records.
- *Years* – 2027.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Patrol Vehicles

- *Description* – The enclosed plan anticipates ordering 2 cars every other year. We used to order 3 cars every three years, but with delays, supply chain issues, and direct cancellations it has become increasing difficult to rely on delivery times. The last replacement order in accordance with the former cycle was completed in 2023, and only one of those cars is presently in service today.
- *Years* – 2026, 2028, and 2030.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Small Capital

- *Description* – Small capital contribution from the General Fund to purchase various small office, furniture, and other related needs.
- *Years* – All.
- *Funding* – General revenue within General Fund (100).

Traffic Safety

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

McFarland Capital Improvement Program (CIP) 2026 - 2030

Fire and Rescue

Planned Projects:

AED Replacement

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

Ballistic Equipment

- *Description* – In 2018 the Department purchased ballistic gear for the large fire apparatus and the two ambulances. Based on recent incident lessons, we have learned that incident Commanders are also at risk of potential threats that may be known or unknown (i.e. a “warm zone”). The project would provide protection for command vehicles. Additionally, the original gear will be due for replacement. It is planned to have newer lighter weight gear purchased and move to 20% replacement annually.
- *Year(s)* – All
- *Funding* – General revenues within Capital Projects Fund (400).

Brush Truck

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

Command Car Sinking Fund

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

Fire and Rescue (continued)

CPR Compressors

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

Dorm Furniture

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

EMS Equipment

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

Fire Equipment Replacement

- *Description* – Provides annual funding for small equipment needs, turnout gear, and other general items needed to support this service. The equipment costs are expected to increase due to inflation, especially for fire equipment and PPE. 2026 will include the last order of replacement supply hose for the engines due to age and increased pressure requirements.
- *Years* – All.
- *Funding* – General revenue and borrowed money within Capital Projects Fund (400).

Fire and Rescue (continued)

Ice/Water Rescue Equipment

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

Pumper/Engine

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

Radios (Mobile/Portable)

- *Description* – Majority of the department mobile (vehicle mounted) and portable radios will be 10 years old in 2030. Additionally, the State of Wisconsin is in the process of replacing the statewide radio system which is used during large incidents and the current radios will not operate on the new system. The new radios will be dual band capable and will be able to communicate with Madison Fire on their channels. Previously this wasn't permitted by Madison Fire; however, we have been supporting their operations with mutual aide more often and they are now permitting others onto their radio system for improved coordination.
- *Years* – 2030
- *Funding* – Borrowed money within Capital Projects Fund (400).

SCBA Replacements

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

Fire and Rescue (continued)

Small Capital

- *Description* – Small capital contribution from the General Fund to purchase various small office, furniture, and other related needs.
- *Years* – All.
- *Funding* – General revenue within General Fund (100).

Staff Car

- *Description* – The Department’s 2016 Ford SUV Inceptor (and former Chief’s Vehicle) will be 11 years old and due for replacement. The project includes funding for a Plug-in Hybrid pickup (expected to be available in the coming years) to allow for more equipment while still providing space for four passengers. The full EV will continue to be monitored but current models have struggle with fire emergency response and electronic utilization needs. We are planning to keep the existing 2016 Ford SUV Inceptor in service to permit the Chief to have a take home vehicle and maintain staff vehicle beyond the command car. The future planning will be replacing a staff car or command car every 5 years with three in rotation placing the planned life expectancy to 15 years per vehicle.
- *Years* – 2027
- *Funding* – Borrowed money within Capital Projects Fund (400).

Technology

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

Tender Truck (Water Tanker)

- *Description* – The Department maintains a water tender (tanker) truck with a life expectancy of 15 years. The truck is utilized in locations where water is not available via hydrants or when operationally it is better to use the tender instead of a hydrant. With recent annexations there is now considerably more area of the Village that requires the tender to provide water for fire protection. The current tender will be 15 years old in 2030. When the current tender was purchased the water tank was reduced from 3,000 gallons to 2,000 gallons and the pump was reduced from 1,000 gallons per minute to 500 gallons per minute. The Department does request two tenders from other communities for structure fires in areas with hydrants currently as one is not sufficient to provide sustained water supply for structure fires. The lead time of a tender is expected to be 12-18 months (considerably shorter than custom chassis trucks).
- *Years* – 2030
- *Funding* – Borrowed money within Capital Projects Fund (400).

McFarland Capital Improvement Program (CIP) 2026 – 2030

Department of Public Works

Planned Projects:

Facility (Plan/Design)

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

Facility Equipment

- *Description* – A few different facility replacements are included for the next year at the main facility. This includes repairing a support post in the storage shed and pallet racking for inside and outside of the main building.
- *Years* – 2026.
- *Funding* – Combination of funds within Capital Projects Fund (400), Utility Fund (600), and Stormwater Utility Fund (605).

Leased Equipment

- *Description* – Includes annual charges for the use of the skid steer and front-end loader. In 2027 we will be making changes to the leased equipment. Adding a compact loader in 2027 and removing the skid steer in 2028.
- *Years* – All.
- *Funding* – General revenue within Capital Projects Fund (400) plus equal shares from Utility Fund (600) and Stormwater Utility (605).

Lift

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

Department of Public Works (continued)

Lift Station #2 Force Main

- *Description* – Lift Station #2 was reconstructed in 2025 and has a sanitary sewer pipe running from this location to USH 51 where it intercepts with the MMSD system. Funds are provided within this year to help maintain, improve, and fix aspects of this pipe to ensure its ongoing functionality.
- *Years* – 2029.
- *Funding* – Funds are provided through sanitary sewer charges for service within the Utility Fund (600).

Maintenance (Generator)

- *Description* – The generators at the Public Safety Building, Municipal Center, Public Works and all the well houses are recommended to have load testing completed every other year. This is to ensure that the generators start when needed and are able to perform with all the needs each building requires to operate in an emergency.
- *Years* – 2026, 2028, and 2030.
- *Funding* – Combination of funds between Capital Projects Fund (400), Utility Fund (600), and Stormwater Utility Fund (605).

Mini-Excavator

- *Description* – Public Works is evaluating making a change to the off-road vehicle fleet within the department. The change will allow us to complete more tasks within the department, more efficiently, conserve space within the building and will save us money over time. In 2026, we would add a mini excavator, which would replace the tractor backhoe. This would be funded by redirecting funds that were for a planned replacement of the toolcat which we would eliminate in 2027. Other changes to the off road fleet would occur within our leased equipment line.
- *Years* – 2026.
- *Funding* – Combination of funds between Capital Projects Fund (400), Utility Fund (600), and Stormwater Utility Fund (605).

Mowers

- *Description* – This includes two smaller format mowers in 2030 to take care of basic lawn care needs around facilities and within stormwater areas that are not filled with water. The 2029 replacement is the main larger mower in a wide format that is used in various areas for larger scale mowing operations.
- *Years* – 2029.
- *Funding* – Combination of funds within Capital Projects Fund (400) and Stormwater Utility Fund (605).

Department of Public Works (continued)

Patrol Truck Replacement

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

Paving and Utility Plan

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

Pickup Truck Replacement

- *Description* – Replacement of various levels of pickup trucks for general service responsibilities. The vehicle purchase for 2025 will be dedicated and outfitted to support what is needed for facility maintenance more aligned for tool transport and other materials.
- *Year(s)* – 2026, 2027, 2028, and 2029.
- *Funding* – Cost split equally between the Capital Projects Fund (400), Utilities Fund (600), and Stormwater Utility Fund (605).

Plate Compactor

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

Property Acquisition

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

Department of Public Works (continued)

Sidewalk Replacement

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

Siggelkow Road Phased Reconstruction

- *Description* – Siggelkow Road from Catalina Parkway to County Highway AB is currently a rural cross section and at sometime in its life will need to be reconstructed as a urban street. A traffic study and 30% design plans are anticipated for completion 2025 and then a decision is needed whether to advance the improvement as one project or in phases. This project also incorporates the construction of an off-street bike trail picking up from Juniper Ridge and connecting to County Highway AB and the new Community Park.
- *Years* – 2027, 2028, 2029, and 2030.
- *Funding* – To be determined.

Sinking Fund

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

Small Capital

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

Stormwater Maintenance

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

Street Maintenance

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

Department of Public Works (continued)

Street Sweeper – Sinking Fund

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

Street Tree Planting

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

Technology

- *Description* – Upgrades to our Scada system and our valve turner software are needed. Scada monitors our entire water and sewer system and calls out staff when there are issues. The valve turner is used to exercise and record history on our water valves.
- *Years* – 2026
- *Funding* – Charges for water and sanitary sewer services collected within the Utility Fund (600).

TV & Clean (Sanitary)

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

TV & Clean (Storm)

- *Description* – Annually the Village cleans a portion of its storm sewers and then runs a camera through them to check for deficiencies. This process helps to identify weak spots or failures in the system that allow for inflow and infiltration.
- *Years* – All
- *Funding* – Charges for sanitary sewer services collected within the Stormwater Utility Fund (605).

Tractor

- *Description* – Light duty vehicle utilized in different capacities for grounds maintenance and other support.
- *Year(s)* – 2030.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Department of Public Works (continued)

Trailer

- *Description* – Trailers used to haul mowers and other Public Work’s equipment, have never been included in a replacement plan. They have been added to the Fleet replacement plan, starting in 2025. Of the seven trailers, five are scheduled for replacement or upgrade over the next five years. Trailers will have a 15-year useful life.
- *Years* – 2026, 2027, 2028, and 2029.
- *Funding* – Combination of funds within Capital Projects Fund (400), Utility Fund (600), and Stormwater Utility Fund (605).

Trench Box

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

Truck Crane

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

USH 51 Seg 6 (Build)

- *Description* – WisDOT has will have completed Segment 7 of the USH 51 reconstruction project in 2025. Segment 6 is planned to being in the Winter of 2026/2027 to be completed by the end of 2027. The Village’s costs are tied to cost sharing agreements for lighting, pedestrian accommodations, and streetscaping.
- *Year(s)* – 2026 and 2027.
- *Funding* – Borrowed money within the Capital Projects Fund (400) and tax increment districts.

Water Tower (Holscher)

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

Department of Public Works (continued)

Well #3

- *Description* – Well #3 is in need of some structural repairs. This funding would study and design those repairs to the facility in order to improve its functionality. Implementation will happen in future years.
- *Year(s)* – 2030 (Design).
- *Funding* – Funds are provided through water charges for service within the Utility Fund (600).

Well #5

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

McFarland Capital Improvement Program (CIP)

2026 – 2030

Senior Outreach

Planned Projects:

Small Capital

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

McFarland Capital Improvement Program (CIP) 2026 – 2030

Library

Planned Projects:

Computer – Gaming

- *Description* – This is a special computer referred to as the AWE Afterschool Edge Computer for Kids. This computer is geared towards use by kids by providing a digital learning solution for out of classroom use. While it provides for gaming opportunities, it is also a resource that provides content that is educationally based helping to support literacy and other academics.
- *Year(s)* – 2026 and 2027.
- *Funding* – General Revenue within the Capital Projects Fund (400).

Computer – Workstation(s)

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

Lighting Improvements

- *Description* – The Library studied power needs and other electrical issues in 2025. It found that the wiring for the lighting was not installed properly requiring its need to be replaced. Additionally, the acoustical tiles to limit echoes and other noise are in need of replacement.
- *Year(s)* – 2026.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Self Check Replacement

- *Description* – The Library offers several areas for patrons to check out their materials on their own without Staffing assistance. The funding for this purpose would be used to replace existing devices that are currently being utilized.
- *Year(s)* – 2027.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Library (continued)

Signage (Digital)

- *Description* – Changing or upgrading the existing digital signs within the facility. Possibly adding other options within the meeting room spaces.
- *Year(s)* – 2026.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Signage (Exterior)

- *Description* – Look to update the existing exterior signage and consider adding a digital element.
- *Year(s)* – 2026.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Small Capital

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

Space Needs Study

- *Description* – The Library conducted a Space Needs Study in 2020 that was completed in 2021. Additionally, they participated within the Village’s Campus Master Plan Study with the Municipal Center that was completed in 2023 and were part of the design process for the Municipal Center that was paused in 2024. Similar to that of the Municipal Center, they wish to revisit their assumptions from the prior study and continue to align with the various facility plans of the Village.
- *Years* – 2026.
- *Funding* – General revenues within the General Fund (100).

McFarland Capital Improvement Program (CIP) 2026 – 2030

Parks

Planned Projects:

Bathroom (Design/Build)

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

Brandt Park

- *Description* – The ball diamonds at Brandt Park need to be re-contoured for drainage and safety reasons and the backstops need to be replaced. A new offstreet parking lot could also be considered for construction.
- *Year(s)* – 2029 and 2030.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Community Park

- *Description* – The Village purchased the property for the Community Park in 2019 and completed a Master Plan in 2021. Phase 1 for the park was completed in 2023 to conduct mass grading and install an irrigation system. Design work for Phase 2 began in 2024 for implementation to begin in 2025. The second phase will include construction of the parking lot and shelter. Future phases will include a maintenance shed, playground, and surrounding restoration. The park likely becomes operational for use in 2026 with this work.
- *Year(s)* – 2027, 2029, and 2030..
- *Funding* – Borrowed money and impact fees collected within Parks Fund (405).

Court Replacement x 6

- *Description* –
- *Year(s)* – 2027.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Parks (continued)

Egner Park Facility (Well #4)

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

Maintenance (Conservancy)

- *Description* – The Village completed a new conservancy plan in early 2024 that provided recommendations to improve the maintenance within these natural areas as well as their functionality. The funding provided is to work through the plan each year. In 2026, we would focus on removing dead trees around property boundaries.
- *Year(s)* – 2025.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

McFarland Park

- *Description* – A new master plan for McFarland Park was accepted in 2021. These plans recommended transitioning soccer to the new Community Park and repurposing fields they vacated for new uses. Prior to this point, pickleball and a new skate park have been implemented. Future phases of this work envision additional amenities for basketball, baseball, playground, aquatics, trails, and more. The current 5 year Capital Improvement Plan presents a scenario where improvements at the Community Park will be completed in 2029 allowing a transition for soccer as soon as 2027 as one example, could be sooner or later depending on amenity need and implementation progression. Funding in the current 5 year plan accounts for remaining financial obligations within the existing park shelter with remaining improvements after 2029 until soccer has fully transitioned.
- *Year(s)* – 2026 (Design), 2027 (Build), and 2030 (Build).
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Mower

- *Description* – This would be a wide format mower that would be dedicated for use at the Community Park. The Village will be in need of it on a regular basis within this park as a majority of it is grass and green space for soccer fields. The 2026 purchase is for an additional mower and the 2029 purchase is a replacement of an existing parks specific mower.
- *Year(s)* – 2027 and 2029.
- *Funding* – Borrowed Money within the Capital Projects Fund (400).

Parks (continued)

Park Equipment

- *Description* – Money set aside annually to be used for general park improvements through the use of fees collected within new developments. Additional soccer goals for Community Park, safety netting at Brandt Park and batting cage nets at the curling club, laptop for staff in the field and a roof for the shelter at Woodland Estates, are planned in 2026.
- *Year(s)* – All.
- *Funding* – Impact Fees collected within Parks Fund (405).

Pedestrian Ways (Trails)

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

Playground (Construction)

- *Description* – Every other year, the Village looks to replace and/or repair certain park amenities and play structures as well as park signage as needed. Cedar Ridge would be considered for 2026, and Lewis Park in 2028. The Parks and Recreation Committee will continue to review these locations and make recommendations to the Village Board regarding their implementation.
- *Year(s)* – 2026, 2028, and 2030.
- *Funding* – Impact Fees collected within Parks Fund (405).

Property Acquisition

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

Small Capital

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

McFarland Capital Improvement Program (CIP) 2026 – 2030

Community Development

Planned Projects:

Comprehensive Outdoor Recreation Plan (CORP)

- *Description* – An update to the Village’s 2025-2029 Outdoor Recreation and Open Space Plan. This plan analyzes the Village’s current system of parks, trails, and open space and sets forth the Village’s vision, goals, and action steps for future improvement projects. The plan is updated every five years to remain eligible for WDNR recreational grant funding.
- *Years* – 2030.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Comprehensive Plan

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

Gateway/Wayfinding Signage

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

Property Acquisition

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

Community Development (continued)

Small Capital

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

Sinking Fund

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

Sustainability Plan & Comprehensive Energy Plan

- *Description* – An update to the Village's 2021 Sustainability Plan and 2023 Comprehensive Energy Plan for municipal buildings, equipment and fleet vehicles. The Sustainability Plan provides indicators, goals and actions items grouped into topics including Energy, Transportation, Solid Waste, Water, Land Use & Development, and Community Health. The Comprehensive Energy Plan tracks the Village's existing and projected carbon emissions and provides recommendations to reduce the Village's carbon footprint.
- *Years* – 2030.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

TID Planning

- *Description* – Work consists of evaluating opportunities for creation of new Tax Increment Finance Districts or expansion of existing districts as opportunities present themselves. The objective is to increase economic development and grow/retain existing businesses within the spirit of the Community.
- *Years* – 2026, 2027, and 2028.
- *Funding* – Combination of general revenues and borrowed money within the Capital Projects Fund (400).

Zoning Code

- *Description* – A comprehensive update to the Village's Zoning Code resulting in the repeal of the existing Code and enactment of a replacement Code, including updates to the Official Zoning Map as necessary.
- *Years* – 2028
- *Funding* – Borrowed money within the Capital Projects Fund (400).

**CAPITAL
IMPROVEMENT
PLAN (CIP)**

Appendix C

Paving and
Utility Plan

Village of McFarland
Pavement and Utility Infrastructure Improvement Plan
 Revised: 6/18/25

- Notes:
 1. Costs shown assume scope action described, and will need adjustment if scope is changed.
 2. Project costs assume that 35% of street replacement costs for projects that include water main replacement will be funded by the Water Utility.
 3. Project costs assume 25% curb replacement.
 4. Previous iterations of this document have been accepted by the Village Board. This is a living document and as such is continually updated as additional project details become known.
 5. All costs shown are in current date dollars. No inflation has been applied.

					PROJECT COSTS											
Year	Street	From	To	Action	Street	TIF/TID Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TIF/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm	Total	General Comments
2026	Creamery/Elvehjem Road/Bashford Street	Exchange Street	Country Walk Lane	Rural Conversion, Paving and Utility Rehabilitation	\$763,400			\$59,400	\$388,200						\$1,211,000	This project is partially funded by a LRIP Supplemental Grant of \$400,000. The amount shown in the table reflects Village obligations.
2026	USH 51 WM Crossing (Dale-Dale)	Dale Rd Xing & along USH 51		Water Main Replacement				\$226,500							\$226,500	Pair with Dale Curtian and Dale Rd
2026	Dale Curtian Rd	USH 51	Termini	Pavement Replacement	\$87,500										\$87,500	Pair with WM Crossing
2026	Dale Rd	Lake Edge Rd	USH 51	Pavement and Utility Rehabilitation	\$60,900			\$161,600							\$222,500	Pair with WM Crossing
2026	Babcock Channel WM Crossing	W ROW USH51	South Ct	Water Main Extension				\$192,400							\$192,400	
2026	Lee South Court	Siggelkow	Termini	Pavement Replacement	\$49,000										\$49,000	
2026	Sig Ct	Siggelkow	Termini	Pavement Replacement	\$24,000										\$24,000	
2026	Mansion Circle	Siggelkow	Termini	Pavement Replacement	\$87,000										\$87,000	
2026	Kowel Ct	Mansion Circle	Termini	Pavement Replacement	\$21,000										\$21,000	
2026	Freeway Ct	CTH AB	Termini	Pavement Replacement	\$77,000										\$77,000	
2026	Fjelstad Ln	CTH AB	Freeway Ct	Pavement Replacement	\$13,000										\$13,000	
2026	Farwell @USH51	Farwell	Farwell St				\$25,000								\$25,000	This project is sanitary sewer relocation work
2026		Osborn Drive	Milwaukee St	Path Resurfacing							\$52,900				\$52,900	
2026	Taylor Road Path	Terminal Drive	Larson Beach Road	Path Resurfacing							\$117,300				\$117,300	
2026	Various			Sidewalk Replacements							\$100,000				\$100,000	
2026	Various			Hydrant Repairs and Replacements			\$60,000									
2026	Off-Street			Highland Oaks Retention Pond Maintenance									\$247,000		\$247,000	
2026	Off-Street			Farwell Lagoon Maintenance									\$181,000		\$181,000	
2026	Off-Street			Well 5- New Construction								\$4,200,000			\$4,200,000	The Village completed a Water System Needs Assessment in 2023. This study projected that water usage rates would require the construction of a new well and house in 2024-2026.

PROJECT COSTS

Year	Street	From	To	Action	PROJECT COSTS									General Comments		
					Street	TIF/TID Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TIF/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water		Off-Street Storm	Total
2026	Off-Street			Well 4 Rehabilitation- Preliminary Design									\$175,000	\$175,000	The wells were reviewed in 2019 with WNDR staff. Several items were identified during the inspection, including: the pumps need to be pulled and inspected, piping needs painting as a means of protection from sweating, entry point sample taps are needed, A/C as a means of climate and humidity control is preferred, separate chemical room needs to be constructed, the vent is undersized and needs to be replaced, and significant electrical upgrades are required. The scope of this project is to address all of these issues, replace most of the well house itself to provide room for a generator and working space, replace all corroded electrical/controls, and remove the right-angle backup engine.	
2026	Off-Street			Holscher Water Tower									\$500,000	\$500,000	An inspection of the tower was performed in June of 2020 by Lane Tank Company. The results of the inspection included maintenance and painting recommendations with cost estimates. The total cost in this item includes addressing all maintenance and code items identified in the inspection as well as a full repainting of the interior and exterior of the tank. The exterior painting work would include provisions for full containment of overspray as well as the addition of a "McFarland" logo.	
Year Total					\$1,182,800	\$0	\$25,000	\$699,900	\$388,200	\$0	\$270,200	\$0	\$4,875,000	\$428,000	\$7,809,100	

PROJECT COSTS

Year	Street	From	To	Action	PROJECT COSTS									General Comments		
					Street	TIF/TID Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TIF/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water		Off-Street Storm	Total
2027	N Terminal Drive	Lift Station 4	USH 51	Rural Conversion		\$2,511,226					\$657,987				\$3,169,300	This work will need to be coordinated with HWY 51 Construction Planning
2027	Severson Rd	Lake Edge Rd	Farwell St	Pavement and Utility Rehabilitation	\$101,250										\$101,300	
2027	Various			Path Resurfacing							\$100,000				\$100,000	
2027	Various			Sidewalk Replacements							\$100,000				\$100,000	
2027	Various			Hydrant Repairs and Replacements				\$60,000							\$60,000	
2027	Off-Street			Parkview Estates Pond 1 Maintenance									\$304,000		\$304,000	
2027	Off-Street			Meredith Heights Pond Maintenance									\$54,000		\$54,000	
				Year Total	\$101,250	\$2,511,226	\$0	\$60,000	\$0	\$657,987	\$200,000	\$0	\$0	\$358,000	\$3,888,600	
2028	Siggelkow Road	Catalina Parkway	I-39	Rural Conversion	\$2,458,900			\$2,178,900	\$489,500		\$700,400				\$5,827,700	Reconstruction with Boulevard Section. Includes the addition of a new shared-use trail. Coordinate with USH 51 timing.
2028	Creamery/Elvehjem Road	Elvehjem	CTH AB	Rural Conversion	\$894,300			\$411,300	\$346,900						\$1,652,500	
2028	Wisconsin Ave	Bremer Rd / Norma Rd	Termini	Pavement and Utility Rehabilitation	\$60,318			\$104,598							\$165,000	
2028	Field Ave	Erling Ave	Card Ave	Pavement and Utility Rehabilitation	\$122,200			\$185,503							\$307,800	
2028	South Ct	Burma Rd	Overlook Dr plus 600 ft	Pavement and Utility Rehabilitation	\$194,400			\$398,100							\$592,500	This budget includes the addition of curb and gutter from Overlook Drive to the end
2028	Wild Flower Ct	Country Walk / Forest Ridge Ct	Termini	pavement replacement	\$38,500										\$38,500	
2028	Lake Edge Dr	South Ct	loop	Pavement and Utility Rehabilitation	\$49,862			\$117,796							\$167,700	
2028	Beckler	Card Ave	Erling Ave	Pavement Replacement	\$32,400										\$32,400	
2028	Bird Song Ct	Morning Dove Dr	Termini	Pavement Replacement	\$23,100										\$23,100	
2028	Morning Dove Dr	Hidden Farm Rd plus 422 ft	Country Walk / Spring Pond Ct	Pavement Replacement	\$61,700										\$61,700	
2028	Morning Dove Dr	Hidden Farm Rd	Bird Song Ct	Pavement Replacement	\$46,700										\$46,700	
2028	Burma Rd	Overlook Dr / South Ct	USH51	Pavement Replacement	\$93,300										\$93,300	
2028		Soccer Parking Lot		Parking Lot	\$117,500										\$117,500	
2028	Various			Path Resurfacing							\$100,000				\$100,000	
2028	Various			Sidewalk Replacements							\$100,000				\$100,000	
2028	Various			Hydrant Repairs and Replacements				\$60,000							\$60,000	
2028	Off-Street			Commerce Park Pond 4									\$115,000		\$115,000	
2028	Off-Street			Stormwater Treatment Device Maintenance									\$350,000		\$350,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investiagion and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
				Year Total	\$4,193,181	\$0	\$0	\$3,456,197	\$836,400	\$0	\$900,400	\$0	\$0	\$465,000	\$9,851,400	

PROJECT COSTS

Year	Street	From	To	Action	PROJECT COSTS									General Comments		
					Street	TIF/TID Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TIF/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water		Off-Street Storm	Total
2029	Siggelkow Road	I-39	CTH AB	Rural Conversion	\$1,531,800			\$1,925,400	\$407,000		\$427,700				\$4,291,900	Reconstruction with Boulevard Section. Includes the addition of a new shared-use trail. Coordinate with USH 51 timing.
2029	Elvehjem	CTHAB	RR Tracks	Rural Conversion	\$467,500			\$597,700	\$277,700						\$1,342,900	
2029	Triangle Street	Siggelkow Rd plus 2700 feet	Voges	Rural Conversion		\$1,312,600					\$466,100				\$1,778,700	This estimate amount includes the installation of a new path from Siggelkow to Voges.
2029	Marsh Rd	Red Oak Trl / Wellington Cir	Siggelkow Rd	Pavement Replacement	\$249,900										\$249,900	This estimate includes concrete pavement replacement at the intersection with Siggelkow. It also includes new sidewalk where it does not currently exist on the west side of the road.
2029	Marsh Rd	Eighmy Rd	Red Oak Trl / Wellington Cir	Pavement Replacement	\$369,200										\$369,200	
2029	Various			Path Resurfacing							\$100,000				\$100,000	
2029	Various			Sidewalk Replacements							\$100,000				\$100,000	
2029	Off-Street			Well 4 Rehabilitation								\$1,445,000			\$1,445,000	The wells were reviewed in 2019 with WNDR staff. Several items were identified during the inspection, including: the pumps need to be pulled and inspected, piping needs painting as a means of protection from sweating, entry point sample taps are needed, A/C as a means of climate and humidity control is preferred, separate chemical room needs to be constructed, the vent is undersized and needs to be replaced, and significant electrical upgrades are required. The scope of this project is to address all of these issues, replace most of the well house itself to provide room for a generator and working space, replace all corroded electrical/controls, and remove the right-angle backup engine.
2029	Off-Street			Well 3 Rehabilitation Pavement Rehabilitation/liminary Design								\$175,000			\$175,000	The wells were reviewed in 2019 with WNDR staff. Several items were identified during the inspection, including: the pumps need to be pulled and inspected, piping needs painting as a means of protection from sweating, entry point sample taps are needed, A/C as a means of climate and humidity control is preferred, separate chemical room needs to be constructed, the vent is undersized and needs to be replaced, and significant electrical upgrades are required. The scope of this project is to address these issues, replace all corroded electrical/controls, update the backup generator, and remove the right-angle backup engine.
2029	Off-Street			Stormwater Treatment Device Maintenance									\$350,000		\$350,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investigation and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
2029	Off-Street			Lift Station 2 Force Main and Highland Drive Interceptor								\$550,000			\$550,000	The Lift Station #2 Force Main is approaching 40 years of age and is a cast iron force main. Capacity improvements to this force main will need to be constructed in coordination with any reconstruction and capacity increases of lift station 2. This includes the replacement of the Highland Drive Interceptor between Exchange Street and Lewis Park.
Year Total					\$2,618,400	\$1,312,600	\$0	\$2,523,100	\$684,700	\$466,100	\$627,700	\$550,000	\$1,620,000	\$350,000	\$10,752,600	

PROJECT COSTS

Year	Street	From	To	Action	PROJECT COSTS										General Comments										
					Street	TIF/TID Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TIF/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm		Total									
2030	Black Walnut Dr	Wild Cherry Ln	Smith Ridge Rd	Pavement Replacement	\$204,400																				
2030	Black Walnut Dr	Smith Ridge Rd	Siggelkow Rd / Carncross Dr	Pavement Replacement	\$306,500																				
2030	Black Walnut Dr	Black Walnut Ct / Leanne Ln plus 316 ft	Wild Cherry Ln	Pavement Replacement	\$17,100																				
2030	Off-Street			Well 3 Rehabilitation									\$1,545,000											The wells were reviewed in 2019 with WNDR staff. Several items were identified during the inspection, including: the pumps need to be pulled and inspected, piping needs painting as a means of protection from sweating, entry point sample taps are needed, A/C as a means of climate and humidity control is preferred, separate chemical room needs to be constructed, the vent is undersized and needs to be replaced, and significant electrical upgrades are required. The scope of this project is to address these issues, replace all corroded electrical/controls, update the backup generator, and remove the right-angle backup engine.	
2030	Various			Path Resurfacing								\$100,000													
2030	Various			Sidewalk Replacements								\$100,000													
2030	Off-Street			Stormwater Treatment Device Maintenance													\$350,000							As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investigation and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.	
Year Total					\$528,000	\$0	\$0	\$0	\$0	\$0	\$200,000	\$0	\$1,545,000	\$350,000	\$2,623,000										
2031	Broadhead Street/CTH MN Phase 4B	North Peninsula Way	CTH AB	Rural Conversion	\$330,000			\$883,700	\$400,800																Partially paid for by Dane County. Amounts represent Village expenditures.
2031	N Bremer Road	Erling Ave	Bellevue Ct	Pavement and Utility Rehabilitation	\$184,584			\$385,082																	
2031	Ahren Ln	Meredith Way	Exchange St	Pavement Replacement	\$77,000																				
2031	S Bremer Road	Larson Beach Rd plus 200 ft	Bellevue Ct	Pavement and Utility Rehabilitation	\$234,231			\$642,200																	
2031	Brendan Ct	Termini	Meredith Way	Pavement Replacement	\$30,800																				
2031	Cardinal Dr	Curtis St	Sauk Ln	Pavement Replacement	\$119,200																				
2031	Calico Ct	Marsh Rd / Calico Dr	Termini	Pavement Replacement	\$84,600																				
2031	Various			Path Resurfacing								\$100,000													
2031	Various			Sidewalk Replacements								\$100,000													
2031	Off-Street			Stormwater Treatment Device Maintenance													\$350,000							As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investigation and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.	
Year Total					\$1,060,415	\$0	\$0	\$1,910,982	\$400,800	\$0	\$200,000	\$0	\$0	\$350,000	\$3,922,300										
2032	Valley Drive	Siggelkow Road	Ridge Road	Pavement Replacement	\$843,406																				Includes new sidewalk, one side. Sidewalk is not in capital improvement plan.
2032	Various			Path Resurfacing								\$100,000													
2032	Various			Sidewalk Replacements								\$100,000													
2032	Off-Street			Stormwater Treatment Device Maintenance													\$350,000							As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investigation and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.	
Year Total					\$843,406	\$0	\$0	\$0	\$0	\$0	\$200,000	\$0	\$0	\$350,000	\$1,393,500										

PROJECT COSTS

Year	Street	From	To	Action	PROJECT COSTS										General Comments	
					Street	TIF/TID Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TIF/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm		Total
2033	Overlook Dr	Burma Rd / South Ct	South Ct	Pavement and Utility Rehabilitation	\$181,072			\$444,533							\$625,700	
2033	Erling Ave	Bremer Rd	Terminal Dr	Pavement and Utility Rehabilitation	\$89,100			\$200,000							\$289,100	
2033	Norma Rd	Termini	Bremer Rd / Wisconsin Ave	Pavement and Utility Rehabilitation	\$130,100			\$363,600							\$493,700	
2033	Renee Ct	Lewis Lane	Exchange St	Pavement and Utility Rehabilitation	\$238,359			\$492,896							\$731,300	
2033	Various			Path Resurfacing							\$100,000				\$100,000	
2033	Various			Sidewalk Replacements							\$100,000				\$100,000	
2033	Off-Street			Stormwater Treatment Device Maintenance									\$350,000		\$350,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investiagion and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
				Year Total	\$638,631	\$0	\$0	\$1,501,029	\$0	\$0	\$200,000	\$0	\$0	\$350,000	\$2,689,800	
2034	Main St	Eighmy Rd	Broadhead St	Pavement and Utility Rehabilitation	\$229,377			\$489,479							\$718,900	
2034	Sighting Road	Johnson St	Marsh Woods Drive	Pavement and Utility Rehabilitation	\$106,501			\$235,714							\$342,300	
2034	Everglade Ct	Termini	Marsh Woods Drive	Pavement Replacement	\$24,100										\$24,100	
2034	Forest Lawn Cir	Summer Trail Rd	Termini	Pavement and Utility Rehabilitation	\$106,501			\$235,714							\$342,300	
2034	Hough St	Main St	Milwaukee St	Pavement Replacement	\$57,900										\$57,900	
2034	Hillside Ct	Termini	Pheasant Run	Pavement and Utility Rehabilitation	\$40,339			\$99,417							\$139,800	
2034	Jager Rd	Termini	Exchange Street	Pavement and Utility Rehabilitation	\$54,403			\$103,761							\$158,200	
2034	Various			Path Resurfacing							\$100,000				\$100,000	
2034	Various			Sidewalk Replacements							\$100,000				\$100,000	
2034	Off-Street			Stormwater Treatment Device Maintenance									\$350,000		\$350,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investiagion and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
				Year Total	\$619,121	\$0	\$0	\$1,164,086	\$0	\$0	\$200,000	\$0	\$0	\$350,000	\$2,333,500	

PROJECT COSTS

Year	Street	From	To	Action	PROJECT COSTS										General Comments		
					Street	TIF/TID Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TIF/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm		Total	
2035	Broadhead Street/CTH M Wisconsin St		Main St	Pavement and Utility Rehabilitation	\$69,364			\$137,262								\$206,700	
2035	Leanne Ln	Scott St	Broadhead St	Pavement and Utility Rehabilitation	\$117,651			\$260,199								\$377,900	
2035	Rivercrest Dr	Burma Rd	Yahara Drive	Pavement Replacement	\$156,400											\$156,400	
2035	Various			Path Resurfacing										\$100,000		\$100,000	
2035	Various			Sidewalk Replacements										\$100,000		\$100,000	
				Year Total	\$343,415	\$0	\$0	\$397,461	\$0	\$0	\$200,000	\$0	\$0	\$0	\$0	\$941,000	
TOTAL FOR ALL YEARS					\$12,128,618	\$3,823,826	\$25,000	\$11,712,756	\$2,310,100	\$1,124,087	\$3,198,300	\$550,000	\$8,040,000	\$3,351,000	\$46,204,800		

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

Appendix D

**Park System
Capital
Improvements
2025-2034**

McFarland Parks Capital Improvement Plan

Project/Amenity	Location	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Notes
Bathrooms	General		170,000		180,000		190,000		200,000		210,000	New bathroom facilities within system. Locations to be determined in CIP.
Playground, Park Amenities	General	200,000		175,000		180,000		190,000		200,000		Update old playground equipment. Locations to be determined in CIP.
Conservancy Maintenance	General	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	Perform conservancy improvements and other maintenance according to rec.
Equipment	General	75,000	270,000		155,000	12,000						Annually Parks considers various equipment needs to support operations.
Pedestrian Path (Trails)	General	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	Continued maintenance from year to year of existing trail system.
Property Acquisition	General	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Review available opportunities, could happen sooner or later.
Small Projects, Furniture, Equipment	General	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	General application on the replacement of items and new small amenities.
Band Shelter, Event Space	Arnold Larson Park						150,000	850,000				Plan/Design 2031 and Construct 2032/2033.
Improvements	Brandt Park					285,000						Field Drainage and Backstop Improvements (2030).
Maintenance Shed (Phase 2.2)	Community Park		100,000									Adding a Maintenance Shed in 2027 to support Village operations.
Parking Lot, Playground, Deferrals (Phase 2.3)	Community Park				100,000	750,000						Finishing deferred improvements from Phase 2.1 that established park.
Trails, Pump Track, Prairie Restoration (Phase 3)	Community Park						50,000	500,000				Design 2031 and Construct 2032. All remaining items but for new facility.
Indoor Athletic Complex (Phase 4)	Community Park							50,000	250,000	7,500,000		Plan (Operations) 2032, Design 2033, & Construct 2034. Year round complex.
Shelter/Bathroom Facility	Egner Park		175,000	1,895,000								Design 2027 and Construct 2028. Shared with water utility and pump house.
McFarland Park Facility Purchase	McFarland Park	175,000										Village paid for a portion when constructed, would need to payoff remaining debt.
Baseball and Playground (Phase 3)	McFarland Park	100,000	1,000,000									Design 2026 and Construct 2027. Fill in support elements, new amenities.
Fitness Court, Trails, Final Amenities (Phase 4)	McFarland Park							50,000	500,000			Design 2031 and Construct 2032. Fill in support elements, new amenities.
Aquatics (Phase 5)	McFarland Park									750,000	8,500,000	Pending funding availability...Plan/Design 2033-2034 and Construct 2035.
Lower Yahara River Trail (Phase 1)	Urso/Schuetz Park									50,000	250,000	Design/Grant Application 2034 and Construct 2035. Southern entrance thru park.
Disc Golf Facility/Trailhead (Phase 2)	Urso/Schuetz Park									100,000	750,000	Design 2034 and Construct 2035. Second facility to support east park, trail.

690,000 1,855,000 2,210,000 575,000 1,367,000 530,000 1,780,000 1,090,000 8,740,000 9,850,000

Parks Fund	240,000	185,000	190,000	195,000	295,000	205,000	205,000	215,000	215,000	225,000
General Capital Revenue	43,250									
Fundraising										
Grants										500,000
Intergovernmental										
Other Funds	12,500	137,500	1,557,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500
Private Funding							50,000	250,000	8,250,000	8,500,000
Borrowing	394,250	1,532,500	462,500	367,500	1,059,500	312,500	1,512,500	612,500	262,500	612,500



**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, August 5, 2025

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Lee Igl, Public Works Director

AGENDA ITEM: Update and discussion regarding Community Park

PREVIOUS ACTION:

The Parks & Recreation Committee recommended approval to the Village Board regarding a proposal from Parkitecture for design services related to Community Park Phase 2 for the amount of \$139,896 at their June 4, 2024, meeting.

The Village Board approved a proposal from Parkitecture for design services related to Community Park Phase 2 at their June 10, 2024, meeting.

The Parks and Recreation Committee discussed the improvements for the Phase 2 development at its meetings on November 6, 2024, and March 4, 2025.

The Parks and Recreation Committee recommended approval to the Village Board regarding the final design for the Community Park Phase 2 improvements and authorized the project to bid at their May 6, 2025, meeting.

The Village Board approved the final design and authorized the project for bid at their May 13, 2025, meeting.

ISSUE SUMMARY:

During the May 6 committee meeting, the committee reviewed the Phase 2 final design and authorized the project for bidding. At the July 1, 2025, meeting, the committee reviewed exterior building options for the shelter at the park. The goal of this meeting is to provide updates and discussion regarding Community Park.

The current timeline for the project is:

- Final design and construction plans August 6th
- Final staff review August 6th through 13th
- Out for bid August 13th
- Advertised BID August 21st and 28th
- Open Bids September 10th
- Staff review bids September 10th - 17th
- Parks & Recreation Committee Award of Contract October 6th



- Village Board Award of Contract October 14th

FINANCIAL/BUDGET IMPACT:

Below are the cost estimates that were provided when the project was authorized for bid. The design has not changed these estimates at this time. We will be doing a final update on these costs prior to bid, and included here as background similar to what was provided below.

Expenses

\$ 114,000	General
\$ 534,651	Paving
\$ 285,450	Utilities
\$1,740,000	Park Shelter
\$ 143,300	Site Amenities/Landscaping
\$ 139,896	Design/Bidding Services
\$ 75,000	Construction Administration
\$ 303,230	Contingency (10%)
(\$ 527)	Rounding
<hr/>	
\$3,335,000	Total Estimated Project Expenses

This represents the current estimated cost to complete the project. This is not the final cost nor is approval to proceed to do the work. This is simply the architect/engineer's opinion of what the costs might be once the project is advertised for bids and those bids submitted to complete the work. We use this as a measuring stick against our budget to plan the financial resources necessary to be able to advance the project, but these costs are not final until we open bids in order to bring forth a recommendation to award a contract. That would be anticipated at the meeting in September should be move forward to the next step.

Revenues

\$2,000,000	2025 Borrowing
\$ 660,000	Funding Gap (to be determined)
\$ 500,000	2025 Parks Fund (Parks Impact Fees)
\$ 175,000	2024 Borrowing (Design)
<hr/>	
\$3,335,000	Total Estimated Project Revenues

Based on the opinion of probable costs included here, we have a funding gap of around \$660,000 to make up yet with this budget. The 2024 Budget provided some money for the initial design work and then 2025 Budget allocated the rest of the current funding through new borrowed money and already collected parks impact fees. Sources to make up the remainder of the funding gap are not presently identified but will be addressed once final bid numbers are received. While the project is going out to bid, we will be working with the Soccer Club and School District on developing use agreements meant to help address this gap to align our existing sources of funds with the final numbers to construct the project. Additionally we can consider value engineered design choices by the architect, current unspent debt proceeds, additional debt service, or increased use of the parks fund. As the contract comes forward for a recommendation of award, our objective will be to bring the Committee and Board funding aligned that will have



addressed this gap.

No changes in cost estimates at this time, but currently being analyzed as the design continues to evolve.

VILLAGE PLAN REFERENCE:

[Outdoor Recreation and Open Space Plan 2019-2023](#) - One of the key recommendations of this plan was the acquisition of 20–40 acres of land for a future Community Park on the Village's eastside (page 2). The Village acquired the land in 2019 and then established the master plan for its development in 2021. Guidelines for Community Park development are located on Page 13 of this plan.

[McFarland 2020-2030 Strategic Plan](#) - This plan established a goal to "support the development of active and passive recreational amenities that appeal to all age groups and abilities" (Page 10). One of the strategies to achieve this goal as outlined within the plan is to "develop individual park master plans that prioritize future developments, including a new community park" (Page 10). The master plan for this park was completed in the fall of 2021. Annually, the Village Board has reviewed this as part of its goals and objectives from year to year, and continues to place an emphasis on the funding adopted for the project.

[2021 William McFarland Park and New Community Park Master Plan \(Appendicies\)](#) - The master plan was created to help chart out the future growth of this park. The first phase of implementation was the mass grading as described in this memorandum.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

No action is required on this item.

ATTACHMENTS:

None