

Minutes
Public Works & Utilities Committee
September 17, 2025

Committee Members Present: Stephanie Brassington, Lowell Prill, Pauline Boness, Eric Kindschi, Zach Freeman.

Committee Members Absent: Chris Fredrick, Timothy Goers

Staff Present: Matt Schuenke, Village Administrator, Lee Igl, Public Works Director; Phil McDade, Utility Clerk

1. CALL TO ORDER

Committee Chair Brassington called the meeting to order at 6:01 p.m.

2. PUBLIC APPEARANCES.

No public appearances.

3. APPROVAL OF MINUTES

a. Motion to approve the minutes of the August 27, 2025 Public Works & Utilities Committee meeting.

Motion by Brassington, second by Prill, to approve the minutes of the August 27, 2025, Public Works & Utilities Committee meeting. Motion carried 4-0-1 with Boness abstaining due to her absence from the meeting.

4. BUSINESS

a. Discussion and action to make a recommendation to the Village Board regarding the conventional rate for test year 2026 for submittal to the Public Service Commission.

Brian Berquist, of Town & Country Engineering, and Jodi Dobson, accountant with Baker Tilly, presented information on construction of Well #5 in the village, and the corresponding increase in water utility rates needed to pay off the state loan that would finance construction of the well. The water utility rate increase would be phased in over two years, starting in 2026, and represent a 46 percent increase in water utility rates over the two years.

Freeman asked if the Wisconsin Public Service Commission (PSC), which would review the water rate request, would turn down the request from the Village Board. Dobson said there might be minor modifications in the rate request but said she did not anticipate the PSC turning down the request.

Berquist added that the Wisconsin Department of Natural Resources (DNR) has final authority on authorizing construction of the well and approving the state loan to build it. He said the DNR needs to see that the village has authorized and received permission to increase its water utility rates to be able to pay back the loan used to construct the well.

Boness, Prill, and Freeman raised concerns about recent water utility rates increases, with Freeman saying the removal of the village public fire protection charge from the municipal tax levy in 2023 and on to the bi-monthly utility bill was particularly unpopular. Schuenke said moving the public fire protection charge to utility bills was more equitable, as all property -- including tax-exempt parcels -- potentially utilizes public fire protection. McFarland was also the last suburb in Dane County to place its public fire protection charge on to village utility bills, he said.

Motion by Brassington, seconded by Kindschi, to recommend approval to the Village Board regarding the conventional rate case for test year 2026 as presented and for submittal to the Public Service Commission. Motion carried 5-0.

b. Discussion and action to make a recommendation to the Village Board regarding Well 5 drilling and authorize the project for bid.

Berquist reviewed details on the Well 5 project, which is planned for the Parkview Estates neighborhood, on Tuscobia Trail and adjacent to the McFarland School District baseball field. The well, with a projected capacity of 1,000 gallons per minute, is estimated to cost \$4.2 million. The well project will also include construction of a well house that features storage rooms for chemicals associated with its use. Because of the specialized nature of drilling a well, the project is scheduled to be done with two separate bids – one for drilling and construction of the well, and a second for construction of the well house.

Motion by Brassington, second by Boness, to recommend approval to the Village Board Motion regarding Well 5 drilling and authorizing the project for bid. Motion carried 5-0.

c. Discussion and action to make a recommendation to the Village Board regarding the Final Plat for Sperle Corners submitted by Lakestone Properties for a 147-unit residential subdivision located at parcel 0610-024-9691-1.

The committee reviewed details of the development, located east of the Devil's Lake Way dead end, and north of Elvehjem Road on the eastern edge of the village. The development would include seven duplexes, four four-unit buildings, and three multi-family apartment buildings. Boness mentioned that several housing projects have been proposed for this 18-acre site, with wetlands issue being a primary

obstacle. Brett Reimen of Lakestone Properties said the development would include 25,000 cubic tons of additional soils that will be brought on to the site to help mitigate any issues with wetlands. Sump pumps will be featured in duplexes abutting wetlands on the north side of the property, and the three apartment buildings will feature underground garages.

Motion by Brassington, seconded by Prill, to recommend to the Village Board approval of the Final Plat for Sperle Corners with the following conditions of approval:

- 1) Applicant to address those comments raised by the Fire Chief staff report dated September 5, 2025.
- 2) Applicant to address those comments raised in the Village Engineer's staff report dated September 8, 2025.
- 3) Applicant to revise the Street and Utility Plans to include stubbing a water lateral to the front property line of Outlot 2 for future public park use.

Motion carried 5-0.

5. SCHEDULE NEXT MEETING DATE.

- a. Monday, October 27, 2025 at 6 p.m.

6. ADJOURNMENT.

Motion by Freeman to adjourn; Prill seconded. Motion carried by unanimous consent. Meeting adjourned at 6:51 p.m.