

Tuesday, January 27, 2026

7:00 PM

McFarland Municipal Center
5915 Milwaukee St, McFarland
Community Room

AMENDED AGENDA

The public may attend in-person or remotely through the Zoom webinar or telephone options listed below. *Please 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/83521304605>

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

Webinar ID: 835 2130 4605

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

1. CALL TO ORDER.
2. ROLL CALL.
3. PUBLIC ANNOUNCEMENTS, COMMUNICATIONS, AND PROCLAMATIONS.
 - a. Madison-McFarland Intergovernmental Agreement - Secret Places Neighborhood Public Information Meeting on Wednesday, January 28, 2026 at 6:00 pm.
 - b. Madison-McFarland Intergovernmental Agreement - Village Specific Public Information Meeting on Monday, February 9, 2026 at 6:00 pm.
 - c. Madison-McFarland Intergovernmental Agreement - City Specific Public Information Meeting on Wednesday, February 11, 2026 at 6:00 pm.
4. CONSENT AGENDA.
 - a. All items listed under the Consent Agenda will be approved in one motion unless a Board member requests that the item be removed for individual discussion and action. Any item(s) removed for individual consideration shall be considered in the same order in which they were originally listed on the agenda under Business.
 - 1) Motion to approve the minutes of the January 13, 2026 meeting.
 - 2) Motion to approve checks in the amount of \$394,520.79
 - 3) Motion to approve appointing Todd DeMars to serve as an Election Inspector for the 2026-2027 term.
5. PUBLIC APPEARANCES.
 - a. This is an opportunity for attendees to provide public comment on matters that are not on the agenda. Attendees desiring to provide public comment on specific items on the agenda may do so at the time that agenda item is brought up. Zoom attendees wishing to speak should type their name, address, and the relevant agenda item in the Q&A feature within the online meeting platform. Zoom attendees may also register in support or opposition of an item through the Q&A feature. In person attendees 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 public comment. Please adhere to the 3-minute time

limit. Written comments will not be read into the record during the meeting but may be sent to village.clerk@mcfarland.wi.us to be included with the agenda materials.

6. BUSINESS.

- a. Presentation from the McFarland High School Distributive Education Clubs of America (DECA).
- b. Landmarks Commission (Trustee Prill)
 - 1) Discussion and action regarding the award of contract for McFarland Intensive Historic Property Survey.
 - 2) Discussion and action to approve a purchase order for six outdoor community history signs and installation at Arnold Larson Park.
- c. Plan Commission (President Brassington & Trustee Fessler)
 - 1) Discussion and action on Ordinance 2025-14: an ordinance rezoning parcel #0710-273-8620-1, Lot 2 of CSM 13560, in the vicinity of 4020 Terminal Drive, from M-IC Manufactured-Intensive Commercial to C-H Highway Commercial. Request by Ezra Properties, LLC, Ryan Quam.
 - 2) Discussion and action on Ordinance 2025-15: An ordinance amending the Planned Development General Plan for Lots 1-4 and Approving the Planned Development Detailed Plan for Lots 1-2, CSM 15176, 4703 Terminal Drive.
- d. Community Development Authority (Trustee Annen & Trustee Fessler)
 - 1) Discussion regarding Tax Increment Financing Development Incentive Applications from Ezra Properties, LLC for 4703 Terminal Drive, Phase 2 and Phase 3, property located in Tax Increment District #6.
- e. Public Works & Utilities Committee (President Brassington & Trustee Prill)
 - 1) Discussion and action regarding the 2026 Street & Utility Improvements project and authorize the project for bid.
- f. Discussion and action on a process to fill the Municipal Judge vacancy.
- g. Discussion and action on Resolution 2026-02: a resolution to study the creation of an information technology consortium.
- h. Discussion and action on a State Municipal Maintenance Agreement (SMMA) for US Highway 51 for Segment 6 from Exchange Street to Larson Beach.

7. CLOSED SESSION.

- a. Discussion and action to convene into Closed Session in accordance with Wis. Stats. 19.85(1)(e) to deliberate or negotiate the investment of public funds or other specified public business whenever competitive or bargaining reasons require a closed session, specifically related to Tax Increment Financing Development Incentive Applications from Ezra Properties, LLC for 4703 Terminal Drive, Phase 2 and Phase 3, located in Tax Increment District #6.

8. RECONVENE INTO OPEN SESSION.

9. ACTION ON ITEMS DISCUSSED IN CLOSED SESSION.

- a. Discussion and action regarding Tax Increment Financing Development Incentive Applications from Ezra Properties, LLC for 4703 Terminal Drive, Phase 2 and Phase 3, property located in Tax Increment District #6.

10. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, February 10, 2026 at 7:00 pm - Regular Village Board
- b. Tuesday, February 24, 2026 at 7:00 pm - Regular Village Board
- c. Tuesday, March 10, 2026 at 5:30 pm - Joint Village Board & Sustainability and Natural Resource Meeting.
- d. Tuesday, March 10, 2026 at 7:00 pm - Regular Village Board

11. 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.