

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.



NOTICE OF PUBLIC INFORMATION MEETING

City of Madison and Village of McFarland Intergovernmental Agreement Discussions



The City of Madison and Village of McFarland will be holding a joint public information meeting regarding potential intergovernmental agreement discussions between the municipalities. Staff will present information regarding potential topics to be included in a future agreement.

The public information meeting will be held on **Wednesday, January 21 from 6:00 pm to 7:30 pm at the McFarland Municipal Center, 5915 Milwaukee Street**. The meeting will be available to attend in-person or virtually through Zoom. The meeting will include a staff presentation and a question & answer session.

For more information and a Zoom link visit the project page:

<https://mcfarland.wi.us/MadisonAgreement>

Project contacts:

Jeff Greger, City of Madison Planner, (608) 243-0181 or jgreger@cityofmadison.com
or Andrew Bremer, Village of McFarland Community & Economic Development Director,
(608) 838-3154 or andrew.bremer@mcfarland.wi.gov



NOTICE OF PUBLIC INFORMATION MEETING

City of Madison and Village of McFarland Intergovernmental Agreement Discussions



The City of Madison and Village of McFarland will be holding a joint public information meeting regarding potential intergovernmental agreement discussions between the municipalities. Staff will present information regarding potential topics to be included in a future agreement.

The public information meeting will be held on **Wednesday, January 28 from 6:00 pm to 7:30 pm at the McFarland Municipal Center, 5915 Milwaukee Street**. The meeting will be available to attend in-person or virtually through Zoom. The meeting will include a staff presentation and a question & answer session.

For more information and a Zoom link visit the project page:

<https://mcfarland.wi.us/MadisonAgreement>

Project contacts:

Jeff Greger, City of Madison Planner, (608) 243-0181 or jgreger@cityofmadison.com
or Andrew Bremer, Village of McFarland Community & Economic Development Director,
(608) 838-3154 or andrew.bremer@mcfarland.wi.gov

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, January 27, 2026

SECTION: Consent Agenda

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

VILLAGE OF MCFARLAND

Village Board Minutes

Tuesday, January 13, 2026 - 7:00 PM

1. CALL TO ORDER.

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

2. ROLL CALL.

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

Village Board members not present: None

Staff Present: Village Administrator Matt Schuenke, Deputy Administrator/Clerk Cassandra Suettinger, Communications Manager Melanie Camelia, Community and Economic Development Director Andrew Bremer, and Fire/EMS Director Chris Dennis.

3. PUBLIC ANNOUNCEMENTS, COMMUNICATIONS, AND PROCLAMATIONS.

- a. Madison-McFarland Intergovernmental Agreement - April Hills Neighborhood Public Information Meeting on Wednesday, January 21, 2026 at 6:00 pm.
- b. Madison-McFarland Intergovernmental Agreement - Secret Places Neighborhood Public Information Meeting on Wednesday, January 28, 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 December 9, 2025 meeting.
- 2) Motion to approve the minutes of the January 7, 2026 Special Village Board meeting.
- 3) Motion to approve checks in the amount of \$7,167,563.72
- 4) Motion to approve appointing Julie Wilcke to serve as an Election Inspector for the 2026-2027 term.
- 5) Motion to approve appointing Mary Ann Picone to serve on the Public Safety Committee for a term ending April 30, 2026.
- 6) Motion to approve appointing Glenn Schwab to serve on the Sustainability & Natural Resource Committee for a term ending April 30, 2027.

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

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.

None.

6. BUSINESS.

- a. Discussion and action on Resolution 2026-01: a resolution to join the Renew the Blue Council with the Clean Lakes Alliance.
Motion by Village President Stephanie Brassington, second by Village Trustee Miguel Peña, to approve Resolution 2026-01: a resolution to join the Renew the Blue Council with the Clean Lakes Alliance. Motion carries 7 - 0 - 0 by acclamation.
- b. Presentation and discussion regarding the installation of two small cell site towers within the Village.
Mike Reeve, Senior Project Manager for Ramaker, provided an overview of the proposal to install two small cell sites within the Village. Administrator Schuenke reported the Village does not have any approval over the project and the item is presented for discussion and information purposes only.
- c. Diversity, Equity, and Inclusion Committee (Trustees Peña & Annen)
Parks & Recreation (Trustees Fessler and Leamy)
 - 1) Discussion and action regarding an inventory of gender neutral public restrooms available through Village facilities.
Motion by Village Trustee Luke Fessler, second by Village Trustee Miguel Peña, to accept the inventory of gender-neutral public restrooms available through Village facilities. Motion carries 7 - 0 - 0 by acclamation.
- d. Discussion and action on proposed Chapter 3 of the Village policy manual titled Public Notification Policy.
Motion by Village President Stephanie Brassington, second by Village Trustee Luke Fessler, to approve the proposed Chapter 3 of the Village policy manual titled Public Notification Policy. Motion carries 7 - 0 - 0 by acclamation.
- e. Plan Commission (President Brassington & Trustee Fessler)
 - 1) Discussion and action to approve Ordinance 2025-08: an ordinance making various amendments to Chapter 2, Chapter 23, Chapter 56, Chapter 62 and Appendix A of the Municipal Code concerning public notification requirements.

Motion by Village Trustee Luke Fessler, second by Village Trustee Miguel Peña, to approve Ordinance 2025-08: an ordinance making various amendments to Chapter 2, Chapter 23, Chapter 56, Chapter 62 and Appendix A of the Municipal Code concerning public notification requirements with the changes noted. Motion carries 7 - 0 - 0 by acclamation.

7. REQUESTS FOR REFERRAL OF NEW ITEMS.

- a. Discussion and action on a referral from President Brassington and Trustee Fessler to refer creating a plan to engage with the community regarding the east side development plan.

Motion by Village President Stephanie Brassington, second by Village Trustee Luke Fessler, to refer creating a plan to engage with the community regarding the east side development plan to a joint Plan Commission and Community Development Authority meeting. Motion carries 7 - 0 - 0 by acclamation.

- b. Discussion and action on a referral from Trustee Leamy to review the Village's Tourist Rooming House Ordinance.

Motion by Village Trustee Alisa Leamy, second by Village President Stephanie Brassington, to approve a referral for the Public Safety Committee to review Village's Tourist Rooming House Ordinance. Motion carries 7 - 0 - 0 by acclamation.

8. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, January 27, 2026 at 7:00 pm - Regular Village Board
- b. Tuesday, February 10, 2026 at 5:30 pm - Joint Village Board & Sustainability and Natural Resource Meeting.
- c. Tuesday, February 10, 2026 at 7:00 pm - Regular Village Board

9. ADJOURNMENT.

Motion by Village Trustee Miguel Peña, second by Village Trustee Luke Fessler, to adjourn at 9:15 p.m.

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

Respectfully submitted,
Cassandra Suettinger
Deputy Administrator/Clerk

Pay Period Date	Journal Code	Check Issue Date	Payee	Payee ID	Amount
01/09/2026	CDPT	01/15/2026	WI SCTF	5	43.64
01/10/2026	CDPT	01/16/2026	FIRE FIGHTERS LOCAL 31	8	241.36

PAYROLL RELATED \$285.00

Report Criteria:
Detail report type printed

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
11	ACTION COMPUTER FOR	20178031	CHECKS	1	01/13/2026	159.77	.00	159.77	01/22/2026
		20178031	CHECKS	2	01/13/2026	21.30	.00	21.30	01/22/2026
		20178031	CHECKS	3	01/13/2026	39.94	.00	39.94	01/22/2026
		20178031	CHECKS	4	01/13/2026	39.94	.00	39.94	01/22/2026
		20178031	CHECKS	5	01/13/2026	21.30	.00	21.30	01/22/2026
		20178031	CHECKS	6	01/13/2026	79.89	.00	79.89	01/22/2026
		20178031	CHECKS	7	01/13/2026	79.89	.00	79.89	01/22/2026
		20178031	CHECKS	8	01/13/2026	53.26	.00	53.26	01/22/2026
		20178031	CHECKS	9	01/13/2026	37.29	.00	37.29	01/22/2026
Total 11:						532.58	.00	532.58	
30	ALLIANT ENERGY/WP&L	011126	3234 CTY RD AB	1	01/11/2026	34.72	.00	34.72	01/16/2026
		011126	DOG PARK 6300 ELVEHJ	2	01/11/2026	1,302.90	.00	1,302.90	01/16/2026
		011126	FLOOD LIGHT 2860 HIDD	3	01/11/2026	36.94	.00	36.94	01/16/2026
		011126	SOCCER BLDG 4820 MA	4	01/11/2026	358.23	.00	358.23	01/16/2026
		011126	4806 MCDANIEL LN	5	01/11/2026	122.53	.00	122.53	01/16/2026
		011126	WELL 4 ELECTRIC	6	01/11/2026	2,131.60	.00	2,131.60	01/16/2026
		011126	MUNICIPAL CENTER 591	7	01/11/2026	3,890.66	.00	3,890.66	01/16/2026
		011126	LIBRARY 5920	8	01/11/2026	3,125.39	.00	3,125.39	01/16/2026
		011126	5307 HOUGH ST	9	01/11/2026	21.97	.00	21.97	01/16/2026
		011126	5802 MAIN ST	10	01/11/2026	656.82	.00	656.82	01/16/2026
		011126	PSC 6001 BROADHEAD	11	01/11/2026	7,849.12	.00	7,849.12	01/16/2026
		011126	CEDAR GLADE BATHRO	12	01/11/2026	39.16	.00	39.16	01/16/2026
		011126	5115 TERMINAL DPW	13	01/11/2026	2,450.27	.00	2,450.27	01/16/2026
		011126	LIFT#2 6407 PHEASANT	14	01/11/2026	627.94	.00	627.94	01/16/2026
		1397467572-	COMMUNITY PARK PHAS	1	01/15/2026	1,994.00	.00	1,994.00	01/16/2026
Total 30:						24,642.25	.00	24,642.25	
41	AMERICAN WATERWORK	SO278388	AWWA MEMBERSHIP	1	01/20/2026	404.00	.00	404.00	01/22/2026
Total 41:						404.00	.00	404.00	
68	BADGER WELDING SUPP	3918865	BADGER WELDING - OXY	1	01/09/2026	58.99	.00	58.99	01/22/2026
		3919596	BADGER WELDING - OXY	1	01/16/2026	58.99	.00	58.99	01/22/2026
Total 68:						117.98	.00	117.98	
172	CITY OF MADISON TREA	69725	LERMS ANNUAL FEE	1	12/26/2025	12,436.34	.00	12,436.34	01/22/2026
Total 172:						12,436.34	.00	12,436.34	
225	DANE CO HIGHWAY	30972	SALT BRINE	1	12/31/2025	1,600.00	.00	1,600.00	01/22/2026
Total 225:						1,600.00	.00	1,600.00	
228	DANE CO CITIES & VILLA	2026 DCCVA	DCCVA DUES	1	01/14/2026	3,415.00	.00	3,415.00	01/22/2026
Total 228:						3,415.00	.00	3,415.00	
247	DANE CO TREASURER	154-123125	CTY JAIL & DRIVER SUR	1	12/31/2025	1,796.15	.00	1,796.15	01/22/2026

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 247:						1,796.15	.00	1,796.15	
252	DANE CO TREASURER	2612	MAMSWP STORMWATER	1	01/04/2026	5,074.00	.00	5,074.00	01/22/2026
Total 252:						5,074.00	.00	5,074.00	
281	DIGGERS HOTLINE INC	260 1 37601	LOCATES SEWER - ANN	1	01/15/2026	1,625.40	.00	1,625.40	01/22/2026
		260 1 37601	LOCATES WATER - ANNU	2	01/15/2026	1,625.40	.00	1,625.40	01/22/2026
		260 1 37601	STORMWATER LOCATES	3	01/15/2026	1,625.40	.00	1,625.40	01/22/2026
Total 281:						4,876.20	.00	4,876.20	
372	FOX VALLEY TECH COLL	SPINV03063	RECORDS TRAINING - B	1	01/14/2026	295.00	.00	295.00	01/22/2026
Total 372:						295.00	.00	295.00	
439	HJ PERTZBORN	127619	MC SPRINKLER INSPECT	1	01/16/2026	145.00	.00	145.00	01/22/2026
		127620	PW QUARTERLY SPRINK	1	01/16/2026	145.00	.00	145.00	01/22/2026
		127625	PSC SPRINKLER INSPEC	1	01/16/2026	145.00	.00	145.00	01/22/2026
Total 439:						435.00	.00	435.00	
476	JEFFERSON FIRE & SAF	IN333591	LIBRARY EXTINGUISHER I	1	12/30/2025	159.10	.00	159.10	01/22/2026
		IN335565	LIBRARY FIRE ALARM IN	1	01/08/2026	405.00	.00	405.00	01/22/2026
		IN335722	BACK TAGS	1	01/16/2026	138.00	.00	138.00	01/22/2026
Total 476:						702.10	.00	702.10	
492	INT BILLING SER (KAYSE	1109589/2	M3 VEHICLE REPAIR	1	12/29/2025	403.68	.00	403.68	01/22/2026
Total 492:						403.68	.00	403.68	
634	MENARDS - MONONA	95319	5802 MAIN STREET	1	01/06/2026	12.99	.00	12.99	01/22/2026
		95418	5802 MAIN STREET	1	01/08/2026	12.99-	.00	12.99-	01/22/2026
		95462	WELLHOUSE SUPPLIES	1	01/09/2026	80.97	.00	80.97	01/22/2026
		95591	MC FACILITY MAINTENA	1	01/12/2026	13.48	.00	13.48	01/22/2026
		95638	5802 MAIN STREET - TID	1	01/13/2026	1.79	.00	1.79	01/22/2026
		95642	PARKS SUPPLIES	1	01/14/2026	73.03	.00	73.03	01/22/2026
		95643	5802 MAIN STREET - TID	1	01/13/2026	1.79-	.00	1.79-	01/22/2026
		95644	5802 MAIN STREET - TID	1	01/13/2026	2.79	.00	2.79	01/22/2026
		95703	PW SUPPLIES	1	01/14/2026	14.88	.00	14.88	01/22/2026
		95712	LIFT STATION 2 SUPPLIE	1	01/14/2026	10.18	.00	10.18	01/22/2026
		95741	PW SHOP SUPPLIES	1	01/15/2026	28.78	.00	28.78	01/22/2026
		95741	PW SHOP SUPPLIES	2	01/15/2026	7.85	.00	7.85	01/22/2026
		95741	PW SHOP SUPPLIES	3	01/15/2026	7.85	.00	7.85	01/22/2026
		95741	PW SHOP SUPPLIES	4	01/15/2026	7.85	.00	7.85	01/22/2026
Total 634:						247.66	.00	247.66	
667	MINNESOTA LIFE INS CO	002832L-FE	LIFE INSURANCE	1	01/09/2026	1,957.26	.00	1,957.26	01/16/2026
Total 667:						1,957.26	.00	1,957.26	
756	POMP'S TIRE SERVICE I	80349296	VEHICLE MAINTENANCE	1	01/19/2026	19.80	.00	19.80	01/22/2026
		80349296	VEHICLE MAINTENANCE	2	01/19/2026	5.40	.00	5.40	01/22/2026
		80349296	VEHICLE MAINTENANCE	3	01/19/2026	5.40	.00	5.40	01/22/2026

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
		80349296	VEHICLE MAINTENANCE	4	01/19/2026	5.40	.00	5.40	01/22/2026
	Total 756:					36.00	.00	36.00	
764	PREMIER PAINT & WALLP	5MCB8	PAINT SUPPLIES	1	01/14/2026	11.99	.00	11.99	01/22/2026
		87MVA	PW FACILITY MAINTENA	1	01/13/2026	376.26	.00	376.26	01/22/2026
	Total 764:					388.25	.00	388.25	
775	PUBLIC SERVICE COMM	2512-I-03490	PSC FEE FOR RATE CAS	1	01/16/2026	1,049.76	.00	1,049.76	01/22/2026
	Total 775:					1,049.76	.00	1,049.76	
906	STOUGHTON HOSPITAL	285648-4325	SUSPECT BLOODWORK -	1	01/06/2026	69.00	.00	69.00	01/22/2026
	Total 906:					69.00	.00	69.00	
992	US CELLULAR	0778909248	LIBRARY CELL PHONE	1	12/28/2025	43.75	.00	43.75	01/16/2026
		0781733371	CELL PHONE - PD	1	01/10/2026	36.01	.00	36.01	01/22/2026
	Total 992:					79.76	.00	79.76	
995	USABBLUEBOOK	INV0092092	WELL CHEMICAL PARTS	1	12/30/2025	548.00	.00	548.00	01/22/2026
	Total 995:					548.00	.00	548.00	
1245	PROFESSIONAL PEST C	893520	MC PEST CONTROL	1	01/15/2026	48.00	.00	48.00	01/22/2026
		893597	PW PEST CONTROL	1	01/15/2026	41.00	.00	41.00	01/22/2026
	Total 1245:					89.00	.00	89.00	
1709	VON BRIESEN & ROPER	517338	PERSONNEL ISSUES	1	01/21/2026	1,679.00	.00	1,679.00	01/22/2026
	Total 1709:					1,679.00	.00	1,679.00	
1733	MOTOROLA SOLUTIONS	1411226910	BODY WORN & SQUAD C	1	01/05/2026	1,462.50	.00	1,462.50	01/22/2026
	Total 1733:					1,462.50	.00	1,462.50	
1738	STATE OF WISCONSIN-C	154-123125	CC, PENALTY, CRIME LA	1	12/31/2025	5,437.36	.00	5,437.36	01/22/2026
	Total 1738:					5,437.36	.00	5,437.36	
1955	FILE 13 E-WASTE SOLUTI	49614	ELECTRONICS DISPOSA	1	01/20/2026	56.00	.00	56.00	01/22/2026
	Total 1955:					56.00	.00	56.00	
1989	CORPORATE BUSINESS	40953271	EGOLDFAX INVOICE	1	01/05/2026	43.00	.00	43.00	01/16/2026
		40953271	EGOLDFAX INVOICE	2	01/05/2026	21.50	.00	21.50	01/16/2026
		40953271	EGOLDFAX INVOICE	3	01/05/2026	21.50	.00	21.50	01/16/2026
		40979637	ADMIN COPIERS	1	01/07/2026	142.50	.00	142.50	01/16/2026
		40979637	ADMIN COPIERS - SOS	2	01/07/2026	47.50	.00	47.50	01/16/2026
	Total 1989:					276.00	.00	276.00	
2032	TEN-41	951	UNIFORM ALLOWANCE J.	1	01/05/2026	80.00	.00	80.00	01/22/2026

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 2032:						80.00	.00	80.00	
2082	NASSCO INC	6650920	PW CUSTODIAL SUPPLIE	1	01/09/2026	1,414.51	.00	1,414.51	01/22/2026
		6650924	MC CUSTODIAL SUPPLIE	1	01/09/2026	1,814.03	.00	1,814.03	01/22/2026
		6650929	PSC CUSTODIAL SUPPLI	1	01/09/2026	1,815.79	.00	1,815.79	01/22/2026
		6650933	LIBRARY CLEANING SUP	1	01/09/2026	157.32	.00	157.32	01/22/2026
		6652132	MC CUSTODIAL SUPPLIE	1	01/13/2026	78.09	.00	78.09	01/22/2026
		6652133	PSC CUSTODIAL SUPPLI	1	01/13/2026	104.12	.00	104.12	01/22/2026
Total 2082:						5,383.86	.00	5,383.86	
2121	LAKESIDE INTERNATION	8325974P	VEHICLE MAINTENANCE	1	01/12/2026	36.43	.00	36.43	01/22/2026
		8325974P	VEHICLE MAINTENANCE	2	01/12/2026	9.94	.00	9.94	01/22/2026
		8325974P	VEHICLE MAINTENANCE	3	01/12/2026	9.94	.00	9.94	01/22/2026
		8325974P	VEHICLE MAINTENANCE	4	01/12/2026	9.94	.00	9.94	01/22/2026
		CM8307217	E1 BATTERIES CORE RE	1	11/21/2025	45.00-	.00	45.00-	01/22/2026
Total 2121:						21.25	.00	21.25	
2213	RIVISTAS LLC	22234	MAGAZINE SUBSRIPTIO	1	01/20/2026	2,443.44	.00	2,443.44	01/22/2026
Total 2213:						2,443.44	.00	2,443.44	
2245	CGC INC	73437	COMMUNITY PARK PHAS	1	01/08/2026	495.42	.00	495.42	01/22/2026
Total 2245:						495.42	.00	495.42	
2270	UNITY POINT HEALTH	700001773-0	SUSPECT BLOODWORK -	1	01/05/2026	96.96	.00	96.96	01/22/2026
Total 2270:						96.96	.00	96.96	
16247	CITY TREASURER	3042126	STORMWATER CHARGE	1	01/07/2026	35.16	.00	35.16	01/22/2026
Total 16247:						35.16	.00	35.16	
16257	CORPORATE BUSINESS	392743	PW COLOR COPY OVER	1	01/13/2026	36.50	.00	36.50	01/16/2026
		392743	PW COLOR COPY OVER	2	01/13/2026	9.96	.00	9.96	01/16/2026
		392743	PW COLOR COPY OVER	3	01/13/2026	9.96	.00	9.96	01/16/2026
		392743	PW COLOR COPY OVER	4	01/13/2026	9.96	.00	9.96	01/16/2026
		392745	LIBRARY COPIER	1	01/13/2026	126.08	.00	126.08	01/16/2026
		392849	COPIER USAGE	1	01/14/2026	47.87	.00	47.87	01/16/2026
Total 16257:						240.33	.00	240.33	
16296	DANE CO DEPT OF HUM	JANUARY 20	MEALSITE DONATION - M	1	01/15/2026	4,430.00	.00	4,430.00	01/22/2026
		JANUARY 20	MEALSITE DONATION - C	2	01/15/2026	355.00	.00	355.00	01/22/2026
Total 16296:						4,785.00	.00	4,785.00	
16333	WI DEPT OF JUSTICE - TI	455TIME-000	TIME ACCESS	1	01/10/2026	422.25	.00	422.25	01/22/2026
Total 16333:						422.25	.00	422.25	
16346	WOLF PAVING & EXCAVA	54213	COLD PATCH	1	01/12/2026	220.50	.00	220.50	01/22/2026

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 16346:						220.50	.00	220.50	
16503	NOTARY BOND RENEWA	KH011526	NOTARY RENEWAL - KH	1	01/15/2026	30.00	.00	30.00	01/22/2026
Total 16503:						30.00	.00	30.00	
16504	WI DEPT OF FINANCIAL I	KH011526	NOTARY RENEWAL - KH	1	01/15/2026	20.00	.00	20.00	01/22/2026
Total 16504:						20.00	.00	20.00	
16529	KWIK TRIP, INC	012026	KWIK TRIP ESCROW BAL	1	01/20/2026	204.75	.00	204.75	01/22/2026
Total 16529:						204.75	.00	204.75	
16640	TOP PACK DEFENSE LLC	17962	UNIFORM - D. SCHREOC	1	01/05/2026	289.98	.00	289.98	01/22/2026
		18030	UNIFORM - SCHNEIDER	1	01/12/2026	143.73	.00	143.73	01/22/2026
Total 16640:						433.71	.00	433.71	
16782	MADISON EMERGENCY	INV1840	MEDICAL DIRECTION DE	1	01/14/2026	1,442.00	.00	1,442.00	01/22/2026
Total 16782:						1,442.00	.00	1,442.00	
16829	REUTER WHITISH & EVA	75921	GENERAL LEGAL	1	01/16/2026	5,236.80	.00	5,236.80	01/22/2026
		75921	GENERAL LEGAL	2	01/16/2026	980.50	.00	980.50	01/22/2026
		75922	PROSECUTIONS	1	01/16/2026	1,817.90	.00	1,817.90	01/22/2026
		75924	TID4 LEGAL	1	01/16/2026	687.50	.00	687.50	01/22/2026
		75928	PSC HANOVER INSURAN	1	01/16/2026	1,390.30	.00	1,390.30	01/22/2026
		75929	BLIFFERT/URSO PREDE	1	01/16/2026	82.50	.00	82.50	01/22/2026
Total 16829:						10,195.50	.00	10,195.50	
16994	NUTRI-SYSTEMS CORPO	55011	THERMAL BAGS FOR HD	1	12/16/2025	614.68	.00	614.68	01/22/2026
Total 16994:						614.68	.00	614.68	
17078	JONES & BARTLETT LEA	1238702	EMT TEXTBOOKS	1	01/09/2026	778.01	.00	778.01	01/22/2026
		1245607	FIRE TEXTBOOKS	1	01/16/2026	183.00	.00	183.00	01/22/2026
Total 17078:						961.01	.00	961.01	
17084	AMAZON CAPITAL SERVI	1179-RLDR-	PROGRAM SUPPLIES	1	01/12/2026	138.64	.00	138.64	01/22/2026
		11P6-N3ND-	PSC FACILITY MAINTENA	1	01/09/2026	217.19	.00	217.19	01/22/2026
		144G-CXL1-	PW SUPPLIES	1	01/12/2026	24.95	.00	24.95	01/22/2026
		16G3-L71M-	PROGRAM SUPPLIES	1	01/12/2026	55.78	.00	55.78	01/22/2026
		16PX-YXD3-	LIBRARY FACILITY REPAI	1	01/20/2026	29.29	.00	29.29	01/22/2026
		17JK-6PJK-H	BOOKS	1	01/10/2026	38.15	.00	38.15	01/22/2026
		17RC-1CV1-	LIBRARY LIGHT BULBS	1	01/13/2026	9.28	.00	9.28	01/22/2026
		1CD9-XNPY-	PAPER PLATES/BOWLS	1	01/10/2026	111.00	.00	111.00	01/22/2026
		1F34-TV4J-R	DESK RISER	1	01/14/2026	208.99	.00	208.99	01/22/2026
		1F34-TV4J-R	OFFICE SUPPLIES	2	01/14/2026	99.45	.00	99.45	01/22/2026
		1F3F-4LTR-6	LIFT 1 REPLACEMENT U	1	01/12/2026	158.29	.00	158.29	01/22/2026
		1F64-PKDJ-	LEWIS PARK FACILITY M	1	01/08/2026	64.95	.00	64.95	01/22/2026
		1F7D-JN11-	LICENSE PLATE BRACKE	1	01/12/2026	27.08	.00	27.08	01/22/2026
		1J7Q-Y4YC-	STAMP	1	01/18/2026	26.68	.00	26.68	01/22/2026
		1JLP-GY37-	5802 MAIN STREET - TUB	1	01/08/2026	66.49	.00	66.49	01/22/2026

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
		1JYP-LJPF-3	PW SUPPLIES & CUSTOD	1	01/20/2026	112.81	.00	112.81	01/22/2026
		1JYP-LJPF-3	MC CUSTODIAL SUPPLIE	2	01/20/2026	101.80	.00	101.80	01/22/2026
		1JYP-LJPF-3	PSC CUSTODIAL SUPPLI	3	01/20/2026	203.60	.00	203.60	01/22/2026
		1JYP-LJPF-3	LIBRARY CUSTODIAL SU	4	01/20/2026	101.80	.00	101.80	01/22/2026
		1K63-VRFC-	COFFEE MACHINE/GLOV	1	01/14/2026	73.64	.00	73.64	01/22/2026
		1LC1-P1TK-	WHITE BOARD, VOLUNT	1	01/15/2026	123.88	.00	123.88	01/22/2026
		1LM6-YTWL-	PSC FACILITY MAINTENA	1	01/08/2026	36.26	.00	36.26	01/22/2026
		1PP1-7DPC-	PAPER PRODUCTS, CRE	1	01/17/2026	90.71	.00	90.71	01/22/2026
		1PP1-7DPC-	SNACKS FOR MOVIE EV	2	01/17/2026	119.11	.00	119.11	01/22/2026
		1PP1-7DPC-	MAGNETS FOR WHITEB	3	01/17/2026	9.49	.00	9.49	01/22/2026
		1PW9-QVFL-	PW SUPPLIES	1	01/20/2026	72.62	.00	72.62	01/22/2026
		1QR4-6GW7	DVD	1	01/20/2026	17.70	.00	17.70	01/22/2026
		1R66-4KV3-6	PW SUPPLIES	1	01/12/2026	27.98	.00	27.98	01/22/2026
		1R66-4KV3-6	VEHICLE MAINTENANCE	1	01/12/2026	9.33	.00	9.33	01/22/2026
		1R66-4KV3-6	VEHICLE MAINTENANCE	2	01/12/2026	2.55	.00	2.55	01/22/2026
		1R66-4KV3-6	VEHICLE MAINTENANCE	3	01/12/2026	2.55	.00	2.55	01/22/2026
		1R66-4KV3-6	VEHICLE MAINTENANCE	4	01/12/2026	2.55	.00	2.55	01/22/2026
		1R7G-NHT4-	DISHWASHER PODS	1	01/20/2026	29.99	.00	29.99	01/22/2026
		1T9Y-H474-L	PSC FACILITY MAINTENA	1	01/20/2026	28.26	.00	28.26	01/22/2026
		1V9P-PKXM-	REFUND FOR PLASTIC C	1	01/15/2026	15.00-	.00	15.00-	01/22/2026
		1VVJ-3WTP-	PAPER COFFEE CUPS	1	01/13/2026	25.99	.00	25.99	01/22/2026
		1WKR-CX1Y-	REFUND PAPER CUPS	1	01/13/2026	25.99-	.00	25.99-	01/22/2026
		1XD6-KX6L-	MC OPERATING SUPPLIE	1	01/20/2026	36.97	.00	36.97	01/22/2026
		1Y46-NN1N-	PLACEMATS, UTENSILS,	1	01/08/2026	278.02	.00	278.02	01/22/2026
Total 17084:						2,742.83	.00	2,742.83	
17092	GENERAL ENGINEERING	0000000000	BUILDING INSPECTION S	1	01/14/2026	5,700.00	.00	5,700.00	01/22/2026
Total 17092:						5,700.00	.00	5,700.00	
17096	BOMKAMP, SYDNEY	SB120125	UNIFORM ALLOWANCE -	1	12/01/2025	18.75	.00	18.75	01/22/2026
		SB121125	INITIAL UNIFORM - BOMK	1	12/11/2025	399.67	.00	399.67	01/22/2026
Total 17096:						418.42	.00	418.42	
17187	B&H PHOTO	241021388	LIGHTING REPLACEMEN	1	01/13/2026	1,911.85	.00	1,911.85	01/22/2026
Total 17187:						1,911.85	.00	1,911.85	
17232	APG OF SOUTHERN WIS	28886-1225	EZRA ESCROW	1	12/31/2025	241.74	.00	241.74	01/22/2026
		28886-1225	VB PUBLICATIONS	2	12/31/2025	289.46	.00	289.46	01/22/2026
Total 17232:						531.20	.00	531.20	
17322	OMNI TECHNOLOGIES	I26-0026	FIRE SERVICE - PSC, LE	1	01/09/2026	4,745.50	.00	4,745.50	01/22/2026
		I26-0046	LIBRARY FIRE PANEL DIA	1	01/12/2026	2,292.50	.00	2,292.50	01/22/2026
Total 17322:						7,038.00	.00	7,038.00	
17376	GFL ENVIRONMENTAL S	LQ03218180	WASTE OIL PICK-UP	1	01/13/2026	14.06	.00	14.06	01/22/2026
		LQ03218180	WASTE OIL PICK-UP	2	01/13/2026	14.06	.00	14.06	01/22/2026
		LQ03218180	WASTE OIL PICK-UP	3	01/13/2026	14.06	.00	14.06	01/22/2026
		LQ03218180	WASTE OIL PICK-UP	4	01/13/2026	51.53	.00	51.53	01/22/2026
Total 17376:						93.71	.00	93.71	

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
17476	MED ALLIANCE GROUP, I	334060	CPAPS	1	01/14/2026	302.42	.00	302.42	01/22/2026
Total 17476:						302.42	.00	302.42	
17569	MCFARLAND ACE HARD	014981/T	PW FACILITY MAINTENA	1	01/09/2026	10.12	.00	10.12	01/22/2026
		014990/T	PARKS SUPPLIES	1	01/12/2026	94.56	.00	94.56	01/22/2026
		015016/T	WINDSHIELD WASH	1	01/18/2026	16.17	.00	16.17	01/22/2026
Total 17569:						120.85	.00	120.85	
17607	LIBRARY IDEAS LLC	122797	VOX BOOKS	1	01/14/2026	228.53	.00	228.53	01/22/2026
Total 17607:						228.53	.00	228.53	
17685	INGRAM LIBRARY SERVI	93497233	BOOKS	1	01/07/2026	308.51	.00	308.51	01/22/2026
		93497234	BOOKS	1	01/07/2026	248.38	.00	248.38	01/22/2026
		93563071	BOOKS	1	01/09/2026	49.45	.00	49.45	01/22/2026
		93606496	BOOKS	1	01/12/2026	455.97	.00	455.97	01/22/2026
		93697313	BOOKS	1	01/14/2026	863.05	.00	863.05	01/22/2026
		93714967	BOOKS	1	01/14/2026	257.17	.00	257.17	01/22/2026
		93732873	BOOKS	1	01/15/2026	273.06	.00	273.06	01/22/2026
Total 17685:						2,455.59	.00	2,455.59	
17779	DANE CO TREASURER	NOV25LWAT	LAKE WAUBESA CLEANU	1	01/20/2026	2,023.12	.00	2,023.12	01/22/2026
Total 17779:						2,023.12	.00	2,023.12	
17820	CLEAN LAKES ALLIANCE	MCFARLAN	ANNUAL MEMBERSHIP	1	01/16/2026	500.00	.00	500.00	01/22/2026
		MCFARLAN	ANNUAL MEMBERSHIP	2	01/16/2026	1,000.00	.00	1,000.00	01/22/2026
Total 17820:						1,500.00	.00	1,500.00	
17845	DANE COUNTY TREASU	47641	EMS MEDICATIONS	1	01/13/2026	547.86	.00	547.86	01/22/2026
Total 17845:						547.86	.00	547.86	
17852	WESTERHOF, JACOB	0610-032-15	2025 PROP TAX OVERPA	1	01/23/2026	14,756.77	.00	14,756.77	01/23/2026
Total 17852:						14,756.77	.00	14,756.77	
18028	MADISON COMMUNITY F	25-106	5K PROCEEDS	1	12/29/2025	2,953.17	.00	2,953.17	01/22/2026
Total 18028:						2,953.17	.00	2,953.17	
18034	HAWKINS INC	7301806	WATER SYSTEM CHEMIC	1	01/08/2026	1,083.22	.00	1,083.22	01/22/2026
		7303021	WATER SYSTEM CHEMIC	1	01/09/2026	15.00	.00	15.00	01/22/2026
Total 18034:						1,098.22	.00	1,098.22	
18068	SIMPLE NETWORK CON	34329	HARDWARE REPLACEM	1	01/05/2026	2,768.96	.00	2,768.96	01/22/2026
		34330	HARDWARE REPLACEM	1	01/09/2026	399.00	.00	399.00	01/22/2026
Total 18068:						3,167.96	.00	3,167.96	
18112	BADGERLAND COMPLIA	2500225	ANNUAL CONSORTIUM -	1	01/15/2026	400.00	.00	400.00	01/22/2026
		2500225	CDL SCREENING	2	01/15/2026	221.00	.00	221.00	01/22/2026

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 18112:						621.00	.00	621.00	
18175	BUCKY'S DUMPSTER & P	106923	PORTABLE RESTROOMS	1	01/09/2026	150.00	.00	150.00	01/22/2026
		106924	PORTABLE RESTROOMS	1	01/09/2026	150.00	.00	150.00	01/22/2026
		106925	PORTABLE RESTROOMS	1	01/09/2026	150.00	.00	150.00	01/22/2026
		106926	PORTABLE RESTROOMS	1	01/09/2026	150.00	.00	150.00	01/22/2026
		106927	PORTABLE RESTROOMS	1	01/09/2026	200.00	.00	200.00	01/22/2026
Total 18175:						800.00	.00	800.00	
18222	MUNICIPAL CAPTIONING	INV-101882	CABLECAST - BROADCA	1	01/16/2026	1,396.50	.00	1,396.50	01/22/2026
		INV-101882	CABLECAST - BROADCA	2	01/16/2026	186.20	.00	186.20	01/22/2026
		INV-101882	CABLECAST - BROADCA	3	01/16/2026	349.12	.00	349.12	01/22/2026
		INV-101882	CABLECAST - BROADCA	4	01/16/2026	349.13	.00	349.13	01/22/2026
		INV-101882	CABLECAST - BROADCA	5	01/16/2026	325.85	.00	325.85	01/22/2026
		INV-101882	CABLECAST - BROADCA	6	01/16/2026	186.20	.00	186.20	01/22/2026
		INV-101882	CABLECAST - BROADCA	7	01/16/2026	698.25	.00	698.25	01/22/2026
		INV-101882	CABLECAST - BROADCA	8	01/16/2026	698.25	.00	698.25	01/22/2026
		INV-101882	CABLECAST - BROADCA	9	01/16/2026	465.50	.00	465.50	01/22/2026
Total 18222:						4,655.00	.00	4,655.00	
18284	CHARTER COMMUNICATI	1708848010	CHARTER CABLE	1	01/01/2026	127.00	.00	127.00	01/16/2026
Total 18284:						127.00	.00	127.00	
18312	AUTOMATION ARTS LLC	23696	MEETING ROOM AV	1	01/12/2026	3,200.85	.00	3,200.85	01/22/2026
Total 18312:						3,200.85	.00	3,200.85	
18331	STEINIG TAL K-9 POLICE	1119	K9 RUDY ANNUAL CERTI	1	01/06/2026	1,150.00	.00	1,150.00	01/22/2026
Total 18331:						1,150.00	.00	1,150.00	
18372	FCI	87417	MC FILTERS	1	01/14/2026	113.76	.00	113.76	01/22/2026
		87418	YOUTH CENTER FILTERS	1	01/14/2026	34.48	.00	34.48	01/22/2026
		87419	HVAC FILTERS	1	01/14/2026	219.52	.00	219.52	01/22/2026
		87420	PSC FILTERS	1	01/14/2026	616.80	.00	616.80	01/22/2026
		87421	PW FILTERS	1	01/14/2026	45.00	.00	45.00	01/22/2026
Total 18372:						1,029.56	.00	1,029.56	
18377	VESTIS LLC	6140738775	MAT RENTAL	1	01/09/2026	63.35	.00	63.35	01/22/2026
		6140742877	MAT RENTAL	1	01/16/2026	63.35	.00	63.35	01/22/2026
Total 18377:						126.70	.00	126.70	
18405	EMS MANAGEMENT & C	EMS-022002	EMS MC	1	12/31/2025	1,697.61	.00	1,697.61	01/22/2026
Total 18405:						1,697.61	.00	1,697.61	
18564	NAPA AUTO PARTS	020528	CORE RETURNS	1	01/12/2026	44.55-	.00	44.55-	01/22/2026
		020528	CORE RETURNS	2	01/12/2026	36.00-	.00	36.00-	01/22/2026
		020528	CORE RETURNS	3	01/12/2026	12.15-	.00	12.15-	01/22/2026
		020528	CORE RETURNS	4	01/12/2026	12.15-	.00	12.15-	01/22/2026
		020528	CORE RETURNS	5	01/12/2026	12.15-	.00	12.15-	01/22/2026

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
		020664	TRUCK 40 MAINTENANC	1	01/13/2026	67.42	.00	67.42	01/22/2026
		020664	TRUCK 40 MAINTENANC	2	01/13/2026	18.39	.00	18.39	01/22/2026
		020664	TRUCK 40 MAINTENANC	3	01/13/2026	18.39	.00	18.39	01/22/2026
		020664	TRUCK 40 MAINTENANC	4	01/13/2026	18.39	.00	18.39	01/22/2026
		021128	VEHICLE MAINTENANCE	1	01/16/2026	16.97	.00	16.97	01/22/2026
		021128	VEHICLE MAINTENANCE	2	01/16/2026	16.97	.00	16.97	01/22/2026
		021128	VEHICLE MAINTENANCE	3	01/16/2026	16.97	.00	16.97	01/22/2026
		021128	VEHICLE MAINTENANCE	4	01/16/2026	62.24	.00	62.24	01/22/2026
		021128	WELL MAINTENANCE	5	01/16/2026	37.68	.00	37.68	01/22/2026
Total 18564:						156.42	.00	156.42	
18593	OREILLY AUTO PARTS	3841-279339	WELL 3 MAINTENANCE	1	01/15/2026	19.66	.00	19.66	01/22/2026
Total 18593:						19.66	.00	19.66	
18645	BARNES & NOBLE INC	4703051	BOOKS	1	12/18/2025	81.98	.00	81.98	01/22/2026
Total 18645:						81.98	.00	81.98	
18667	ANNE HINKER AND CALE	010726	2025 PROP TAX OVERPA	1	01/07/2026	3,175.08	.00	.00	Multiple
		010726	2025 PROP TAX OVERPA	2	01/07/2026	3,175.08-			
Total 18667:						.00	.00	.00	
18669	VILCHIS, JESUS	JV010726	LOST ITEM REFUND	1	01/07/2026	19.00	.00	19.00	01/22/2026
Total 18669:						19.00	.00	19.00	
18670	BARNEY, KATHRYN	KB010726	LOST ITEM REFUND	1	01/07/2026	24.95	.00	24.95	01/22/2026
Total 18670:						24.95	.00	24.95	
18671	HORSWILL, MARK	1.11780.01-0	REFUND OVERPAYMENT	1	01/13/2026	70.37	.00	70.37	01/22/2026
Total 18671:						70.37	.00	70.37	
18672	GILL, PAMELA	2.60290.01-0	REFUND OVERPAYMENT	1	01/13/2026	225.52	.00	225.52	01/22/2026
Total 18672:						225.52	.00	225.52	
18673	HALRON LUBRICANTS IN	1692715-00	PW VEHICLE WASHBAY	1	01/12/2026	425.14	.00	425.14	01/22/2026
		1692715-00	PW VEHICLE WASHBAY	2	01/12/2026	115.95	.00	115.95	01/22/2026
		1692715-00	PW VEHICLE WASHBAY	3	01/12/2026	115.95	.00	115.95	01/22/2026
		1692715-00	PW VEHICLE WASHBAY	4	01/12/2026	115.95	.00	115.95	01/22/2026
		1695749-00	DRUM RETURN WASHBA	1	01/19/2026	5.00-	.00	5.00-	01/22/2026
		1695749-00	DRUM RETURN WASHBA	2	01/19/2026	5.00-	.00	5.00-	01/22/2026
		1695749-00	DRUM RETURN WASHBA	3	01/19/2026	5.00-	.00	5.00-	01/22/2026
		1695749-00	DRUM RETURN WASHBA	4	01/19/2026	5.00-	.00	5.00-	01/22/2026
Total 18673:						752.99	.00	752.99	
18674	METLIFE	268973-0165	MONTHLY VISION INSUR	1	01/01/2026	324.92	.00	324.92	01/16/2026
Total 18674:						324.92	.00	324.92	
18675	MCKEE ASSOCIATES INC	3-25027 123	COMMUNITY PARK PHAS	1	01/14/2026	202,567.55	.00	202,567.55	01/22/2026

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 18675:						202,567.55	.00	202,567.55	
18676	DAVIS, MARK AND MARY	0610-034-72	2025 PROP TAX OVERPA	1	01/23/2026	3,175.08	.00	3,175.08	01/23/2026
Total 18676:						3,175.08	.00	3,175.08	
18677	NIEBUHR, ERIC	0610-021-22	2025 PROP TAX OVERPA	1	01/23/2026	240.04	.00	240.04	01/23/2026
Total 18677:						240.04	.00	240.04	
18678	SCHLICHTING, MARSHAL	0610-022-13	2025 PROP TAX OVERPA	1	01/23/2026	3,000.84	.00	3,000.84	01/23/2026
Total 18678:						3,000.84	.00	3,000.84	
18679	GOSTOMSKI, KEVIN	0710-353-21	2025 PROP TAX OVERPA	1	01/23/2026	3,274.53	.00	3,274.53	01/23/2026
Total 18679:						3,274.53	.00	3,274.53	
18680	WHITE, BRIAN	0610-034-47	2025 PROP TAX OVERPA	1	01/23/2026	5,497.37	.00	5,497.37	01/23/2026
Total 18680:						5,497.37	.00	5,497.37	
18681	CARTLAND, TIMOTHY	0710-344-64	2025 PROP TAX OVERPA	1	01/23/2026	559.62	.00	559.62	01/23/2026
		0710-344-64	2025 PROP TAX OVERPA	1	01/23/2026	5,238.60	.00	5,238.60	01/23/2026
Total 18681:						5,798.22	.00	5,798.22	
18682	KNIGHT BARRY TITLE IN	0710-354-411	2025 PROP TAX OVERPA	1	01/23/2026	9,776.48	.00	9,776.48	01/23/2026
Total 18682:						9,776.48	.00	9,776.48	
Grand Totals:						394,235.79	.00	394,235.79	

Report Criteria:

Detail report type printed

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, January 27, 2026

SECTION: Business

DEPARTMENT: Administration

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Presentation from the McFarland High School Distributive Education Clubs of America (DECA).

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

Student officers of the Distributive Education Clubs of America (DECA) from McFarland High School will be present for the meeting to share their recent successes with the Village Board.

They will provide a short presentation that will highlight their recent accomplishments and discuss current endeavors looking for continued support of their work.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

No action needed on this item.

ATTACHMENTS:

None

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, January 27, 2026

SECTION: Business

DEPARTMENT: Community Development

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

AGENDA ITEM: Discussion and action regarding the award of contract for McFarland Intensive Historic Property Survey.

PREVIOUS ACTION:

[September 4, 2024](#) - Landmarks Commission recommended approval of Village Board to submit for grant application.

[September 10, 2024](#) - Village Board approved submittal of the grant application.

[December 9, 2024](#) - Landmarks Commission discussed details of the Wisconsin Historical Society Grant

[October 9, 2025](#) - Landmarks Commission recommended approval to Village Board for RFB for Intensive Historical Property Survey

[October 28, 2025](#) - Village Board approved issuing RFB for comprehensive historical survey.

January 20, 2026 - Landmarks Commission unanimously recommended award of contract to the University of Wisconsin-Milwaukee, Cultural Resource Management program in the amount of \$17,887.

ISSUE SUMMARY:

The Village submitted for the Certified Local Government Grant Program (CLG) in December 2024. In February 2025, the Village was awarded \$20,500 for the initiation of an Intensive Historical Property Survey. The Request for Bid was open from October 29, 2025 to December 12, 2025. For the project oversight, the Landmarks Commission will act as the steering committee. The Village received four proposals, including bid prices:

- The University of Wisconsin-Milwaukee Cultural Resource Management (UWM-CRM), \$17,887.
- Chronicle Heritage, \$17,574.
- Urbana Preservation & Planning, \$20,520.
- Civil & Environmental Consultants, Inc., \$26,400.

The review team consisted of the Landmarks Commission Chairperson, Associate Planner, and Community & Economic Development Director. After review, the team was unanimous on the preferred consultant for the Intensive Historical Property Survey to be the University of Wisconsin-Milwaukee Cultural Resource Management. Listed below are several contributing factors why the proposal was the preferred consultant.



- The cost of the project was within the available awarded budget at \$17,887.
- The highest number of estimated labor hours spent on the survey, 367 hours.
- Local presence. Key personnel on the project lived in Stoughton, Wisconsin.
- Experience completing similar surveys in Wisconsin.
- Identified as #1 among all three members of the review team.

Evaluation Team Proposal Average Scores and Rank

The following table summarizes the average score and rank of the proposals received. The six criteria used to determine each proposal's score included: Key Personnel Experience (30 points), Project Experience (15 points), Scope of Work (20 points), Cost Effectiveness (25 points), Project Schedule (5 points), and Quality of Submittal (5 points). A total of 100 points possible.

Rank	Consultant / Firm	Score (Max 100)
1	The University of Wisconsin-Milwaukee Cultural Resource Management (UWM-CRM)	89.3
2	Chronicle Heritage	77.8
3	Urbana Preservation & Planning	72.5
4	Civil & Environmental Consultants, Inc	63.2

Next steps

The following tentative schedule includes the remainder of the RFB schedule. Staff will work with the recommended consultant to identify future project update meetings with the Landmarks Commission.

- January 20, 2026 - Landmarks Commission to make a recommendation to the Village Board on award of contract (this meeting).
- January 27, 2026 - Village Board to award contract
- February 2026 - Finalize contract details for signatures
- March 2026 - Project commencement.

FINANCIAL/BUDGET IMPACT:

Funding for this project is anticipated to be entirely paid through a WHS grant. The Village received a grant in the amount of \$20,520, of which \$2,633 will be utilized by the Village for in-house project related expenses. UWM-CRM's proposed project costs are \$17,887.

VILLAGE PLAN REFERENCE:

[2017 Comprehensive Plan](#)

Identified in the Comprehensive Plan Volume 2, Chapter 3 - Culture and Community Character, Initiative 3: Reinvigorate McFarland's Historic Preservation Efforts. The section lists efforts to achieve this may include: *Update historic building survey.*



ORDINANCE REFERENCE:

[Sec. 62-394](#) Historic Structures and Sites Designation Criteria

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, and second, to award a contract for McFarland Intensive Historic Property Survey to the University of Wisconsin-Milwaukee, Cultural Resource Management program in the amount of \$17,887.

ATTACHMENTS:

1. Village of McFarland Historical Property Survey RFB_10.30.2025
2. UWM-CRM Proposal for McFarland Intensive Survey_11.11.2025



Request For Bids

Intensive Historical Property Survey

RFB Issuance Date: October 29, 2025

RFB Due Date: By 4:00 PM on December 12, 2025

Please Submit to:

Village of McFarland
Department of Community & Economic Development
Attn: Kong Thao
Associate Planner
5915 Milwaukee Street
PO Box 110
McFarland, WI 53558
Kong.thao@mcfarland.wi.gov

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SECTION 1 Purpose

The purpose of this Request for Bids (RFB) is to receive competitive bids from qualified consultants who are interested in completing a comprehensive survey of properties in the Village of McFarland. The intent of the survey is to review new properties to be considered as local historical properties consistent with the Village's code on Historic Preservation, [Sec. 62-393 – Historic Preservation Purpose](#). The properties listed shall meet the Village's designation criteria in [Sec. 62-394. Historic Structures and Sites Designation Criteria](#).

SECTION 2 History and Background

The Village of McFarland is located adjacent to the southeast side of the City of Madison in Dane County. The January 1, 2025 population of McFarland is estimated at 9,737 residents. US Highway 51 serves as the main connection point between the cities of Madison and Stoughton. The Village of McFarland has 75 permanent employees supplemented by seasonal, temporary, and part-time employees when necessary. The Village's primary departments include Administration, Community & Economic Development, Fire and Rescue, Library, Public Works (including Parks and Utilities), Police, and Senior Outreach. More information about the Village is available at www.mcfarland.wi.us.

In March 1991, the Landmarks Commission designated 18 properties as locally designated historic properties. Later in 2019, through annexation to the Village, 5979 Siggelkow Road, Waubesa School was added. There of the properties are listed as part of the State and National Register, including 5923 Exchange Street (McFarland House), 6003 Exchange Street (Edwards-Larson House), and 5979 Siggelkow Road (Waubesa School). There are also two Native American Mound Groups (Siggelkow Park Mound Group and Lewis Mound Group) list as part of the National Register.

Historic McFarland – A Walking Tour

Originally published in 1986 by the McFarland Historical Society, this handbook documents the earliest recorded attempt to identify historic properties in the downtown area of McFarland. The handbook includes related background information on each property, who lived there, architectural significance, and a map. Not all properties in this handbook were deemed appropriate to designate as historic properties under the Village's Historic Preservation Ordinance in 1991. The publication was updated in 2016.

Story Map

This digital tool is a helpful interactive alternative to the handbook. The tool includes current historically designated properties on an interactive map. Now in a digital format, users can access this interactive map through their phone while scrolling through the properties. The link can be found on the Landmarks Commission's committee page. Viewers can click on icons over each

property to read more about their history. The tool is a modern take on a resourceful document and flexible to updates as needed.

Certified Local Government, 2019

The Village of McFarland has been a member of the Certified Local Government (CLG) Program and local partner in the Federal Preservation Program since 2019. In 2026, this will mark 7 years as a CLG member. The Village would not be able to receive grant funding for the CLG Grant if not a member.

Division 62-II-6 Historic Preservation (Village Zoning Code)

This section of the Village's Zoning Code provides regulations specific to locally designated historic properties. The Village does not maintain any Historical Districts. Designated historic properties are not all centrally located, however they are more apparent within the Village's Downtown area and along Exchange Street.

Project Supporting Plans

The following list of Village plans are provided to the consultant for added background information relating to initiatives and recommendations to expand historic preservation efforts.

- [2017 Comprehensive Plan](#):
 - Chapter 3 – Culture and Community Character
 - Initiative #3 (pages 26-27). *Reinvigorate McFarland's Historic Preservation Efforts. A range of efforts, like updating a historic building inventory or becoming a Certified Local Government, could further distinguish McFarland as a village with history.*
 - Objective #2: *Advance heritage preservation and link to quality of life and prosperity.*

Village Project Staff and Committees

The Community & Economic Development Department oversees administration of the historic properties in the Village. The Department consists of the following four positions: Director, Associate Planner, Community Development Specialist, and Building Inspector (contracted). The Village also uses a contracted Village Engineer. The Associate Planner, Kong Thao, will serve as the Village's Project Manager and will be the primary liaison with the consultant team. The Director will serve as Project Supervisor. Due to the nature of the survey, the Associate Planner and Director are available for regular reviews of the consultant team's survey progress.

The Village's Landmarks Commission will provide additional project oversight. Project updates will begin at the staff level with the consultant before updates are provided to the Landmarks Commission. The Landmarks Commission does not hold regular meetings and are scheduled as needed. The Landmarks Commission has historically met at 4:00 PM. Village Staff may assist with scheduling to ensure quorum and no conflicts with other scheduled meetings. The Village Staff team do not anticipate additional input from other Village committees and boards to be required through the project process except for final review and acceptance of the consultant's final report by the Village Board. The Village is currently utilizing a hybrid of in-person and Zoom

public meetings. The Consultant should anticipate a combination of in-person, remote, or hybrid meetings throughout the planning process.

SECTION 3 Project Objectives

Broad objectives for this project include, but are not limited to:

1. Build-off the work completed as summarized in the prior section to provide a comprehensive historic survey of properties in the Village.
2. Improve recognition of historic properties, leading to preservation of the Village's culture and heritage.
3. Utilize [Sec. 62-394 Historic Structures and Sites Designation Criteria](#) along with consultant expertise, and the [Architecture-History Survey Manual](#) to review and assess properties within the Village to determine eligibility for historic designation.
4. To engage with Village Staff, the Landmarks Commission, property owners and the public to provide information regarding the project purpose, survey methodology, and survey findings.
5. Maintain compliance with the terms of the Memorandum of Agreement between the Wisconsin State Historic Preservation Office and the Village, attached as Exhibit A to this Request for Bids.

SECTION 4 Scope of Work & Project Budget

In addition to the requirements in the Scope of Work described in Exhibit B of the RFB, the selected Consultant shall providing the following services:

1. Staff Meetings. The consultant should anticipate a sufficient number of meetings with Village staff to develop the comprehensive survey of historic properties. This should include an initial project kickoff meeting to determine the project schedule and public engagement plan, periodic project check-in meetings, and meetings prior to Landmarks Commission or public engagement meetings. Staff meetings may be held remotely.
2. Landmarks Commission Meetings. The consultant should budget for at least three meetings with the Landmarks Commission to review key elements of the survey. The first meeting should serve as a project kickoff to introduce the consultant to the Commission and public and to explain the purpose of the study, project schedule, survey methodology, etc. An additional meeting shall be held to review the results of the draft survey report findings. A final meeting shall be held to review the final survey report. Attendance at Landmarks Commission meetings may be completed remotely.

The Scope of Work described above and in Exhibit B is considered the minimum project requirements. It is expected that consultants will submit bids that provide the Village with more specific recommendations for approaches, tasks, and deliverables based on their expertise from past work on similar projects. Innovative approaches that meet the intent of the Plan Objectives and Scope of Work are welcomed, these could be presented as additional services or additional approaches in the consultant response if desired.

Project Budget

The Village was awarded a grant from Wisconsin Historic Society through the Certified Local Government Grant Program for this project. The awarded \$20,500 for this project, of which \$2,500 will be utilized by the Village for in-house project related expenses.

SECTION 5 Deliverables

The selected Consultant shall complete a final list of properties recommended for historic designation that contain at a minimum, those items described in Exhibit B. The Consultant shall provide the Village with electronic copies of any text, charts, tables, checklists, graphics, images and photos in their original file format. All deliverables are due no later than February 26, 2027.

SECTION 6 RFB Submittal Requirements

1) Qualification Details consisting of:

- a. Cover Letter – Including, but not limited to a statement of understanding and approach to this project.
- b. Experience – A summary of three to five similar or relevant projects that the consultant has executed within the last seven years. Hard copies of similar or relevant survey reports are not desired and can be provided electronically or via hyperlink within the bid if desired.
- c. References – Provide three to five municipal client references for which the consultant has provided similar services within the last seven years. Include the name, email, and telephone number of the contact person and a description of services provided to that contact.

2) Technical Details consisting of:

- a. Scope of Work – A description of the approach to be taken toward completion of each item listed under Section 4 of this RFB and within Exhibit B, including any draft and final deliverables. An explanation of any variances to the proposed Scope of Work as outlined in the Exhibit A and Exhibit B, and any insights into the project gained as a result of developing the bid or from past project experiences.

3) Project Management Details consisting of:

- a. Key Personnel – A list or organization chart of personnel directly assigned to the project, along with responsibilities on this project and resumes. Clearly illustrate the responsibilities and lines of communication and authority relative to your project management team. Describe your plan to interface with Village staff. The Consultant's Project Manager, who will be responsible for planning, coordinating, and conducting the majority of the work, including meeting attendance with Village Staff and Landmarks Commission must be identified and committed to the project. The Village reserves the right to approve Consultant's Project Manager and any requested personnel and subcontractor changes during the course of the project.
- b. Quality Control – Describe quality control measures and processes to ensure the project requirements are achieved within the project budget and schedule.
- c. Village Staff Commitments – Identification of those items within the Scope of Work for which the consultant anticipates assistance by Village staff. Village staff will serve as the point of contact for public inquires during the planning process, will attend all public meetings, will maintain a project website, and provide public outreach of activities through existing Village social media outlets, electronic and community newsletters. Village staff can also provide existing zoning GIS data and property assessment data as requested.
- d. Project Schedule – A proposed schedule that indicates project milestones by phases or tasks, delivery of draft and final project deliverables, and overall timeline for completion of the project within the required grant requirements. Identification of meetings with Village Staff, Landmarks Commission, and the public, including summary of targeted discusses and meeting outcomes.
- e. Supplemental Information – Any other information deemed necessary to address the requests of this RFB.

4) Cost and Labor Hours Details consisting of:

- a. Cost – Lump Sum price to complete the project as proposed in the Consultant's base Scope of Work, estimated labor hours and hourly rates of personnel.

- b. Additional Scope/Fees – Total fee, hours per employee, and hourly rates by employees, for any additional services not identified as included in the Consultant’s base Scope of Work.

5) General requirements consisting of:

- a. Due Date – **Responses to the RFB must be received by 4:00 PM CST on December 12, 2025.** Bids received late, for any reason, shall not be accepted.
- b. Format & Location – Prospective consultants shall provide one (1) electronic PDF copy. RFB submittals shall be emailed to the Associate Planner, Kong Thao at kong.thao@mcfarland.wi.gov and the Community & Economic Development Director at andrew.bremer@mcfarland.wi.gov, subject: Bid for Comprehensive Historical Property Survey. An email more than 25 MB won’t be accepted by the Village’s email server. Files more than 25 MB can be sent via a drop box link provided the link is sent by the submittal deadline. Alternatively, consultants may submit an electronic PDF copy via a USB flash drive to the McFarland Department of Community & Economic Development. Flash drives must be received prior to the RFB due date.

Attn: Kong Thao, Associate Planner
Community & Economic Development Department
Bid for Comprehensive Historical Property Survey
5915 Milwaukee Street, PO Box 110,
McFarland, WI 53558.

- c. Property – All information developed as part of this RFB, including graphics and data, shall become the property of the Village. All text shall be submitted electronically as is most convenient. All original graphics generated as a part of the RFB shall be submitted to the Village in an easily reproducible hardcopy and electronic format as applicable.

SECTION 7 Evaluation Criteria

The following criteria will be used to evaluate each bid submitted:

- Key Personnel Experience (30 points). Experience and qualifications relevant to key personnel and their associated project roles and estimated labor hours.
- Project Experience (15 points). Level of experience of the firm completing similar projects with local government entities of similar size, structure, and complexity. Familiarity with Wisconsin historical preservation state statutes.

- Scope of Work (20 points). Level of responsiveness and technical approaches to the scope of work outlined within the RFB. Demonstration of knowledge and innovative approaches particular to the desired Scope of Work and Plan Objectives.
- Cost Effectiveness (25 points). Ability to meet budget/value as related to proposed and additional costs. Hourly rates of key personnel, estimated total labor hours, total project budget.
- Project Schedule (5 points). Ability to be responsive in meeting schedule required to complete the survey report and deliverables. Quality and clarity of proposed planning process, project meetings and outcomes.
- Quality of Submittal (5 points). Quality, clarity and completeness of submittal package, including identification of draft and final deliverables. Consultants shall not submit verbatim sections of this RFB as their bid.

SECTION 8 Method & Timeline of Selection

The RFB Evaluation Team will consist of the Village Administrator; Community and Economic Development Director; Associate Planner, and Landmarks Commission Chair. They will conduct an evaluation of bids submitted. They will make a recommendation to the Landmarks Commission who will make the final recommendation to the Village Board for action. The following method and timeline will be utilized in order to select the desired bid:

- **October 29th – RFB Issuance Date.**
- **November 21st – Deadline for submittal of written questions.** Questions regarding this RFB shall be emailed to the Associate Planner at kong.thao@mcfarland.wi.gov and the Community & Economic Development Director at andrew.bremer@mcfarland.wi.gov.
- **December 5th – Responses to written questions.** Responses to all submitted written questions will be posted to the [Village website](#).
- **December 12, 2025 – RFB Due Date.** Bids shall be submitted no later than 4:00 PM on Friday December 12th.
- **December 15th through January 8, 2026– Evaluation.** The Evaluation Team will review the bids and decide which, in its sole discretion, it chooses to further consider via an in-person or virtual interviews as needed. At its discretion, the Evaluation Team may host interviews with consultants in order to make a recommendation on a preferred consultant to the Landmarks Commission. Interviews may be held remotely. Alternatively, Village Staff may follow-up with individual consultants to seek clarification on questions related to bids received as needed.

- **January 12th – January 21, 2026 – Landmarks Commission Recommendation.** The Landmarks Commission will meet to consider the recommendation of the Evaluation Team in order to make their own recommendation to the Village Board.
- **January 27, 2026 – Village Board.** The Board will take final action to consider acceptance of the recommended bid and enter into a contract for this purpose.
- **By February 27, 2026 – Final Contract & Project Commencement.** The Village Attorney will draft the final contract for signatures utilizing the approved bid and the Village's Standard Contract Template (Exhibit C).
- **By February 26, 2027 – Certified Local Government Project Completion Deadline.** All deliverables in the Scope of Work are due.

SECTION 9 Terms and Conditions

Each bid will be reviewed to determine if it meets the submittal requirements contained within this RFB. Failure to meet the requirements for the RFB can be cause for rejection of the bid. The Village may reject any bid if it is conditional, incomplete, contains irregularities, or if in the sole discretion of the Village not considered in our best interest. The Village may waive an immaterial deviation in a bid, but this shall in no way modify the bid document or excuse the Consultant from compliance with the contract requirements if the Consultant is awarded a contract. A prospective Consultant may be requested for an interview at the sole discretion of the Village. The recommended Consultant will be selected and approved by the Village Board.

The Village uses a standard template contract for such services and will require its utilization for this project. A copy of the standard template is provided as Exhibit C and will be updated to adapt to the bid ultimately selected.

There is no expressed or implied obligation for the Village to reimburse firms for any expenses incurred in preparing bids in response to this request. Materials submitted by respondents are subject to public inspection under Wisconsin law. Any language purporting to render the entire bid confidential or proprietary will be ineffective and will be disregarded.

The Village will not discriminate against individuals due to sex, race, religion, creed, color, national origin, age, disability, sexual orientation, ancestry, marital status, arrest or conviction record, military service, or any other characteristics protected by law. This applies to all Consultants submitting bids to this project and their sub-consultants.

The Village reserves the right to retain all bids submitted, and to use any idea in a bid, regardless of whether the bid was selected. Submission of a bid indicates acceptance by the firm of the conditions contained in the RFB, unless clearly and specifically noted in the bid submitted and confirmed in the contract between the Village and the Consultant.

All property rights, including publication rights of all reports produced by the selected firm in connection with services performed under this agreement shall be vested in the Village.

The Village reserves the right to reject any or all bids submitted.

SECTION 10 RFB Exhibits

Exhibit A: Memorandum of Agreement

Exhibit B: Scope of Work

Exhibit C: Sample Standard Contract Template



MEMORANDUM OF AGREEMENT
BETWEEN
WISCONSIN STATE HISTORIC PRESERVATION OFFICE
AND
VILLAGE OF MCFARLAND, WISCONSIN

SUBJECT: Funding up to \$20,520 from federal Historic Preservation Fund through a subgrant from the Wisconsin State Historic Preservation Office to the village of McFarland, Wisconsin.

Project No. WI-25-10014

DATE OF GRANT AWARD: Feb. 21, 2025

POINT OF CONTACT: Jason Tish: jason.tish@wisconsinhistory.org 608-264-6512

GRANTEE PROJECT MANAGER: Kong Thao

This agreement between the State Historic Preservation Office (SHPO), and the Village of McFarland, Wisconsin (Grantee) stipulates the terms and conditions of the funding for the above-referenced project, as well as the scope of work for the project. The Grantee will undertake and coordinate a project to complete a village-wide, intensive, architecture and history survey to identify historic properties.

Completion of the survey is supported by funding up to \$20,520 from the federal Historic Preservation Fund (HPF) through a subgrant from the Wisconsin SHPO in support of historic preservation activities in Wisconsin. The HPF was established in 1977 to provide financial assistance to states and local governments to carry out activities related to preservation. Funding is provided from Outer Continental Shelf oil and gas lease revenues, not tax dollars, and an amount is appropriated annually by Congress. The Catalog of Federal Domestic Assistance number is 15.904.

The SHPO and the Grantee agree to the following:

Scope of Work

The Grantee shall carry out the project as stipulated herein and in the attached *Scope of Work*.

Period of Work Performance

All work related to this project shall be conducted between the date of the *Purchase Order* issued by the Wisconsin Historical Society for this project and **March 30, 2027**, with intermediate deadlines as stipulated below. A *Purchase Order* for reimbursement from the grant award will be issued after this MOA is executed.

Intermediate Deadlines

There are intermediate deadlines for project activities, reporting, and deliverables stipulated below and in the *Scope of Work*. Intermediate deadlines may be amended subject to the *Amendments* section below.

Feb. 27, 2026 – **Consultant** must be hired. **First Progress Report** to SHPO is due.

May 29, 2026 – **Second Progress Report** to SHPO is due.

Aug. 28, 2026 – **Third Progress Report** to SHPO is due.

Nov. 27, 2026 – **Fourth Progress Report** to SHPO is due.

Feb. 26, 2027 – All **deliverables** in the *Scope of Work* are due.

Mar. 1, 2027 – **Project work must be complete**, final reimbursement requests prepared.

Mar. 12, 2027 – Final **Reimbursement Request** is due.

Mar. 31, 2027 – End of grant period.

The Grantee shall notify the SHPO if any situation arises that will adversely affect the timely or successful completion of this project.

Qualified Professional Consultation

To complete the *Scope of Work*, the Grantee will enter into a contract with a principal investigator whose professional qualifications have been reviewed by the SHPO and determined to meet the [Secretary of the Interior Professional Qualifications Standards for Architectural History, Historic Architecture, or History](#). (Professional Standards)

Subcontractors hired by the principal investigator to conduct project work shall also meet the Professional Standards. The Grantee shall verify that subcontractors meet the Professional Standards.

SHPO staff shall maintain contact with the project manager and principal investigator for the duration of the project and provide any training, advice, and technical assistance needed for the successful completion of project work.

Contracts

If requested by SHPO, the Grantee shall allow SHPO staff to review and approve drafts of contracts for project-related work prior to executing such contracts.

The Grantee will comply with federal procurement standards in Chapter 17 of the [Historic Preservation Fund Grants Manual](#) (*HPF Manual*) when obtaining professional consulting services, and will submit documentation of such *prior to contracting* with a vendor.

The Grantee will not contract with any party who is disbarred, suspended, or is otherwise excluded from or ineligible for participation in Federal assistance programs under *Executive Order 12549, Debarment and Suspension*.

SHPO staff will provide the Grantee with a list of qualified consultants who are known by the SHPO to have provided qualified staff for historic preservation projects in Wisconsin.

Allowable Costs

Generally, expenses for the following types of activities directly related to project work are reimbursable under this grant when they are incurred in the completion of project. See Ch. 13 of the *HPF Manual* for more specific eligibility requirements.

- Professional and consulting service
- Travel
- Equipment, materials, and supplies used for project activities
- Exhibits for public display of progress and accomplishments
- Meeting facilities
- Printing of project materials and deliverables
- Public outreach (print and digital), mailings, public meetings
- Time spent by local government staff coordinating project activities or hiring and collaborating with consultants.

Deviation from items in the budget proposed by the Grantee must be negotiated with and approved by SHPO staff – see *Amendments* below.

Requirements for Federal Funding

All project-related costs are subject to applicable requirements in the [*Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*](#) (2 C.F.R. Part 200)

All project-related expenses shall meet federal requirements in the [*Historic Preservation Fund Grant Manual*](#), conform to the approved project budget and occur within the *Period of Work Performance*, and be necessary and reasonable for the completion of the *Scope of Work*.

If the Grantee receives \$750,000 or more annually in federal funding, the Grantee shall comply with the Audit Requirements at [2 C.F.R. 200, Subpart F](#) and submit to the SHPO a copy of the audit report within 30 days of publication.

Reimbursement

The Grantee may request reimbursement for project-related expenses at any time throughout the project period as consultant's invoices are paid. Reimbursement requests will be paid up to 75% of the total project cost until all stipulations are satisfied.

The Grantee will request reimbursement for project-related expenses by completing a *Reimbursement Request* form provided by the SHPO. Each *Reimbursement Request* must be accompanied by:

- Documentation of project-related expenses (receipts, invoices, etc.)
- Documentation that those expenses were paid (receipt, invoices marked as "paid," payment records from a third party, etc.)

On receipt of a *Reimbursement Request*, the SHPO will reimburse the Grantee within 60 days for allowable, incurred, and documented costs directly related to the grant-funded project.

The SHPO will reimburse the Grantee up to 75% of the grant award prior to the completion of the project. The SHPO will release the remaining 25% of the grant award after completion of all project work and receipt of all deliverables stipulated in the SOW.

The Grantee will submit a final *Reimbursement Request* on or before **March 12, 2027**, for the remainder of project-related expenses.

Reimbursement of project-related expenses is subject to availability of federal HPF funding committed to the SHPO from the National Park Service.

Retention of Records

The Grantee shall retain all records related to project expenses and the procurement of professional services for at least five years after completion of the project. The Grantee shall provide, upon request, access to these records to the State Legislative Audit Bureau, the SHPO, the National Park Service, the Department of the Interior, the Comptroller of the United States, and any of their duly authorized representatives.

Amendments

Scope of Work - After the execution of this MOA, the Grantee may propose changes to the *Scope of Work* or deliverables to the SHPO in writing in accordance with the requirements in section 11 of the *CLG Subgrant Manual*. The SHPO will respond in writing within 30 days, either accepting or rejecting the proposed changes.

Budget - Amendments to line items in the budget proposed in the Grantee's application, and approved by virtue of the grant award, must be approved in consultation with SHPO staff before unexpected costs are incurred.

Period of Performance - The *Period of Performance* may be extended if unforeseen circumstances unexpectedly delay the completion of the project. If the Grantee believes their project has become constrained such that an extension is needed to successfully complete the project, they may request an extension from the CLG Coordinator.

General Stipulations

Because federal funds will be used to complete this project, materials produced with this funding will remain in the public domain and may not be copyrighted.

The Grantee shall comply with all federal and state laws and regulations concerning equal opportunity, affirmative action, and fair employment practices.

The Grantee will comply with all applicable regulations, laws, policies, guidelines, and requirements of this federal grant program, including applicable Secretary of the Interior's standards.

The Grantee shall comply with *Title VI of the Civil Rights Act of 1964* that states that no person, on the grounds of race, color, marital status, religious creed, or national origin, will

be excluded from participation in, be denied the benefits of, or be subject to discrimination under any program or activity receiving federal assistance.

The Grantee shall comply with the *Rehabilitation Act of 1973* and the *Age Discrimination Act of 1975* and all requirements imposed by or pursuant to the *Department of the Interior Regulations (43 CFR 17)* issued pursuant to these titles, to the end that, no person in the United States will, on the grounds of age or physical ability, be excluded from participation in, denied the benefits of, or otherwise subjected to discrimination under any program or activity for which the Grantee receives financial assistance from the National Park Service, and hereby gives assurance that it will immediately take any measures to effectuate this agreement.

During the period of this grant (execution through **March 31, 2027**), any income earned by a Grantee from any project-related activities for which the Grantee requests reimbursement will be subtracted from the amount of the grant award.

The Grantee does hereby indemnify and hold harmless the State Historic Preservation Office, the Wisconsin Historical Society, and its officers, employees, and agents from actions or claims filed in response to any injury or damage received by any persons or property resulting from the Grantee's efforts to accomplish the *Scope of Work*.

Acknowledgment of Federal Assistance

The following acknowledgment of federal assistance will be printed in any publication or visual product resulting from this project. Publications, materials, projects, news release, speeches, websites, and other dissemination of information relating to this project must also acknowledge the financial support of the National Park Service and the Wisconsin Historical Society.

The activity that is the subject of this (type of publication) has been financed (in part/entirely) with Federal Funds from the National Park Service, U.S. Department of the Interior, and administered by the Wisconsin State Historic Preservation Office. However, the contents and opinions do not necessarily reflect the views or policies of the Dept. of the Interior or the Wisconsin State Historic Preservation Office. Nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Dept. of the Interior or the Wisconsin State Historic Preservation Office.

Termination of This Agreement

Either party may terminate this agreement by written notification to the other before the project is completed, and at least 60 days prior to the termination of the agreement.

If this agreement is terminated by the SHPO, except for reasons of non-compliance by the Grantee, the SHPO shall reimburse the Grantee up to 100% of the eligible costs incurred up to the termination date.

If this agreement is terminated by the Grantee, the SHPO may, at the discretion of the State Historic Preservation Officer, reimburse the Grantee for a maximum of 50% of the eligible

costs incurred to the termination date, or may require the Grantee to return any or all federal funds transferred to the Grantee by the termination date, depending upon the circumstances of the termination.

This agreement becomes effective upon signature by both parties below, and the receipt by the Grantee of a *Purchase Order* for the contract sum from the Wisconsin Historical Society on behalf of the State Historic Preservation Officer.

VILLAGE OF MCFARLAND

Matt Schuenke
Village Administrator – Village of McFarland, Wisconsin

Date

WISCONSIN STATE HISTORIC PRESERVATION OFFICE

Tricia Canaday
State Historic Preservation Officer

Date



Scope of Work

Project No. WI-25-10014

McFarland, Wisconsin

The State Historic Preservation Office (SHPO) and the Village of McFarland, Wisconsin (Grantee), agree to the following scope of work and conditions for the completion of a village-wide, intensive, architecture and history survey.

Scope

The Grantee shall hire and collaborate with a consultant who meets the *Secretary of the Interior's Professional Qualification Standards for History, Historic Architecture, or Architectural History* to complete a village-wide survey to identify properties that may meet the eligibility criteria for the National Register of Historic Places (NRHP).

Survey Area

The survey area shall be the corporate boundary of the village of McFarland.

Survey Manual

In carrying out the field work and research for the survey, the Grantee shall comply with all requirements and guidance in the [Architecture-History Survey Manual](#) (*Survey Manual*). The Grantee will direct the principal investigator to the *Survey Manual* and advise them that compliance is required.

Subgrant Manual

The Grantee will comply with all standards and requirements in the [CLG Subgrant Manual](#) (*Subgrant Manual*) for allocation and use of federal funding. The Grantee will direct the principal investigator to the *Subgrant Manual* and inform them that compliance is required.

Request for Bids

After the execution of the *Memorandum of Agreement* (MOA), the Grantee will issue a *Request for Bids* (RFB) to qualified historic preservation consultants. The Grantee shall use a competitive process in the procurement of consulting services.

Principal Investigator and Village staff

The consultant selected to conduct the survey shall serve as the Principal Investigator for the project and must meet the [Secretary of the Interior's Professional Qualification Standards for History, Historic Architecture, or Architectural History](#). The Grantee's Project Manager shall assist in facilitating the work of the survey. Time spent by village staff to facilitate the project is eligible for reimbursement by the subgrant and may be tracked and claimed for reimbursement.

Reconnaissance phase

The project shall include a village-wide reconnaissance survey to identify properties that fit the scope of the survey and may meet the NRHP criteria for eligibility, either currently or in the next 10 years. The reconnaissance survey shall *exclude* properties already listed in the NRHP. Fieldwork and data collection during the reconnaissance phase shall be conducted according to the protocols and standards in the *Survey Manual*.

Intensive phase

The intensive phase of the survey shall include site-specific research on all properties determined to be potentially eligible for the NRHP, properties located within a potentially eligible historic district, and those properties included in the survey report to provide comparative context for potentially eligible properties. Areas that are determined to be potentially eligible as historic districts shall be defined on maps included in the survey report, and contributing properties within districts identified by address according to guidance for Historic Districts in the *Survey Manual*.

Data Entry

Property data collected during both phases of the survey shall be entered into the *Wisconsin Historic Preservation Database* (WHPD) by the consultant. Data entry shall comply with the requirements in the *Survey Manual*.

Intensive Survey Report

An Intensive Survey Report shall be prepared that synthesizes and organizes field observations and research collected during the reconnaissance and intensive phases of the survey. The report shall contain the components and analysis outlined in the *Survey Manual* for Intensive Survey Reports

Ownership of Documents

All information gathered, data collected, photos taken, and reports prepared during the completion of this project shall be the property of the SHPO and shall not be made publicly available until the project is complete and deliverables are submitted to the SHPO.

Intellectual Property

The Consultant shall grant the SHPO a non-exclusive, irrevocable, royalty-free license to all copyrightable material ("Material") created within the scope of the agreement without limitation. The SHPO shall have the right to reproduce, alter, modify, publish, and display all Material created under the scope of this agreement as necessary in the opinion of SHPO to conform to and comply with their requirements and standards, and those of the National Park Service.

Public Engagement

The Grantee shall coordinate and host at least two information sessions in accordance with the *Survey Manual* guidance on community engagement. The first session shall be held prior to the start of field work and noticed in places and forums likely to reach property owners in the survey area. The session shall present the project's scope, intent, and methodology to

property owners in the survey area, and solicit input on important history and places in the survey area. The second shall be held after the field work is complete and noticed in places and forums likely to reach property owners in the survey area. It shall present the findings of the survey. Additional information sessions may be held at the discretion of the Grantee as necessary. SHPO staff shall be invited to participate in all informational meetings.

Deliverables

1. Survey Report:

On completion of the *Survey Report*, the final version shall be submitted to the SHPO in PDF format along with three color copies printed on acid-free paper: one unbound and two bound.

2. WHPD data:

Property data collected during both phases of the survey shall be entered into the *Wisconsin Historic Preservation Database* (WHPD) by the consultant according to the guidance for data entry in the *Survey Manual*.

All deliverables are due **February 26, 2027**.

VILLAGE OF MCFARLAND CONTRACT

Expiration Date: _____

Maximum Cost: _____

Registered Agent: _____

**Street Address of
Registered Agent:** _____

City, State, Zip: _____

THIS CONTRACT, made and entered into, by and between the Village of McFarland (hereinafter referred to as "VILLAGE") and _____ (hereinafter referred to as "PROVIDER"),

WHEREAS VILLAGE, whose address is 5915 Milwaukee St., P.O. Box 110, McFarland, WI 53558, desires to purchase services from PROVIDER for the purpose of _____; and

WHEREAS PROVIDER, whose business address is _____, is able and willing to provide such services;

NOW, THEREFORE, in consideration of the above premises and the mutual covenants of the parties hereinafter set forth, the receipt and sufficiency of which are acknowledged by each party, VILLAGE and PROVIDER agree as follows:

- I. **TERM.** The term of this Contract shall commence as of the date on which all parties have executed this Contract and shall end as of the EXPIRATION DATE set forth on page 1 hereof, unless sooner agreed to in writing by the parties or as provided in Section IV. VILLAGE may, in its sole discretion, extend the completion date of PROVIDER's services, under the same terms and conditions. PROVIDER shall complete its obligations under this Contract not later than the EXPIRATION DATE, and by the date set by the VILLAGE and agreed to by PROVIDER if this Contract is extended.
- II. **SERVICES.**
 - A. PROVIDER agrees to provide the services detailed in the attached Schedule A, which is fully incorporated herein by reference.
 - B. PROVIDER shall commence, carry on and complete its obligations under this Contract with all deliberate speed and in a sound, economical and efficient manner, in accordance with this Contract and all applicable laws. In providing services under this Contract, PROVIDER agrees to cooperate with the various departments, agencies, employees and officers of VILLAGE. Time is of the essence with regard to all dates for completion of any services under this Contract unless expressly provided otherwise.
 - C. PROVIDER agrees to secure at PROVIDER's own expense all personnel necessary to carry out PROVIDER's obligations under this Contract. Such personnel shall not be deemed to be

employees of VILLAGE nor shall they or any of them have or be deemed to have any direct contractual relationship with VILLAGE.

III. ASSIGNMENT/TRANSFER. PROVIDER shall neither assign nor transfer any interest or obligation in this Contract, without the prior written consent of VILLAGE unless otherwise provided herein, provided that claims for money due or to become due to PROVIDER from VILLAGE under this Contract may be assigned to a bank, trust company or other financial institution without such approval if and only if the instrument of assignment contains a provision substantially to the effect that the right of the assignee in and to any moneys due or to become due to PROVIDER shall be subject to prior claims of all persons, firms and corporations for services rendered or materials supplied for the performance of the work called for in this Contract. PROVIDER shall promptly provide notice of any such assignment or transfer to VILLAGE.

IV. TERMINATION.

- A. VILLAGE may terminate this Contract for any reason upon thirty (30) day written notice to PROVIDER.
- B. The following shall constitute grounds for immediate termination:
 - 1. violation by PROVIDER of applicable State, Federal or local law, or failure by PROVIDER to comply with applicable State and Federal service standards, as expressed by applicable statutes, rules and regulations.
 - 2. failure by PROVIDER to carry applicable licenses or certifications as required by law in order to complete the services to be provided under this Contract.
 - 3. failure of PROVIDER to comply with reporting requirements contained herein.
 - 4. inability of PROVIDER to perform the work provided for herein.
- C. Failure of the Village Board to appropriate sufficient funds to carry out VILLAGE's obligations hereunder shall result in automatic termination of this Contract as of the date funds are no longer available, without notice.
- D. Failure by VILLAGE to make payment to PROVIDER as required under the terms of this Contract, after PROVIDER has provided written notice to VILLAGE of non-payment and the failure continues unremedied for twenty-one (21) days.
- E. Upon the expiration or any termination of this Contract, all finished and unfinished documents, services, papers, data, products, and the like prepared, produced or made by PROVIDER under this Contract shall at the option of VILLAGE become the property of VILLAGE, and PROVIDER shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents, services, papers, data, and/or products. Notwithstanding the above, PROVIDER shall not be relieved of liability to VILLAGE for damages sustained by VILLAGE by virtue of any breach of this Contract by PROVIDER, and VILLAGE may withhold any payments to PROVIDER for the purpose of offset.

V. PAYMENT. VILLAGE agrees to make such payments for services rendered under this Contract as and in the manner specified herein and in the attached Schedule B, which is fully incorporated herein by reference. Notwithstanding any language to the contrary in this Contract or its attachments, VILLAGE shall never be required to pay more than the sum set forth on page 1 of this Contract under the heading MAXIMUM COST, for all services rendered by PROVIDER under this Contract for the contracted services, unless otherwise agreed to by the parties by written agreement.

VI. REPORTS. PROVIDER agrees to make reports on the status of its services upon reasonable request by VILLAGE.

VII. DELIVERY OF NOTICE. Notices, bills, invoices and reports required by this Contract shall be deemed delivered as of the date of postmark if deposited in a United States mailbox, first class postage attached, addressed to a party's business address as set forth above. Either party may change the address to which notices should be sent by written notice to the other party.

VIII. INSURANCE.

- A. PROVIDER shall indemnify, hold harmless and defend VILLAGE, its boards, committees, agencies, officers, employees and representatives against any and all liability, loss (including, but not limited to, property damage, bodily injury and loss of life), damages, costs or expenses which VILLAGE, its officers, employees, agencies, boards, commissions and representatives may sustain, incur or be required to pay by reason of PROVIDER's acts or omissions in the course of furnishing the services or goods required to be provided under this Contract, provided, however, that the provisions of this paragraph shall not apply to liabilities, losses, charges, costs, or expenses to the extent caused by or resulting from the acts or omissions of VILLAGE, its agencies, boards, commissions, officers, employees or representatives. The obligations of PROVIDER under this paragraph shall survive the expiration or termination of this Contract.
- B. In order to protect itself and VILLAGE, its officers, boards, committees, agencies, agents, volunteers, employees and representatives under the indemnity provisions of the subparagraph above, PROVIDER shall, at PROVIDER's own expense, obtain and at all times during the term of this Contract keep in full force and effect the insurance coverages, limits, and endorsements listed below. When obtaining required insurance under this Contract and otherwise, PROVIDER agrees to preserve VILLAGE's subrogation rights in all such matters that may arise that are covered by PROVIDER's insurance. Neither these requirements nor the VILLAGE's review or acceptance of PROVIDER's certificates of insurance is intended to limit or qualify the liabilities or obligations assumed by the PROVIDER under this Contract.

Commercial General Liability.

PROVIDER agrees to maintain Commercial General Liability insurance at a limit of not less than \$1,000,000 per occurrence. Coverage shall include, but not be limited to, Bodily Injury and Property Damage to Third Parties, Contractual Liability, Personal Injury and Advertising Injury Liability, Premises-Operations, Independent Providers and Subcontractors, and Fire Legal Liability. The policy shall not exclude Explosion, Collapse, and Underground Property Damage Liability Coverage unless the VILLAGE waives such requirement in writing. The policy shall list the VILLAGE as an Additional Insured.

Professional Liability.

PROVIDER agrees to maintain Professional Liability insurance at a limit of not less than \$1,000,000 per occurrence. The policy shall list VILLAGE as an Additional Insured.

Commercial/Business Automobile Liability.

PROVIDER agrees to maintain Commercial/Business Automobile Liability insurance at a limit of not less than \$1,000,000 Each Occurrence. PROVIDER further agrees coverage shall include liability for Owned, Non-Owned & Hired automobiles. In the event PROVIDER does not own automobiles, PROVIDER agrees to maintain coverage for Hired & Non-Owned Auto Liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy.

Workers' Compensation.

PROVIDER agrees to maintain Workers' Compensation insurance to the extent required by law.

Umbrella or Excess Liability.

PROVIDER may satisfy the minimum liability limits required above for Commercial General

Liability and Business Auto Liability through an Umbrella or Excess Liability policy provided that the Annual Aggregate limit shall not be less than the highest "Each Occurrence" limit for the Commercial General Liability and Business Auto Liability. PROVIDER agrees to list the VILLAGE as an "Additional Insured" on its Umbrella or Excess Liability policy.

- C. Upon execution of this Contract, PROVIDER shall furnish VILLAGE with a Certificate of Insurance listing VILLAGE as an additional insured and, upon request, certified copies of the required insurance policies. If PROVIDER's insurance is underwritten on a Claims-Made basis, the Retroactive Date shall be prior to or coincide with the date of this Contract. The Certificate of Insurance shall state that professional malpractice or errors and omissions coverage, if the services being provided are professional services, is Claims-Made and indicate the Retroactive Date, and PROVIDER shall maintain coverage for the duration of this Contract and for six (6) years following the completion of this Contract. PROVIDER shall furnish VILLAGE, annually on the policy renewal date, a Certificate of Insurance as evidence of coverage. It is further agreed that PROVIDER shall furnish the VILLAGE with a 30-day notice of aggregate erosion, in advance of the Retroactive Date, cancellation, or renewal. It is also agreed that on Claims-Made policies, either PROVIDER or VILLAGE may invoke the tail option on behalf of the other party and that the Extended Reporting Period premium shall be paid by PROVIDER. In the event any action, suit or other proceeding is brought against VILLAGE upon any matter herein indemnified against, VILLAGE shall give reasonable notice thereof to PROVIDER and shall cooperate with PROVIDER's attorneys in the defense of the action, suit or other proceeding. PROVIDER shall furnish evidence of adequate Workers' Compensation Insurance, if required. In case of any sublet of work under this Contract, PROVIDER shall furnish evidence that each and every subcontractor has in force and effect insurance policies providing coverage identical to that required of PROVIDER.
 - D. The VILLAGE, acting at its sole option and through its Village Board, may waive any and all requirements contained in this Contract, such waiver to be in writing only. Such waiver may include or be limited to a reduction in the amount of coverage required above. The extent of waiver shall be determined solely by Village Board taking into account the nature of the work and other factors relevant to VILLAGE's exposure, if any, under this Contract.
- IX. NO WAIVER BY PAYMENT OR ACCEPTANCE. In no event shall the making of any payment or acceptance of any service or product required by this Contract constitute or be construed as a waiver by VILLAGE of any breach of the covenants of this Contract or a waiver of any default of PROVIDER and the making of any such payment or acceptance of any such service or product by VILLAGE while any such default or breach shall exist shall in no way impair or prejudice the right of VILLAGE with respect to recovery of damages or other remedy as a result of such breach or default.
- X. NON-DISCRIMINATION. During the term of this Contract, PROVIDER agrees not to discriminate on the basis of age, race, ethnicity, religion, color, gender, disability, marital status, sexual orientation, national origin, cultural differences, ancestry, physical appearance, arrest record or conviction record, military participation or membership in the national guard, state defense force or any other reserve component of the military forces of the United States, or political beliefs against any person, whether a recipient of services (actual or potential) or an employee or applicant for employment, except to the extent that such factors are substantially related to the qualifications of such person to perform the work or receive the services. Such equal opportunity shall include but not be limited to the following: employment, upgrading, demotion, transfer, recruitment, advertising, layoff, termination, training, rates of pay, and any other form of compensation or level of service(s). PROVIDER agrees to post in conspicuous places, available to all employees, service recipients and applicants for employment and services, notices setting forth the provisions of this paragraph.
- XI. PUBLIC RECORDS. The PROVIDER acknowledges and understands that the VILLAGE is a governmental entity. As such, all communications and other documents prepared or received by the PROVIDER in connection with the services provided by PROVIDER under this Contract may

be governed by the Wisconsin Public Records Law and that, in the event of a request for such documents, the VILLAGE may be legally obligated to produce them. The PROVIDER agrees that it will provide all such documents to the VILLAGE if determined by VILLAGE to be necessary to comply with a proper Public Records Law request by either (1) retaining all such documents for a period of not less than seven (7) years after completion of the Work and providing copies to the VILLAGE promptly upon request in exchange for the reasonable cost of copying or (2) providing a copy of each such document to the VILLAGE upon the expiration of the Contract. In the event the PROVIDER fails to make such documents available to the VILLAGE as provided herein, the PROVIDER shall indemnify the VILLAGE for any penalties, costs, expenses (including reasonable attorney fees) incurred due to its inability to comply with the Public Records Law with respect to such documents. The obligations under this paragraph to produce and retain records, including the provisions for indemnity, shall survive the expiration or termination of this Contract.

XII. MISCELLANEOUS.

- A. PROVIDER is registered to do business in the State of Wisconsin; the persons executing this Contract on its behalf are authorized to do so, and the name and address of PROVIDER's registered agent is as set forth opposite the heading REGISTERED AGENT on page 1 of this Contract. PROVIDER shall notify VILLAGE immediately, in writing, of any change in its registered agent, his or her address, and PROVIDER's legal status. For a partnership, the term 'registered agent' shall mean a general partner. The person(s) executing this Contract on behalf of PROVIDER individually represent(s) that he, she or they are duly authorized to enter into this Contract and bind the PROVIDER hereto, and that no signatures other than those shown in the signature blocks below are necessary to make this Contract binding on PROVIDER.
- B. Controlling Law and Venue. It is expressly agreed that in the event of any disagreement or controversy between the parties, Wisconsin law shall be controlling. Venue for any legal proceedings shall lie solely in the Dane County Circuit Court.
- C. Limitation of Contract. This Contract is intended to be an agreement solely between the parties hereto and for their benefit only. No part of this Contract shall be construed to add to, supplement, amend, abridge or repeal existing duties, rights, benefits or privileges of any third party or parties, including but not limited to employees of either of the parties.
- D. Entire Contract. The entire agreement of the parties is contained herein and this Contract supersedes any and all oral agreements and negotiations between the parties relating to the subject matter hereof. The parties expressly agree that this Contract shall not be amended in any fashion except in writing, executed by both parties.
- E. Counterparts. The parties may evidence their agreement to this contract upon one or several counterparts of this instrument, which together shall constitute a single instrument.
- F. Severability. In the event any provision, term or clause contained in this Contract shall be determined unlawful or unenforceable, such determination shall not affect the remaining provisions of this Contract which shall remain in full force and effect. In the event any such provision, term or clause shall be determined unlawful or unenforceable as to any particular person or circumstances, such determination shall not affect the applicability of such provision to any other person or under any other circumstances.
- G. Neither Party shall be liable to the other Party for failure or delay in performance of this Contract due to acts of God, acts of governmental authorities other than the VILLAGE, extraordinary weather conditions or other natural catastrophes, or any other cause beyond the reasonable control or contemplation of either Party or as otherwise defined by law ("Force Majeure Event"), provided the delayed Party shall make reasonable efforts to avoid

or mitigate such delay and shall promptly notify the other Party in writing of the cause of the delay and its extent.

IN WITNESS WHEREOF, VILLAGE and PROVIDER, by their respective authorized agents, have caused this Contract and its Schedules to be executed, effective as of the date by which all parties hereto have affixed their respective signatures, as indicated below.

FOR PROVIDER:

Date Signed: _____

FOR VILLAGE:

Date Signed: _____
Carolyn Clow, Village President

Date Signed: _____
Cassandra Suettinger, Deputy Administrator/Clerk

Approved as to form:

Daniel J. Evans
Attorney for the Village

VILLAGE OF MCFARLAND CONTRACT

Schedule A – Scope of Services

Pursuant to Section II(A) of this Contract, the PROVIDER shall provide _____

In accomplishing the scope of services and providing the deliverables as outlined above, the PROVIDER will provide the services in a timely and professional manner.

VILLAGE personnel shall cooperate with the PROVIDER and its agents in the performance of the PROVIDER's obligations hereunder.

VILLAGE OF MCFARLAND CONTRACT

Schedule B – Payment for Services

For and in consideration of the services provided under this Contract, the VILLAGE will pay PROVIDER as follows:

VILLAGE OF MCFARLAND CONTRACT

Schedule C – Project Schedule

Please note the following project schedule:

Task

Time Frame

The term of the Contract shall be in effect within the dates stated unless otherwise provided according to the terms of this contract. The Project Schedule may be amended at any time by mutual agreement between the VILLAGE and PROVIDER.



Archaeological Research Laboratory Center
Cultural Resource Management

UWM Cultural Resource Management
Department of Anthropology
PO Box 413
Milwaukee, WI 53201
414-229-3078 main
www.uwm.edu/archaeology-laboratory/

11/11/2025

Kong Pheng Thao
Associate Planner
Community & Economic Development
Village of McFarland
5915 Milwaukee St.
McFarland, WI 53558

Re: McFarland Intensive Survey RFB
McFarland, Dane County, WI
UWM-CRM: 2025-0901

Kong Pheng Thao:

The University of Wisconsin-Milwaukee Cultural Resource Management program (UWM-CRM) is pleased to offer a proposal to the Village of McFarland for an intensive survey of historic and architectural resources within the village limits.

The project team for the McFarland Intensive Survey project has over 50 years of combined professional experience in architectural history and historical research. The project team is directed by Brian Nicholls (Associate Director) with Gail Klein acting as the project manager and lead architectural historian. Two additional architectural historians and our staff GIS specialist provide important supporting roles for the project. Our key staff exceed the National Park Service's Secretary of Interior's Qualification Standards for History and Architectural History. In addition to the combined professional experience of the project team, we have worked together for the past ten years, successfully completing many large-scale architecture history projects, including municipal intensive surveys. Four of these projects are highlighted in the attached proposal.

As UWM-CRM is part of a research-based public institution, we do not charge profit on our outside contracts, resulting in the maximum allocation of funding towards project directed research. Moreover, the resources and support staff of our program allow for our projects to be consistently completed on time. For the McFarland Intensive Survey, we are proposing a final completion date no later than January 31, 2027. We look forward to working with the Village of McFarland on this project.

Sincerely,

A handwritten signature in dark ink that reads "Gail Klein".

Gail Klein, M.S.
Principal Investigator / Architectural Historian
UWM-Cultural Resource Management



Archaeological Research
Laboratory Center
Cultural Resource Management

Gail Klein
*Principal Investigator/Architectural
Historian*

University of Wisconsin-Milwaukee
Archaeological Research
Laboratory Center
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414-251-6772
www.uwm.edu/archaeology-laboratory/

11/7/2025

Kong Pheng Thao
Associate Planner
Community & Economic Development
Village of McFarland
5915 Milwaukee St.
McFarland, WI 53558
608-838-2319
kong.thao@mcfarland.wi.gov

RE: Village of McFarland Intensive Survey
McFarland, Dane County, WI
UWM-CRM 2025-0901

Dear Mr. Thao,

The Cultural Resource Management program (Archaeological Research Laboratory Center) at the University of Wisconsin-Milwaukee (UWM) is pleased to offer a scope of work and estimated cost to conduct cultural resource investigations for the above referenced project.

The McFarland Intensive Survey will consist of a field survey and review of the status and eligibility of all buildings and structures over 40 years of age (pre-1986) within the municipal boundaries of the Village of McFarland.

The project has two components: (1) a reconnaissance-level survey of all pre-1986 built resources within the survey area; and (2) an intensive survey of those properties that may be eligible for the National Register of Historic Places. All survey activities will be conducted according to the guidelines in the Wisconsin Historical Society's *Architecture History Survey Manual* and in accordance with the Scope of Work provided to the Village of McFarland by the Wisconsin State Historic Preservation Office (SHPO).

Authority

The methods and techniques used during the study will follow those standards promulgated in the Secretary of Interior's Standards and Guidelines for Archeology and Historic Preservation and the Architecture-History Survey Manual. The use of these documents as guides for historic preservation planning is endorsed by the Wisconsin State Historic Preservation Office (SHPO).

Scope of Services

Architecture History Investigations

Project Overview

The McFarland Intensive Survey will consist of a review of the status and eligibility of all buildings and structures over 40 years of age (pre-1986) within the municipal boundaries of the Village of McFarland.

The project has two components: (1) a reconnaissance-level survey of all pre-1986 built resources within the survey area; and (2) an intensive survey of those properties that may be eligible for the National Register of Historic Places.



Reconnaissance Survey Phase

The reconnaissance survey phase of the project will begin with a literature search of the Wisconsin Historic Preservation Database (WHPD) for existing records of properties within the survey boundaries. The literature search will be followed by a reconnaissance field survey of all pre-1986 buildings that meet WHS survey criteria. Properties individually listed in the NRHP, or that are contributing resources to NRHP-listed historic districts, will not be resurveyed. Non-contributing resources in historic districts will be resurveyed. UWM-CRM staff will conduct field surveys to visit and photograph each property, as well as to collect location and survey data for each property.



Following the reconnaissance survey, UWM-CRM staff will update or create WHPD records, as appropriate, with survey data, updated photo(s), tax parcel numbers, and brief statements of significance for potentially eligible properties. Significance statements will include the area and period of significance, as well as a short statement on the property's historic and/or architectural importance.



Our in-house GIS specialist will produce all required project maps. Draft versions of the mapping will be provided to the Village of McFarland and the SHPO for



review and approval before final submittal. In addition, all geospatial data will be made available to the Village of McFarland and SHPO.

Intensive Survey Phase

The intensive survey phase of the project will consist of site-specific research for each of the potentially eligible properties identified during the reconnaissance survey. Research will evaluate properties for historical significance under *Criteria A* and *B* and for architectural significance under *Criterion C*. The results of the research will be compiled into an intensive survey report following review and approval by the Village of McFarland and the State Historic Preservation Office.

The intensive survey report will contain the following: a historical overview of the growth and development of the Village; historical outlines of various historic themes as identified by SHPO and as represented by properties within the survey limits (i.e., Commerce, Recreation, Industry, etc.); a summary of each architectural style identified within the village; a summary of architects and builders identified as working within the village during the historical period; and a list of potentially eligible properties. The justification for eligibility of each property (applicable criteria, potential period of significance, and summary statement of significance) will also be provided.

In addition to the completion of the intensive survey report, UWM-CRM will attend any required informational meetings during the course of the project (including public information meetings at the beginning and end of the project and meetings with the Landmarks Commission), in coordination with the Village of McFarland and/or SHPO staff. UWM-CRM will also prepare monthly progress reports as requested by the Village of McFarland throughout the course of the project and will be available for update meetings as needed. Regular UWM-CRM in-house project meetings with key staff will ensure that the project remains within the stated scope and budget. A draft of the intensive survey report will be submitted to the Village and Landmarks Commission prior to submittal of the final survey report.



Reporting and Deliverables

Deliverables for the project include 2 major items: (1) the final intensive survey report; and (2) completion of WHPD data entry.

UWM-CRM will provide the intensive survey report to the Village of McFarland in both digital and hard copy formats. Following acceptance of the final intensive survey report by the Village of McFarland, UWM-CRM will also provide three color copies of the report (one unbound and two bound) printed on acid-free paper and one digital copy in PDF format to SHPO. UWM-CRM will also provide geospatial data to the Village of McFarland and SHPO.

Project Timeline

The project timeline is presented below and assumes a notice to proceed by February 27, 2026. Final deliverables will be provided no later than January 31, 2027.

<i>DESCRIPTION</i>	<i>DATE</i>
1. Notice to Proceed	February 27, 2026
2. Public Information Meeting 1	TBD by Village/Landmarks Commission
3. Reconnaissance Survey Phase	March-May 2026
a. Literature Search	March 2026
b. Field Survey	April-May 2026
4. Intensive Survey Phase	June-October 2026
a. Site Specific Research and Mapping	June-August 2026
b. Intensive Survey Report	September-October 2026
c. Draft Submitted to Village	November 2026
5. Deliverable 1: Intensive Survey Report	January 2027
6. Deliverable 2: WHPD Data Entry	January 2027
7. Public Information Meeting 2	TBD by Village/Landmarks Commission

In addition to the above items, UWM-CRM will attend regular check-in meetings with the Village and/or Landmarks Commission as requested throughout the course of the project.

Estimated Cost

The estimated cost for the above-described scope of work is a lump sum of \$17,887.

The above sum includes a total of 367 estimated labor hours at a fully burdened hourly rate of \$48.74. Municipal

This is a good faith estimate based upon the information provided to ARLC and is non-binding. The commencement of the work described herein is contingent upon a written contract being executed by both parties. A copy of ARLC’s form contract is attached for your review and will be customized to include the relevant project-related details if you wish to proceed with this project.

The estimated contract end date is March 1, 2027.

You should request a new cost estimate if you wish to materially change the scope of services, if you learn new details that might materially impact the project scope or estimated cost, or if six months have passed since the date of this estimate.

If you have any questions regarding the scope of services, cost estimate, or if you wish to further discuss the project, please do not hesitate to contact Gail Klein at 414-251-6772 or at grklein@uwm.edu.

Signed by:  ID: 331130942F442... Gail Klein, M.S. Principal Investigator/Architectural Historian	11/11/2025 10:25 AM CST Date
DocuSigned by:  CBF338D201484DE... Jennifer R. Haas, Ph.D. Director, Archaeological Research Laboratory Center	11/11/2025 11:39 AM CST Date

- Attachments:**
- 1. Company Background
 - 2. Company Experience and Qualifications
 - 3. Highlighted Projects
 - 4. Project Team and Qualifications
 - 5. References
 - 6. Key Staff Resumes

Attachments

COMPANY BACKGROUND

WHO WE ARE

Cultural Resource Management at the University of Wisconsin-Milwaukee has been providing historic preservation and archaeological consulting services to the public and private sectors since 1974. Our clients include agencies, municipalities, firms, and individuals.

UWM-CRM operates within the Archaeological Research Laboratory Center, and our multi-disciplinary staff includes specialists from a wide variety of backgrounds including architecture, historic preservation, public history, archaeology, anthropology, and geography. With over forty years' experience, we have established a reputation for high quality, cost-effective consulting work that combines the efficiency and client-oriented approach of the private sector with the thoughtful, thorough approach of the academic world.

WHAT WE DO

UWM-CRM offers clients a one-stop shop consulting service for cultural resource compliance. Our architectural historians regularly complete reconnaissance and intensive surveys, Determinations of Eligibility, National Register of Historic Places nominations, and historic tax credit applications. UWM-CRM also provides a variety of consulting services including consultation, development and preparation of effects documentation such as Finding of No Adverse Effect, Documentation for Consultation, mitigation plans, and Memoranda of Agreement. In addition to our above-ground services, we also offer a full array of contract archaeology services including research, documentation, excavation, monitoring, and laboratory analysis.

Our facilities encompass 10,000 square feet of space devoted to offices, computer facilities, photographic and cartographic studios, archaeological research labs, and extensive storage. As a university program, UWM-CRM has access to the UW System Libraries and other research facilities, fleet vehicles, duplicating services, federally approved accounting services, computing consultants, and the State of Wisconsin liability and worker's compensation programs.



UWM-CRM is located in Sabin Hall at the University of Wisconsin-Milwaukee. Our building was built in 1928 and originally housed the science departments of the Milwaukee-Downer College. Our physical address and contact person is:

Brian Nicholls
Cultural Resource Management
Archaeological Research Laboratory Center
University of Wisconsin-Milwaukee
Sabin Hall, 3413 N. Downer Avenue
Milwaukee, WI 53211
414-251-5680
nicholls@uwm.edu

Cultural Resource Management at the University of Wisconsin-Milwaukee is licensed to operate in the State of Wisconsin.

COMPANY EXPERIENCE & QUALIFICATIONS

REPRESENTATIVE PROJECTS

UWM-CRM routinely completes architectural history investigations for a number of agencies and municipalities encompassing a variety of project types and of differing scales. Included in our portfolio are National Register of Historic Places (NRHP) nominations, reconnaissance level surveys, intensive surveys, determination of eligibility assessments for NRHP listing, as well as many types of cultural resource documentation formats. Our architectural history experience covers the entire State of Wisconsin and includes a wide range of historical properties, themes, and contexts.

Listed below is a representative sample of architecture/history projects completed by UWM-CRM that reflect our breadth of experience with architecture history investigations throughout Wisconsin. Following this list are four highlighted projects that provide a more in-depth assessment of our expertise: **City of Wisconsin Rapids Intensive Survey, City of Racine Carlisle Neighborhood Intensive Survey, Milwaukee Houses of Worship Intensive Survey, and City of Prairie du Chien Intensive Survey.**

SAMPLE OF ARCHITECTURE-HISTORY PROJECTS

Intensive Surveys

- City of Wisconsin Rapids, Wood County, WI (2025)
- Milwaukee Houses of Worship: 1920-1980, City of Milwaukee, Milwaukee County, WI (2023-2024)
- Carlisle Neighborhood, City of Racine, Racine County, WI (2022)
- City of Superior, Douglas County, WI (2019)
- Milwaukee Public Schools, City of Milwaukee, Milwaukee County, WI (2019)
- City of Prairie du Chien, Crawford County, WI (2019)
- Milwaukee Electric Railway & Light Company Interurban Corridors, East-Central Wisconsin (2018)

National Register of Historic Places Nominations

- Roscius and Ingebor Freeman House, River Falls, Pierce County, WI (2024)
- Sunset Circle Residential Historic District, Green Bay, Brown County, WI (2023)
- Oak Grove Cemetery, La Crosse, La Crosse County, WI (2023)
- Willard and Fern Tompkins House, Monona, Dane County, WI (2022)
- Trinity Lutheran Church, Platteville, Grant County, WI (2022)

Reconnaissance Surveys

- STH 32, City of Kiel, Manitowoc County, WI (2023-2024)
- USH 151, City of Manitowoc, Manitowoc County, WI (2023)
- STH 13, Village of Friendship, Adams County, WI (2021)
- STH 78, Dane, Green, Iowa, and Lafayette Counties, WI (2021)
- Elroy-Sparta State Trail, Monroe and Juneau Counties, WI (2020-2021)
- Main Street, Village of Sussex, Waukesha County, WI (2017)
- Broad Street, City of Menasha, Winnebago County, WI (2016)

NRHP Determination of Eligibility Reports

- Menasha Canal, City of Menasha, Winnebago County, WI (2024)
- Walter and Isabelle Carey House, Village of Wilmot, Kenosha County, WI (2023)
- North First Street Bungalow Historic District, City of Milwaukee, Milwaukee County, WI (2022)
- Calumet County Highway Shed, City of Chilton, Calumet County, WI (2016)

COMPANY EXPERIENCE & QUALIFICATIONS - HIGHLIGHTED PROJECTS

INTENSIVE SURVEY, CITY OF WISCONSIN RAPIDS

In 2024-2025 UWM-CRM conducted a city-wide intensive survey of historic resources in the City of Wisconsin Rapids, Wood County, Wisconsin. The survey covered all resources constructed within the city limits constructed prior to 1985 and was conducted as an update to the city's 1996 intensive survey.

For this project, UWM-CRM conducted a street-by-street field survey to identify all properties meeting SHPO survey criteria. A total of 350 properties, including 3 historic districts, were identified as meeting survey criteria; WHPD records were created or updated for each of these properties. Following detailed archival research, UWM-CRM completed site visits with SHPO staff at all properties identified as potentially eligible for NRHP listing.

The final intensive survey report included a history of the city's development, detailed historic contexts for various themes represented by surveyed resources, recommendations for National Register listing, and historic district maps indicating proposed district boundaries and the contributing/noncontributing status of each resource. UWM-CRM also presented the project at public meetings at the outset and completion of the survey work.

Project reference: Kyle Kearns, Wisconsin Rapids Community Development Director, kkearns@wirapids.org, 715-421-8225



COMPANY EXPERIENCE & QUALIFICATIONS - HIGHLIGHTED PROJECTS

INTENSIVE SURVEY, CARLISLE NEIGHBORHOOD, CITY OF RACINE

In 2022 UWM-CRM conducted an intensive survey of historic resources in the Carlisle Avenue neighborhood of the City of Racine, Racine County, Wisconsin. The survey covered all resources constructed within the neighborhood boundaries prior to 1982. The majority of resources within the neighborhood had not been previously surveyed.

UWM-CRM conducted a field survey to identify all properties meeting SHPO survey criteria. A total of 198 properties, including 2 potential historic districts, were identified as meeting survey criteria; WHPD records were created or updated for each of these properties. Following detailed archival research, UWM-CRM completed site visits with SHPO staff at all properties and districts identified as potentially eligible for NRHP listing.

The final intensive survey report included a history of the neighborhood's development, detailed historic contexts for various themes represented by surveyed resources, recommendations for National Register listing, and a full set of survey and historic district maps. UWM-CRM also presented the project at public meetings at the outset and completion of the survey work.

Project reference: Jeff Hintz, Assistant Director, Department of City Development, jeff.hintz@cityofracine.org, 262-636-9151



COMPANY EXPERIENCE & QUALIFICATIONS - HIGHLIGHTED PROJECTS

INTENSIVE SURVEY, MILWAUKEE HOUSES OF WORSHIP: 1920-1980

In 2022 and 2023, UWM-CRM conducted a city-wide intensive survey of Milwaukee's 20th-century religious architecture. Over the course of a year, the project team visited and photographed nearly 280 buildings; engaged with multiple religious congregations; and worked with local preservation advocates and the Wisconsin SHPO to identify properties of historical and architectural significance. The project accomplished three goals: to produce a survey report with recommendations for preservation planning and future historic designations; to establish an architectural context for 20th-century modernism in Wisconsin; and to engage meaningfully with the various faith congregations who are stewards of these historic religious buildings.

This intensive survey project received a 2024 Award of Excellence from the Wisconsin Association of Historic Preservation Commissions, citing its innovative survey methodology and its focus on "recent past" resources and architectural styles. The survey also received press coverage from local media outlets with upcoming invited lectures at the Milwaukee Public Library, the Wisconsin Historical Society's annual Local History Conference, and as part of Doors Open Milwaukee.

Project reference: Tim Askin, Senior Planner, City of Milwaukee/Milwaukee Historic Preservation Commission, tim.askin@milwaukee.gov



COMPANY EXPERIENCE & QUALIFICATIONS - HIGHLIGHTED PROJECTS

INTENSIVE SURVEY, CITY OF PRAIRIE DU CHIEN

In 2019 UWM-CRM conducted a city-wide intensive survey of historic resources in the City of Prairie du Chien, Wisconsin on behalf of the Wisconsin Historical Society. The survey covered all resources constructed within the city limits prior to 1979 and was the first intensive survey conducted in the community.

For this project, UWM-CRM conducted a street-by-street field survey to identify all properties meeting SHPO survey criteria. A total of 396 properties, including 3 historic districts, were identified as meeting survey criteria; WHPD records were created or updated for each of these properties. Following detailed archival research, UWM-CRM completed site visits with SHPO staff at all properties and districts identified as potentially eligible for NRHP listing.

The final intensive survey report included a history of the city's development, detailed historic contexts for various themes represented by surveyed resources, recommendations for National Register listing, and a full set of survey and historic district maps. UWM-CRM also presented the project at public meetings at the outset and completion of the survey work.

Project reference: Garth Frable, Planner, City of Prairie du Chien, gfrable@prairieduchien-wi.gov, 608-326-6406



PROJECT TEAM & QUALIFICATIONS

KEY STAFF

The team for the McFarland Intensive Survey project has over 50 years of combined professional experience in architectural history and historical research. The project team is directed by **Brian Nicholls** (Associate Director) with **Gail Klein** acting as the project manager and lead architectural historian. Gail will lead the field survey, serve as the point of contact with the Village of McFarland and McFarland Landmarks Commission, and act as primary author of the intensive survey report. Gail will be assisted by fellow historians **Justin Miller** and **Kelly Blaubach**. **Drew Saleh**, the UWM-CRM staff GIS specialist, will produce all mapping for the project.

None of the project team have professional commitments in place that will interfere with their ability to complete the project within the proposed timeline. No substantial commitments from Village of McFarland staff are anticipated beyond the items previously indicated in the project's Request for Bids.

Our key staff exceed the National Park Service's Secretary of Interior's Qualification Standards for History and Architectural History.

LIST OF PROJECT TEAM

Brian Nicholls, M.S., Associate Director

Gail Klein, M.S., Project Manager/Architectural Historian

Justin Miller, Architectural Historian

Kelly Blaubach, M.A., Architectural Historian

Drew Saleh, M.S., GIS Specialist



PROJECT TEAM

BRIAN NICHOLLS, ASSOCIATE DIRECTOR



Brian has over 20 years of cultural resource management experience. Brian been conducting and managing all aspects of cultural resource projects including historic preservation, intensive surveys, archaeological and burial site investigations. Brian has assisted clients and project sponsors fulfill all levels of state and federal compliance requirements including Section 106 of the National Historic Preservation Act (NHPA) and National Environmental Policy Act (NEPA). He serves as the primary point of contact with the Wisconsin Department of Transportation, and also has worked with other sponsors/clients from the private sector, energy sector, and other state, county and local agencies. For this project, Brian will serve as the point of contact for contracting, invoicing, and other project management concerns.

EDUCATION

M.S., Anthropology, University of Wisconsin-Milwaukee
Certificate in Geographic Information Systems, University of Wisconsin-Milwaukee
B.S. Anthropology, University of Wisconsin-Milwaukee

MEMBERSHIPS

Register of Professional Archaeologists
Society of American Archaeologists
Midwest Archaeology Conference
Wisconsin Archaeological Survey
Wisconsin Archaeological Society

TRAINING

Section 106: An Introduction, National Preservation Institute

WisDOT: Section 106 Compliance Training

RELEVANT EXPERIENCE

As the Associate Director, Brian oversees the contract development and fiscal management of all contracts awarded to the UWM-CRM program, oversees instruction and supervision of students and staff, and assists in managing of the UWM-CRM contract program operations. Brian supervises the project team and facilitates the coordination of projects from contract to final deliverable and invoicing.

PROJECT TEAM

GAIL KLEIN, PROJECT MANAGER/LEAD ARCHITECTURAL HISTORIAN



Gail has been working as an architectural historian and historic preservation consultant in Wisconsin since 2009 and has been with UWM-CRM since 2014. Gail's historic preservation work includes the preparation of multiple intensive and reconnaissance survey reports, NRHP nominations, historic tax credit documentation, and Determination of Eligibility reports. She leads historic preservation projects documenting and evaluating a wide range of historic property types. Gail's project responsibilities will include project management, attending and presenting at informational meetings, conducting fieldwork, historical research, photography, and report writing and production. Gail lives in Stoughton, Wisconsin.

EDUCATION

M.S., Historic Preservation,
University of Oregon
B.A., History, Art,
North Central College

MEMBERSHIPS

Wisconsin Historical Society
National Trust for Historic
Preservation

PUBLICATIONS

"Preserving America's Historic
Grange Halls," ASHP Journal, 2009
"Unity, Liberty, and Charity: A History
of the Grange in Lane County," Lane
County Historian, Summer 2009

TRAINING

Historic Preservation Consultants
Seminar, Wisconsin Historical Society
(2009 – 2025)
The Recent Past: Strategies for
Evaluation, National Preservation
Institute (October 2018)
Local History & Historic Preservation
Conference, Wisconsin Historical
Society (2009-2023)
Historic Tax Credits Workshop,
Wisconsin Historical Society (2017-
2024)
Section 106: An Introduction, National
Preservation Institute (2011)

RELATED PROJECTS

City of Prairie du Chien Intensive Survey -- Prairie du Chien, Crawford County, Wisconsin

In 2019 UWM-CRM conducted a city-wide intensive survey of historic resources in the City of Prairie du Chien. The survey covered all resources constructed within the city limits prior to 1979 and was the first intensive survey conducted in the community. Gail served as project manager and lead architectural historian on the project. A total of 396 properties, including 3 historic districts, were surveyed. Following detailed archival research, Gail completed site visits with SHPO staff at all properties and districts identified as potentially eligible for NRHP listing. The intensive survey report included a history of the city's development, detailed historic contexts for various themes represented by surveyed resources, and recommendations for National Register listing. Gail also presented the project at public meetings at the outset and completion of the survey work.

Milwaukee Electric Railway & Light Company Intensive Survey, We Energies – Milwaukee, Kenosha, Racine, Waukesha, Jefferson, Ozaukee, and Sheboygan Counties, Wisconsin

Gail served as lead architectural historian on an intensive survey of built resources along the historic Milwaukee Interurban rail lines between the City of Milwaukee and destinations in surrounding counties. The UWM-CRM team utilized GIS mapping to locate and identify geographically isolated bridges, culverts, and other resources historically associated with the interurban railway. UWM-CRM conducted archival research to provide a historical context for the surveyed structures, and identified those considered potentially eligible for listing in the National Register of Historic Places. WHPD records were created and GIS data was provided to WHS for all surveyed structures. As project lead, Gail conducted intensive-level field survey and authored sections of the final report.

PROJECT TEAM

JUSTIN MILLER, ARCHITECTURAL HISTORIAN



Justin has been working as an architectural historian in Wisconsin for over ten years and has been with UWM-CRM since 2014. Justin's historic preservation experience includes reconnaissance and intensive survey work, Determination of Eligibility reports, National Register nominations, and cultural resource compliance projects including consultation and developing Memorandum of Agreements. Justin serves as chair of the Chicago chapter of Docomomo, an international organization dedicated to the preservation of Modern-era buildings, landscapes, and allied arts. Justin's project responsibilities will include research and fieldwork assistance, photography, and assisting with report writing and production. Justin lives in Chicago.

EDUCATION

B.S., Architectural Studies
University of Wisconsin-Milwaukee

MEMBERSHIPS

Society of Architectural Historians
Docomomo US/Chicago, Board Member
Landmarks Illinois
Glessner House Museum

PRESENTATIONS

"Mount Telemark: Modernist Ski Resort in the Northwoods," Virtual presentation co-sponsored by Docomomo Minnesota and Docomomo Chicago (April 2021)

Moderator, "Modern in the Middle: Chicago Houses 1929-75," Virtual presentation co-sponsored by Glessner House and Docomomo Chicago (April 2021)

"Looking at H.H. Richardson's Other Chicago House," Chicago Architecture Biennial lecture (December 2017)

TRAINING

Preserving the Recent Past 3 conference, University of Southern California (2019)

Identification and Evaluation of Mid-20th-Century Buildings, National Preservation Institute (2011)

Local History & Historic Preservation Conference, Wisconsin Historical Society (2008-present)

RELATED PROJECTS

Milwaukee Public Schools Intensive Survey—Milwaukee, Wisconsin

In 2019, UWM-CRM completed an intensive survey of historic public school buildings within the municipal boundaries of the City of Milwaukee. The survey was funded and conducted on behalf of the Wisconsin Historical Society. Justin served as lead architectural historian on the project, completing the intensive survey fieldwork, conducting archival research, and authoring the intensive survey report. Justin also participated in public meetings related to the intensive survey project, conducted site visits of potentially eligible properties with Wisconsin SHPO staff, and presented the survey results at a Wisconsin Historical Society annual consultants' seminar.

Waldo Boulevard Reconnaissance Survey, Determination of Eligibility Reports, and NRHP Nomination—Manitowoc, Wisconsin

Between 2014 and 2018, UWM-CRM completed the Section 106 compliance process for a roadway project in the City of Manitowoc. The UWM-CRM project team completed a reconnaissance survey for the project, which included approximately 200 houses, commercial buildings, schools, churches, and civic buildings dating from the late-19th century to the present. Justin served as lead architectural historian on the project, led the field survey, produced photography for all phases of the project, and authored the majority of project reports. Justin, along with two other historians, prepared Determinations of Eligibility for five houses; a junior high school and its associated landscape; a country club; a parish complex; and a residential historic district, for which Justin also wrote a National Register nomination.

PROJECT TEAM

KELLY BLAUBACH, ARCHITECTURAL HISTORIAN



Kelly is an architectural historian who began working at UWM-CRM in 2014. With experience in reconnaissance- and intensive-level surveys as well as historic and archival research, Kelly has prepared many survey reports, Determination of Eligibility reports, and effects documentation for cultural resources throughout the state of Wisconsin. She works with a vast array of property types, including residential properties, farmsteads, commercial buildings, industrial sites, and municipal and civic buildings. For this project, Kelly's responsibilities will include assisting with fieldwork and photography, conducting historical research, and assisting with report writing and production. Kelly lives in Waukesha County.

EDUCATION

M.A., Public History, concentration
in Historic Preservation, University of
Wisconsin-Milwaukee
B.A., History, Carroll University

MEMBERSHIPS

Historic Milwaukee, Inc.

TRAINING

The Recent Past: Strategies for
Evaluation, National Preservation
Institute (2018)

Section 106: An Introduction, National
Preservation Institute (2016)

Historic Preservation Consultants
Seminar, Wisconsin Historical Society
(2014 – 2025)

Local History & Historic Preservation
Conference, Wisconsin Historical
Society (2014-2017)

Historic Preservation Conference,
National Trust for Historic
Preservation (2013)

RELATED PROJECTS

Statewide Hydroelectric Context—Statewide, Wisconsin

UWM-CRM worked with the Wisconsin Public Service Corporation to develop and implement mitigation measures for required upgrades to a hydroelectric facility northwest of Merrill, Wisconsin. The Grandfather Falls hydro plant, determined eligible for listing in the National Register, was one of the few remaining hydroelectric facilities in the region with its original, early-twentieth century wood penstock pipelines. As such, Kelly worked to develop creative mitigation to reflect the unique significance of the property. A portion of one wood penstock was salvaged and incorporated into the landscape of the adjacent Ice Age Trail, which runs through the property. In addition, Kelly developed a historical context for the development of hydroelectric technology and facilities in Wisconsin. The project team also produced archival photodocumentation of the hydro plant, its penstocks, and associated resources in three seasons. Then, UWM-CRM developed text and visual content for informational signage installed at the facility.

Historic Districts Effects Assessment—Quincy, Illinois

UWM-CRM conducted an effects assessment for a cell tower project in the City of Quincy, along the Mississippi River in Adams County, Illinois. The project area encompassed four historic districts listed in the National Register of Historic Places: the Downtown Quincy Historic District, the East End Historic District, the Northwest Historic District, and the Southside German Historic District. The City of Quincy, due to its location along the Mississippi River, was a bustling travel center in the early-to-mid 1800s, and Quincy's residential districts contain houses constructed as early as the 1830s and 1840s. Kelly conducted photographic documentation, archival research, and effects assessment for all NRHP listed resources.

PROJECT TEAM

ANDREW SALEH, GIS SPECIALIST



Drew began working as an archaeologist in Wisconsin in 2014. He holds a master's degree in Anthropology and a Graduate Certificate in Geographic Information Systems from the University of Wisconsin-Milwaukee. Drew has three years of experience working within the utility GIS industry. He is a Project Manager for UWM-CRM, as well as a GIS Specialist. Drew's previous GIS projects and experience cover a wide range of geospatial fields and activities, including geospatial data production, geospatial database maintenance and data curation, spatial analysis, remote sensing, LiDAR data processing and analysis, as well as spatial web-based mapping and mobile application development.

EDUCATION

Graduate Certificate in Geographic Information Systems, University of Wisconsin-Milwaukee
M.S., Anthropology, University of Wisconsin-Milwaukee
B.A., Anthropology, University of Wisconsin-Madison

MEMBERSHIPS

Society for American Archaeology
Wisconsin Archaeological Society
Wisconsin Archaeological Survey
Midwest Archaeological Conference

CONFERENCE PRESENTATIONS

Society for American Archaeology (2025)
Midwest Archaeological Conference (2017-2024)
Southeastern Archaeological Conference (2023)

On survey projects, Drew works closely with the architecture history project team to streamline survey efforts and improve survey data accuracy. Prior to any field survey work, Drew produces detailed, user-friendly survey maps. He also coordinates with the survey team to utilize hand-held GIS data collection devices, as necessary. Following the field survey, Drew compiles and curates the survey data. Drew also works with the project lead to produce project-specific submittal mapping based on content, layout, and report format.

Drew's project responsibilities will include digitizing project survey data and spatial data curation, conducting desktop literature reviews for previously recorded historic properties or historic districts, creation of project submittal mapping and other geospatial project deliverables.

REFERENCES

The following references are associated with the Highlighted Projects included in this proposal.

Kyle Kearns

Community Development Director
City of Wisconsin Rapids
444 West Grand Ave.
Wisconsin Rapids, WI 54495
kkearns@wirapids.org
715-421-8225

Tim Askin

Senior Planner
City of Milwaukee
Milwaukee Historic Preservation Commission
841 N Broadway, Rm B1
Milwaukee, WI 53202
414-286-5712
Tim.Askin@Milwaukee.gov

Jeff Hintz

Assistant Director
Department of City Development
City of Racine
730 Washington Ave.
Racine, WI 53403
jeff.hintz@cityofracine.org
262-636-9151

Garth Frable

City Planner
City of Prairie du Chien
214 E. Blackhawk Ave.
Prairie du Chien, WI 53821
gfrable@prairieduchien-wi.gov
608-326-6406

Staff Resumes

Brian D. Nicholls

Associate Director

University of Wisconsin-Milwaukee
Archaeological Research Laboratory Center-Cultural Resource Management
3413 N. Downer Avenue • Milwaukee, Wisconsin 53211 • 414.251.5680 • nicholls@uwm.edu



EDUCATION

Master of Science (Anthropology), University of Wisconsin-Milwaukee, Milwaukee, Wisconsin (1997)

Bachelor of Arts (Anthropology), University of Wisconsin-Milwaukee, Milwaukee, Wisconsin (1991)

Geographic Information Systems (GIS) certificate (Department of Urban Planning), University of Wisconsin-Milwaukee, Milwaukee, Wisconsin (2000)

PROFESSIONAL QUALIFICATIONS

Meets Secretary of Interior's Professional Standards for Archaeology (Prehistoric and Historic Periods) (Code of Federal Regulations 36 CFR Part 61)

Qualified archaeologist to excavate human burials under Wisconsin's burial law and administrative rule (Wis. Stats. § 157.70)

OVERVIEW OF ADMINISTRATIVE & MANAGEMENT EXPERIENCE

Responsibilities include concurrent management of multiple projects and program resources (950 + projects) annually.

Fulfill compliance obligations at the federal level under Section 106 and NEPA as well as with state level compliance in Wisconsin, Minnesota and Iowa. Services provided for partners from the transportation, energy and utility sectors as well as private development projects.

Provide project direction and program management of staff that includes ten project managers and architecture historians and 30-40 seasonal limited term employees and students.

PROFESSIONAL EXPERIENCE: CULTURAL RESOURCE PROJECT MANAGEMENT

Cultural Resources Liaison: Serve as lead contact for WisDOT projects managing all WisDOT archaeological surveys, cultural resource review screening requests, including state-wide borrow, wasting and staging submittals, state-wide OASIS sign installation and maintenance submittals and state-wide sign installation submittals. Responsible for the development, maintenance and administration of the WisDOT Portal, a secure website used by WisDOT to distribute project related documentation to the thirteen Federally recognized tribes of Wisconsin and other interested parties. The Portal is currently used to distribute documentation for approximately 5,000 projects throughout the state. The Portal is also used to distribute results from the cultural resources screening requests results totalling and additional 4,600 projects or an average of 937 projects annually. Also responsible for development, maintenance and administration of three permanent public interpretation websites and several active project websites to distribute information for several larger projects conducted by the UWM-CRM program.

Burial Sites Specialist: Documented, researched, and excavated prehistoric and historic American Indian, and historic Euroamerican human burial sites and cemeteries to assist federal agencies, state agencies, utility companies, and private clients relative to compliance with Wisconsin Statute 157.70.

Nicholls Resume Page 2

GIS Coordinator: Experience in project development/management, data management, cartography, project planning/scoping, analysis, and training.

Cultural Resources Specialist: Preparation of archaeological Data Recovery Plans, Documentation for Consultation, draft EIS, and consultation efforts (tribal & stakeholder) for large scale transportation, utility, private development and utility projects relating to archaeological sites.

Phase I Archaeological Surveys: Directed Phase I survey of over a hundred complex transportation and utility corridors, development sites, and energy projects (WI, IA, IL), and prepared technical reports.

Phase II Archaeological Evaluations: Managed multiple concurrent Phase II site investigations and National Register evaluations, encompassing components from the prehistoric and historic periods.

Phase III Mitigation: Directed field excavations and laboratory analyses, and producing a reports of investigations, for several large-scale data recovery (Phase III) projects, encompassing components spanning Paleoindian, Archaic, Woodland, and historic periods.

Consultation: provided consultation for clients, state agencies, local communities and Native American groups.

Specialty Skills: Lithic analysis, mortuary analysis, database development and Geographical Information Systems.

PROFESSIONAL DEVELOPMENT & ASSOCIATIONS

Society of American Archaeology
Midwest Archaeological Conference (Past Treasurer)
Wisconsin Archaeological Society (Past Newsletter editor, treasurer, website administrator)
Wisconsin Archaeological Survey (Past website administrator)
University of Wisconsin-Milwaukee - GIS Council

PRESENTATIONS & OUTREACH

Produced over 400 reports of investigations, technical memos, letter reports and archaeological survey field survey reports documenting results of archaeological investigations.

Presented papers and posters at the Midwest Archaeological Conference, Society of American Archaeology and/or World Archaeological Conference (2000, 2003, 2006, 2008, 2010, 2011, 2016, 2022)

Served as a High Interest Day presenter for McKinley Elementary School, Wauwatosa (2012, 2013, 2014) and for St. Sebastian Catholic School, Milwaukee (2012)

Invited Presenter:

Wisconsin Archaeological Society Monthly Guest Lecture Series (2000)

UW-Milwaukee GIS Day (2000)

1st Annual Stateline Archaeo Fest Conference (2007)

Wisconsin Land Information Association Annual Conference (2008)

North American Stormwater and Erosion Control Association (NASECA), Wisconsin Chapter (2019)

PROFESSIONAL HISTORY

Associate Director/Principal Investigator/GIS Coordinator, UWM-CRM, Milwaukee, Wisconsin (1997 to Present)

Teaching Academic Staff, UWM-CRM, Milwaukee, Wisconsin (2008 to Present)

Research Assistant/Supervisor, GLARC, Milwaukee, Wisconsin (1992 to 1997)

Archaeology Technician, GLARC, Milwaukee, Wisconsin (1991 to 1992)

Archaeology Technician, UWM-SEWAP, Milwaukee, Wisconsin (1991 to 1994)

GAIL KLEIN
Project Manager / Architectural Historian



University of Wisconsin-Milwaukee Cultural Resource Management Services
3413 N. Downer Avenue • Milwaukee, Wisconsin 53211 • 414.251.6772 • grklein@uwm.edu

EDUCATION

Master of Science in Historic Preservation, University of Oregon, Eugene (2009)
Masters Thesis: A Survey and Inventory of Historic Grange Halls in Lane County, Oregon with Historic Context Report.
Bachelor of Arts in History, North Central College, Naperville, IL (2004)
Bachelor of Arts in Studio Art, North Central College, Naperville, IL (2004)

PROFESSIONAL QUALIFICATIONS

Meets Secretary of Interior's Professional Standards for History and Architecture History (Code of Federal Regulations 36 CFR Part 61)
Sixteen years experience in cultural resource management and historic preservation

OVERVIEW OF ARCHITECTURAL HISTORY & HISTORIC PRESERVATION EXPERIENCE

Concurrently maintain regular communications with the Wisconsin Department of Transportation, the Wisconsin State Historic Preservation Office, and other municipal, private, and energy/utility clients regarding architecture/history investigations and review.

Led over 475 field surveys and thematic studies of architectural and historic resources throughout Wisconsin and upper Midwest according to established Wisconsin State Historic Preservation Office standards and prepared Section 106, WisStat 44.40, and Section 4(f) compliance reports.

Conducted historical research, completed photographic documentation, and prepared Determination of Eligibility reports for over 150 historic buildings, structures, sites, and landscapes throughout Wisconsin.

Led consultation meetings and prepared Section 106 effects documentation including Determination of No Adverse Effects reports, Documentation for Consultation Reports, and Memoranda of Agreement for a wide range of projects.

Researched, wrote, and presented successful National Register of Historic Places nominations for individual houses, schools, industrial sites, commercial buildings, farmsteads, churches, and community buildings in Wisconsin, Illinois, and Oregon.

Prepared tax credit application and documentation for commercial property rehabilitation projects.

Regular participant in on-going training and education for Historic Preservation and Cultural Resource Management through the Wisconsin Historical Society, the Wisconsin Department of Transportation, the National Preservation Institute, and the National Trust for Historic Preservation.

Gail Klein, Project Manager / Architectural-Historian
University of Wisconsin-Milwaukee Cultural Resource Management Services
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PROFESSIONAL DEVELOPMENT & ASSOCIATIONS

National Preservation Institute: Section 4(f) Compliance for Historic Properties (2023)
Wisconsin State Historical Society: Historic Preservation Consultants Seminar (2009-2025)
Wisconsin State Historical Society: Local History & Historic Preservation Conference (2009-2022)
National Preservation Institute: The Recent Past - Strategies for Evaluation (2018)
Annual WisDOT Training Session for Architecture History Consultants (2009-2025)
Wisconsin Historical Society: Historic Tax Credits Workshop (2017-2024)
National Trust for Historic Preservation: Main Street Conference (2016)
WisDOT NEPA Training (2014)
National Preservation Institute: Section 106 - An Introduction (2011)
Member, Wisconsin Historical Society
Member, National Trust for Historic Preservation

PROFESSIONAL HISTORY

Architectural Historian, UWM-CRM, Milwaukee, Wisconsin (January 2014 to Present)
Architectural Historian, Great Lakes Archaeological Research Center, Milwaukee, Wisconsin (2009-2014)
Historic Preservation Consultant, City of Stoughton, Wisconsin (2016)
Historic Preservation Consultant, Straight Forward of Wisconsin, Sauk City, Wisconsin (2015)
Graduate Teaching Fellow, University of Oregon, Department of History (2008-2009)
Historic Preservation Consultant, Hegeler Carus Foundation, LaSalle, Illinois (2008, 2010)
Historic Preservation Consultant, Willakenzie Grange #498, Eugene, Oregon (2008)
Museum Educator, Naper Settlement, Naperville, Illinois (2005-2007)

PUBLICATIONS

"Lone Rock bridges constructed despite controversy, restrictions," *Home News*, September 2021
"Preserving America's Historic Grange Halls," *ASHP Journal*, 2009
"Unity, Liberty, and Charity: A History of the Grange in Lane County," *Lane County Historian*, Summer 2009

Justin Miller
Architectural Historian



Archaeological Research Laboratory Center - Cultural Resource Management
3413 N. Downer Avenue • Milwaukee, Wisconsin 53201 • 414.251.9495 • jcmill@uwm.edu

EDUCATION

Bachelor of Science in Architectural Studies, University of Wisconsin-Milwaukee (2002)

**PROFESSIONAL
QUALIFICATIONS**

Meets *Secretary of Interior's Professional Standards* for History and Architecture History (Code of Federal Regulations 36 CFR Part 61)

Over fifteen years' experience in historic preservation and cultural resource management

**PROFESSIONAL
EXPERIENCE:
ARCHITECTURAL
HISTORY &
HISTORIC
PRESERVATION**

Cultural Resources Specialist. Extensive experience in preparation of Finding of Effect Documentation, Documentation for Consultation, Memorandum of Agreements, draft EIS, and consultation efforts for large scale transportation, utility, and energy projects relating to historic structures, and districts.

Reconnaissance and Intensive Surveys. Completed over 400 reconnaissance surveys for transportation and utility corridors, development sites, and energy projects throughout Wisconsin and prepared agency-specific survey reports and technical memos. Completed one intensive survey for the Wisconsin Historical Society and prepared intensive survey report.

National Register Nominations and Determinations of Eligibility. Completed over 200 Determination of Eligibility reports and multiple National Register nominations for buildings, landscapes, and historic districts in Wisconsin and Illinois.

Effects Documentation. Prepared Determination of No Adverse Effects documentation for over 30 transportation, utility, development site, and energy projects throughout Wisconsin.

Mitigation Documentation. Led consultation meetings for over ten projects involving Section 106 consultation between federal and state agencies, county agencies, local municipalities, and other stakeholders throughout Wisconsin. Produced Documentation for Consultation, Memoranda of Agreement, and executed a variety of mitigation stipulations related to historic built resources.

Public Outreach. Invited guest lecturer and review critic for Dr. Jennifer Haas (UWM ANTHRO 465: Historic Preservation in Archaeology) and Prof. Matt Jarosz (UWM ARCH 600/800: Historic Preservation Design Studio).

PUBLICATIONS

Milwaukee Houses of Worship, 1920-1980: Architectural and Historical Intensive Survey Report. Prepared for City of Milwaukee Historic Preservation Commission. (August 2023)

The Veterans Home; Former Buildings at the Home; The Veterans Cottages; Life at King; People; The Old Hospital (interpretive panels). Content, design, and layout prepared for the Wisconsin Veterans Home at King, Wisconsin Department of Veterans Affairs. (May 2023)

Monona Historic Landmarks (map and driving tour). Content, design, and layout prepared for the Monona Historic Preservation Commission. (November 2022)

"Eighteen Hours with Mattie Williamson: Recreating a Day in the Life of the Glessners' Cook." *Nineteenth Century: The Magazine of the Victorian Society in America*. Volume 40, Number 2. (Fall 2020)

Milwaukee Public Schools: Architectural and Historical Intensive Survey Report. Prepared for Wisconsin Historical Society. (August 2019)

Justin Miller, Architectural Historian
University of Wisconsin-Milwaukee Cultural Resource Management Services
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PROFESSIONAL DEVELOPMENT & ASSOCIATIONS

Wisconsin Historical Society: Historic Preservation Consultants Seminar (2009 to present)
Wisconsin Historical Society: Local History & Historic Preservation Conference (2009 to present)
Wisconsin Historical Society: Historic Tax Credits Workshop (2019 to present)
Wisconsin Department of Transportation: Annual Training Session for Architecture History Consultants (2009 to present)
Wisconsin Department of Transportation NEPA Training (2014)
National Preservation Institute: "Identification and Evaluation of Mid-20th-Century Buildings" (2011); "Section 106: An Introduction" (2010)
Preserving the Recent Past 3 conference, University of Southern California, Los Angeles, CA (2019)
Association for Preservation Technology, Western Great Lakes Chapter: "Preservation Challenges of Modernist Structures" symposium (2018)
Memberships: Docomomo US/Chicago (Board of Directors); Glessner House Museum (House & Collections Committee member); Association for Preservation Technology; Society of Architectural Historians

PROFESSIONAL HISTORY

Architectural Historian, UWM-CRM, Milwaukee, Wisconsin (January 2014 to Present)
Architectural Historian, Great Lakes Archaeological Research Center, Milwaukee, Wisconsin (2008 to 2014)

PRESENTATIONS

City of Steeples. Discovery Lunch presentation at Milwaukee Public Library, Zablocki Branch. (July 2024)
Color and Light: The Allied Arts in Milwaukee's Postwar Churches. Session presented at 2024 Docomomo US National Symposium, Miami. (May 2024)
58 New Schools in 15 Years: Milwaukee's Midcentury Schools. Inaugural lecture, "From the Archives" series presented by Wisconsin Architectural Archive and Docomomo US/Wisconsin, Milwaukee Public Library. (November 2023)
Marine Plaza: Private Sector Urban Renewal in Downtown Milwaukee. Session presented at 2023 Docomomo US National Symposium, New Haven. (June 2023)
Mrs. Jack and Mrs. Glessner. Virtual lecture at Glessner House Museum, Chicago. (October 2022)
Carl Sandburg Village: Urban Renewal on Chicago's Near North Side. Session presented at 2022 Docomomo US National Symposium, Philadelphia. (May 2022)
Mount Telemark: Modernist Ski Resort in the Northwoods. Virtual presentation co-sponsored by Docomomo Minnesota and Docomomo Chicago. (April 2021)
Looking at H.H. Richardson's other Chicago house. Lecture at AIA Chicago, sponsored by the Victorian Society in America and the Chicago chapter of the Society of Architectural Historians, Chicago (January 2018)
Careers in Public History. Panel discussion at the Wisconsin Historical Society Local History and Historic Preservation Conference, Elkhart Lake, WI. (October 2018)
Not So Convenient or Artistic as We Had Expected. Lecture at the 2015 Chicago Architecture Biennial, Chicago. (December 2015)

Kelly Blaubach
Architectural Historian



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PROFESSIONAL HISTORY	Architectural Historian, UWM-CRM, Milwaukee, Wisconsin (<i>October 2014-present</i>) Intern, Wisconsin Historical Society, Division of Historic Preservation-Public History, Madison, Wisconsin (<i>May-August 2014</i>) Intern, Milwaukee Public Library-Central, Wisconsin Architectural Archives, Milwaukee, Wisconsin (<i>September 2013-May 2014</i>)
EDUCATION	Master of Arts in History (Public History), University of Wisconsin-Milwaukee (<i>2014</i>) Bachelor of Arts in History, Carroll University, Waukesha, Wisconsin (<i>2009</i>)
PROFESSIONAL QUALIFICATIONS, DEVELOPMENT & CERTIFICATIONS	Meets the <i>Secretary of Interior’s Professional Qualifications Standards</i> for History and Architecture History (Code of Federal Regulations 36 CFR Part 61) Wisconsin State Historical Society Historic Preservation Consultants Seminar (<i>2014-2022</i>) Wisconsin State Historical Society Historic Tax Credit Workshop (<i>2020</i>) Wisconsin Department of Transportation Annual Workshop for Architecture/History Consultants (<i>2015-2022</i>) Wisconsin State Historical Society: Local History and Historic Preservation Conference (<i>2014-2019</i>) National Preservation Institute seminar “The Recent Past: Strategies for Evaluation” (<i>October 2018</i>) National Preservation Institute seminar “Section 106: An Introduction” (<i>December 2016</i>) National Trust for Historic Preservation, Historic Preservation Conference (<i>2013</i>)
SUMMARY OF PROFESSIONAL EXPERIENCE	<i>Cultural Resources Specialist.</i> Extensive experience in preparation of Finding of Effect Documentation, Documentation for Consultation, and consultation efforts for large scale transportation, utility, and energy projects relating to historic structures, and districts. <i>National Register Nominations.</i> Completed two National Register nominations for properties in Wisconsin. <i>Reconnaissance Surveys.</i> Completed over thirty intensive surveys for transportation and utility corridor, development sites, and energy projects in Wisconsin, and prepared technical reports. <i>Determination of Eligibility Forms.</i> Prepared over twenty DOE forms for historic properties, including residences, schools, farmsteads, industrial/commercial properties, churches, bridges, and dams in Wisconsin. <i>Specialty Skills.</i> Historian, Architectural-Historian, and Historic Preservationist.
PROFESSIONAL ORGANIZATIONS & ASSOCIATIONS	Historic Milwaukee, Inc., Member (<i>2017-present</i>) American Association for State and Local History, Member, (<i>2018-present</i>)

Andrew M. Saleh

Project & GIS Manager - Archaeologist



Archaeological Research Laboratory Center - Cultural Resource Management
3413 N. Downer Avenue • Milwaukee, Wisconsin 53201 • amsaleh@uwm.edu

PROFESSIONAL ARCHAEOLOGY/ GIS HISTORY

Researcher I, UWM-CRM, Milwaukee, Wisconsin (2022 to Present)
GIS Specialist, SSP Innovations, Mukwonago, Wisconsin (2021 to 2022)
GIS Technician II/Project Lead, UDC, Inc., Waukesha, Wisconsin (2019 to 2021)
Field/Lab Technician and Lead, UWM-CRM, Milwaukee, Wisconsin (2014 to 2019)
Field Technician, Mannik & Smith Group, Inc., Maumee, Ohio (2014)

EDUCATION

Master of Science in Anthropology, University of Wisconsin-Milwaukee, Milwaukee, Wisconsin (2019) - with Graduate GIS certificate
Bachelor of Arts in Anthropology, University of Wisconsin-Madison, Madison, Wisconsin (2014) - with Undergraduate Archaeology certificate

ADMINISTRATIVE & MANAGEMENT EXPERIENCE

Currently manage WEC Energy Group territories (Changes a lot, I have technically managed every We Energies territory at one time or another). Currently back-up manage WEC Energy Group territories as well. Currently apart of a four person ArcGIS team that helps facilitate programmatic standards and products for mapping. Currently perform Quality Control related to report writing, permitting, and mapping.

PROFESSIONAL QUALIFICATIONS, DEVELOPMENT & CERTIFICATIONS

Qualified archaeologist to excavate human burials under Wisconsin's burial law and administrative rules (Wis. Stats. § 157.70(1) (i) and HS 2.04(6))
Geographic Information Systems (GIS) certificate (Department of Geography and Urban Planning), University of Wisconsin-Milwaukee, Milwaukee, Wisconsin (2019).

SUMMARY OF PROFESSIONAL EXPERIENCE

Intensive Surveys: Completed over one-hundred intensive surveys for transportation and utility corridors, development sites, and energy projects; and, prepared technical reports.
Phase I Archaeological Surveys: Conduct/Supervise Phase I field survey of over one-hundred transportation and utility corridors, development sites, and energy projects throughout Minnesota, Ohio, and Wisconsin. Have produced technical memos, reports of investigation and agency specific documents of results.
Phase II Site Evaluation: Supervised Phase II work on multiple projects in 2022 and 2024, and have worked on a handful of others since 2015.

Andrew Saleh, Project & GIS Manager

Archaeological Research Laboratory Center - Cultural Resource Management

Page 2



2024. Supervised some test excavation units in 2019 at the Kohler Golf Course site, and have worked on many others since 2014. My longest standing Phase III is the Yahara Bike Trail Mitigation project where I worked during three different field seasons for many weeks.

GIS Experience: Worked in the Utility GIS industry for three years, learning utility language, function, and plan interpretation skills. Was also a Project Lead, responsible for over ten people and project item delivery at a certain speed and accuracy.

PROFESSIONAL ORGANIZATIONS & ASSOCIATIONS

Midwest Archaeological Conference

Society for American Archaeology

Wisconsin Archaeological Society (Past Website Administrator)

Wisconsin Archaeological Survey

RELATED EXPERIENCEPhase I-III Archaeological/Architecture Surveys

2014-2019, 2022 - Over 100 phase I surveys with UWM-CRM. Over ten combined Phase II and III projects. Many monitoring projects as well.

CONFERENCE PRESENTATIONS, PAPERS, POSTERS & INVITED SPEAKER

SAA Denver - 2nd author paper/3rd author poster GIS (Presenting) 2025

MAC UW - Milwaukee (Presenting/Volunteering) 2024

SEAC Chattanooga - Poster GIS (for William Balco's Poster) 2023

MAC UW - La Crosse - Paper (Presented) 2022

MAC MSU - Maps (for Megan Thornton's Presentation) 2021

MAC Mankato - Paper (Presented) 2019

MAC Indianapolis - Paper (Presented) 2017

UW - Milwaukee Colloquium - Paper (Presented) 2017

MAC UW - Milwaukee - Tables (Volunteered) 2015

PUBLICATIONS/ TECHNICAL REPORTSTechnical Reports/Report of investigations

Over 100 technical memos as of 2025, all with UWM-CRM. Recent important report examples provided below:

Flanders, Peyton, Good, W. W. and Saleh, A. M.

2024 Monitoring Report and Missed Monitoring Report: Van Schaick Cemetery (47WL0324/BWL-0070), WR4868794, N Walworth Road, Town of Walworth, T01N R16E Section 05, Walworth County. TM2024-0192.

Flanders, Peyton and Saleh, A. M.

2024 Cultural Resource Review: CTH B Capacity Improvement, We Energies WR 4933313, Salem, Kenosha County. TM2024-0052.

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, January 27, 2026

SECTION: Business

DEPARTMENT: Community Development

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

AGENDA ITEM: Discussion and action to approve a purchase order for six outdoor community history signs and installation at Arnold Larson Park.

PREVIOUS ACTION:

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

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

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

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

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

[September 4, 2024](#) - Landmarks Commission recommended Village Board approval of purchase order for four outdoor community history signs at Arnold Larson Park for Staff to revise the sign as needed based on input from the Ho-Chunk Nation for Sign 2.

[September 10, 2024](#) - Village Board approves purchase order for the outdoor community history signs with the condition that Staff obtain input for Sign 2: Native Americans from representatives of the Ho-Chunk Nation and revise the sign as needed prior to ordering the signs.

[October 9, 2025](#) - Landmarks Commission discussed updated sign content and layout, affirming changes made.

January 20, 2025 - Landmarks Commission unanimously recommended a purchase order for six outdoor history signs for Arnold Larson Park.



ISSUE SUMMARY:

Community History Sign Update

At the Landmarks Commission's September 4, 2024 meeting, the Commission recommended approval of the purchase order for the 4 historical signs conditioned on Staff to obtain input from the Ho-Chunk Nation for Sign 2: Native Americans. Staff received a letter from the Ho-Chunk Nation in January 2025. With comments received, the Communications Director assisted in the update to Sign 2, utilizing input from the Ho-Chunk representative and prior input from the Commission and Indigenous Solidarity Collective of McFarland, ISCM. In conclusion, Staff found it more appropriate to include the story of the Indigenous People across two signs instead of one, shifting the subsequent signs down one position. Staff shared the revised Sign 2 & 3 with representatives of the Ho-Chunk Nation and received positive feedback about the changes made. Continuation of this approach brought the total to 5 signs. At the October 9, 2025 Landmarks Commission meeting, the packet included an updated sign concept, sign location layout, and budget. Feedback from the Commission was in consensus of the changes made to Sign 2 and the new Sign 3 while adding a sixth sign to balance the number of signs. Discussion on the sixth sign, included Badger Petroleum, lake houses and cottages from Sign 5. The packet includes the latest sign concepts for Signs 1 through 6. The Communications Director assisted again in the design of all signs. The following signs are renumbered and listed below:

1. Sign 1: Ice Age
2. Sign 2: Early Native Americans
3. Sign 3: Ho-Chunk Nation
4. Sign 4: Early European Settlers
5. Sign 5: Early McFarland Business
6. Sign 6: Badger Petroleum

The purchase order for the signs can be completed within the first quarter of 2026 with installation to be delayed until Spring 2026 given weather conditions. The Landmarks Commission's recommendation for approval to the Village Board on September 4, 2024 did not include the two additional signs, only completion of a purchase order and updates to Sign 2 Native Americans following feedback. Staff recommend an updated recommendation of approval to the Village Board given the changes made and the total of 6 signs.

Next steps

The following tentative schedule is provided for the project assuming approval. Some of the items mentioned do not include a specific date or deadline, but are identified as milestones to be achieved.

- January 27, 2026. Village Board meeting to take action on the Landmarks Commission recommendation.
- February 2026. Completion of purchase order from Vackers.
- March-May 2026. Receive completed signs and installation of signs when the weather is appropriate.



- May-June 2026. "Ribbon cutting event".

FINANCIAL/BUDGET IMPACT:

The Capital Improvement Budget included \$15,000 from 2023 and \$25,000 in 2024, totaling \$40,000. The budget was used to fund the purchase order of 19 historic property plaque signs, totaling \$22,600 with six signs funded by TID #4. Additionally, the budget included a joint purchase order with the McFarland School District for four Land Acknowledgment Plaques at \$2,091/sign, installed at the Public Safety Center, Municipal Center, Public Library and Public Works buildings. All of these signs have been installed.

The packet includes an updated estimate received from Vackers on September 29, 2025 for five signs totaling \$7,025, approximately \$1,405/sign. For a sixth sign, the Vacker representative stated the rate for materials was the same but to budget an additional 15% for shipping fees.

The updated Table B summarizes the mentioned costs, allocated expenses, and other material costs such as 4x4 treated lumber and cement. For the addition of two signs, the expected total for six signs remains within budget.

Project Budget	\$50,800.00
Historic Property Signs	\$33,575.00
Land Acknowledgement Plaques	\$8,363.80
Misc. Installation Expenses	\$262.50
Community History Signs (Vacker Estimate)	\$8,388.75
Project Budget Balance	\$209.95

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

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

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, and second, to approve a purchase order for six outdoor community historical signs and installation at Arnold Larson Park.

ATTACHMENTS:

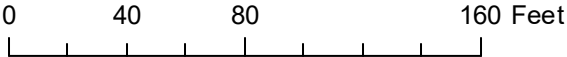
1. Community Sign Designs (FINAL MOCKS FOR 1.20.26)
2. Vacker_Inc_Estimate_9.29.2025
3. Ho-Chunk Nation Letter on McFarland Historical Signage_01.07.2025

Arnold Larson Park



March 29, 2023

 Parcels



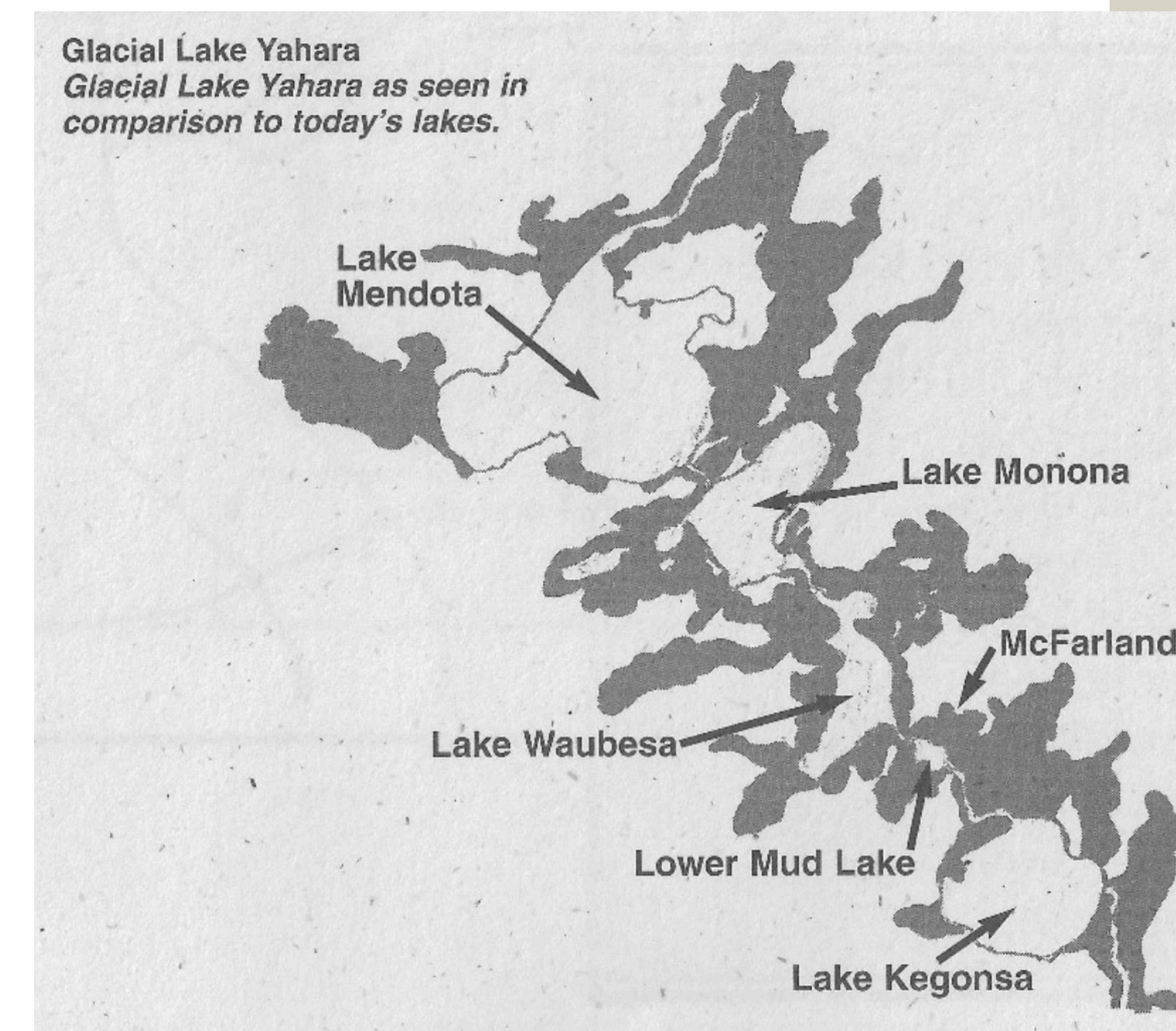
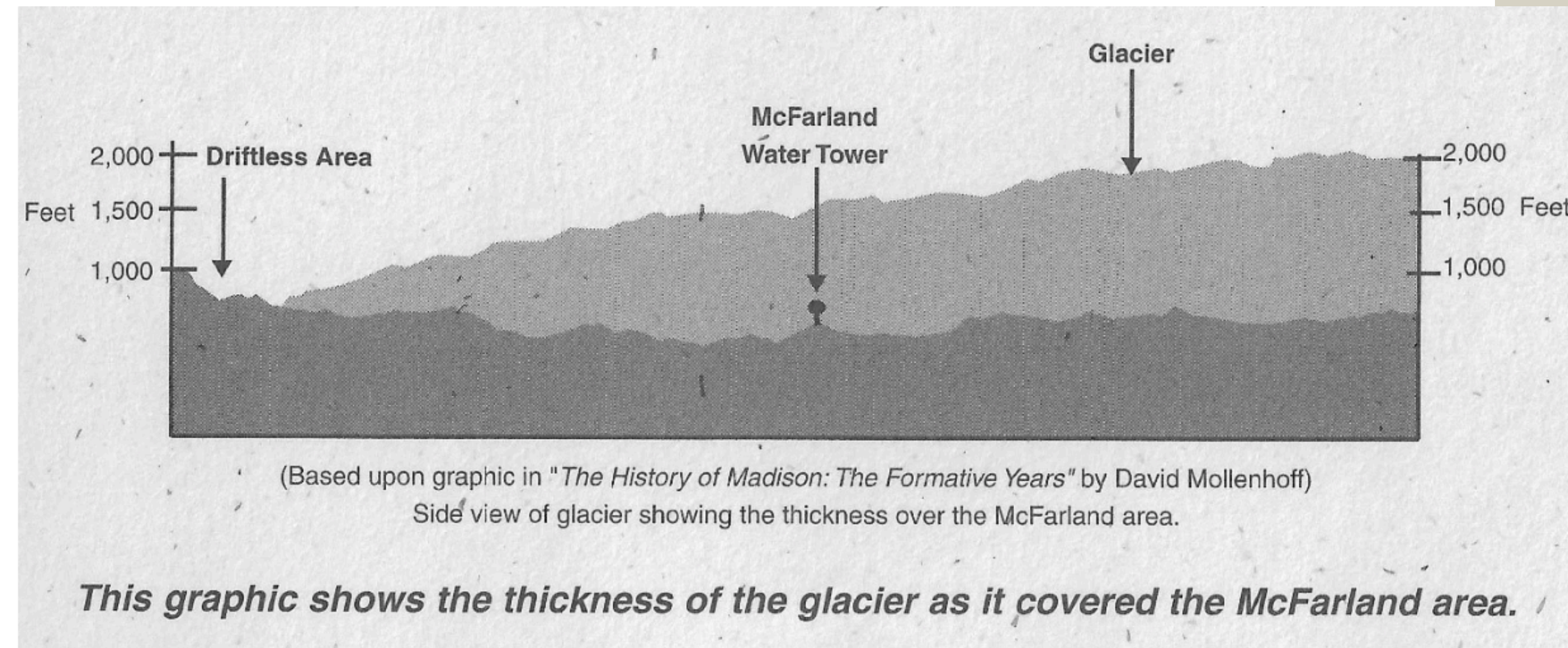


Ice Age

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

During the last ice age, a glacier covered the entire McFarland area as it moved southwest at a rate of about one kilometer (approximately two-thirds of a mile) per year, coming to a stop only ten miles southwest of where McFarland sits today. A pocket of southwestern Wisconsin, including western Dane County, was not covered by the last glacier. That rugged hilly section of Wisconsin, part of a region referred to as the Driftless Area, offers us a glimpse at what the McFarland area looked like before the glacier reshaped the landscape.

As the climate warmed, the glacier slowly retreated from the McFarland area, scraping and gouging the earth as it moved and creating hills called drumlins. The drumlins were formed, either through the direct deposit of material by glacial ice, or through the erosion and scraping of surrounding material, leaving the drumlins as remnants. This process took place under fairly thick ice—the ice covering the region during glaciation is believed to have been somewhere between 450 and 1,500 feet thick, reaching heights much taller than that of the present-day water tower that sits atop the drumlin found in McFarland's Indian Mound Conservancy.



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

The post-glacial Yahara River did not initially fill these depressions to form the idyllic four-lake setting we know today. Rather, an ice dam south of the area caused glacial runoff to flood the Yahara River, forming one large body of water known as Glacial Lake Yahara. This massive lake extended from south of Lake Kegonsa to north of Lake Mendota, covering an area of more than 26,000 acres.

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



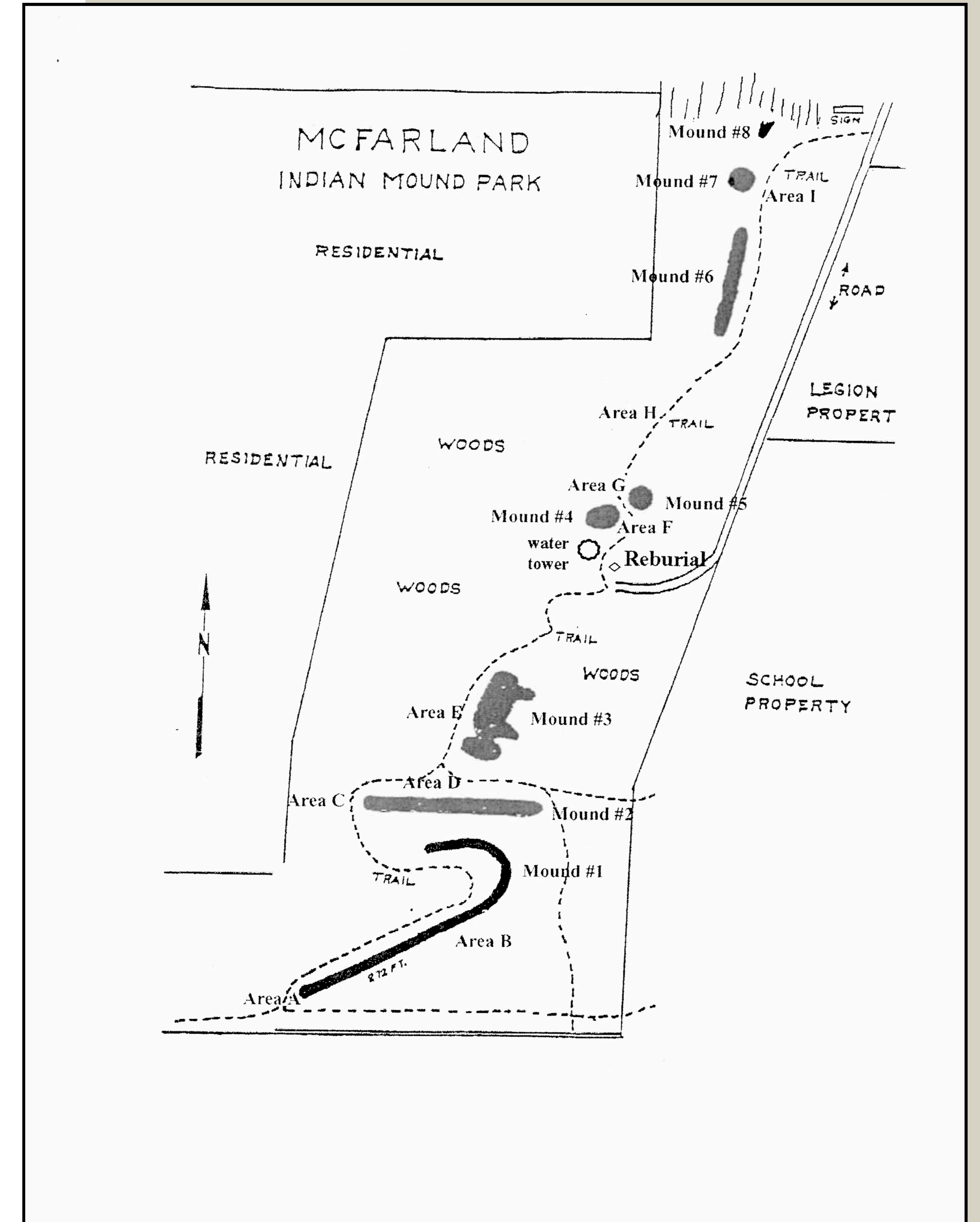
Early Native Americans

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

As the centuries progressed, the climate warmed, and the vegetation and wildlife gradually changed. Conifer forests gave way to deciduous woods and prairies, while the large mammals disappeared and were replaced by smaller game animals, such as deer. The people in this area at that time, around 700 BCE, are known as the Woodland Culture. They began to make pottery and cultivate plants, and growing crops soon became an important part of their culture and way of life. They also began to settle in permanent villages along rivers and lakes.

These people are also known as the Mound Builders. They began burying their dead in small, round earthen mounds. As the culture evolved, people began constructing the effigy mounds in other shapes, often in the shapes of animals. One such animal-shaped effigy mound can still be found in McFarland's Indian Mound Conservancy (see Mound #3 on the provided map). Sadly, many of the burial mounds that once existed in this area were destroyed by European settlers and their descendants to make way for farming and development.

As the era of the Woodland Culture waned around 1,200 CE, other cultures followed, including the Ho-Chunk, who are direct descendants of the Mound Builders.



A map of the known effigy mounds in McFarland's Indian Mound Conservancy. Pedestrian trails within the conservancy, also depicted, were established to help preserve these sites by routing visitors around the mounds at a safe and respectful distance.

Map from the Village of McFarland Policy for Preservation & Maintenance of Native American Mounds (updated 2023).



Ho-Chunk Nation

According to their oral history, the Ho-Chunk originated at *Moogasuc*, the Red Banks, near Green Bay. The Ho-Chunk Nation eventually expanded further south, including into *Teejop*, the Four Lakes region of south-central Wisconsin.

The Ho-Chunk first encountered Europeans when Jean Nicolet, a Frenchman, landed at Red Banks in 1634. Shortly thereafter, other Frenchmen—primarily missionaries and fur traders—arrived in Wisconsin. While Ho-Chunk participation in vast local and long-distance trade networks had already led to the introduction of new diseases such as smallpox, the arrival of Europeans hastened their spread. At the same time, other First Nations fled to Wisconsin, hoping to escape the warfare occurring in the eastern Great Lakes region over monopoly of the beaver trade. These arrivals spurred tensions, sometimes resulting in outright battles over land and natural resources. The spread of disease and warfare resulted in a significant population decline for the Ho-Chunk, from approximately 5,000 people to as few as 600 in *Teejop*.

By the early 19th century, the Ho-Chunk were facing other encroachments on their homelands, this time from miners, early settlers, and the United States military. The first of several land cession treaties between the U.S. and Ho-Chunk was signed in 1829. Some of these treaties were negotiated in bad faith, with translators intentionally misrepresenting their terms, the U.S. government being deceitful about its intentions, or the purposeful selection of unauthorized individuals to represent the Ho-Chunk in negotiations. In an 1832 treaty, the Ho-Chunk were forced to cede *Teejop*. Decades of continued colonialist violence followed as the U.S. government repeatedly, though unsuccessfully, attempted to remove all Ho-Chunk people from Wisconsin. Thousands of Ho-Chunk people, most of them children and elders, were killed by violent or extrajudicial means, disease, exhaustion, starvation, or exposure to severe weather during this period.

Despite the threat of pursuit and execution, many of the Ho-Chunk remained in or returned to their homelands, hiding in austere conditions (such as swampy areas) or industriously forging relationships with neighbors or military officers so they might be allowed to stay. Today, their decedents form the Ho-Chunk Nation of Wisconsin, based in Black River Falls.



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

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

Map from *Wisconsin First Nations*.
Image from the Wisconsin Historical Society.



Early European Settlers

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

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

It is assumed that the early settlers made the long trips to public markets once or twice a year, having more of a subsistent type of lifestyle rather than a commercial one. Despite hardships, more settlers, mostly Norwegian farmers, began arriving in the early 1850s. Around the same time, the railroad began advancing westward from Milwaukee, reaching Stoughton in the December of 1853.

During the winter and early spring of 1854, the first railroad tracks were laid through the area, reaching Madison on May 23. This allowed local farmers to take their crops directly to Madison, or to a depot that was located approximately two miles away in the Town of Dunn to have it shipped to the port of Milwaukee.



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



William H. McFarland

Images from the McFarland Historical Society.

After a couple of years, the Milwaukee & Mississippi Railroad decided the depot in the Town of Dunn was poorly located and required replacement. The railroad company recruited one of its employees, William H. McFarland, to purchase 160 acres northeast of the Town of Dunn to erect a new depot and plat a surrounding community. He named both the depot and community after himself.

McFarland purchased the 160 acres on July 3, 1856. That fall, he had the land surveyed and had streets and lots platted. Just like that, the community of McFarland had found its beginnings.



McFarland's first train depot



Early McFarland Business

In the 1860s, the small, slow-growing hamlet of McFarland included a lumberyard, general store, blacksmith, livery, grain elevator, and, of course, the train depot. The establishment of the depot had given local farmers and those harvesting fish and ice from Lake Waubesa far greater access to rail transportation. Shipping goods to the Milwaukee and Chicago markets had suddenly become far less risky, creating new economic possibilities. The first local church, the McFarland Norwegian Evangelical Lutheran Church, was also organized within the decade, in 1867.

By the 1870s, local farmers were gradually shifting from wheat cropping to dairy farming. Many of the Norwegian farmers also began growing tobacco. These changes in farming habits resulted in removal of the grain elevator and the addition of tobacco warehouses along the railroad tracks, as well as the eventual construction of a creamery (1891) and a feed mill (c.1900).

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

The 1890s brought even more growth. Brick commercial buildings were built in the downtown area. A hardware and farm implement business, a harness shop, and a stockyard were built on Bashford Street along the railroad tracks in 1894.



Top: Train depot and passengers

Center: Larson's Beach Resort (photo c.1970)

Bottom: Former general store on Exchange Street (photo c.1970)

One of the new buildings downtown was home to the Evans General Store starting around 1895. Harold Smedal joined the business in 1912 and eventually became the sole owner. By the late 1930s, the building had changed hands again and had reopened as a tavern. Located on Exchange Street, this locally-designated historic building still stands and is still an operational tavern as of 2026.

In 1899, local entrepreneurs purchased land on the eastern shore of Lake Waubesa, marking the beginning of the resort era. The McFarland area soon became known as a vacation destination, which it remained throughout the first four decades of the 20th century. The McFarland State Bank opened its doors on Main Street in 1905, the same year McFarland's population reached 299.

McFarland soon became a busy little hub, with the main north-south travel route for the region going down Main Street. In 1920, McFarland was incorporated as a village. The power of the new village government, however, simply wasn't enough to prevent the construction of U.S. Highway 51 in 1929, which diverted traffic away from McFarland's downtown.



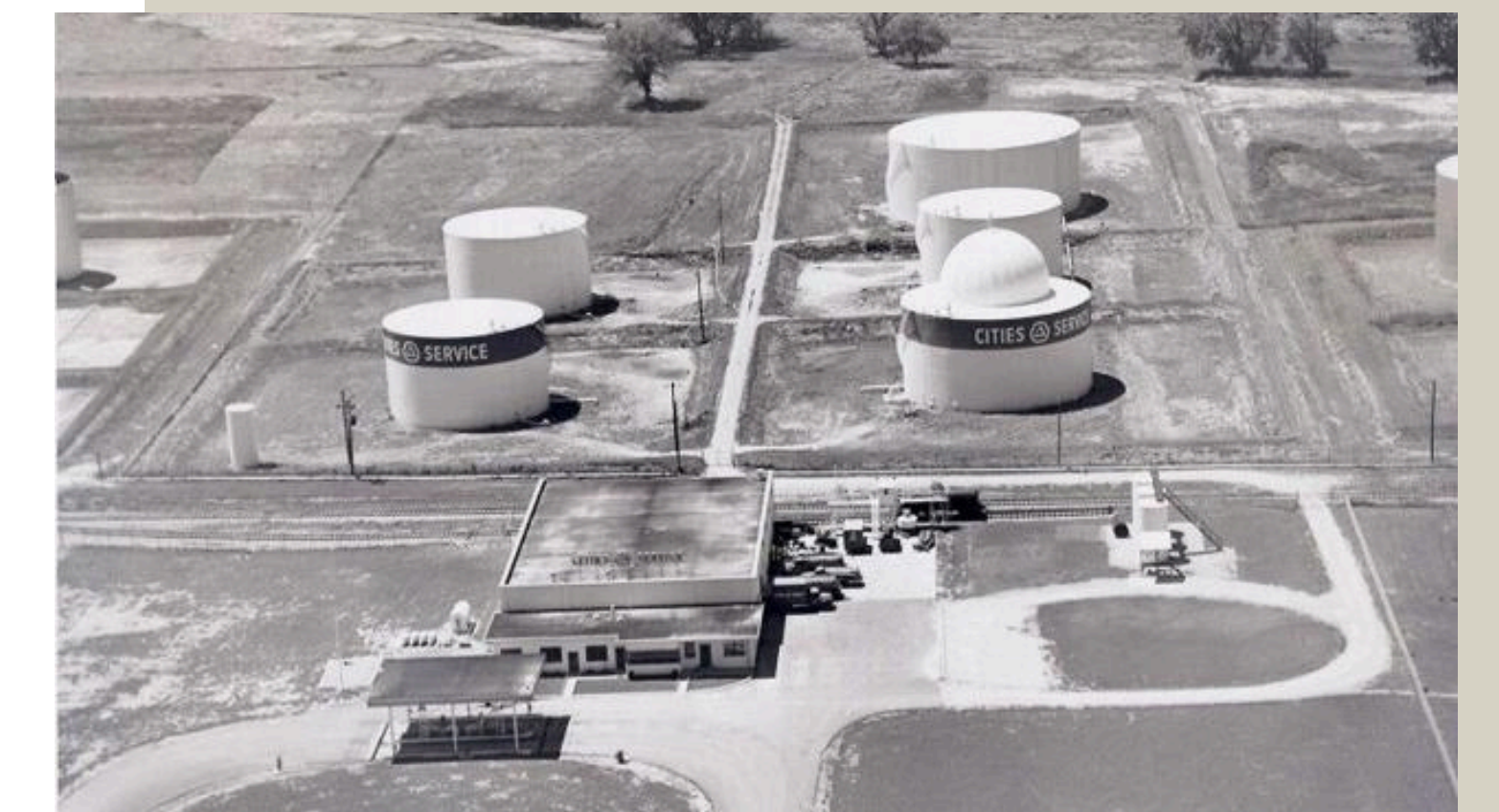
Badger Petroleum

In 1929, Arnold Larson established the Badger Petroleum Company and opened the business's flagship location on the corner of Farwell Street and Exchange Street. Larson's business grew rapidly. At its peak, the business included 11 bulk plants, 35 gas stations, five restaurants across five different counties, and a workforce that included approximately 150 employees, making it the largest employer in McFarland for several decades. Badger Petroleum had an undeniable impact on the village's economy, supporting many more families and encouraging population growth.

The success of Badger Petroleum was largely attributed to its immediate access to the railroad, which enabled the swift and widespread distribution of petroleum products. At the time, the petroleum products that were most in demand included gasoline, which fueled the ever-growing number of cars on the road, and kerosene, which many still relied on as lamp fuel. Other petroleum products used in the production and maintenance of cars, including various oils, lubricants, and tires, were also increasingly needed as the auto industry boomed.

Petroleum businesses in the area continued to grow, and in the late 1950s, the village annexed a newly-built petroleum "tank farm" along U.S. Highway 51, near the interchange with U.S. highways 12 and 18 (commonly referred to as Madison's "Beltline"). The annexation bolstered McFarland's tax base to such a degree that the McFarland School District was able to finance a new high school. In 1961, McFarland residents voted 329-14 in favor of building the school, which was constructed the following year. The first class to graduate with a four-year high school education was the class of 1966, which was comprised of 42 students.

Arnold Larson sold Badger Petroleum in 1965. The property where the original business once stood was eventually cleared and designated as park land. In December 1990, the McFarland Village Board voted to name the property on the corner of Farwell and Exchange 'Arnold Larson Park' in recognition of Larson's significant economic and civic contributions to the community. Today the park is a central gathering point for the community and hosts a number of events throughout the year.



Top: Arnold and Ruby Larson with Badger Petroleum employees at the company's headquarters in McFarland

Center: The original Badger Petroleum location at the corner of Farwell and Exchange streets in McFarland

Bottom: Original petroleum tanks for Cities Services Gas Development Company, CITGO's predecessor, at the newly-constructed tank farm (c.1955)

Top image from Ruby Larson. Center image from the McFarland Historical Society. Bottom image from the CITGO Corporation.

ESTIMATE

Vacker Inc.
948 Sherren St. W.
Roseville, MN 55113-4420

ckriegler@vackersign.com
+1 (651) 487-3100



Bill to

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

Ship to

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

Estimate details

Estimate no.: 8008
Estimate date: 09/29/2025
Expiration date: 10/29/2025

Sales Rep: Dina Cyrus

#	Product or service	Description	Qty	Rate	Amount
1.	Basic Sign Design - Custom Dimensions	Basic sign design and file preparation services. Prepare custom 24"x42" interpretive sign panel layout with client-provided text (pre-edited), high resolution images, illustrations and logos.	5	\$385.00	\$1,925.00
2.	XTHPL.5.2442Q3	24"Hx42"Wx.5" High Pressure Laminate panel with 8 threaded holes (and fasteners), output from client prepared, print-ready file.	5	\$699.00	\$3,495.00
3.	24IZShip.UPS	High Pressure laminate sign panel packing and shipping via UPS Ground.	1	\$575.00	\$575.00
4.	PlateSle.1620.dbf	Set of two Angled 16"x20" mount plate with sleeves for self-supporting panel and use with 4"x4" wood post, 45 degree angle, black texture powder coat. Two piece aluminum construction. Lumber not included.	5	\$156.00	\$780.00
5.	24BDShip.UPS	Aluminum mount packing and shipping via UPS Ground or Speedee Delivery	1	\$250.00	\$250.00

Total **\$7,025.00**

Note to customer

Thank you for the opportunity to provide you with a proposal. Feel free to get back to me with any questions, requested revisions, or if you'd like to proceed with the order. If you'd like to proceed as proposed, PLEASE SIGN OFF AND RETURN to:

Expiry date 10/29/2025

Dcyrus@VackerSign.com
along with Tax Exempt Documentation
as an acknowledgement of the proposed details, including shipping
contact and address.
Have a great day,
Vacker Sign

Accepted date

Accepted by



HO-CHUNK NATION

OFFICE OF THE PRESIDENT
GOVERNMENT RELATIONS

January 7, 2025

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

Regarding Historical Community Signs

Dear Mr. Thao,

You've requested feedback on your Landmark Commission's historical community signs. I understand that these signs are being developed as a timeline, with distinct panels designated toward a specific time period. The second panel discusses glacial retreat and recognition of Ho-Chunk people.

I assert that Ho-Chunk people have maintained a strong presence in our homelands, but I also acknowledge that there were vast local and distant trade networks that existed throughout our existence. Due to the trade networks and a divergent view on land ownership or unnatural borders, fatal diseases were spread long before initial contact.

In early treaties, the United States promised the Ho-Chunk people that they wouldn't allow incursions by non-natives, but the abundant resources were too attractive to capitalism. Some treaties, including Ho-Chunk treaties, were negotiated in bad faith – with the translators misrepresenting the terms, the United States being deceitful about its intentions, or even the intentional selection of unauthorized individuals to represent to the Ho-Chunk negotiations.

Throughout the colonization period, people would escalate tensions with Indigenous tribes in order to get the US Army to kill or push them further away so colonists could acquire more land and exploit more resources. Some would implore elected officials or seek elected office to perpetuate colonization. Even so, the industrious nature of Ho-Chunk people helped them forged relationships with some of the neighbors, and they sometimes successfully pleaded with the Army to allow them to remain in the area. Others were able to hide in austere conditions (such as swampy areas) to escape capture. There are many Ho-Chunk families that never left, even at the risk of pursuit and execution if found. There were thousands more Ho-Chunk people - mostly elderly and children that were killed by violent or extrajudicial means, or died from disease, exhaustion, severe weather, or starvation.

There was a substantial cost to farming and development; far greater than the loss of burial and effigy mounds that has never been calculated and remains largely unacknowledged.

Thank you,

Ryan


W9814 AIRPORT ROAD • PO BOX 667 • BLACK RIVER FALLS, WI 54615
(715) 284-9343 • FAX (715) 284-9805 • (800) 294-9343

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, January 27, 2026

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: 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.

PREVIOUS ACTION:

[October 21, 2025](#) - The Plan Commission and CDA held a joint preapplication meeting to review a proposed concept plan from Ryan Quam.

[December 16, 2025](#) - The Plan Commission held a public hearing for this item.

January 20, 2026 - The Plan Commission unanimously recommended approval of Ordinance 2025-14.

ISSUE SUMMARY:

Ryan Quam (Ezra Properties, LLC), is requesting a rezone to parcel #0710-273-8620-1, within the vicinity of 4020 Terminal Drive, from M-IC Manufactured Intensive Commercial to C-H Highway Commercial. The request for rezone is connected to a separate request by Quam for approval of a Certified Survey Map (CSM) to combine Lot 2 of CSM along with 4008 and 4012 Terminal Drive, all owned by Quam, and a portion of 4016 Terminal Drive, which Quam has an option to purchase. Quam intends to redevelop the properties for future commercial office, retail and service businesses. On January 20, 2026 the Plan Commission approved the CSM conditioned on the Village Board's approval of Ordinance 2025-14.

Summary of Preapplication Meeting, October 21, 2025

The applicant presented two concepts at the [October 21, 2025 Joint Committee meeting](#) for comments. The notable features of the concepts included an Office/Headquarters, Bar/Restaurant, Indoor Sports Facility, Quick Service Restaurant (QSR), and a flex recreational or condominium garage space. Both concepts utilized underground parking for the Office/Headquarters, and various shared and surface parking. Both concepts also presented similar total gross floor area. Notable differences included Concept A with garage condominiums and Concept B switching this for additional square footage to the attached indoor sports facility and a Children's Indoor Playground, and reducing the QSR for two additional retail buildings and a smaller QSR. The Joint Committee discussed the concepts with preferences for Concept B (retail and Children's Indoor Playground). Comments appeared to give more preference for Concept B based on its layout and commercial offerings. An updated copy of Concept B as presented at the January 20, 2026 Plan Commission meeting is included in



the packet for informational purposes only.

Per Sec. 62-68(n) of the Village Zoning Code, the following description is provided for C-H Highway Commercial District: *The C-H District is intended to provide an area for those business and commercial activities which especially have to do with motor vehicles or highway transportation, or which provide goods or services primarily to travelers on a highway, or for which location adjacent to a major thoroughfare or highway is a compelling practical consideration, or for which it is especially appropriate for some other reason to be located adjacent to a major thoroughfare or highway.* Staff provided the following table in the [October 21, 2025 Joint Community Development Authority/Plan Commission meeting packet](#) discussing the conceptual uses.

Proposed Commercial Use	Village Land Uses (Sec. 62-71)	C-H	M-IC
Office Building/Headquarters	<i>Not listed</i> ¹	P	NA
Bar/Restaurant	Restaurant	P	NA
Quick service restaurant	Limited-service restaurant, including fast food	C	NA
Garage Condominiums	Mini-warehouses	C	NA
Retail (less than 20,000 sq. ft.)	TBD ¹	P or C	NA
Children's Indoor Playground Bldg	<i>Not listed</i> ²	C	NA

¹Sec. 62-71 lists specific types of professional offices (e.g. legal, accounting, architectural, etc. that are permitted uses in the C-H district but generally prohibited (not allowed) in the M-IC district. The NAICS identifies an office building/headquarters (551114), Corporate, Subsidiary, and Regional Managing Office. Similarly, most types of retail uses are either a permitted or conditional use in the C-H district provided the buildings are less than 20,000 sq.ft. and most retail uses are prohibited in the M-IC district.

²Sec. 62-71 lists similar uses such as Bowling Centers (NAICS 713950) and Sports and Recreation Instruction (NAICS 611620) as a conditional use in the C-H district and prohibited in the M-IC district.

Existing Property & Neighborhood Conditions

- Property Size:
 - 4008 Terminal Drive is 30,170.83 square feet or 0.69 acres
 - 4012 Terminal Drive is 24,474.18 square feet or 0.56 acres
 - Parcel #0710-273-8620-1 is 207,516.67 square feet or 4.76 acres
 - Grand total for all three parcels is 262,161.68 square feet or 6.02 acres and 6.29 acres including the 11,880 sq. ft. to be purchased from 4016 Terminal Drive.



- Current Use:
 - 4008 Terminal Drive - The property is vacant and does not include any structures
 - 4012 Terminal Drive - The property includes one-half of a mini-warehouse storage building, with the other half located on 4016 Terminal Drive
 - Parcel #0710-273-8620-1 - Undeveloped land. There is an existing easement running north-south through this property that includes a 12" underground petroleum line.
- Natural Features: Upper Mud Lake is adjacent to the west, by over over 1,100 feet. The DNR owns 4020 Terminal Drive, a property that includes marsh and prairie land. The concept includes a wetland delineation running north and south along the west lot line of the undeveloped parcel. A 75-foot wetland setback line is also shown on both concepts. Future CSM by the applicant must maintain the presence of this setback line while adhering to Dane County Natural Resources' standards on allowable improvements within this space.
- Adjacent Uses & Zoning:
 - North - Lands adjacent to the north include the following:
 - 4004 Terminal Drive, a Citgo Gas Station. Zoned C-H Highway Commercial.
 - 3918 Terminal Drive, a single family home located in the City of Madison. Zoned IG Industrial - General.
 - 3910 Terminal Drive, a petroleum storage and distribution site, located in the City of Madison. Zoned IG Industrial - General.
 - East - 4015 Terminal Drive, a soon-to-be completed Kwik Trip Gas station and US Highway 51. Zoned C-H Highway Commercial.
 - West/South - 4020 Terminal Drive is a 4.64 acre of Dane County parkland that includes seasonal off-street parking for lake access to Upper Mud Lake. A private gate is located near the Terminal Drive driveway within Village property. Zoned C-H Highway Commercial.
 - South - Beyond 4020 Terminal Drive, which also borders to the south, is 4306 Terminal Drive and 4110 Terminal Drive. 4306 Terminal Drive operates as a petroleum distribution and storage facility, while 4110 Terminal Drive only includes a truck terminal. Both parcels are zoned M-IC Manufactured Intensive Commercial.

C&ED Comments

Approval of Ordinance 2025-14 does not approve any of the proposed developments shown in Quam's conceptual site plan. Approval of Ordinance 2025-14 allows Quam to complete the acquisition of the rear portion of 4016 Terminal Drive and the recording of the CSM to bring all his land holdings together into one lot for future development purposes. At some point in the near future, Quam will likely petition the Village to rezone his property to the Planned Unit Development District to enable development of the uses shown in his conceptual site plan.

Quam may also decide to seek future approvals to create a condominium plat for these properties based on how future plans for the development of the properties unfold.

Other Staff Comments



There were no concerns with the proposed rezone from the Village Engineer, Director of Public Works, Fire Chief, or Police Chief.

Public Comments

The Department did not receive any written public comments regarding the rezone application prior to the publication of the meeting packet. No additional comments or concerns were raised during the public hearing on this agenda item.

FINANCIAL/BUDGET IMPACT:

Quam is responsible for the financial costs related to the request to rezone the property.

VILLAGE PLAN REFERENCE:

[Comprehensive Plan, 2017.](#)

[Map 6 Future Land Use Map](#) identifies the lands mentioned as Highway and General Commercial. Figure 4.1 (page 35) gives the Typical Implementing Zoning Districts as: [C-H Highway Commercial](#), [C-G General Commercial](#), and [PD, PD-I Planned Development](#). The request to rezone to C-H Highway is consistent with the Comprehensive Plan.

[Terminal and Triangle District Plan, 2005](#)

[Map 2 Planned Land Use](#) identifies the property within the [Beltline-Oriented Commercial Subdistrict](#). This area is described to include the following uses: Hotel, Retreat/conference center, Sit-down restaurant, Highway & job-oriented retail, Clinics and daycare, Office, Limited fuel/convenience. The plan further includes *Contractor shops/services, and other retail uses that do not compete with downtown businesses, such as those oriented to home products*. The preapplication conceptual site plans include uses that include office, sit-down restaurant, retail, and recreational facilities. The current area already has gas stations and convenience stores. Staff notes a full review of [Appendix B-Beltline Oriented Commercial Subdistrict -Building and Site Design Checklist](#) would be required for any future applications submitted to the department. The request to rezone to C-H is consistent with the Terminal and Triangle District Plan.

[Tax Increment Financing Districts #3 \(2004\) & #6 \(2024\)](#)

The property is included in Tax Increment District #3 and #6. TIF District #3 was established as an Industrial District type in August 2004 with an expenditure period of 18 years (2022) and termination by 2027. Within the final 5 years of a TID, a municipality may not incur any additional debts or allocate new capital expenditures, such as development incentives from that TID. This is intended to begin a process which closes out financial obligations. As the applicant's project exceeds this timeline, additional direct incentives from TID #3 allocations are no longer be eligible. However, this property was added to Tax Increment Financing District #6, which was created in July 2024 as a Blight District with an expenditure period of 22 years ending in 2046 and termination in 2051. TID #3 also serves as a donor to TID #6 allowing the sharing of excess increment from TID #3 to TID #6.

ORDINANCE REFERENCE:

[Sec. 62-68\(n\). Statement of Purpose, C-H Highway Commercial District.](#)
[Sec. 62-41 Permitted or Conditional Uses--Commercial Districts.](#)
[Division 62-II-4 Changes and Amendments to the Zoning Code.](#)



BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, second, to approve 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.

ATTACHMENTS:

1. 12.16.25 - Terminal Drive - 4016 - Rezone - Ezra - Quam - newspaper
2. 2025-14 Request for Rezone to parcel #0710-273-8620-1 from M-IC to CH
3. Terminal Drive Lot 2 of CSM 13560 Rezone Application_10.24.25
4. 4008-4016 Terminal Drive Concept Plan (Play Gym)_01.20.2026

Please publish in the
Leader Independent on
November 26, and December 4, 2025

**VILLAGE OF MCFARLAND
NOTICE OF PUBLIC HEARING
BEFORE THE PLAN COMMISSION**

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Tuesday, December 16, 2025 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

A request by Ezra Properties, LLC, Ryan Quam regarding Ordinance No. 2025-14, An Ordinance Rezoning Parcel #071027386201, Lot 2 of CSM 13560, in the Vicinity of 4020 Terminal Drive, McFarland, WI, from M-IC Manufactured-Intensive Commercial to C-H Highway Commercial.

A complete copy of the applicant's application is available for review online at www.mcfarland.wi.us/pendingrequests or at the Village of McFarland Municipal Center, Community & Economic Development Department, 5915 Milwaukee Street, McFarland, WI 53558 (Monday-Friday, 8:00 a.m. to 4:30 p.m.).

Residents wishing to attend the meeting can do so in-person at the Municipal Center or via Zoom by visiting <https://us02web.zoom.us/j/85755749643> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: 857 5574 9643. 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.

If you cannot attend the meeting, you may submit your written comments to the Plan Commission by email to community.development@mcfarland.wi.us or by mail to Community Development Department, Village of McFarland, P.O. Box 110, McFarland, WI 53558-0110. Submission must be received no later than the Wednesday prior to the meeting date to be included in the packet.

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.

Purpose: To rezone parcel #0710-273-8620-1, Lot 2 of CSM 13560, from M-IC Manufactured-Intensive Commercial to C-H Highway Commercial.

Sponsor: Andrew Bremer, Community & Economic Development Director

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 2 Notice

WHEREAS, Ryan Quam (Ezra Properties LLC) owns the lands described under Section 1 of this Ordinance, as shown in Exhibit A; and,

WHEREAS, Ryan Quam has requested the lands under Section 1 of this Ordinance be rezoned from M-IC Manufactured-Intensive Commercial to C-H Highway Commercial; and,

WHEREAS, the Community Development Authority & Plan Commission held a joint preapplication meeting on October 21, 2025 to review a conceptual site plan from Ryan Quam for several potential commercial developments including office, restaurant, service and retail uses on Lot 2 of CSM 13560 and adjacent 4008 & 4012 Terminal Drive, which are also owned by Quam and already zoned C-H Commercial Highway; and,

WHEREAS, Lot 2 of CSM 13560 is identified for future Highway and General Commercial development within the Village's approved Comprehensive Plan Future Land Use Map, and identified with the Beltline-Oriented Commercial Subdistrict of the Village's approved Terminal and Triangle District Plan, which is adopted as a subarea plan of the Comprehensive Plan; and

WHEREAS, the Plan Commission held a public hearing on the proposed zoning amendment on December 16, 2025, preceded by a Class Two Notice; and,

WHEREAS, the Village Board is willing to grant approval of the request to rezone and the Village Board finds approval thereof is in the public interest and consistent with the Village's Comprehensive Plan;

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

1. Section 62-62(a) of the McFarland Municipal Code and the Official Zoning Map are hereby amended so that the *following* described real estate is hereby rezoned from M-IC Manufactured-Intensive Commercial to C-H Highway Commercial:

Lot 2 of Certified Survey Map (CSM) No. 13560, recorded on August 9, 2013 in Volume 88 of Certified Survey Maps, on Pages 278 through 281 as Document No. 5015365, being a part of the Northwest one-quarter of the Southwest one-quarter of Section 27, Town 7 North, Range 10 East, Village of McFarland, Dane County, Wisconsin.

Said Lot 2 contains 207,730 square feet or 4.7688 acres, more or less, and is SUBJECT TO all easements and agreements, if any, of record and/or fact.

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

3. This ordinance does not constitute approval of any building construction within any of the property described in the ordinance. No construction of any kind, including earthwork or building construction, is permitted on the parcel described in Section 1 of this ordinance until applicable Site Design Review permits, erosion control and/or building permits are approved by the Village.

The above and foregoing Ordinance was duly adopted at a regular meeting of the Village Board of the Village of McFarland held on the 27th of January, 2026.

APPROVED:

Stephanie Brassington, Village President

ATTEST:

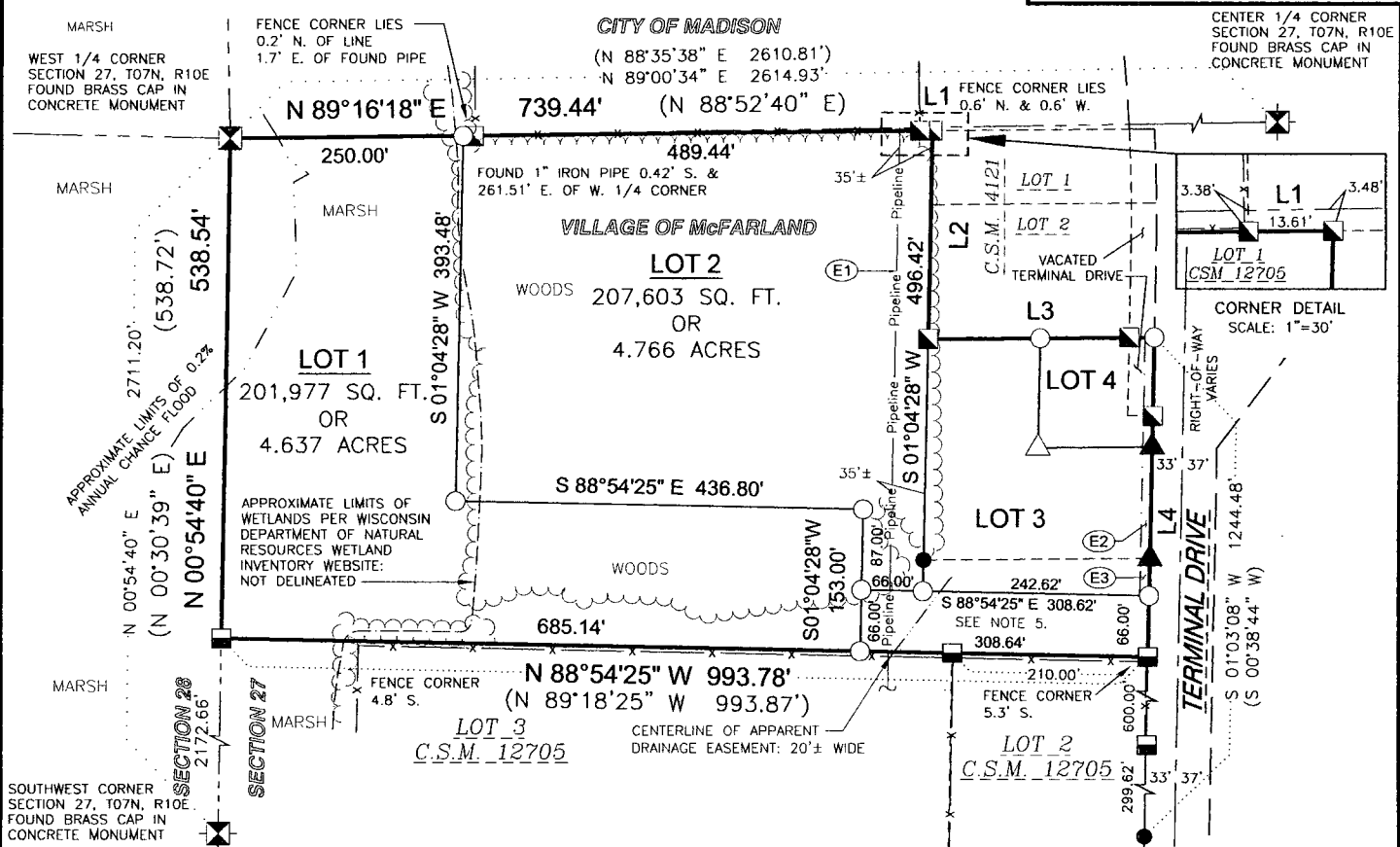
Cassandra Suettinger, Deputy Administrator/Clerk

ORDINANCE 2025 – 14	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Annen –	Leamy –
Boyd –	Peña –
Brassington –	Prill –
Fessler –	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

Document #
5015365

Certified Survey Map 13560

Lot 1, Certified Survey Map No. 12705, Lots 3 & 4, Certified Survey Map No. 4121, and part of Vacated Terminal Drive, all located in the NW 1/4 of the SW 1/4 of Section 27, T 07 N, R 10 E, Village of McFarland, Dane County, Wisconsin.



EASEMENT NOTES: (E1) RIGHT OF WAY AGREEMENT RECORDED IN VOLUME 353 OF MISCELLANEOUS, PAGE 371, AS DOCUMENT NO. 1012837. AMENDED PER AGREEMENT RECORDED IN VOLUME 3779 OF RECORDS, PAGE 26, AS DOCUMENT NO. 1748980.

(SEE SHEET 2 OF 4 FOR ADDITIONAL NOTES REGARDING EASEMENTS)

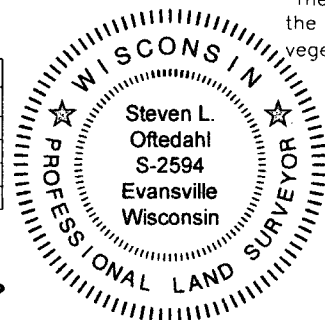
LEGEND

- 1"X24" Iron Pipe Set, 1.13 Lbs/Ft
- MAG Nail Set
- PK Nail Found
- 3/4" Iron Pipe Found
- 1" Iron Pipe Found
- 1-1/4" Iron Pipe Found
- Section Corner Monument, Found as Noted
- CSM Exterior Boundary Line
- CSM Interior Boundary Line
- Right-of-Way Line
- Centerline
- Section Line
- Existing Property Line
- Easment Line
- Approximate Limits of Wetlands
- Approximate Limits of Environmental Corridor
- Approximate Limits of 0.2% Annual Chance Flood
- Approximate Drip Edge of Woods/Brush
- Pipeline
- Approximate Location of 12" Petroleum Pipeline
- Fence
- Information of Record

NOTES

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- Field work was completed the week of May 5, 2013.
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- Refer to building site information contained in the Dane County Soil Survey.
- "DEDICATED TO THE PUBLIC FOR STREET PURPOSES".
- The property described in this survey is subject to all easements and agreements, recorded and unrecorded.
- No poles or buried cables are to be placed on any Lot line or corner.
- The disturbance of a survey stake by anyone is a violation of Section 236.32 of the Wisconsin Statutes.
- See Sheet 2 of 4 for details regarding Lots 3 and 4.
- Per the Capital Area Regional Planning Commission: "There is a 75 foot wide Environmental Corridor from the edge of the wetland. The corridor shall serve as a vegetative buffer and no pavement is allowed."

LINE TABLE			
LINE	LENGTH	BEARING	RECORDED AS
L1	13.61'	N 89°28'18" E	N 89°03'33" E
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L3	242.61'	N 89°27'57" E	N 89°03'33" E
L4	344.84'	S 01°03'08" W	S 0°38'44" W



Prepared By:
Steven L. Oftedahl, S-2594
414 Almeron Street
Evansville, WI 53536
608-345-2962

Prepared For:
AMBR II, LLC
279 Cottage Grove Road
Marshall, WI 53559

SECTION CORNER COORDINATE TABLE		
CORNER	NORTHING	EASTING
CENTER 1/4 CORNER	470430.82	844555.62
WEST 1/4 CORNER	470385.62	841941.08
SOUTHWEST CORNER	467674.76	841897.97

Coordinate Values are Wisconsin County Coordinate System Dane Zone Coordinates, NAD 83(91).

Job No.: 2013-001-CS
Surveyed: SO
F.B./Pg: 2/8
Drawn: SO

Plan Commission Application – 2025

~Application must be completed in full~

Applicant	Ezra Properties, LLC	Applicant's Agent	Ryan Quam
Property Owner (if different)		Name	Ryan Quam
Address	4604 Siggelkow Rd, Ste A	Address	4604 Siggelkow Rd, Ste A
Email	rquam@quamengineering.com	Email	rquam@quamengineering.com
Phone #	608-332-2790	Phone #	608-332-2790

Parcel No(s). 154/0710-273-2665-1 & 154/0710- **Type of Proposal – Please check boxes below that apply**

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

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

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

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

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

E = Plus \$40.00 for each unit shown

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

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

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

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

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

See attached Legal Description for Rezoning Purposes - a portion of parcel 154/0710-273-8665-1 (4016 Terminal Drive) with parcel 154/0710-273-8620-1 (no address)

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

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

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

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

Village of McFarland Plan Commission 2025 Schedule

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

***Submittal Deadline Noon on:**

For Scheduled 2025 Meeting date of:

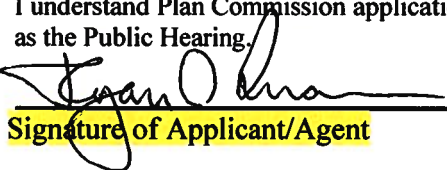
December 10 (2024)-----	January 21
January 7-----	February 18
February 4-----	March 18
March 4-----	April 15
April 8-----	May 20
May 5-----	June 17
June 3-----	July 15
July 8-----	August 19
August 5-----	September 16
September 9-----	October 21
October 7-----	November 18
November 4-----	December 16
December 9-----	January 20, 2026

Applications requiring a public hearing will be scheduled for a hearing according to the schedule above. If there is written or verbal public opposition submitted as part of the public hearing the Plan Commission will postpone action on the application to a subsequent meeting so that concerns can be analyzed if concerns can't be addressed during the hearing. If there is no public opposition and no unresolved issues by Village Staff or Plan Commission members, the Plan Commission may take action on the application at the same meeting as the public hearing. Applicants are encouraged to contact the Community & Economic Development Director for a pre-application meeting to review the project and submittal requirements prior to submitting an official application.

Acknowledgements:

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

X


Signature of Applicant/Agent

10-23-2025

Date

LEGAL DESCRIPTION
for
Rezoning Purposes

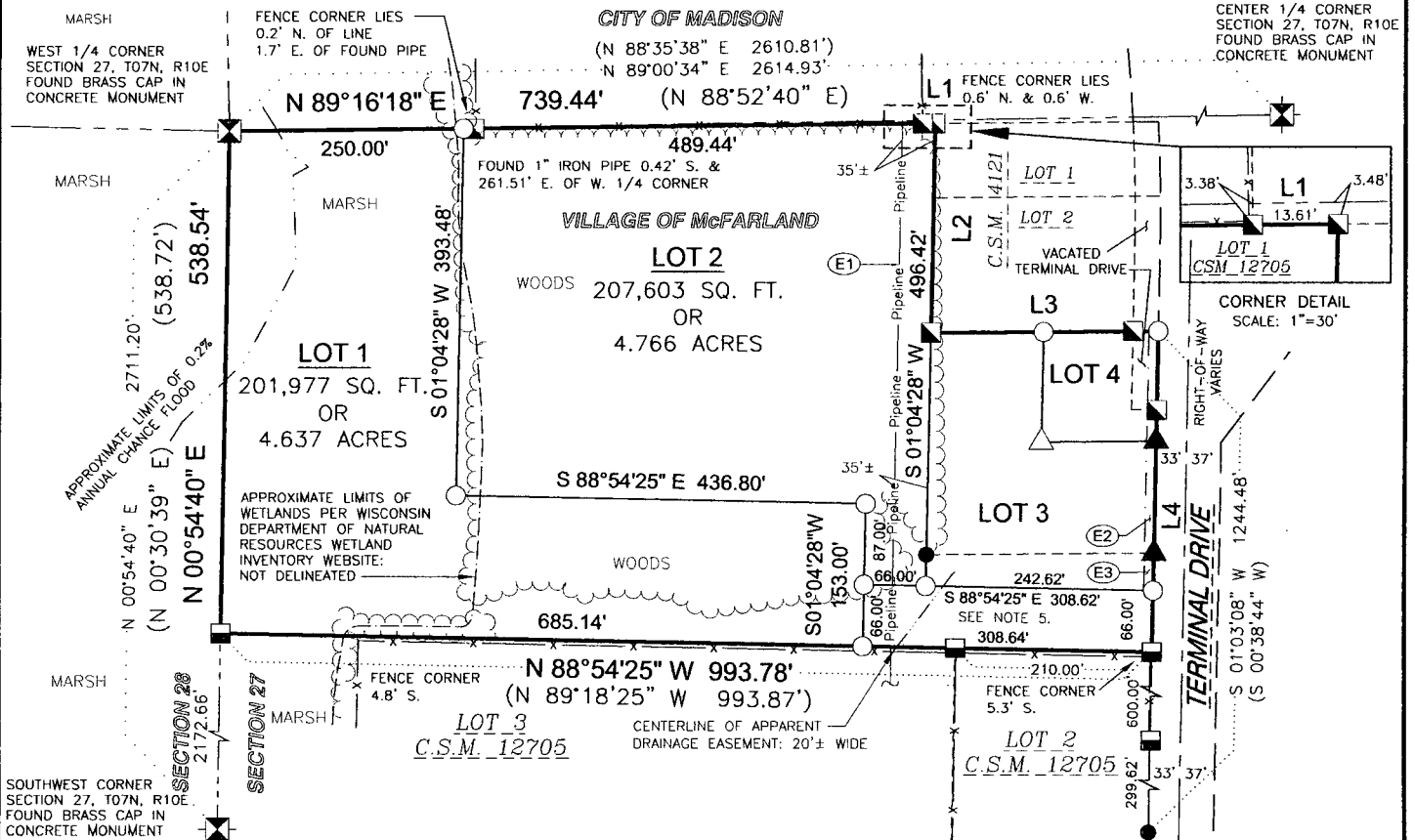
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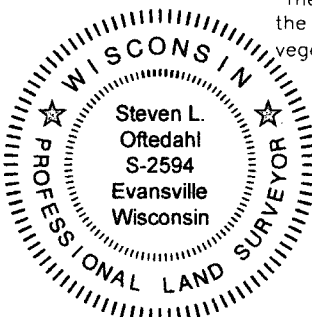
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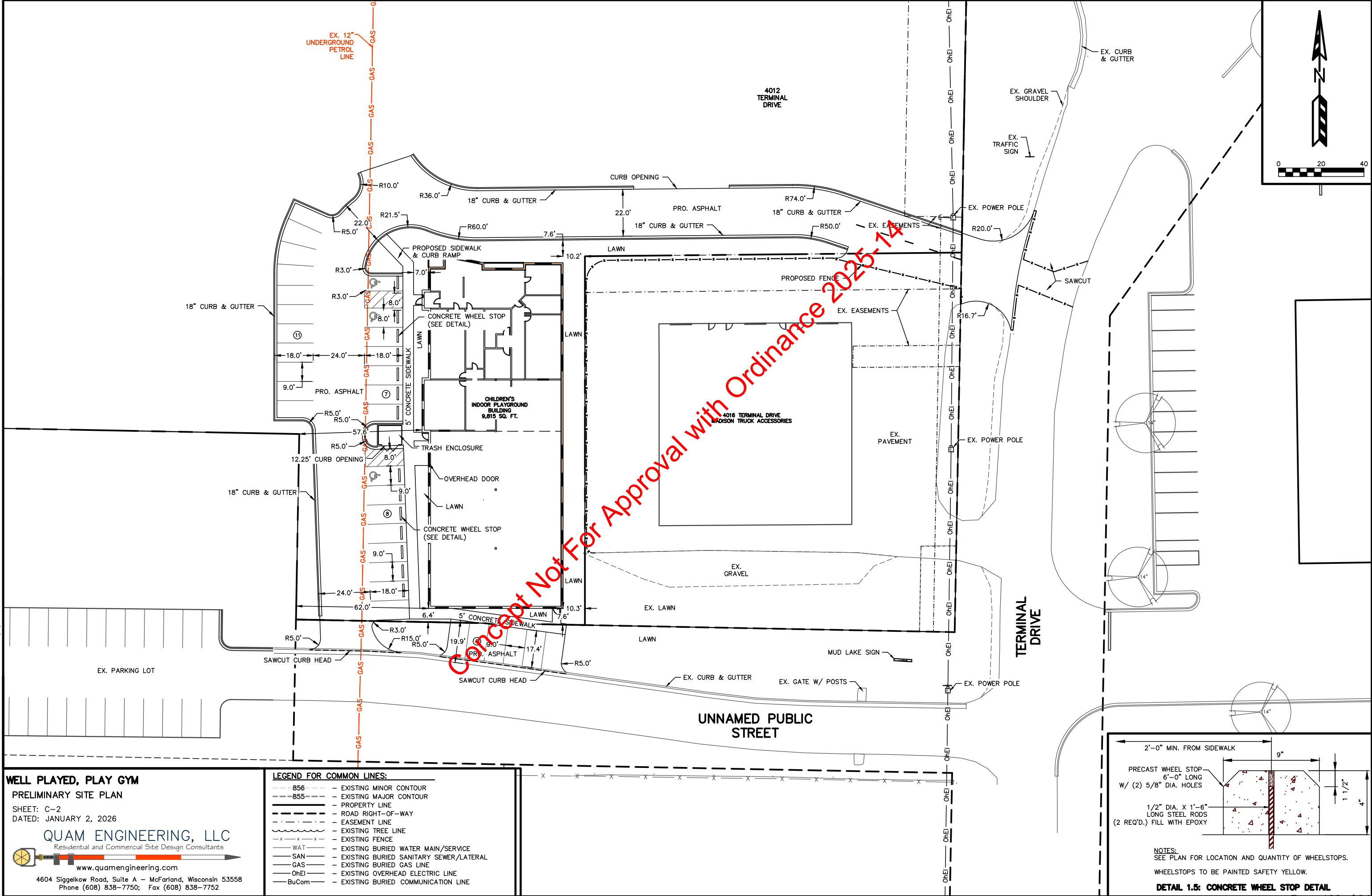
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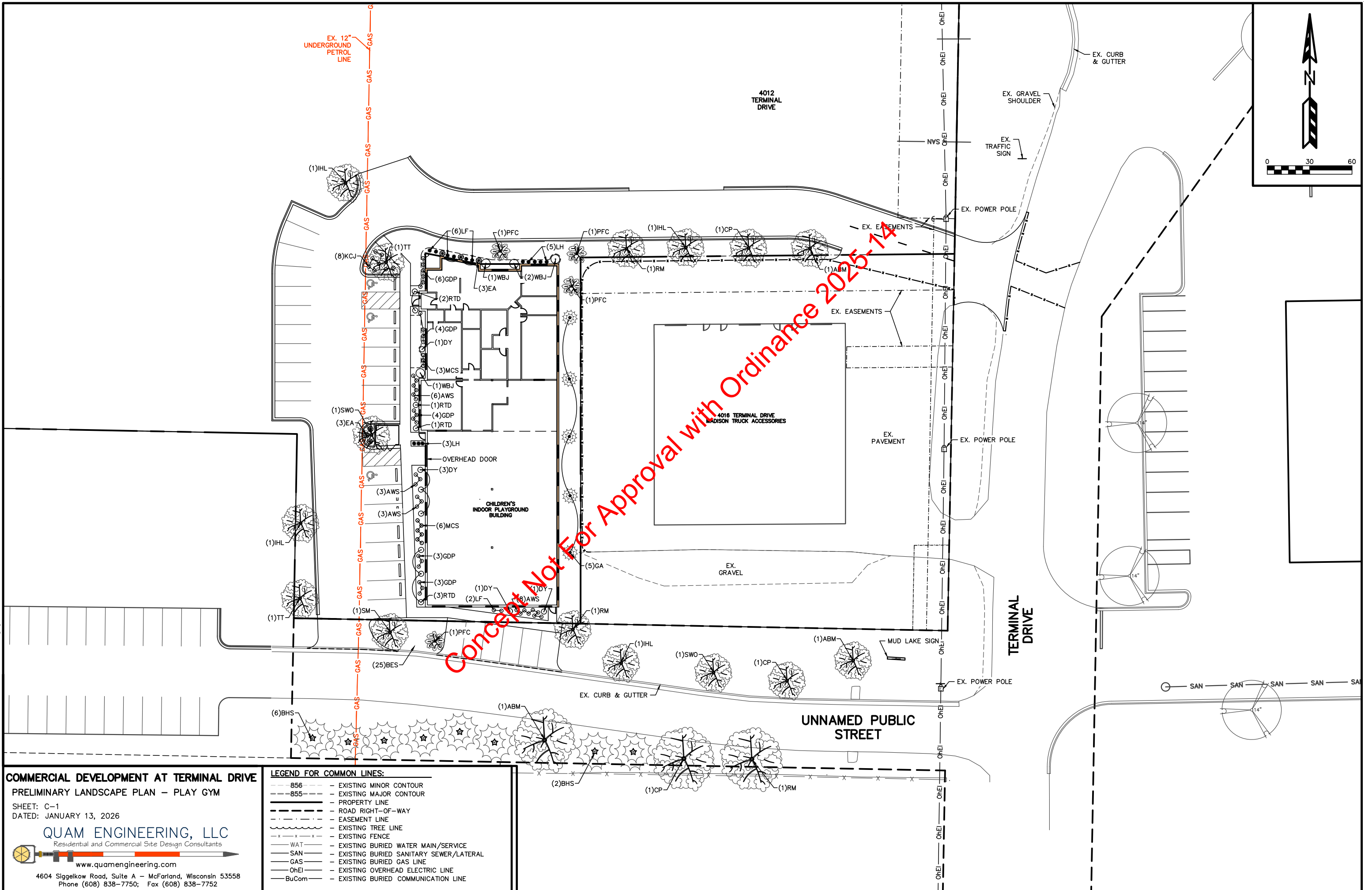
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F.B./Pg: 2/8
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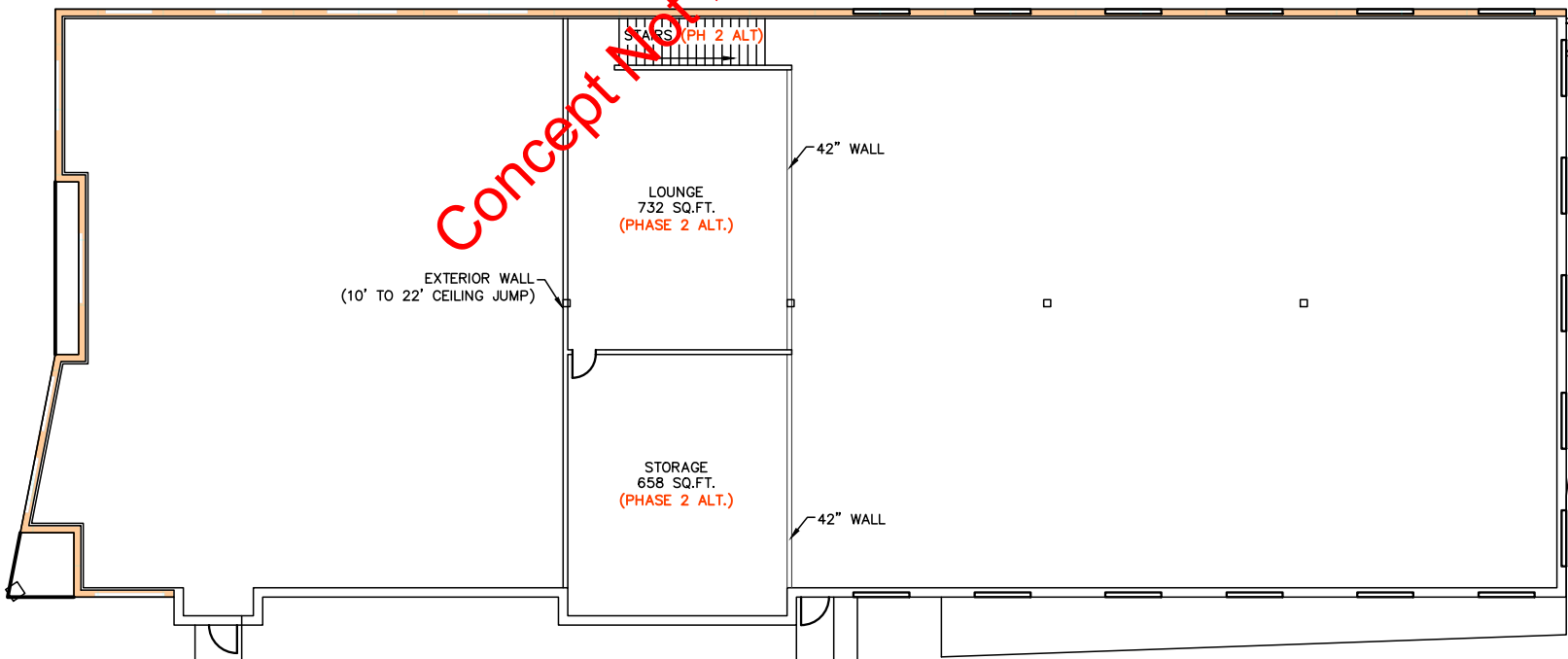
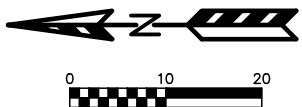
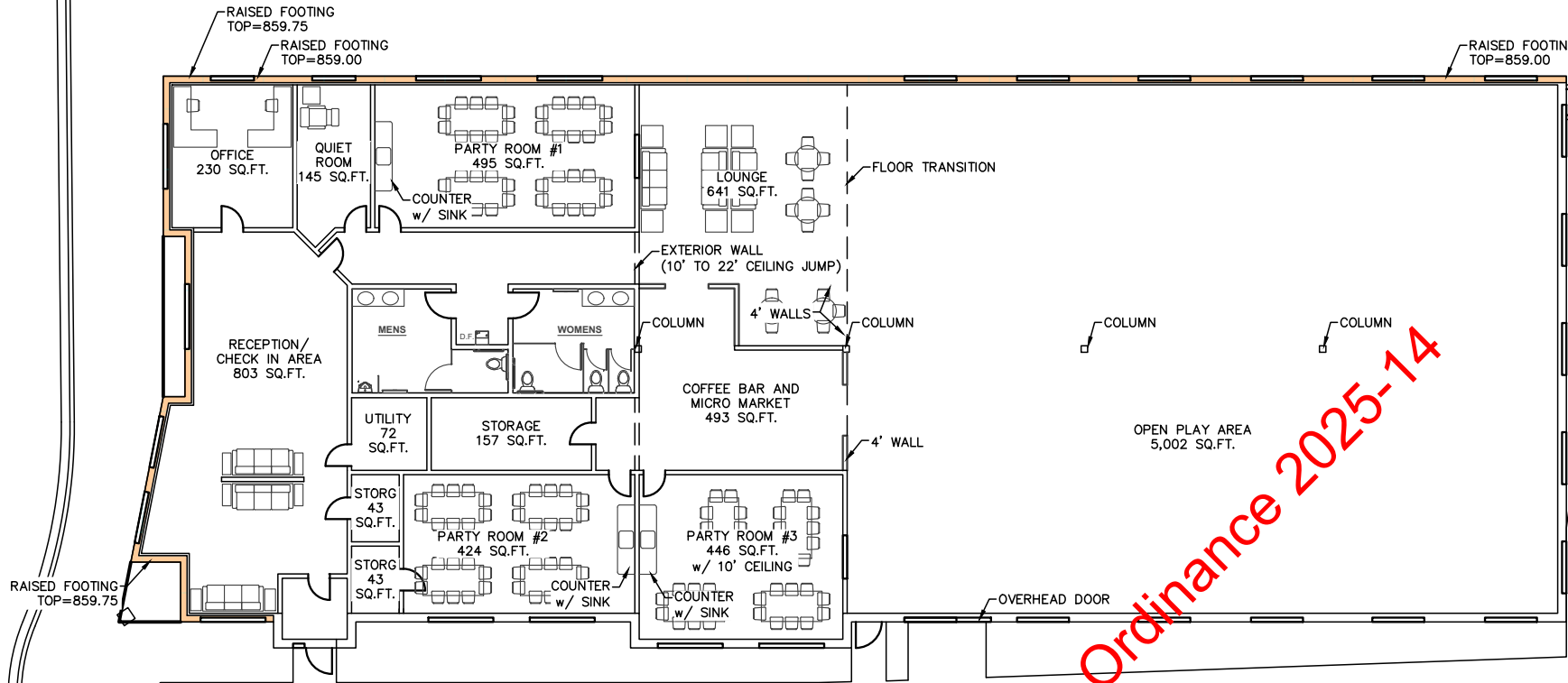
Sheet 1 of 4

A horizontal number line with a starting point at 0 and an ending point at 30. The line is divided into 6 equal segments by tick marks. The segments are numbered 1 through 6 from left to right.

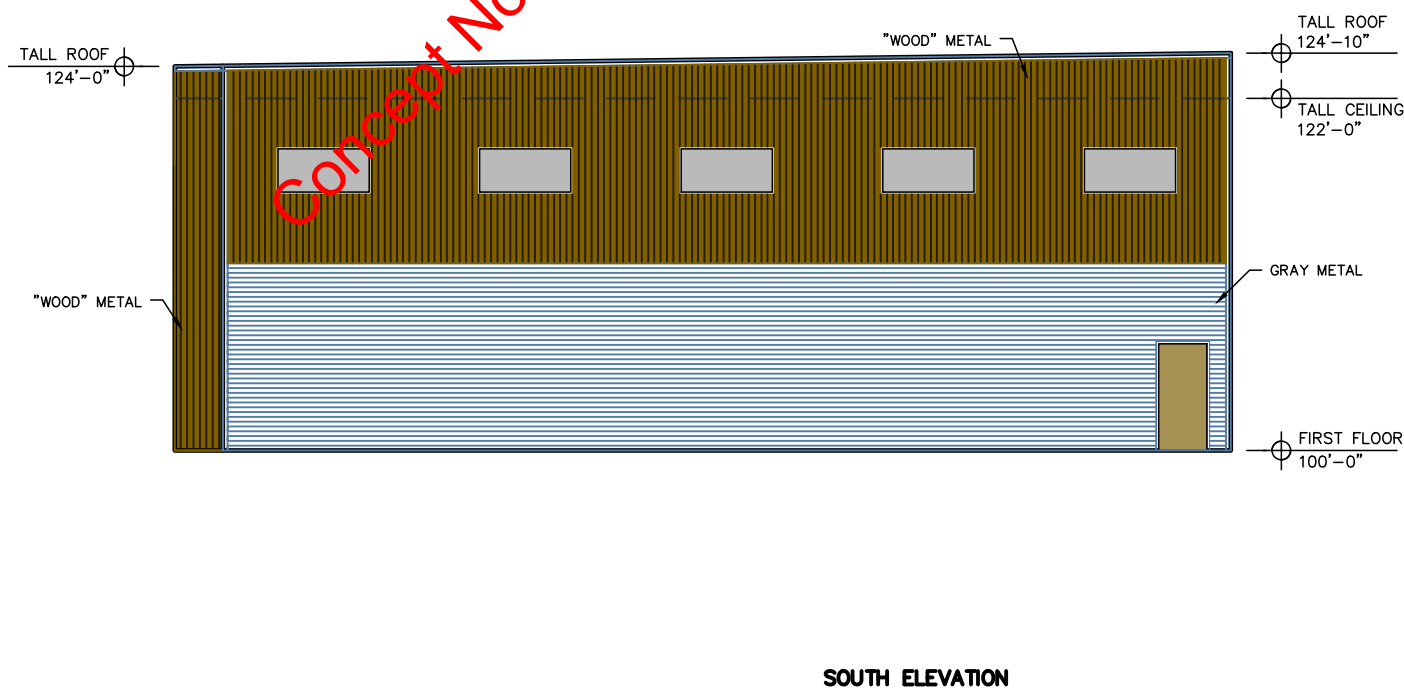
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752





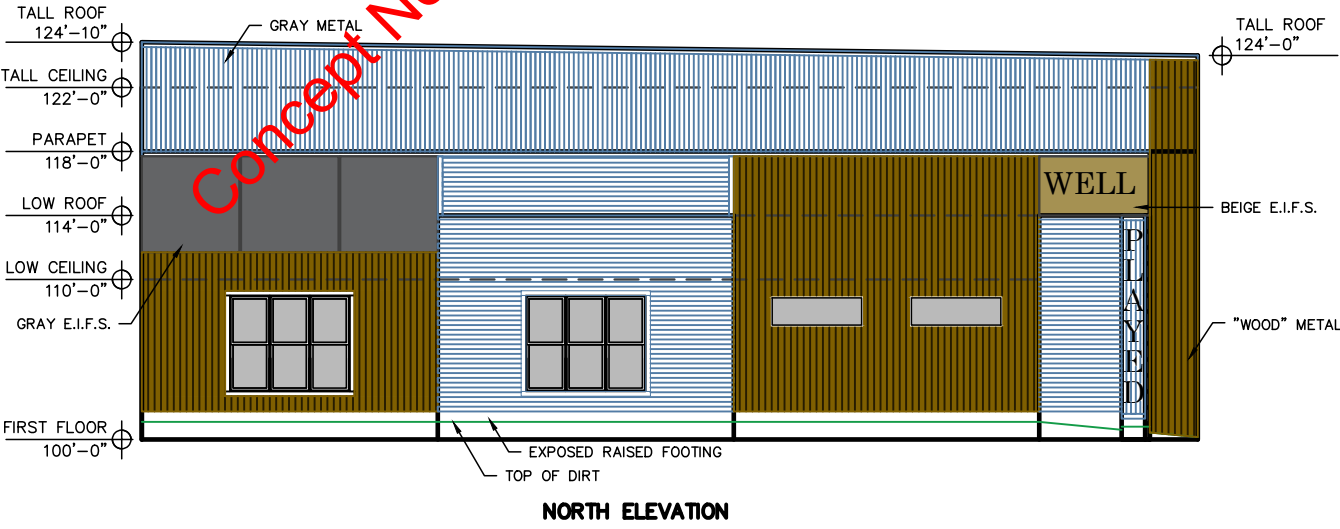
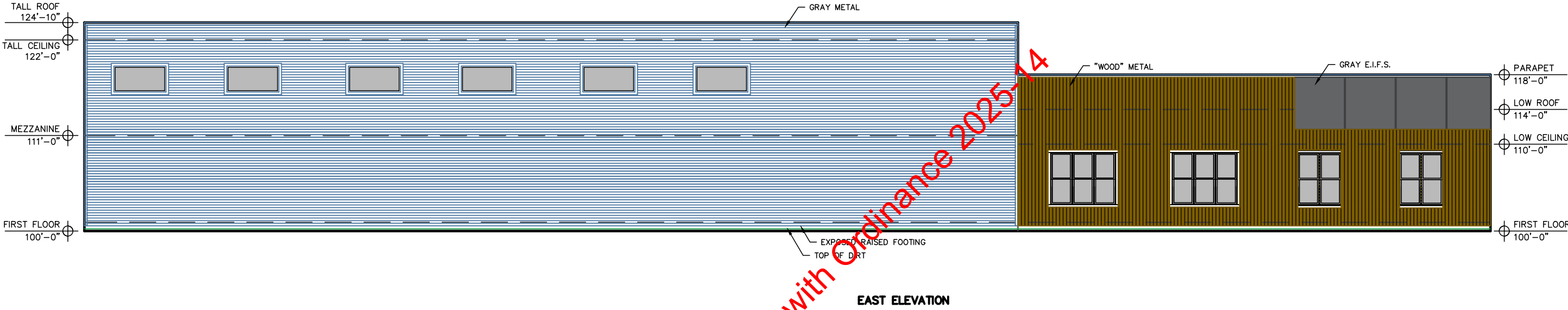


WELL PLAYED, PLAY GYM
PRELIMINARY FLOOR PLAN WITH PHASE 2 ALT.
SHEET: C-0
DATED: JANUARY 12, 2026
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



WELL PLAYED – PLAY GYM
ELEVATION DRAWINGS
SHEET: A2.0
DATED: JANUARY 20, 2026

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



WELL PLAYED – PLAY GYM
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SHEET: A2.1
DATED: JANUARY 20, 2026

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VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, January 27, 2026

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: 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.

PREVIOUS ACTION:

- [April 8, 2019](#) - Village Board approved:
 - Ordinance 2019-09, Amending the Comprehensive Plan Future Land Use designation of the property from Industrial to Mixed Use/Flex Commercial.
 - Ordinance 2019-03, Rezoning the property from C-H Commercial Highway to Planned Development General Plan and Detailed Plan (Phase 1 only).
 - Certified Survey Map 15176 creating the four lot development site (Phase 1 & 4 are on Lot 3, Phase 3 is on Lot 1, Phase 2 is on Lot 2, Lot 4 is a private dog park)
- [May 13, 2019](#) - Village Board approves a Development Agreement for TIF incentives for Phase 1 (Resolution 2019-11) in the amount of \$675,000 provided the Developer, among other obligations, provides an assessment guarantee of \$4,200,000 and outdoor storage of used vehicles is removed by May 1, 2020 or stored with a completely enclosed building.
- [July 22, 2019](#) - Village Board approves amendment to General Plan, including Phase 2 changing from a 2-story office building to a 3-story office building and Phase 3 changing from a 3-story office building to a 4-story office building.
- [May 11, 2020](#) - Village Board denied a request to amend the Phase 1 Development Agreement to allow extension of the outdoor storage provisions until November 30, 2024 and to withhold future development incentive payments until the developer has complied with all of the terms of the agreement for removal of the vehicles.
- [October 21, 2025](#) - The Plan Commission and CDA held a joint preapplication meeting to review a proposed concept plan from Ryan Quam for Phase 2 and 3. The Committees provided non-binding verbal comments on the concept plan, including consensus that commercial development was not ideally suited for inclusion in Phase 2 and 3 given the site location.
- [December 10, 2025](#). CDA review and recommendation to the Village Board of the TIF Development Incentive Applications.
- [December 16, 2025](#) - The Plan Commission held a public hearing for this item.
- January 14, 2026 - CDA unanimously recommended to the Village Board approval of two TIF Development Incentive Applications for Phase 2 and 3.



- January 20, 2025 - The Plan Commission unanimously recommended to the Village Board approval of Ordinance 2025-15.

ISSUE SUMMARY:

Ryan Quam (Ezra Properties, LLC), is requesting an amendment to the Planned Development General Plan for Lots 1 & 2 of the Humble Oaks development from commercial-office use to multifamily residential use. Quam is also requesting approval of a Detailed Plan for Phases 2 and 3 including a three-story 27-unit apartment building on Lot 2 (Phase 2) and a four-story 36-unit apartment building and a fenced dog park on Lot 1 (Phase 3). Both new lots will include a combination of surface parking and underground parking. The current zoning for the property is Planned Development District.

PUD Major vs Minor Amendment

Per Sec. 62-67(f) Changes or modifications to general or detailed plans and zoning ordinance amendments. Any approved general or detailed plan, together with the related zoning ordinance amendment, may be amended in whole or in part pursuant to the same procedure and subject to the same limitations by which general or detailed plans were approved and the zoning ordinance amended. However, minor modifications may be made by any general or detailed plan upon approval of the Village Plan Commission provided that such modifications shall be in general conformity with the approved general or detailed plan and shall not substantially change the concept of such approved plan. All approved minor modifications shall become a part of the approved general or detailed plan and shall be recorded as provided in Subsection (e) of this Section. The Plan Commission shall decide whether a proposed amendment is minor or major, with appeals made to the Village Board. In Staff's opinion, the request constitutes a major modification given the proposed change in uses for Phase 2 and 3.

Existing Property & Neighborhood Conditions

- Property Size:
 - Lot 1 - Parcel 0710-342-8215-1 is approximately 2.6 acres.
 - Lot 2 - Parcel 0710-342-8245-1 is approximately 1.7 acres.
 - Lot 3 - Parcel 0710-342-8275-1 (4703 Terminal Drive) is approximately 5.3 acres.
 - Lot 4 - Parcel 0710-342-8305-1 is approximately 0.96 acres.
 - Grand total: 10.56 acres
- Current Zoning: PD Planned Development District, Detailed Plan approved for Phase 1 only.
- Existing Uses:
 - Lot 1: Two sand volleyball courts and open space.
 - Lot 2: Includes partial groundwork completed but no buildings or structures.
 - Lot 3: One 27-unit apartment building, a shed, single family home with detached garage, sidewalks, and stormwater detention areas.
 - Lot 4: Open space, used as a dog park with a fenced area.
- Natural Features: A stream establishes a natural boundary between Lot 3 and 4. The stream includes adjacent wetlands in the same area. The site's elevation ranges from 855



feet along Terminal Drive up to 925 feet along the east lot line, a range of 70 feet.

- Adjacent Uses:
 - North - 4405 Terminal Drive. A petroleum storage and manufacturer on a 15.3-acre lot. The property is zoned M-IC Manufactured Intensive Commercial.
 - East - US Highway 51.
 - West - 4704 Terminal Drive. A cold storage, shipping and transportation company on a 21.9-acre lot. The property is zoned M-IC Manufactured Intensive Commercial.
 - South - There are three properties adjacent to the south with descriptions from west to east provided below. All mentioned properties are zoned C-H Highway Commercial.
 - 4715 Terminal Drive. Private garage and storage.
 - 4901-4943 Ivywood Trail. Storage facilities.
 - 4900 Ivywood Trail. Building and contractor business.

Summary of Development Characteristics

The current GDP identifies Lot 1 as Phase 2 to include a three-story office building, approximately 10,900 square feet, and Lot 2 as Phase 3 with a four-story building with approximately 7,050 square feet. The proposed GDP amendment will have Phase 2 on Lot 2, the northeast corner lot and Phase 3 on Lot 1, the southeast corner lot. The following table summarizes the GDP for size, units, parking, and ratios.

Phase	Lot #	Size (sq. ft.)	Acres	Total Units	Parking	Units/Acre	Stalls/Unit
1	3 & 4	271,550	6.23	27	57	4.33	2.11
2	2	74,754	1.72	27	54	15.73	2.00
3	1	113,114	2.60	36	72	13.86	2.00
4	3	229,790	5.28	27	51	5.12	1.89
	TOTAL	459,418	10.55	117	234	11.09	2.00

- Parking. The proposed total parking stalls for the entire site will be 234 parking stalls. Per Sec. 62-1721(j), the minimum required parking establishes 2 parking stalls per dwelling unit for one-bedroom and two-bedroom units; however, these requirements may be modified as part of an approved Planned Unit Development. Phase 2 includes 9 one-bedroom units and 18 two-bedroom units, making the required minimum parking 54 stalls. Phase 3 includes 12 one-bedroom units and 24 two-bedroom units, making the required minimum parking 72 stalls. The minimum parking required for Phase 2 and 3 has been met.
- Landscaping. The Landscaping Plan for Phase 2 & 3 can be found together on Sheet L-1, Landscape Plan. The plant schedules along with the labeled "Landscape Worksheet" for Phase 2 and 3 should be switched for consistency. Within the Planned Development



District, there are no minimum landscaping standards. Often, the developer includes a statement that aspires to meet the standard most appropriate for their development. In this situation, the GDP stated the landscaping standards for R-3 District provided in Sec. 62-70 will be used for both Phase 2 and 3. For Phase 2, the minimum landscaping required for R-3 District is 1075 points. The landscaping plan states the applicant will provide 1228 landscaping points, a surplus of 153 points. Staff's review of Phase 2 showed 1168 points on the plan, a surplus of 93. For Phase 3, the minimum landscaping required for R-3 District is 1509 points. The landscaping plan states the applicant will provide 1582 points. Staff's review of Phase 3 showed 1432 points, a deficit of 77 points. For Phase 2 and 3 combined, this comes to a surplus of 16 points. Staff's review included references to Sheet C-2 General Development Plan (2025 UPDATE) and Phase 1's landscaping plan to identify the existing species. All existing species shown on the plan were accounted for and provided values, based on similar symbols used and notes.

In summary, the landscaping plan provides a surplus in landscaping points and considers the protection of existing mature species on site. The aspiration to meet the R-3 District landscaping standard, although not required within the Planned Development District, has been met.

- **Lighting.** The lighting plan can be found after Sheet L-1, the Landscaping Plan and partially on Sheet C-4: Utility Plan. The plan includes 90-degree full-cut off 25' lighting poles in the parking lots. The plan includes wall-mounted lighting fixtures located at the entrances of both buildings' underground parking (north) and on each building's south-facing wall. Phase 3's building includes an additional wall-mounted lighting fixture at its southwest wall facing west, covering some areas within the dog park. The two lights facing the dog park will be motion-sensed. There are 12 bollard light poles placed along the driveway and pathways connecting the surface parking lot to each building's entrance. The lighting plan does not appear to show any spillover beyond the property line. The lighting plan only includes Phase 2 & 3. In Staff's opinion, the lighting plan submitted is satisfactory.
- **Building Dimensions.** Both buildings will measure approximately 175 feet long by 70 feet deep, with a building footprint of ~11,310 sq. ft. (see sheet C-2, General Development Plan (2025 Update)).
 - **Height.** Elevations for Phase 2 and 3's building are found on Sheets A-2.0 through A-2.1. Phase 2's 27-unit apartment building is 3-stories and has a peak height of 44'-11-1/8". Phase 3's 36-unit apartment building is 4-stories and has a peak height of 56'-1-1/8".
 - **Setbacks.** Found on Sheet C-2 Site Plan, Phase 2's building has a setback of 175.6' from the north lot line, 76.7' from the east lot line, 41.3' from the west lot line, and 14.9' from the nearest point of the south lot line. Phase 3's building is setback ~62.5' from the north lot line, 102.6' from the east lot line, 39.4' from the nearest point along the south lot line to the building's corner, and 79.4' from the west lot line.
- **Building Material and Architectural Design.** The applicant provided details for the materials and architectural design within pages 1-5 of their Updated Detailed Plan for Phase 2 and 3 Development. For both buildings, it is stated, "*Materials include single hung vinyl windows, aluminum railing systems, stone veneer, fiber-cement lap siding,*



and fiber-cement siding panels with reveal joints; Roof materials include three dimensional asphalt shingles and standing seam metal accent roofs;"

- **Minimum Open Space.** The applicant's response to Sec. 62-67(4)(f) highlights the features of the two perimeter fenced dog parks. Phase 1, completed on Lot 4, is 0.65 acres, and Phase 3 will include 0.54 acres. There is no designation within Planned Development Districts that provides a minimum standard. However, within Phase 1, the site has aspired to meet the minimum open space requirement under the R-3 General Residence District. In Staff's opinion, the application of R-3 General Residence would be an appropriate minimum standard to use for Phase 2 and 3 given the similarity in uses. Per Sec. 62-70, the minimum usable open space per dwelling unit is 500 square feet. Phase 2 includes 27 units, a minimum of 13,500 square feet of usable open space. Phase 3 includes 36-units, a minimum of 18,000 square feet of usable open space. A total of 31,500 square feet of open space for both Phase 2 and 3 would be required. Converting the dog park in Phase 3 from acres to square feet, gives 23,522.4 square feet of open space. In observing the site's remaining space on the site plan, staff are satisfied with the available open space.
- **Refuse.** The refuse is identified on Sheet C-2. There is no designated underground refuse for either of the buildings. One location, 19' x 23', is identified south to the cluster of mail boxes.
- **Mailboxes.** Identified on Sheet C-2, the site plan identifies a cluster of mailboxes where the two surface parking lots meet. This cluster will serve both buildings on Lot 1 and 2.
- **Signage.** The submittal does not include new or additional signage.

C&E Staff Comments

Per Sheet C-2, General Development Plan (2025 UPDATE), the Building Information table states all buildings have the same footprint of 11,310 sq. ft. The gross floor area (sq. ft.) includes basements or underground parking. Staff calculates the gross floor area (sq. ft.) for Phases 1–4 is 192,270 sq. ft. Staff notes that the "Lot Information" table on this same sheet should be made consistent with the information shown on the site plan, as this is consistent with CSM 15176.

Department Head Comments

The packet includes review letters from the Village Engineer/Director of Public Works and Fire Chief. The Police Chief did not have any concerns with the proposal.

Public Comments

The Department did not receive any written public comments prior to the publication of the packet. No additional comments or concerns were raised during the public hearing on this agenda item.

Development Review and Permitting Schedule (subject to change)

The following is the tentative schedule for review of both the TIF and PUD applications:

- December 10, 2025. CDA review of the TIF Development Incentive Applications.



- December 16, 2025. Plan Commission public hearing on the request to amend the PUD General Plan and the Detailed Plans for Phases 2 and 3.
- January 14, 2026. CDA recommendation to the Village Board of the TIF Development Incentive Applications for Phases 2 and 3.
- January 20, 2026. Plan Commission recommendation to the Village Board on the request to amend the PUD General Plan and the Detailed Plans for Phases 2 and 3.
- January 27, 2026. Village Board action on the TIF Development Incentive Applications and PUD General and Detailed Plans for Phases 2 and 3.
- March 11, 2026. CDA review and recommendation to the Village Board on the TIF Development Agreement for Phase 2 and 3.
- March 24, 2026. Village Board action on the TIF Development Agreement for Phase 2 & 3.
- November 1, 2026. Phase 2 estimated occupancy date.
- May 1, 2027. Phase 3 estimated occupancy date.

FINANCIAL/BUDGET IMPACT:

Quam has submitted Tax Increment Finance Development Incentive Applications for Phase 2 & 3. Quam is requesting a total of \$932,000 in TIF incentives, or 6.6% of the estimated \$14,210,000 construction costs for Phase 2 & 3. This request was reviewed by the Community Development Authority at their [December 10, 2025 meeting](#) and [January 14, 2026 meeting](#) for recommendation to the Village Board. The Plan Commission does not review or provide recommendations on TIF requests. Quam will be responsible for payment of associated building permit and impact fees per Appendix A of the Municipal Code at the time of building permit submittal.

VILLAGE PLAN REFERENCE:

[2025-2026 Village Board Strategic Plan](#)

Goal C: Promote responsible growth, affordable housing, increase economic development, and grow/retain existing businesses.

Comprehensive Plan Future Land Use Map & Figure 4.1 (page 36)

The [Village Comprehensive Plan Future Land Use Map](#) identifies the proposed development site for future "Mixed Use/Flex Commercial". Page 36 of Volume 2, gives the following general description of land uses allowed: *"A carefully designed blend or option of commercial services, retail, office, business park, multiple family residential, and/or institutional land uses, including mixed use sites and/or buildings. Compared to the Neighborhood future land use category, Mixed Use/Flex Commercial areas typically are denser, include some non-residential component, and do not typically include single family housing. All uses served by public sewer and water systems."* Figure 4.1 lists the Typical Implementation Zoning Districts in Mixed use/Flex Commercial area to include appropriate traditional zoning districts (e.g. C-H, C-P, R-3) or PD Planned Development or PD-I Planned Development Zoning. Figure 4.1 (page 36) includes the following development policies for the Mixed Use/Flex Commercial. Staff comments on the proposed conceptual development are included.

1. Design "Mixed Use/Flex" areas to skillfully mix different uses on the same area, site,



and/or building, and/or to serve as transitions between broader areas of different land uses. This future land use category is NOT intended to enable an unplanned or haphazard mix of different uses on any site or in any area. Page 33 of Volume 2 additional states "Lands designated for future "Mixed Use/Flex Commercial" use on Map 6 are appropriate for a mix or option of commercial, multiple family residential, institutional, and/or open space uses. In these spots, the actual future land use is less critical than is success in land use transitions and in managing impacts on surrounding land uses." The Comprehensive Plan does not mandate a certain amount or percentage of commercial uses/square footage. In fact, areas planned for Mixed-Use/Flex Commercial can have a mix or option of all commercial or all multiple family. Per the Comprehensive Plan, the actual mix is not critical and it is more important to consider the appropriateness of the site for the uses proposed including how they transition to adjacent uses.

2. *Preserve and blend with surrounding residential character through appropriate building scale, building appearance, landscaping, screening, signs, and limited traffic and loading, and access from the adjacent collector or arterial street. Utilize the approach and standards in Figure 4-2 in such settings.* The proposed Detailed Plan for Phase 2 & 3 includes 63 residential dwelling units, while including open space, additional private dog park, and adequate off-street parking. Previously, Lots 1 and 2 were shown as entirely office and commercial buildings only. This proposed concept is still consistent with the General Description for this Future Land Use category. There are no loading features for either of the buildings on the property.
3. *Rezone sites designated for Mixed Use/Flex use only after public sanitary sewer and water service is available, the land is within Village limits, and a development proposal is offered.* The Village Board approved Ordinance 2019-03, an ordinance to rezone the property from C-H Commercial Highway to PD Planned Development District on July 22, 2019. Public utilities were established for the site in Phase I of the site's development which include laterals and water main extensions. The submittal includes site plans illustrating the extension of public utilities for both buildings.
4. *Refer also to policies applicable to Two and Multiple Family Residential, Highway and General Commercial, Commercial Park, and other more specific future land use categories that logically guide the development of each planned Mixed Use/Flex area given the range of proposed uses there.*

Terminal and Triangle Street District, 2005

In [Map 2: Planned Land Use of the Terminal and Triangle Street District Plan](#), the property is partially identified within the Industrial Center and Mixed-Use subdistrict. The description of the Mixed-use Lakeview Village subdistrict include mixed-use buildings & sites, office & residential, neighborhood & lake-oriented retail, potential transit station, high profile buildings, and under-building parking. The property is currently zoned PDD Planned Development District, the Mixed-Use Lakeview Village subdistrict would be most applicable to the intent described in the General and Detailed Plan. The existing building from Phase 1 includes surface and underground parking. The conceptual mix-use buildings for Phase 2 and 3 include underground parking, additional dwelling units, and open space. The Village does not currently have a transit plan. Staff reviewed [Appendix B-Mixed use Lakeview Village Subdistrict-](#)



[Building and Site Design Guidelines](#) as this was the GDP's intended use of the property, compared to industrial use. Below are staff comments from Appendix B which include topics for Site Design, Building Design & Materials, Building Orientation, Lighting, Parking, and Signage.

- Site Design.
 - 13. *Does the project have a FAR (Floor Area Ratio) between, 0.35 and 3.0?* This figure is used to measure a building's overall impact in relationship to the overall lot. To determine this value, it requires the total square footage of all proposed floors (excluding basements) divided by the lot's size. Depending on the desired character of the neighborhood, a community may enforce a value to an area to manage urban growth and building densities. Using square footage provided on Sheet C-2, General Development Plan (2025 UPDATE), the estimated FAR for Phase 2 and 3 are the following: Phase 2 FAR: $45,240/113,114 = 0.3999$ or ~ 0.40 ; Phase 3 FAR: $45,240/74,754 = 0.6052$ or ~ 0.61 . Both are within the FAR of 0.35 and 3.0.
- Building Orientation.
 - 2. *Does the project orient building facades parallel to the primary abutting street, with entrances and storefronts oriented toward that street?* The plan does not include new buildings abutting Terminal Drive (primary abutting street) or proposed storefronts. In staff's opinion due to the lot configuration, this design standard is not applicable; however, the Phase 2 and 3 buildings are oriented relatively parallel to the USH 51 frontage.

[Tax Increment Financing Districts #3 \(2004\) & #6 \(2024\)](#)

The property is included in Tax Increment District #3 and #6. TIF District #3 was established as an Industrial District type in August 2004 with an expenditure period of 18 years (2022) and termination by 2027. Within the final 5 years of a TID, a municipality may not incur any additional debts or allocate new capital expenditures, such as development incentives from that TID. This is intended to begin a process which closes out financial obligations. As the applicant's project exceeds this timeline, additional direct incentives from TID #3 allocations are no longer be eligible. However, this property was added to Tax Increment Financing District #6 which was created in July 2024 as a Blight District with an expenditure period of 22 years ending in 2046 and termination in 2051. TID #3 also serves as a donor to TID #6 allowing the sharing of excess increment from TID #3 to TID #6.

[Housing Needs Assessment, 2023](#)

This plan identifies a shortage of renter-occupied housing units in the Village, including market rate apartments. The propose concept includes 66 new units within two multifamily buildings.

The Housing Needs Assessment provides low and high projections on rental housing demand by 2030 based on 2020 data. Population projections and target vacancy rate for low projections show the total rental units needed by 2030 is 117, or approximately 15 net new units constructed per year. For high projections, a total of 293 rental units is needed by 2030, or approximately 37 net new units constructed per year. The plan calculates a 0.0% vacancy rate between rental and owner-occupied units. This would indicate that there is a high demand for additional housing



opportunity for both rental and owner occupied units. Typically, a 1-2% vacancy rate would indicate a healthy range. The plan also identified an under supply of rental units at 80% or more of the County median income. Housing Goal #1 (page 67) states "increase the supply of ownership and rental units." The concepts within Housing Goal #3, create healthy neighborhoods is also applicable including *"varied housing types, size and price points, including both owner- and renter-occupied units. This enables more people to stay in the neighborhood through shifting housing needs, and it limits future instability due to changes in the housing market."* The Planned Development Plan for Sperle Corners is the only expected upcoming housing development project that will add another 147 residential units.

Dane County Regional Housing Strategy

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

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

Capital Area Regional Planning Commission, 2050 Regional Development Framework, 2022

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

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

ORDINANCE REFERENCE:

[Sec. 62-67 PD Planned Development District.](#)

[Division 62-II-4 Changes and Amendments to the Zoning Code.](#)

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, second, to approve 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 conditioned on the applicant addressing the comments provided in the Fire Chief's staff report dated November 28, 2025 and the Village Engineer's staff report dated December 3, 2025.

ATTACHMENTS:

1. 12.16.25 - Terminal Drive - 4703 - Rezone - Ezra - Quam - newspaper
2. Ordinance 2025-15 Humble Oaks PUD General Plan Amendment and Phase 2 and 3 Detailed Plan Approval
3. 20251128 - Humble Oaks Phase 2-3 PUD MFR Comments
4. 4703 Terminal Drive - Humble Oaks 2025 GDP VE Review Letter_12.03.2025

Please publish in the
Leader Independent on
November 26, and December 4, 2025

**VILLAGE OF MCFARLAND
NOTICE OF PUBLIC HEARING
BEFORE THE PLAN COMMISSION**

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Tuesday, December 16, 2025 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

A request by Ezra Properties, LLC, Ryan Quam regarding Ordinance No. 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, McFarland, WI.

A complete copy of the applicant's application is available for review online at www.mcfarland.wi.us/pendingrequests or at the Village of McFarland Municipal Center, Community & Economic Development Department, 5915 Milwaukee Street, McFarland, WI 53558 (Monday-Friday, 8:00 a.m. to 4:30 p.m.).

Residents wishing to attend the meeting can do so in-person at the Municipal Center or via Zoom by visiting <https://us02web.zoom.us/j/85755749643> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: 857 5574 9643. 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.

If you cannot attend the meeting, you may submit your written comments to the Plan Commission by email to community.development@mcfarland.wi.us or by mail to Community Development Department, Village of McFarland, P.O. Box 110, McFarland, WI 53558-0110. Submission must be received no later than the Wednesday prior to the meeting date to be included in the packet.

ORDINANCE 2025-15

AN ORDINANCE AMENDING THE PLANNED DEVELOPMENT GENERAL PLAN APPROVED FOR LOT 1-4 AND APPROVING THE PLANNED DEVELOPMENT DETAILED PLAN FOR LOTS 1 and 2 OF CSM 15176, 4703 TERMINAL DRIVE.

Purpose: An amendment to the Planned Development General Plan Approved for Lots 1-4, and approval of the Planned Development Detailed Plan for Lots 1-2, CSM 15176, 4703 Terminal Drive.

Sponsor: Andrew Bremer, Community & Economic Development Director

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 2 Notice

WHEREAS, the lands shown in Exhibit A, describes four parcels within CSM 15176, Lot #1 (Parcel #0710-342-8215-1) and Lot #2 (Parcel #0710-342-8245-1), Lot #3 (Parcel #0710-342-8275-1) and Lot #4 (Parcel #0710-342-8305-1); making up the entirety of the Humble Oaks Planned Unit Development (herein the “Property”) and

WHEREAS, the Village previously approved Ordinance 2019-03, an ordinance rezoning the Property from C-H Highway Commercial to Planned Development District – General Plan Approved and Detailed Plan Approved for Phase 1 construction on April 8, 2019; and

WHEREAS, the property owner Ezra Properties LLC (Ryan Quam) has submitted a request to amend the Planned Development General Plan Approved for Phase 2 and 3 which includes Lots 1 and 2 from office uses to multi-family residential uses and approval of a Planned Development Detailed Plan for Phases 2 and 3; and,

WHEREAS, the revised Planned Development General Plan describes the completion of Humble Oaks in four phases, with Phase 1 completed in 2021 which included one 27-unit apartment building on Lot 3 and a fenced dog park on Lot 4, Phase 2 on Lot 2 expected to begin in 2026 for a three-story 27-unit apartment building, Phase 3 on Lot 1 is expected to begin in May 2026 for a four-story 36-unit apartment building and dog park, and Phase 4 on Lot 3 to include a second three-story 27-unit apartment building located where a single family residential property currently exists, totaling 117-dwelling units; and,

WHEREAS, the Community Development Authority & Plan Commission held a joint preapplication meeting on October 21, 2025 to review a conceptual site plan from Quam; and,

WHEREAS, the Plan Commission held a public hearing on the proposed zoning amendment on December 16, 2025, preceded by a Class Two Notice; and,

WHEREAS, the proposed amendments to the General Development Plan will include adding 63 new residential units providing additional housing options, consistent with several objectives, policies, and initiatives within Chapter 6 Housing and Neighborhood Policies of Village of McFarland's 2017 Comprehensive Plan which include Objective #1 & 2, Initiative #3, and Policy #1, 3-5; and,

WHEREAS, the proposed amendments to the General Development Plan are consistent with Housing Goals #1 and #3 of the Village of McFarland's 2023 Housing Needs Assessment; and,

WHEREAS, the Village Board is willing to grant approval of the request to amend the Planned Development General Plan for Lots 1-4 and of CSM 15176, and approval of the Planned Development Details Plan for Lots 1 and 2 of CSM 15176 and the Village Board finds approval thereof is in the public interest;

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

1. The Planned Development General Plan for Lots 1 and 2 of CSM 15176 shown in Exhibit A is amended from office use to multi-family residential use.
2. The Planned Development Detailed Plan for Lots 1 and 2 shown in Exhibit A is hereby approved, including construction of a three-story 27-unit apartment building in Phase 2 on Lot 2 of CSM 15176, and a four-story 36-unit apartment building and dog park in Phase 3 on Lot 1 of CSM 15176.

BE IT FURTHER RESOLVED, this ordinance does not constitute approval of any building construction within any of the property described in the ordinance. No construction of any kind, including earthwork or building construction, is permitted on the parcel described in Exhibit A of this ordinance until applicable erosion control and building permits are approved by the Village. Within one year of the date of recording of any detailed plan and the zoning ordinance, construction thereon must begin; and construction must be substantially completed throughout the project within three years of such date of recording, unless extensions are granted by the Village Board.

The above and foregoing Ordinance was duly adopted at a regular meeting of the Village Board of the Village of McFarland held on the 27th of January, 2026.

APPROVED:

Stephanie Brassington, Village President

ATTEST:

Cassandra Suettinger, Deputy Administrator/Clerk

ORDINANCE 2025 – 15	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Annen –	Leamy –
Boyd –	Peña –
Brassington –	Prill –
Fessler –	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	



Plan Commission Application – 2025

~Application must be completed in full~

Applicant	Ezra Properties, LLC	Applicant's Agent	Ryan Quam
Property Owner (if different)		Name	
Address	4604 Siggelkow Road, Suite A	Address	4604 Siggelkow Road, Suite A
Email	rquam@quamengineering.com	Email	rquam@quamengineering.com
Phone #	608-838-7750	Phone #	608-838-7750

Parcel No(s). 154/0710-342-8215-1, 154/0710-342-8215-2 **Type of Proposal – Please check boxes below that apply**

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

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

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

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

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

E = Plus \$40.00 for each unit shown

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

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

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

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

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

\$500 for Phase 2 TIF Request

Phase 2, 27-unit apartment and Phase 3, 36-unit apartment

\$500 for Phase 3 TIF Request

PUD General Plan Amendment and Phase 2 & 3 Detailed Plan Approval

\$8875 total application fee

4703 Terminal Drive, Lot 1 & 2 of CSM 15176

\$8875 total application fee

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

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

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

October 2025 meeting

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

Village of McFarland Plan Commission 2025 Schedule

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

***Submittal Deadline Noon on:**

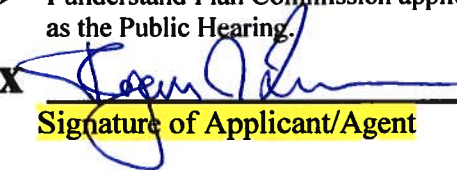
For Scheduled 2025 Meeting date of:

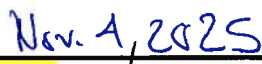
December 10 (2024)-----	January 21
January 7-----	February 18
February 4-----	March 18
March 4-----	April 15
April 8-----	May 20
May 5-----	June 17
June 3-----	July 15
July 8-----	August 19
August 5-----	September 16
September 9-----	October 21
October 7-----	November 18
November 4-----	December 16
December 9-----	January 20, 2026

Applications requiring a public hearing will be scheduled for a hearing according to the schedule above. If there is written or verbal public opposition submitted as part of the public hearing the Plan Commission will postpone action on the application to a subsequent meeting so that concerns can be analyzed if concerns can't be addressed during the hearing. If there is no public opposition and no unresolved issues by Village Staff or Plan Commission members, the Plan Commission may take action on the application at the same meeting as the public hearing. Applicants are encouraged to contact the Community & Economic Development Director for a pre-application meeting to review the project and submittal requirements prior to submitting an official application.

Acknowledgements:

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

X 
Signature of Applicant/Agent


Date

Site and Design Plans

Check List

Date received: November 4, 2025

Subject property address: 4703 Terminal Drive
McFarland WI 53558

Landowner's name: Ezra Properties, LLC

Landowner's address: 4604 Siggelkow Road, Suite A
McFarland WI 53558

Landowner's phone/fax: 608-838-7750

Landowner's email: rquam@quamengineering.com

Agent's name: Ryan Quam

Agent's address: 4604 Siggelkow Rd
Suite A

Agent's phone/fax: 608-838-7750

Agent's email: rquam@quamengineering.com

- x A. Title Block that indicates name and address of the current property owner.
- x B. Name and signature of the designer.
- x C. Date of original plan and latest date of revised plan.
- x D. North arrow and graphic scale. Said scale shall not be smaller than 1 inch equals 100 ft.
- x E. Existing zoning PD Proposed rezoning yes x no
- x F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled. See CSM
- x G. All required building setback lines. See Site Plan
- x H. The location of all access points and connections to public streets, off-street parking, and loading areas on the subject property including a summary of the number of parking stalls, accessible parking stalls, and labels indicating the dimension of such areas. See site plan
- x I. All existing and proposed building structures and paved areas, including walks, drives, decks, patios, balconies, fences, retaining walls, utility poles, exterior utility and mechanical equipment, and any accessory structures. See Site Plan and Utility Plan
- N/A J. Existing and proposed site and building signage.
- x K. Color exterior façade elevations of all proposed buildings including descriptions of materials and colors. See Architectural elevation drawings
- N/A L. The location of all outdoor storage areas; including proposed screening materials and colors.
- x M. The location of existing and proposed drainage facilities including stormwater and erosion control plan.
- x N. The location and type of any permanently protected green space areas.
- x O. The location and elevation of any wetlands or floodplains.

- x P. Grading Plan including existing & proposed topography shown at a contour interval of not more than two (2) ft.
- x Q. In the legend, data for the subject property:
- (1) Lot area
 - (2) Building area
 - (3) Paved area
 - (4) Total impervious area
 - (5) Landscaping points provided and required for building foundations, gross floor area, street frontage, and paved area.
 - (5) Building height
 - (6) Existing zoning, proposed zoning
 - (7) Number of parking stalls provided and required.
- x R. Landscaping Plans including proposed species, quantity and planting size. Refer to Appendix B of the Village's Zoning Code for more information.
- x S. Hydrant locations and Fire Department Connection.
- x T. Lighting Plans including photometrics and description of fixture types, heights and orientation.
- x U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances.
- x V. Existing or proposed easements.
- x W. A legal description of the subject property.

General Comments: _____

Note: In addition to Site and Design Permit approval, a building permit from the Village Building Inspector is required prior to the start of construction of any building, fence, or sign.

CERTIFIED SURVEY MAP # 15176

PART OF LOT 1, ASSESSOR'S PLAT No. 4, TOWN OF BLOOMING GROVE IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 10 EAST, IN THE VILLAGE OF McFARLAND, COUNTY OF DANE, STATE OF WISCONSIN.

C.S.M. No. 15176

Doc. No. 5501928

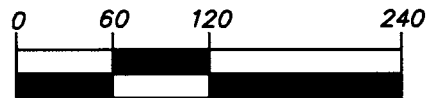
Vol. 107 Page 314

LABEL	WIDTH	EASEMENT	DOCUMENT No.	RECORDED
E1	10'	R-O-W GRANT - UE	1976747	11/10/1986

CURVE	LENGTH	RADIUS	CHD BEARING	CHD LENGTH
A	194.52'	11459.16'	N 01°34'20" W	194.52'
B	192.90'	11426.16'	N 01°34'30" W	192.89'

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SECTION 34, WHICH BEARS SOUTH 87°43'28" WEST ON THE DANE COUNTY COORDINATE SYSTEM.

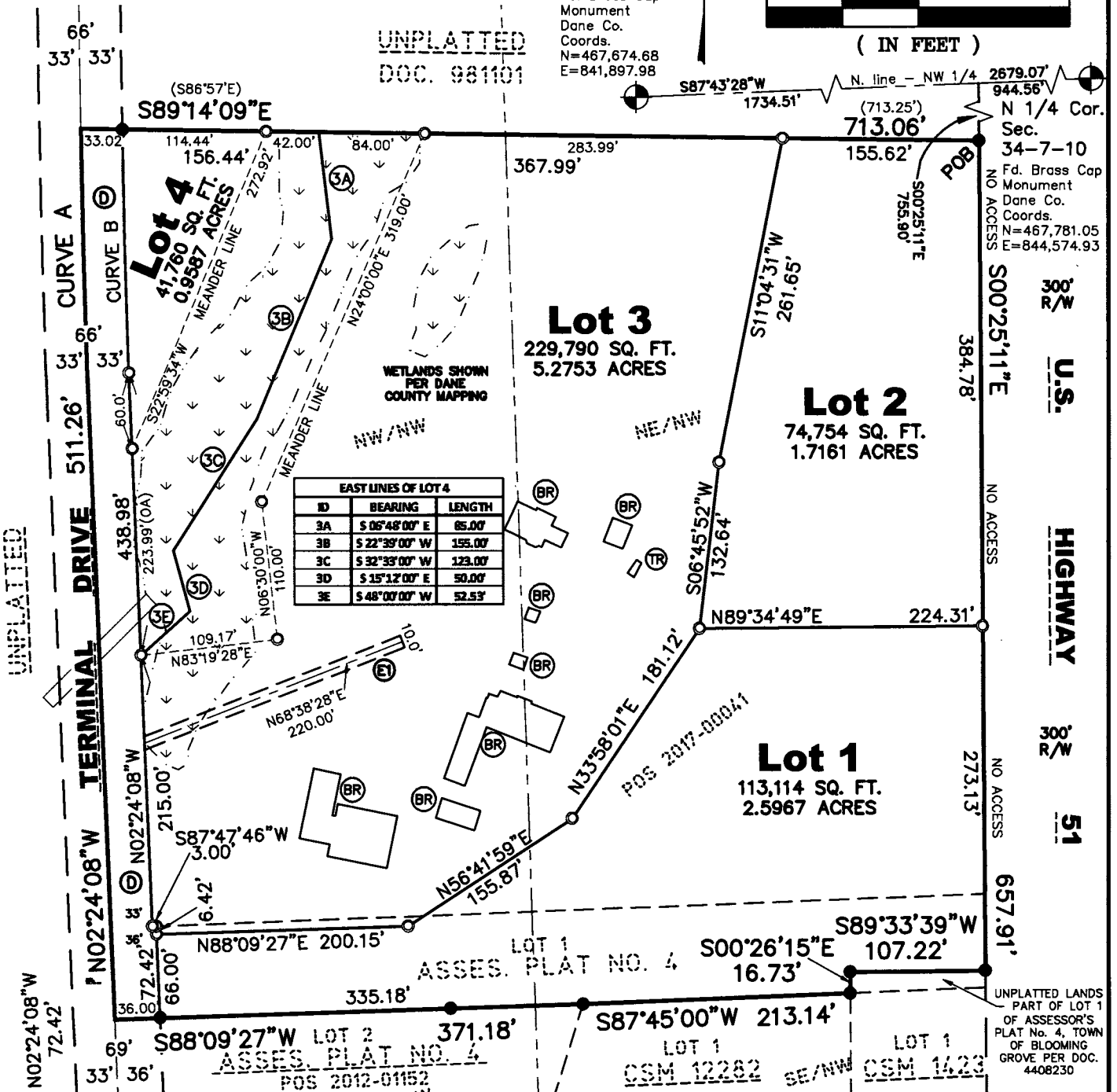
GRAPHIC SCALE



(IN FEET)

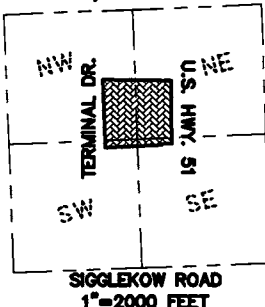
NW Cor.
Sec.
34-7-10
Fd. Brass Cap
Monument
Dane Co.
Coords.
N=467,674.68
E=841,897.98

UNPLATTED
DOC. 981101



NOTE: Lot 1 of Assessor's Plat No. 4 - Township of Blooming Grove referenced hereon has been incorrectly referred to as "Outlot 1" in various deeds and other recorded documents. There are no designations on said recorded Plat that the lots are "outlots".

VICINITY MAP
NW 1/4 34-7-10



LEGEND

- 1" IRON PIPE FOUND
- SET 3/4" x 24" REBAR WEIGHING 1.5 LBS/FOOT
- ⓓ DEDICATED TO THE PUBLIC FOR ROAD PURPOSES. 23,483 SQ. FT. - 0.5391 ACRES
- Ⓡ BUILDING TO BE RAZED
- Ⓣ UNDERGROUND TANK TO BE REMOVED

(23.59') RECORDED AS DATA

QUAM ENGINEERING, LLC

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Project # RQ-05-17 Date: 7/3/19

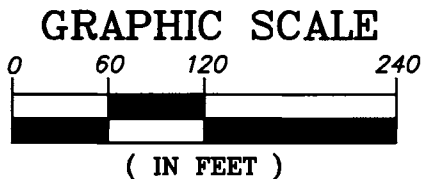
CERTIFIED SURVEY MAP # 15176

PART OF LOT 1, ASSESSOR'S PLAT No. 4, TOWN OF BLOOMING GROVE IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 10 EAST, IN THE VILLAGE OF McFARLAND, COUNTY OF DANE, STATE OF WISCONSIN.

C.S.M. No. 15176

Doc. No. 5501928

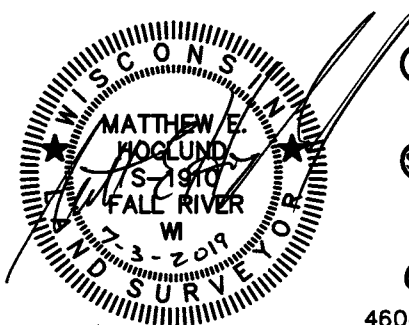
Vol. 107 Page 315



NORTH STORM EASEMENT		
ID	BEARING	LENGTH
S1	N 11°04'31" E	20.10'
S2	N 73°08'12" W	72.60'
S3	N 89°14'08" W	11.08'
S4	S 71°06'39" W	57.90'
S5	N°66'12'06" W	39.19'
S6	S 78°35'21" W	43.24'
S7	N 56°56'13" W	18.25'
S8	S 90°00'00" W	134.52'
S9	S 06°48'00" E	20.14'
S10	S 90°00'00" E	126.20'
S11	S 56°56'13" E	11.76'
S12	S 29°41'04" E	31.96'
S13	S 82°38'06" E	11.32'
S14	N 45°28'54" E	5.81'
S15	S 66°12'06" E	32.63'
S16	S 24°35'35" W	106.54'
S17	S 33°57'56" E	22.22'
S18	N°87°28'32" E	45.46'
S19	S 74°07'23" E	26.70'
S20	N 65°10'08" E	19.97'
S21	N 18°33'52" E	39.59'
S22	N 11°42'59" W	14.07'
S23	N 41°59'48" W	24.59'
S24	N 12°34'00" W	21.62'
S25	N 16°51'48" E	68.92'
S26	N 71°06'39" E	15.46'
S27	S 73°08'12" E	83.11'

20' WATERMAIN EASEMENT		
CENTERLINE DIMENSIONS		
ID	BEARING	LENGTH
W1	N 88°06'08" E	51.88'
W2	S 68°03'17" E	94.82'
W3	N 66°56'43" E	89.43'
W4	S 23°03'17" E	19.56'
W5	N 23°03'17" W	36.76'
W6	N 21°56'43" E	18.21'
W7	N 30°51'56" E	161.37'
W8	N 59°07'41" W	20.06'
W9	S 59°07'16" E	13.49'
W10	N 76°15'47" E	250.64'
W11	N 13°44'13" W	23.00'
W12	N 02°29'13" W	13.38'
W13	S 87°30'47" W	11.01'

20' SANITARY EASEMENT		
CENTERLINE DIMENSIONS		
ID	BEARING	LENGTH
S28	S 69°17'08" E	110.64'
S29	S 61°56'57" E	291.94'
S30	N 76°15'47" E	171.78'
S31	N 00°25'11" W	9.53'

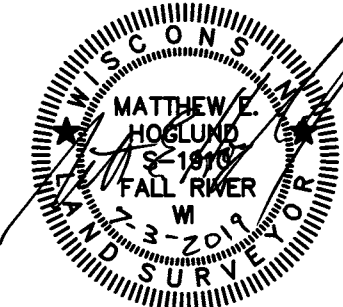
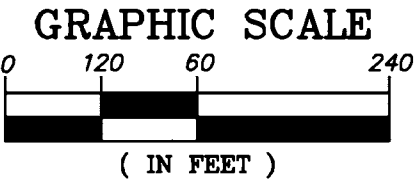


- (W) 20' WIDE PUBLIC EASEMENT FOR WATERMAIN PURPOSES BENEFITING LOTS 1, 2, 3, AND 4 HEREOF. (ALSO SEE ACCESS EASEMENT NOTE ON SHEET 3 HEREOF)
- (S) 20' WIDE NON-EXCLUSIVE PRIVATE EASEMENT FOR SANITARY SEWER PURPOSES BENEFITING LOTS 1, 2, AND 3 HEREOF.
- (ST) VARIABLE WIDTH NON-EXCLUSIVE PRIVATE EASEMENT FOR STORMWATER MANAGEMENT PURPOSES BENEFITING LOT 2 HEREOF.

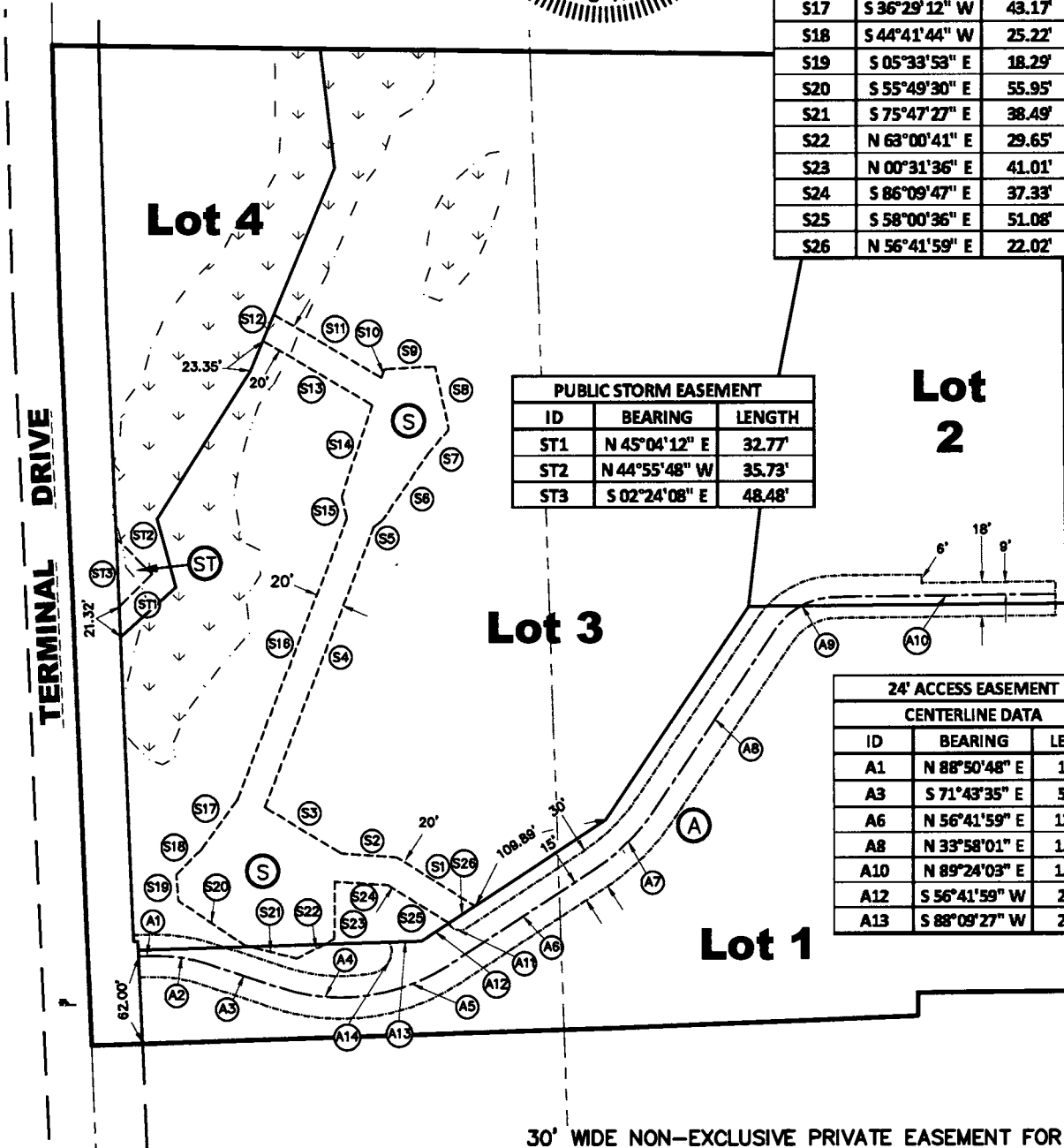
QUAM ENGINEERING, LLC
4604 SIGGELKOW RD. STE. A, McFARLAND WI, 53558
608-838-7750 www.quamengineering.com
Project # RQ-05-17 Date: 7/3/19

CERTIFIED SURVEY MAP # 15176

PART OF LOT 1, ASSESSOR'S PLAT No. 4, TOWN OF BLOOMING GROVE IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 10 EAST, IN THE VILLAGE OF McFARLAND, COUNTY OF DANE, STATE OF WISCONSIN.



SOUTH STORM EASEMENT		
ID	BEARING	LENGTH
S1	N 58°00'36" W	65.29'
S2	N 86°09'47" W	39.11'
S3	N 59°03'32" W	62.86'
S4	N 21°18'54" E	210.95'
S5	N 52°01'12" E	8.10'
S6	N 34°48'22" E	57.17'
S7	N 41°08'52" E	21.70'
S8	N 12°07'49" W	45.93'
S9	S 87°11'26" W	35.70'
S10	S 18°46'07" W	6.53'
S11	N 59°22'26" W	88.20'
S12	S 22°39'00" W	20.20'
S13	S 59°22'26" E	89.60'
S14	S 18°46'07" W	67.79'
S15	S 14°14'30" E	15.22'
S16	S 21°18'44" W	213.74'
S17	S 36°29'12" W	43.17'
S18	S 44°41'44" W	25.22'
S19	S 05°33'53" E	18.29'
S20	S 55°49'30" E	55.95'
S21	S 75°47'27" E	38.49'
S22	N 63°00'41" E	29.65'
S23	N 00°31'36" E	41.01'
S24	S 86°09'47" E	37.33'
S25	S 58°00'36" E	51.08'
S26	N 56°41'59" E	22.02'



PUBLIC STORM EASEMENT		
ID	BEARING	LENGTH
ST1	N 45°04'12" E	32.77'
ST2	N 44°55'48" W	35.73'
ST3	S 02°24'08" E	48.48'

24' ACCESS EASEMENT		
CENTERLINE DATA		
ID	BEARING	LENGTH
A1	N 88°50'48" E	10.43'
A3	S 71°43'35" E	53.25'
A6	N 56°41'59" E	123.77'
A8	N 33°58'01" E	153.39'
A10	N 89°24'03" E	154.31'
A12	S 56°41'59" W	23.41'
A13	S 88°09'27" W	22.46'

24' ACCESS EASEMENT				
CENTERLINE CURVE DATA				
ID	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
A2	114.50'	38.82'	S 81°26'23" E	38.64'
A4	139.50'	65.62'	S 85°12'08" E	65.02'
A5	139.50'	59.95'	N 69°00'39" E	59.49'
A7	147.50'	58.52'	N 45°20'00" E	58.14'
A9	52.50'	50.79'	N 61°41'02" E	48.84'
A11	8.56'	15.64'	N 75°45'15" W	13.55'
A14	15.69'	28.09'	S 27°00'00" W	24.49'

- (A) 30' WIDE NON-EXCLUSIVE PRIVATE EASEMENT FOR INGRESS AND EGRESS PURPOSES BENEFITING LOTS 1, 2, AND 3 HEREOF. (ALSO LIMITED EASEMENT TO THE VILLAGE OF McFARLAND FOR ACCESS FOR WATERMAIN MAINTENANCE PURPOSES ONLY)
- (S) VARIABLE WIDTH NON-EXCLUSIVE PRIVATE EASEMENT FOR STORMWATER MANAGEMENT PURPOSES BENEFITING LOT 1 HEREOF.
- (ST) VARIABLE WIDTH PUBLIC EASEMENT FOR STORMWATER MANAGEMENT PURPOSES BENEFITING LOT 3 HEREOF.

QUAM ENGINEERING, LLC

4604 SIGGELKOW RD. STE. A, McFARLAND WI, 53558
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Project # RQ-05-17 Date: 7/3/19

CERTIFIED SURVEY MAP # 15176

C.S.M. No. 15176

Doc. No. 5501928

Vol. 107 Page 317

PART OF LOT 1, ASSESSOR'S PLAT No. 4, TOWN OF BLOOMING GROVE IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 10 EAST, IN THE VILLAGE OF McFARLAND, COUNTY OF DANE, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MATTHEW E. HOGLUND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNERS, ROBERT ANDERSON AND CAROLYN SIMPSON:

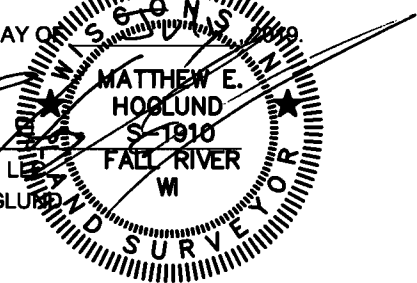
A PART OF LOT 1 (RECORDED AS OUTLOT 1 IN SOME DOCUMENTS) OF ASSESSOR'S PLAT NO. 4, TOWN OF BLOOMING GROVE, RECORDED AS DOCUMENT NO. 777053 IN VOLUME 13 OF PLATS ON PAGES 15 AND 16 AND BEING LOCATED IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4, ALL OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 10 EAST, IN THE VILLAGE OF McFARLAND, COUNTY OF DANE, STATE OF WISCONSIN, LYING BETWEEN THE CENTERLINE OF TERMINAL DRIVE AND THE WEST RIGHT-OF-WAY LINE OF RELOCATED U.S. HIGHWAY NO. 51, EXCEPT THAT PART THEREOF CONVEYED BY WARRANTY DEED RECORDED IN VOLUME 694 OF DEEDS, PAGE 473, AS DOCUMENT NO. 981101, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 34; THENCE. ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, SOUTH 87°43'28" WEST, 944.56 FEET; THENCE SOUTH 00°25'11" EAST, 755.90 FEET TO THE POINT OF BEGINNING, LYING ON THE WEST RIGHT-OF-WAY LINE OF RELOCATED U.S. HIGHWAY NO. 51;
THENCE SOUTH 00°25'11" EAST, 657.91 FEET, ALONG SAID WEST RIGHT-OF-WAY LINE;
THENCE SOUTH 89°33'39" WEST, 107.22 FEET;
THENCE SOUTH 00°26'15" EAST, 16.73 FEET TO THE NORTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP 12282;
THENCE SOUTH 87°45'00" WEST, 213.14 FEET, ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY MAP TO THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY MAP;
THENCE SOUTH 88°09'27" WEST, 371.18 FEET, ALONG THE SOUTH LINE OF SAID LOT 1 OF ASSESSOR'S PLAT NO. 4, TO THE CENTERLINE OF TERMINAL DRIVE;
THENCE NORTH 02°24'08 WEST, 511.26 FEET, ALONG SAID CENTERLINE;
THENCE ALONG SAID CENTERLINE, BEING THE ARC OF A CURVE BEARING TO THE RIGHT, 194.52 FEET, WITH A RADIUS OF 11459.16 FEET, AND A CHORD BEARING AND LENGTH OF NORTH 01°34'20" WEST, 194.52 FEET;
THENCE SOUTH 89°14'09" EAST, 713.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 482,901 SQUARE FEET OR 11.0859 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE VILLAGE OF McFARLAND SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 3rd DAY OF August, 2019

QUAM ENGINEERING, LLC
BY: MATTHEW E. HOGLUND
P.L.S. S-1910


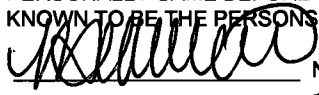
OWNERS CERTIFICATE:

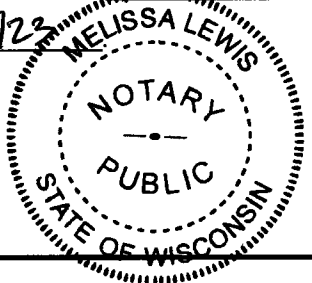
AS OWNERS, WE, ROBERT ANDERSON AND CAROLYN SIMPSON, DO HEREBY CERTIFY THAT THEY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS MAP AND DO FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

VILLAGE OF McFARLAND
IN THE PRESENCE OF:  
ROBERT ANDERSON CAROLYN SIMPSON,

STATE OF WISCONSIN)
COUNTY DANE) SS

PERSONALLY CAME BEFORE ME THIS 5th DAY OF July, 2019, ROBERT ANDERSON AND CAROLYN SIMPSON, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

 NOTARY PUBLIC, McFarland, WISCONSIN
MY COMMISSION EXPIRES 4/25/23
(NOTARY SEAL)



QUAM ENGINEERING, LLC
4604 SIGGELKOW RD. STE. A, McFARLAND WI, 53558
608-838-7750 www.quamengineering.com
Project # RQ-05-17 Date: 7/3/19

CERTIFIED SURVEY MAP # 15176

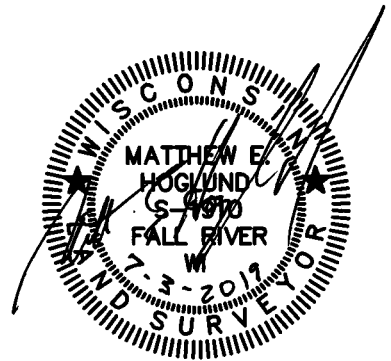
PART OF LOT 1, ASSESSOR'S PLAT No. 4, TOWN OF BLOOMING GROVE IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 10 EAST, IN THE VILLAGE OF McFARLAND, COUNTY OF DANE, STATE OF WISCONSIN.

VILLAGE OF McFARLAND PLAN COMMISSION CERTIFICATE:

THIS LAND DIVISION IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE

VILLAGE OF McFARLAND ON THIS 5th DAY OF July, 2019.

Tanya O'Malley
~~GASSANDRA BUETTINGER, CLERK, VILLAGE OF McFARLAND~~
TANYA O'MALLEY, DEPUTY CLERK



VILLAGE OF McFARLAND BOARD CERTIFICATE:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED AND DEDICATIONS ACCEPTED BY THE VILLAGE BOARD OF THE VILLAGE OF McFARLAND

ON THIS 5th DAY OF July, 2019.

Tanya O'Malley
~~GASSANDRA BUETTINGER, CLERK, VILLAGE OF McFARLAND~~
TANYA O'MALLEY, DEPUTY CLERK

REGISTER OF DEEDS CERTIFICATE:

Received for recording this 5th day of July, 2019, at 11:49 o'clock A.M. and

recorded in Volume 107 of Certified Survey Maps on Pages 314-318

as Document No. 5501928.

Kristi Chlebowsky by Brita Dichraf, Deputy
Kristi Chlebowsky, Dane County Register of Deeds

Received 7-5-19 10:29 am

QUAM ENGINEERING, LLC

4604 SIGGELKOW RD. STE. A, McFARLAND WI, 53558
608-838-7750 www.quamengineering.com
Project # RQ-05-17 Date: 7/3/19

Planned Development District

Statement of Owners Intent,
Updated General Plan for Staged
Development, and Detailed
Plan for Phase 2 and 3 Development

Project:
Humble Oaks
Phase 2 and 3 Apartments

Owner:
Ezra Properties, LLC
Attn: Ryan Quam

Statement of Owners Intent

It is the intent of the Owner to develop the lands controlled by the Owner in general conformance with the TIF plan. The purpose of this submittal is to seek the following Village approvals:

- 1) Revised General Plan for Staged Development for all controlled lands;
- 2) Detailed Plan for Phase 2 Development on Lot 2;
- 3) Detailed Plan for Phase 3 Development on Lot 1;

Legal Description

The lands controlled by the Owner address is 4703 Terminal Drive and the legal description is Lots 1 – 4 of *Certified Survey Map #15176*.

Existing Site

The Existing Site Plan is included as sheet C-1 of the *Site Construction Plans* and site features are as follows:

- 1) 10.54 total acres;
- 2) Includes 27 unit apartment building, single family home, and shed on lot 3.
- 3) Includes note regarding boardwalk to dog park on lot 4.
- 4) Sloping with 82 feet of fall from the southeast property corner to the creek crossing the northwest portion of the property.
- 5) U.S. Highway 51 is adjacent to the east;
- 6) Existing contractor storage/office, and commercial building is adjacent to the south;
- 7) Existing Oil Terminal is adjacent to the north;
- 8) Terminal Drive and mini-warehouse and refrigerated storage are adjacent to the west;
- 9) Private sanitary sewer, public water main, and private storm sewer across lot 3 and available to serve lots 1 and 2;
- 10) Private shared driveway to serve lots 1 and 2;

Description of General Plan for Staged Development

The General Plan displays the existing buildings and the proposed development of the land with three additional buildings and associated drive aisles, parking lot, and regional ponds as shown on the included *General Development Plan*. The buildings and site layout are described as follows:

- 1) Phase 1 Buildings
 - Existing 27 unit, three story apartment building;
 - Existing shed;
 - Existing house;
 - Existing garage addition;
- 2) Phase 2 Apartment Building
 - 27 unit, three story apartment building which will be described in the Detailed Plan for Phase 2 Development portion of this submittal;
 - Approximately 11,200 square foot footprint;
 - 31 underground parking stalls;
 - Approximately 175 feet long;
 - Approximately 70 feet deep;
 - Mix of 1 and 2 bedroom and 2 bedroom with loft units with individual washers and dryers and private balconies;
 - Materials include single hung vinyl windows, aluminum railing systems, stone veneer, fiber-cement lap siding, and fiber-cement siding panels with reveal joints;
 - Roof materials include three dimensional asphalt shingles and standing seam metal accent roofs;
- 3) Phase 3 Apartment Building

- 36 unit, four story apartment building which will be described in the Detailed Plan for Phase 3 Development portion of this submittal;
 - Approximately 11,200 square foot footprint;
 - 30 underground parking stalls;
 - Approximately 175 feet long;
 - Approximately 70 feet deep;
 - Mix of 1 and 2 bedroom and 2 bedroom with loft units with individual washers and dryers and private balconies;
 - Materials include single hung vinyl windows, aluminum railing systems, stone veneer, fiber-cement lap siding, and fiber-cement siding panels with reveal joints;
 - Roof materials include three dimensional asphalt shingles and standing seam metal accent roofs;
- 4) Phase 4 Apartment Building
- Future three story apartment building;
 - 27 units;
 - Approximately 11,200 square foot footprint;
 - 29 underground parking stalls;
 - Approximately 175 feet long;
 - Approximately 70 feet deep;
 - Mix of 1 and 2 bedroom and 2 bedroom with loft units with individual washers and dryers and private balconies;
- 5) Site Layout
- Approximately 117 above ground parking stalls are proposed to supplement the underground parking and to meet overall parking requirements;
 - Two regional detention ponds will meet rate runoff control, sediment control requirements and two infiltration ponds will meet infiltration requirements for all proposed impervious areas;
 - Approximately 0.65 acre lower dog park within the perimeter fence with boardwalk access.
 - Approximately 0.54 acre upper dog park within the perimeter fence with boardwalk access.
 - 145,600 gross square feet of apartment level space;
 - 117 total number of apartment units;
 - 11.1 Dwelling Units / Acre (overall development site which is 10.54 acres)
 - 10.3 Dwelling Units / Acre (over Lot 3 which is 5.24 acres)
 - 16.77 Dwelling Units / Acre (over Lot 2 which is 1.61 acres)
 - 13.14 Dwelling Units / Acre (over Lot 1 which is 2.74 acres)
- 6) Schedule
- Phase 1 27 Unit apartment building opened on June 1, 2020
 - Phase 2 27 Unit apartment building to open on October 1, 2026
 - Phase 3 36 Unit apartment building open on March 1, 2027
 - Phase 4 27 Unit apartment building open date to be determined.

Description of Detailed Plan for Phase 2 Development

A three-story 27-unit apartment building is the second phase of development and the details are as follows:

- 1) The Site Plan is included as sheet C-2 of the *Site Construction Plans* with features as follows:
- 11,200 square foot apartment building footprint;
 - 26 above ground parking stalls;
 - 31 below ground parking stalls;

- North Wet Pond and North Infiltration Basin on Lot 3;
 - Outdoor trash enclosure;
- 2) The Grading and Erosion Control Plan is included as sheet C-3 and the North Pond Plan is included as sheet C-5 of the *Site Construction Plans* with features as follows:
- Apartment building underground garage entrance on the north side of the building;
 - Apartment building first floor doors on the east side of the building;
 - Apartment building garage door is on the north side of the building
 - North Wet Pond and North Infiltration Basin on Lot 3;
- 3) The *Elevations Drawings (Phase 2 – 27 Unit)* are included
- Intended to meet the TIF goal to “emphasize high quality natural building wall materials such as brick, block, and glass”;
 - Materials include single hung vinyl windows, aluminum railing systems, stone veneer, fiber-cement lap siding, and fiber-cement siding panels with reveal joints;
 - Roof materials include three dimensional asphalt shingles and standing seam metal accent roofs;
- 4) The Utility Plan is included as sheet C-4 of the *Site Construction Plans*
- The 8” sanitary sewer will connect to the existing sanitary manhole at the east side of Lot 3 to serve the phase 2 and phase 3 buildings.
 - The 8” water main will connect to the existing public water main at the east side of Lot 3 to serve the phase 2 and phase 3 buildings.
 - Inlets and catch basins will collect runoff from all impervious areas and storm sewer will carry runoff to the existing phase 1 ponds or to the proposed north wet pond and north infiltration basin;
- 5) The Landscape and Lighting Plan is included as sheet L-1 of the *Site Construction Plans*.
- 6) The Apartments First Floor Plan is included in the *Architectural Plans (Phase 2 – 27 Unit)*
- 8,912 approximate apartments area;
 - Six two bedrooms;
 - Three one bedrooms;
 - Each unit will have individual washers and dryers and private balconies;
- 7) The Apartments Second Floor Plan is included in the *Architectural Plans (Phase 2 – 27 Unit)*
- 8,912 approximate apartments area;
 - Seven two bedrooms;
 - Two one bedrooms;
 - Each unit will have individual washers and dryers and private balconies;
- 8) The Apartments Third Floor Plan is included in the *Architectural Plans (Phase 2 – 27 Unit)*
- 9,712 square feet apartments area (including lofts);
 - Four two bedrooms with loft;
 - Three two bedrooms;
 - Two one bedrooms;
 - Each unit will have individual washers and dryers and private balconies;
- 9) The Apartments Garage Floor Plan is included in the *Architectural Plans (Phase 2 – 27 Unit)*
- Tenant storage and mechanical rooms in the garage;
 - 31 parking stalls;

Description of Detailed Plan for Phase 3 Development

A four-story 36-unit apartment building is the third phase of development and the details are as follows:

- 1) The Site Plan is included as sheet C-2 of the *Site Construction Plans* with features as follows:
 - 11,200 square foot apartment building footprint;
 - 40 above ground parking stalls;
 - 30 below ground parking stalls;
- 2) The Grading and Erosion Control Plan is included as sheet C-3 and the North Pond Plan is included as sheet C-5 of the *Site Construction Plans* with features as follows:
 - Apartment building underground garage entrance on the north side of the building;
 - Apartment building first floor doors on the east side of the building;
 - Apartment building garage door is on the north side of the building;
 - North Wet Pond and North Infiltration Basin on Lot 3;
- 3) The *Elevations Drawings (Phase 3 – 36 Unit)* are included
 - Intended to meet the TIF goal to “emphasize high quality natural building wall materials such as brick, block, and glass”;
 - Materials include single hung vinyl windows, aluminum railing systems, thin stone veneer, fiber-cement lap siding, and fiber-cement siding panels with reveal joints;
 - Roof materials include three dimensional asphalt shingles and standing seam metal accent roofs;
- 4) The Utility Plan is included as sheet C-4 of the *Site Construction Plans*
 - The 8” sanitary sewer will connect to the existing sanitary manhole at the east side of Lot 3 to serve the phase 2 and phase 3 buildings via 6” laterals.
 - The 8” water main will connect to the existing public water main at the east side of Lot 3 to serve the phase 2 and phase 3 buildings.
 - Inlets and catch basins will collect runoff from all impervious areas and storm sewer will carry runoff to the existing phase 1 ponds or to the proposed north wet pond and north infiltration basin;
- 5) The Landscape and Lighting Plan is included as sheet L-1 of the *Site Construction Plans*
- 10) The Apartments First Floor Plan is included in the *Architectural Plans (Phase 3 – 36 Unit)*
 - 8,912 approximate apartments area;
 - Six two bedrooms;
 - Three one bedrooms;
 - Each unit will have individual washers and dryers and private balconies;
- 11) The Apartments Second Floor Plan is included in the *Architectural Plans (Phase 3 – 36 Unit)*
 - 8,912 approximate apartments area;
 - Seven two bedrooms;
 - Two one bedrooms;
 - Each unit will have individual washers and dryers and private balconies;
- 12) The Apartments Third Floor Plan is included in the *Architectural Plans (Phase 3 – 36 Unit)*
 - 8,912 approximate apartments area;
 - Seven two bedrooms;
 - Two one bedrooms;
 - Each unit will have individual washers and dryers and private balconies;

- 13) The Apartments Fourth Floor Plan is included in the *Architectural Plans (Phase 3 – 36 Unit)*
 - 9,712 square feet apartments area (including lofts);
 - Four two bedrooms with loft;
 - Three two bedrooms;
 - Two one bedrooms;
 - Each unit will have individual washers and dryers and private balconies;
- 6) The Apartments Garage Floor Plan is included
 - Tenant storage and mechanical rooms in the garage;
 - 30 parking stalls;

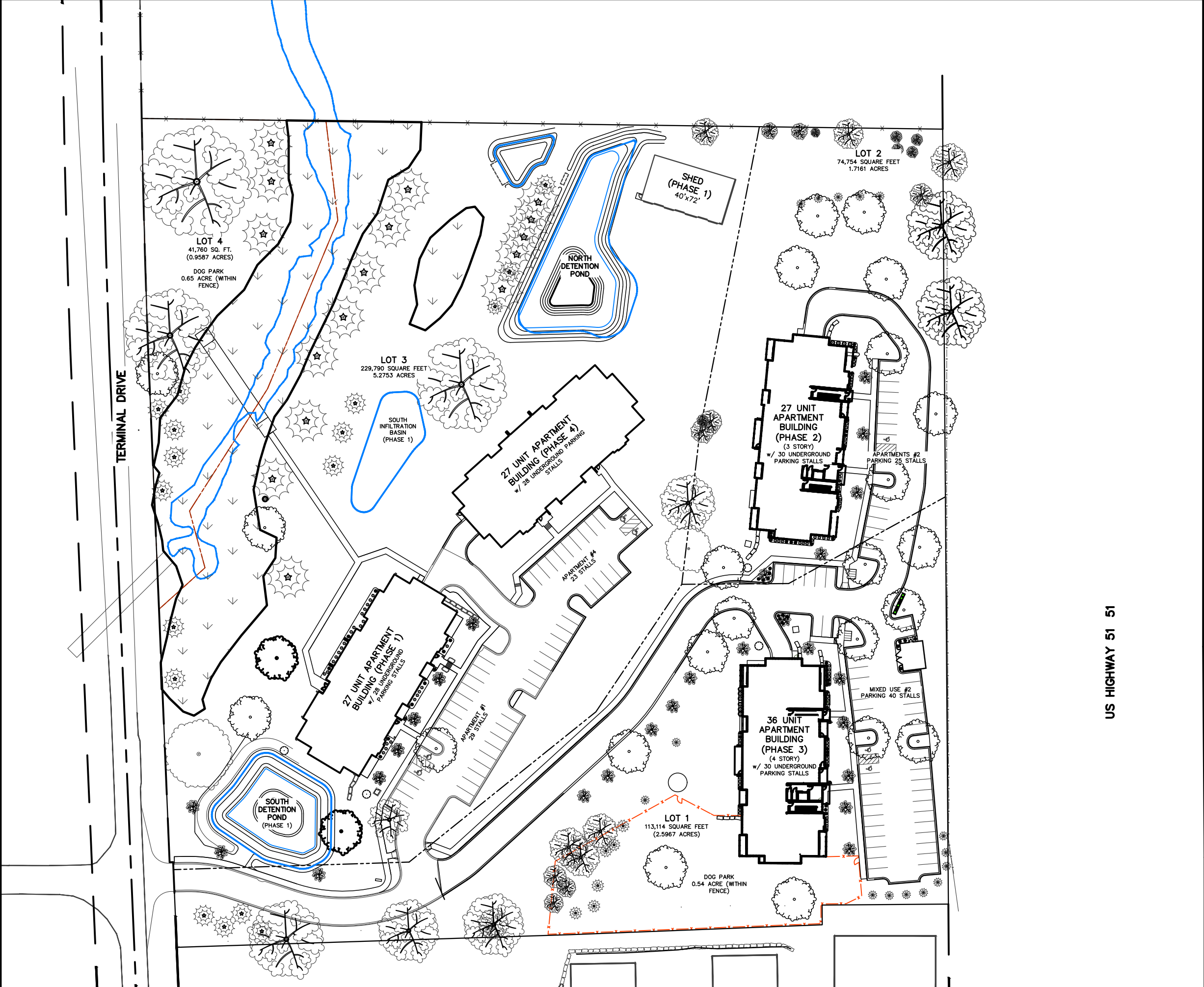
Planned Development District Standards and Responses

Section 62-67(4) lists the standards shall apply in the review of all general or detailed plans proposed for the Planned Development District. The standards and this submittal responses are as follows:

- a) *“The uses proposed in the planned development shall be in general conformance with the Village Comprehensive Plan”*. The Comprehensive Plan designates this area as Mixed Use/Flex Commercial and according to the Staff report for the October 21, 2025 meeting, the Comprehensive Plan does permit areas planned for Mixed Use/Flex Commercial to have a mix or option of all commercial or all multiple family.
- b) *“The establishment, maintenance or operation of the uses proposed in the planned development shall not substantially impair or diminish the use value and enjoyment of other properties within the neighborhood”*. The proposed revised General Plan for Staged Development, Detailed Plan for Phase 2 Development, and Detailed Plan for Phase 3 Development will not substantially impair or diminish the use value and enjoyment of the adjacent properties.
- c) *“Traffic circulation into and within the development shall be designed to minimize traffic congestion and traffic hazards, provide for the accessibility of all uses and buildings and also provide for the safe and convenient movement of both vehicles and pedestrians”*. The existing shared private driveway from Terminal Drive serving the proposed buildings is located directly across the street from the driveway serving the mini-ware house development to the west. The 24’ wide driveway will provide safe and convenient movement of vehicles and the adjacent sidewalk will provide safe movement for pedestrians.
- d) *“The planned development shall incorporate environmental design considerations, including the preservation of topography, trees and ground cover, streams and natural bodies of waters, and other significant natural features and control of erosion and runoff in accord with the Village Erosion Control and Stormwater Management Ordinances”*. Stormwater runoff from the development will pass through detention ponds and infiltration ponds. The proposed development will include storm sewer, detention ponds, and infiltration ponds to meet Village Erosion Control and Stormwater Management Ordinances. Many large oak trees and a cedar trees will be protected during construction in order to remain. The Landscape Plan will meet Village landscaping ordinances.
- e) *“The planned development shall provide for convenient and harmonious groups of buildings, structures and uses; and buildings shall be spaced and sited to ensure adequate safety, light, ventilation and privacy”*. The four proposed buildings will be designed with similar materials and architectural style.
- f) *“In a planned development for residential use, adequate open space and recreational areas shall be provided in appropriate locations, and all public and common open*

spaces shall be designed and located to provide safe and convenient access to residents". A 0.65 acre dog park with perimeter fencing and boardwalk was developed during phase 1. A 0.54 acre dog park with perimeter fencing is planned for development during phase 3. The lawn and landscaped areas will provide a common open space that is safe and accessible to residents.

- g) *"Planned Development Districts housing impacts on community resources in the same manner as other new development, which are characterized by division of land into lots. In particular, the additional population density places demands upon Village parks and recreation areas. Accordingly, each dwelling unit newly established shall be required to dedicate land or provide fees in lieu of land, in accordance with the procedures set forth in Section 62-64". The proposed 63 dwelling units will provide \$209,255.76 of fees-in-lieu of parkland dedication (\$3,321.52 per unit), \$137,474.19 in Park Improvement fees (\$2,182.13 per unit), \$105,399.00 in Public Safety Center fees (\$1,673.00 per unit) and \$27,153 in Library Impact fees (\$431.00 per unit). The final impact fees shall be determined at the time a building permit is submitted based on the Village's approved rates.*
- h) *"The planned development will not adversely affect the ability of public agencies to provide school or other municipal services". The planned development will not adversely affect the ability of public agencies to provide school or other municipal services.*
- i) *"The width of street rights-of-way, width of paving, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage or other similar environmental engineering considerations shall be based on a determination and the appropriate standards necessary to implement the specific function in the specific situation; provided, however, that in no case shall standards be less than those necessary to ensure the public safety and welfare as determined by the Village". The construction will meet Village and State requirements.*
- j) *"The proponents of a Planned Development District application shall provide evidence satisfactory to the Village Board of its economic feasibility of available adequate financing and that it would not adversely affect the economic prosperity of the Village or the values of surrounding properties". The applicant feels that this proposal will be a benefit to the Village and not adversely affect surrounding properties;*
- k) *"The proponents of a Planned Development District shall submit a reasonable schedule for the implementation of the development of the development to the satisfaction of the Village Board, including suitable provisions for assurance that each phase could be brought to completion in a manner that would not result in an adverse effect upon the community as a result of termination at that point". The anticipated development schedule is included on page 2 of this submittal.*



BUILDING INFORMATION			
BUILDING	# OF STORIES	BUILDING FOOTPRINT (SF)	GROSS FLOOR AREA (SF)
PHASE 1 APARTMENTS	3 + UNDERGROUND PARKING	11310	45240
PHASE 2 APARTMENTS	3 + UNDERGROUND PARKING	11310	45240
PHASE 3 APARTMENTS	4 + UNDERGROUND PARKING	11310	56550
PHASE 4 APARTMENTS	3+ UNDERGROUND PARKING	11310	45240

LOT INFORMATION	
LOT #	AREA (ACRES)
1	2.7431
2	1.6047
3	5.2403
4	0.9587

TIME SCHEDULE:

PHASE 1 SEPTEMBER 1, 2019 – MAY 31, 2020	CONSTRUCT PHASE 1 APARTMENT BUILDING AND ASSOCIATED UTILITIES, SHARED DRIVEWAY, PARKING LOT, AND SIDEWALKS.
PHASE 2 DECEMBER 16, 2025 – DECEMBER 30, 2026	CONSTRUCT PHASE 2 27-UNIT APARTMENT BUILDING AND ASSOCIATED UTILITIES, SHARED DRIVEWAY, PARKING LOT, AND SIDEWALKS, AND RESTORE DISTURBED AREAS.
PHASE 3 MAY 1, 2026 – FEBRUARY 28, 2027	CONSTRUCT PHASE 3 36-UNIT APARTMENT BUILDING AND ASSOCIATED PARKING LOT AND SIDEWALKS AND RESTORE DISTURBED AREAS.
PHASE 4 TO BE DETERMINED	CONSTRUCT APARTMENT BUILDING AND ASSOCIATED PARKING LOT AND SIDEWALKS AND RESTORE DISTURBED AREAS.

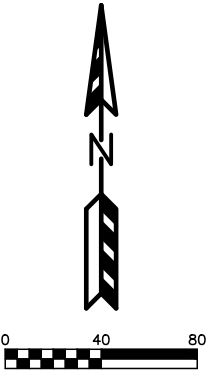


TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



HUMBLE OAKS
GENERAL DEVELOPMENT PLAN (2025 UPDATE)
C-2
DATED: NOVEMBER 3, 2025



QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

www.quamengineering.com

4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



EZRA PROPERTIES APARTMENTS - PHASE 2 & 3
EXISTING SITE PLAN
SHEET: C-1
DATED: NOVEMBER 4, 2025

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EZRA PROPERTIES APARTMENTS – PHASE 2 & 3

SITE PLAN

SHEET: C-2

DATED: NOVEMBER 4, 2025

QUAM ENGINEERING, LLC

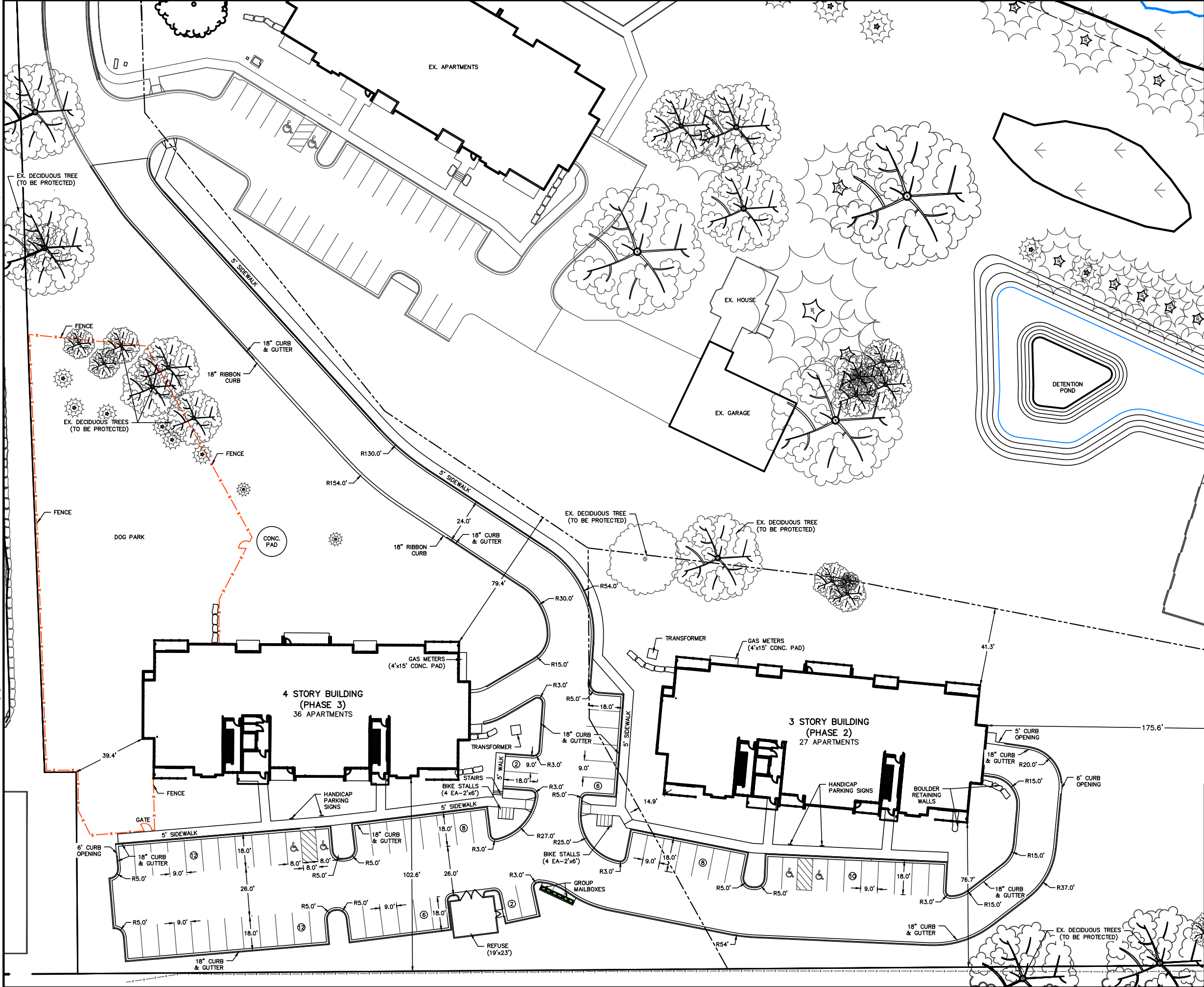
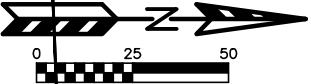
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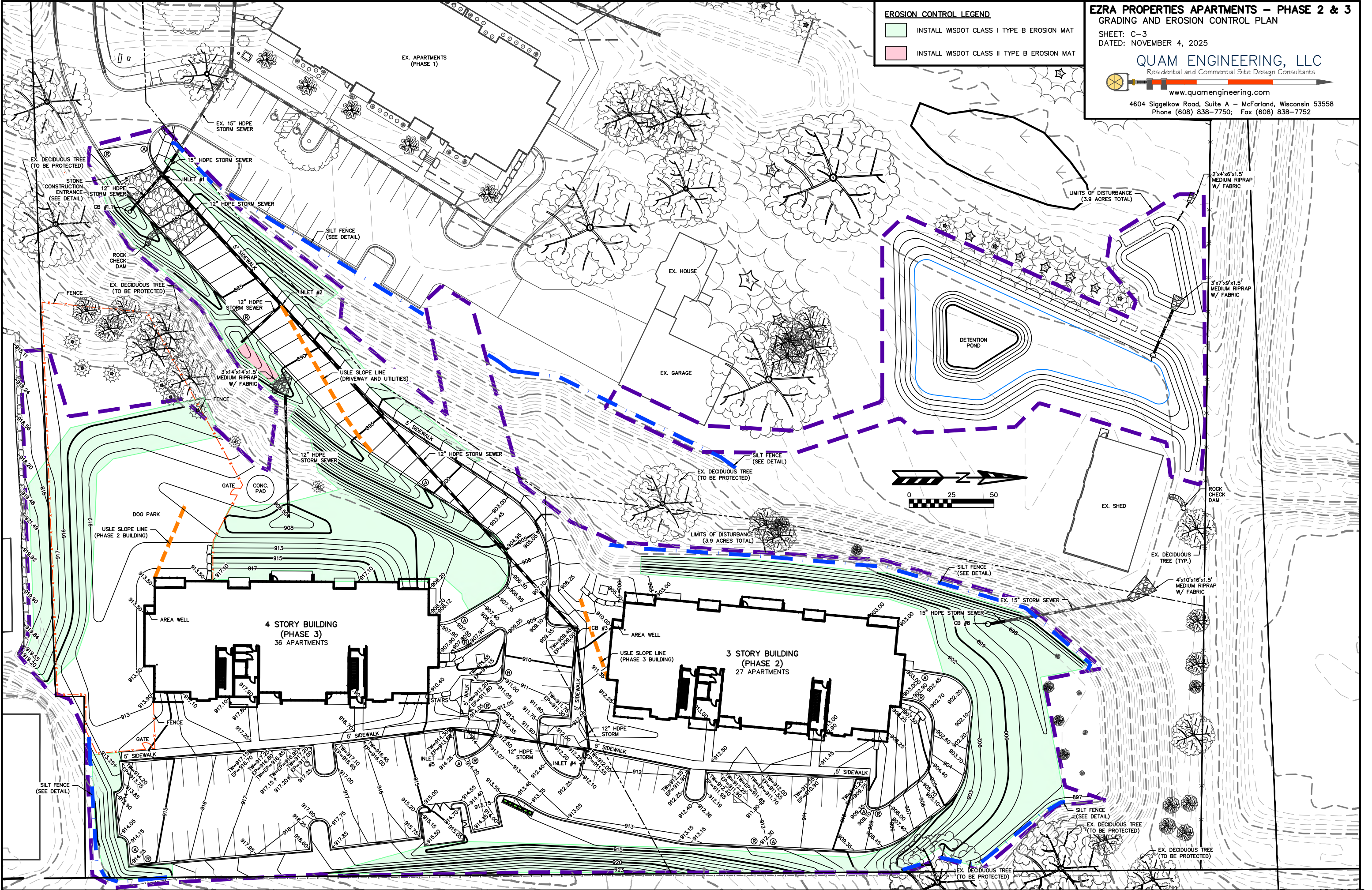
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PHASE 2		
RESIDENTIAL STALLS REQUIRED		
1-BEDROOM: 9 D.U. AT 2.0 STALLS	= 18 STALLS REQUIRED	
2-BEDROOM: 18 D.U. AT 2.0 STALLS	= 36 STALLS REQUIRED	
TOTAL REQUIRED:	= 54 STALLS REQUIRED	
STALLS PROVIDED		
PARKING LOT	= 26 STALLS PROVIDED	
UNDERGROUND PARKING	= 31 STALLS PROVIDED	
TOTAL PROVIDED:	= 57 STALLS PROVIDED	
PHASE 3		
RESIDENTIAL STALLS REQUIRED		
1-BEDROOM: 12 D.U. AT 2.0 STALLS	= 24 STALLS REQUIRED	
2-BEDROOM: 24 D.U. AT 2.0 STALLS	= 48 STALLS REQUIRED	
TOTAL REQUIRED:	= 72 STALLS REQUIRED	
STALLS PROVIDED		
PARKING LOT	= 40 STALLS PROVIDED	
UNDERGROUND PARKING	= 30 STALLS PROVIDED	
TOTAL PROVIDED:	= 70 STALLS PROVIDED	



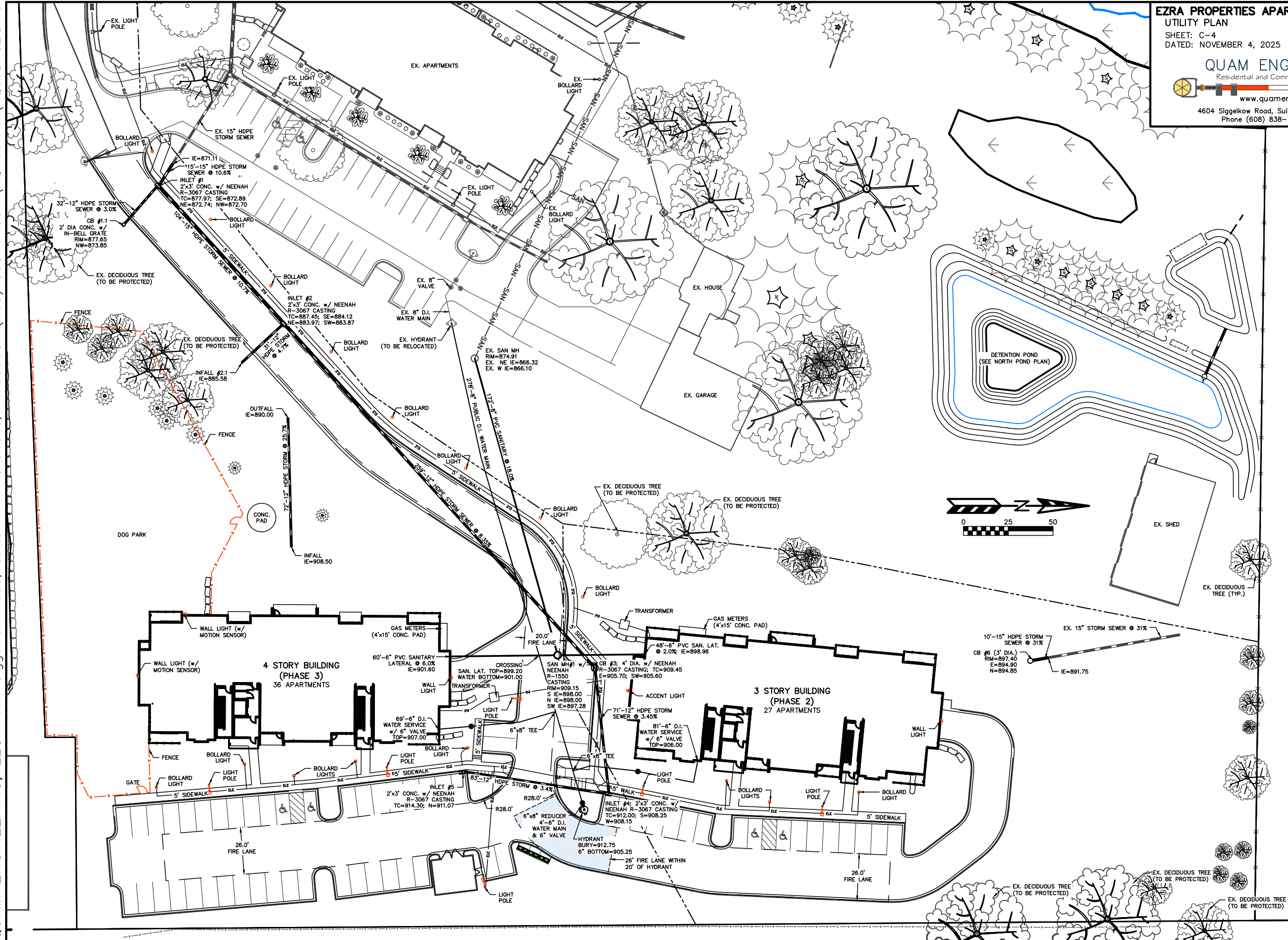
EZRA PROPERTIES APARTMENTS – PHASE 2 & 3
UTILITY PLAN
SHEET: C-4
DATED: NOVEMBER 4, 2025

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EZRA PROPERTIES APARTMENTS – PHASE 2 & 3

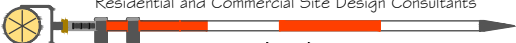
NORTH POND PLAN

SHEET: C-5

DATED: NOVEMBER 4, 2025

QUAM ENGINEERING, LLC

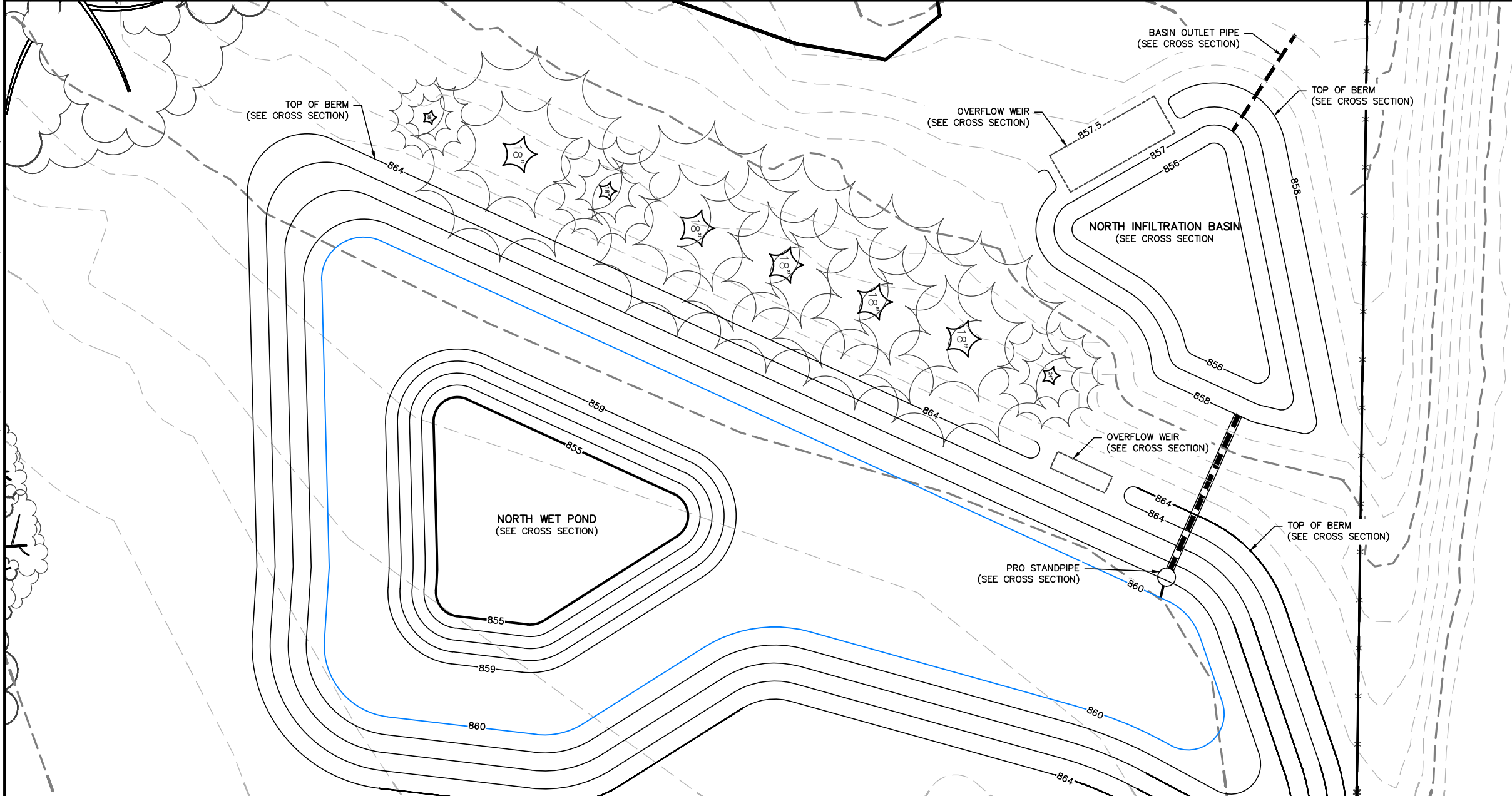
Residential and Commercial Site Design Consultants



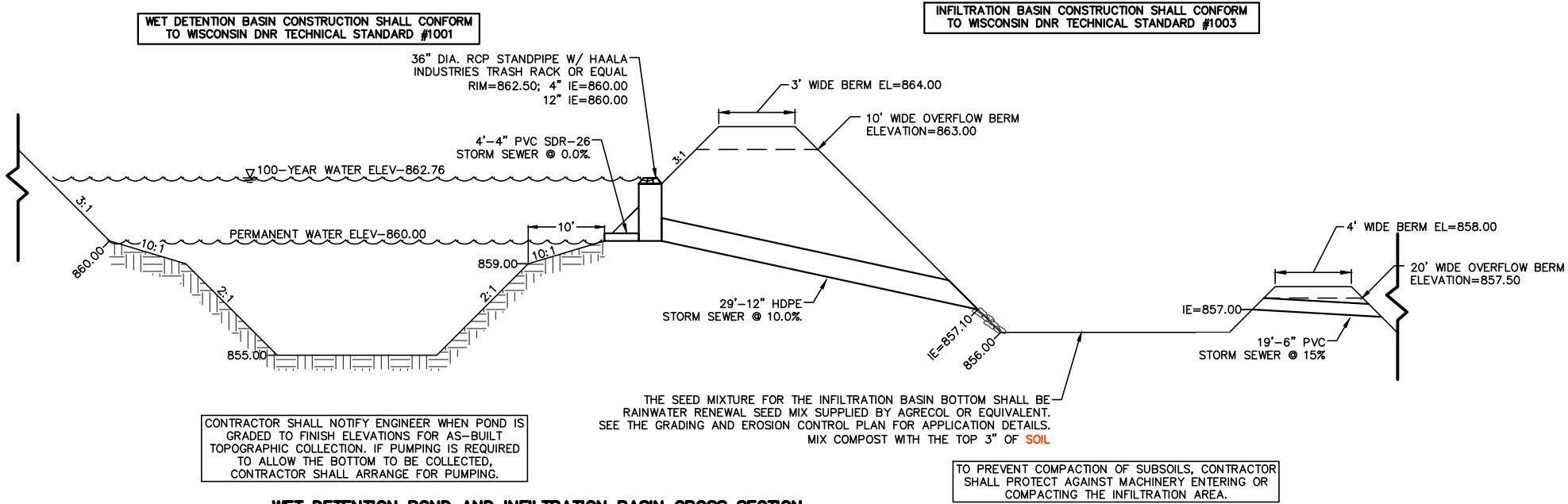
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WET POND PEAK ELEVATIONS	
STORM	ELEV
1-YR	860.89
2-YR	861.11
10-YR	861.91
100-YR	862.76



INFILTRATION BASIN PEAK ELEVATIONS	
STORM	ELEV
1-YR	857.33
2-YR	857.38
10-YR	857.51
100-YR	857.70

EROSION NOTES:

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE PUBLIC STREET. SEDIMENT REACHING PUBLIC STREET SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED WITHIN 14 DAYS OF LAST ACTIVITY. ALL DISTURBED AREAS SHOULD BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.

PERIMETER CONTROL SHALL BE INSTALLED AROUND STOCKPILES, AND STOCKPILES SHALL BE STABILIZED THAT WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:

NOVEMBER 15 – DECEMBER 30, 2025
FEBRUARY 1 – APRIL 15, 2026

REMOVE TREES AND EXCESS MATERIAL.

INSTALL SANITARY SEWER, WATER MAIN, AND STORM SEWER. CONSTRUCT DRIVEWAY AS ACCESS ROUTE FOR PHASE 2 AND PHASE 3 BUILDINGS. CONSTRUCT NORTH WET POND AND INFILTRATION BASIN.

FEBRUARY 1 – SEPTEMBER 30, 2026
SEPTEMBER 1 – 15, 2026

CONSTRUCT PHASE 2 BUILDING.

PAVE DRIVEWAY, PHASE 2 PARKING LOT, AND PHASE 3 PARKING LOT.

MAY 1, 2026 – FEBRUARY 28, 2027

CONSTRUCT PHASE 3 BUILDING.

*PRESCRIPTIVE COMPLIANCE:

SLOPES GREATER THAN 3:1 SHALL FOLLOW PRESCRIPTIVE COMPLIANCE PROCEDURES. THESE SHALL INCLUDE THE FOLLOWING: RESTORING DISTURBED AREAS WITHIN 30 DAYS OF INITIAL DISTURBANCE FOR AREAS THAT DO NOT DRAIN TO SEDIMENT BASINS OR TRAPS. DISTURBED SLOPES SHALL HAVE TARP PLACED AT THE END OF EACH WORKDAY. THE TOTAL DURATION OF THE PROJECT IS GREATER THAN 30 DAYS AND WILL NEED TO BE PHASED IN ORDER TO MEET THE 30 DAY RESTORATION CRITERIA FOR EACH DISTURBED AREA.

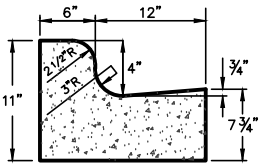
RESTORATION NOTES:

RESTORATION SHALL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL.

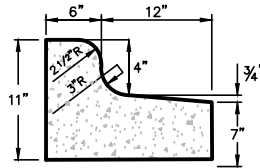
ALL PVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH OR EROSION MAT. EROSION MAT LIMITS ARE SHOWN ON THE GRADING & EROSION CONTROL PLAN. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. NO MOW MIX WITH ANNUAL RYE GRASS SHALL BE USED ON 2:1 SLOPES. WET DETENTION NATIVE SEED MIX SUPPLIED BY AGRECOL OR EQUIVALENT SHALL BE USED FOR THE SIDES OF THE WET POND. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. ALL SEED MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

ALL PVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. FERTILIZER SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS: NITROGEN, NOT LESS THAN 16%, PHOSPHORIC ACID, NOT LESS THAN 8% POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SEED MIXTURE 40 SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF TWO (2) TONS PER ACRE. WET DETENTION SEED MIX SHALL BE APPLIED AT THE RATE OF EIGHT (8) POUNDS PER ACRE. WHEN SEEDING THE WET DETENTION SEED MIX WITH A CONVENTIONAL SPREADER, AN INERT CARRIER SUCH AS VERMICUTITE, FINE GRADE PINE SHAVINGS, OR MILOGANTITE MAY BE INCORPORATED TO BULK UP THE SEED.

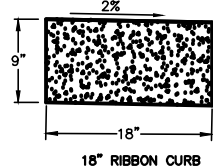
SEEDING FROM SEPTEMBER 16 THROUGH NOVEMBER 15 IS TO BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. DORMANT SEEDING, IF NECESSARY, SHALL BE COMPLETED AFTER NOVEMBER 15. DORMANT SEEDING SHALL NOT BE APPLIED ON TOP OF SNOW. DISTURBED AREAS SHALL HAVE EROSION MAT APPLIED OVER DORMANT SEEDING. IF DORMANT SEEDING DOES NOT RESULT IN AT LEAST 70% COVER BY MAY 15, ADDITIONAL SEEDING SHALL BE REQUIRED.



18" STANDARD CONCRETE CURB & GUTTER

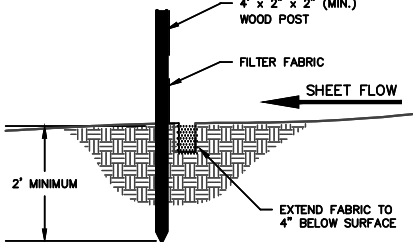


18" REJECT CONCRETE CURB & GUTTER

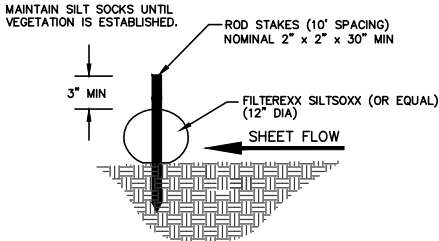


18" RIBBON CURB

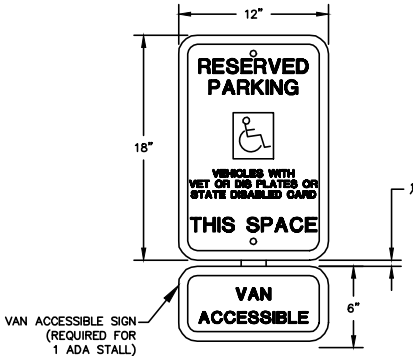
18" CONCRETE CURB DETAILS



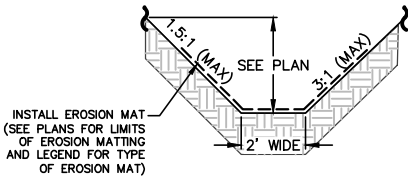
SILT FENCE CONSTRUCTION (SHEET FLOW)



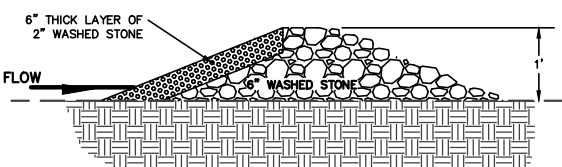
SILT SOCK DETAIL



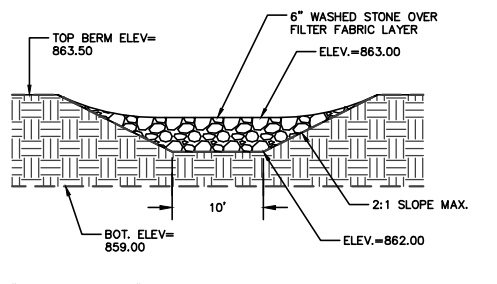
DETAIL 1.8: HANDICAP ACCESSIBLE SIGN



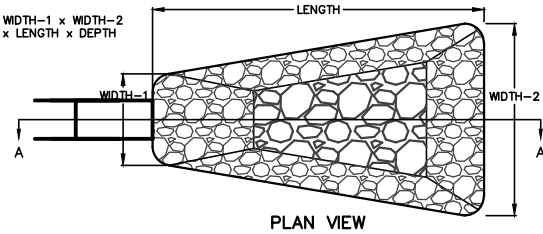
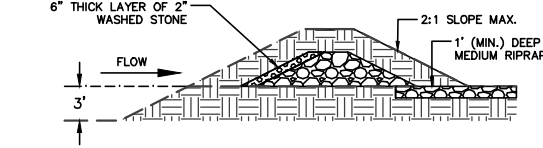
SWALE CROSS SECTION



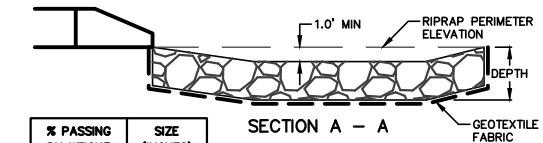
ROCK CHECK DAM DETAIL



NORTH TEMPORARY SEDIMENT TRAP OUTLET DETAIL



PLAN VIEW



SECTION A - A

% PASSING BY WEIGHT	SIZE (INCHES)
100	20
50-85	15
20-50	10
5-20	5
0-5	2

RIPRAP SHALL BE PLACED AS DEFINED IN SECTION 606 OF WISCONSIN D.O.T. SPECIFICATIONS. STONE PIECES SHALL BE WELL GRADED, RANGING IN DIAMETER AS DESCRIBED IN THE ADJACENT CHART.

RIPRAP DETAIL

SIZES CALCULATED IN BEST D.5.2

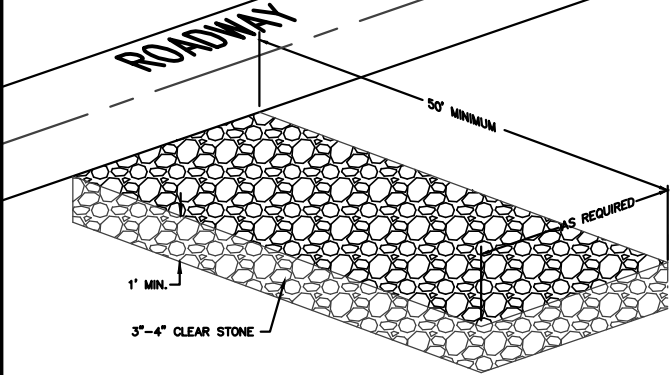
EZRA PROPERTIES APARTMENTS – PHASE 2 & 3
CONSTRUCTION DETAILS

SHEET: C-5
DATED: NOVEMBER 4, 2025

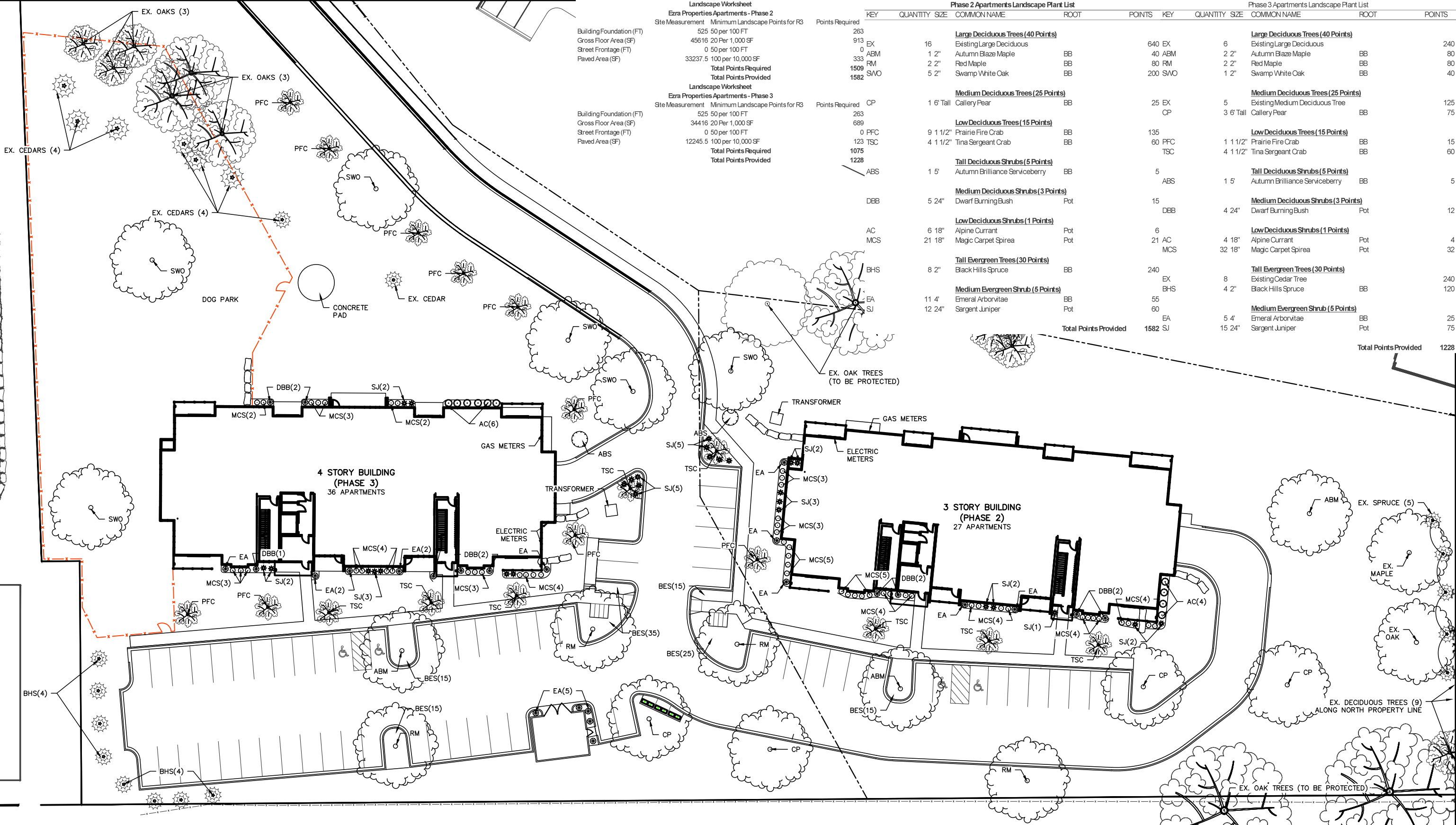
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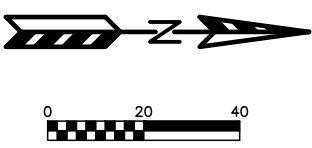
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



STONE CONSTRUCTION ENTRANCE



Landscape Worksheet					Phase 2 Apartments Landscape Plant List										Phase 3 Apartments Landscape Plant List									
Ezra Properties Apartments - Phase 2					KEY	QUANTITY	SIZE	COMMON NAME	ROOT	POINTS	KEY	QUANTITY	SIZE	COMMON NAME	ROOT	POINTS								
Building Foundation (FT)	525	50 per 100 FT	Points Required	263																				
Gross Floor Area (SF)	45616	20 Per 1,000 SF	913	EX	16			Large Deciduous Trees (40 Points)		640	EX	6			Large Deciduous Trees (40 Points)	240								
Street Frontage (FT)	0	50 per 100 FT	0	ABM	1 2"			Existing Large Deciduous		40	ABM	2 2"			Autumn Blaze Maple	BB	80							
Paved Area (SF)	33237.5	100 per 10,000 SF	333	RM	2 2"			Autumn Blaze Maple	BB	80	RM	2 2"			Red Maple	BB	80							
				SWO	5 2"			Red Maple	BB	200	SWO	1 2"			Swamp White Oak	BB	40							
								Swamp White Oak	BB															



EZRA PROPERTIES APARTMENTS – PHASE 2 & 3

LANDSCAPE PLAN

SHEET: L-1

DATED: NOVEMBER 4, 2025

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

www.quamengineering.com

4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558

Phone (608) 838-7750; Fax (608) 838-7752

Landscape Worksheet

Ezra Properties Apartments - Phase 2

	Site Measurement	Minimum Landscape Points for R3	Points Required
Building Foundation (FT)	525	50 per 100 FT	263
Gross Floor Area (SF)	45616	20 Per 1,000 SF	913
Street Frontage (FT)	0	50 per 100 FT	0
Paved Area (SF)	33237.5	100 per 10,000 SF	333
Total Points Required			1509
Total Points Provided			1582

Landscape Worksheet

Ezra Properties Apartments - Phase 3

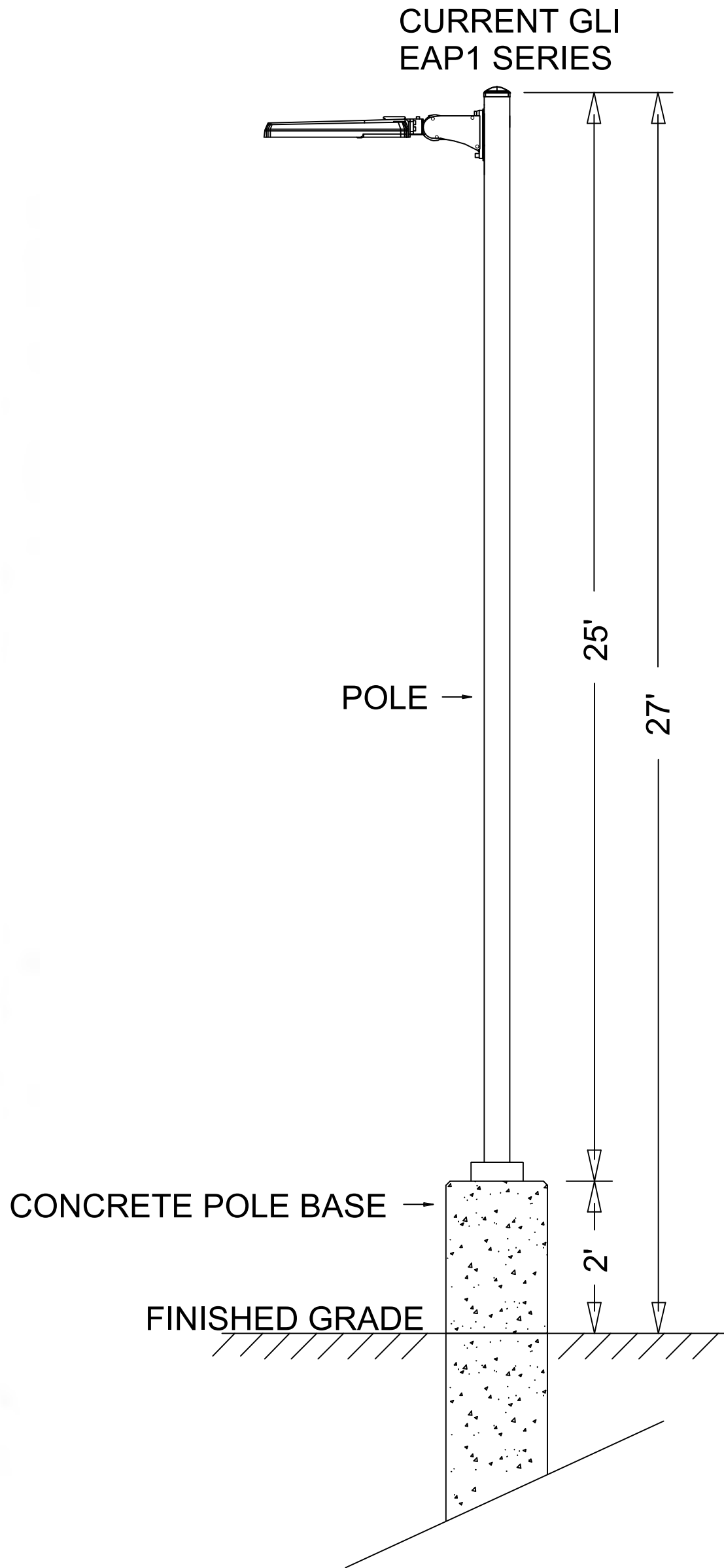
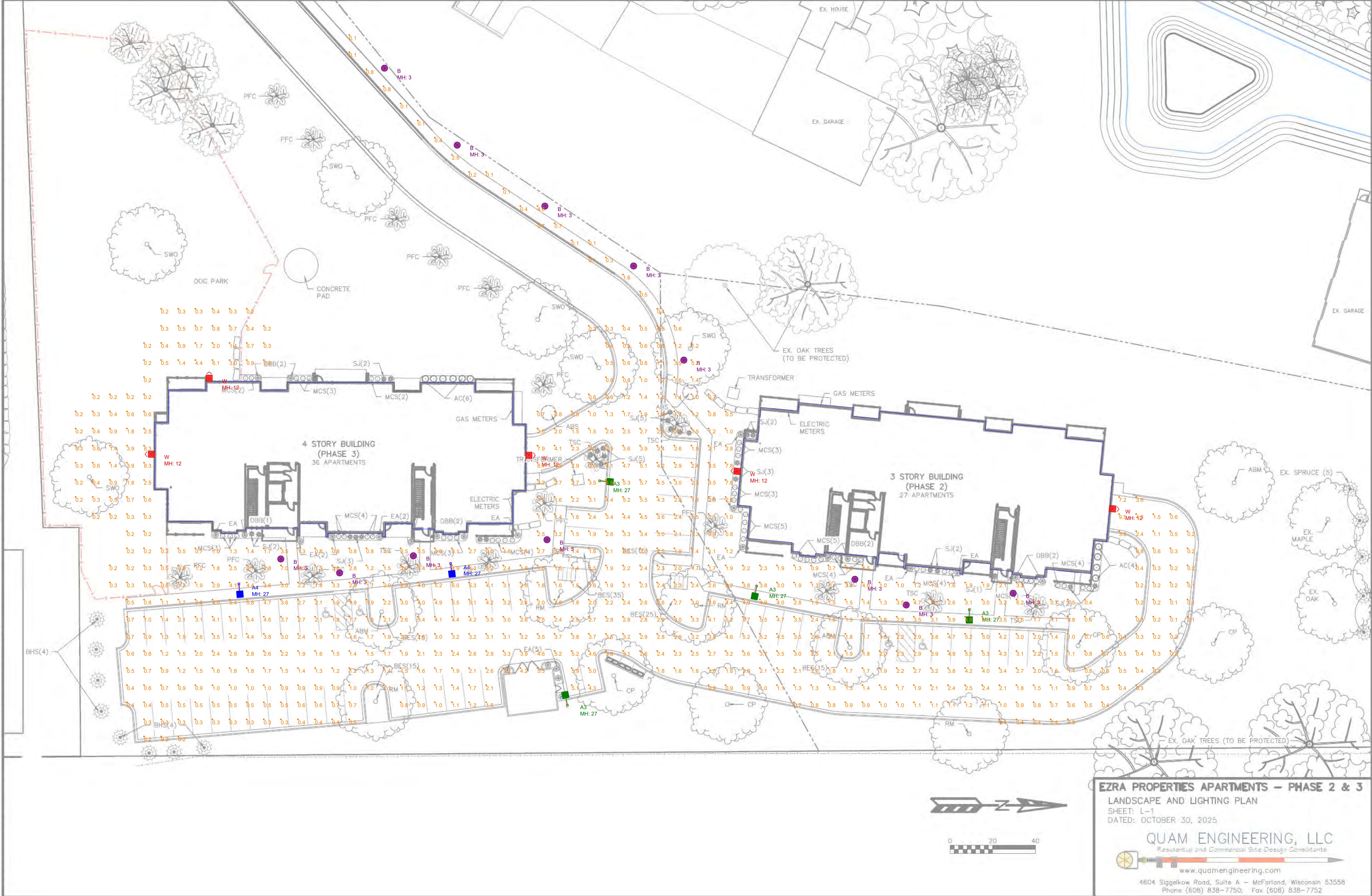
	Site Measurement	Minimum Landscape Points for R3	Points Required
Building Foundation (FT)	525	50 per 100 FT	263
Gross Floor Area (SF)	34416	20 Per 1,000 SF	689
Street Frontage (FT)	0	50 per 100 FT	0
Paved Area (SF)	12245.5	100 per 10,000 SF	123
Total Points Required			1075
Total Points Provided			1228

Phase 2 Apartments Landscape Plant List

KEY	QUANTITY	SIZE	COMMON NAME	ROOT	POINTS
<u>Large Deciduous Trees (40 Points)</u>					
EX	16		Existing Large Deciduous		640
ABM	1	2"	Autumn Blaze Maple	BB	40
RM	2	2"	Red Maple	BB	80
SWO	5	2"	Swamp White Oak	BB	200
<u>Medium Deciduous Trees (25 Points)</u>					
CP	1	6' Tall	Gallery Pear	BB	25
<u>Low Deciduous Trees (15 Points)</u>					
PFC	9	1 1/2"	Prairie Fire Crab	BB	135
TSC	4	1 1/2"	Tina Sergeant Crab	BB	60
<u>Tall Deciduous Shrubs (5 Points)</u>					
ABS	1	5'	Autumn Brilliance Serviceberry	BB	5
<u>Medium Deciduous Shrubs (3 Points)</u>					
DBB	5	24"	Dwarf Burning Bush	Pot	15
<u>Low Deciduous Shrubs (1 Points)</u>					
AC	6	18"	Alpine Currant	Pot	6
MCS	21	18"	Magic Carpet Spirea	Pot	21
<u>Tall Evergreen Trees (30 Points)</u>					
BHS	8	2"	Black Hills Spruce	BB	240
<u>Medium Evergreen Shrub (5 Points)</u>					
EA	11	4'	Emeral Arborvitae	BB	55
SJ	12	24"	Sargent Juniper	Pot	60
Total Points Provided					1582

Phase 3 Apartments Landscape Plant List

KEY	QUANTITY	SIZE	COMMON NAME	ROOT	POINTS
<u>Large Deciduous Trees (40 Points)</u>					
EX	6		Existing Large Deciduous		240
ABM	2	2"	Autumn Blaze Maple	BB	80
RM	2	2"	Red Maple	BB	80
SWO	1	2"	Swamp White Oak	BB	40
<u>Medium Deciduous Trees (25 Points)</u>					
EX	5		Existing Medium Deciduous Tree		125
CP	3	6' Tall	Gallery Pear	BB	75
<u>Low Deciduous Trees (15 Points)</u>					
PFC	1	1 1/2"	Prairie Fire Crab	BB	15
TSC	4	1 1/2"	Tina Sergeant Crab	BB	60
<u>Tall Deciduous Shrubs (5 Points)</u>					
ABS	1	5'	Autumn Brilliance Serviceberry	BB	5
<u>Medium Deciduous Shrubs (3 Points)</u>					
DBB	4	24"	Dwarf Burning Bush	Pot	12
<u>Low Deciduous Shrubs (1 Points)</u>					
AC	4	18"	Alpine Currant	Pot	4
MCS	32	18"	Magic Carpet Spirea	Pot	32
<u>Tall Evergreen Trees (30 Points)</u>					
EX	8		Existing Cedar Tree		240
BHS	4	2"	Black Hills Spruce	BB	120
<u>Medium Evergreen Shrub (5 Points)</u>					
EA	5	4'	Emeral Arborvitae	BB	25
SJ	15	24"	Sargent Juniper	Pot	75
Total Points Provided					1228



MAINTAINED FOOTCANDLES SHOWN AT GRADE

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Fc	2.03	9.5	0.1	20.30	95.00

FIXTURE MOUNTING HEIGHT: SHOWN AS "MH" IN FEET ABOVE FINISHED GRADE

Luminaire Schedule						
Symbol	Label	Qty	Manufacturer	Description	Luminaire Watts	Luminaire Dimming
A3	4	CURRENT GLI	EAP1150WLSCS (120W TYPE 3 4000K) + EAP1-ARM + SSSE25-40A-1-E1-DKBZ-UL		116	0-10V
A4	2	CURRENT GLI	EAP1150WLSCS (120W TYPE 4 4000K) + EAP1-ARM + SSSE25-40A-1-E1-DKBZ-UL		116	0-10V
B	12	INTRIGUE	MT-8-B-21LED-4K-D-CL-UNV-42-BRZ		21	0-10V
W	5	CURRENT GLI	EWP150WLSCS (30W 4000K)		30	0-10V

EZRA PROPERTIES APARTMENTS

ERI

ENGINEERED
REPRESENTATION
INC.

www.engineeredrepinc.com

262.542.6285 Wauwatosa

920.751.3922 Neenah

apps@erwi.com

Date:11/3/2025

Scale: 1"=20'

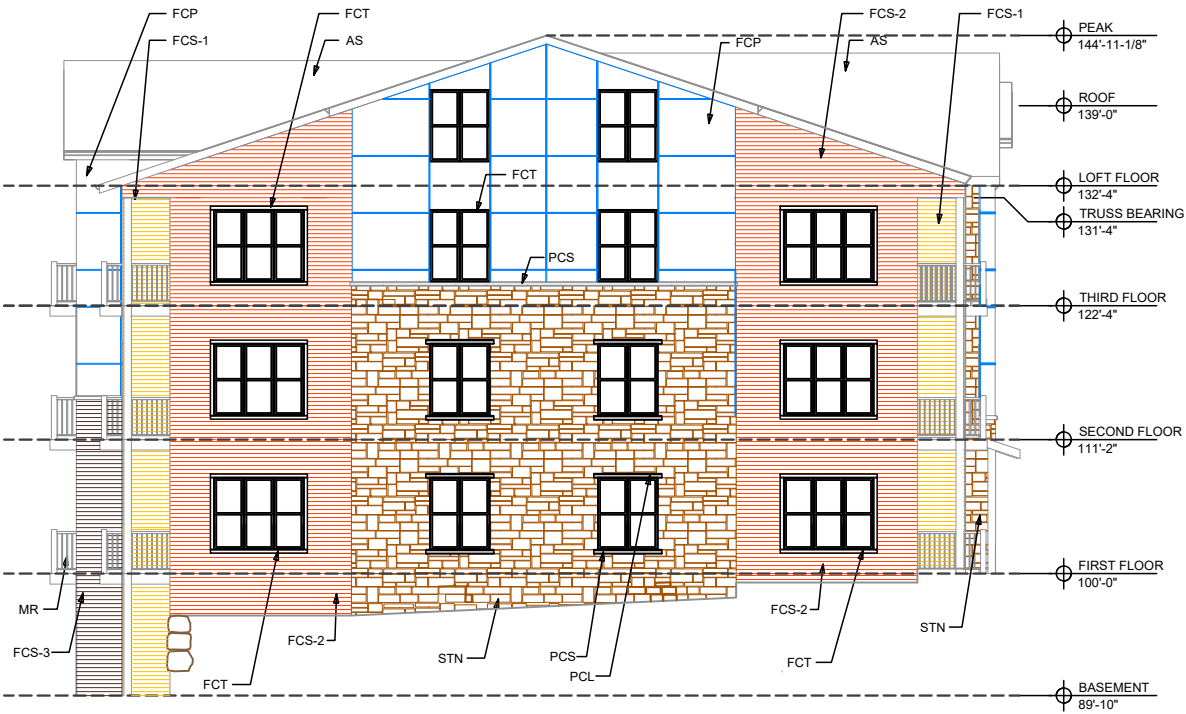
Layout By: Andy

Project: 4703 TERMINAL DRIVE - MCFARLAND, WI

Filename: 251103QQ1AKC.AGI

LIGHT LEVELS SHOWN ARE STRICTLY FOR PURPOSES OF ESTIMATING BILL OF MATERIALS AND THE RESULTS ARE BASED ON PROJECT DETAILS GIVEN TO ENGINEERED REPRESENTATION INC. / WALLOCK DAVIES & COMPANY LLC. BEFORE OCCUPANCY OF SPACE. ALL PROJECT DETAILS AND LIGHT LEVELS SHOULD BE VERIFIED TO COMPLY WITH SAFETY AND MUNICIPAL CODES.

Page 154 of 346



2 SOUTH ELEVATION
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



1 EAST ELEVATION
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND

LEGEND	
FCS-1	FIBER CEMENT SIDING
FCS-2	FIBER CEMENT SIDING
FCS-3	FIBER CEMENT SIDING
FCP	FIBER CEMENT PANELS
TRIM	VERTICAL REVEAL TRIM
FCT	FIBER CEMENT TRIM

STN	STONE VENEER
CMU	SPLIT-FACE CMU

PCS	PRE CAST SILL
PCL	PRE CAST LINTEL
PMF	PREFINISHED METAL FASCIA - MUSKET (ROLLEX)
MR	METAL RAILING SYSTEM

GENERAL NOTES

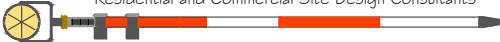
A. NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.

B. REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.

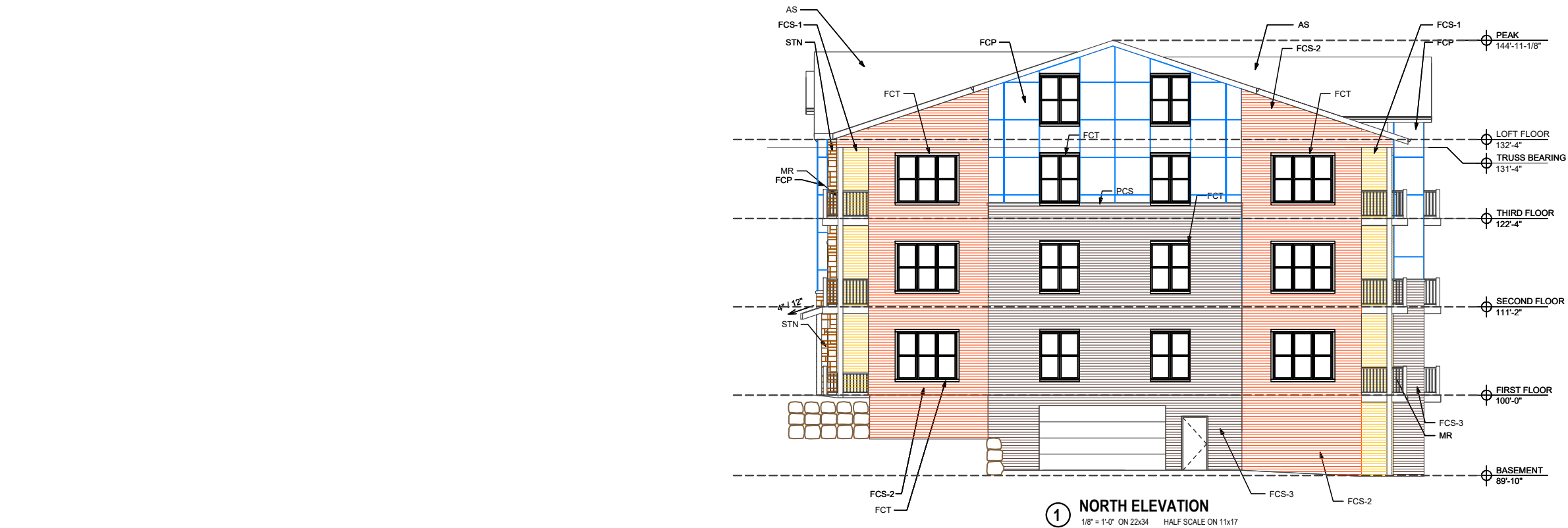
C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.

EZRA PROPERTIES APARTMENTS – PHASE 2
EXTERIOR ELEVATIONS
SHEET: A-2.0
DATED: OCTOBER 30, 2025

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



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Phone (608) 838-7750; Fax (608) 838-7752



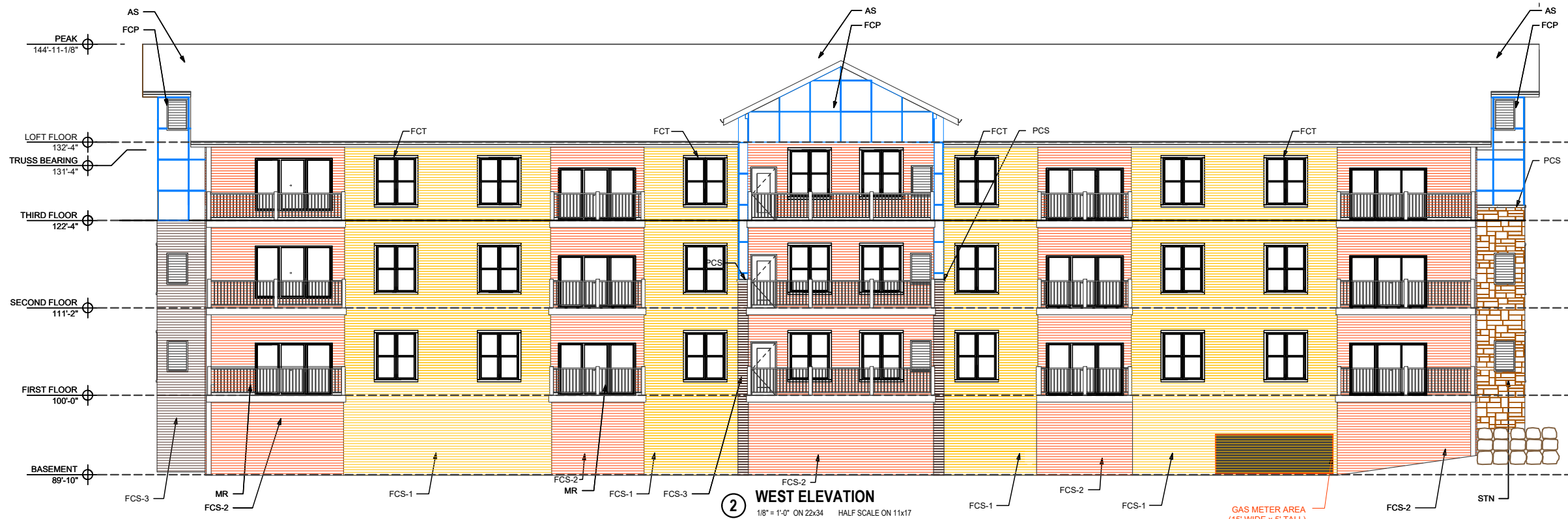
EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND

LEGEND

FCS-1	FIBER CEMENT SIDING	SW 6102 - PORTABELLO
FCS-2	FIBER CEMENT SIDING	SW 2803 - TERRA COTTA
FCS-3	FIBER CEMENT SIDING	LP - MIDNIGHT SHADOW
FCP	FIBER CEMENT PANELS	JH - IRON GRAY
TRIM	VERTICAL REVEAL TRIM	TAMLYN - PAINTED TO MATCH SIDING
FCT	FIBER CEMENT TRIM	COLOR TO MATCH SOFFIT AND FASCIA
		1X4 @ WINDOWS, TYP.
		1X10 @ BAND BOARD
		1X12 @ FRIEZE BOARD
STN	STONE VENEER	CYPRESS DRY STACK DUTCH QUALITY STONE
		WATER TABLE SILL - COLOR "BROWN"
		DUTCH QUALITY STONE
		PROVIDE SILL @ WINDOW BASE, HEAD AND TOP OF STONE
CMU	SPLIT-FACE CMU	COUNTY MATERIALS 01-034A CLIFF GRAY
PCS	PRE CAST SILL	
PCL	PRE CAST LINTEL	
PMF	PREFINISHED METAL FASCIA - MUSKET (ROLLEX)	
MR	METAL RAILING SYSTEM	

GENERAL NOTES

- NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.
- REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.
- CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.



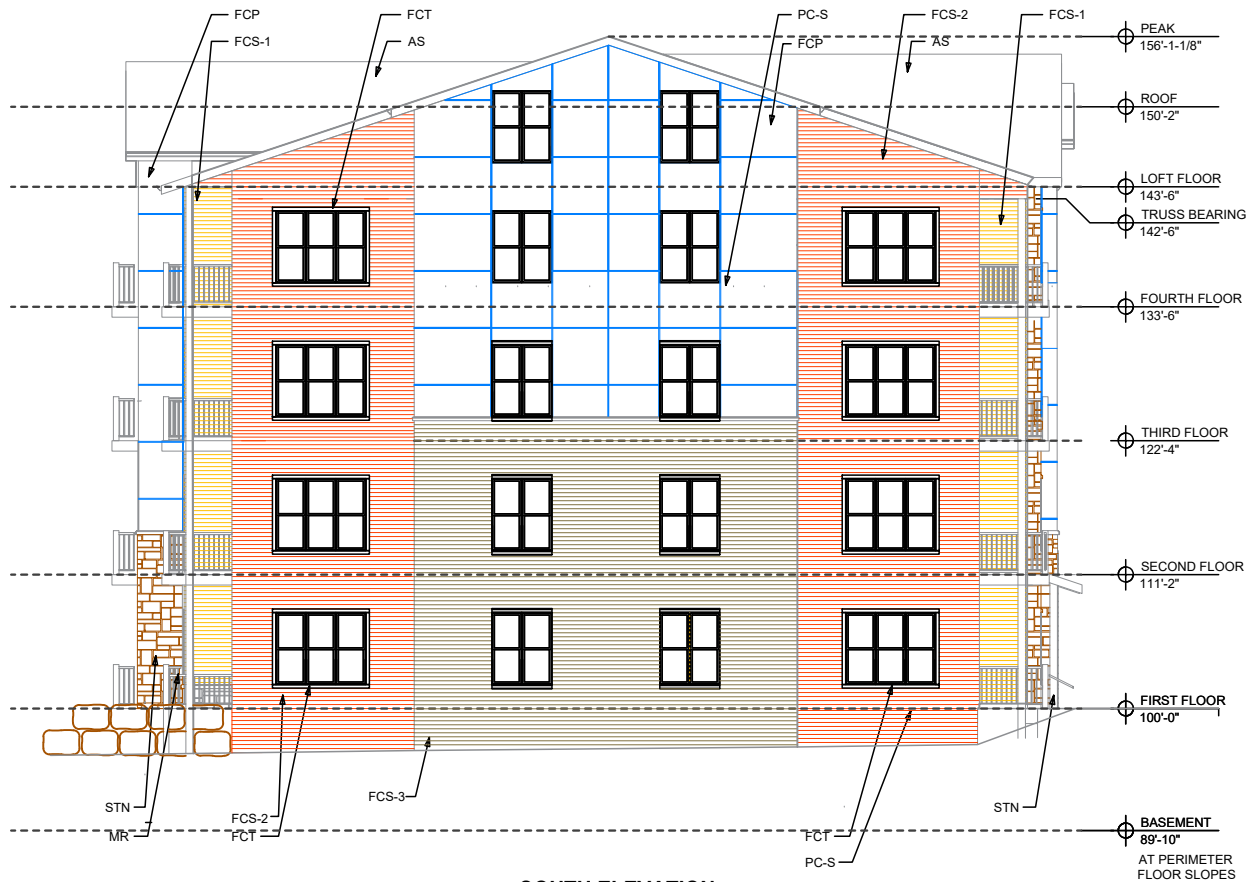
EZRA PROPERTIES APARTMENTS – PHASE 2
EXTERIOR ELEVATIONS

SHEET: A-2.1
DATED: OCTOBER 30, 2025

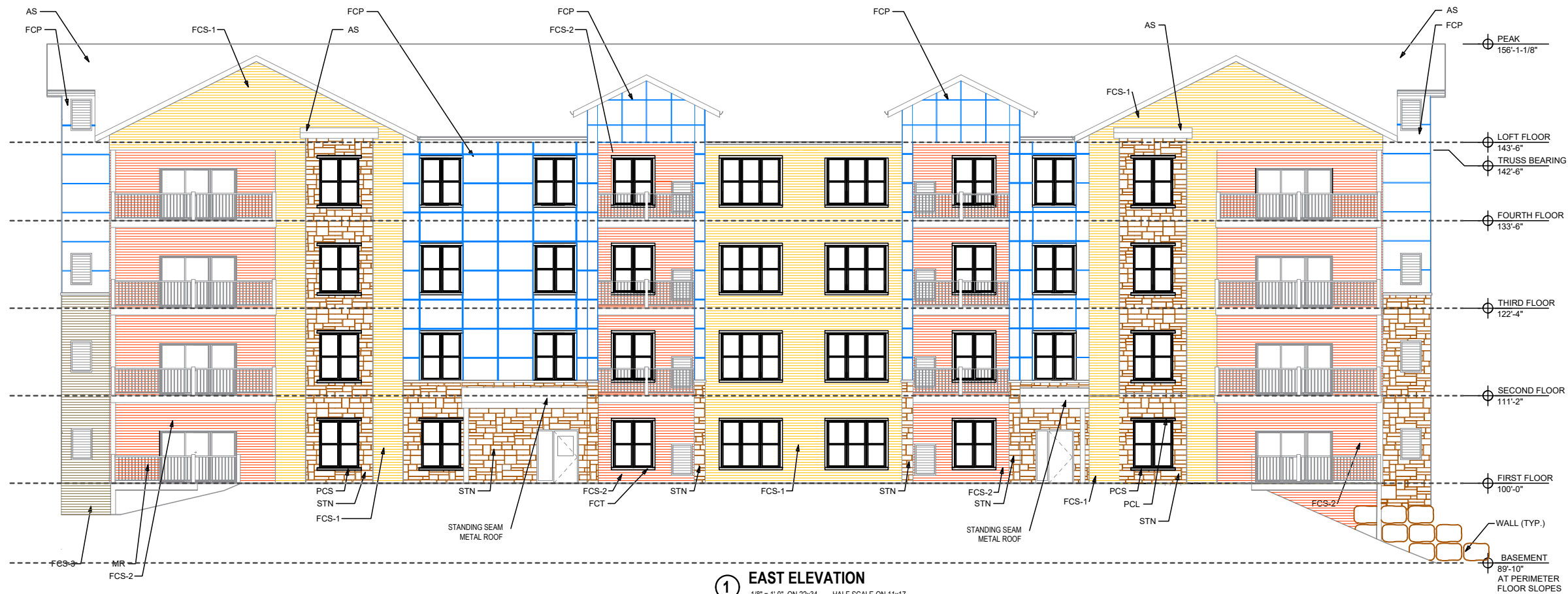
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



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Phone (608) 838-7750; Fax (608) 838-7752



② SOUTH ELEVATION
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



① EAST ELEVATION
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND

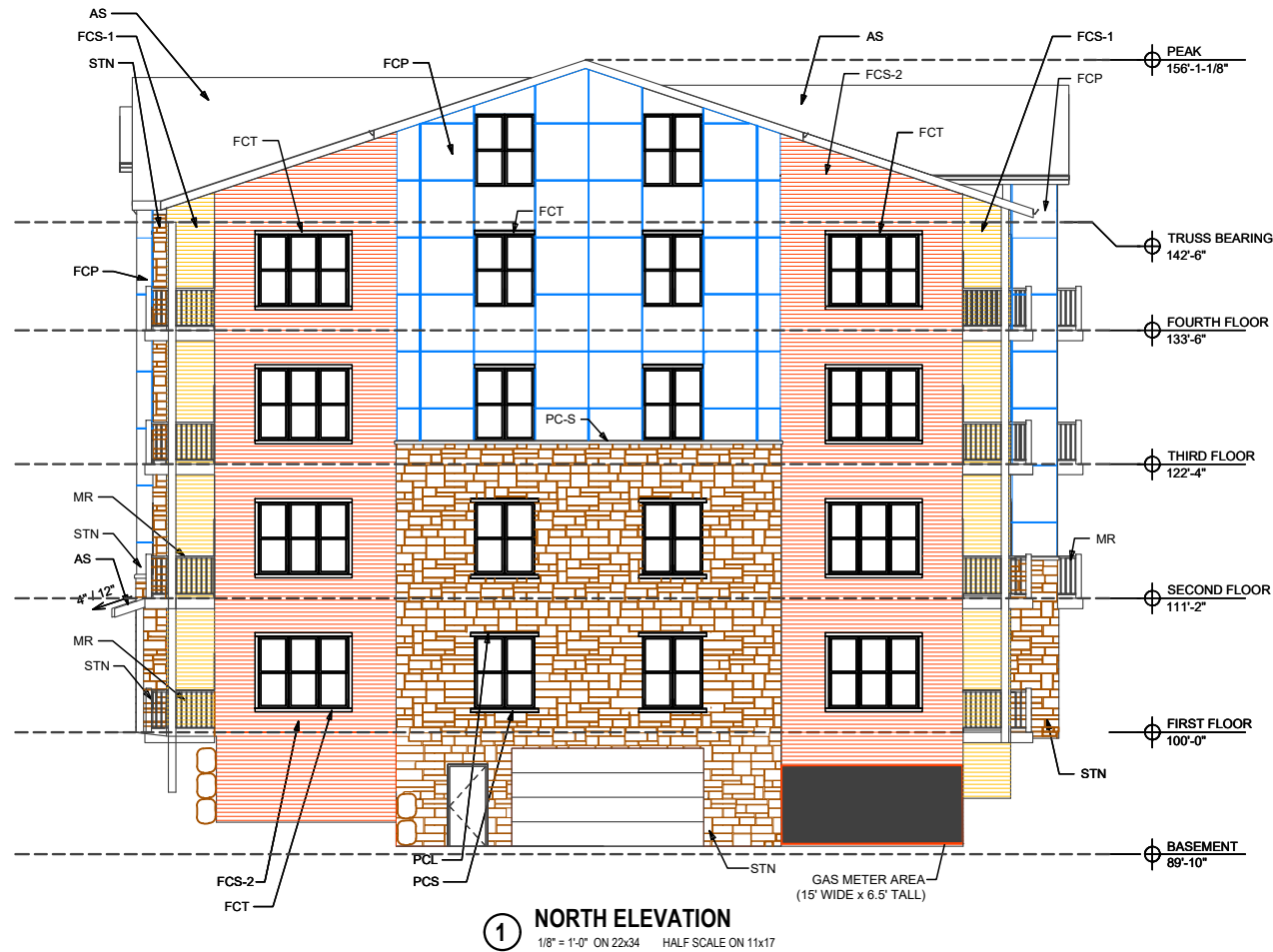
LEGEND		
FCS-1	FIBER CEMENT SIDING	SW 6102 - PORTABELLO
FCS-2	FIBER CEMENT SIDING	SW 2803 - TERRA COTTA
FCS-3	FIBER CEMENT SIDING	LP - MIDNIGHT SHADOW
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PCL	PRE CAST LINTEL	
PMF	PREFINISHED METAL FASCIA - MUSKET (ROLLEX)	
MR	METAL RAILING SYSTEM	
GENERAL NOTES		
A. NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.		
B. REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.		
C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.		

EZRA PROPERTIES APARTMENTS – PHASE 3
EXTERIOR ELEVATIONS
SHEET: A-2.0
DATED: OCTOBER 30, 2025

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



4604 Siggelkow Road, McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND		
LEGEND		
FCS-1	FIBER CEMENT SIDING	SW 6102 - PORTABELLO
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MR	METAL RAILING SYSTEM	
GENERAL NOTES		
A. NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.		
B. REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.		
C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.		



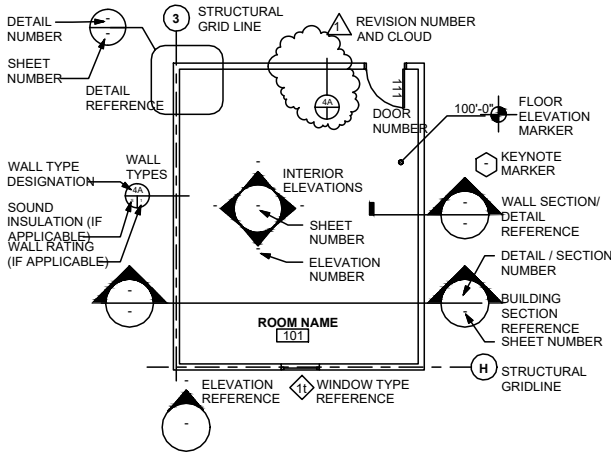
EZRA PROPERTIES MIXED USE – PHASE 3
EXTERIOR ELEVATIONS
SHEET: A-2.1
DATED: OCTOBER 30, 2025

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

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EZRA PROPERTIES - PHASE 2 - 27 UNIT APARTMENT BUILDING

4703 Terminal Drive
McFarland, WI 53558



Architecture :

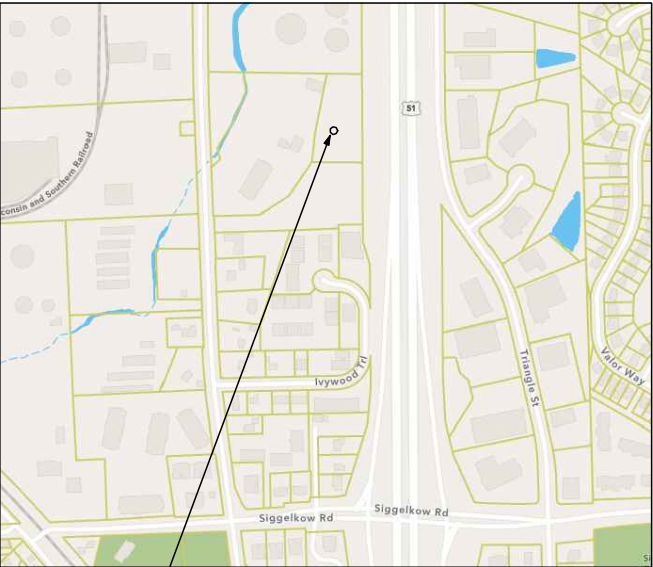
Ryan Quam
4604 Siggelkow Road, Suite A, McFarland, WI 53558
p: 608.838.7750 www.quamengineering.com

Civil
Engineering

Quam Engineering, LLC
4604 Siggelkow Road, Suite A, McFarland, WI 53558
p: 608.838.7750 www.quamengineering.com

Structural
Engineering

Cold Springs Design, LLC
222 South Main Street, Fort Atkinson, WI 53538
p: 920.568.9530



PROJECT SITE MAP

ARCHITECTURAL ABBREVIATIONS LEGEND		
+ - AND	FIN - FINISH	PREFAB PREFABRICATED
@ - AT	FLR - FLOOR	PERIM - PERIMETER
AB - ANCHOR BOLT	FND - FOUNDATION	PC - PLUMBING CONTRACTOR
AFF - ABOVE FINISH FLOOR	FOM - FACE OF MASONRY	P/C - PRECAST / PRESTRESSED
ALT - ALTERNATE	FOS - FACE OF STUD	P/T - POST TENSIONED
ALUM - ALUMINUM	FTG - FOOTING	PT - PRESSURE TREATED
ARCH- ARCHITECT / ARCHITECTURAL	FUT - FUTURE	
	FV - FIELD VERIFY	
BRD - BOARD	GA - GAUGE	R - RADIUS
BLK - BLOCK (CMU)	GALV- GALVANIZED	RD - ROOF DRAIN
BOT - BOTTOM	GB - GRAB BAR	REINF - REINFORCING
	GC - GENERAL CONTRACTOR	REQD - REQUIRED
	GYP - GYPSUM	RM - ROOM
CB - CATCH BASIN	HC - HVAC ONTRACTOR	
CIP - CAST-IN-PLACE	HM - HOLLOW METAL	SCHED- SCHEDULE
CJ - CONSTRUCTION JOINT	HORIZ HORIZONTAL	SHT - SHEET
CL - CENTERLINE	HT - HEIGHT	SIM - SIMILAR
CLJ - CONTROL JOINT	HVAC- HEATING, VENTILATION & AIR CONDITIONING	SOG - SLAB ON GRADE
CLR - CLEAR DISTANCE	HR - HOUR	SPEC - SPECIFICATION
CMU - CONCRETE MASONRY UNIT	ID - INSIDE DIAMETER	SQ - SQUARE
CO - CASED OPENING	I.F. - INSIDE FACE	SS - STAINLESS STEEL
COL - COLUMN	INSUL- INSULATION	STL - STEEL
CONC- CONCRETE	INT - INTERIOR	STR - STRUCTURAL
CONT- CONTINUOUS	JBE - JOIST BEARING ELEVATION	
CU - CUBIC	JT - JOINT	THK - THICKNESS
		TOL - TOP OF LEDGE ELEVATION
DBL - DOUBLE		TOP - TOP OF PIER ELEVATION
DF - DRINKING FOUNTAIN		TP - TOILET PAPER DISPENSER
DIM - DIAMETER		TS - (SEE HIGH STRENGTH STEEL
DN - DOWN		DESIGNATION)
DS - DOWN SPOUT		TYP - TYPICAL
DTL - DETAIL		TOW - TOP OF WALL ELEVATION
DWG - DRAWING		UL - UNDERWRITERS LAB
		UNO - UNLESS NOTED OTHERWISE
EA - EACH		
EC - ELECTRICAL CONTRACTOR		VB - VAPOR BARRIER
EIFS - EXTERIOR INSULATION FINISH SYSTEM		VIF - VERTICAL
EL - ELEVATION		VERIF - VERIFY IN FIELD
ELEV - ELEVATOR		
ENG - ENGINEER		
EQ - EQUAL		
EXIST- EXISTING		
EXP - EXPANSION		
EXT - EXTERIOR		
FD - FLOOR DRAIN		
FND - FOUNDATION		
FE - FIRE EXTINGUISHER		
FEC - FIRE EXTINGUISHER CABINET		
FF - FINISH FLOOR		

LIST OF DRAWINGS

GENERAL	
G1.0	COVER SHEET
G1.1	CODE COMPLIANCE PLAN
G1.2	CODE COMPLIANCE PLAN
CIVIL	
C1.0	EXISTING SITE PLAN
C2.0	SITE PLAN
C3.0	GRADING AND EROSION CONTROL PLAN
C4.0	UTILITY PLAN
C5.0	DETAILS
L1.0	LANDSCAPE PLAN

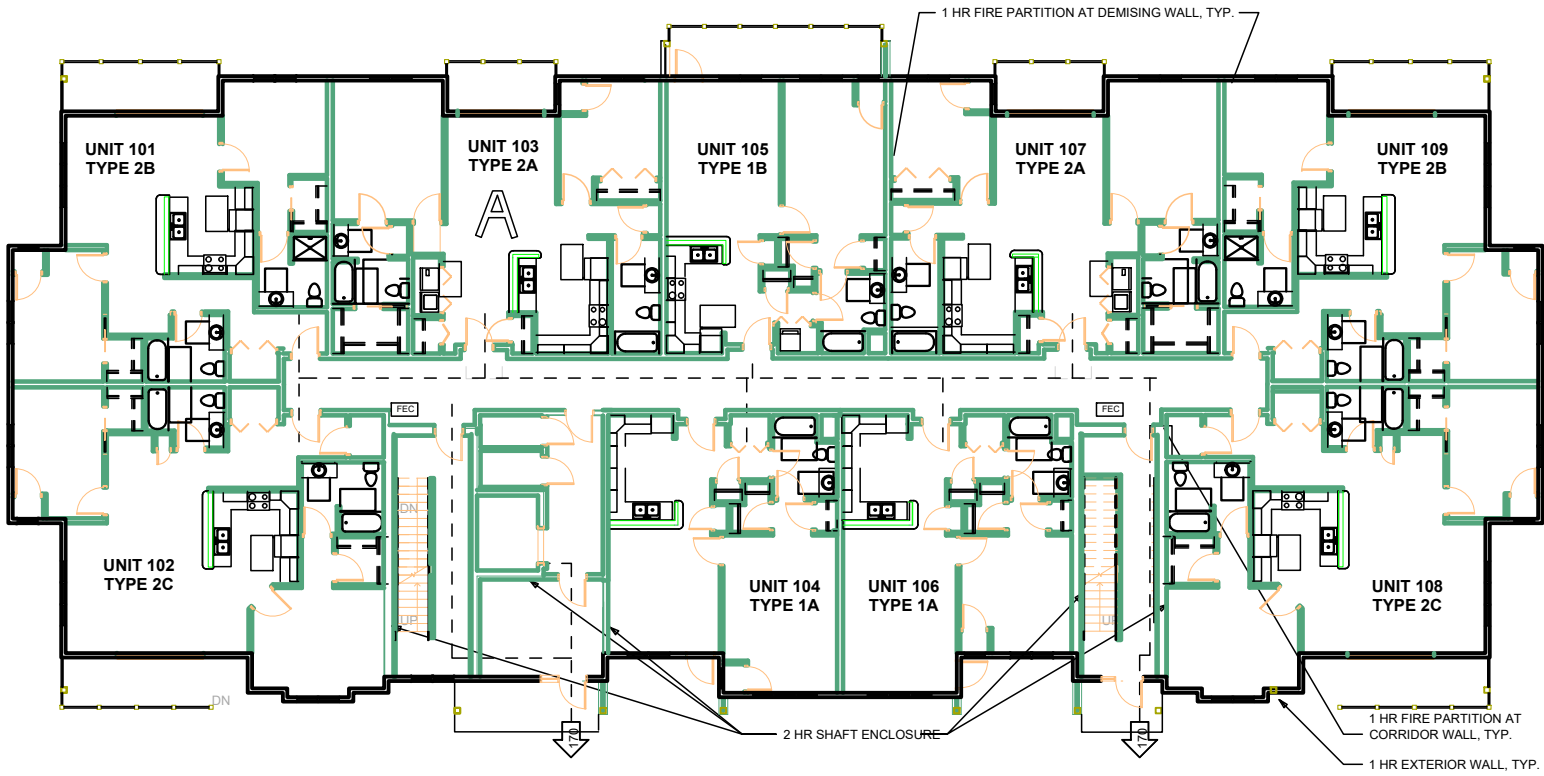
LIST OF DRAWINGS

ARCHITECTURAL	
A1.0	BASEMENT FLOOR PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	THIRD FLOOR PLAN
A1.4	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTIONS
A3.1	WALL SECTIONS
A3.2	WALL SECTIONS
A3.3	STAIR SECTIONS
A4.1	FIRST FLOOR REFLECTED CEILING PLAN
A4.2	SECOND FLOOR REFLECTED CEILING PLAN
A4.3	THIRD FLOOR REFLECTED CEILING PLAN
A5.0	ENLARGED UNIT FLOOR PLANS
A5.1	ENLARGED UNIT FLOOR PLANS
A5.2	ENLARGED UNIT FLOOR PLANS
A5.3	ENLARGED STAIR PLANS
A6.0	WALL TYPES, FLOOR ROOF & CEILING TYPES
A6.1	DOOR SCHEDULES, DOOR & FRAME ELEVATIONS
A6.2	WINDOW TYPES & INTERIOR ELEVATIONS
A8.0	DETAILS
A8.1	DETAILS
A8.2	DETAILS

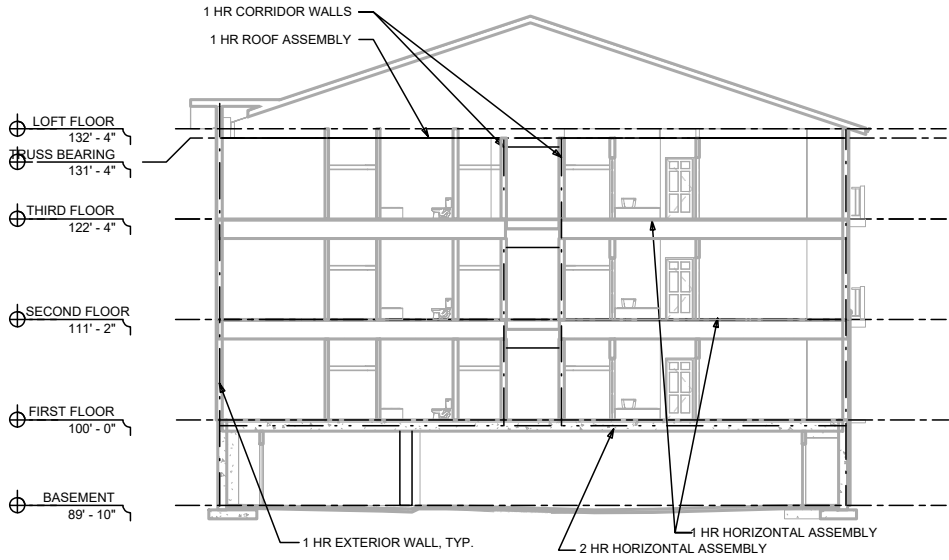
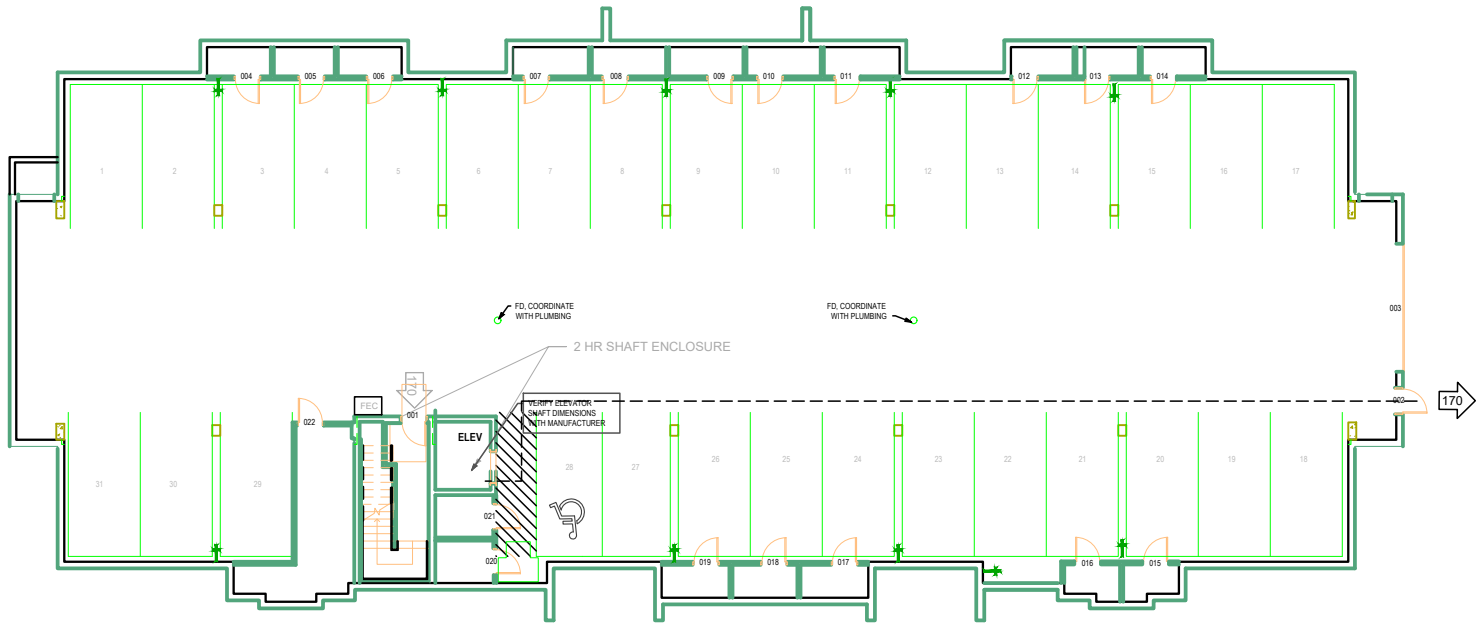
STRUCTURAL	
S-0.1	STRUCTURAL NOTES
S-0.2	STRUCTURAL SCHEDULES
S-1.0	FOUNDATION PLAN
S-1.1	FIRST FLOOR FRAMING PLAN
S-1.2	SECOND FLOOR FRAMING PLAN
S-1.3	THIRD FLOOR FRAMING PLAN
S-1.4	ROOF FRAMING PLAN
S-2.1	FOUNDATION DETAILS
S-2.2	FOUNDATION DETAILS
S-2.3	FOUNDATION DETAILS
S-3.1	FRAMING DETAILS
S-3.2	FRAMING DETAILS
S-3.3	STRUCTURAL DETAILS

OCTOBER 30, 2025

G1.0



1 3/32" = 1'-0" ON 22x34 HALF SCALE ON 11x17
CODE COMPLIANCE - FIRST FLOOR



3 3/32" = 1'-0" ON 22x34 HALF SCALE ON 11x17
CODE COMPLIANCE SECTION

PROJECT/BUILDING DATA:

NEW 4 STORY w/ MEZZANINE LEVEL MULTI-FAMILY BUILDING
BUILDING AREAS
TOTAL BUILDING AREA = 34,416 SQFT (EXCLUDING BASEMENT)
45,616 SQFT (INCLUDING BASEMENT)
BASEMENT AREA = 11,200 SQFT
FIRST FLOOR AREA = 11,200 SQFT
SECOND FLOOR AREA = 11,200 SQFT
THIRD FLOOR AREA = 11,200 SQFT
MEZZANINE FLOOR AREA (LOFTS) = 816 SQFT
UNIT COUNT
TOTAL UNITS = 27

PARKING COUNTS (SEE CIVIL DRAWINGS)
TOTAL PARKING SPACES = 61 (3 ACCESSIBLE)
GARAGE PARKING SPACES = 27 (1 ACCESSIBLE)
SURFACE PARKING SPACES = 34 (2 ACCESSIBLE)

ACCESSIBILITY REQUIREMENTS:

2015 WBOC, COMM 62.1107 DWELLING AND SLEEPING UNITS
R-2 = MORE THAN 20 DWELLING UNITS - AT LEAST 2% TYPE A UNITS
WITH REMAINING UNITS TYPE B
1 TYPE A UNITS PROVIDED, THE REMAINING ARE TYPE B

CODE INFORMATION SUMMARY:

APPLICABLE CODE
2015 WISCONSIN COMMERCIAL BUILDING CODE
CONSTRUCTION TYPE
TYPE VA = 4 STORY BUILDING
OCCUPANCY
S-2 - STORAGE (PARKING GARAGE)
R-2 - RESIDENTIAL (1ST THROUGH 4TH)
FIRE SPRINKLER
BUILDING IS FULLY SPRINKLERED
NFPA 13 @ BASEMENT
NFPA 13R @ 1ST THROUGH 4TH FLOORS
FIRE RESISTANCE RATING BUILDING ELEMENTS
STRUCTURAL FRAME (COLUMNS & BEAMS) = 1 HOUR
BEARING WALLS (EXTERIOR AND INTERIOR) = 1 HOUR
NON-BEARING WALLS (EXTERIOR) =
1 HOUR < 30' TO PROPERTY LINE
NO RATING > 30' TO PROPERTY LINE
FLOOR = 1 HOUR
ROOF = 1 HOUR
ALLOWABLE AREA AND HEIGHT SUMMARY - SEPERATED USES
GRADE PLANE
BASEMENT ELEVATION = 903.00'
1ST FLOOR ELEVATION = 913.00'
GRADE PLANE ELEVATION = 909.85'
S-2 OCCUPANCY
TYPE VA CONSTRUCTION = 4 STORIES ALLOWED (1 STORY ACTUAL)
21,000 SQFT/FLOOR ALLOWED
11,200 SQFT ACTUAL
(SPRINKLER AND FRONTAGE INCREASE NOT TAKEN)
R-2 OCCUPANCY
TYPE VA CONSTRUCTION = 4 STORIES ALLOWED (4 STORIES ACTUAL
WITH +1 STORY SPRINKLER INCREASE)
12,000 SQFT/FLOOR ALLOWED
11,200 SQFT/FLOOR ACTUAL
(SPRINKLER AND FRONTAGE INCREASE NOT TAKEN)
REQUIRED FIRE BARRIER/PARTITION FIRE
RESISTANT RATINGS:
CORRIDOR WALLS: 1 HOUR
SHAFTS: 2 HOURS
STAIR ENCLOSURE: 2 HOURS
DWELLING UNIT SEPARATION: 1 HOUR
SEE CODE COMPLIANCE PLANS FOR MORE
INFORMATION

CODE COMPLIANCE GENERAL NOTES

- A. ALL UNITS ARE TYPE "B" UNLESS NOTED OTHERWISE, REFER TO ENLARGED UNIT PLANS FOR INFORMATION AND REFERENCES TO ACCESSIBLE CRITERIA
- B. ALL "TYPE A" UNITS ARE DESIGNED TO COMPLY WITH THE REQUIREMENTS OF IBC ACCESSIBLE UNIT.
- C. GRAB BARS (PER 2003 ICC/ANSI A117.1)
6a) TYPE "B" UNITS PROVIDE:
BLOCKING FOR FUTURE GRAB BARS IN SHOWERS
BLOCKING FOR FUTURE SHOWER SEAT
BLOCKING FOR FUTURE GRAB BARS AT TOILETS
6b) TYPE "A" UNITS PROVIDE:
BLOCKING FOR FUTURE GRAB BARS IN SHOWERS
BLOCKING FOR FUTURE SHOWER SEAT
BLOCKING FOR FUTURE GRAB BARS AT TOILETS
- D. REFER TO SHEET A6.2 FOR ACCESSIBLE MOUNTING AND CLEARANCES INFORMATION.
- E. ALL FIRE EXTINGUISHER CABINETS SHALL BE IN APPROVED LOCATIONS WITH A MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER TO BE 75 FEET PER I.F.C.
- F. COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125' PER 1006.2.1.
- G. EXIT ACCESS TRAVEL DISTANCE IS 250' WITH SPRINKLERS PER TABLE 1017.2.
- H. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED IN THE FIELD WITH SIGNS OR STENCILING PER IBC 703.7

CODE COMPLIANCE SYMBOLS LEGEND

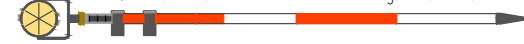
- INDICATES HANDICAP FULLY ACCESSIBLE UNIT
- INDICATES "TYPE A" UNIT
- INDICATES FIRE EXTINGUISHER CABINET LOCATION
- INDICATES OCCUPANCY CAPACITY
- INDICATES ADA ACCESSIBLE ROUTE
- INDICATES EXIT AND EXIT CAPACITY
- INDICATES EXIT SIGN
- INDICATES 1 HOUR FIRE RATED ASSEMBLY (SEC 707, 708, 709, 712)
- INDICATES 2 HOUR FIRE RATED ASSEMBLY (SEC 706, 707, 708, 709, 712)

EZRA PROPERTIES APARTMENTS - PHASE 2

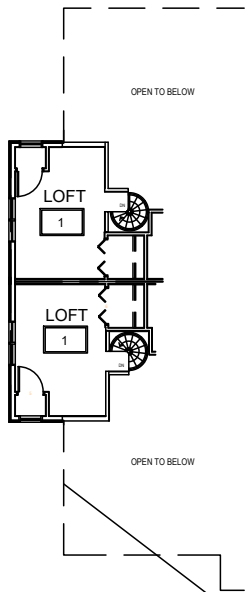
CODE COMPLIANCE PLAN

SHEET: G-1.1
DATED: OCTOBER 30, 2025

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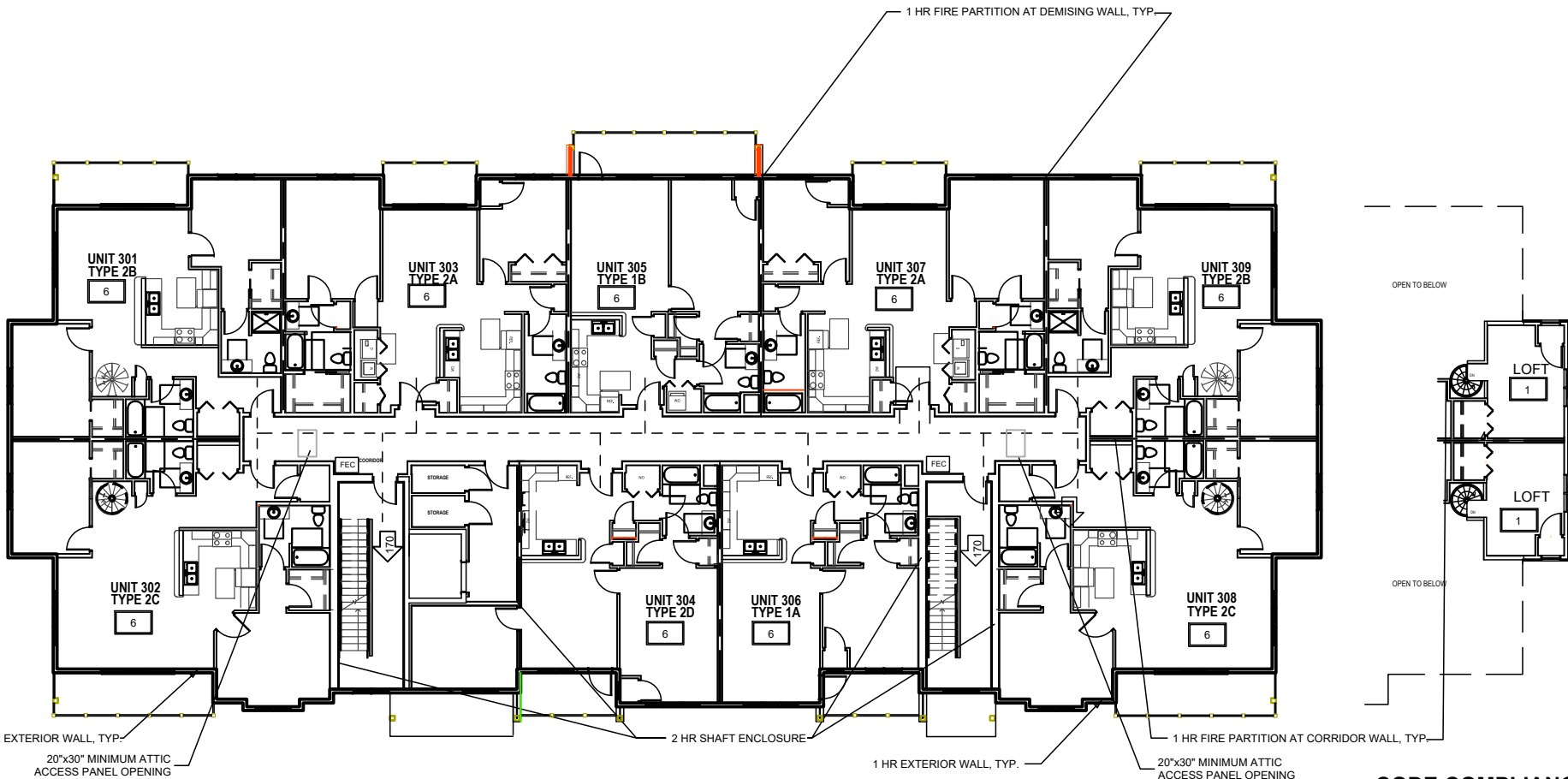


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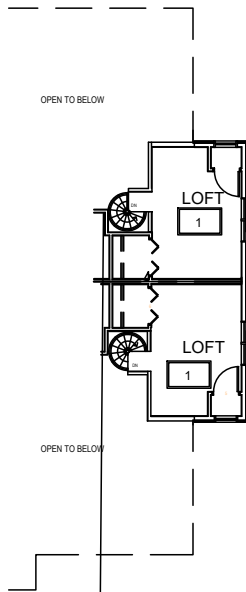
**CODE COMPLIANCE -
MEZZANINE (LOFT) FLOOR**

4
3/32" = 1'-0" ON 22x34 HALF SCALE ON 11x17



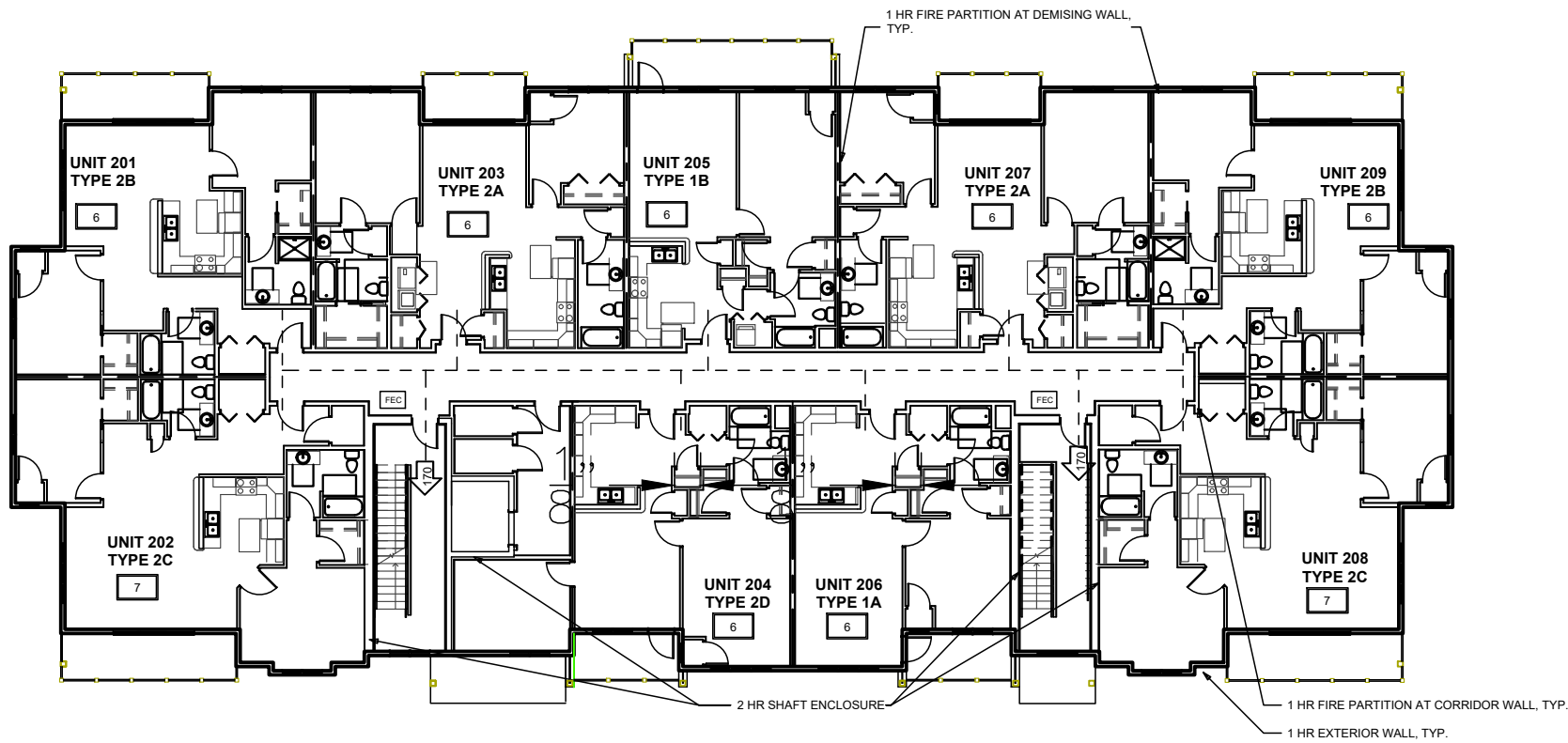
CODE COMPLIANCE - THIRD FLOOR

2
3/32" = 1'-0" ON 22x34 HALF SCALE ON 11x17



**CODE COMPLIANCE -
MEZZANINE (LOFT) FLOOR**

3
3/32" = 1'-0" ON 22x34 HALF SCALE ON 11x17



CODE COMPLIANCE - SECOND FLOOR

1
3/32" = 1'-0" ON 22x34 HALF SCALE ON 11x17

CODE COMPLIANCE GENERAL NOTES

- A. ALL UNITS ARE TYPE "B" UNLESS NOTED OTHERWISE, REFER TO ENLARGED UNIT PLANS FOR INFORMATION AND REFERENCES TO ACCESSIBLE CRITERIA
- B. ALL "TYPE A" UNITS ARE DESIGNED TO COMPLY WITH THE REQUIREMENTS OF IBC ACCESSIBLE UNIT.
- C. GRAB BARS (PER 2003 ICC/ANSI A117.1)
- 6a) TYPE "B" UNITS PROVIDE:
- BLOCKING FOR FUTURE GRAB BARS IN SHOWERS
 - BLOCKING FOR FUTURE SHOWER SEAT
 - BLOCKING FOR FUTURE GRAB BARS AT TOILETS
- 6b) "TYPE A" UNITS PROVIDE:
- BLOCKING FOR FUTURE GRAB BARS IN SHOWERS
 - BLOCKING FOR FUTURE SHOWER SEAT
 - BLOCKING FOR FUTURE GRAB BARS AT TOILETS
- D. REFER TO SHEET A6.2 FOR ACCESSIBLE MOUNTING AND CLEARANCES INFORMATION.
- E. ALL FIRE EXTINGUISHER CABINETS SHALL BE IN APPROVED LOCATIONS WITH A MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER TO BE 75 FEET PER I.F.C.
- F. COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125' PER 1014.3.
- G. EXIT ACCESS TRAVEL DISTANCE IS 250' WITH SPRINKLERS PER TABLE 1016.1.
- H. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED IN THE FIELD WITH SIGNS OR STENCILING PER IBC 703.6

CODE COMPLIANCE SYMBOLS LEGEND

- INDICATES HANDICAP FULLY ACCESSIBLE UNIT
- INDICATES "TYPE A" UNIT
- INDICATES FIRE EXTINGUISHER CABINET LOCATION
- INDICATES OCCUPANCY CAPACITY
- INDICATES ADA ACCESSIBLE ROUTE
- INDICATES EXIT AND EXIT CAPACITY
- INDICATES EXIT SIGN
- INDICATES 1 HOUR FIRE RATED ASSEMBLY (SEC 707, 708, 709, 712)
- INDICATES 2 HOUR FIRE RATED ASSEMBLY (SEC 706, 707, 708, 709, 712)

EZRA PROPERTIES APARTMENTS - PHASE 2

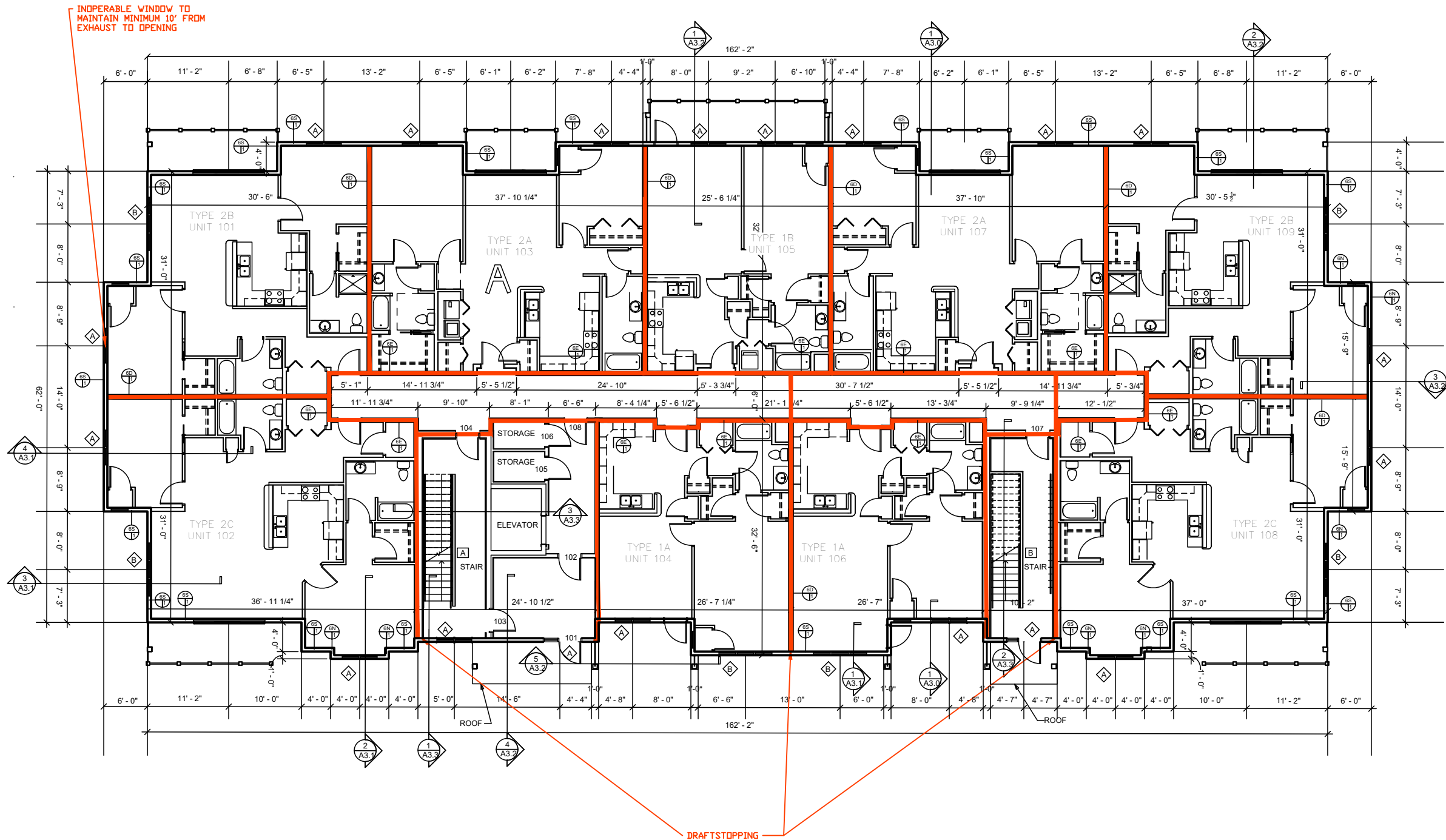
CODE COMPLIANCE PLAN

SHEET: G-1.2
DATED: OCTOBER 30, 2025

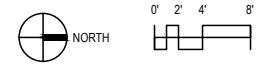
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① FIRST FLOOR PLAN
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



- ### FLOOR PLAN GENERAL NOTES
- A. SEE SHEET A5.0 - 5.3 FOR LARGE SCALE PLANS.
 - B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.
 - C. PROVIDE VERTICAL CONTROL JOINTS (C/J'S) WHERE STRUCTURAL SYSTEMS CHANGE. LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.
 - D. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.
 - E. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ELECTRICAL.
 - F. GENERAL CONTRACTOR TO INSTALL FOAM FILLER AT ALL MASONRY WALL CONTROL/EXPANSION JOINTS AND SEAL BOTH SIDES (WALL REINFORCING TO DISCONTINUE AT JOINTS).
 - G. GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN WOOD/METAL STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.
 - H. PROVIDE VINYL CARPET EDGE AT ALL CARPET TO DISSIMILAR FLOOR MATERIALS UNLESS NOTED OTHERWISE (U.N.O.).
 - I. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.
 - J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.
 - K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.
 - L. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

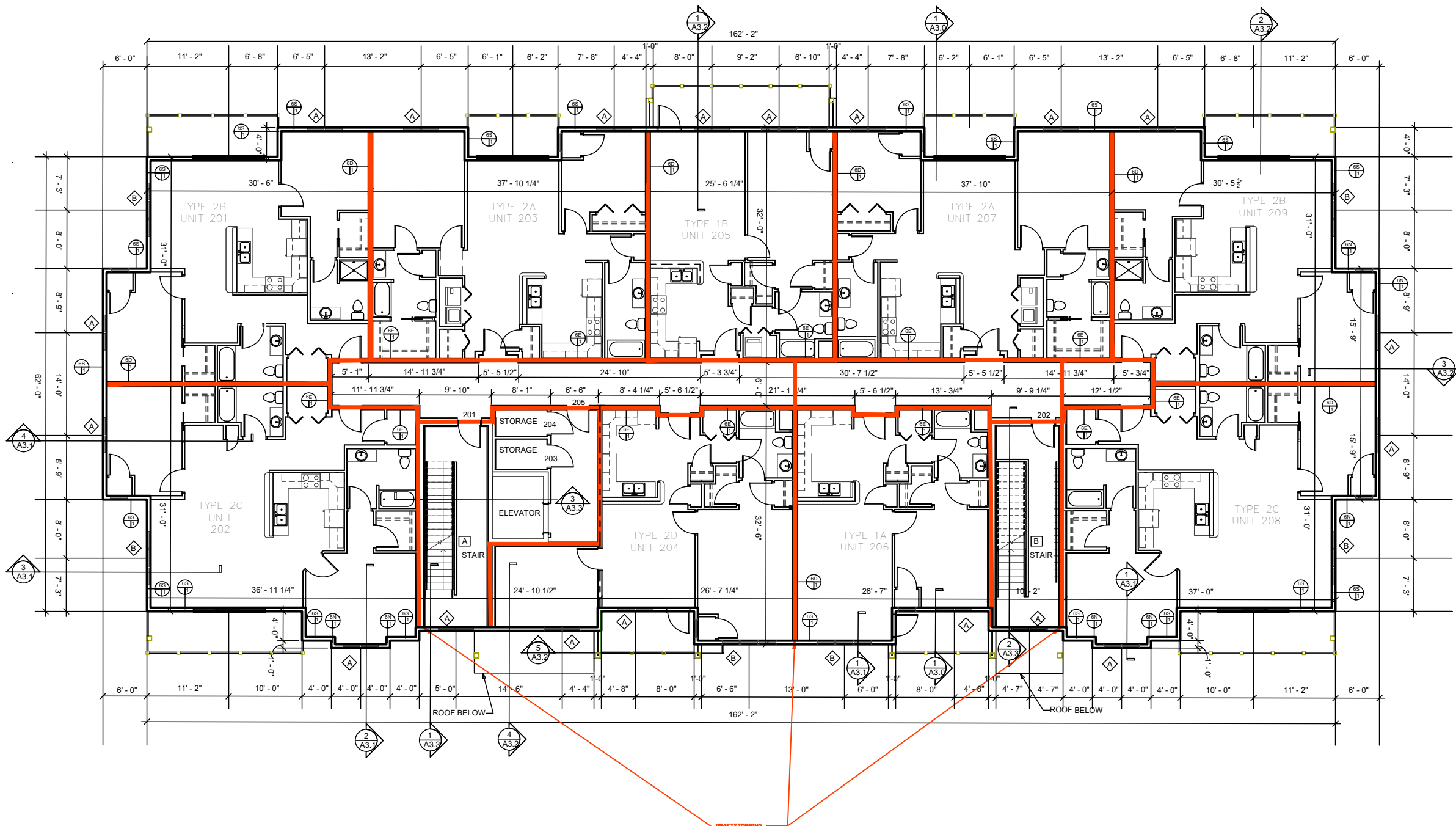
EZRA PROPERTIES APARTMENTS – PHASE 2
FIRST FLOOR PLAN
SHEET: A-1.1
DATED: OCTOBER 30, 2025

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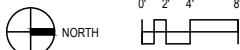
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Phone (608) 838-7750; Fax (608) 838-7752

FLOOR PLAN GENERAL NOTES

- A. SEE SHEET A5.0 - 5.3 FOR LARGE SCALE PLANS.
- B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.
- C. PROVIDE VERTICAL CONTROL JOINTS (CJS) WHERE STRUCTURAL SYSTEMS CHANGE. LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.
- D. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.
- E. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ELECTRICAL.
- F. GENERAL CONTRACTOR TO INSTALL FOAM FILLER AT ALL MASONRY WALL CONTROL/EXPANSION JOINTS AND SEAL BOTH SIDES (WALL REINFORCING TO DISCONTINUE AT JOINTS).
- G. GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN WOOD/METAL STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.
- H. PROVIDE VINYL CARPET EDGE AT ALL CARPET TO DISSIMILAR FLOOR MATERIALS UNLESS NOTED OTHERWISE (U.N.O.).
- I. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.
- J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.
- K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.
- L. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.



1 SECOND FLOOR PLAN
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



EZRA PROPERTIES APARTMENTS - PHASE 2
SECOND FLOOR PLAN
SHEET: A-1.2
DATED: OCTOBER 30, 2025

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- ROOF PLAN GENERAL NOTES
- A. ROOFING TO BE ASPHALT SHINGLES - REFER TO ROOF TYPE #60

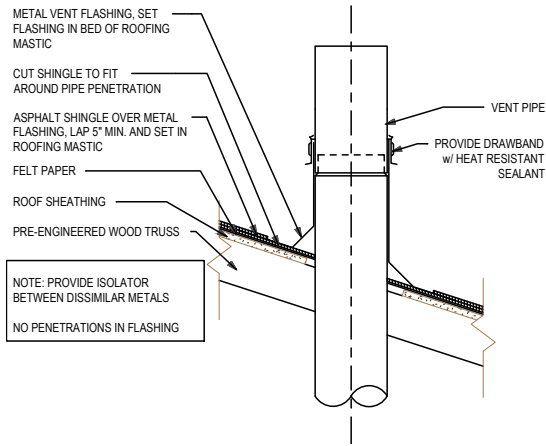
B. ROOF PLUMBING VENT PIPE PENETRATIONS NOT SHOWN. COORDINATE QUANTITY AND LOCATIONS WITH PLUMBING CONTRACTOR. REFER TO SIMILAR DETAIL 5 / A1.4.

C. PROVIDE ICE & WATER SHIELD @ ALL EAVES 3' BEYOND EXTERIOR WALL.

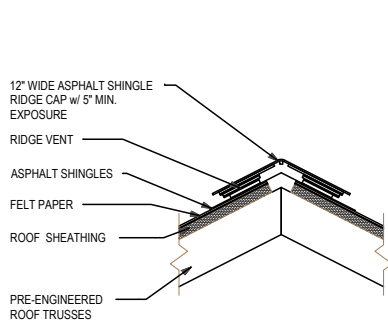
D. PROVIDE ICE & WATER SHIELD @ ALL VALLEYS 3' ON EACH SIDE OF VALLEY.

E. COORDINATE DOWNSPOUT CONNECTIONS TO SEWER w/ CIVIL PLANS. PROVIDE SPLASH BLOCKS @ DOWNSPOUTS THAT SPILL ONTO GRADE.

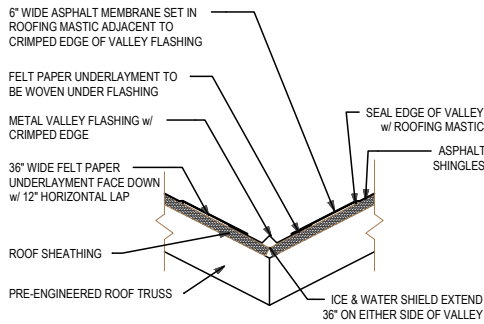
F. PROVIDE GUTTERS AND DOWNSPOUTS, TYPICAL.



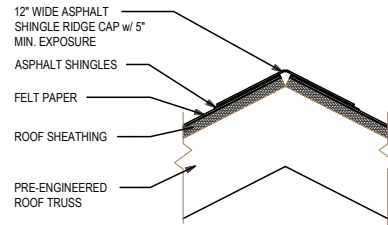
5 ROOF VENT PENETRATION DETAIL
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



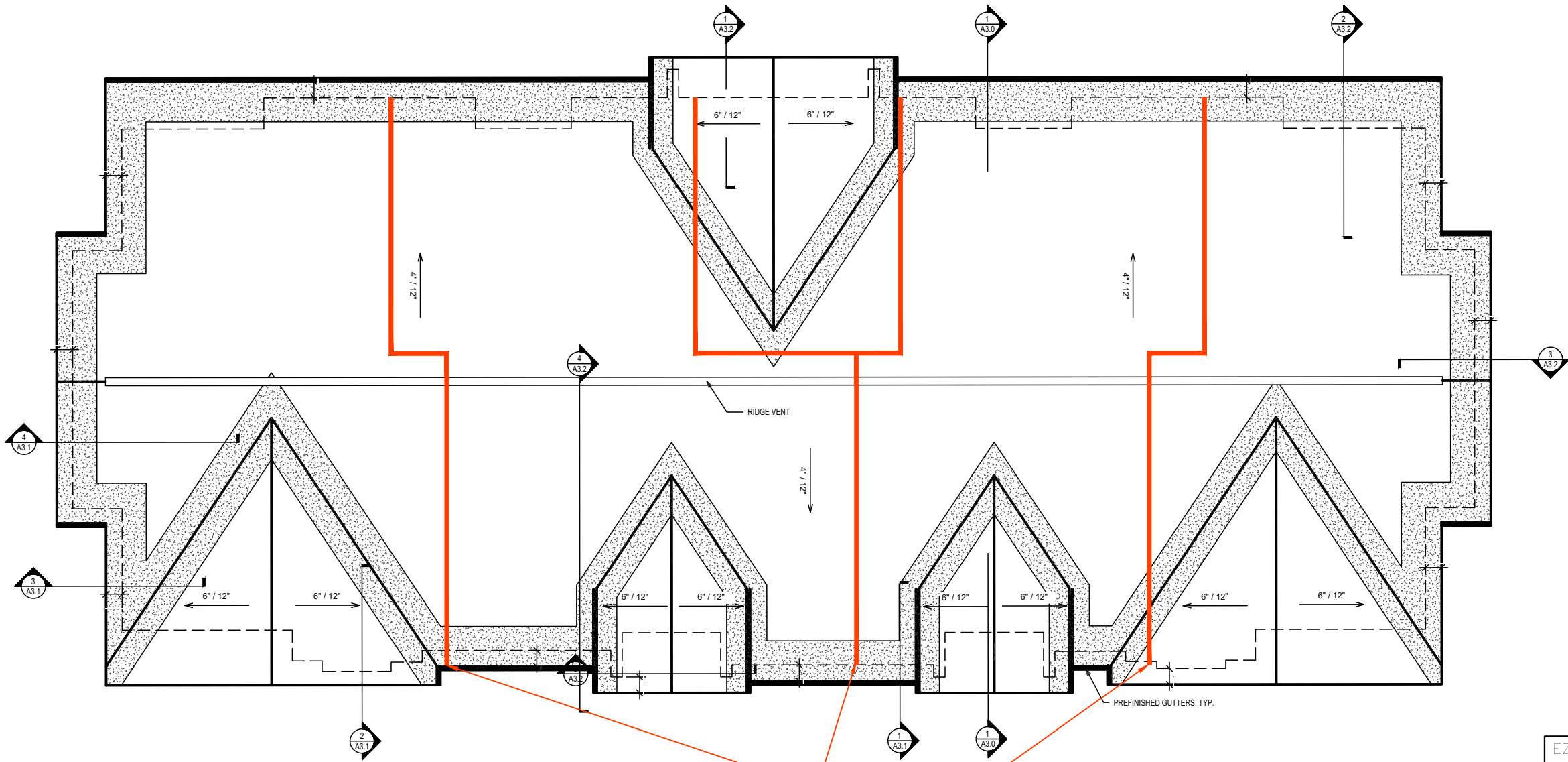
4 ROOF VENT DETAIL
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



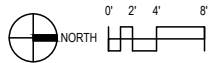
3 ROOF VALLEY DETAIL
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



2 ROOF RIDGE/HIP DETAIL
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



1 ROOF PLAN
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



EZRA PROPERTIES APARTMENTS – PHASE 2

ROOF PLAN

SHEET: A-1.4

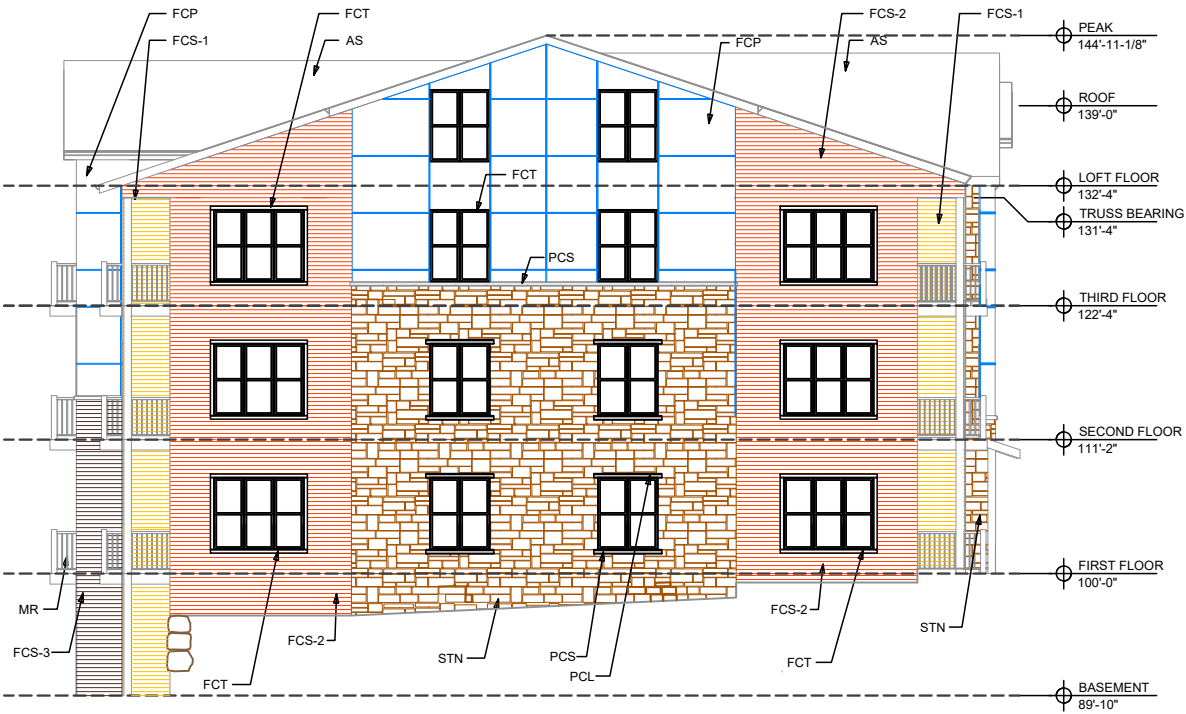
DATED: OCTOBER 30, 2025

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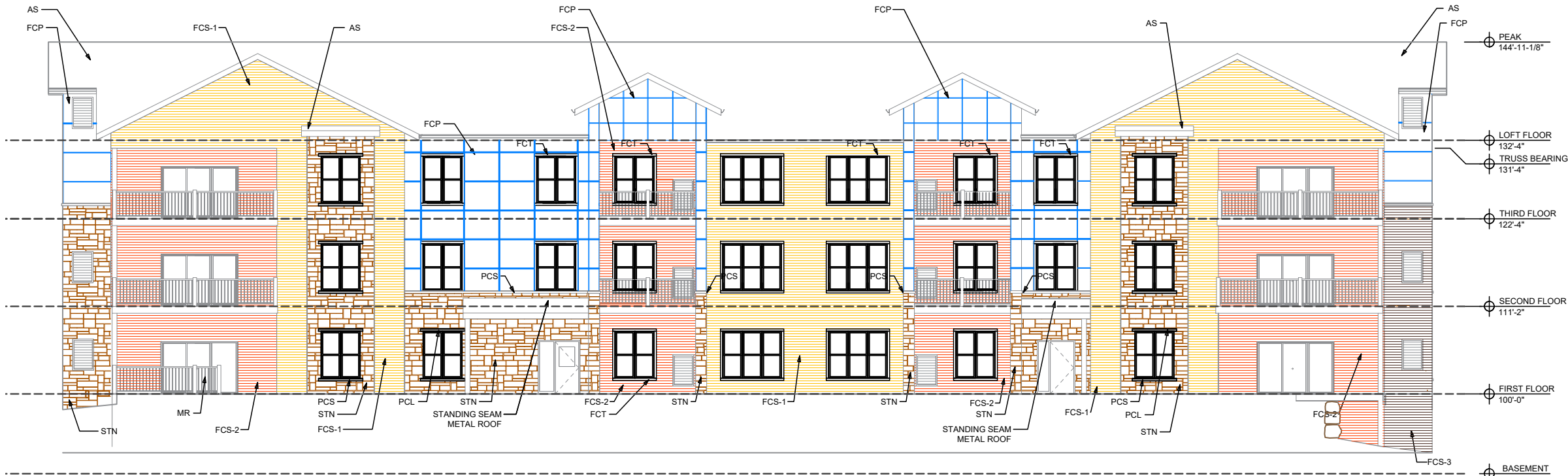
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② SOUTH ELEVATION
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



① EAST ELEVATION
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EXTERIOR ELEVATIONS GENERAL
NOTES AND LEGEND

LEGEND	
FCS-1	FIBER CEMENT SIDING
FCS-2	FIBER CEMENT SIDING
FCS-3	FIBER CEMENT SIDING
FCP	FIBER CEMENT PANELS
TRIM	VERTICAL REVEAL TRIM
FCT	FIBER CEMENT TRIM
STN	STONE VENEER
CMU	SPLIT-FACE CMU
PCS	PRE CAST SILL
PCL	PRE CAST LINTEL
PMF	PREFINISHED METAL FASCIA - MUSKET (ROLLEX)
MR	METAL RAILING SYSTEM

GENERAL NOTES

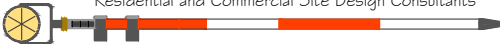
A. NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.

B. REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.

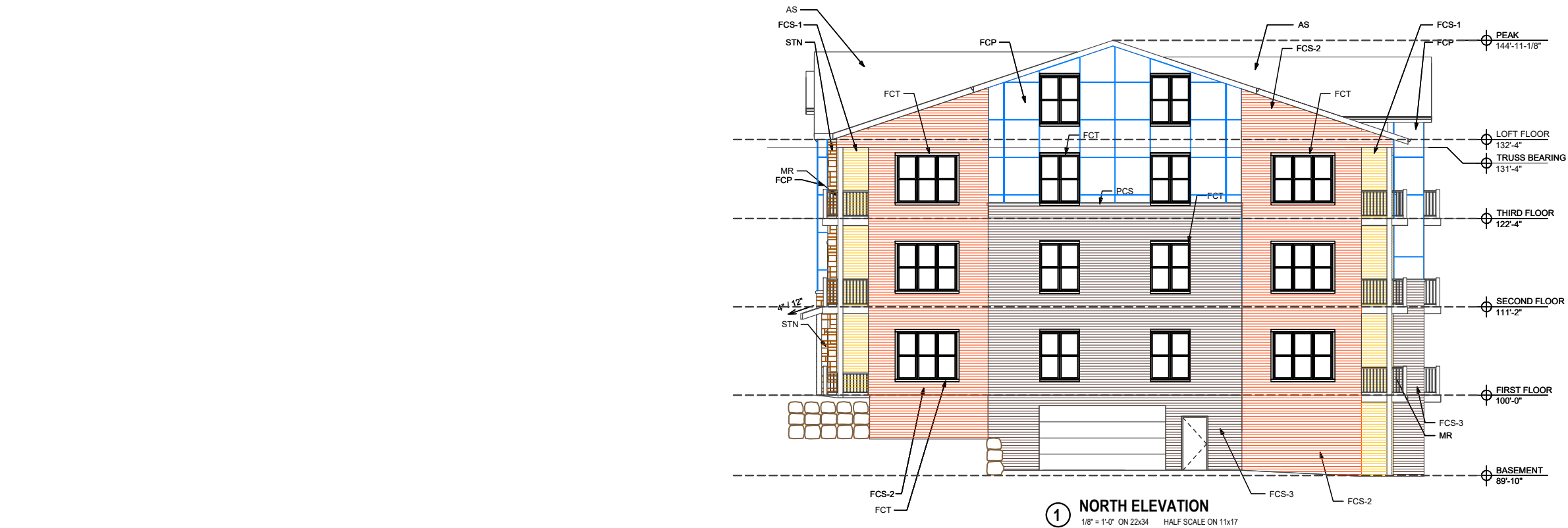
C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.

EZRA PROPERTIES APARTMENTS – PHASE 2
EXTERIOR ELEVATIONS
SHEET: A-2.0
DATED: OCTOBER 30, 2025

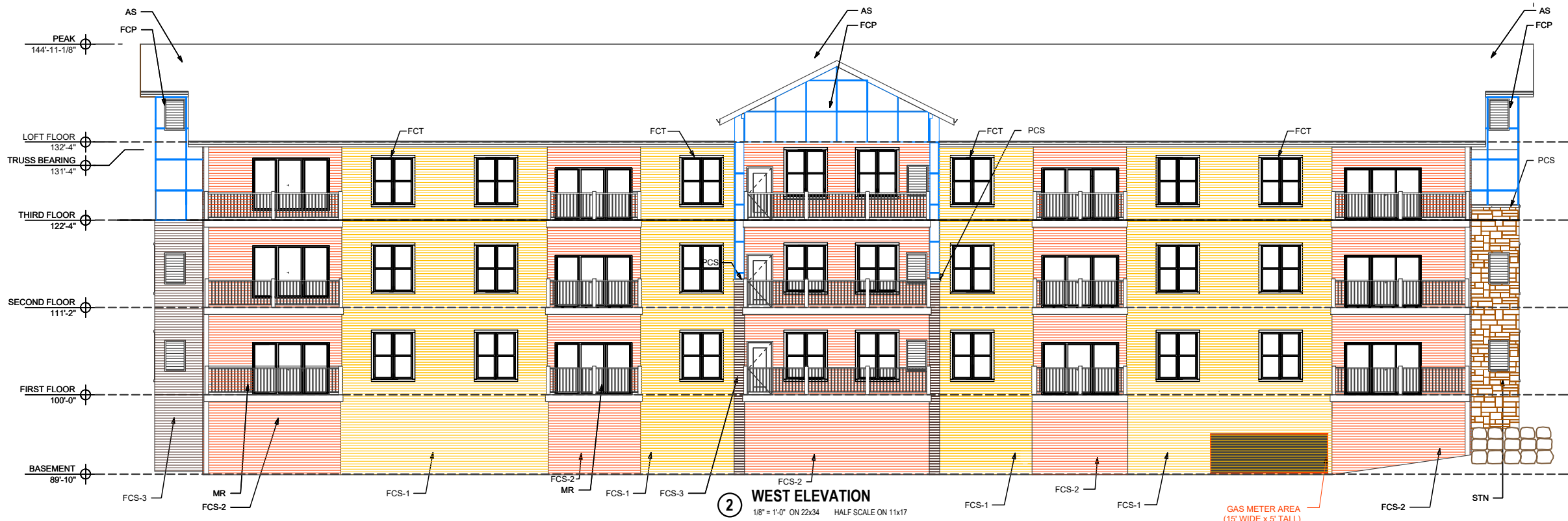
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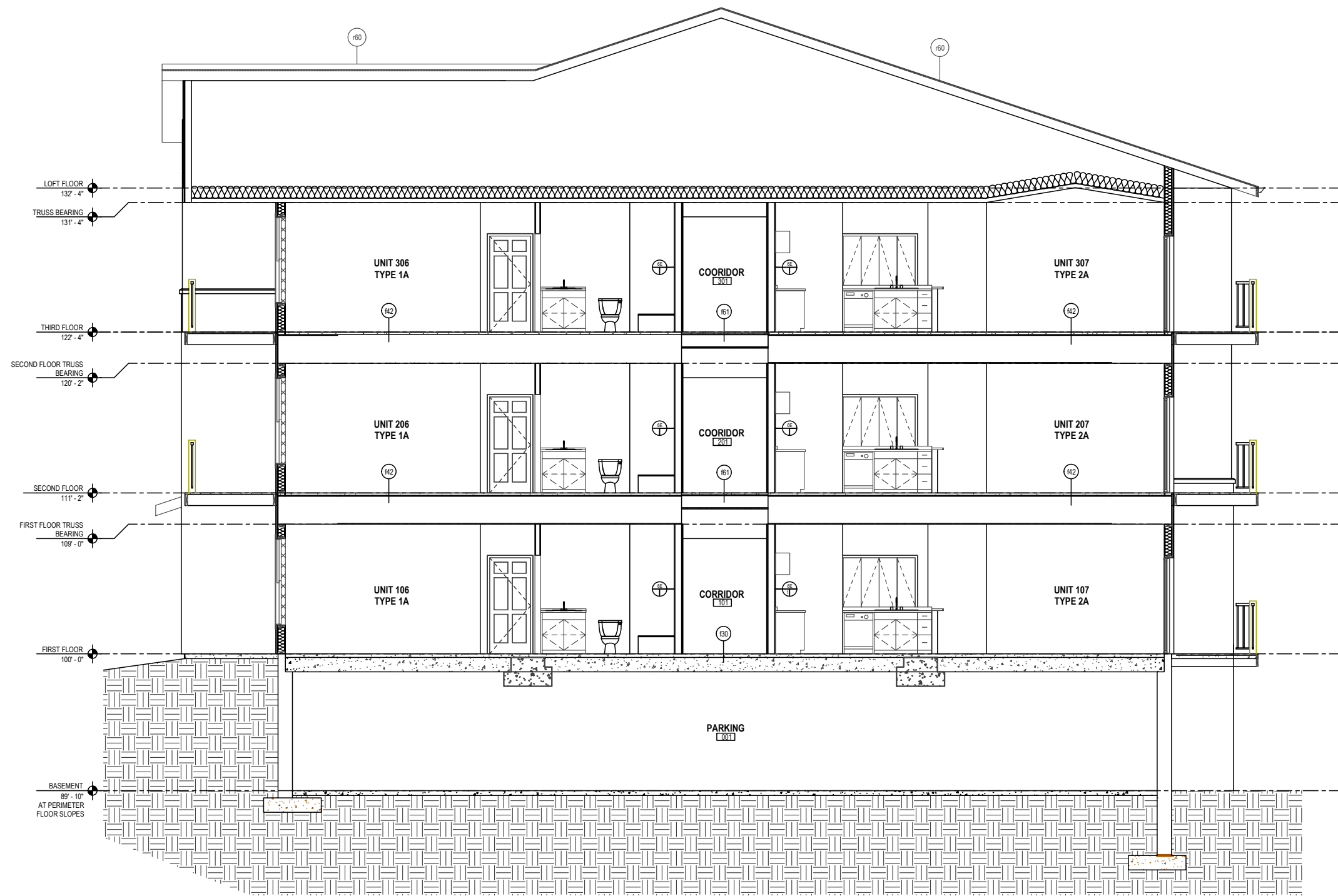
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EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND		
LEGEND		
FCS-1	FIBER CEMENT SIDING	SW 6102 - PORTABELLO
FCS-2	FIBER CEMENT SIDING	SW 2803 - TERRA COTTA
FCS-3	FIBER CEMENT SIDING	LP - MIDNIGHT SHADOW
FCP	FIBER CEMENT PANELS	JH - IRON GRAY
TRIM	VERTICAL REVEAL TRIM	TAMLYN - PAINTED TO MATCH SIDING
FCT	FIBER CEMENT TRIM	COLOR TO MATCH SOFFIT AND FASCIA
		1X4 @ WINDOWS, TYP.
		1X10 @ BAND BOARD
		1X12 @ FRIEZE BOARD
STN	STONE VENEER	CYPRESS DRY STACK DUTCH QUALITY STONE
		WATER TABLE SILL - COLOR "BROWN"
		DUTCH QUALITY STONE
		PROVIDE SILL @ WINDOW BASE, HEAD AND TOP OF STONE
CMU	SPLIT-FACE CMU	COUNTY MATERIALS 01-034A CLIFF GRAY
PCS	PRE CAST SILL	
PCL	PRE CAST LINTEL	
PMF	PREFINISHED METAL FASCIA - MUSKET (ROLLEX)	
MR	METAL RAILING SYSTEM	
GENERAL NOTES		
A. NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.		
B. REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.		
C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.		



EZRA PROPERTIES APARTMENTS – PHASE 2
EXTERIOR ELEVATIONS
SHEET: A-2.1
DATED: OCTOBER 30, 2025
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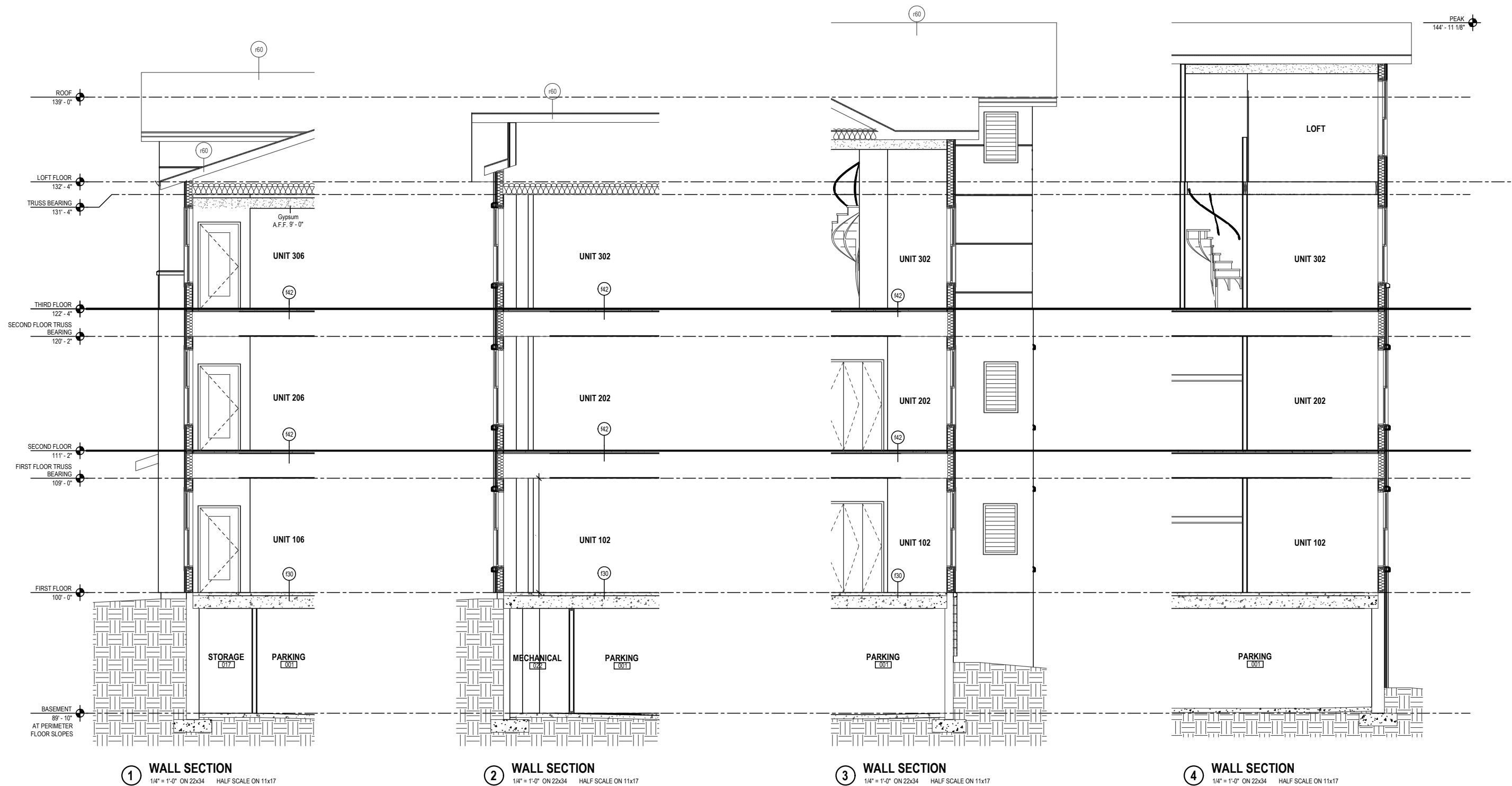
① **BUILDING SECTION**
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS – PHASE 2
EXTERIOR ELEVATIONS
SHEET: A-3.0
DATED: OCTOBER 30, 2025

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5 WALL SECTION
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

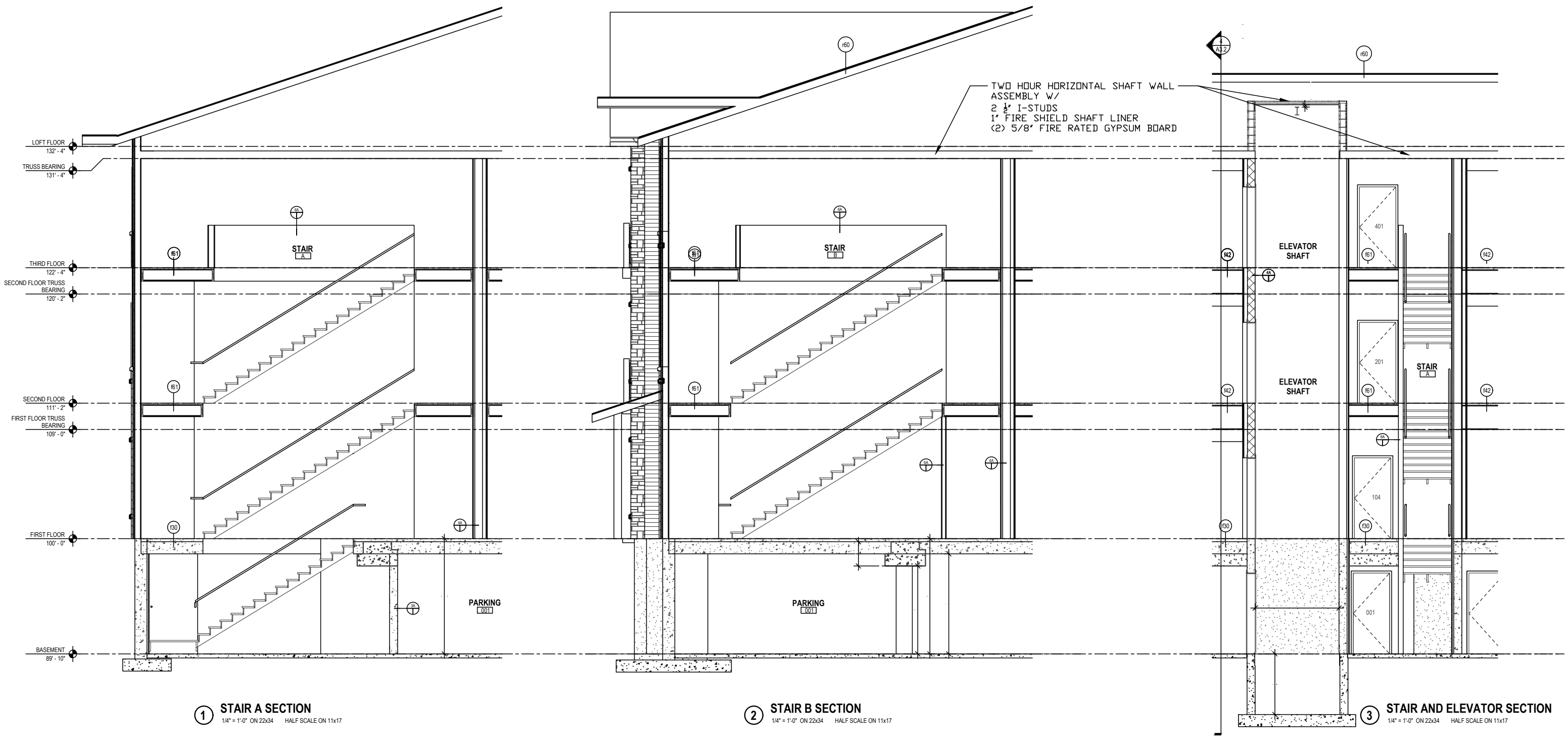
4 WALL SECTION
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

3 WALL SECTION
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

2 WALL SECTION
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

1 WALL SECTION
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

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EZRA PROPERTIES APARTMENTS – PHASE 2

STAIR SECTIONS

SHEET: A-3.3

DATED: OCTOBER 30, 2025

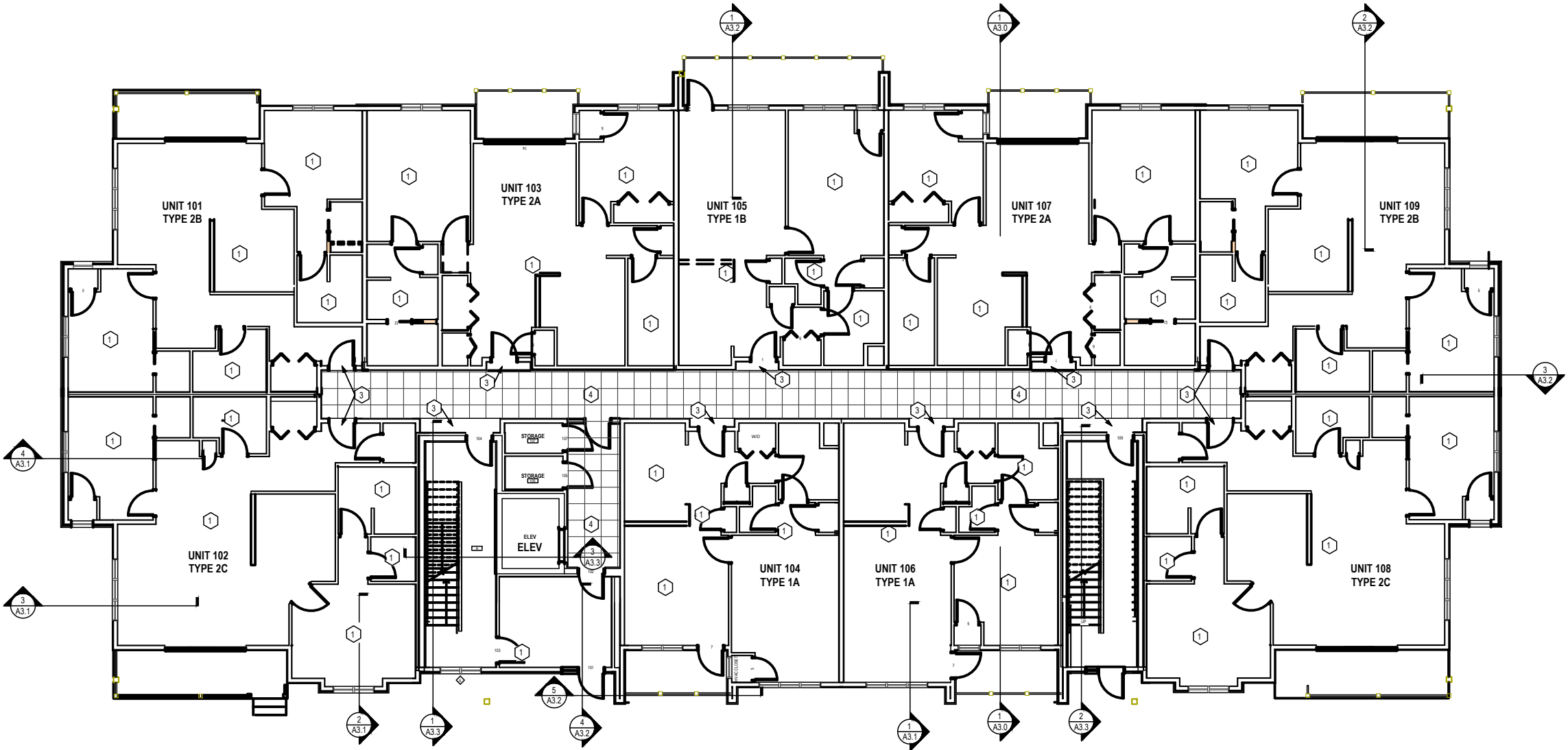
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REFLECTED CEILING PLAN KEYNOTES	
1	DRYWALL ON UNDERSIDE OF RATED CEILING ASSEMBLY
2	SLOPED CEILING (SEE SECTIONS)
3	DRYWALL BULKHEAD AT ENTRY DOOR, 7'-6" A.F.F.
4	2x2' ACOUSTICAL CEILING TILE, 8'-0" A.F.F.



1 FIRST FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS – PHASE 2
FIRST FLOOR REFLECTED CEILING LAN
SHEET: A-4.1
DATED: OCTOBER 30, 2025

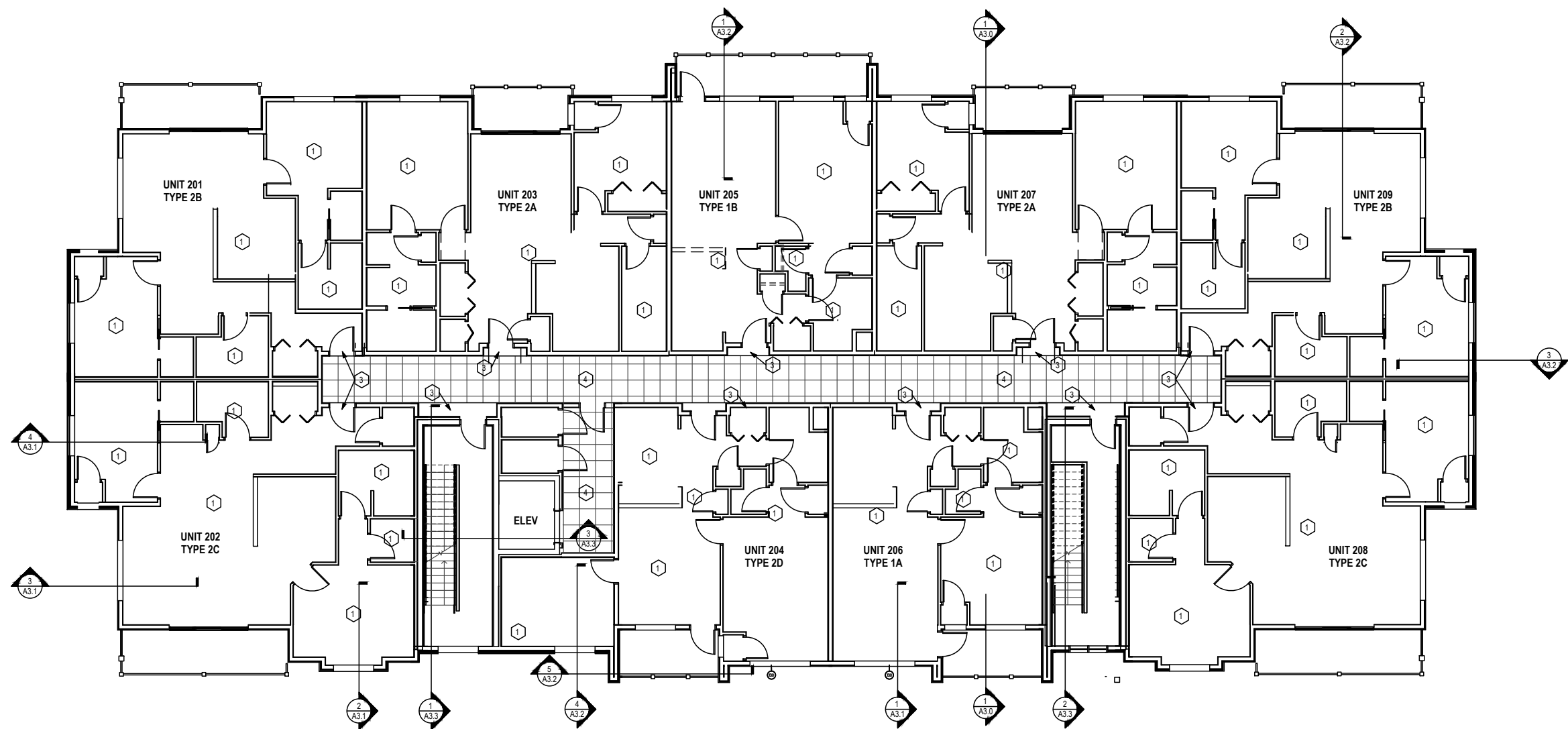
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REFLECTED CEILING PLAN KEYNOTES

- 1 DRYWALL ON UNDERSIDE OF RATED CEILING ASSEMBLY
- 2 SLOPED CEILING (SEE SECTIONS)
- 3 DRYWALL BULKHEAD AT ENTRY DOOR, 7'-6" A.F.F.
- 4 2x2' ACOUSTICAL CEILING TILE, 8'-0" A.F.F.



1 SECOND FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS – PHASE 2
SECOND FLOOR REFLECTED CEILING PLAN
SHEET: A-4.2
DATED: OCTOBER 30, 2025

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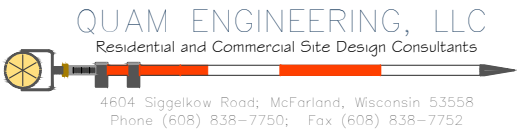
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Phone (608) 838-7750; Fax (608) 838-7752

1	DRYWALL ON UNDERSIDE OF RATED CEILING ASSEMBLY
2	SLOPED CEILING (SEE SECTIONS)
3	DRYWALL BULKHEAD AT ENTRY DOOR, 7'-6" A.F.F.
4	2'x2' ACOUSTICAL CEILING TILE, 8'-0" A.F.F.



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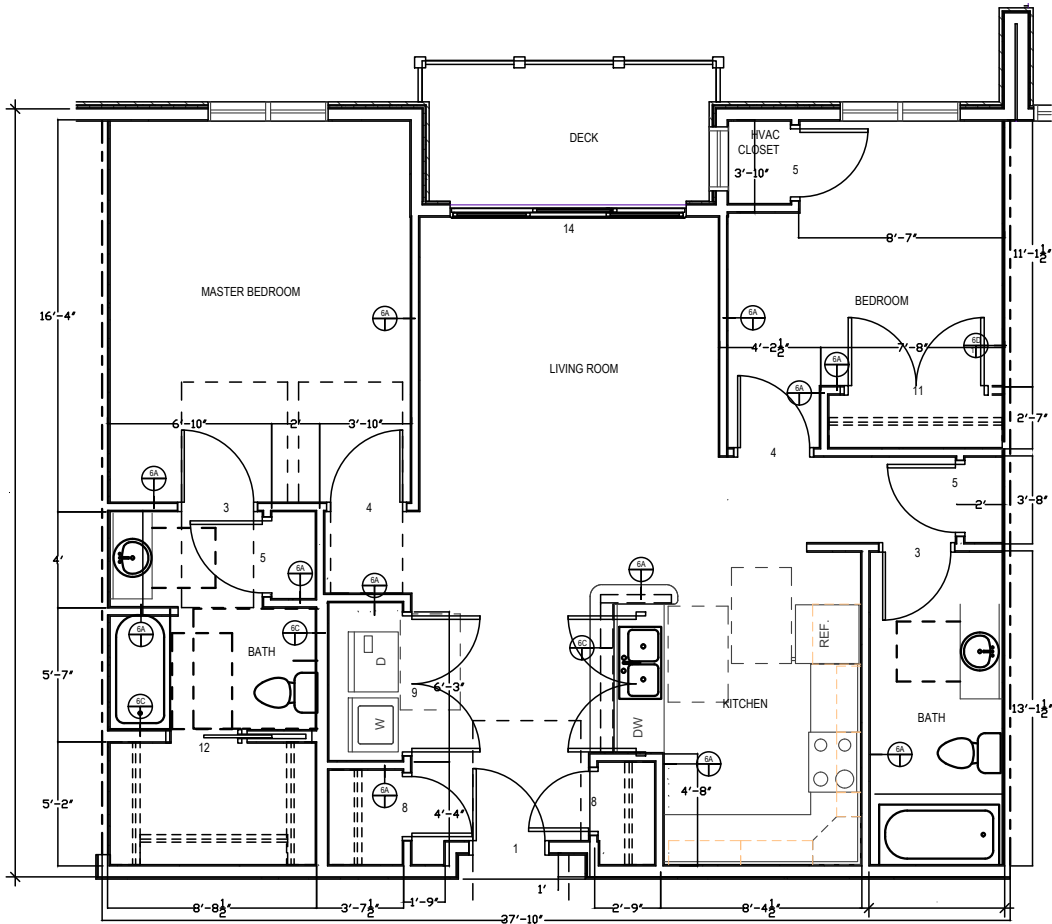


UNIT FLOOR PLAN GENERAL NOTES

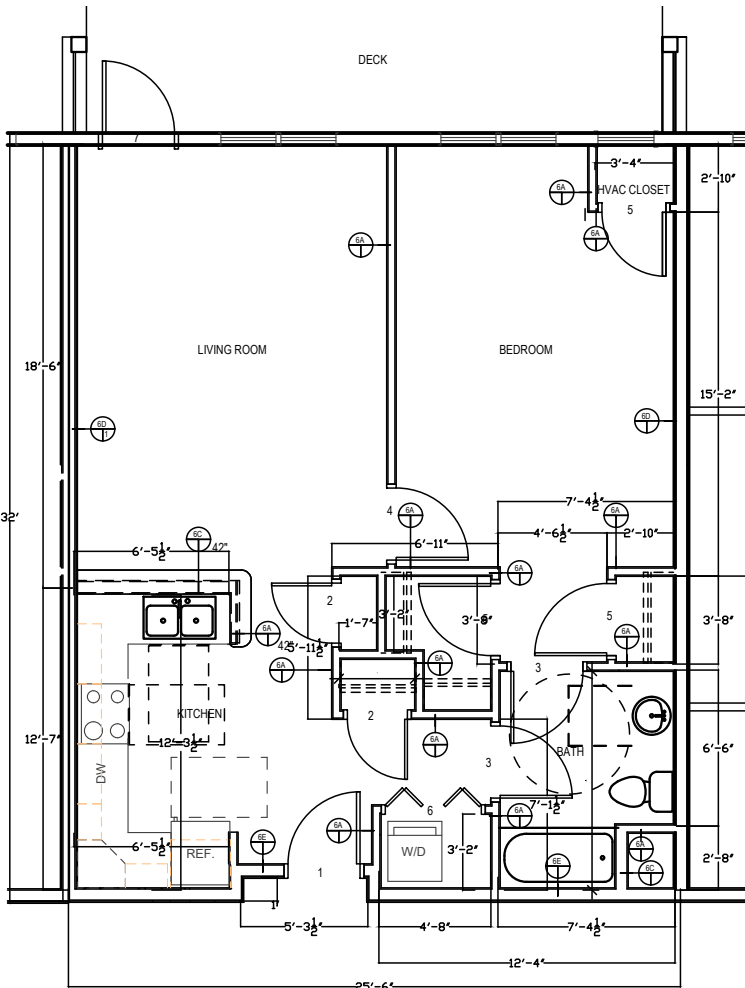
- A. ALL INTERIOR PARTITION DIMENSIONS ARE TO FACE OF STUD.
- B. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATIONAL PURPOSES ONLY.
- C. PROVIDE BLOCKING AS NECESSARY FOR MOUNTING THERMOSTATS, GRAB BARS, DOOR STOPS, FINISH CARPENTRY AND TRIM.
- D. DEMISING WALLS SHOWN AS 1/2 OF TOTAL WALL THICKNESS.
- E. SEE OVERALL PLAN FOR EXTERIOR WALL AND CORE ELEMENT WALL TYPES; EXTERIOR WINDOW AND PATIO DOOR TYPES.
- F. COORDINATE HVAC CLOSET SIZES WITH HVAC CONTRACTOR.
- G. COORDINATE INTERIOR PARTITION LAYOUT WITH SHOWER, TUB, APPLIANCE, CABINETRY AND VANITY DIMENSIONS.
- H. COORDINATE WALL THICKNESS AND FURRING BEHIND WASHERS/DRYERS WITH HVAC AND PLUMBING CONTRACTORS.
- I. LOCATE DOORS WITHIN WALLS CENTERED ON WALL, HALL, CLOSET OR 5" FROM ADJACENT WALL UNLESS DIMENSIONED OTHERWISE.
- J. PROVIDE AT LEAST ONE LAYER OF GYPSUM BOARD BEHIND ALL MODULAR TUBS AND SHOWERS, BUT NO FEWER LAYERS THAN REQUIRED BY DEMISING, BEARING AND RATED WALL TYPES. ADDITIONAL LAYER OF GYPSUM BOARD TO BE ADDED ABOVE AND ADJACENT TO MODULAR UNITS TO COVER MOUNTING FLANGES AND AS RECOMMENDED BY MANUFACTURER.

NOTES

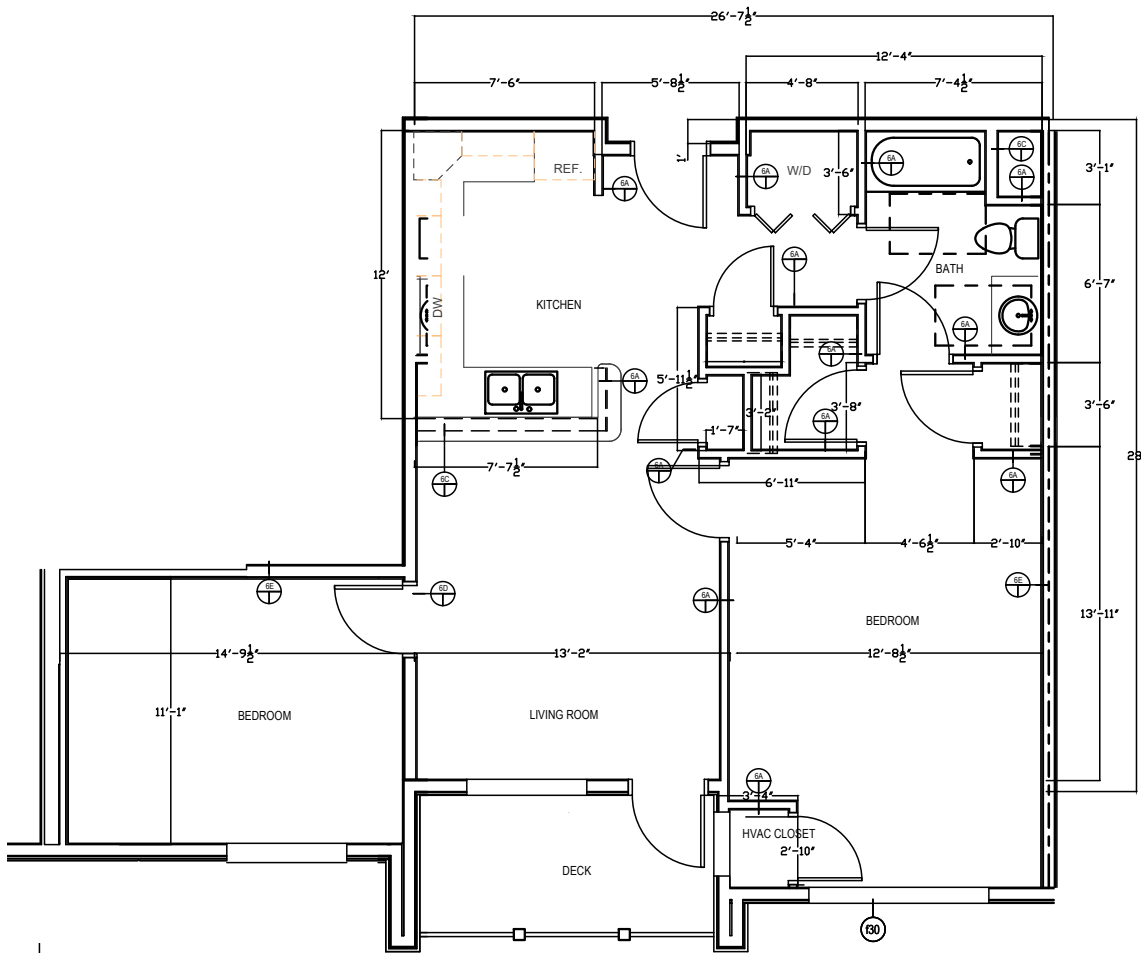
1. IN KITCHEN OF TYPE A UNITS AT LEAST ONE 30 INCH WIDE WORK SURFACE WITH KNEE CLEARANCE PER SECTION 306 FOR A FRONT APPROACH AND NO HIGHER THAN 34 INCHES ABOVE THE FLOOR SHALL BE PROVIDED.
2. A KITCHEN SINK IN TYPE A DWELLING UNITS SHALL BE PROVIDED WITH A 30 INCH WIDE AREA CENTERED FOR A FORWARD APPROACH. THE SINK MAY NOT BE MORE THAN 34 INCHES ABOVE THE FLOOR AND KNEE CLEARANCE COMPLYING WITH SECTIO N306 SHALL BE PROVIDED. THE SINK BOWL SHALL NOT BE MORE THAN 6 3/4 INCHES DEEP WITH FAUCETS COMPLYING WITH SECTION 309.



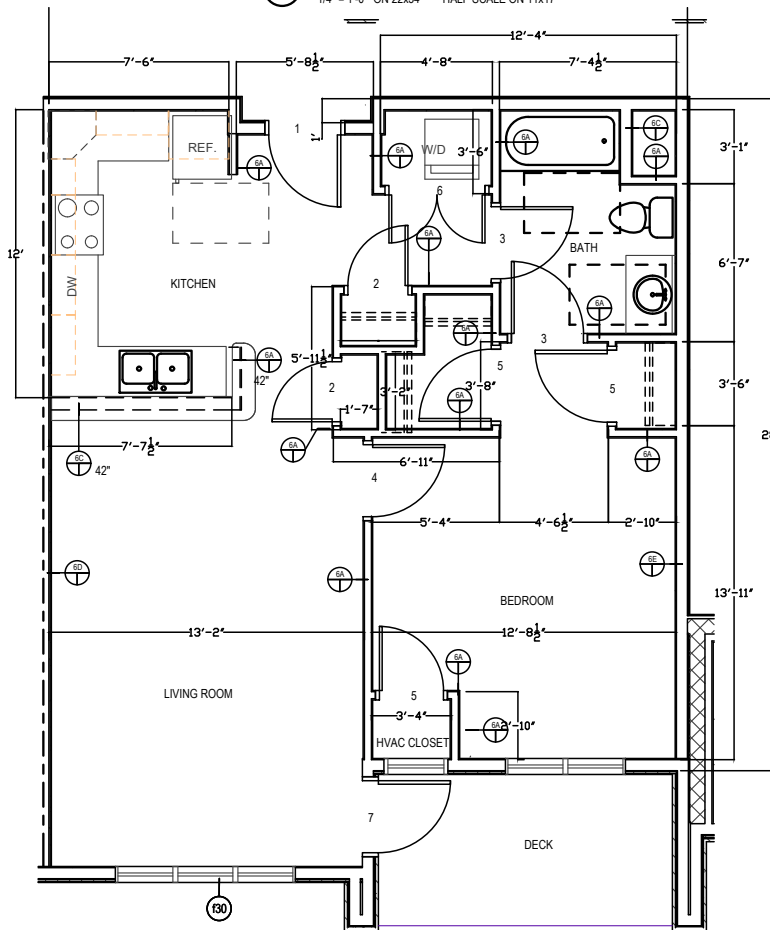
③ UNIT 2A
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



② UNIT 1B
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

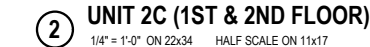


④ UNIT 2D
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



① UNIT 1A
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

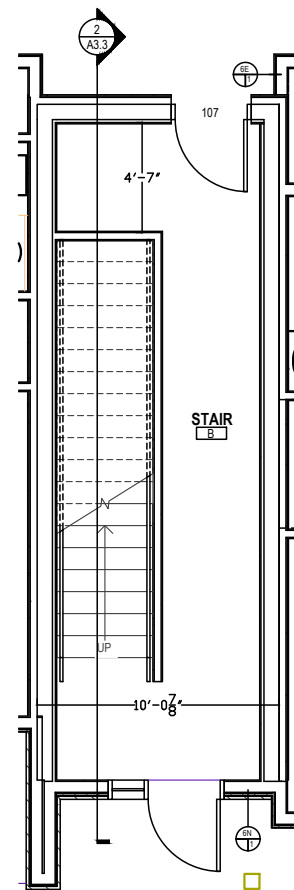
- A. ALL INTERIOR PARTITION DIMENSIONS ARE TO FACE OF STUD.
- B. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATIONAL PURPOSES ONLY.
- C. PROVIDE BLOCKING AS NECESSARY FOR MOUNTING THERMOSTATS, GRAB BARS, DOOR STOPS, FINISH CARPENTRY AND TRIM.
- D. DEMISING WALLS SHOWN AS 1/2 OF TOTAL WALL THICKNESS.
- E. SEE OVERALL PLAN FOR EXTERIOR WALL AND CORE ELEMENT WALL TYPES; EXTERIOR WINDOW AND PATIO DOOR TYPES.
- F. COORDINATE HVAC CLOSET SIZES WITH HVAC CONTRACTOR.
- G. COORDINATE INTERIOR PARTITION LAYOUT WITH SHOWER, TUB, APPLIANCE, CABINETRY AND VANITY DIMENSIONS.
- H. COORDINATE WALL THICKNESS AND FURRING BEHIND WASHERS/DOYERS WITH HVAC AND PLUMBING CONTRACTORS.
- I. LOCATE DOORS WITHIN WALLS CENTERED ON WALL. HALL CLOSET OR 5" FROM ADJACENT WALL UNLESS DIMENSIONED OTHERWISE.
- J. PROVIDE AT LEAST ONE LAYER OF GYPSUM BOARD BEHIND ALL MODULAR TUBS AND SHOWERS, BUT NO FEWER LAYERS THAN REQUIRED BY DESIGN, BEARING AND RATED WALL TYPES. ADDITIONAL LAYER OF GYPSUM BOARD TO BE ADDED ABOVE AND ADJACENT TO MODULAR UNITS TO COVER MOUNTING FLANGES AND AS RECOMMENDED BY MANUFACTURER.



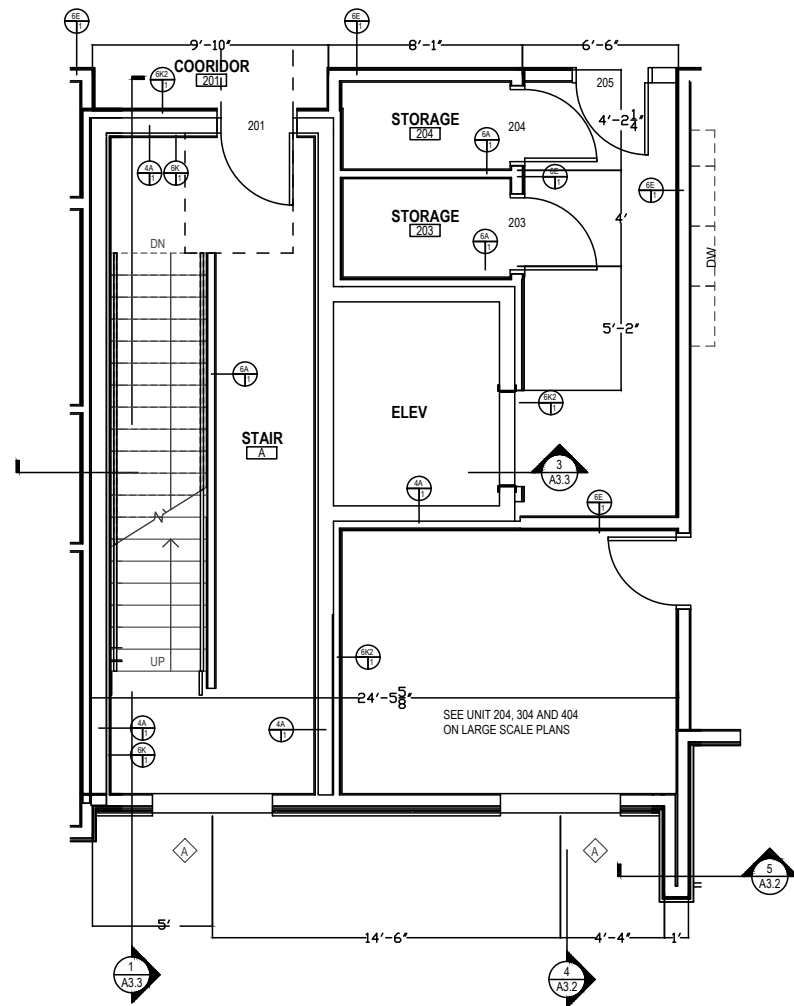
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



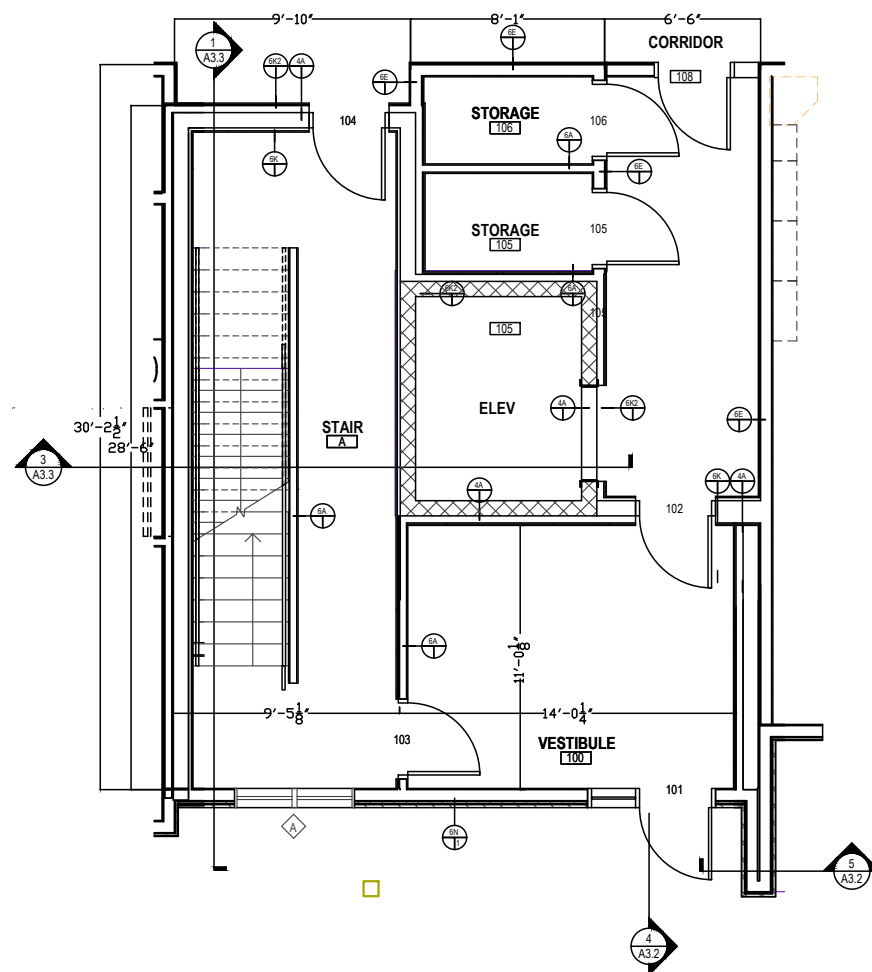




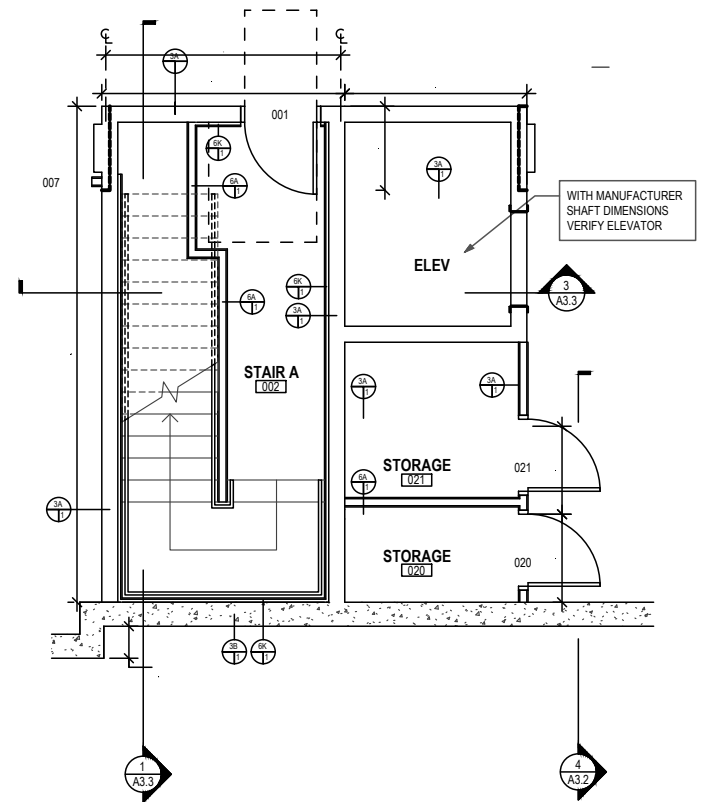
④ STAIR B ENLARGED PLAN
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



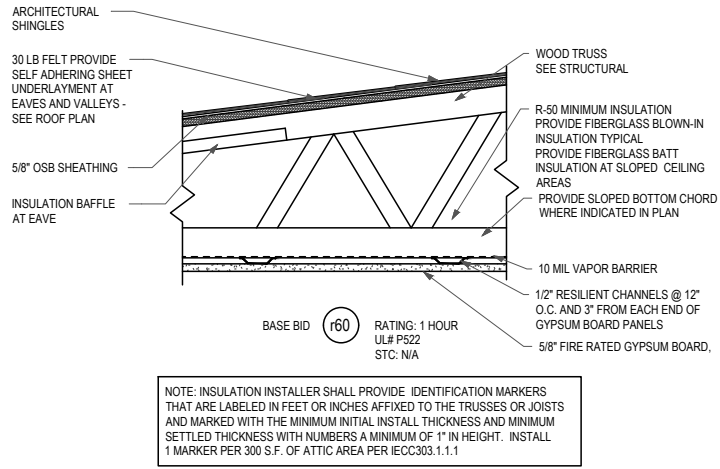
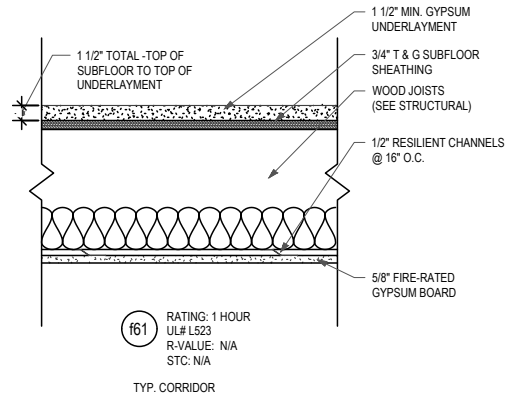
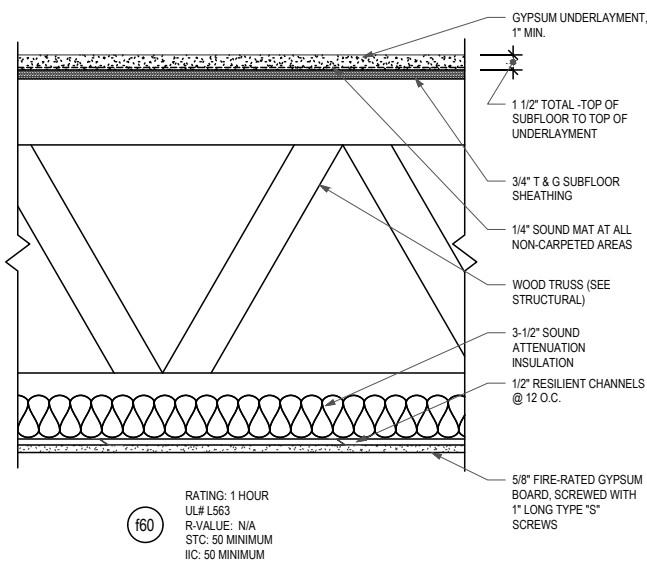
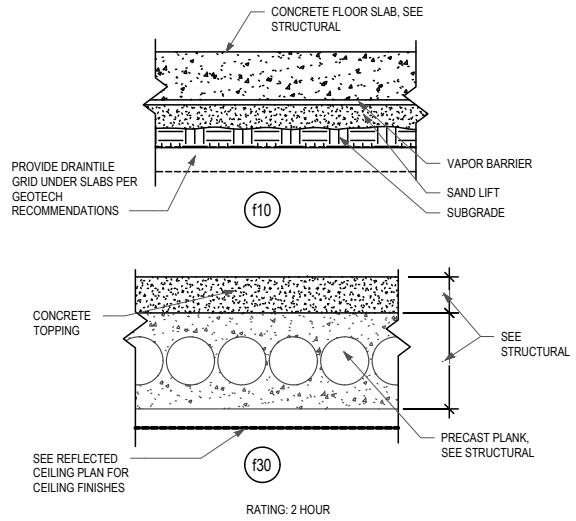
③ STAIR A SECOND / THIRD FLOOR PLAN
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



② STAIR A FIRST FLOOR PLAN
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

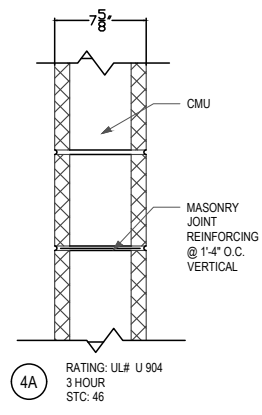
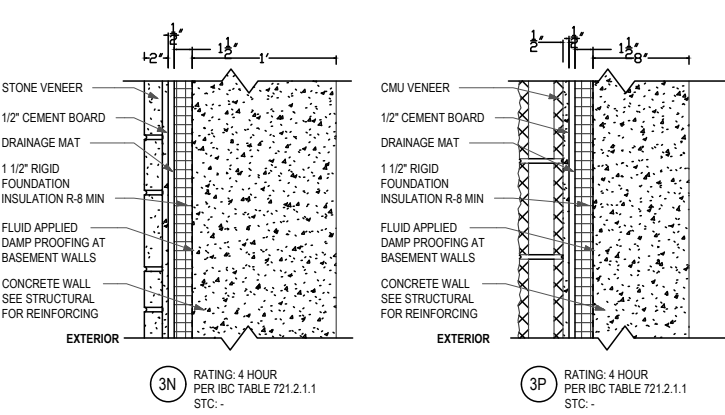
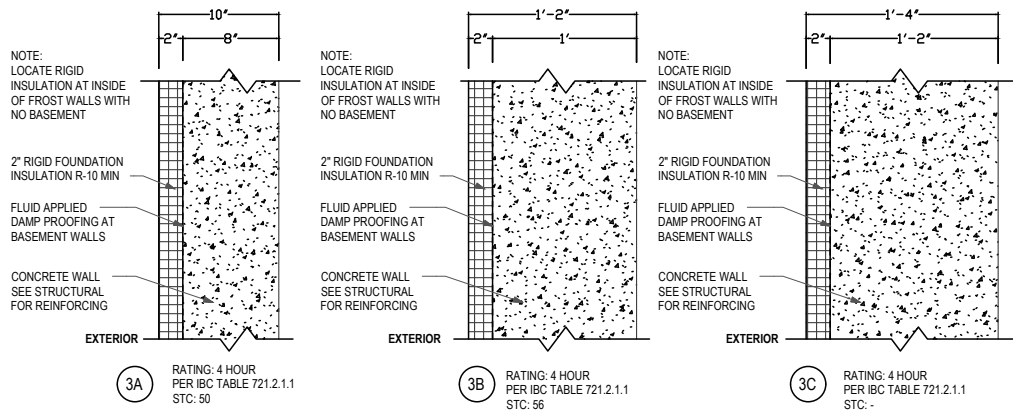


① STAIR A BASEMENT PLAN
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



FLOOR AND ROOF TYPE DETAILS

1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



MASONRY WALL TYPE GENERAL NOTES

A. CMU FIRE RATED WALLS TO HAVE EQUIVALENT THICKNESS BELOW:

4 HOUR = 6.2"
3 HOUR = 5.3"
2 HOUR = 4.2"
1 HOUR = 2.8"

B. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS FOR REINFORCEMENT AND BRACING OF CMU WALLS.

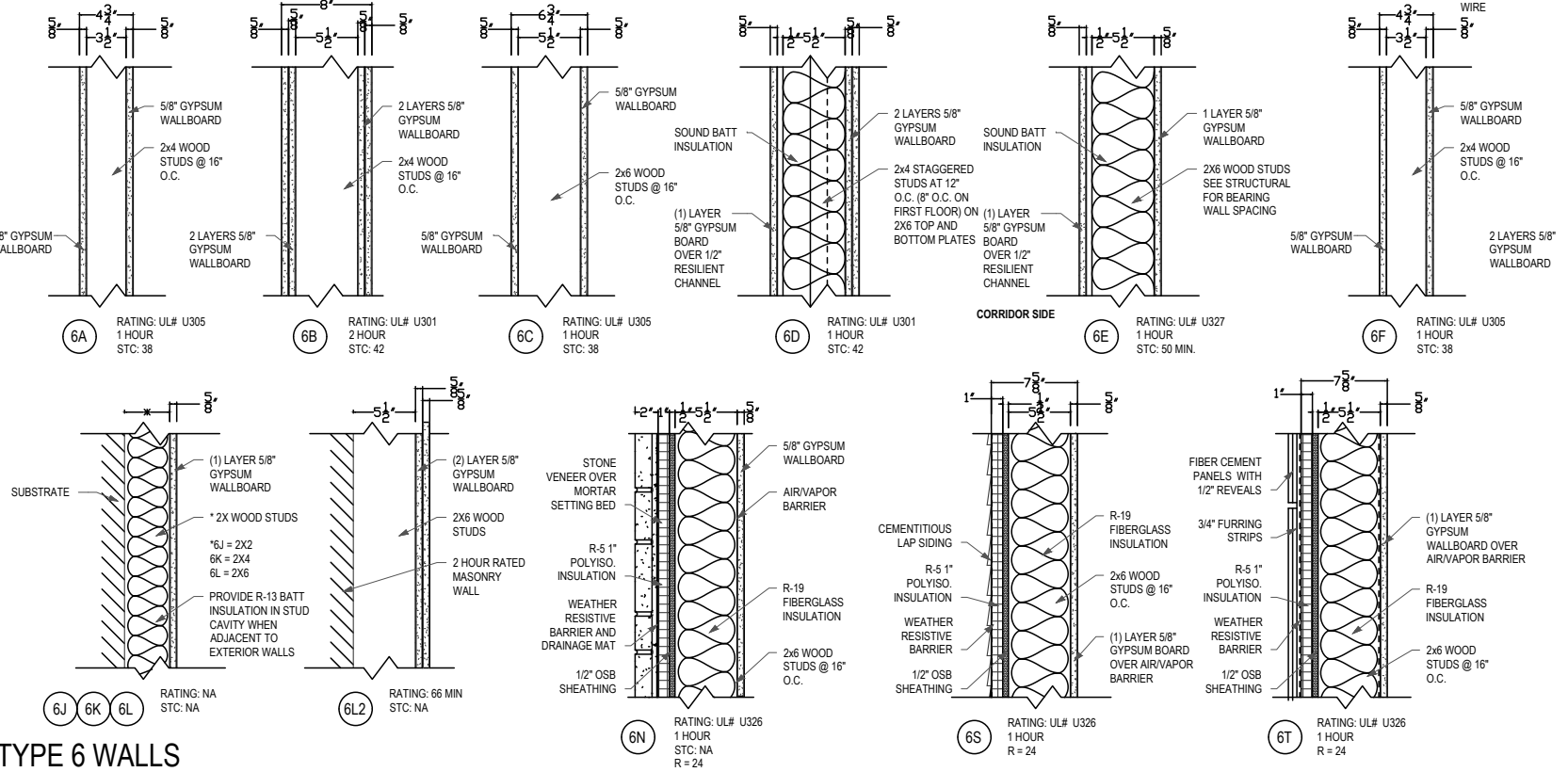
TYPE 3 WALLS

TYPE 4 WALLS

FLOOR AND ROOF TYPE GENERAL NOTES

A. SUSPENDED CEILING GRIDS AND TILES NOT INDICATED ON FLOOR OR ROOF TYPES. REFER TO REFLECTED CEILING PLANS FOR SUSPENDED CEILINGS AND ADDITIONAL SOFFITS.

B. ROOF R-VALUES VARY WITH TAPERED INSULATION. REFER TO SPECIFICATIONS.



TYPE 6 WALLS

WALL TYPE DETAILS

1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17

WALL DETAIL NOTES

WALL TYPE DESIGNATION

SOUND INSULATION (IF INDICATED)

WALL FIRE RATING (IF INDICATED) THIS WALL WOULD HAVE A 1 HOUR RATING

WALL TYPE DESIGNATION

WALL IS NOT A SOUND WALL

WALL HAS NO FIRE RATING

1. TO ACHIEVE STC RATING, ADD FIBERGLASS BATT INSULATION TO THE ENTIRE WIDTH OF STUD CAVITY, TYP.

WALL TYPE GENERAL NOTES

A. CONTINUE ALL PARTITION FRAMING AND GYPSUM BOARD TO UNDERSIDE OF RATED ROOF ASSEMBLY OR FLOOR DECK ABOVE, UNLESS INDICATED OTHERWISE.

B. SOUND WALLS (INDICATED BY "STC" - SOUND TRANSFER COEFFICIENT) CAULK ALL UNFINISHED JOINTS BETWEEN GYPSUM BOARD PANELS AND BETWEEN GYPSUM BOARD PANELS AND FLOOR AND SIDE WALL MATERIALS WITH ONE BEAD OF SEALANT PER LAYER OF GYPSUM BOARD. ACOUSTICALLY SEAL ALL PENETRATIONS INCLUDING ELECTRICAL, MECHANICAL AND PIPING. LIMIT NECESSARY WALL PENETRATIONS TO ONE PER STUD CAVITY.

C. PENETRATIONS IN SOUND WALLS AND SMOKE AND FIRE RATED WALLS AND CONNECTIONS AT WALLS TO OTHER WORK SHALL MAINTAIN STC AND/OR FIRE RATING. SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDED DETAILS, AND SHALL COMPLY WITH APPLICABLE TESTING AGENCY REQUIREMENTS.

D. WHERE WALLS AND/OR FURRING MEET, MAINTAIN A FLUSH SURFACE ON THE SIDE WHERE WALL SURFACE IS STRAIGHT OR CONTINUOUS, UNLESS INDICATED OTHERWISE.

E. FIRE RATINGS SHOWN ARE THE RATINGS AVAILABLE PER NOTED TESTING AGENCY AND/OR IBC REQUIREMENTS. REFER TO FLOOR PLANS AND WALL TYPE SUBSCRIPTS FOR LOCATIONS OF FIRE RATED WALLS.

F. REFER TO ROOM SCHEDULE FOR ADDITIONAL WALL FINISHES.

G. PROVIDE WOOD BLOCKING IN PARTITION TYPES AS REQUIRED BY SPECIFICATIONS AND ACCESSORIES INDICATED ON DRAWINGS.

H. REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS OR VARIATIONS TO EXTERIOR VENEER MATERIALS.

I. PROVIDE AT LEAST ONE LAYER OF GYPSUM BOARD BEHIND ALL MODULAR TUBS AND SHOWERS, BUT NO FEWER LAYERS THAN REQUIRED BY EXTERIOR, DEMISING, CORRIDOR, FIRE-RATED AND ACOUSTIC WALL TYPES. ADDITIONAL LAYER OF GYPSUM BOARD TO BE ADDED ABOVE AND ADJACENT TO MODULAR UNITS TO COVER MOUNTING FLANGES AND AS RECOMMENDED BY THE MANUFACTURER.

FRAME ASSEMBLIES GENERAL NOTES

A. PROVIDE SPECIFIED METAL STUD GAUGE UNLESS OTHERWISE NOTED.

B. PROVIDE FIRE RATED GYPSUM BOARD AT FIRE RATED PARTITIONS AS REQUIRED BY TESTED ASSEMBLY.

C. INSTALLATION OF GYPSUM BOARD, BACKER BOARD AND BASE BOARD SHALL CONFORM TO REQUIREMENTS FOR FIRE RATINGS AND ACOUSTICAL RATINGS.

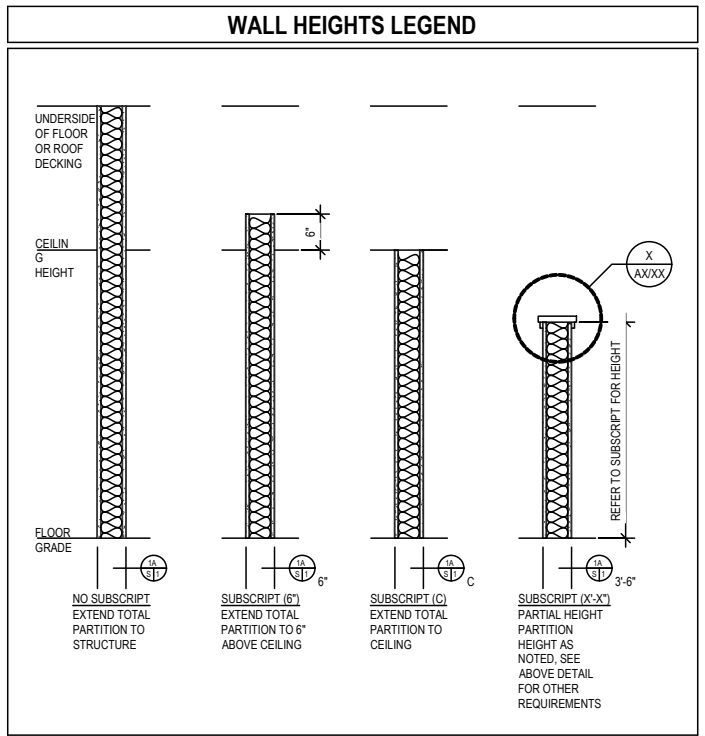
D. STUD FRAMING TO BE 1'-4" O.C. UNLESS NOTED OTHERWISE.

E. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT WALLS AND CEILINGS OF TOILET & BATH ROOMS AND LAUNDRY ROOMS.

F. PROVIDE GLASS MAT GYPSUM TILE BACKER BOARD AT LOCATIONS OF WALL TILE. PROVIDE CEMENT BOARD TILE BACKER BOARD BEHIND WALL TILE AT TUB AND SHOWER LOCATIONS.

G. THERMAL RESISTANCE (R-VALUE) IDENTIFICATION MARK SHALL BE APPLIED BY MFG TO EACH PIECE OF BUILDING ENVELOPE INSULATION 12" OR GREATER IN WIDTH. PER IECC 303.1.1

H. INSULATION INSTALLER SHALL PROVIDE A SIGNED AND DATED CERTIFICATION OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING ENVELOPE, LISTING TYPE OF INSULATION INSTALLATIONS IN ROOF/CEILINGS, THE MANUFACTURER AND THE R VALUE. PER IECC 303.1.1



EZRA PROPERTIES APARTMENTS – PHASE 2
WALL TYPES, FLOOR ROOF & CEILING TYPES
SHEET: A-6.0
DATED: OCTOBER 30, 2025
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
4604 Sigelkow Road, McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

UNIT DOOR SCHEDULE																	
UNIT NO.	ROOM NAME	TYPE	DOOR					UNDER CUT	FRAME					GLAZE	FIRE RATING	HARDWARE	COMMENTS
			W	H	T	ELEV	MATERIAL		ELEV	MATERIAL	HEAD	JAMB	SILL				
1	ENTRY	Single	3' - 0"	6' - 8"	1 3/4"	P	WD								20		
2	CLOSET	Single	2' - 6"	6' - 8"	1 3/8"	P	WD										
3	BATHROOM	Single	3' - 0"	6' - 8"	1 3/8"	P	WD										
4	BEDROOM	Single	3' - 0"	6' - 8"	1 3/8"	P	WD										
5	CLOSET	Single	2' - 8"	6' - 8"	1 3/8"	P	WD										
6	CLOSET	Single (double)	4' - 0"	6' - 8"	1 3/8"	F	WD										
7	PATIO	Single	3' - 0"	6' - 8"	1 3/4"	FG	WD										
8	CLOSET	Single (double)	2' - 6"	6' - 8"	1 3/8"	F	WD										
9	CLOSET	Single (double)	5' - 0"	6' - 8"	1 3/8"	F	WD										
11	CLOSET	Single (double)	6' - 0"	6' - 8"	1 3/8"	F	WD										
12	CLOSET	Pocket	2' - 10"	6' - 8"	1 3/8"	P	WD										
13	CLOSET	Pocket	2' - 6"	6' - 8"	1 3/8"	P	WD										
14	PATIO	Sliding Patio	9' - 10"	6' - 8"	1 13/16"		AL										
15	CLOSET	Single	1' - 6"	6' - 8"	1 3/8"	P	WD										
16	CLOSET	Single	3' - 0"	6' - 8"	1 3/8"	P	WD										
17	CLOSET	Single	2 - 8"	6' - 3"	1 3/8"	P	WD										

DOOR SCHEDULE																	
DOOR NO.	ROOM NAME	TYPE	DOOR					FRAME					GLAZE	FIRE RATING	HARDWARE	COMMENTS	
			W	H	T	ELEV	MATERIAL	ELEV	MATERIAL	HEAD	JAMB	SILL					
BASEMENT																	
001	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	HM		HM					90			
002	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F/HG	HM		HM								
003	PARKING	Overhead	16' - 0"	7' - 6"	2"	OH											
004	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
005	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
006	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
007	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
008	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
009	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
010	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
011	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
012	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
013	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
014	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
015	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
016	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
017	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
018	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
019	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
020	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
021	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
022	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			

FIRST FLOOR																	
101	VESTIBULE	Single	3' - 0"	6' - 8"	1 1/2"	F											
102	CORRIDOR	Single	3' - 0"	6' - 8"	1 3/4"	F									90		
103	STAIR	Single	3' - 0"	6' - 8"	1 3/4"	F											
104	STAIR	Single	3' - 0"	6' - 8"	1 3/4"	F	WD, SC		HM						90		
105	STORAGE	Single	3' - 0"	6' - 8"	1 3/4"	F									20		
106	STORAGE	Single	3' - 0"	6' - 8"	1 3/4"	F									20		
107	STAIR	Single	3' - 0"	6' - 8"	1 3/4"	F	WD, SC		HM						90		
108	LOBBY	Single	3' - 0"	6' - 8"	1 3/4"	F	WD, SC		HM						20		SMOKE/DRAFT CONTROL ON HOLD-OPEN

SECOND FLOOR																	
201	STAIR	Single	3' - 0"	6' - 8"	1 3/4"	F	WD, SC		HM						90		
202	STAIR	Single	3' - 0"	6' - 8"	1 3/4"	F	WD, SC		HM						90		
203	STORAGE	Single	3' - 0"	6' - 8"	1 3/4"	F									20		
204	STORAGE	Single	3' - 0"	6' - 8"	1 3/4"	F									20		
205	LOBBY	Single	3' - 0"	6' - 8"	1 3/4"	F	WD, SC		HM						20		SMOKE/DRAFT CONTROL ON HOLD-OPEN

THIRD FLOOR																	
301	STAIR	Single	3' - 0"	6' - 8"	1 3/4"	F	WD, SC		HM						90		
302	STAIR	Single	3' - 0"	6' - 8"	1 3/4"	F	WD, SC		HM						90		
303	STORAGE	Single	3' - 0"	6' - 8"	1 3/4"	F									20		
304	STORAGE	Single	3' - 0"	6' - 8"	1 3/4"	F									20		
305	LOBBY	Single	3' - 0"	6' - 8"	1 3/4"	F	WD, SC		HM						20		SMOKE/DRAFT CONTROL ON HOLD-OPEN

DOOR SCHEDULE GENERAL NOTES

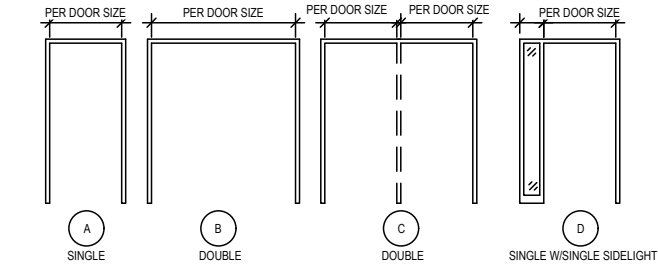
- A. WOOD DOORS TO BE PRE-FINISHED. PROVIDE FINISHED SAMPLES TO OWNER AND ARCHITECT FOR FINAL SELECTION.
- B. HOLLOW METAL FRAME HEADS TO BE 2" U.N.O.
- C. ALL SWING DOORS TO RECEIVE 1-1/2" PAIR BUTTS, U.N.O.
- D. PROVIDE LEVER HANDLE LOCK/LATCH SETS AT ALL DOORS, U.N.O.
- E. ALL FIRE DOORS ARE TO BE RATED ASSEMBLIES (DOOR AND FRAME TOGETHER). PROVIDE ALL REQUIRED HARDWARE, SMOKE SEALS, AND ACCESSORIES
- F. MEANS OF EGRESS DOORS: LATCHES DO NOT REQUIRE MORE THAN 15 lbf TO RELEASE THE LATCH. LOCKS DO NOT REQUIRE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE FOR OPERATION.

DOOR SCHEDULE COMMENTS

1. KICK PLATE (CORRIDOR SIDE ONLY). VERIFY SIZE AND MATERIAL WITH OWNER
2. SPRING HINGE CLOSER
3. MAGNETIC HOLD OPEN FOR EACH DOOR WIRED TO SMOKE DETECTORS & FIRE ALARM SYSTEM
4. FIRE SEAL
5. SMOKE SEAL
6. WEATHER STRIPPING
7. ASTRAGAL w/ COORDINATOR
8. DOOR STOP
9. DUMMY PULL
10. ELECTRONIC ACCESS SYSTEM @ STAIRWELL SIDE
11. HINGE BUMPERS
12. FLUSH BOLT
13. ELECTRIC SECURITY LOCK RELEASE
14. KICK PLATE (BOTH SIDES)
15. POWER ASSISTANCE OPENER

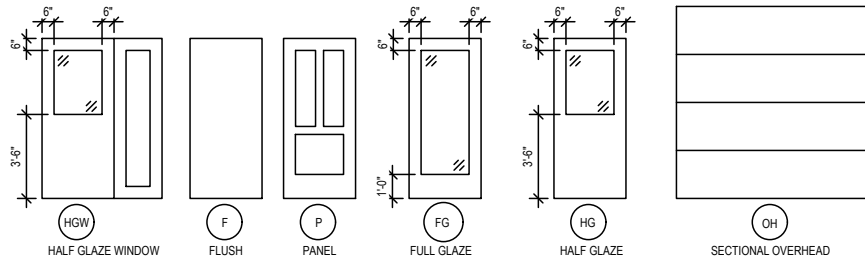
DOOR SCHEDULE LEGEND

- WD = WOOD
HM = HOLLOW METAL
ALUM = ALUMINUM
INS = INSULATED
ST = STEEL
TI = "TIMELY" PREFINISHED METAL FRAMES
WD-L = WOOD LEGACY (PRE-HUNG, PREFINISHED HARD BOARD, HOLLOWCORE)
- FG = FULL GLASS
SC = SOLID CORE
PKT = POCKET
HC = HOLLOW CORE



2 DOOR FRAME ELEVATIONS

1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



1 DOOR TYPE ELEVATIONS

1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS – PHASE 2
DOOR SCHEDULES, DOOR & FRAME ELEVATIONS

SHEET: A-6.1
DATED: OCTOBER 30, 2025

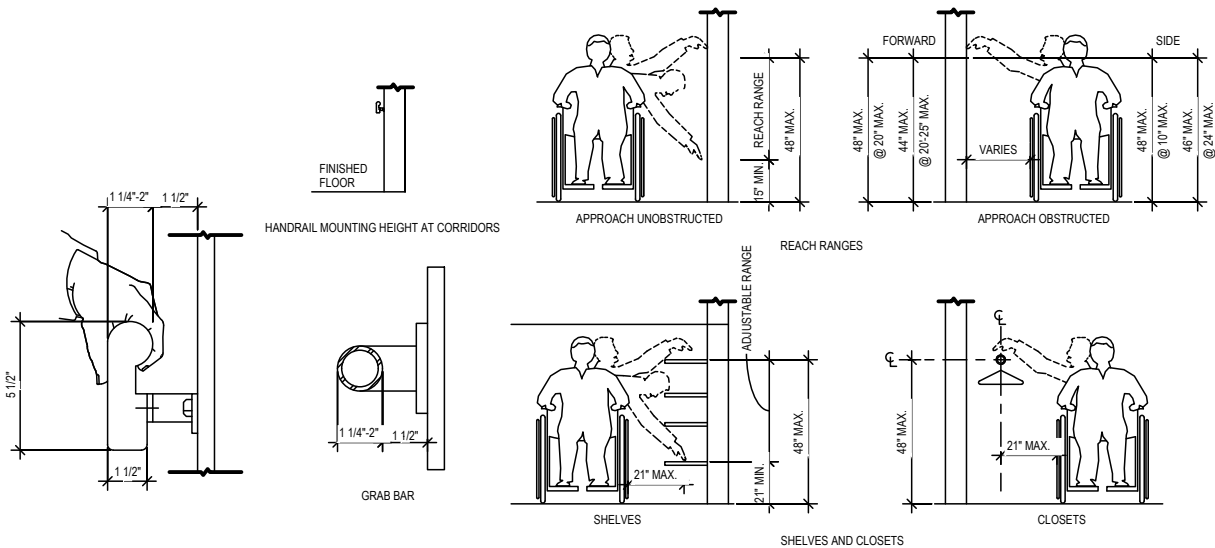
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



4604 Siggelkow Road, McFarland, Wisconsin 53558
Phone (608) 838–7750; Fax (608) 838–7752

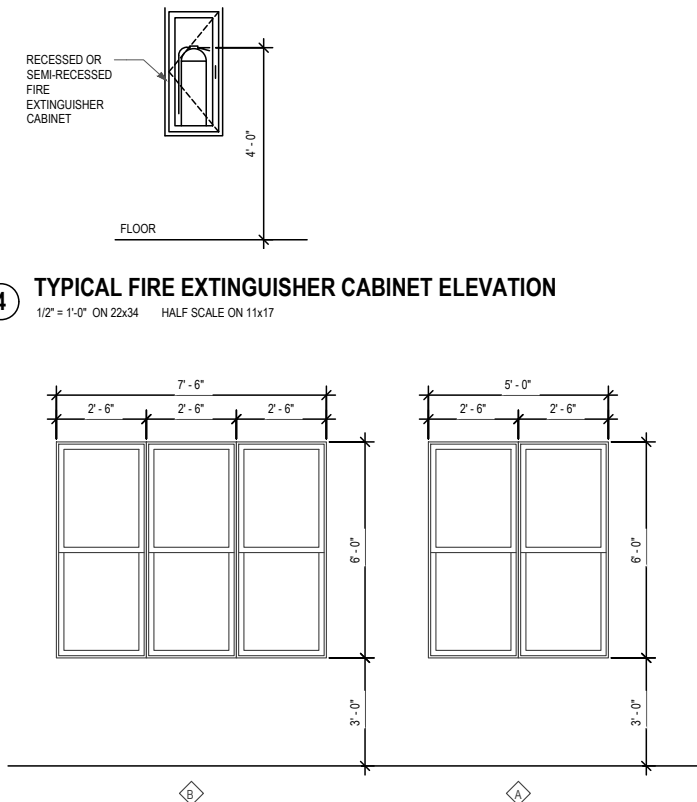
3 ACCESSIBILITY REACH DETAILS

3/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



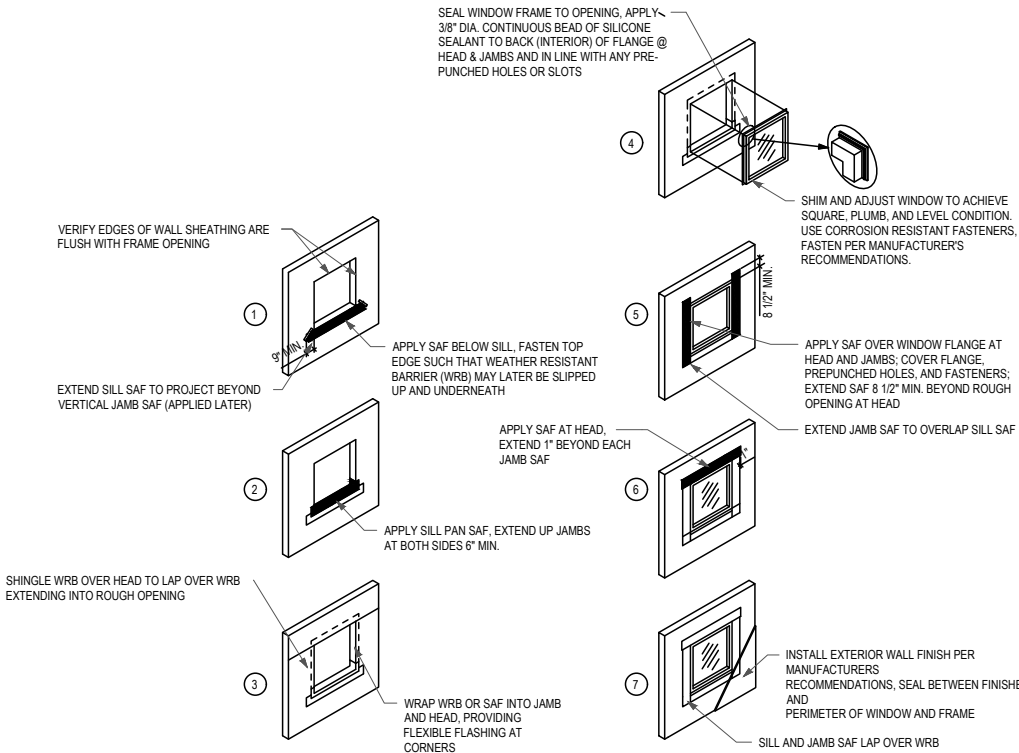
2 WINDOW ELEVATIONS

3/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



NOTES:

- SECTION 1405.4 OF THE I.B.C. STATES "FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING." THE PROCEDURE ABOVE IS RECOMMENDED TO ACHIEVE THIS INTENT FOR FLASHING OF WALL OPENINGS TO INCLUDE BUT NOT LIMITED TO: WINDOWS, DOORS, VENTS, ETC.
- ALL MATERIALS SHALL BE IN STRICT CONFORMANCE WITH I.B.C. STANDARD 14-1.
- APPLICATION OF FINISH MATERIALS OVER FLASHING MATERIALS SHOWN SHALL BE AS SPECIFIED BY CODE REQUIREMENTS, MANUFACTURER'S INSTRUCTIONS AND THE BEST PRACTICES OF THE TRADE.



WINDOW TYPE GENERAL NOTES

- PROVIDE VINYL FRAME WINDOWS WITH DOUBLE PANE LOW-E GLAZING TYPICAL IN ALL RESIDENTIAL UNITS. PROVIDE TEMPERED GLAZING AS REQUIRED BY CODE AND AS INDICATED ON DRAWINGS. MINIMUM WINDOW PERFORMANCE SHALL MEET OR EXCEED A U-VALUE OF 0.300 AND A SHGC OF 0.32.
- AT ACCESSIBLE AND TYPE A UNITS, WINDOW OPERATING HARDWARE SHALL COMPLY WITH ICC/ANSI A117.1 CH.309 OPERABLE PARTS SHALL BE WITHIN 15-44 INCHES ABOVE THE FINISHED FLOOR SURFACE, SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST AND SHALL NOT REQUIRE MORE THAN 5 POUNDS OF FORCE TO ACTIVATE.
- WINDOW UNITS SHALL BE FABRICATED TO THE SIZE INDICATED, MULLED BY SUPPLIER AND SHALL HAVE OPERABLE PARTS AS INDICATED ON THE DRAWINGS. OPERABLE SASHES SHALL BE PROVIDED WITH FULL PERIMETER WEATHER STRIPING.
- WINDOWS TO BE FACTORY FINISHED. PROVIDE FINISH SAMPLES TO OWNER AND ARCHITECT FOR FINAL SELECTION

GLAZING LEGEND

GLT	GLASS TYPE: SEE SPECIFICATIONS
GLT-12	DOUBLE-PANE INSULATED GLASS WITH LOW E
GLT-12T	DOUBLE-PANE INSULATED GLASS WITH LOW E, TEMPERED

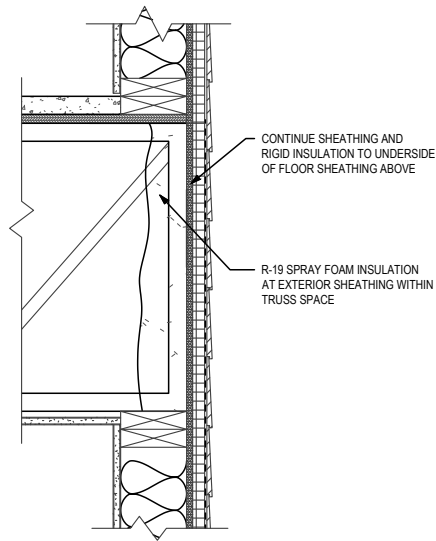
EZRA PROPERTIES APARTMENTS – PHASE 2
WINDOW TYPES & INTERIOR ELEVATIONS

SHEET: A-6.2
DATED: OCTOBER 30, 2025

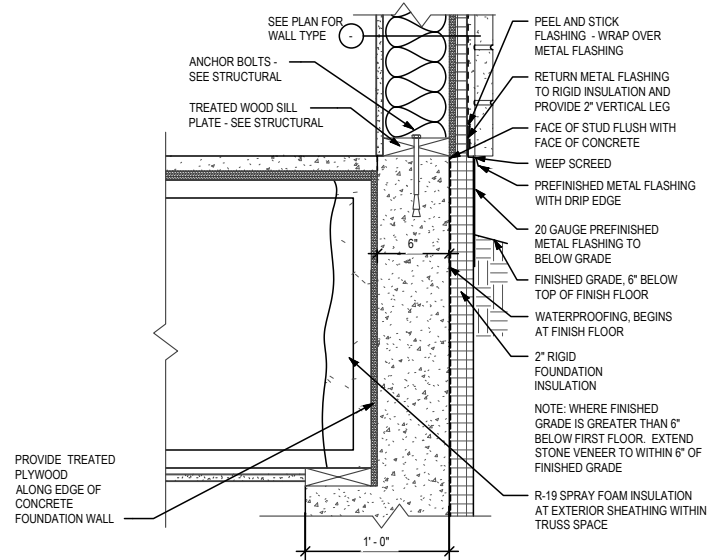
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



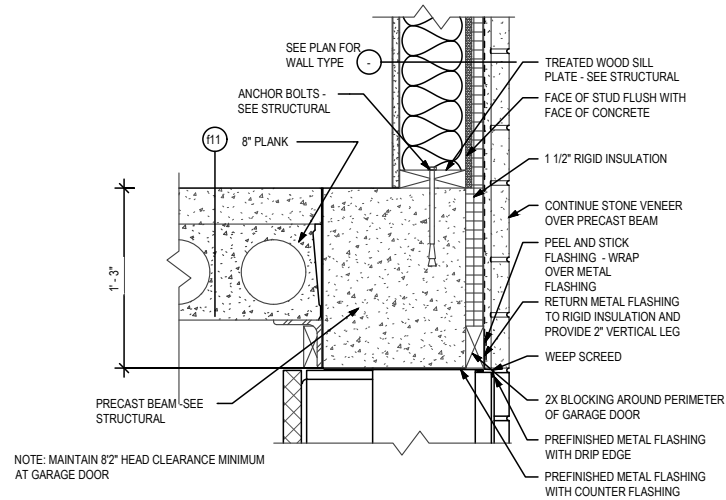
4604 Siggelkow Road, McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



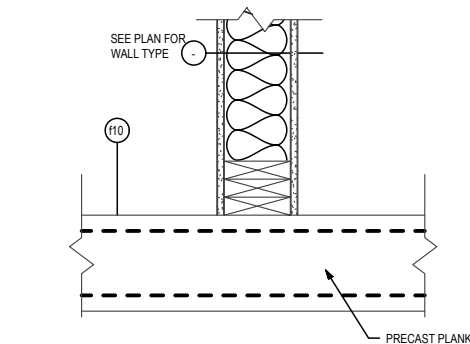
7 FLOOR TRUSS @ EXTERIOR BEARING WALL (TYP)
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



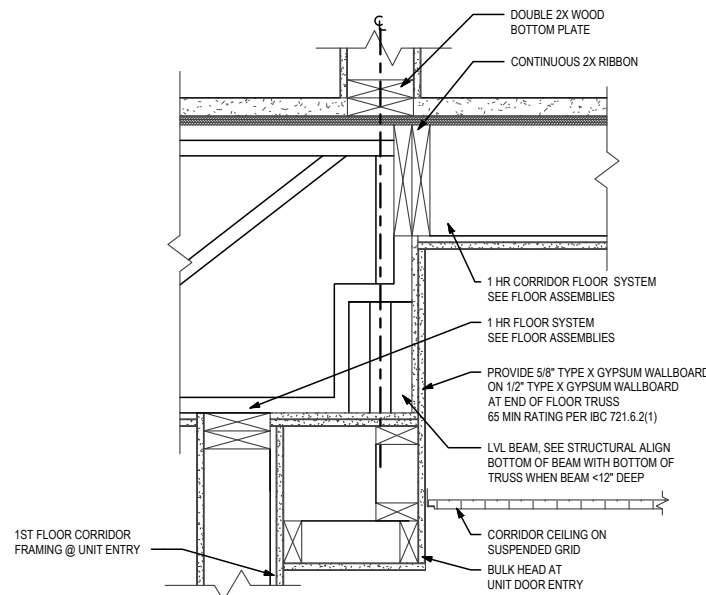
6 WALL BASE @ RAISED FOUNDATION WALL
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



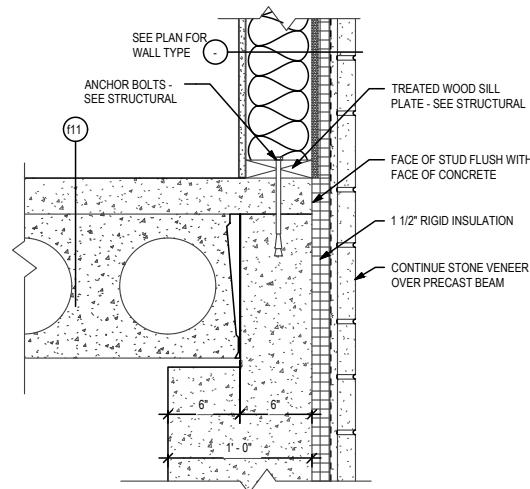
3 WALL BASE @ GARAGE DOOR
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



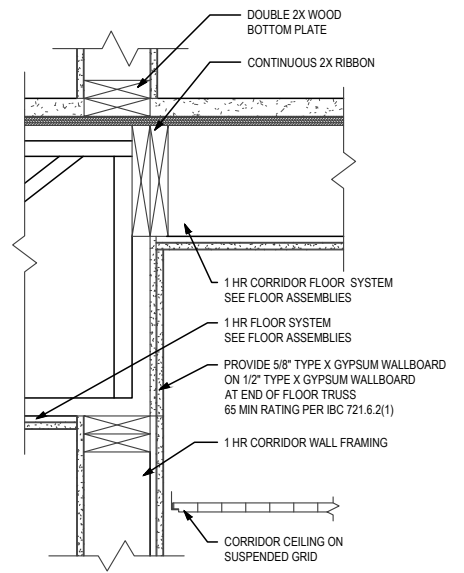
2 WALL BASE @ INTERIOR BEARING WALLS
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



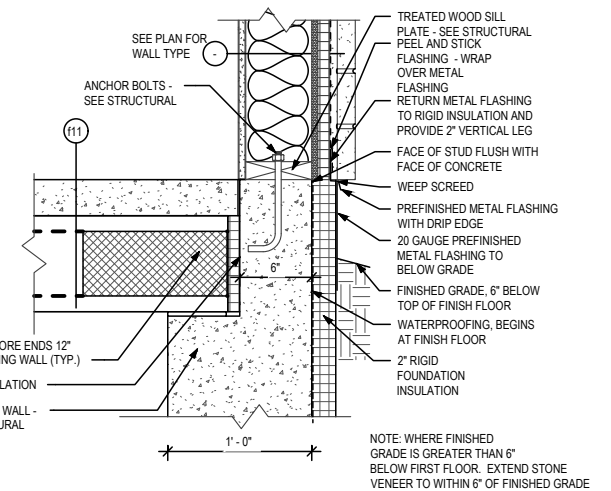
9 FLOOR TRUSS AT UNIT ENTRY - (TYP)
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



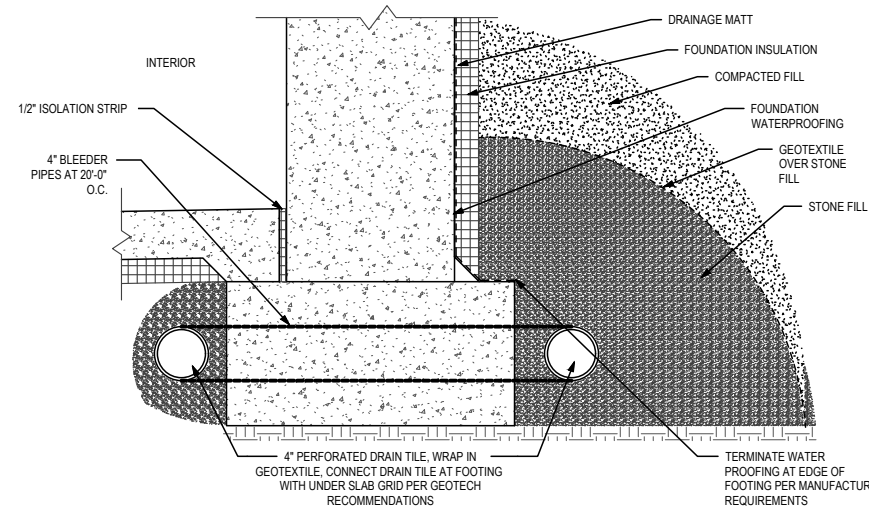
5 WALL BASE @ STONE AND CIP WALL
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



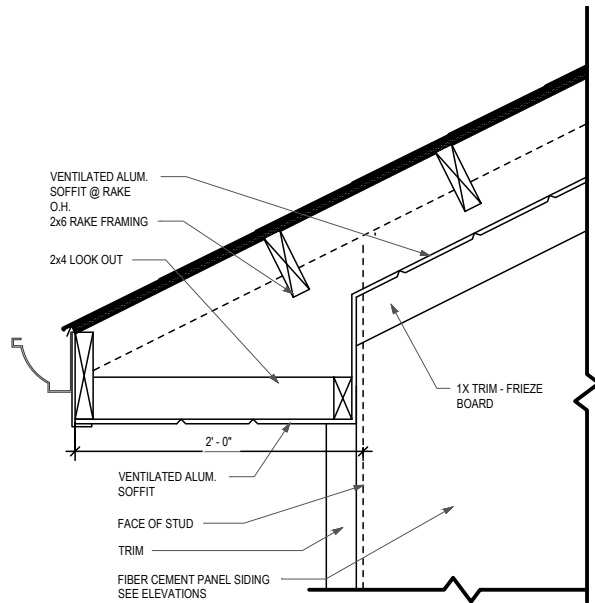
8 FLOOR TRUSS AT CORRIDOR - (TYP)
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



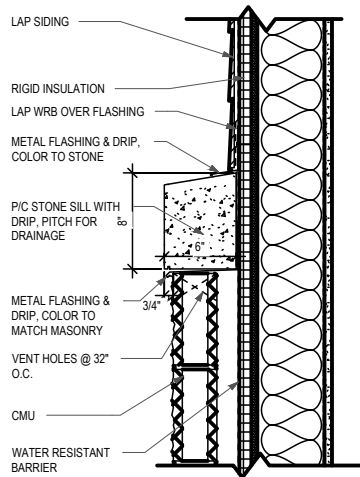
4 WALL BASE @ STONE & PRECAST
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



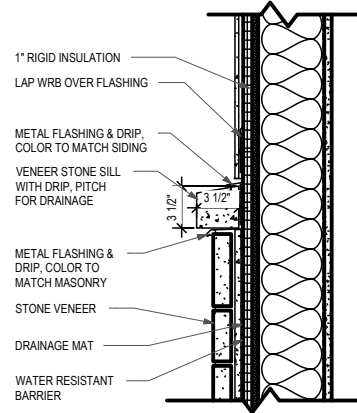
1 FOUNDATION DETAIL @ PARKING GARAGE
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



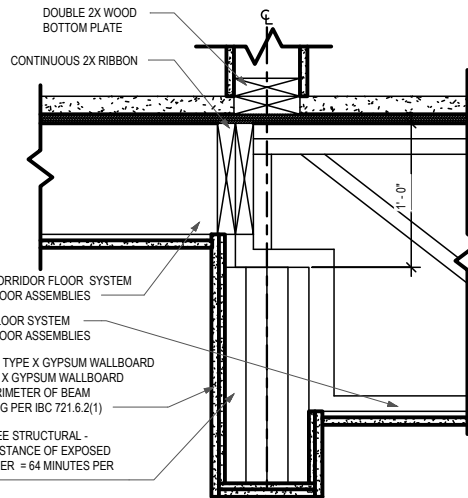
4 ROOF EDGE DETAIL @ GABLE RAKE
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



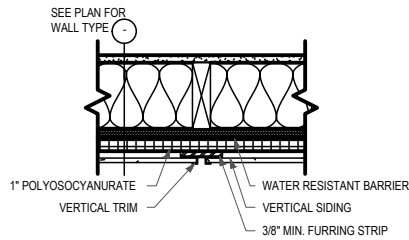
3 CMU TO STONE TRANSITION
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



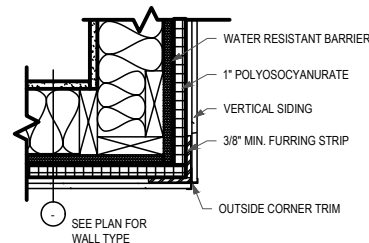
2 STONE TO PANEL SIDING TRANSITION
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



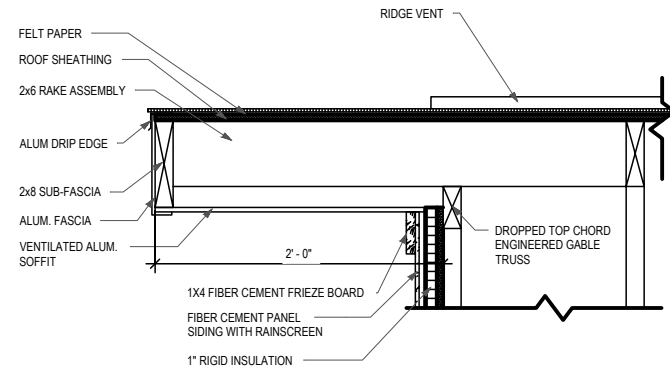
1 FLOOR TRUSS AT 1ST FLOOR BEAM
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



7 FIBER CEMENT PANEL VERTICAL TRIM DETAIL
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



6 FIBER CEMENT PANEL OUTSIDE CORNER DETAIL
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17

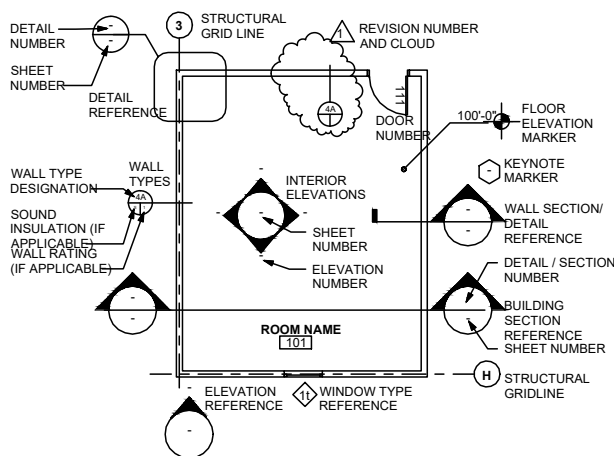


5 TYPICAL RAKE DETAIL
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



EZRA PROPERTIES - PHASE 3 - 36 UNIT APARTMENT BUILDING

4703 Terminal Drive
McFarland, WI 53558



Architecture :

Ryan Quam

4604 Siggelkow Road, Suite A, McFarland, WI 53558
p: 608.838.7750 www.quamengineering.com

Civil Engineering

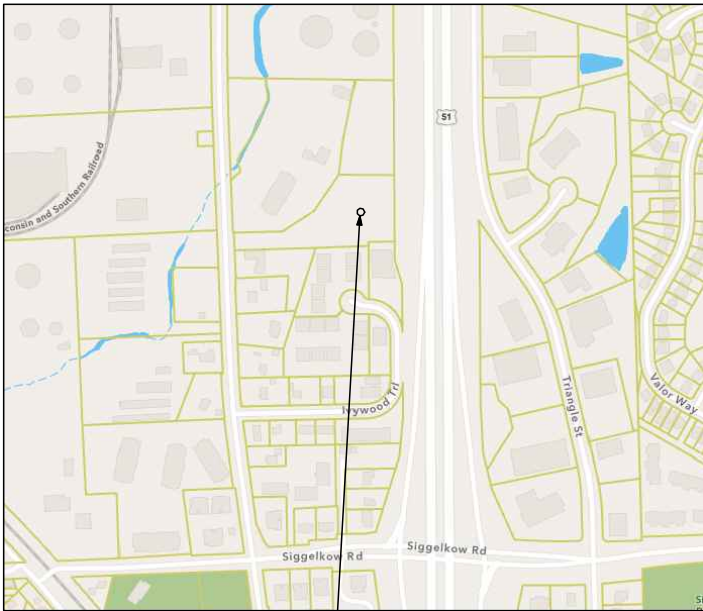
Quam Engineering, LLC

4604 Siggelkow Road, Suite A, McFarland, WI 53558
p: 608.838.7750 www.quamengineering.com

Structural Engineering

Cold Springs Design, LLC

222 South Main Street, Fort Atkinson, WI 53538
p: 920.568.9530



PROJECT SITE MAP

ARCHITECTURAL ABBREVIATIONS LEGEND			
+ - AND	FIN - FINISH	PREFAB	PREFABRICATED
	FLR - FLOOR	PERIM -	PERIMETER
@ - AT	FND - FOUNDATION	PC -	PLUMBING CONTRACTOR
AB - ANCHOR BOLT	FOM - FACE OF MASONRY	P/C -	POST CAST / PRESTRESSED
AFF - ABOVE FINISH FLOOR	FOS - FACE OF STUD	P/T -	POST TENSIONED
ALT - ALTERNATE	FTG - FOOTING	PT -	PRESSURE TREATED
ALUM- ALUMINUM	FUT - FUTURE		
ARCH- ARCHITECT / ARCHITECTURAL	FV - FIELD VERIFY	R -	RADIUS
		RD -	ROOF DRAIN
BRD - BOARD	GA - GAUGE	REINF -	REINFORCING
BLK - BLOCK (CMU)	GALV- GALVANIZED	REQD -	REQUIRED
BOT - BOTTOM	GB - GRAB BAR	RM -	ROOM
	GC - GENERAL CONTRACTOR		
CB - CATCH BASIN	GYP - GYPSUM	SCHED- SCHEDULE	
CIP - CAST-IN-PLACE		SHT -	SHEET
CJ - CONSTRUCTION JOINT	HC - HVAC ONTRACTOR	SIM -	SIMILAR
CL - CENTERLINE	HM - HOLLOW METAL	SOG -	SLAB ON GRADE
CLG - CEILING	HORIZ HORIZONTAL	SPEC -	SPECIFICATION
CLJ - CONTROL JOINT	HT - HEIGHT	SQ -	SQUARE
CLR - CLEAR DISTANCE	HVAC- HEATING, VENTILATION & AIR CONDITIONING	SS -	STAINLESS STEEL
CMU - CONCRETE MASONRY UNIT	HR - HOUR	STL -	STEEL
CO - CASED OPENING		STR -	STRUCTURAL
COL - COLUMN	ID - INSIDE DIAMETER	THK -	THICKNESS
CONC- CONCRETE	I.F. - INSIDE FACE	TOL -	TOP OF LEDGE ELEVATION
CONT- CONTINUOUS	INSUL- INSULATION	TOP -	TOP OF PIER ELEVATION
CU - CUBIC	INT - INTERIOR	TP -	TOILET PAPER DISPENSER
		TS -	(SEE HIGH STRENGTH STEEL DESIGNATION)
DBL - DOUBLE	JBE - JOIST BEARING ELEVATION	TYP -	TYPICAL
DF - DRAINING FOUNTAIN	JT - JOINT	TOW -	TOP OF WALL ELEVATION
DIM - DIAMETER		UL -	
DN - DOWN	L - STEEL ANGLE DESIGNATION	UNO -	UNDERWRITERS LAB
DS - DOWN SPOUT	LAM - LAMINATE		UNLESS NOTED OTHERWISE
DTL - DETAIL	LVL - LAMINATED VENEER LUMBER		
DWG - DRAWING			
		VB -	VAPOR BARRIER
EA - EACH	LAX - MAXIMUM	VIF -	VERTICAL
EC - ELECTRICAL CONTRACTOR	MBV - MASONRY BEARING WALL		VERIFY IN FIELD
EIFS - EXTERIOR INSULATION FINISH SYSTEM	MAN - MANUFACTURER		
EL - ELEVATION	MIN - MINIMUM		
ELEV - ELEVATOR	MO - MASONRY OPENING		
ENG - ENGINEER	MTL - METAL		
EQ - EQUAL			
EXIST- EXISTING	NIC - NOT IN CONTRACT		
EXP - EXPANSION	NOM - NOMINAL		
EXT - EXTERIOR	NTS - NOT TO SCALE		
	NO - NUMBER		
FD - FLOOR DRAIN			
FND - FOUNDATION	OC - ON CENTER		
FE - FIRE EXTINGUISHER	OD - OUTSIDE DIAMETER		
FEC - FIRE EXTINGUISHER CABINET	O.F. - OUTSIDE FACE		
FF - FINISH FLOOR	OH - OVERHEAD		
	OPCL - OWNER PROVIDED, CONTRACTOR INSTALLED		
	OPOL- OWNER PROVIDED, OWNER INSTALLED		
	OPNG OPENING		
	OPP - OPPOSITE		
		WWF -	WEATHER RESISTANT BARRIER
			WELDED WIRE FABRIC

LIST OF DRAWINGS

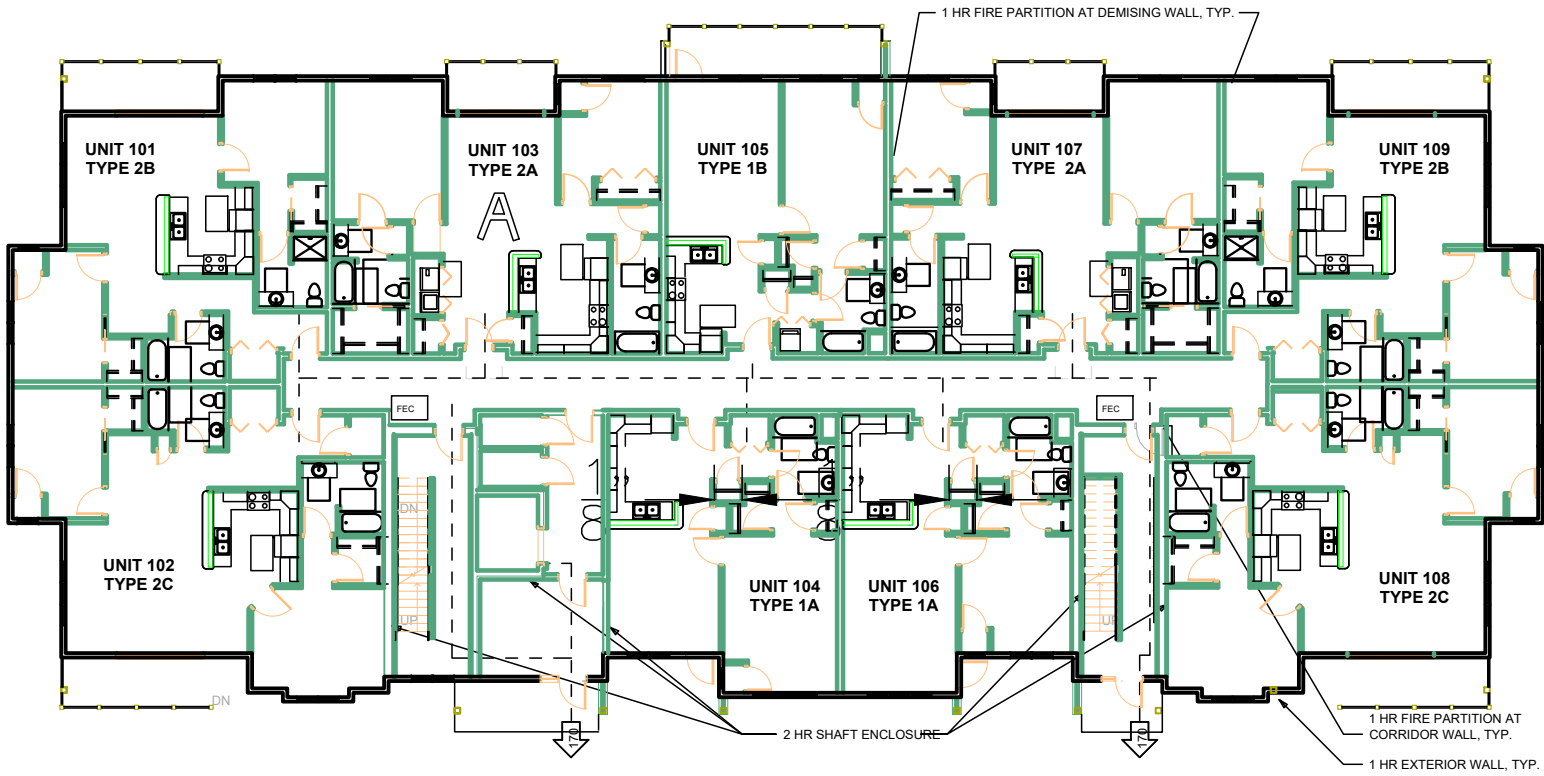
GENERAL	
G1.0	COVER SHEET
G1.1	CODE COMPLIANCE PLAN
G1.2	CODE COMPLIANCE PLAN
CIVIL	
C1.0	EXISTING SITE PLAN
C2.0	SITE PLAN
C3.0	GRADING AND EROSION CONTROL PLAN
C4.0	UTILITY PLAN
C5.0	NORTH POND PLAN
C6.0	DETAILS
L1.0	LANDSCAPE PLAN

LIST OF DRAWINGS

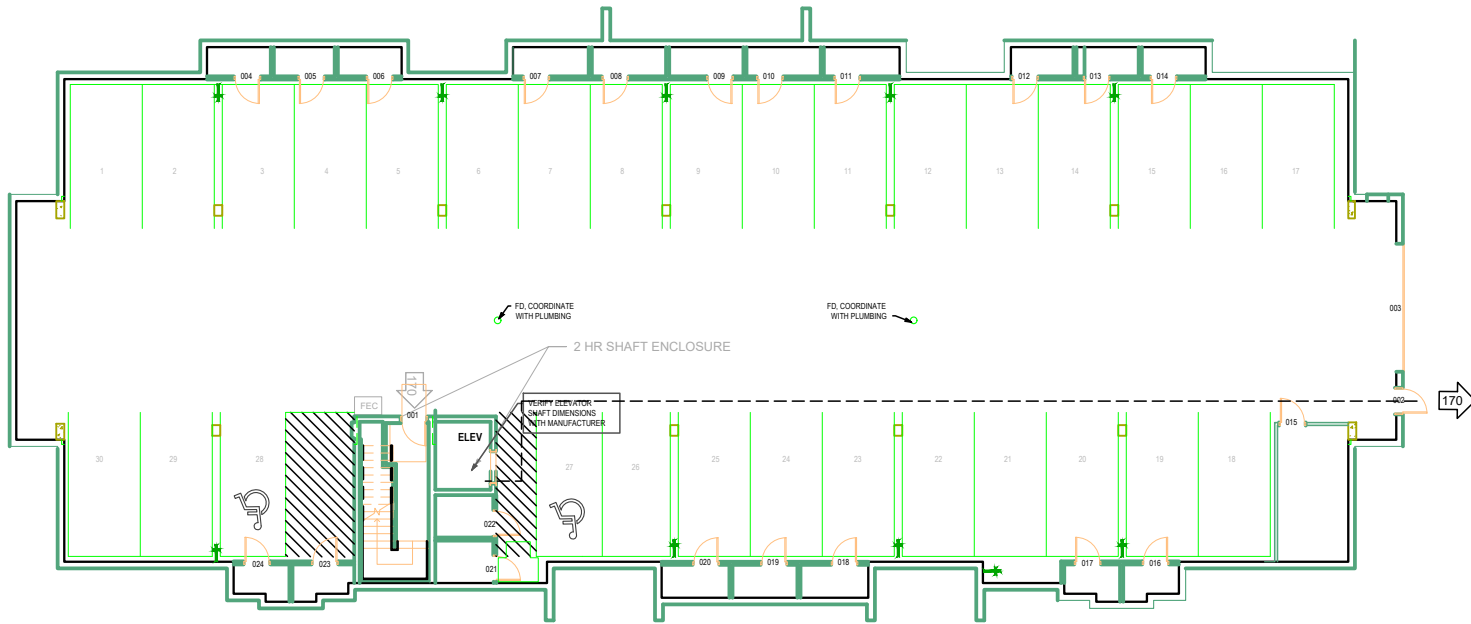
- A1.0 BASEMENT FLOOR PLAN
- A1.1 FIRST FLOOR PLAN
- A1.2 SECOND FLOOR PLAN
- A1.3 THIRD FLOOR PLAN
- A1.4 FOURTH FLOOR PLAN
- A1.5 ROOF PLAN
- A2.0 EXTERIOR ELEVATIONS
- A2.1 EXTERIOR ELEVATIONS
- A3.0 BUILDING SECTIONS
- A3.1 WALL SECTIONS
- A3.2 WALL SECTIONS
- A3.3 STAIR SECTIONS
- A4.1 FIRST FLOOR REFLECTED CEILING PLAN
- A4.2 SECOND FLOOR REFLECTED CEILING PLAN
- A4.3 THIRD FLOOR REFLECTED CEILING PLAN
- A4.4 FOURTH FLOOR REFLECTED CEILING PLAN
- A5.0 ENLARGED UNIT FLOOR PLANS
- A5.1 ENLARGED UNIT FLOOR PLANS
- A5.2 ENLARGED UNIT FLOOR PLANS
- A5.3 ENLARGED STAIR PLANS
- A6.0 WALL TYPES, FLOOR ROOF & CEILING TYPES
- A6.1 DOOR SCHEDULES, DOOR & FRAME ELEVATIONS
- A6.2 WINDOW TYPES & INTERIOR ELEVATIONS
- A8.0 DETAILS
- A8.1 DETAILS
- A8.2 DETAILS

OCTOBER 30, 2025

G1.0



1 3/32" = 1'-0" ON 22x34 HALF SCALE ON 11x17
CODE COMPLIANCE - FIRST FLOOR



2 3/32" = 1'-0" ON 22x34 HALF SCALE ON 11x17
CODE COMPLIANCE - BASEMENT

PROJECT/BUILDING DATA:

NEW 4 STORY w/ MEZZANINE LEVEL MULTI-FAMILY BUILDING
BUILDING AREAS
TOTAL BUILDING AREA = 45,616 SQFT (EXCLUDING BASEMENT)
56,816 SQFT (INCLUDING BASEMENT)
BASEMENT AREA = 11,200 SQFT
FIRST FLOOR AREA = 11,200 SQFT
SECOND FLOOR AREA = 11,200 SQFT
THIRD FLOOR AREA = 11,200 SQFT
FOURTH FLOOR AREA = 11,200 SQFT
MEZZANINE FLOOR AREA (LOFTS) = 816 SQFT
UNIT COUNT
TOTAL UNITS = 36
PARKING COUNTS (SEE CIVIL DRAWINGS)
TOTAL PARKING SPACES = 61 (3 ACCESSIBLE)
GARAGE PARKING SPACES = 27 (1 ACCESSIBLE)
SURFACE PARKING SPACES = 34 (2 ACCESSIBLE)

ACCESSIBILITY REQUIREMENTS:

2015 WBOC, COMM 62.1107 DWELLING AND SLEEPING UNITS
R-2 = MORE THAN 20 DWELLING UNITS - AT LEAST 2% TYPE A UNITS
WITH REMAINING UNITS TYPE B
1 TYPE A UNITS PROVIDED, THE REMAINING ARE TYPE B

CODE INFORMATION SUMMARY:

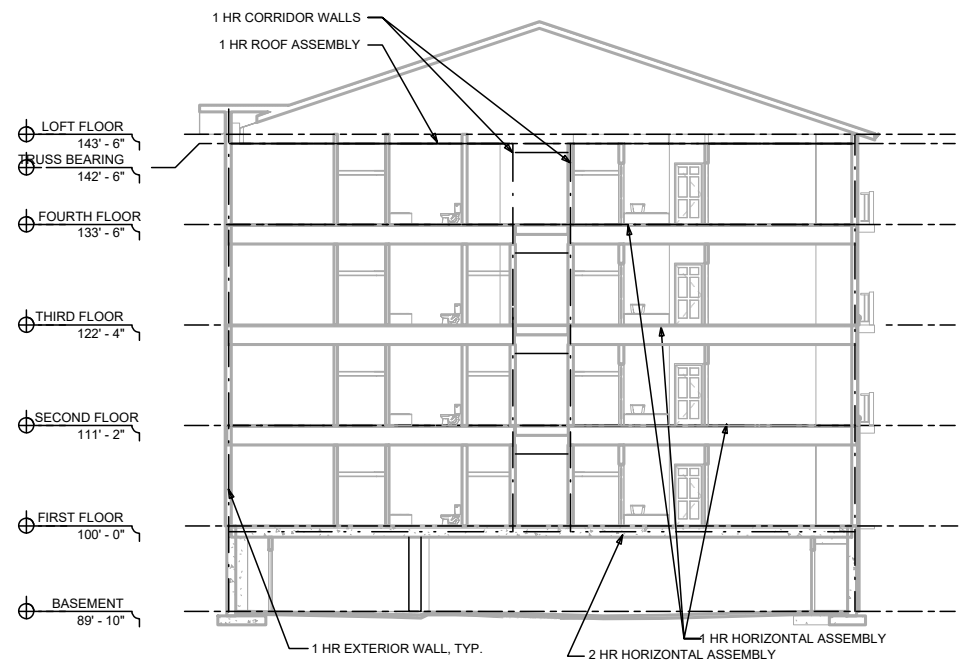
APPLICABLE CODE
2015 WISCONSIN COMMERCIAL BUILDING CODE
CONSTRUCTION TYPE
TYPE VA = 4 STORY BUILDING
OCCUPANCY
S-2 - STORAGE (PARKING GARAGE)
R-2 - RESIDENTIAL (1ST THROUGH 4TH)
FIRE SPRINKLER
BUILDING IS FULLY SPRINKLERED
NFPA 13 @ BASEMENT
NFPA 13R @ 1ST THROUGH 4TH FLOORS
FIRE RESISTANCE RATING BUILDING ELEMENTS
STRUCTURAL FRAME (COLUMNS & BEAMS) = 1 HOUR
BEARING WALLS (EXTERIOR AND INTERIOR) = 1 HOUR
NON-BEARING WALLS (EXTERIOR) =
1 HOUR < 30' TO PROPERTY LINE
NO RATING > 30' TO PROPERTY LINE
FLOOR = 1 HOUR
ROOF = 1 HOUR
ALLOWABLE AREA AND HEIGHT SUMMARY - SEPERATED USES
GRADE PLANE
BASEMENT ELEVATION = 907.90'
1ST FLOOR ELEVATION = 817.90'
GRADE PLANE ELEVATION = 814.75'
S-2 OCCUPANCY
TYPE VA CONSTRUCTION = 4 STORIES ALLOWED (1 STORY ACTUAL)
21,000 SQFT/FLOOR ALLOWED
11,200 SQFT ACTUAL
(SPRINKLER AND FRONTAGE INCREASE NOT TAKEN)
R-2 OCCUPANCY
TYPE VA CONSTRUCTION = 4 STORIES ALLOWED (4 STORIES ACTUAL)
WITH +1 STORY SPRINKLER INCREASE)
12,000 SQFT/FLOOR ALLOWED
11,200 SQFT/FLOOR ACTUAL
(SPRINKLER AND FRONTAGE INCREASE NOT TAKEN)
REQUIRED FIRE BARRIER/PARTITION FIRE
RESISTANT RATINGS:
CORRIDOR WALLS: 1 HOUR
SHAFTS: 2 HOURS
STAIR ENCLOSURE: 2 HOURS
DWELLING UNIT SEPARATION: 1 HOUR
SEE CODE COMPLIANCE PLANS FOR MORE
INFORMATION

CODE COMPLIANCE GENERAL NOTES

- A. ALL UNITS ARE TYPE "B" UNLESS NOTED OTHERWISE, REFER TO ENLARGED UNIT PLANS FOR INFORMATION AND REFERENCES TO ACCESSIBLE CRITERIA
- B. ALL "TYPE A" UNITS ARE DESIGNED TO COMPLY WITH THE REQUIREMENTS OF IBC ACCESSIBLE UNIT.
- C. GRAB BARS (PER 2003 ICC/ANSI A117.1)
6a) TYPE "B" UNITS PROVIDE:
BLOCKING FOR FUTURE GRAB BARS IN SHOWERS
BLOCKING FOR FUTURE SHOWER SEAT
BLOCKING FOR FUTURE GRAB BARS AT TOILETS
6b) TYPE "A" UNITS PROVIDE:
BLOCKING FOR FUTURE GRAB BARS IN SHOWERS
BLOCKING FOR FUTURE SHOWER SEAT
BLOCKING FOR FUTURE GRAB BARS AT TOILETS
- D. REFER TO SHEET A6.2 FOR ACCESSIBLE MOUNTING AND CLEARANCES INFORMATION.
- E. ALL FIRE EXTINGUISHER CABINETS SHALL BE IN APPROVED LOCATIONS WITH A MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER TO BE 75 FEET PER I.F.C.
- F. COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125' PER 1006.2.1.
- G. EXIT ACCESS TRAVEL DISTANCE IS 250' WITH SPRINKLERS PER TABLE 1017.2.
- H. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED IN THE FIELD WITH SIGNS OR STENCILING PER IBC 703.7

CODE COMPLIANCE SYMBOLS LEGEND

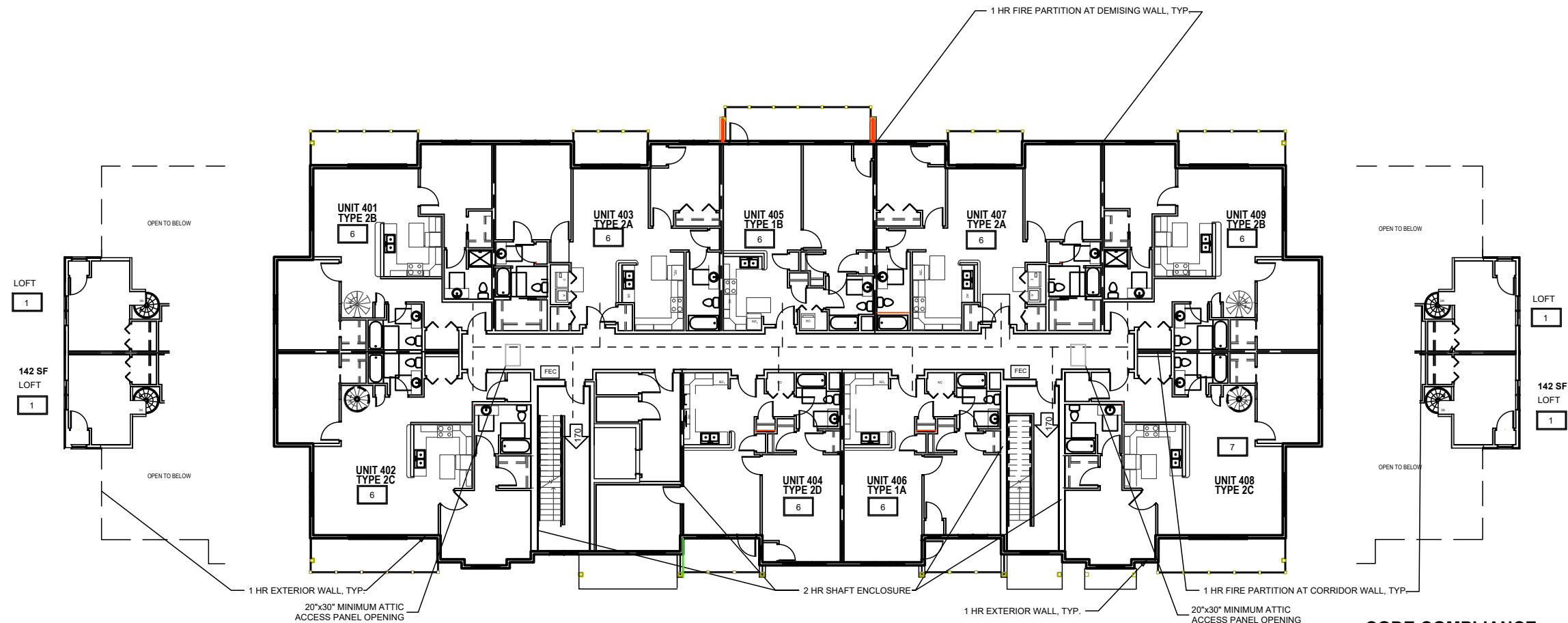
- INDICATES HANDICAP FULLY ACCESSIBLE UNIT
- INDICATES "TYPE A" UNIT
- INDICATES FIRE EXTINGUISHER CABINET LOCATION
- INDICATES OCCUPANCY CAPACITY
- INDICATES ADA ACCESSIBLE ROUTE
- INDICATES EXIT AND EXIT CAPACITY
- INDICATES EXIT SIGN
- INDICATES 1 HOUR FIRE RATED ASSEMBLY (SEC 707, 708, 709, 712)
- INDICATES 2 HOUR FIRE RATED ASSEMBLY (SEC 706, 707, 708, 709, 712)



3 3/32" = 1'-0" ON 22x34 HALF SCALE ON 11x17
CODE COMPLIANCE SECTION

EZRA PROPERTIES APARTMENTS - PHASE 3
CODE COMPLIANCE PLAN
SHEET: G-1.1
DATED: OCTOBER 30, 2025

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
4604 Siggelkow Road; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



**CODE COMPLIANCE -
MEZZANINE (LOFT) FLOOR**



**CODE COMPLIANCE -
MEZZANINE (LOFT) FLOOR**

3/32" = 1'-0" ON 22x34 HALF SCALE ON 11x17

CODE COMPLIANCE GENERAL NOTES

A. ALL UNITS ARE TYPE "B" UNLESS NOTED OTHERWISE, REFER TO ENLARGED UNIT PLANS FOR INFORMATION AND REFERENCES TO ACCESSIBLE CRITERIA

B. ALL "TYPE A" UNITS ARE DESIGNED TO COMPLY WITH THE REQUIREMENTS OF IBC ACCESSIBLE UNIT.

C. GRAB BARS (PER 2003 ICC/ANSI A117.1)

6a) TYPE "B" UNITS PROVIDE:
BLOCKING FOR FUTURE GRAB BARS IN SHOWERS
BLOCKING FOR FUTURE SHOWER SEAT
BLOCKING FOR FUTURE GRAB BARS AT TOILETS

6b) "TYPE A" UNITS PROVIDE:
BLOCKING FOR FUTURE GRAB BARS IN SHOWERS
BLOCKING FOR FUTURE SHOWER SEAT
BLOCKING FOR FUTURE GRAB BARS AT TOILETS

D. REFER TO SHEET A6.2 FOR ACCESSIBLE MOUNTING AND CLEARANCES INFORMATION.

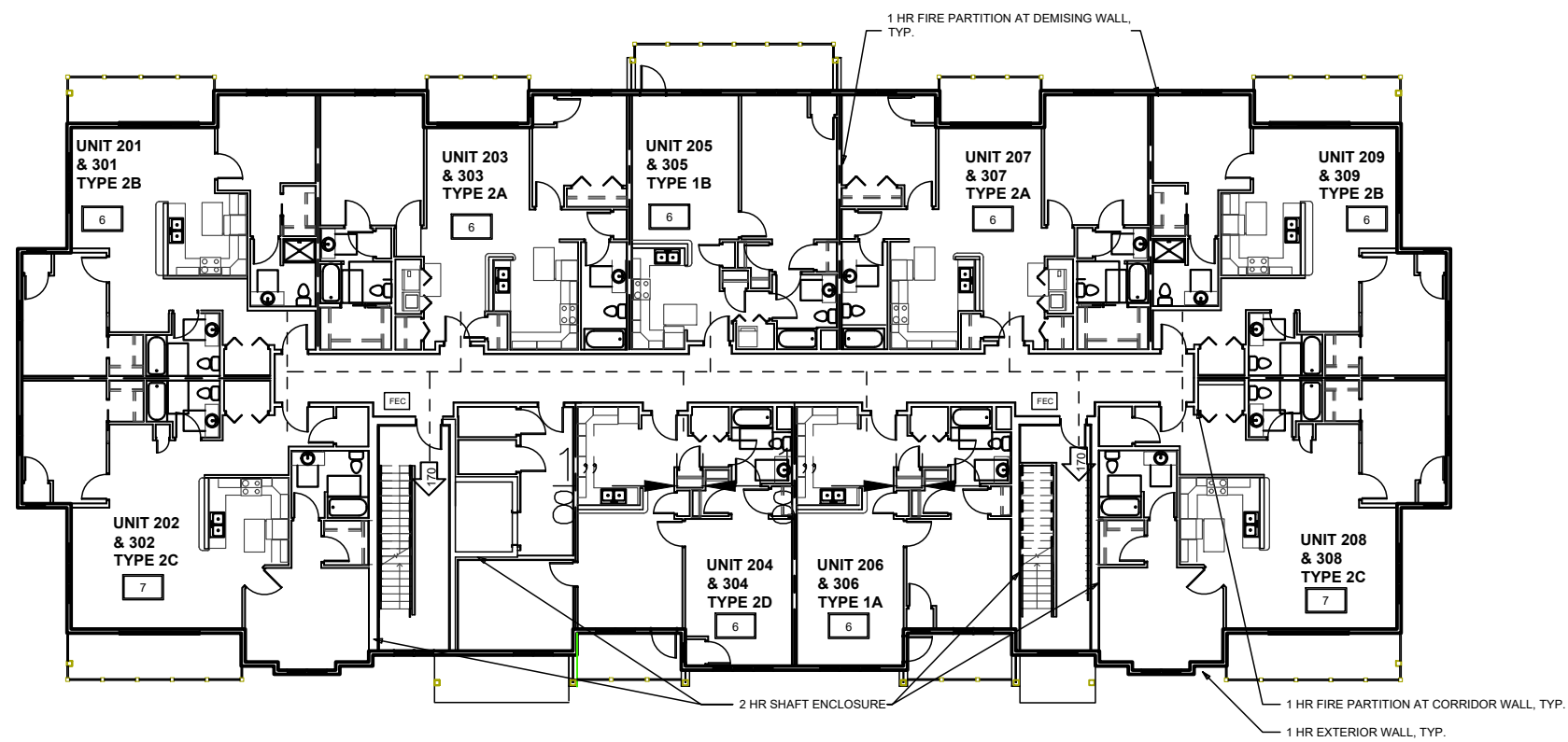
E. ALL FIRE EXTINGUISHER CABINETS SHALL BE IN APPROVED LOCATIONS WITH A MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER TO BE 75 FEET PER I.F.C.

G. EXIT ACCESS TRAVEL DISTANCE IS 250' WITH SPRINKLERS PER TABLE 1016.1.

H. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED IN THE FIELD WITH SIGNS OR STENCILING PER IBC 703.6

CODE COMPLIANCE SYMBOLS LEGEND

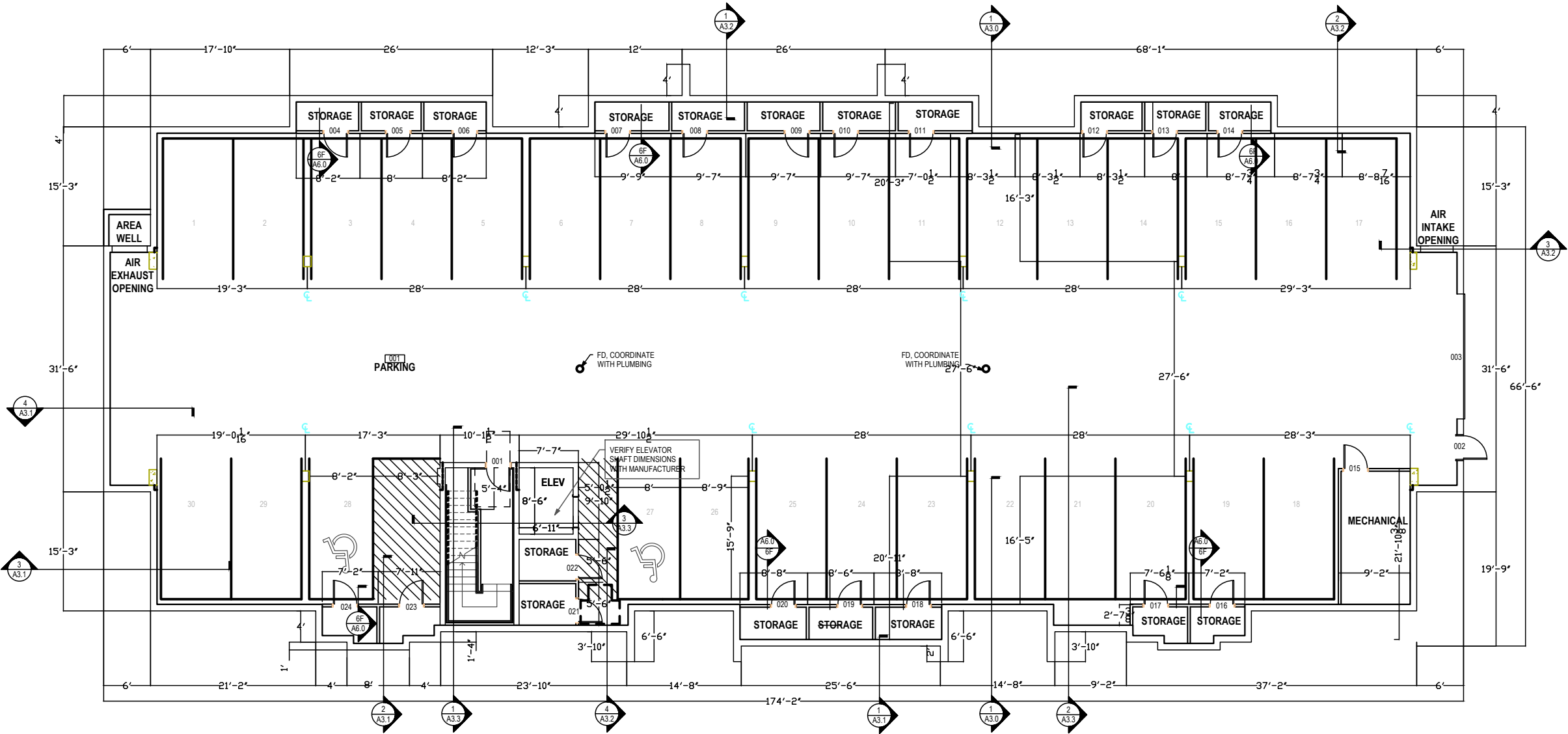
	INDICATES HANDICAP FULLY ACCESSIBLE UNIT
	INDICATES "TYPE A" UNIT
	INDICATES FIRE EXTINGUISHER CABINET LOCATION
	INDICATES OCCUPANCY CAPACITY
	INDICATES ADA ACCESSIBLE ROUTE
	INDICATES EXIT AND EXIT CAPACITY
	INDICATES EXIT SIGN
	INDICATES 1 HOUR FIRE RATED ASSEMBLY (SEC 706, 708, 709, 712)
	INDICATES 2 HOUR FIRE RATED ASSEMBLY (SEC 706, 707, 708, 709, 712)



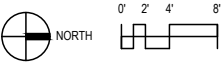
1 CODE COMPLIANCE - SECOND & THIRD FLOOR
3/32" = 1'-0" ON 22x34 HALF SCALE ON 11x17

FLOOR PLAN GENERAL NOTES

- A. SEE SHEET A5.0 - 5.3 FOR LARGE SCALE PLANS.
- B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.
- C. PROVIDE VERTICAL CONTROL JOINTS (CJS) WHERE STRUCTURAL SYSTEMS CHANGE, LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.
- D. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.
- E. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ELECTRICAL.
- F. GENERAL CONTRACTOR TO INSTALL FOAM FILLER AT ALL MASONRY WALL CONTROL/EXPANSION JOINTS AND SEAL BOTH SIDES (WALL REINFORCING TO DISCONTINUE AT JOINTS).
- G. GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN WOOD/METAL STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.
- H. PROVIDE VINYL CARPET EDGE AT ALL CARPET TO DISSIMILAR FLOOR MATERIALS UNLESS NOTED OTHERWISE (U.N.O.).
- I. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.
- J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.
- K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.
- L. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.



1 BASEMENT PLAN
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

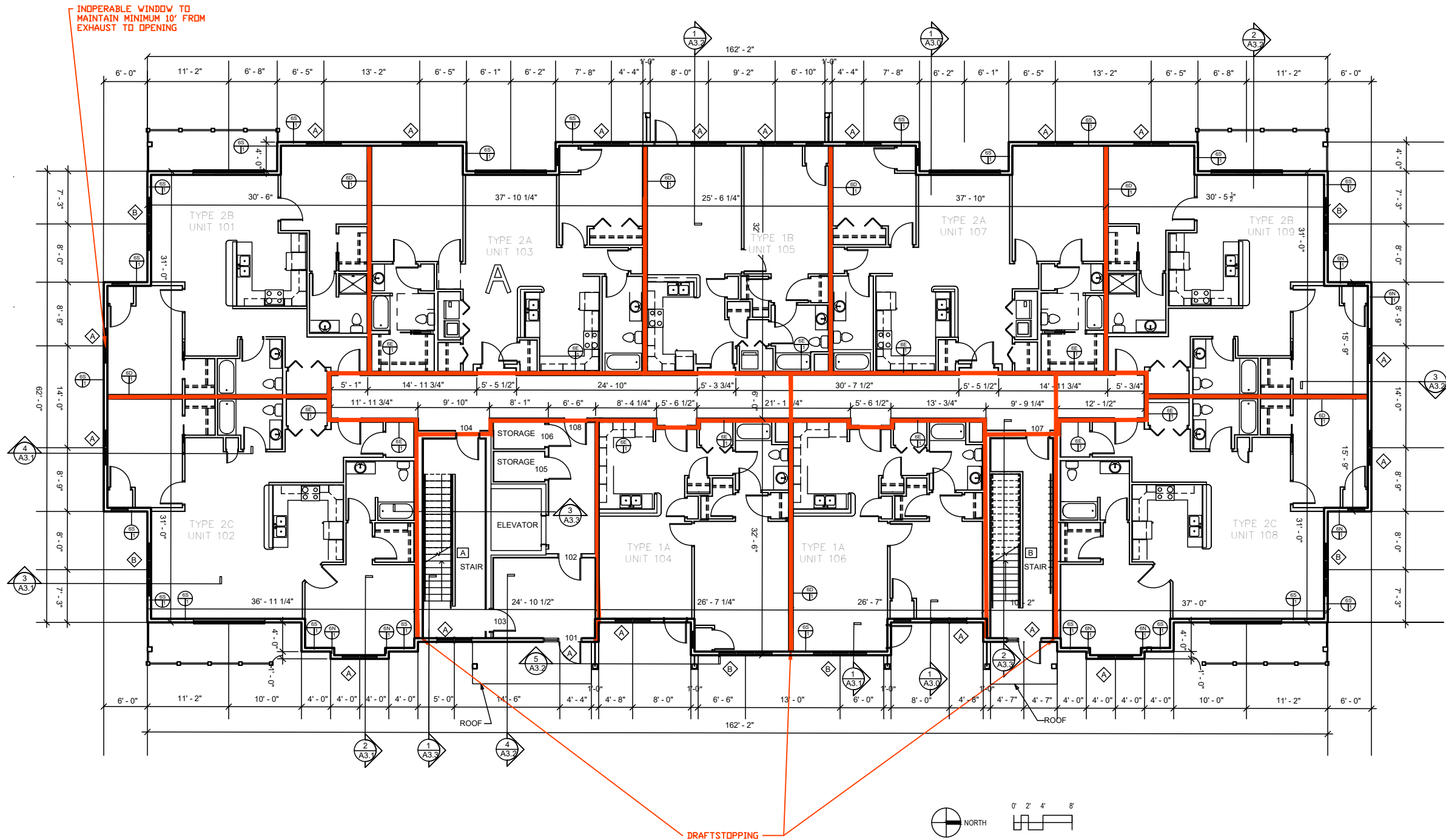


EZRA PROPERTIES APARTMENTS – PHASE 3
BASEMENT FLOOR PLAN
SHEET: A-1.0
DATED: OCTOBER 30, 2025

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



4604 Siggelkow Road, McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



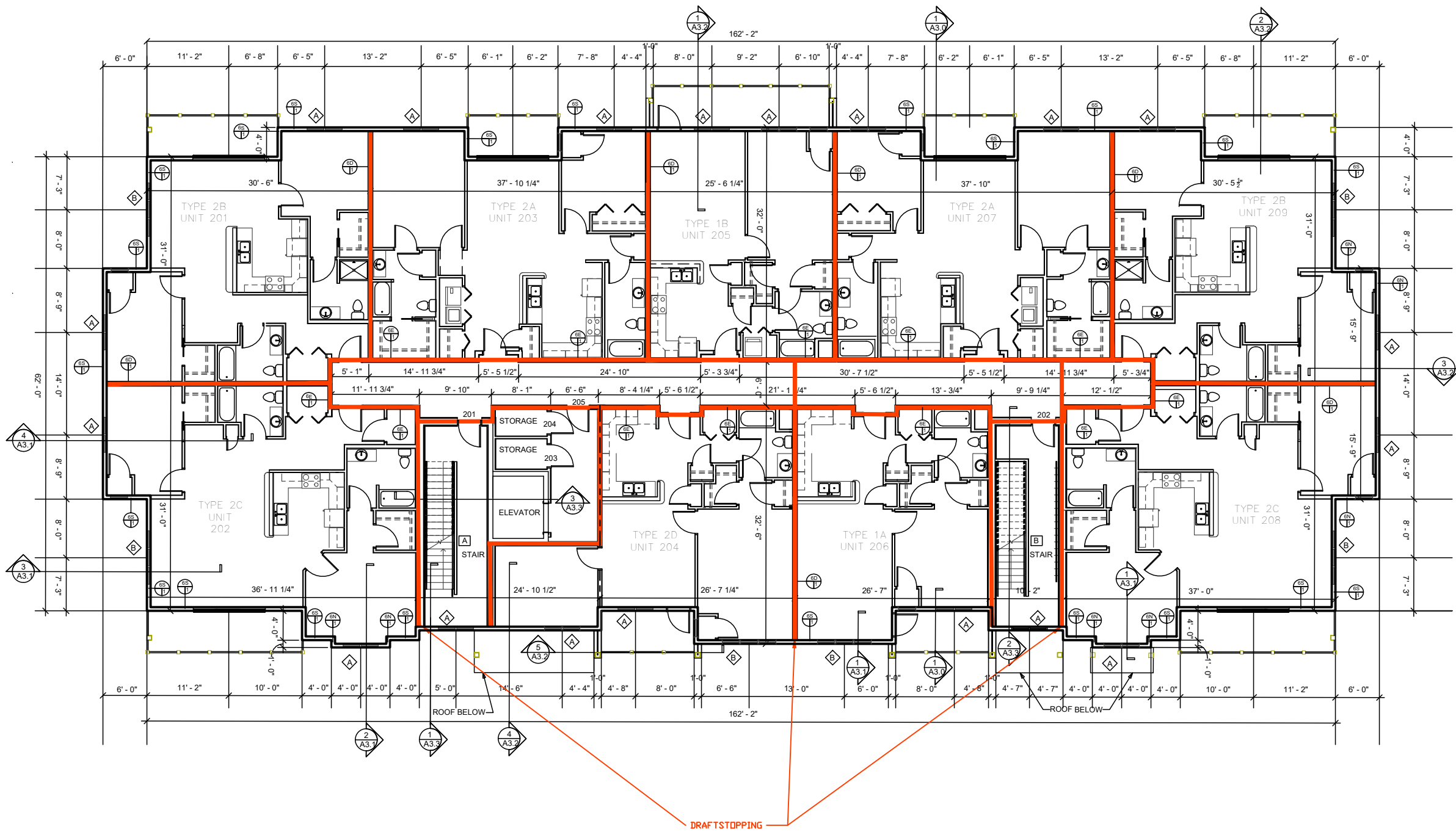
1 FIRST FLOOR PLAN
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

- FLOOR PLAN GENERAL NOTES**
- A. SEE SHEET A5.0 - 5.3 FOR LARGE SCALE PLANS.
 - B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.
 - C. PROVIDE VERTICAL CONTROL JOINTS (C/J'S) WHERE STRUCTURAL SYSTEMS CHANGE. LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.
 - D. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.
 - E. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ELECTRICAL.
 - F. GENERAL CONTRACTOR TO INSTALL FOAM FILLER AT ALL MASONRY WALL CONTROL/EXPANSION JOINTS AND SEAL BOTH SIDES (WALL REINFORCING TO DISCONTINUE AT JOINTS).
 - G. GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN WOOD/METAL STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.
 - H. PROVIDE VINYL CARPET EDGE AT ALL CARPET TO DISSIMILAR FLOOR MATERIALS UNLESS NOTED OTHERWISE (U.N.O.).
 - I. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.
 - J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.
 - K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.
 - L. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

EZRA PROPERTIES APARTMENTS – PHASE 3
FIRST FLOOR PLAN
SHEET: A-1.1
DATED: OCTOBER 30, 2025

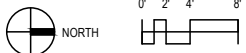
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Phone (608) 838-7750; Fax (608) 838-7752



- FLOOR PLAN GENERAL NOTES**
- A. SEE SHEET A5.0 - 5.3 FOR LARGE SCALE PLANS.
 - B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.
 - C. PROVIDE VERTICAL CONTROL JOINTS (CJS) WHERE STRUCTURAL SYSTEMS CHANGE. LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.
 - D. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.
 - E. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ELECTRICAL.
 - F. GENERAL CONTRACTOR TO INSTALL FOAM FILLER AT ALL MASONRY WALL CONTROL/EXPANSION JOINTS AND SEAL BOTH SIDES (WALL REINFORCING TO DISCONTINUE AT JOINTS).
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 - I. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.
 - J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.
 - K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.
 - L. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

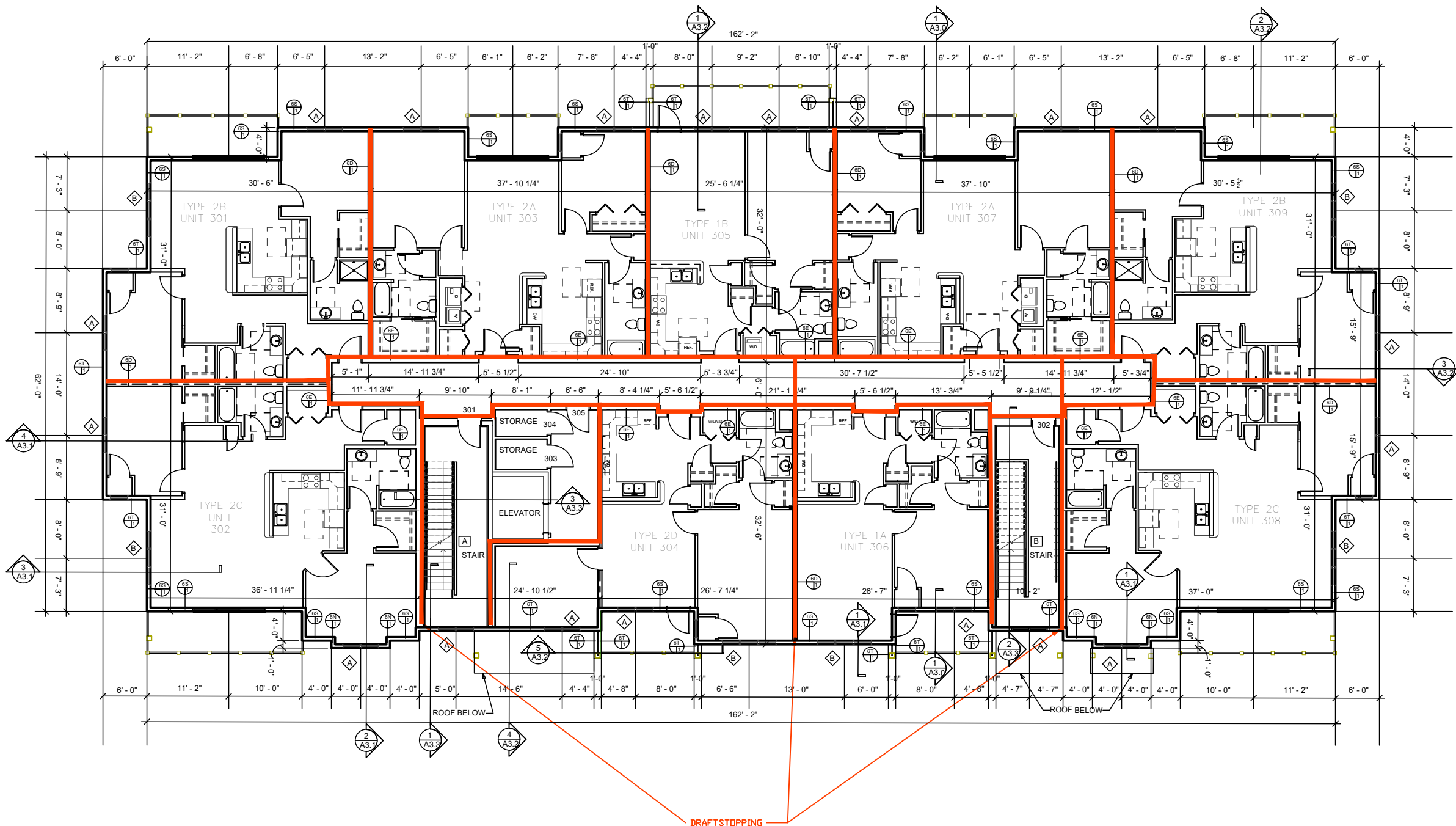
1 SECOND FLOOR PLAN
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



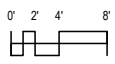
EZRA PROPERTIES APARTMENTS – PHASE 3
SECOND FLOOR PLAN
SHEET: A-1.2
DATED: OCTOBER 30, 2025

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1 THIRD FLOOR PLAN
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



FLOOR PLAN GENERAL NOTES

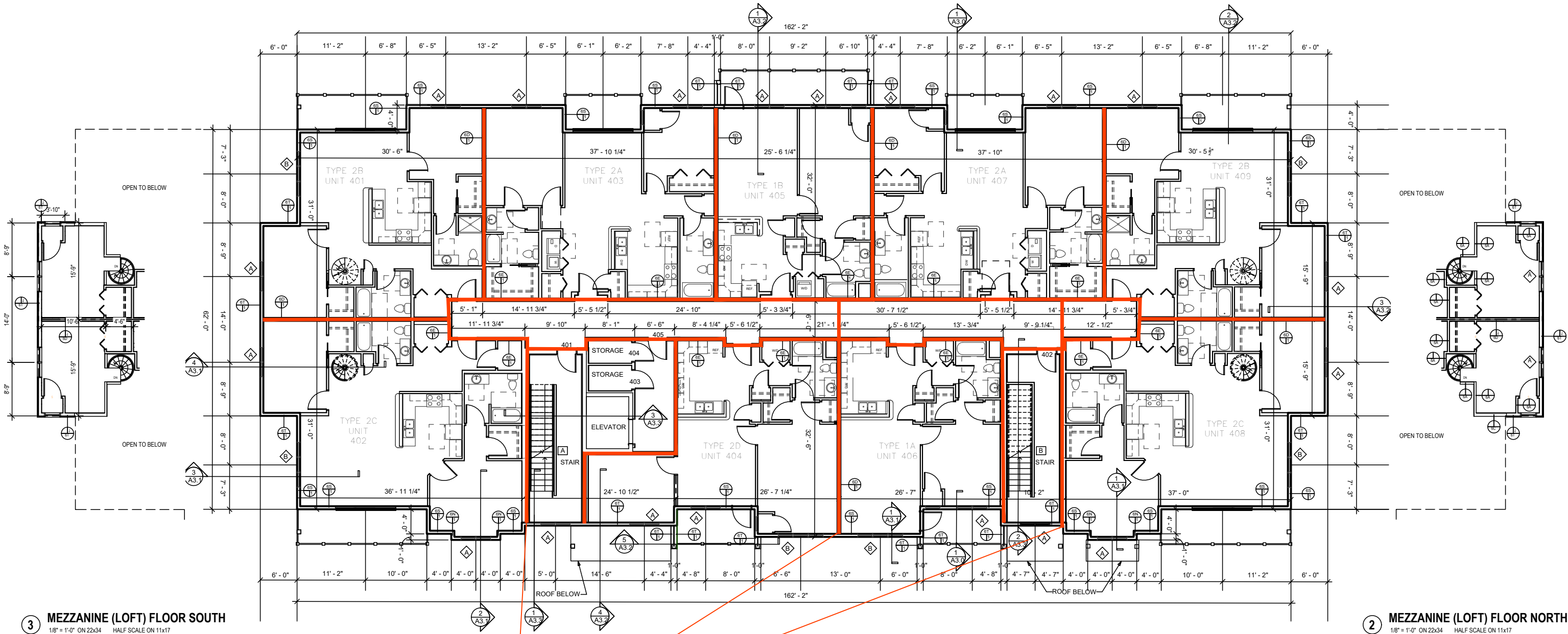
- A. SEE SHEET A5.0 - 5.3 FOR LARGE SCALE PLANS.
- B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.
- C. PROVIDE VERTICAL CONTROL JOINTS (CJS) WHERE STRUCTURAL SYSTEMS CHANGE. LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.
- D. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.
- E. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ELECTRICAL.
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- I. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.
- J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.
- K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.
- L. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

EZRA PROPERTIES APARTMENTS – PHASE 3
THIRD FLOOR PLAN
SHEET: A-1.3
DATED: OCTOBER 30, 2025

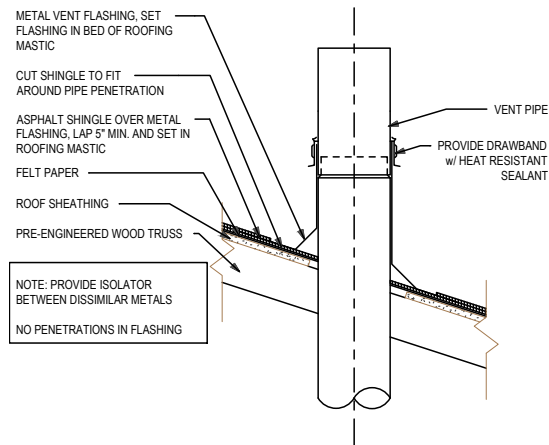
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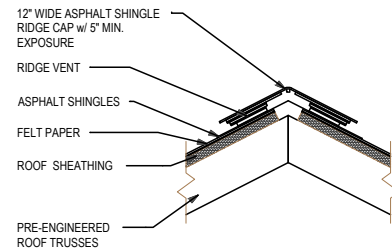
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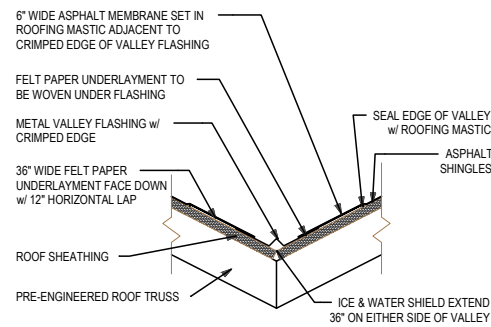
QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 (608) 838-7750 Q:\Projects\RO-05-17\Phase 3 Apartments Cnd Drawing\Ezra Properties Apartments Phase 3 - Revit 2019 - Sheet A1-15 - ROOF PLAN.dwg



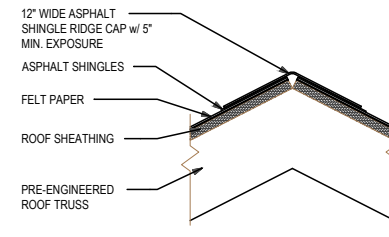
5 ROOF VENT PENETRATION DETAIL
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



4 ROOF VENT DETAIL
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



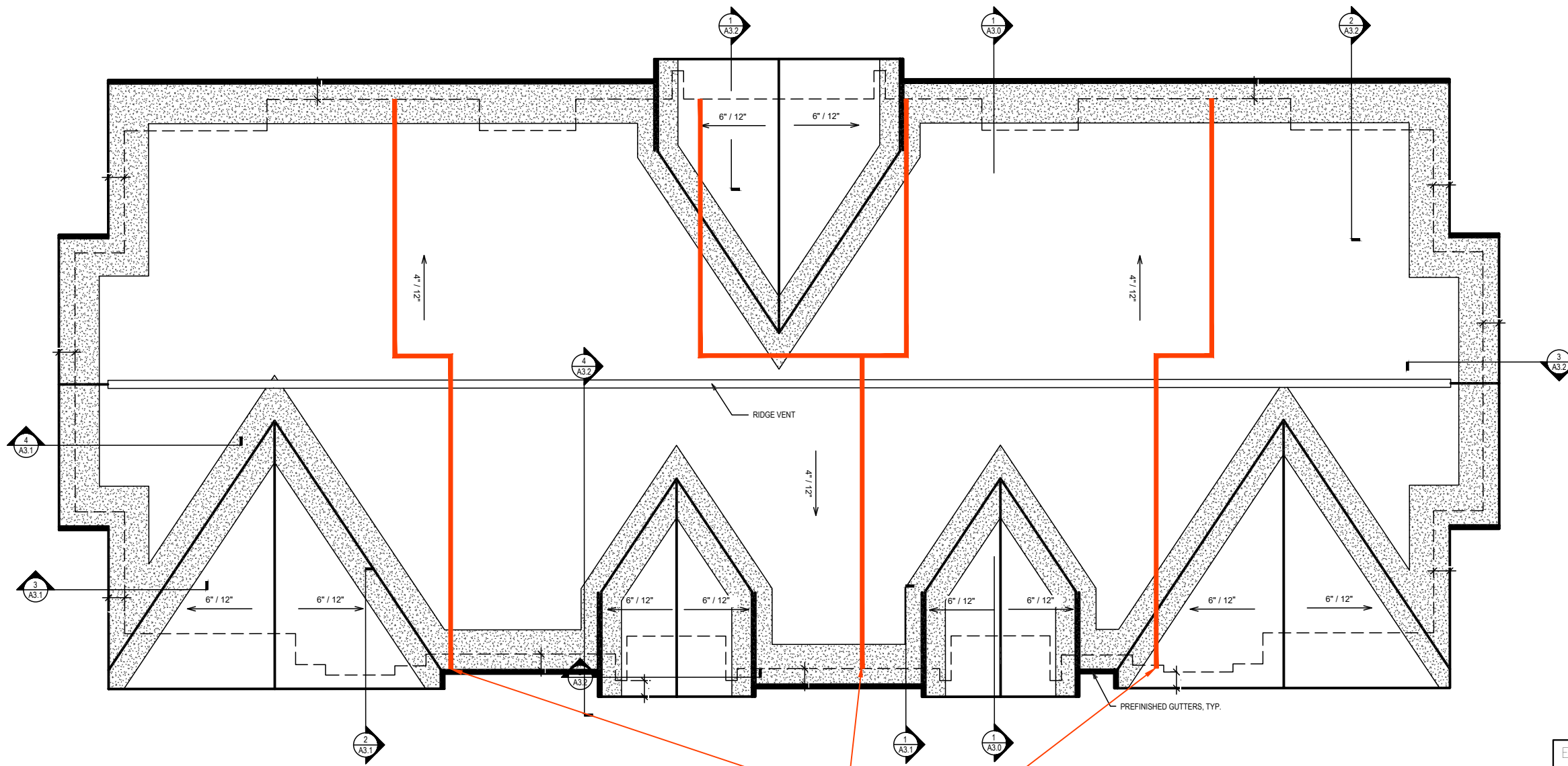
3 ROOF VALLEY DETAIL
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



2 ROOF RIDGE/HIP DETAIL
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17

ROOF PLAN GENERAL NOTES

- ROOFING TO BE ASPHALT SHINGLES - REFER TO ROOF TYPE #60
- ROOF PLUMBING VENT PIPE PENETRATIONS NOT SHOWN. COORDINATE QUANTITY AND LOCATIONS WITH PLUMBING CONTRACTOR. REFER TO SIMILAR DETAIL 5 / A1.4.
- PROVIDE ICE & WATER SHIELD @ ALL EAVES 3' BEYOND EXTERIOR WALL.
- PROVIDE ICE & WATER SHIELD @ ALL VALLEYS 3' ON EACH SIDE OF VALLEY.
- COORDINATE DOWNSPOUT CONNECTIONS TO SEWER w/ CIVIL PLANS. PROVIDE SPLASH BLOCKS @ DOWNSPOUTS THAT SPILL ONTO GRADE.
- PROVIDE GUTTERS AND DOWNSPOUTS, TYPICAL.



1 ROOF PLAN
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

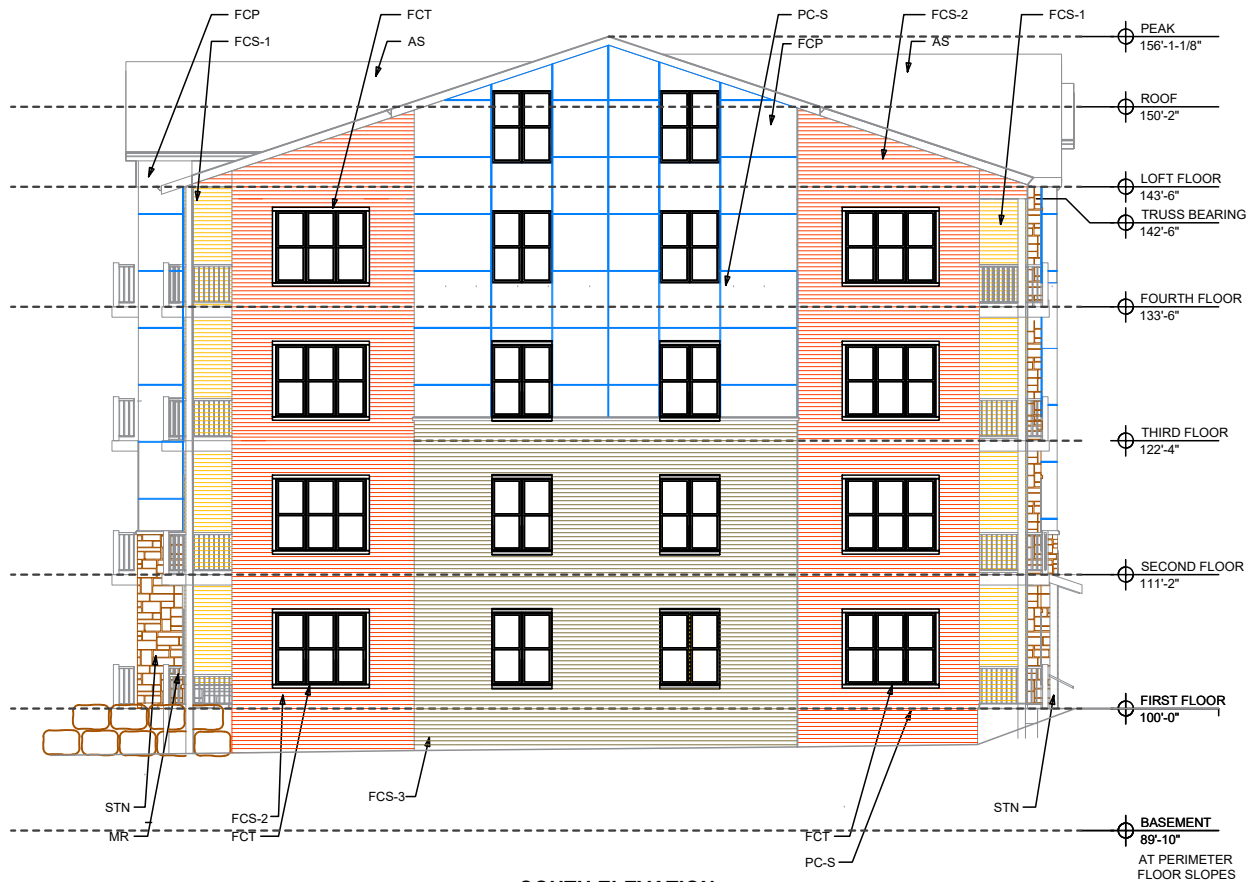
EZRA PROPERTIES APARTMENTS – PHASE 3
ROOF PLAN

SHEET: A-1.5
DATED: OCTOBER 30, 2025

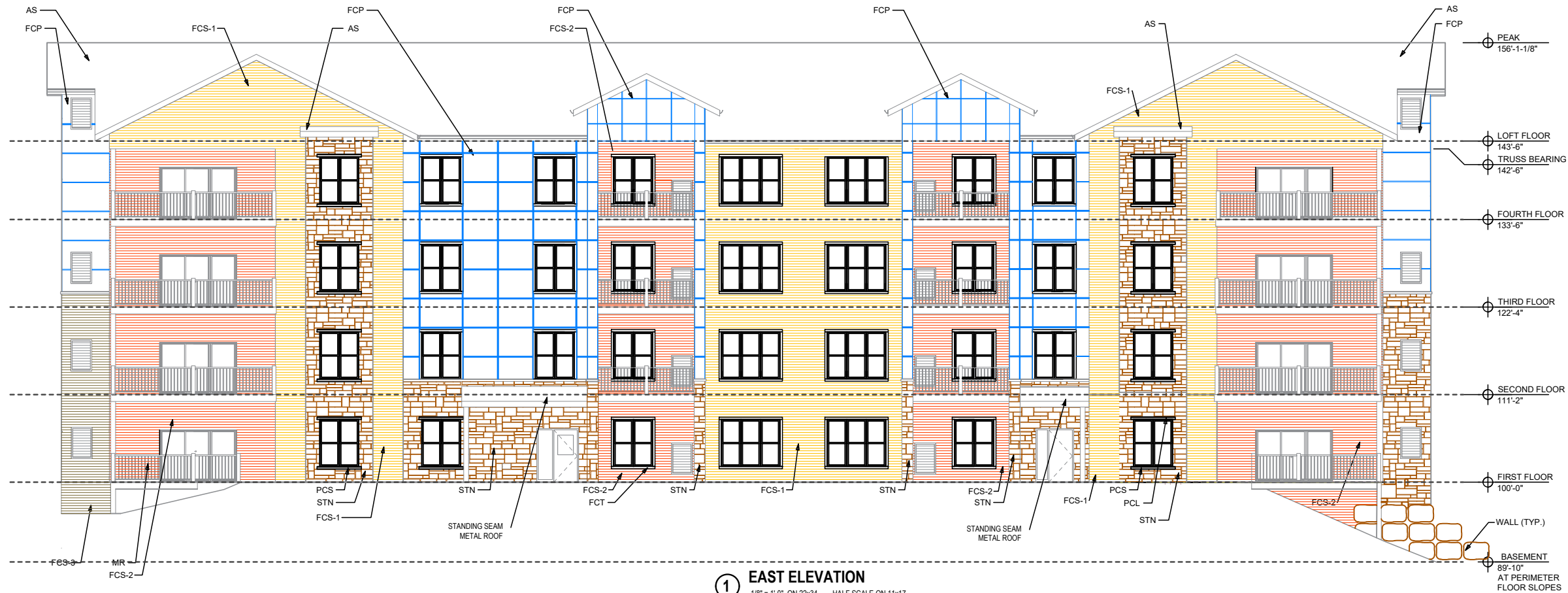
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2 SOUTH ELEVATION
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



1 EAST ELEVATION
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND

LEGEND	
FCS-1	FIBER CEMENT SIDING
FCS-2	FIBER CEMENT SIDING
FCS-3	FIBER CEMENT SIDING
FCP	FIBER CEMENT PANELS
TRIM	VERTICAL REVEAL TRIM
FCT	FIBER CEMENT TRIM
	SW 6102 - PORTABELLO
	SW 2803 - TERRA COTTA
	LP - MIDNIGHT SHADOW
	JH - IRON GRAY
	TAMLYN - PAINTED TO MATCH SIDING
	COLOR TO MATCH SOFFIT AND FASCIA
	1X4 @ WINDOWS, TYP.
	1X10 @ BAND BOARD
	1X12 @ FRIEZE BOARD

STN	STONE VENEER	CYPRESS DRY STACK DUTCH QUALITY STONE
		WATER TABLE SILL - COLOR "BROWN"
		DUTCH QUALITY STONE
		PROVIDE SILL @ WINDOW BASE, HEAD AND TOP OF STONE
		COUNTY MATERIALS 01-034A CLIFF GRAY

CMU	SPLIT-FACE CMU
-----	----------------

PCS	PRE CAST SILL
PCL	PRE CAST LINTEL

PMF	PREFINISHED METAL FASCIA - MUSKET (ROLLEX)
-----	--

MR	METAL RAILING SYSTEM
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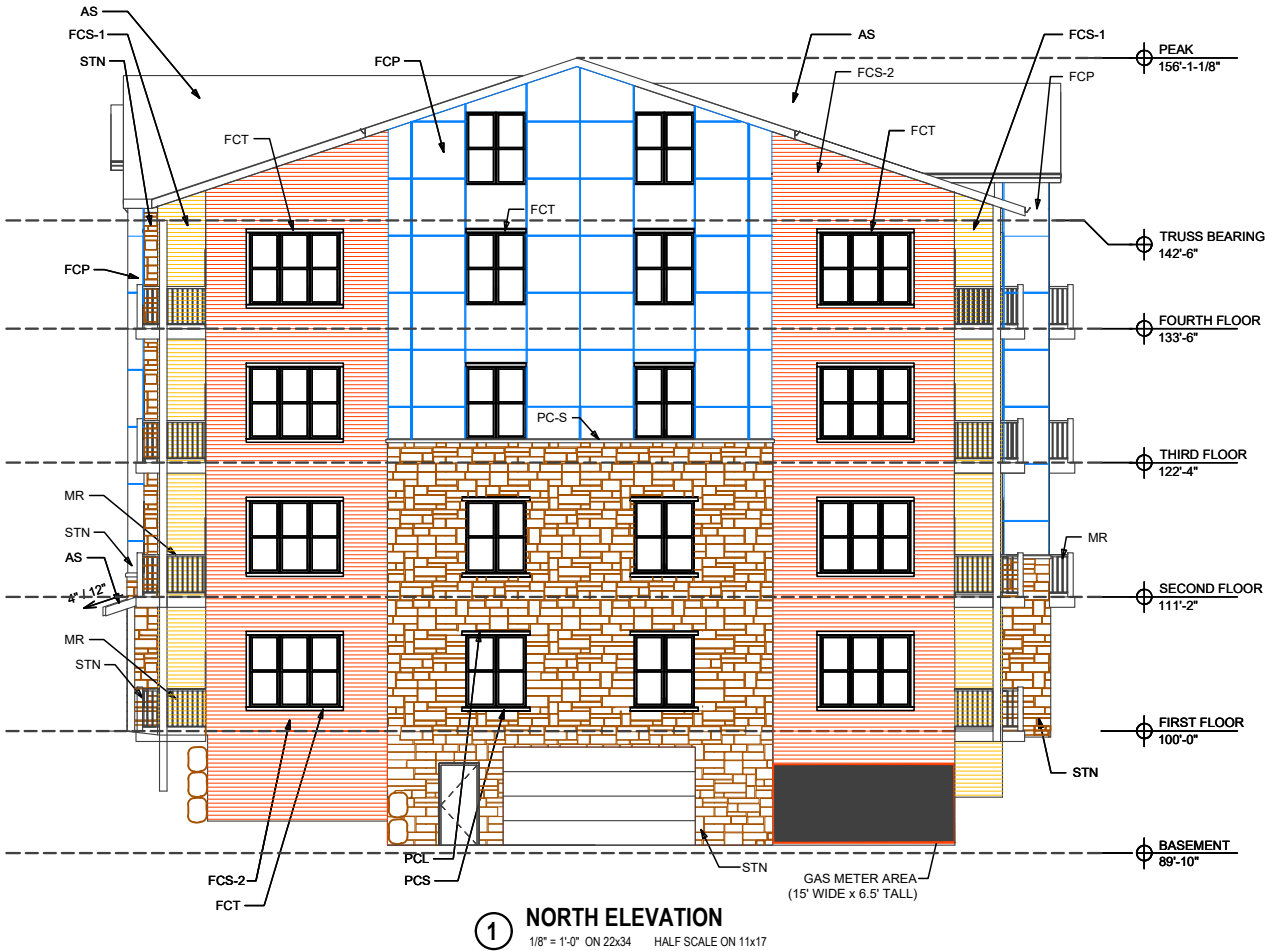
GENERAL NOTES

- A. NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.
- B. REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.
- C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.

EZRA PROPERTIES APARTMENTS – PHASE 3
EXTERIOR ELEVATIONS
SHEET: A-2.0
DATED: OCTOBER 30, 2025

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EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND		
LEGEND		
FCS-1	FIBER CEMENT SIDING	SW 6102 - PORTABELLO
FCS-2	FIBER CEMENT SIDING	SW 2803 - TERRA COTTA
FCS-3	FIBER CEMENT SIDING	LP - MIDNIGHT SHADOW
FCT	FIBER CEMENT TRIM	JH - IRON GRAY
TRIM	VERTICAL REVEAL TRIM	TAMLYN - PAINTED TO MATCH SIDING
FCT	FIBER CEMENT TRIM	COLOR TO MATCH SOFFIT AND FASCIA
		1X4 @ WINDOWS, TYP.
		1X10 @ BAND BOARD
		1X12 @ FRIEZE BOARD
STN	STONE VENEER	CYPRESS DRY STACK DUTCH QUALITY STONE
		WATER TABLE SILL - COLOR "BROWN"
		DUTCH QUALITY STONE
		PROVIDE SILL @ WINDOW BASE, HEAD AND TOP OF STONE
CMU	SPLIT-FACE CMU	COUNTY MATERIALS 01-034A CLIFF GRAY
PCS	PRE CAST SILL	
PCL	PRE CAST LINTEL	
PMF	PREFINISHED METAL FASCIA - MUSKET (ROLLEX)	
MR	METAL RAILING SYSTEM	
GENERAL NOTES		
A. NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.		
B. REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.		
C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.		



EZRA PROPERTIES MIXED USE – PHASE 3
EXTERIOR ELEVATIONS
SHEET: A-2.1
DATED: OCTOBER 30, 2025

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① BUILDING SECTION
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS – PHASE 3
EXTERIOR ELEVATIONS
SHEET: A-3.0
DATED: OCTOBER 30, 2025

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5 WALL SECTION
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

4 WALL SECTION
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

3 WALL SECTION
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

2 WALL SECTION
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

1 WALL SECTION
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

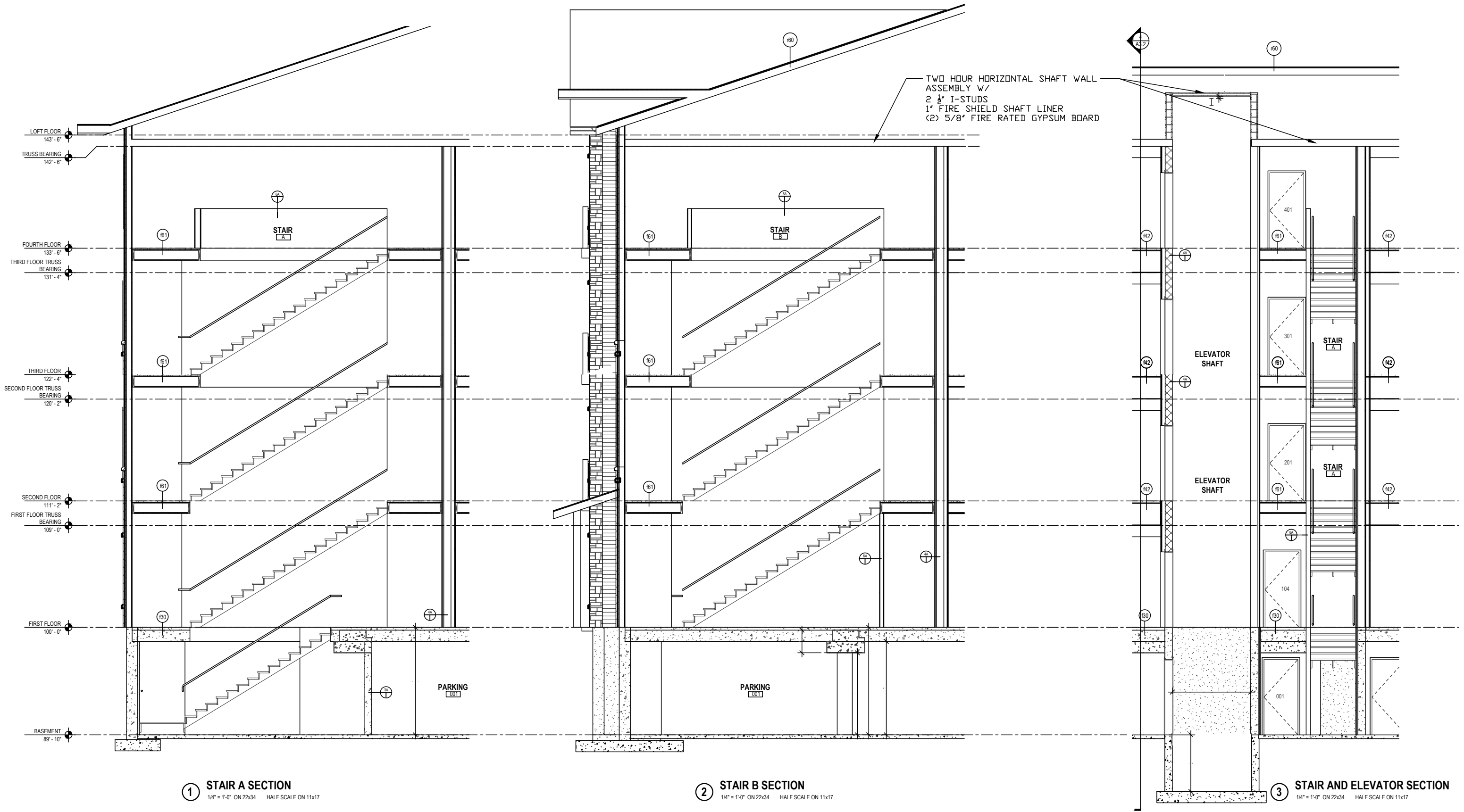
EZRA PROPERTIES APARTMENTS – PHASE 3
WALL SECTIONS
SHEET: A-3.2
DATED: OCTOBER 30, 2025

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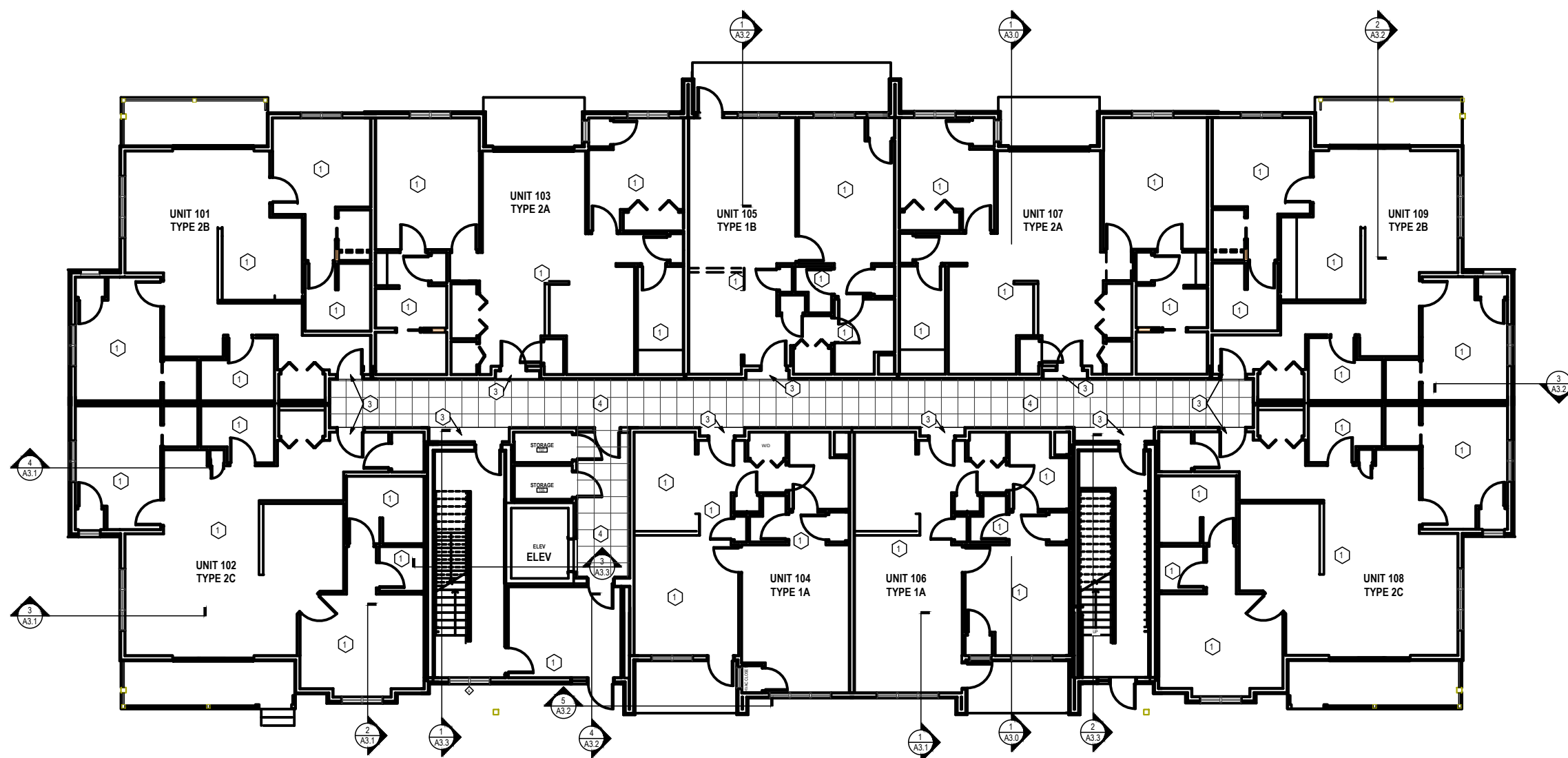


EZRA PROPERTIES APARTMENTS – PHASE 3
STAIR SECTIONS
SHEET: A-3.3
DATED: OCTOBER 30, 2025

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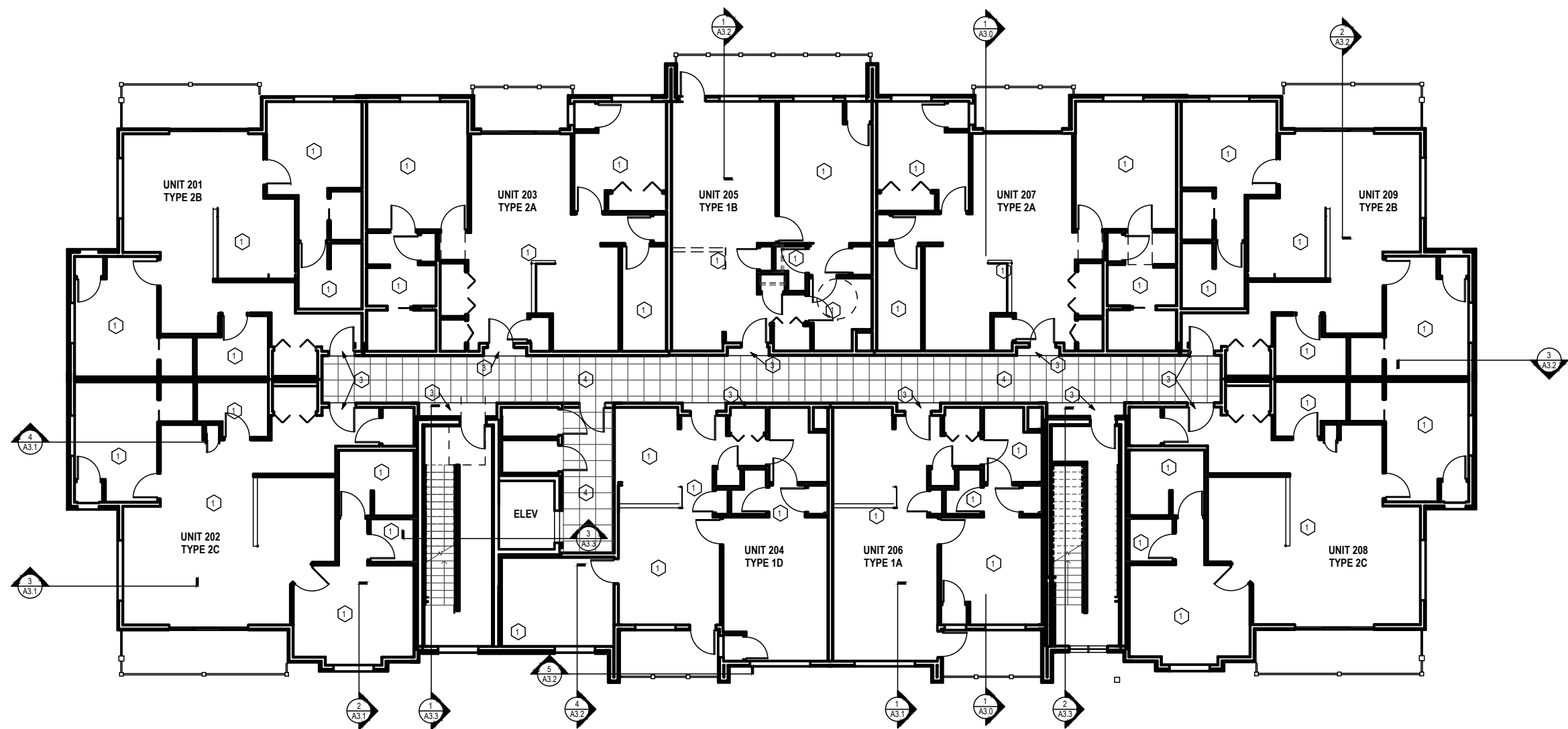
Page 200 of 346



1 FIRST FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

REFLECTED CEILING PLAN KEYNOTES

- 1 DRYWALL ON UNDERSIDE OF RATED CEILING ASSEMBLY
- 2 SLOPED CEILING (SEE SECTIONS)
- 3 DRYWALL BULKHEAD AT ENTRY DOOR, 7'-6" A.F.F.
- 4 2x2' ACOUSTICAL CEILING TILE, 8'-0" A.F.F.



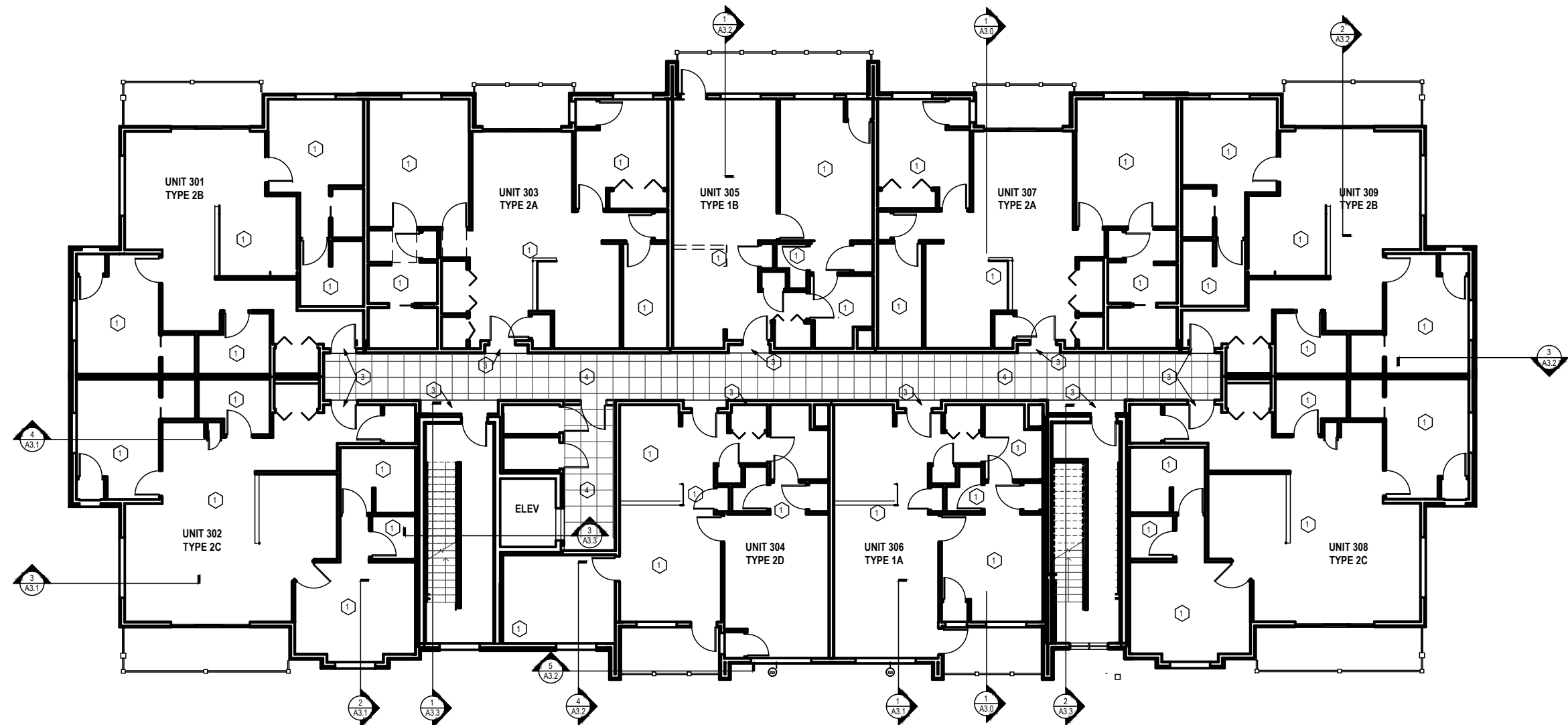
1 SECOND FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS – PHASE 3
SECOND FLOOR REFLECTED CEILING PLAN
SHEET: A-4.2
DATED: OCTOBER 30, 2025

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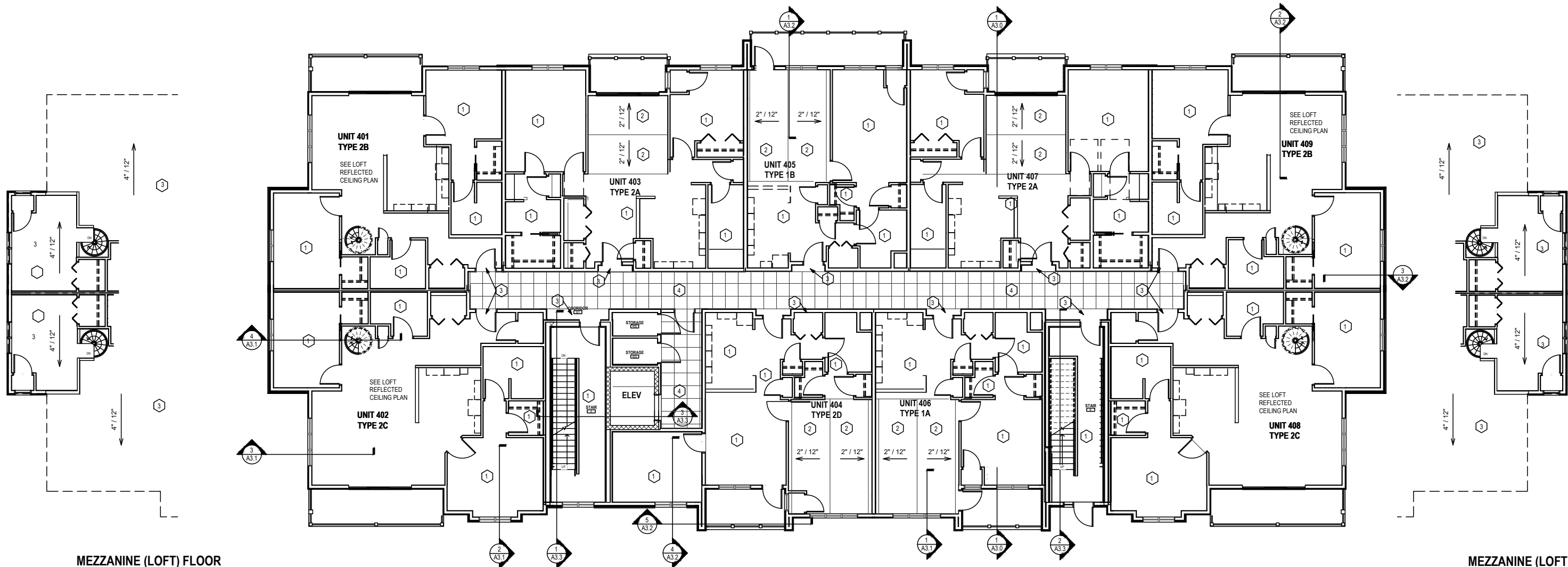
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Phone (608) 838-7750; Fax (608) 838-7752



1 THIRD FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

REFLECTED CEILING PLAN KEYNOTES

- 1 DRYWALL ON UNDERSIDE OF RATED CEILING ASSEMBLY
- 2 SLOPED CEILING (SEE SECTIONS)
- 3 DRYWALL BULKHEAD AT ENTRY DOOR, 7'-6" A.F.F.
- 4 2x2' ACOUSTICAL CEILING TILE, 8'-0" A.F.F.



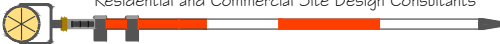
2 MEZZANINE (LOFT) FLOOR
RCP - SOUTH
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

1 FOURTH FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

3 MEZZANINE (LOFT) FLOOR
RCP - NORTH
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS - PHASE 3
FOURTH FLOOR REFLECTED CEILING PLAN
SHEET: A-4.4
DATED: OCTOBER 30, 2025

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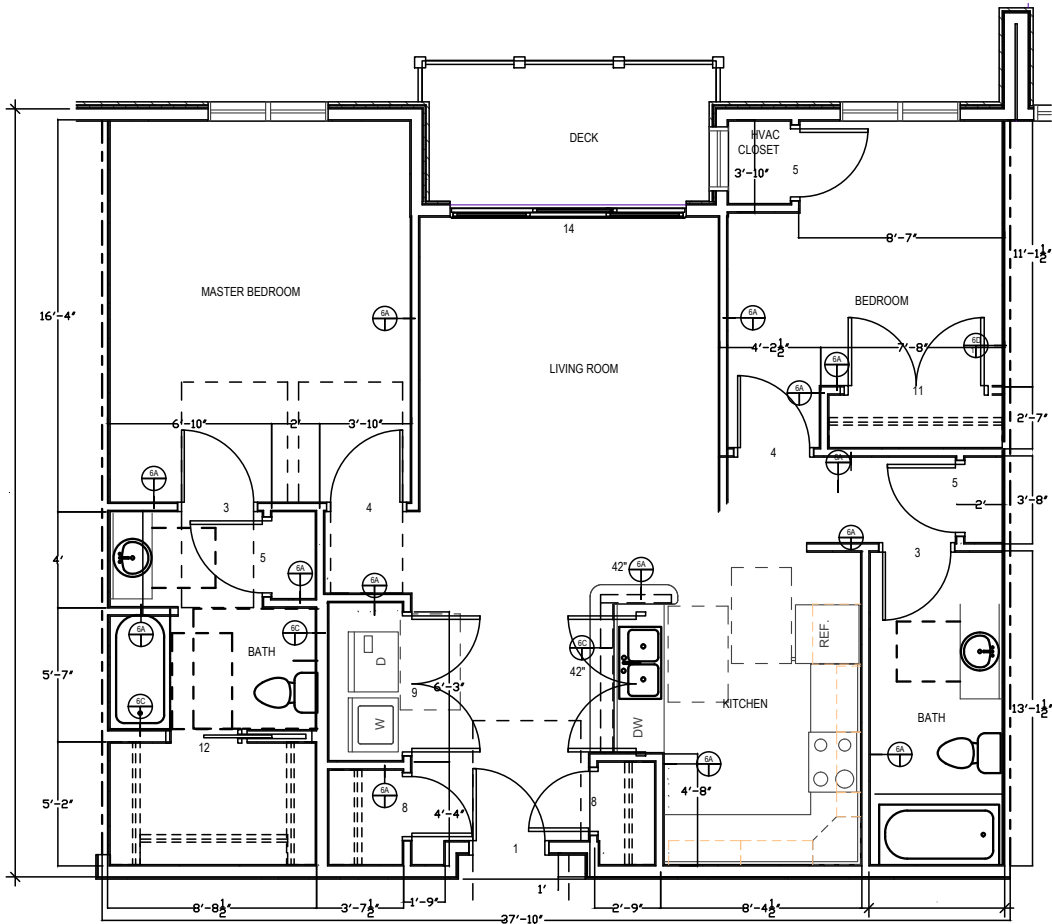


UNIT FLOOR PLAN GENERAL NOTES

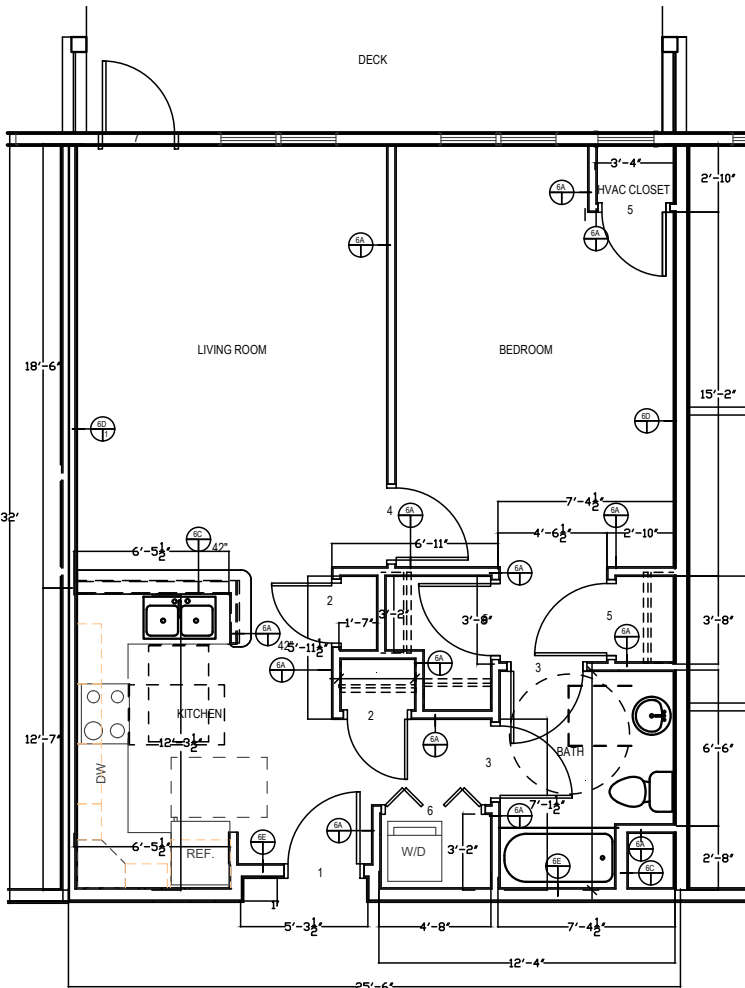
- A. ALL INTERIOR PARTITION DIMENSIONS ARE TO FACE OF STUD.
- B. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATIONAL PURPOSES ONLY.
- C. PROVIDE BLOCKING AS NECESSARY FOR MOUNTING THERMOSTATS, GRAB BARS, DOOR STOPS, FINISH CARPENTRY AND TRIM.
- D. DEMISING WALLS SHOWN AS 1/2 OF TOTAL WALL THICKNESS.
- E. SEE OVERALL PLAN FOR EXTERIOR WALL AND CORE ELEMENT WALL TYPES; EXTERIOR WINDOW AND PATIO DOOR TYPES.
- F. COORDINATE HVAC CLOSET SIZES WITH HVAC CONTRACTOR.
- G. COORDINATE INTERIOR PARTITION LAYOUT WITH SHOWER, TUB, APPLIANCE, CABINETRY AND VANITY DIMENSIONS.
- H. COORDINATE WALL THICKNESS AND FURRING BEHIND WASHERS/DRYERS WITH HVAC AND PLUMBING CONTRACTORS.
- I. LOCATE DOORS WITHIN WALLS CENTERED ON WALL, HALL, CLOSET OR 5" FROM ADJACENT WALL UNLESS DIMENSIONED OTHERWISE.
- J. PROVIDE AT LEAST ONE LAYER OF GYPSUM BOARD BEHIND ALL MODULAR TUBS AND SHOWERS, BUT NO FEWER LAYERS THAN REQUIRED BY DEMISING, BEARING AND RATED WALL TYPES. ADDITIONAL LAYER OF GYPSUM BOARD TO BE ADDED ABOVE AND ADJACENT TO MODULAR UNITS TO COVER MOUNTING FLANGES AND AS RECOMMENDED BY MANUFACTURER.

NOTES

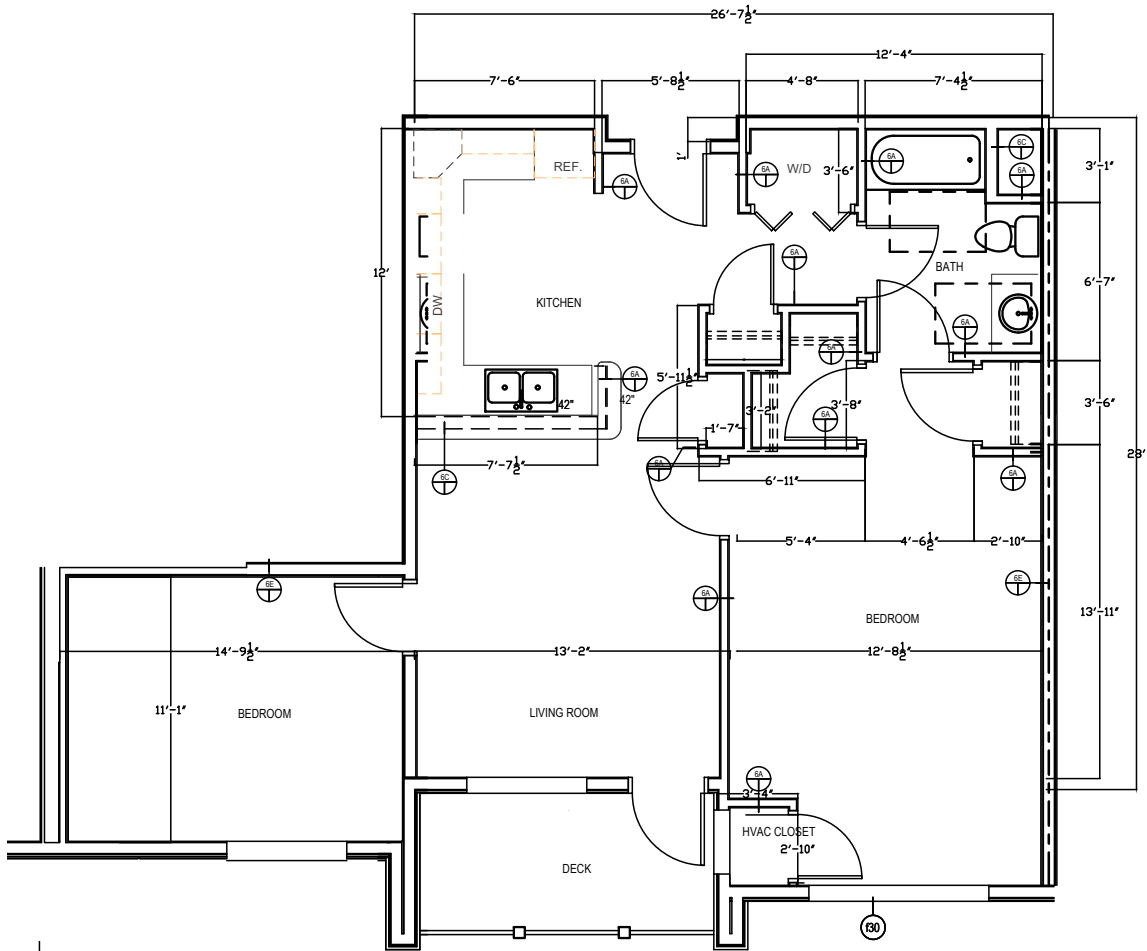
1. IN KITCHEN OF TYPE A UNITS AT LEAST ONE 30 INCH WIDE WORK SURFACE WITH KNEE CLEARANCE PER SECTION 306 FOR A FRONT APPROACH AND NO HIGHER THAN 34 INCHES ABOVE THE FLOOR SHALL BE PROVIDED.
2. A KITCHEN SINK IN TYPE A DWELLING UNITS SHALL BE PROVIDED WITH A 30 INCH WIDE AREA CENTERED FOR A FORWARD APPROACH. THE SINK MAY NOT BE MORE THAN 34 INCHES ABOVE THE FLOOR AND KNEE CLEARANCE COMPLYING WITH SECTIO N306 SHALL BE PROVIDED. THE SINK BOWL SHALL NOT BE MORE THAN 6 3/4 INCHES DEEP WITH FAUCETS COMPLYING WITH SECTION 309.



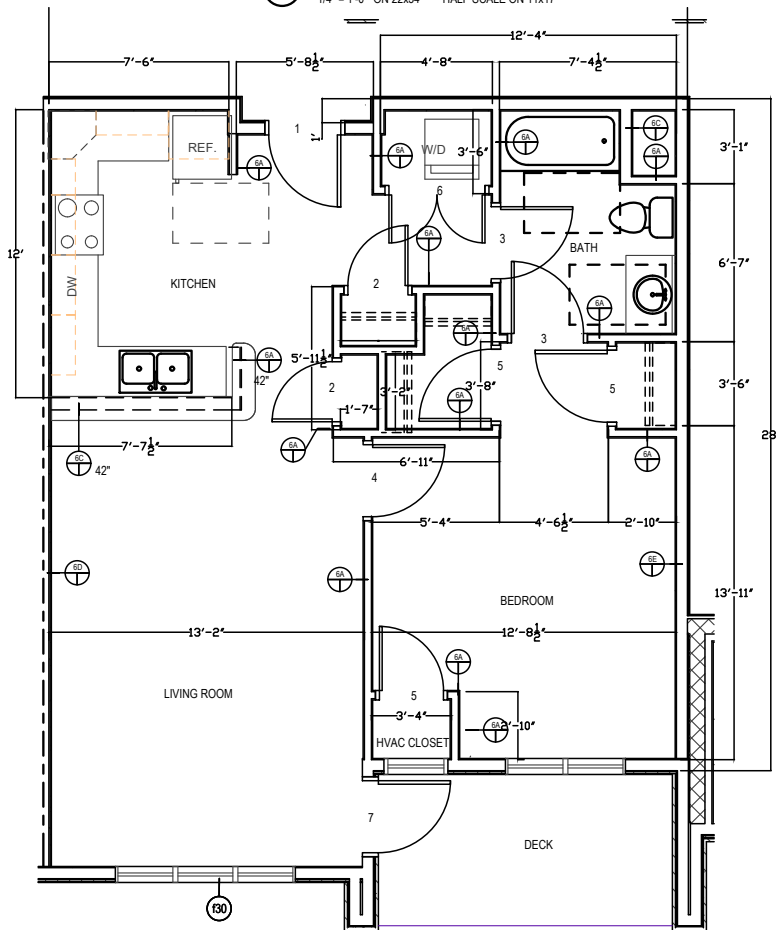
③ UNIT 2A
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



② UNIT 1B
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



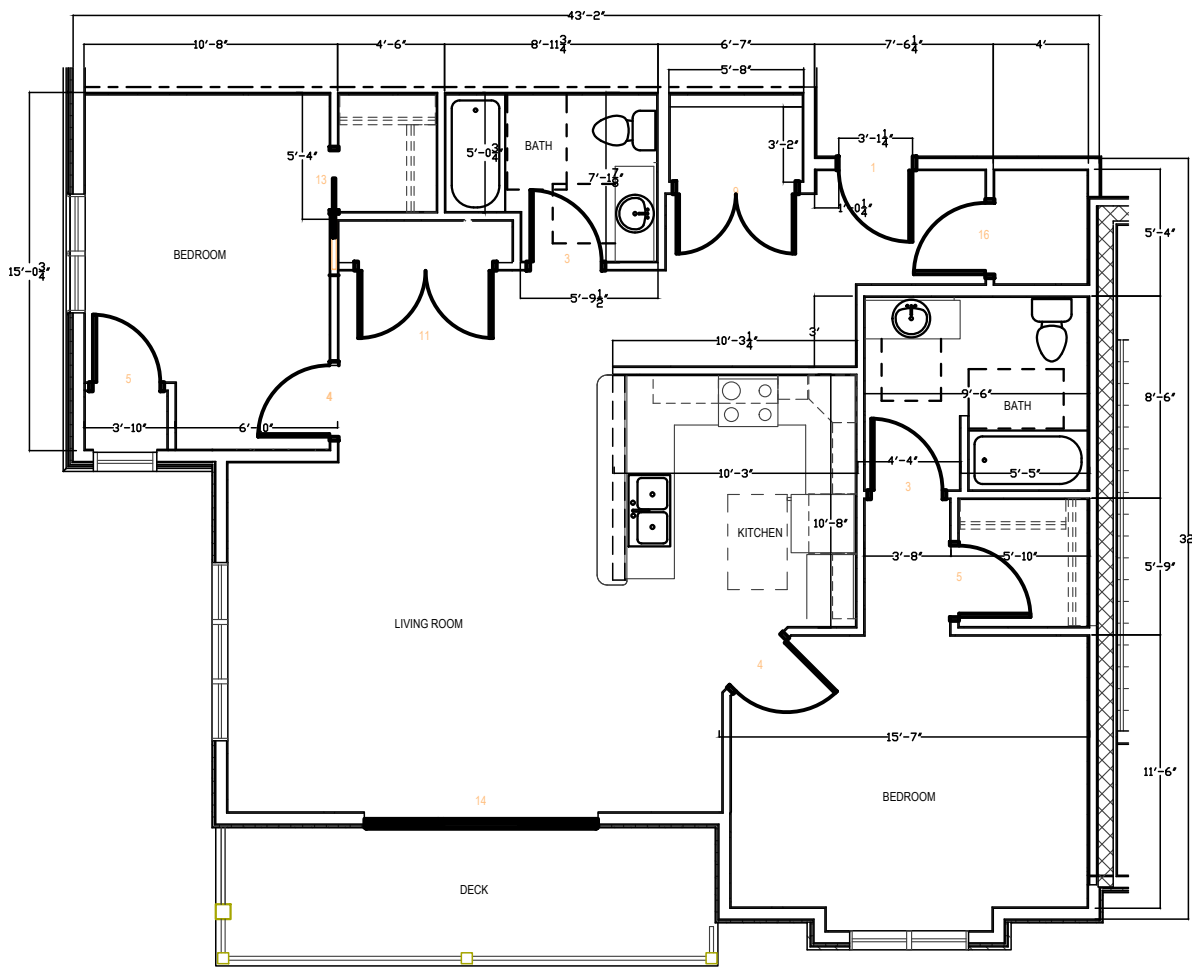
④ UNIT 2D
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



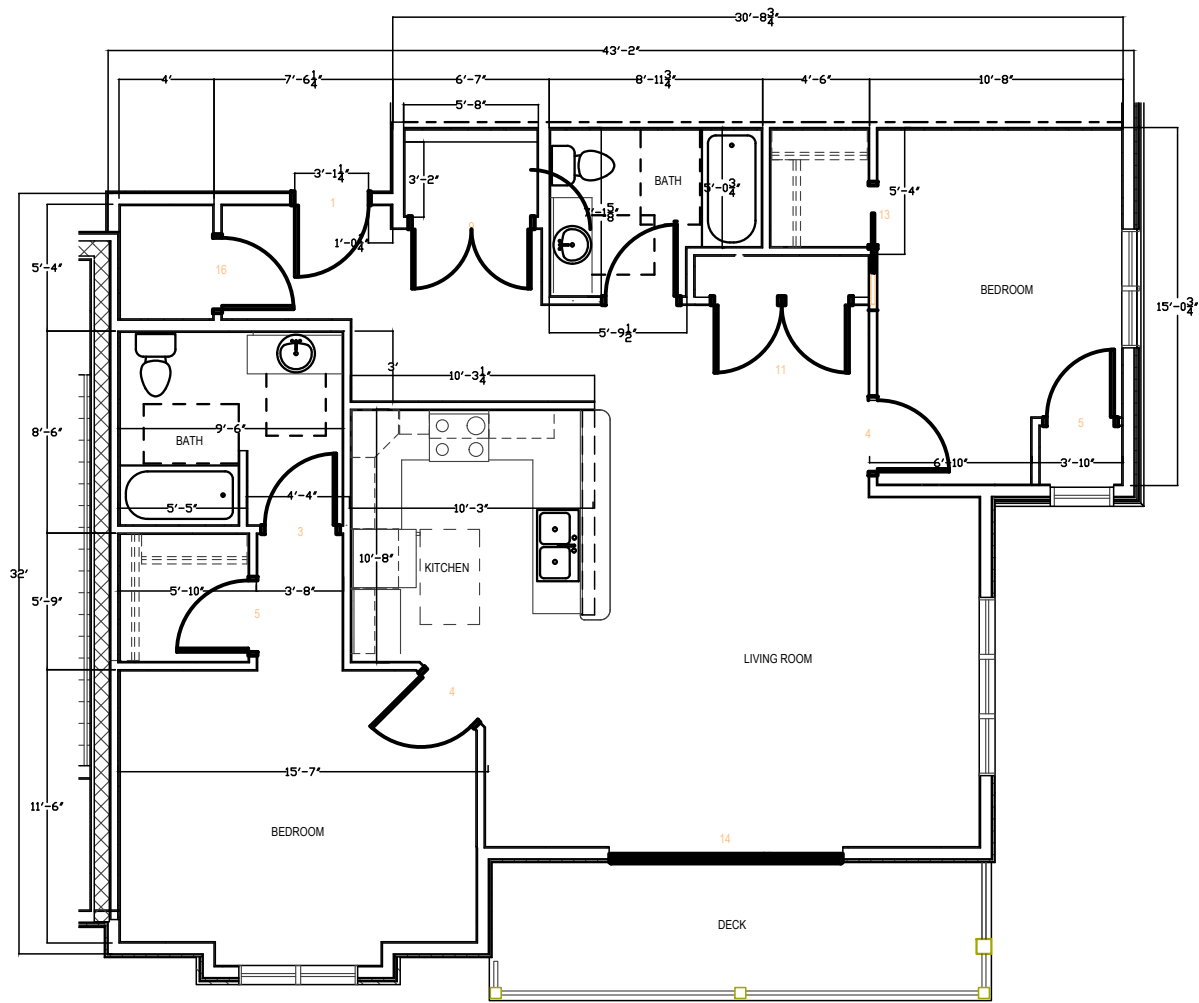
① UNIT 1A
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

UNIT FLOOR PLAN GENERAL NOTES

- A. ALL INTERIOR PARTITION DIMENSIONS ARE TO FACE OF STUD.
- B. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATIONAL PURPOSES ONLY.
- C. PROVIDE BLOCKING AS NECESSARY FOR MOUNTING THERMOSTATS, GRAB BARS, DOOR STOPS, FINISH CARPENTRY AND TRIM.
- D. DEMISING WALLS SHOWN AS 1/2 OF TOTAL WALL THICKNESS.
- E. SEE OVERALL PLAN FOR EXTERIOR WALL AND CORE ELEMENT WALL TYPES; EXTERIOR WINDOW AND PATIO DOOR TYPES.
- F. COORDINATE HVAC CLOSET SIZES WITH HVAC CONTRACTOR.
- G. COORDINATE INTERIOR PARTITION LAYOUT WITH SHOWER, TUB, APPLIANCE, CABINETRY AND VANITY DIMENSIONS.
- H. COORDINATE WALL THICKNESS AND FURRING BEHIND ALL WASHERS/DRYERS WITH HVAC AND PLUMBING CONTRACTORS.
- I. LOCATE DOORS WITHIN WALLS CENTERED ON WALL. HALL CLOSET OR 5" FROM ADJACENT WALL UNLESS DIMENSIONED OTHERWISE.
- J. PROVIDE AT LEAST ONE LAYER OF GYPSUM BOARD BEHIND ALL MODULAR TUBS AND SHOWERS, BUT NO FEWER LAYERS THAN REQUIRED BY DEMISING, BEARING AND RATED WALL TYPES. ADDITIONAL LAYER OF GYPSUM BOARD TO BE ADDED ABOVE AND ADJACENT TO MODULAR UNITS TO COVER MOUNTING FLANGES AND AS RECOMMENDED BY MANUFACTURER.



② UNIT 2C (1ST, 2ND & 3RD FLOOR)
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



① UNIT 2B (1ST, 2ND & 3RD FLOOR)
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS – PHASE 3
ENLARGED UNIT FLOOR PLANS
SHEET: A-5.1
DATED: OCTOBER 30, 2025

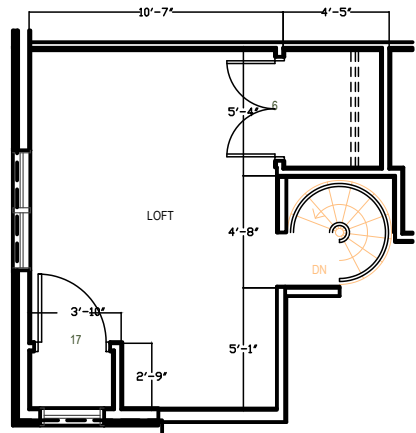
QUAM ENGINEERING, LLC
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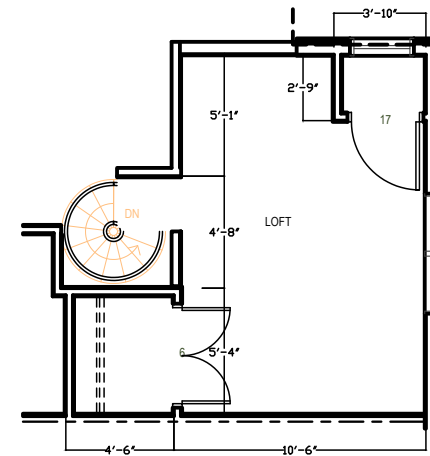
4604 Siggelkow Road, McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

UNIT FLOOR PLAN GENERAL NOTES

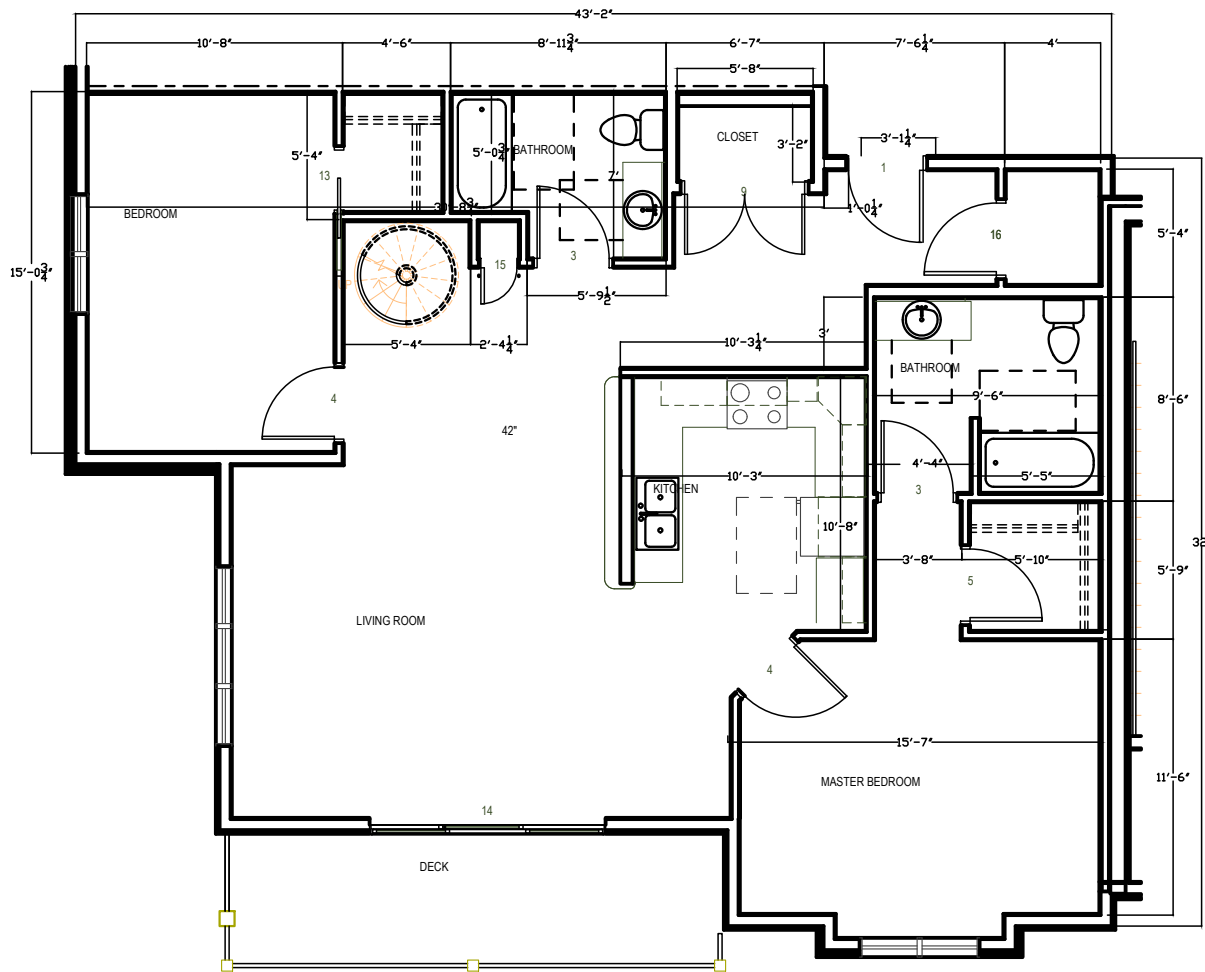
- A. ALL INTERIOR PARTITION DIMENSIONS ARE TO FACE OF STUD.
- B. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATIONAL PURPOSES ONLY.
- C. PROVIDE BLOCKING AS NECESSARY FOR MOUNTING THERMOSTATS, GRAB BARS, DOOR STOPS, FINISH CARPENTRY AND TRIM.
- D. DEMISING WALLS SHOWN AS 1/2 OF TOTAL WALL THICKNESS.
- E. SEE OVERALL PLAN FOR EXTERIOR WALL AND CORE ELEMENT WALL TYPES; EXTERIOR WINDOW AND PATIO DOOR TYPES.
- F. COORDINATE HVAC CLOSET SIZES WITH HVAC CONTRACTOR.
- G. COORDINATE INTERIOR PARTITION LAYOUT WITH SHOWER, TUB, APPLIANCE, CABINETRY AND VANITY DIMENSIONS.
- H. COORDINATE WALL THICKNESS AND FURRING BEHIND WASHERS/DRYERS WITH HVAC AND PLUMBING CONTRACTORS.
- I. LOCATE DOORS WITHIN WALLS CENTERED ON WALL, HALL, CLOSET OR 5" FROM ADJACENT WALL UNLESS DIMENSIONED OTHERWISE.
- J. PROVIDE AT LEAST ONE LAYER OF GYPSUM BOARD BEHIND ALL MODULAR TUBS AND SHOWERS, BUT NO FEWER LAYERS THAN REQUIRED BY DEMISING, BEARING AND RATED WALL TYPES. ADDITIONAL LAYER OF GYPSUM BOARD TO BE ADDED ABOVE AND ADJACENT TO MODULAR UNITS TO COVER MOUNTING FLANGES AND AS RECOMMENDED BY MANUFACTURER.



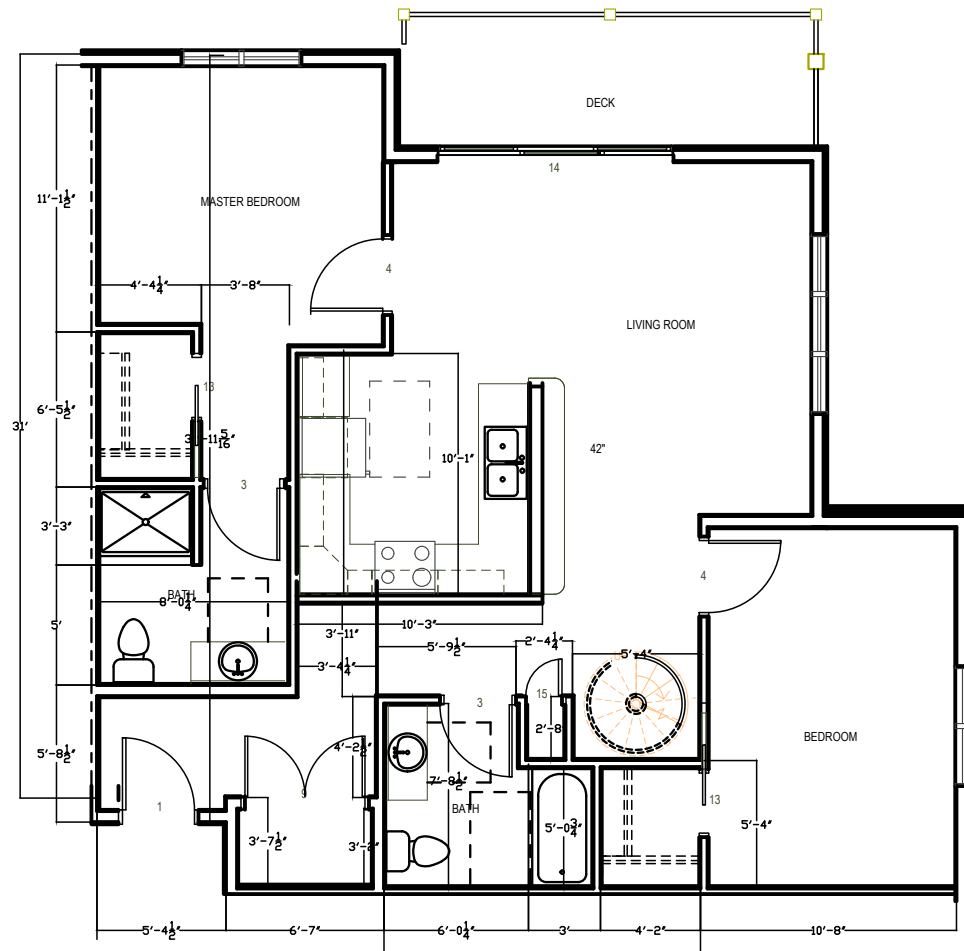
4 UNIT 2C LOFT
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



2 UNIT 2B LOFT
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

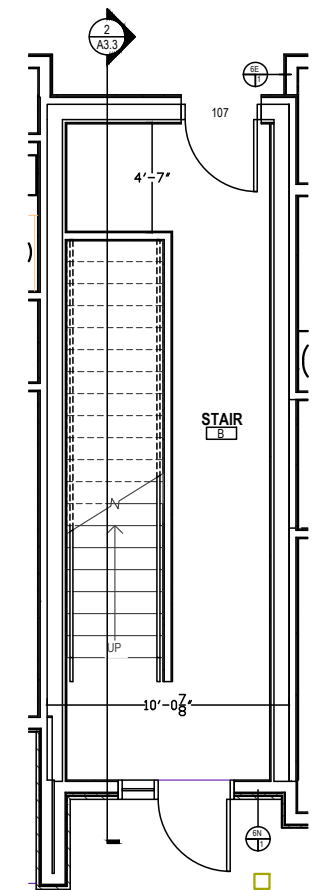


3 UNIT 2C (4TH FLOOR)
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

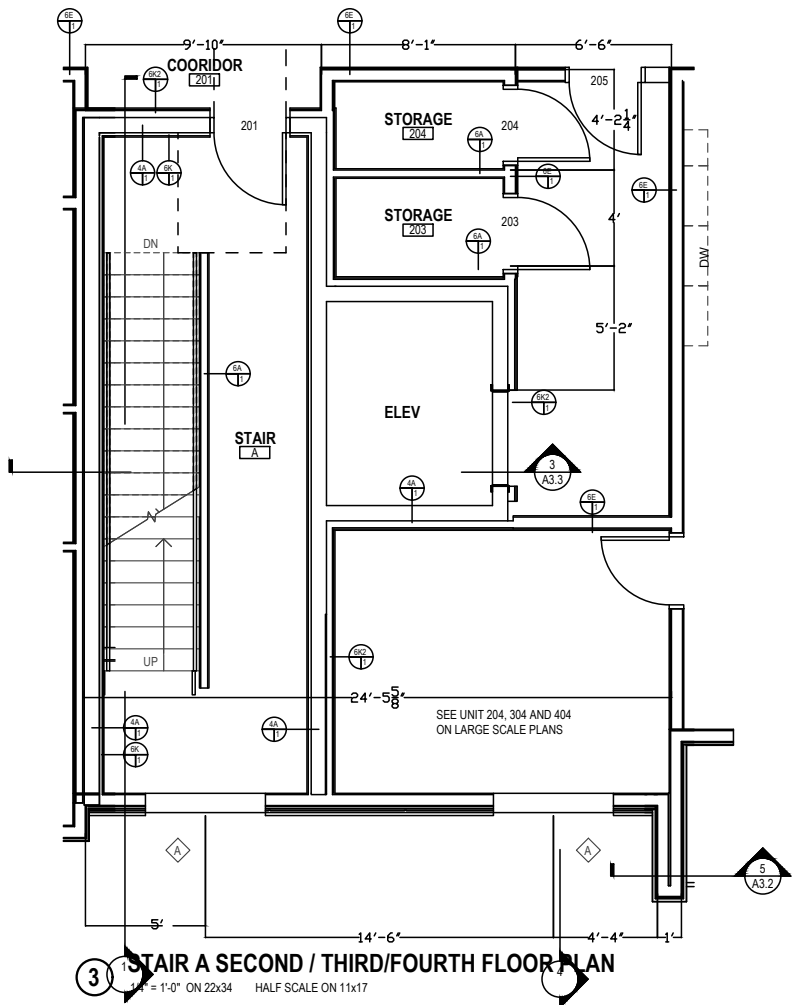


1 UNIT 2B (4TH FLOOR)
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

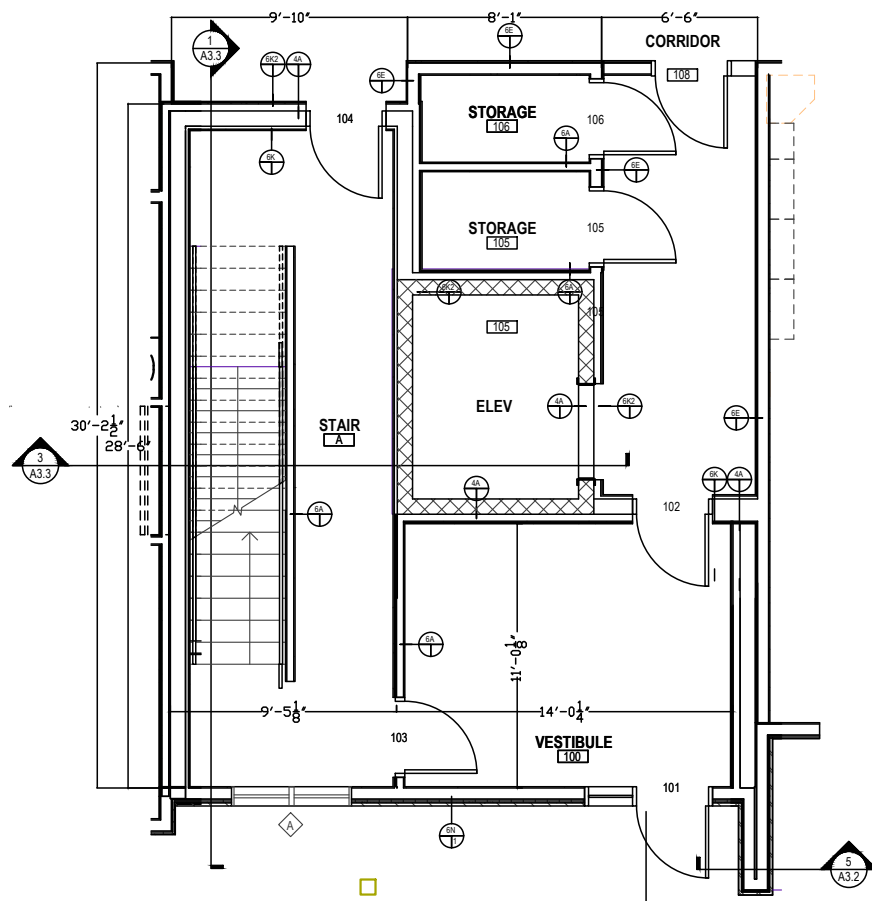
EZRA PROPERTIES APARTMENTS – PHASE 3
ENLARGED UNIT FLOOR PLANS
SHEET: A-5.2
DATED: OCTOBER 30, 2025
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
4604 Siggelkow Road, McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



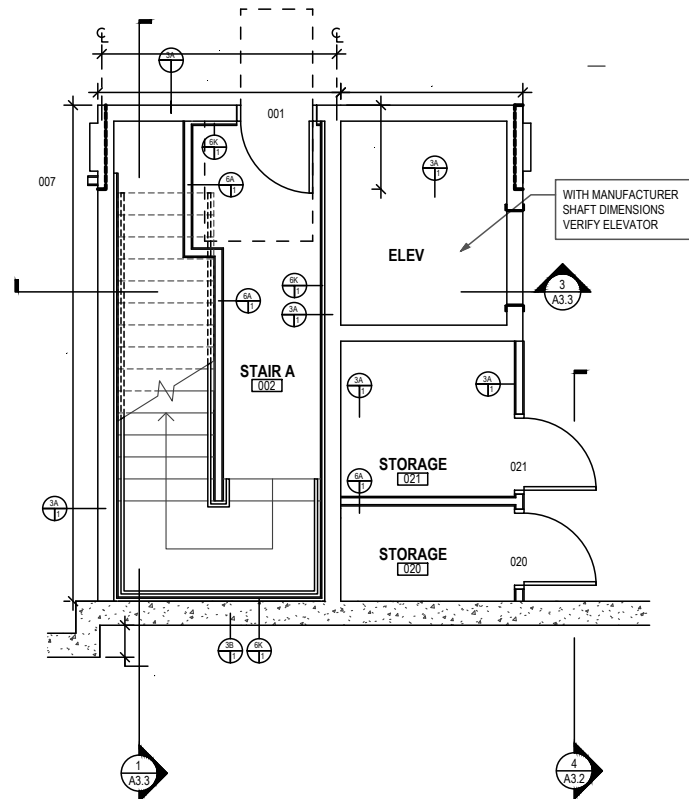
④ STAIR B ENLARGED PLAN
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



③ STAIR A SECOND / THIRD / FOURTH FLOOR PLAN
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



② STAIR A FIRST FLOOR PLAN
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



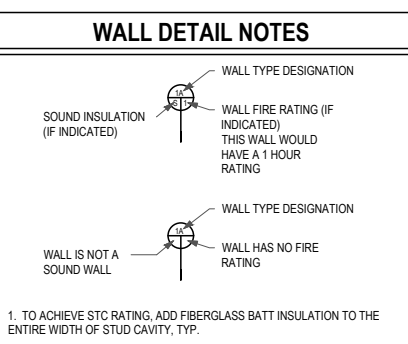
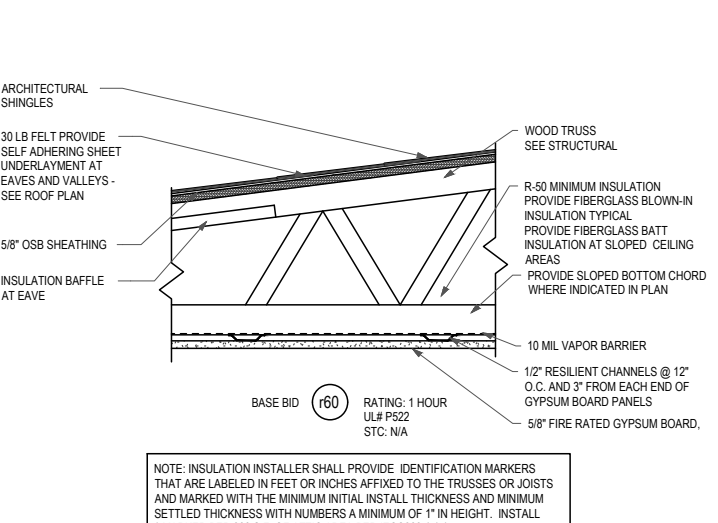
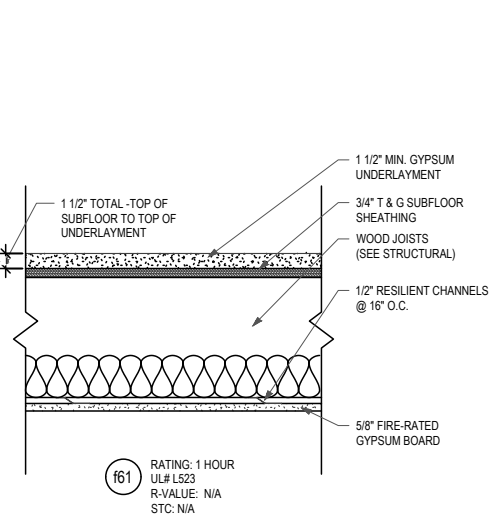
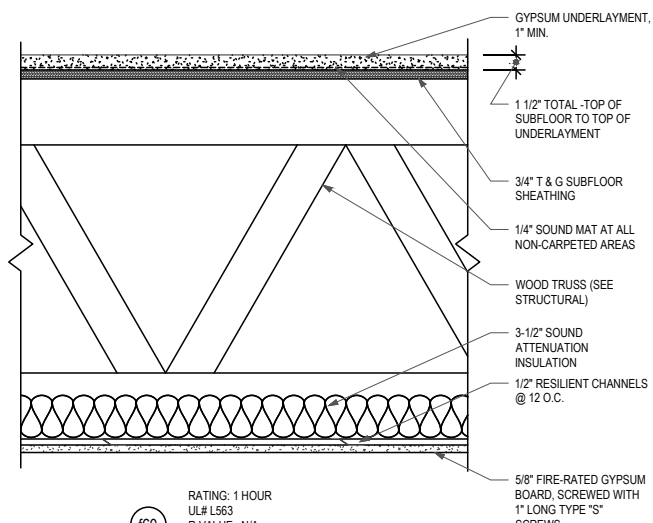
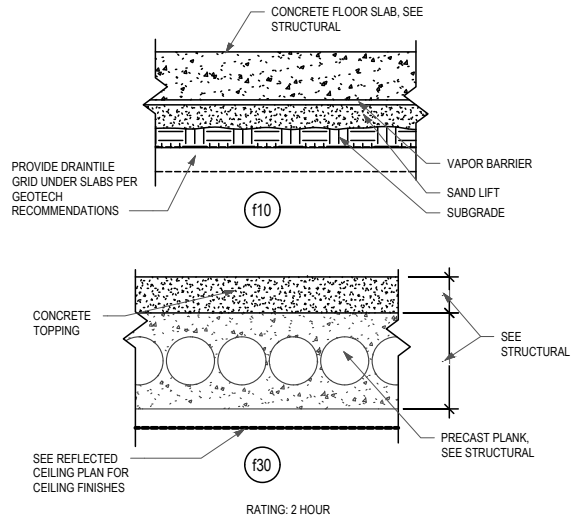
① STAIR A BASEMENT PLAN
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS — PHASE 3
ENLARGED STAIR PLANS
SHEET: A-5.3
DATED: OCTOBER 30, 2025

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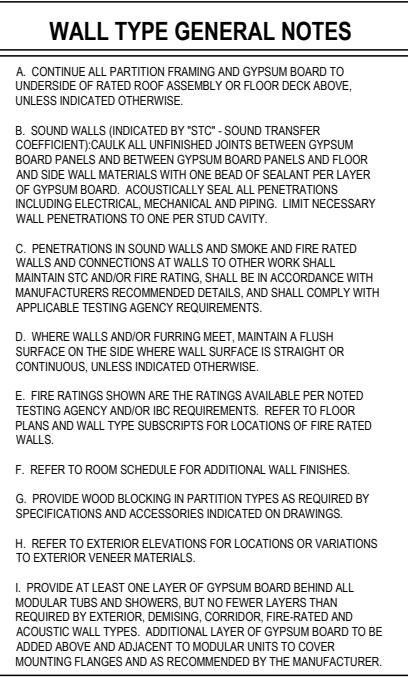
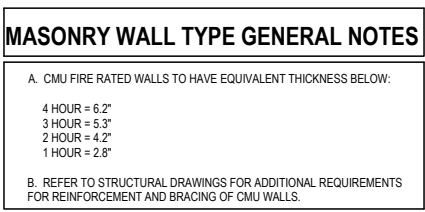
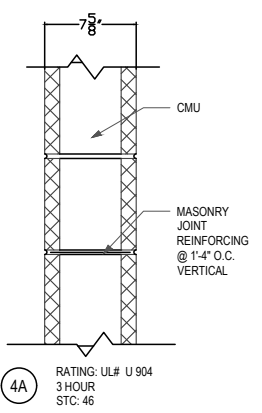
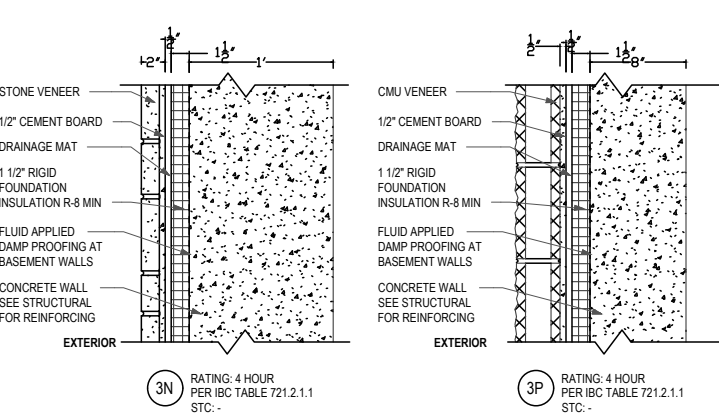
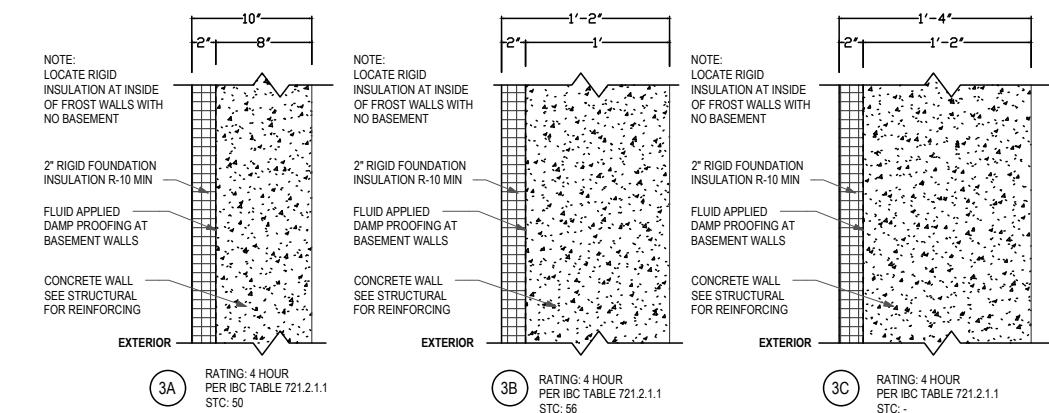


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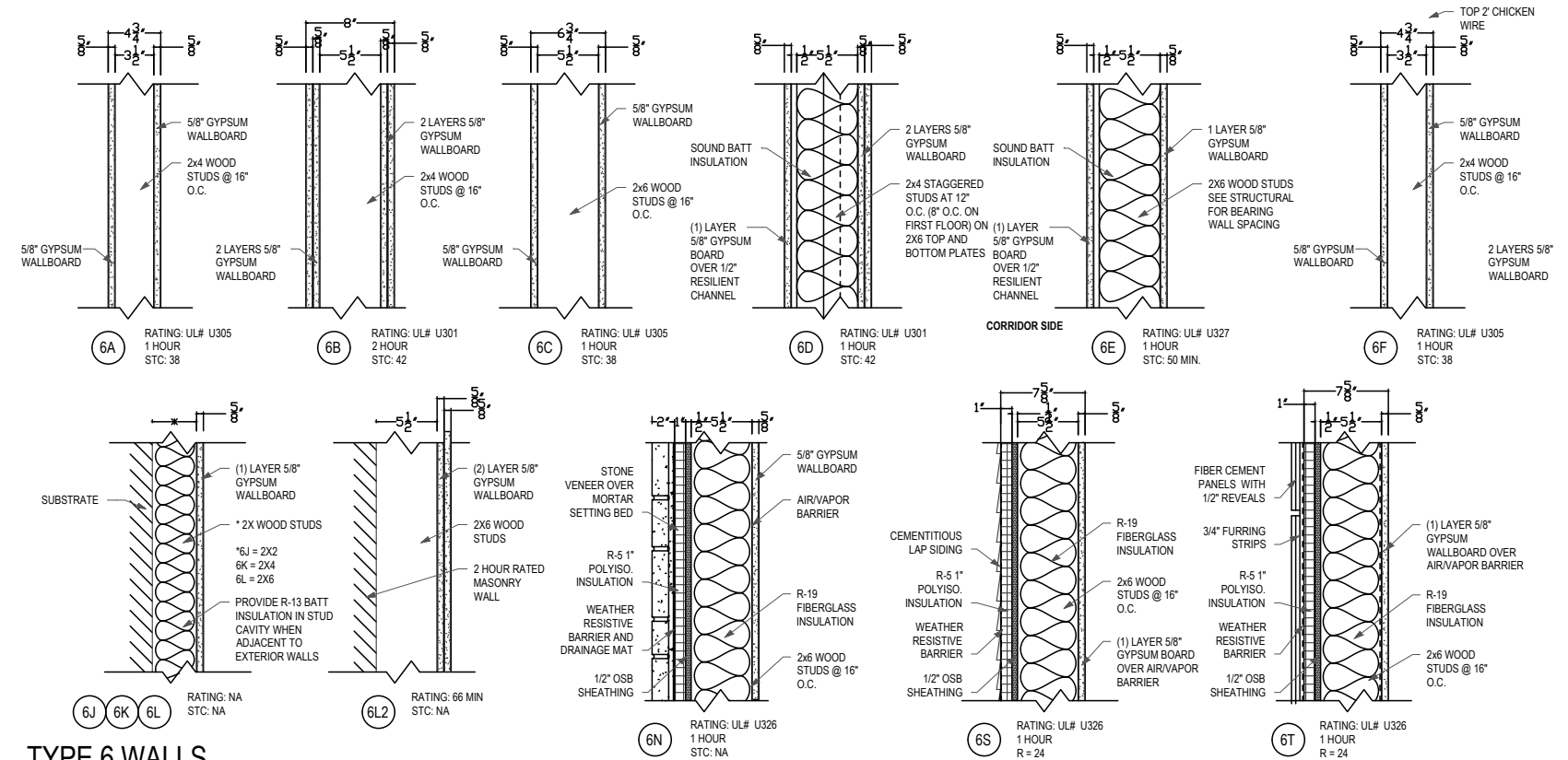
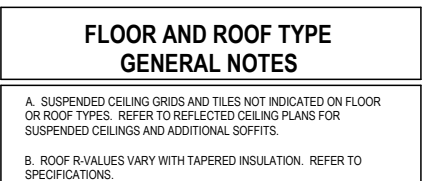
1 FLOOR AND ROOF TYPE DETAILS

1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



TYPE 3 WALLS

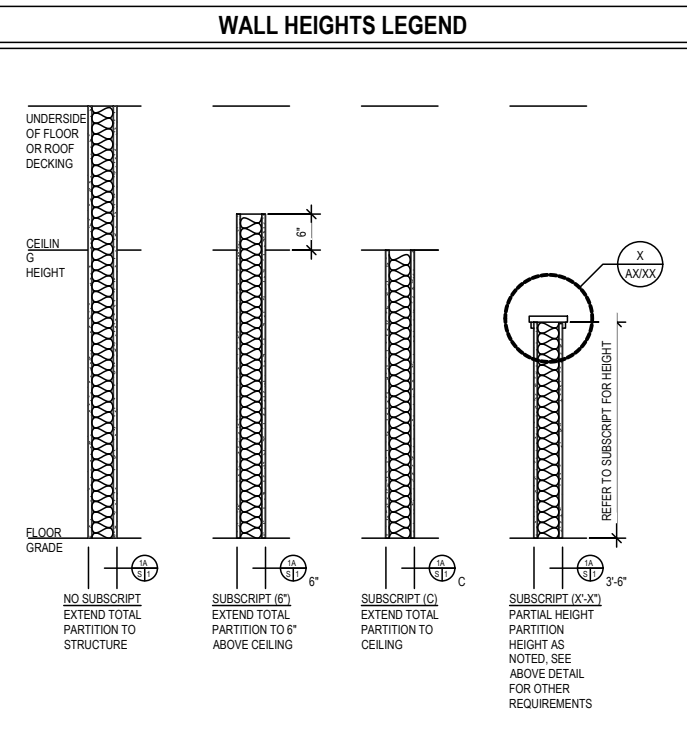
TYPE 4 WALLS



TYPE 6 WALLS

2 WALL TYPE DETAILS

1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



EZRA PROPERTIES APARTMENTS - PHASE 3
WALL TYPES, FLOOR ROOF & CEILING TYPES
SHEET: A-6.0
DATED: OCTOBER 30, 2025
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
4604 Sigelkow Road, McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

UNIT DOOR SCHEDULE																	
UNIT NO.	ROOM NAME	TYPE	DOOR					UNDER CUT	FRAME					GLAZE	FIRE RATING	HARDWARE	COMMENTS
			W	H	T	ELEV	MATERIAL		ELEV	MATERIAL	HEAD	JAMB	SILL				
1	ENTRY	Single	3' - 0"	6' - 8"	1 3/4"	P	WD								20		
2	CLOSET	Single	2' - 6"	6' - 8"	1 3/8"	P	WD										
3	BATHROOM	Single	3' - 0"	6' - 8"	1 3/8"	P	WD										
4	BEDROOM	Single	3' - 0"	6' - 8"	1 3/8"	P	WD										
5	CLOSET	Single	2' - 8"	6' - 8"	1 3/8"	P	WD										
6	CLOSET	Single (double)	4' - 0"	6' - 8"	1 3/8"	F	WD										
7	PATIO	Single	3' - 0"	6' - 8"	1 3/4"	FG	WD										
8	CLOSET	Single (double)	2' - 6"	6' - 8"	1 3/8"	F	WD										
9	CLOSET	Single (double)	5' - 0"	6' - 8"	1 3/8"	F	WD										
11	CLOSET	Single (double)	6' - 0"	6' - 8"	1 3/8"	F	WD										
12	CLOSET	Pocket	2' - 10"	6' - 8"	1 3/8"	P	WD										
13	CLOSET	Pocket	2' - 6"	6' - 8"	1 3/8"	P	WD										
14	PATIO	Sliding Patio	9' - 10"	6' - 8"	1 13/16"		AL										
15	CLOSET	Single	1' - 6"	6' - 8"	1 3/8"	P	WD										
16	CLOSET	Single	3' - 0"	6' - 8"	1 3/8"	P	WD										
17	CLOSET	Single	2 - 8"	6' - 3"	1 3/8"	P	WD										

DOOR SCHEDULE																	
DOOR NO.	ROOM NAME	TYPE	DOOR					FRAME					GLAZE	FIRE RATING	HARDWARE	COMMENTS	
			W	H	T	ELEV	MATERIAL	ELEV	MATERIAL	HEAD	JAMB	SILL					
BASEMENT																	
001	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	HM		HM					90			
002	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F/HG	HM		HM								
003	PARKING	Overhead	16' - 0"	7' - 6"	2"	OH											
004	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
005	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
006	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
007	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
008	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
009	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
010	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
011	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
012	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
013	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
014	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
015	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
016	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
017	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
018	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
019	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
020	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
021	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
022	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
023	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
024	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			

FIRST FLOOR																	
101	VESTIBULE	Single	3' - 0"	6' - 8"	1 1/2"	F											
102	CORRIDOR	Single	3' - 0"	6' - 8"	1 3/4"	F									90		
103	STAIR	Single	3' - 0"	6' - 8"	1 3/4"	F											
104	STAIR	Single	3' - 0"	6' - 8"	1 3/4"	F	WD, SC		HM						90		
105	STORAGE	Single	3' - 0"	6' - 8"	1 3/4"	F									20		
106	STORAGE	Single	3' - 0"	6' - 8"	1 3/4"	F									20		
107	STAIR	Single	3' - 0"	6' - 8"	1 3/4"	F	WD, SC		HM						90		
108	LOBBY	Single	3' - 0"	6' - 8"	1 3/4"	F	WD, SC		HM						20		SMOKE/DRAFT CONTROL ON HOLD-OPEN

SECOND FLOOR																	
201	STAIR	Single	3' - 0"	6' - 8"	1 3/4"	F	WD, SC		HM						90		
202	STAIR	Single	3' - 0"	6' - 8"	1 3/4"	F	WD, SC		HM						90		
203	STORAGE	Single	3' - 0"	6' - 8"	1 3/4"	F									20		
204	STORAGE	Single	3' - 0"	6' - 8"	1 3/4"	F									20		
205	LOBBY	Single	3' - 0"	6' - 8"	1 3/4"	F	WD, SC		HM						20		SMOKE/DRAFT CONTROL ON HOLD-OPEN

THIRD FLOOR																	
301	STAIR	Single	3' - 0"	6' - 8"	1 3/4"	F	WD, SC		HM						90		
302	STAIR	Single	3' - 0"	6' - 8"	1 3/4"	F	WD, SC		HM						90		
303	STORAGE	Single	3' - 0"	6' - 8"	1 3/4"	F									20		
304	STORAGE	Single	3' - 0"	6' - 8"	1 3/4"	F									20		
305	LOBBY	Single	3' - 0"	6' - 8"	1 3/4"	F	WD, SC		HM						20		SMOKE/DRAFT CONTROL ON HOLD-OPEN

FOURTH FLOOR																	
401	STAIR	Single	3' - 0"	6' - 8"	1 3/4"	F	WD, SC		HM						90		
402	STAIR	Single	3' - 0"	6' - 8"	1 3/4"	F	WD, SC		HM						90		
403	COORIDOR	Single	3' - 0"	6' - 8"	1 3/4"	F									20		
404	COORIDOR	Single	3' - 0"	6' - 8"	1 3/4"	F									20		
405	COORIDOR	Single	3' - 0"	6' - 8"	1 3/4"	F									20		
406	LOBBY	Single	3' - 0"	6' - 8"	1 3/4"	F	WD, SC		HM						20		SMOKE/DRAFT CONTROL ON HOLD-OPEN

DOOR SCHEDULE GENERAL NOTES

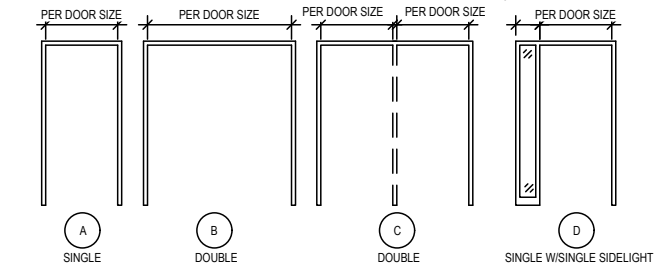
- A. WOOD DOORS TO BE PRE-FINISHED. PROVIDE FINISHED SAMPLES TO OWNER AND ARCHITECT FOR FINAL SELECTION.
- B. HOLLOW METAL FRAME HEADS TO BE 2", U.N.O.
- C. ALL SWING DOORS TO RECEIVE 1-1/2" PAIR BUTTS, U.N.O.
- D. PROVIDE LEVER HANDLE LOCK/LATCH SETS AT ALL DOORS, U.N.O.
- E. ALL FIRE DOORS ARE TO BE RATED ASSEMBLIES (DOOR AND FRAME TOGETHER). PROVIDE ALL REQUIRED HARDWARE, SMOKE SEALS, AND ACCESSORIES
- F. MEANS OF EGRESS DOORS: LATCHES DO NOT REQUIRE MORE THAN 15 lbf TO RELEASE THE LATCH. LOCKS DO NOT REQUIRE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE FOR OPERATION.

DOOR SCHEDULE COMMENTS

1. KICK PLATE (CORRIDOR SIDE ONLY). VERIFY SIZE AND MATERIAL WITH OWNER
2. SPRING HINGE CLOSER
3. MAGNETIC HOLD OPEN FOR EACH DOOR WIRED TO SMOKE DETECTORS & FIRE ALARM SYSTEM
4. FIRE SEAL
5. SMOKE SEAL
6. WEATHER STRIPPING
7. ASTRAGAL w/ COORDINATOR
8. DOOR STOP
9. DUMMY PULL
10. ELECTRONIC ACCESS SYSTEM @ STAIRWELL SIDE
11. HINGE BUMPERS
12. FLUSH BOLT
13. ELECTRIC SECURITY LOCK RELEASE
14. KICK PLATE (BOTH SIDES)
15. POWER ASSISTANCE OPENER

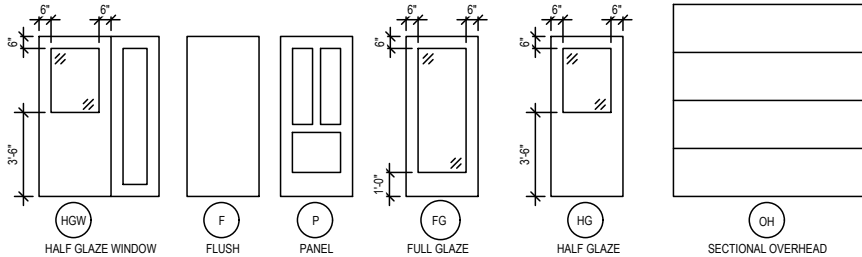
DOOR SCHEDULE LEGEND

- WD = WOOD
HM = HOLLOW METAL
ALUM = ALUMINUM
INS = INSULATED
ST = STEEL
TI = "TIMELY" PREFINISHED METAL FRAMES
WD-L = WOOD LEGACY (PRE-HUNG, PREFINISHED HARD BOARD, HOLLOWCORE)
- FG = FULL GLASS
SC = SOLID CORE
PKT = POCKET
HC = HOLLOW CORE



2 DOOR FRAME ELEVATIONS

1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



1 DOOR TYPE ELEVATIONS

1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS – PHASE 3
DOOR SCHEDULES, DOOR & FRAME ELEVATIONS

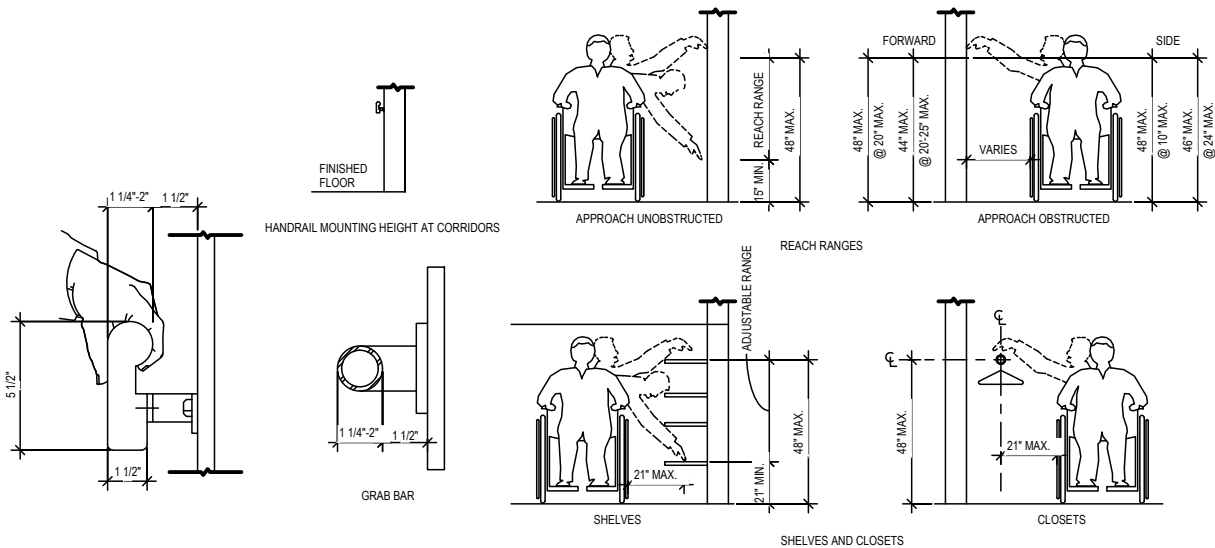
SHEET: A-6.1
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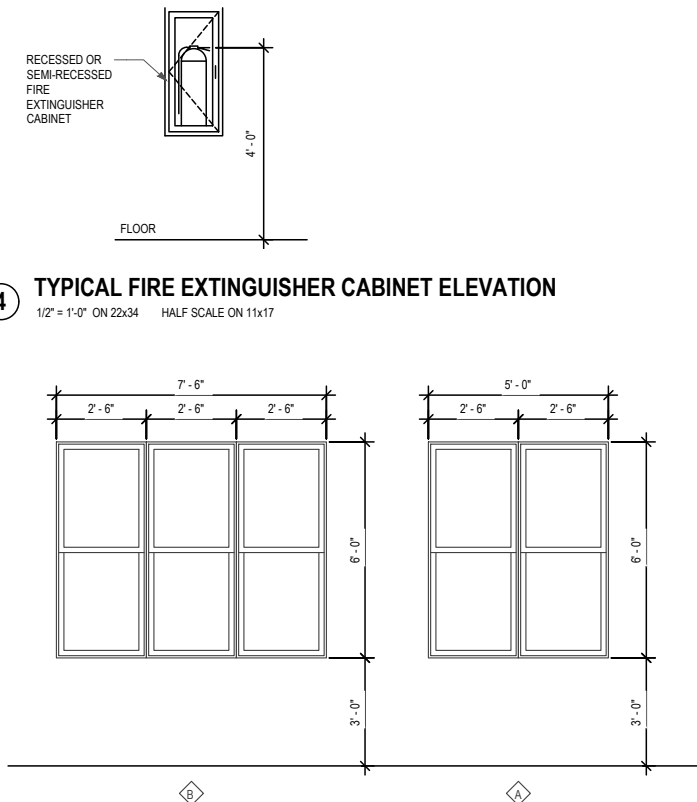


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3 ACCESSIBILITY REACH DETAILS
3/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

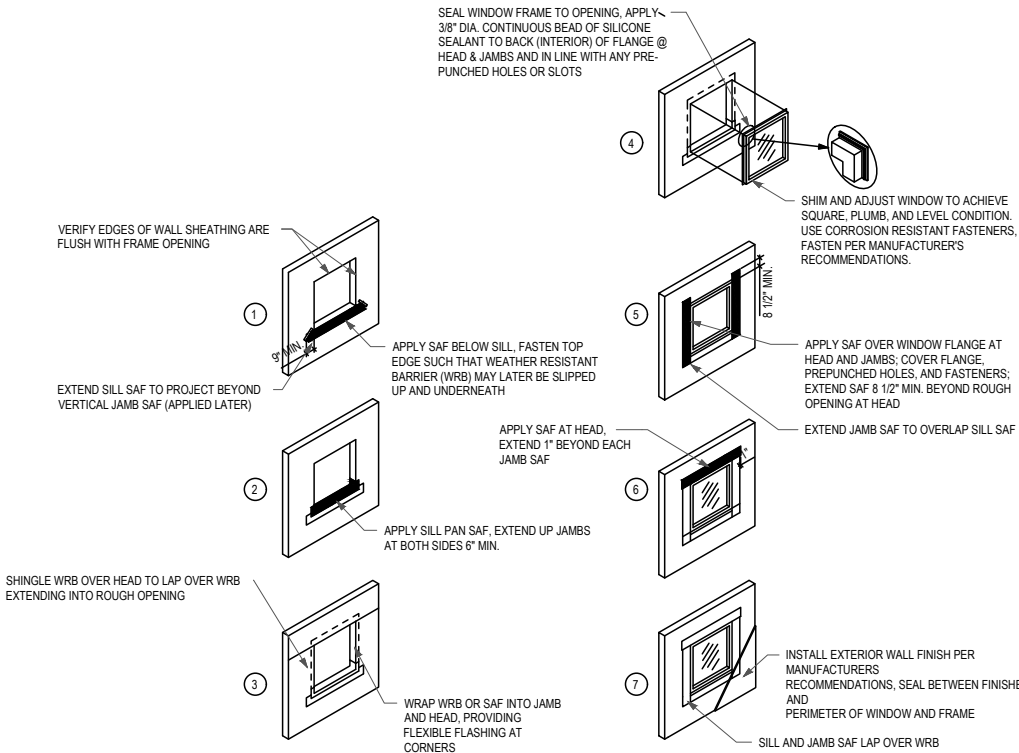


2 WINDOW ELEVATIONS
3/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



NOTES:

- SECTION 1405.4 OF THE I.B.C. STATES "FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING." THE PROCEDURE ABOVE IS RECOMMENDED TO ACHIEVE THIS INTENT FOR FLASHING OF WALL OPENINGS TO INCLUDE BUT NOT LIMITED TO: WINDOWS, DOORS, VENTS, ETC.
- ALL MATERIALS SHALL BE IN STRICT CONFORMANCE WITH I.B.C. STANDARD 14-1.
- APPLICATION OF FINISH MATERIALS OVER FLASHING MATERIALS SHOWN SHALL BE AS SPECIFIED BY CODE REQUIREMENTS, MANUFACTURER'S INSTRUCTIONS AND THE BEST PRACTICES OF THE TRADE.



WINDOW TYPE GENERAL NOTES

- PROVIDE VINYL FRAME WINDOWS WITH DOUBLE PANE LOW-E GLAZING TYPICAL IN ALL RESIDENTIAL UNITS. PROVIDE TEMPERED GLAZING AS REQUIRED BY CODE AND AS INDICATED ON DRAWINGS. MINIMUM WINDOW PERFORMANCE SHALL MEET OR EXCEED A U-VALUE OF 0.300 AND A SHGC OF 0.32.
- AT ACCESSIBLE AND TYPE A UNITS, WINDOW OPERATING HARDWARE SHALL COMPLY WITH ICC/ANSI A117.1 CH.309 OPERABLE PARTS SHALL BE WITHIN 15-44 INCHES ABOVE THE FINISHED FLOOR SURFACE, SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST AND SHALL NOT REQUIRE MORE THAN 5 POUNDS OF FORCE TO ACTIVATE.
- WINDOW UNITS SHALL BE FABRICATED TO THE SIZE INDICATED, MULLED BY SUPPLIER AND SHALL HAVE OPERABLE PARTS AS INDICATED ON THE DRAWINGS. OPERABLE SASHES SHALL BE PROVIDED WITH FULL PERIMETER WEATHER STRIPING.
- WINDOWS TO BE FACTORY FINISHED. PROVIDE FINISH SAMPLES TO OWNER AND ARCHITECT FOR FINAL SELECTION

GLAZING LEGEND

GLT	GLASS TYPE: SEE SPECIFICATIONS
GLT-12	DOUBLE-PANE INSULATED GLASS WITH LOW E
GLT-12T	DOUBLE-PANE INSULATED GLASS WITH LOW E, TEMPERED

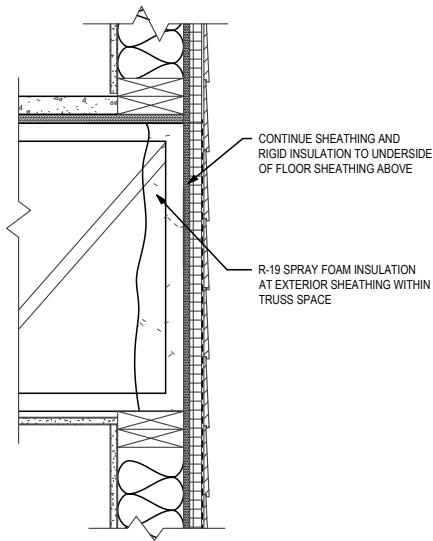
EZRA PROPERTIES APARTMENTS – PHASE 3
WINDOW TYPES & INTERIOR ELEVATIONS

SHEET: A-6.2
DATED: OCTOBER 30, 2025

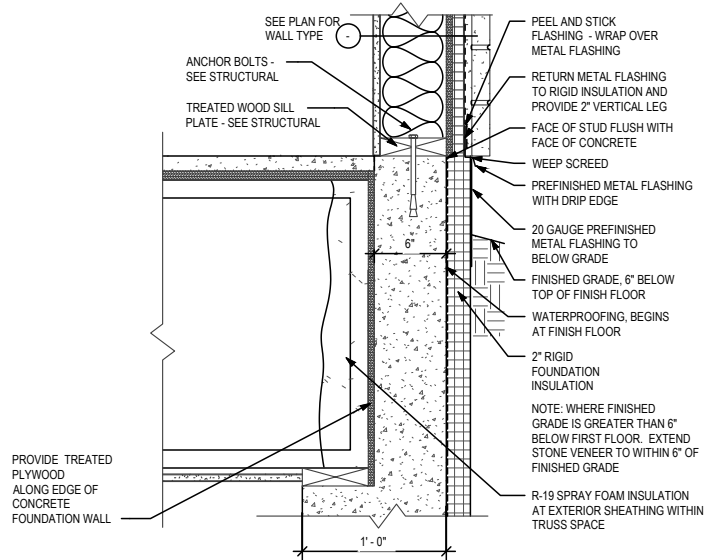
QUAM ENGINEERING, LLC
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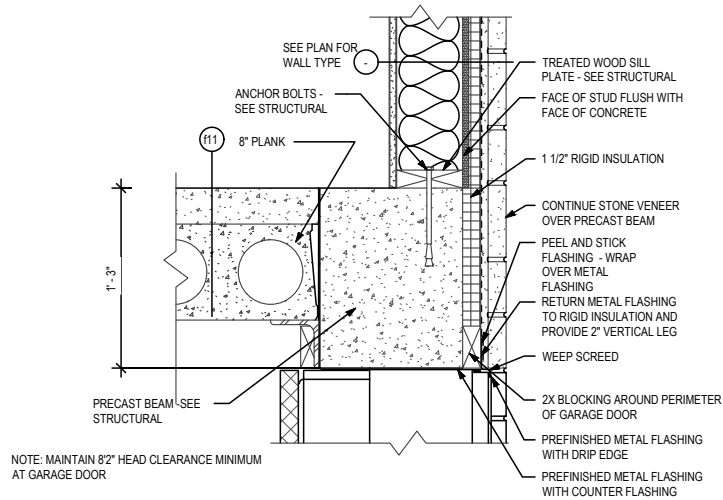
4604 Siggelkow Road, McFarland, Wisconsin 53558
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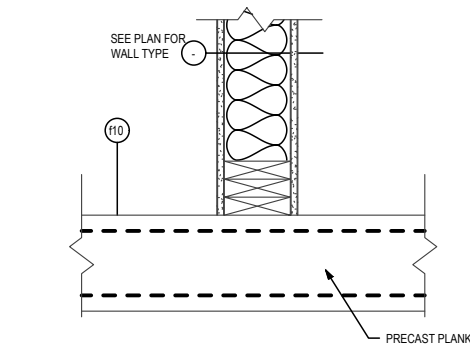
7 FLOOR TRUSS @ EXTERIOR BEARING WALL (TYP)
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



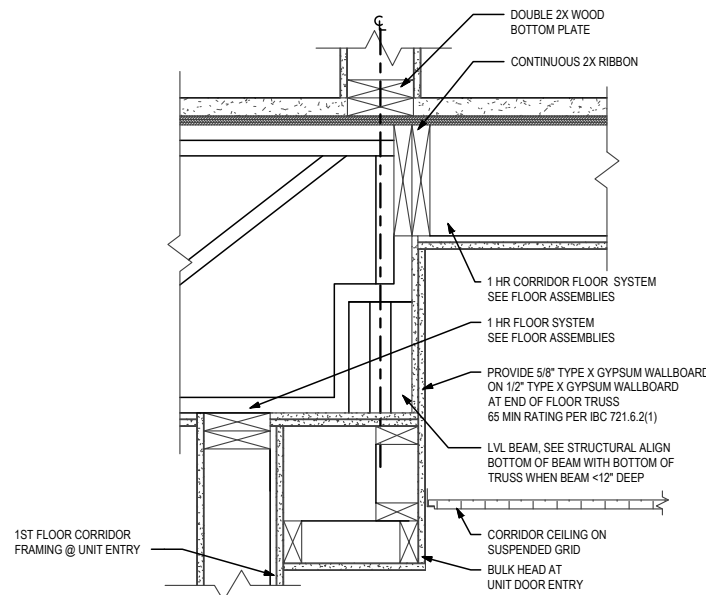
6 WALL BASE @ RAISED FOUNDATION WALL
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



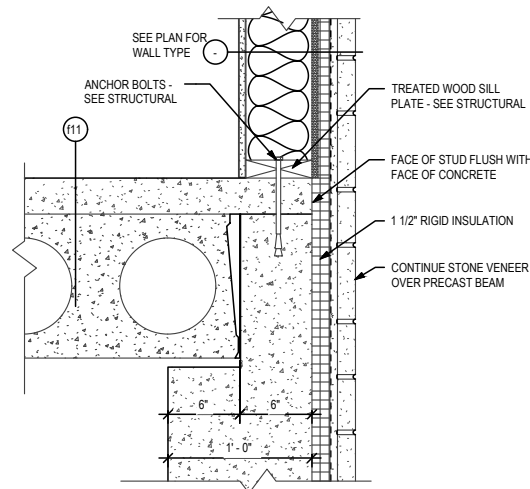
3 WALL BASE @ GARAGE DOOR
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



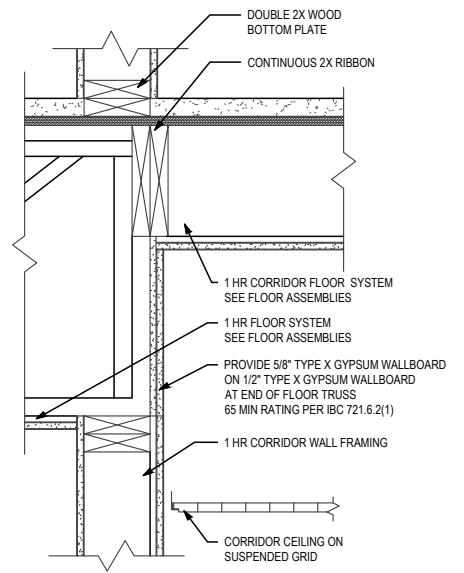
2 WALL BASE @ INTERIOR BEARING WALLS
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



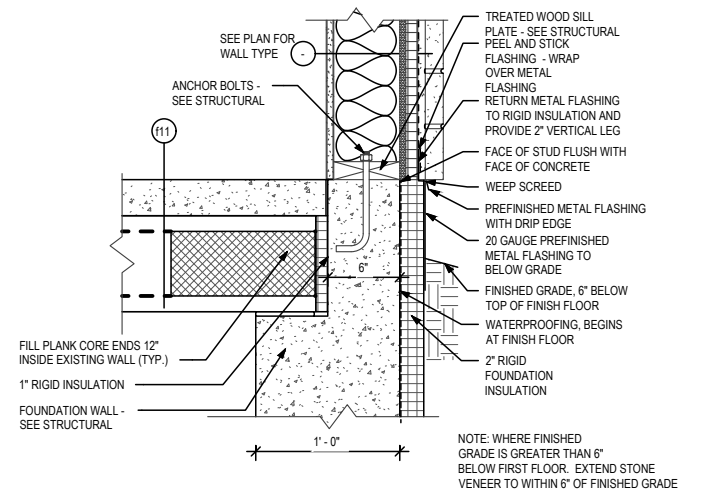
9 FLOOR TRUSS AT UNIT ENTRY - (TYP)
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



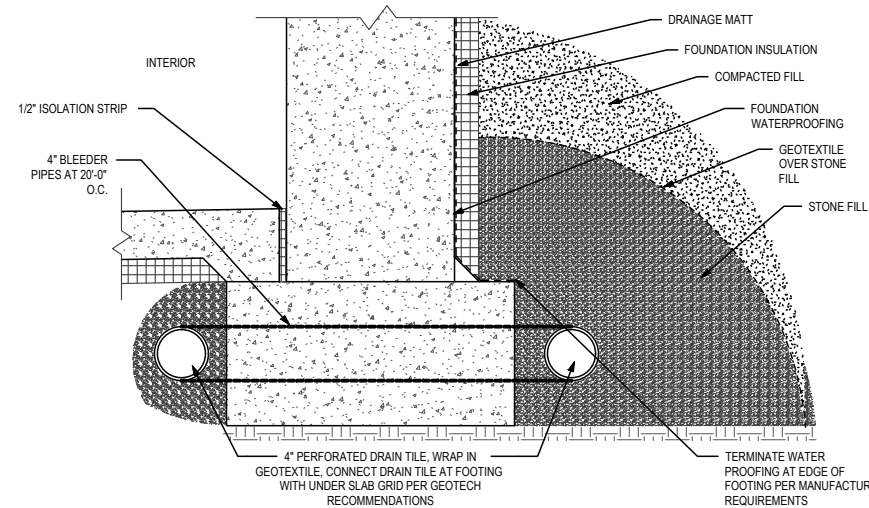
5 WALL BASE @ STONE AND CIP WALL
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



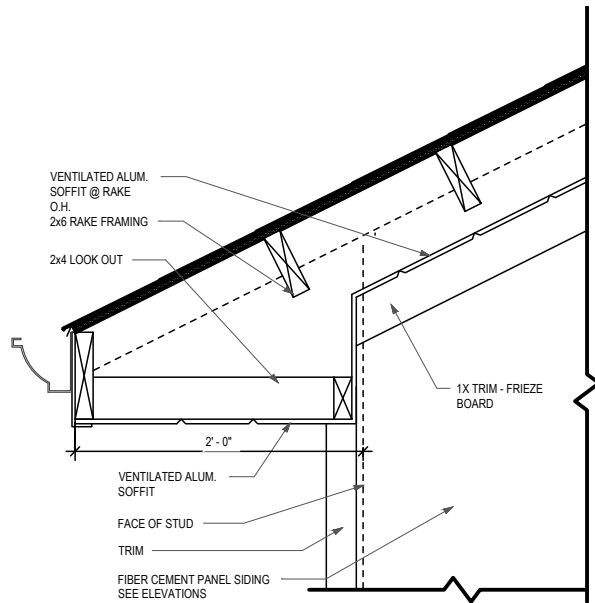
8 FLOOR TRUSS AT CORRIDOR - (TYP)
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



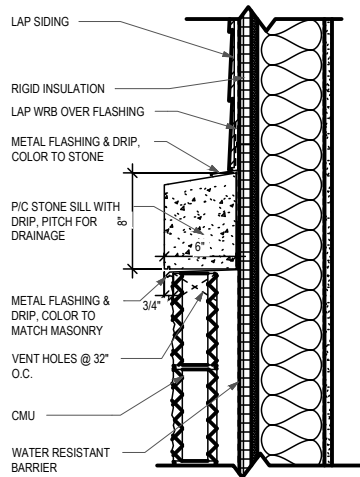
4 WALL BASE @ STONE & PRECAST
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



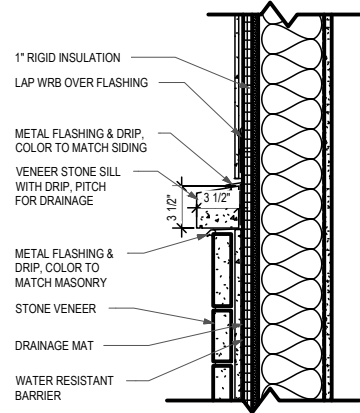
1 FOUNDATION DETAIL @ PARKING GARAGE
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



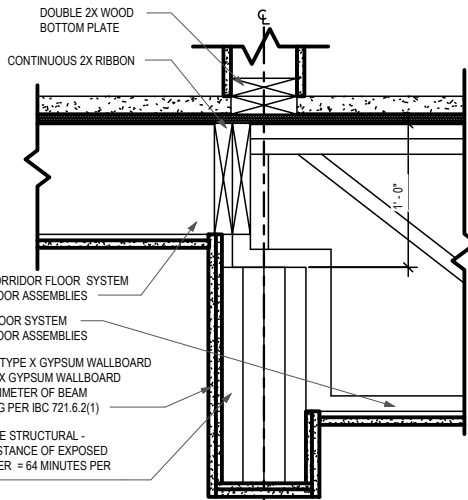
4 ROOF EDGE DETAIL @ GABLE RAKE
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



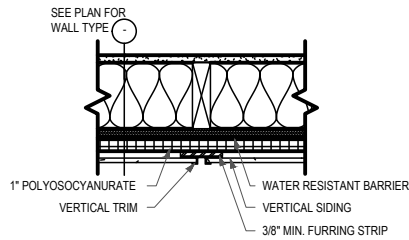
3 CMU TO STONE TRANSITION
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



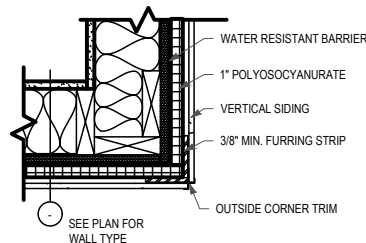
2 STONE TO PANEL SIDING TRANSITION
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



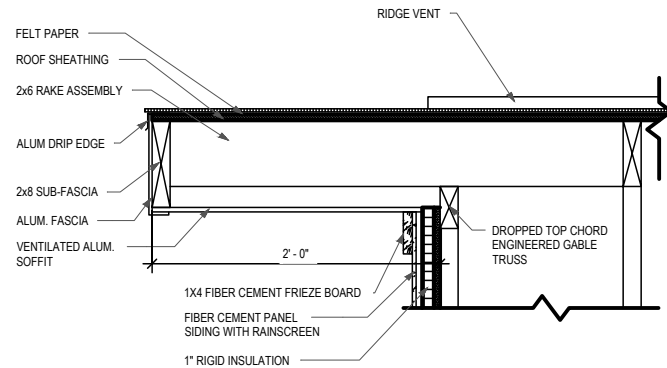
1 FLOOR TRUSS AT 1ST FLOOR BEAM
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



7 FIBER CEMENT PANEL VERTICAL TRIM DETAIL
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



6 FIBER CEMENT PANEL OUTSIDE CORNER DETAIL
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



5 TYPICAL RAKE DETAIL
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17

November 28, 2025

Re: 4703 Terminal Drive – Phase 2 & 3 CUP Application Review

We reviewed the PUD application for 4703 Terminal Drive in the Village of McFarland submitted by Ryan Quam of Ezra Properties, LLC. The application was dated November 4, 2025. Below are items that we noted for consideration and confirmation. No items were found that would prevent approval of the application from our review.

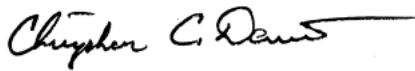
- Due to the height of the buildings an aerial apparatus road would be required, and the location of the road would need to be the parking lots. The driving aisle of the parking lots would be required to be increased to 26' at minimum. (IFC D105.2)
- The proximity of the aerial apparatus road to the building was discussed and the requirement of being between 15' and 30' causes difficulty. It was agreed the proximity of the aerial apparatus could be increased in proportion to the difference in the height of the building and 75' above the ground plan would meet the intent of code. (IFC D105.3)
- The hydrant serving the building will require 26' of fire apparatus access roadway width within 20' of the hydrant. (IFC D103.1)
- The fire apparatus access roadway on the east of the buildings will exceed 150' and an acceptable equivalent is providing standpipes to comply with all portions of the building being within 150' of the fire apparatus access roadway. (IFC 503.1.1 and 503.2.5)
- The review of the landscape plan indicates several trees near or overhanging the fire department access. The trees will be required to be maintained to have a vertical clearance over the fire department access of 13' 6". (IFC 203.2.1)
- The change in slope from phase 1 building to phases 2 and 3 is significant. The overall is with an acceptable range, but the angle of approach and departure shall not exceed 8 degrees for a vehicle. (IFC 503.2.8)

The following items are provided as information for the project as it progresses through design and to ensure no delays during construction or final occupancy inspections.

- Both buildings will require Knox key boxes located at the main entrance of the building. (VOM 26-146a)
- Confirmation that emergency responder radio coverage will be required and a bi-directional amplifier will be required if not obtained. Due to the location and previous buildings, it is highly likely that a bi-directional amplifier will be required. (IBC 916.1)
- The fire department access road between phase 1 and phases 2/3 will require fire lane signage to prevent parking to keep access available. (IFC 503.3)
- Signage will be required to clearly indicate each building's address and view able from Terminal Drive. (IFC 505.1)
- Village of McFarland is a delegated agent for the State of Wisconsin to perform fire protection and fire alarm systems reviews.
- Before the installation of any fire protection system a work permit is required to be issued by McFarland Fire & Rescue.
- Fire protection and fire alarm system reviews require the submission of architectural plans and would the owner to submit on behalf of the sprinkler and fire alarm contractors.
- Any privately owned piping including underground mains and laterals that are associated with or supply fire sprinkler systems require to be reviewed and inspected by McFarland Fire & Rescue before being concealed by building finishes or ground.
- Approval of the fire sprinkler system will require a flow test witnessed by McFarland Fire & Rescue within 1 year prior to the submission of plans for approval.
- The location of the fire department connections will require additional review by the Department as the site provides limited access, and consideration must be given to ensure aerial fire apparatus response can occur during fire sprinkler system support by a pumping apparatus.
- The parking garage areas automatic fire sprinklers shall be designed to ordinary hazard group 2.
- It should be noted that the Department recently revised fire department connection requirements to be a 5" Storz with a 30-degree elbow.

- Any systems provided for occupant safety that would include the fire alarm system or occupant rescue communication equipment will be provided with an annunciator or control panel located in the main lobby or entrance of the buildings.

Sincerely,

A handwritten signature in black ink, reading "Christopher C. Dennis". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Christopher C. Dennis, Chief
Fire & Rescue Department
Village of McFarland

December 3, 2025

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

Subject: 4703 Terminal Drive (Humble Oaks) Phase 2 and Phase 3 Detailed Plan

Dear Andrew:

We have received the Detailed Plan submittal for Phase 2 and Phase 3 of a proposed redevelopment at 4703 Terminal Drive (Humble Oaks) dated November 3, 2025, and completed our review relative to the previous comments and discussions with Village officials and staff. We recommend approval of the plans, conditioned upon the following items:

Certified Survey Map

The original four-lot certified survey map (CSM) was completed and recorded in 2019. It includes both private and public sewer and watermain easements that extend on to the currently proposed phases. The construction plans call out that these easements will be released and adjusted to fit currently proposed piping alignments. The Developer should work with the Village to ensure this is conveniently tied to original 2019 CSM for future replacement.

Sheet C-3

It appears that grading is proposed south of the southern property line. Permission should be provided from that landowner.

Sheet C-4

Water service valves for each building need to be within 4 feet of the public main tee providing each respective service.

Clearance distance between the public water main and storm sewers at crossing should be added to the plan notes.

General

A plan and profile of the proposed public water main should be included in the plan set.

A new erosion control permit and an updated stormwater management permit will be needed.

Feel free to call with any questions regarding these comments.

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.



Brian R. Berquist, P.E.
President

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

BRB:sai

J:\TCD\Dead\McFarland\MC-152-M6 4703 Terminal Drive Development Review\2025 Phase\4703 Terminal 2025 Review Letter 1.docx

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, January 27, 2026

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: 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.

PREVIOUS ACTION:

- [April 8, 2019](#) - Village Board approved:
 - Ordinance 2019-09, Amending the Comprehensive Plan Future Land Use designation of the property from Industrial to Mixed Use/Flex Commercial.
 - Ordinance 2019-03, Rezoning the property from C-H Commercial Highway to Planned Development General Plan and Detailed Plan (Phase 1 only).
 - Certified Survey Map 15176 creating the four lot development site (Phase 1 & 4 are on Lot 3, Phase 3 is on Lot 1, Phase 2 is on Lot 2, Lot 4 is a private dog park)
- [May 13, 2019](#) - Village Board approves a Development Agreement for TIF incentives for Phase 1 (Resolution 2019-11) in the amount of \$675,000 provided the Developer, among other obligations, provides an assessment guarantee of \$4,200,000 and outdoor storage of used vehicles is removed by May 1, 2020 or stored with a completely enclosed building.
- [July 22, 2019](#) - Village Board approves amendment to General Plan, including Phase 2 changing from a 2-story office building to a 3-story office building and Phase 3 changing from a 3-story office building to a 4-story office building.
- [May 11, 2020](#) - Village Board denied a request to amend the Phase 1 Development Agreement to allow extension of the outdoor storage provisions until November 30, 2024 and to withhold future development incentive payments until the developer has complied with all of the terms of the agreement for removal of the vehicles.
- [October 21, 2025](#) - The Plan Commission and CDA held a joint preapplication meeting to review a proposed concept plan from Ryan Quam for Phase 2 and 3. The Committees provided non-binding verbal comments on the concept plan, including consensus that commercial development was not ideally suited for inclusion in Phase 2 and 3 given the site location.
- [December 10, 2025](#) - CDA voted to postpone action on the TIF Development Incentive Application to allow time for the Applicant to make changes to their application to update some errors and omissions.
- [December 16, 2025](#) - Plan Commission held public hearing for Ordinance 2025-15, an ordinance amending the Planned Development General Plan for Lots 1-4 and Approving



the Planned Development Detailed Plan.

- January 14, 2026 - CDA unanimously recommended to the Village Board approval of TIF Development Incentive Applications for Phase 2 & 3.
- January 20, 2026 - Plan Commission unanimously recommended to the Village Board approval of Ordinance 2025-15.

ISSUE SUMMARY:

Ryan Quam (Ezra Properties LLC) is requesting approval of Tax Increment Financing Development Incentive Applications for Phase 2 and Phase 3 of the Humble Oaks development at 4703 Terminal Drive. The packet includes his updated applications, addressing some errors and omissions from the initial December submittal as requested by the CDA.

1. Phase 2 consists of a three-story, 27-unit garden-style multifamily apartment building on Lot 2 of CSM 15176. Quam is requesting \$347,000 in TIF development incentives, payable upon receiving a building occupancy permit in the Fall of 2026. The total construction costs for the project are \$6,560,000. All units would be market rate rents. The amount of the TIF incentive represents 5.3% of the total construction costs. The current assessed value of the property is \$123,400 and Quam estimates that upon completion of the development, the property will have an assessed value of \$4,123,400 (63% of construction costs), or an increase of \$4,000,000.
2. Phase 3 consists of a four-story, 36-unit garden-style multifamily apartment building on Lot 1 of CSM 15176. Quam is requesting \$585,000 in TIF development incentives, payable upon receiving a building occupancy permit in the Spring of 2027. The total construction costs for the project are \$7,830,000 (an increase in \$180,000 from the original application to account for an update in the estimated land value from \$15,000 per unit to \$20,000 per unit to match the same per unit value estimated for Phase 2). All units would be market rate rents. The amount of the TIF incentive represents 7.5% of the total construction costs. The current assessed value of the property is \$186,700 and Quam estimates that upon completion of the development, the property will have an assessed value of \$4,761,700 (61% of construction costs), or an increase of \$4,575,000.

Quam has also submitted a request to amend the [Planned Development General Plan for Phases 2 and 3](#) of the property, as well as corresponding Planned Development Detailed Plans for Phases 2 and 3, which will be reviewed and recommended by the Plan Commission to the Village Board. Per the [Village's TIF Development Incentives Policy Manual](#), requests for development incentives are reviewed in a two-step process. Step one includes review of the TIF application to make a preliminary determination as to whether to support the request. This includes the primary terms of the request, including but not limited to, the amount of TIF incentives to provide, when and how the TIF incentives will be provided (e.g. payment at occupancy, developer pay-go, etc.), and the required assessment guarantee. If the Village Board, after review and recommendation by the CDA, determines to support the project, stage 2 then consists of working with the Village Attorney to draft the required development agreement for review and recommendation by the CDA for approval by the Village Board. The following is the tentative schedule for review of both the TIF and PUD applications:



- December 10, 2025. CDA voted to postpone action on the TIF Development Incentive Applications to allow time for the Applicant to make changes to their application to update some errors and omissions.
- December 16, 2025. Plan Commission held a public hearing on the PUD General Plan amendment and Detailed Plan for Phases 2 and 3.
- January 14, 2026. CDA recommendation on the TIF Development Incentive Applications.
- January 20, 2026. Plan Commission recommendation to the Village Board on the request to amend the PUD General Plan and the Detailed Plans for Phases 2 and 3.
- January 27, 2026. Village Board action on the TIF Development Incentive Applications and PUD General and Detailed Plans for Phases 2 and 3.
- March 11, 2026. CDA review and recommendation to the Village Board on the TIF Development Agreement.
- March 24, 2026. Village Board action on the TIF Development Agreement.
- October 1, 2026. Phase 2 estimated occupancy date.
- March 1, 2027. Phase 3 estimated occupancy date.

Additional Project Phases

1. Phase 1 Summary. Phase 1 was completed in 2021 and included development of a three-story, 27-unit multifamily apartment building, a 40'x 72' shed on Lot 3 for vehicle storage, a new garage for the single family house on Lot 3 for vehicle storage, a dog park on Lot 4, shared driveway, 29 total off-street parking lot (2 ADA) and sidewalks. In 2019, the Village Board approved a TIF Development Agreement incentive for Phase 1 in the amount of \$675,000 payable in quarter increments based on meeting certain construction milestones. To date, the Village has provided half of the payment (\$337,500). Payment was suspended in 2020 as the outdoor storage of used vehicles had not been removed per the terms of the development agreement. In 2020, the Village Board, *denied a request from Quam to amend the Phase 1 Development Agreement to allow extension of the outdoor storage provisions until November 30, 2024, and to withhold future development incentive payments until the developer has complied with all the terms of the agreement for removal of the vehicles.* The withholding of future development incentive payments was presumably related only to Phase 1 as that was the subject of the agenda item. While some vehicles have been removed, full compliance has not been achieved to date. Once full compliance is reached the Village is required to provide the remaining \$337,500 payment, assuming TID 3 has not been closed, which is projected to occur no later than August 9, 2027.
2. Phase 4 Summary. Phase 4 includes a 27-unit apartment building similar to Phase 1, and an additional 23 surface and 28 underground parking stalls on Lot 3. Currently, there is a single family home occupied by the previous property owners (Robert Anderson and Carolyn Simpson) under a life estate agreement with Quam. Under the life estate agreement, the life tenants are allowed to remain on the estate until they are deceased or voluntarily terminate the life estate. A map of the life estate area is included in the



packet. Noting that the life estate between Quam and the life tenant did not require the tenant to remove outdoor storage of their used vehicles. There is no timeline for development of the Phase 4 building or removal of the outdoor vehicle storage.

Logistically, Phase 4 can't be constructed unless the existing house and garage are removed.

Review of TIF Development Incentives Policy Manual Qualifications & Procedures

The packet includes a staff review of the TIF request as compared to the Village's TIF Development Incentives Policy Manual Qualifications. Staff has identified two areas for further commentary:

1. **Financial Capability.** The Village's TIF Policy Manual includes a qualification of 15% equity match from the applicant. Quam's Phase 2 equity match is 14.7% and Phase 3 equity match has been increased from 12.4% to 14.4% since the December 10 CDA meeting. This increase is a result of Quam updating the estimated land value equity from \$15,000/unit to \$20,000/unit to match the same assumption as Phase 2. Quam has also updated his applications to provide construction loan term sheets from Lake Ridge Bank, including the statement that *"land payment for equity contribution is assumed to be \$20,000 to \$25,000 per unit and to be confirmed as part of the appraisal."* In total, Quam is providing \$2,090,000 in equity, or 14.5% of the total Phase 2 & 3 construction costs (\$14,390,000). A 15% match of the total construction costs would equate to \$2,158,500 in private equity, \$68,500 more than currently proposed. To provide a full 15% equity, Phase 2 would need to increase by \$19,000 and Phase 3 by \$49,500. Reducing the TIF incentive request by these values would result in a Phase 2 incentive of \$328,000 and Phase 3 incentive of \$535,500 (\$863,500 combined vs. the requested \$932,000).
2. **Applicant in Good Standing.** The applicant does not have a history of delinquent property tax payments or own any property within the Village with known zoning or building code violations. However, pertinent to this qualification for some might be the unresolved issue related to the storage of outdoor vehicles in Phase 1 (Lot 3). Exhibit B of the Phase 1 Development Agreement provided that *"the developer shall also assure that promptly upon completion of construction of the storage building, but in no event later than May 1, 2020, all vehicles and equipment stored on the Development Site shall be removed from the Development Site or stored within a completely enclosed building."* Since the life estate agreement did not include this same provision, the life tenant is not specifically bound by the terms and they remain unfulfilled.

Section 2 of the TIF Development Incentives Policy Manual provides that the Village Board has the authority to grant variations from the policy manual where it deems it is in the best interest of the Village. While some qualifications can't be deviated from, e.g. the property has to be within an active TID to receive TIF incentives, others can be viewed as guidelines to achieve the best outcomes for the Village and developer. For example, historically, the Village Board has approved TIF requests with developer equity less than 15% (e.g. CTW 14.8%, Waubesa Village Phase IV 14.9%, Atwater Phase 1 & 2 10.9%, Dan Chin Homes 8.9%). These two items likely



warrant discussion in closed session as part of negotiations about the requested development incentives.

Public Comments

The Department did not receive any public comments prior to publication of the packet.

FINANCIAL/BUDGET IMPACT:

The packet includes a proforma for TID #6 based on the Quam's TIF Development Incentive Applications for Phase 2 & 3. The proforma uses a conservative/neutral estimate of future tax increment revenues by not assuming any inflation or deflation of property values after project completion or changes in the property tax rate. Over the life of the TID, Phase 2 & 3 would generate a combined \$3,448,929 in tax increment revenue. Subtracting the total TIF development incentives of \$932,000, provides a net revenue to the TID of \$2,516,929. This net revenue can be utilized by the Village to complete other public and private construction projects in the TID in accordance with the approved Project Plan.

TID 6 was created in 2024 and therefore, the first year it is eligible to receive tax increment revenue is in 2027. TID 6 is eligible to receive donations of excess increment from TID #3.

The approved 2026 Budget for TID 3 includes a donation of surplus funds to TID 6 in the amount of \$900,000. These funds are not allocated to any specific public or private construction project and could be utilized for Ezra Phase 2 as well as other TID projects. The approved 2026 Budget for TID 6 includes a line item for \$450,000 in Redevelopment Incentives, \$55,000 in Rehabilitation Incentives and \$335,000 in Property Acquisition. These funds are also not allocated to any specific project. Given the incentive for Phase 3 would not be payable until completion of the building in the Spring of 2027, the requested \$585,000 TIF development incentive could be accounted for during the approval of the 2027 Budget for TIDs 3 and 6.

Utilizing surplus tax increment revenue from TID 3 to support the Phase 2 & 3 development incentives removes the need for the Village to borrow money to pay the incentive, thus saving the expense of loan interest and borrowing expenses. A proforma for TID 3 is provided in the packet that illustrates the potential impact on TID #3 considering the requested development incentives and 2026 Budget estimated expenses and revenues. Potentially supporting future construction phases at 4703 Terminal Drive with TIF development incentives has been on the Village's radar since the initial Phase 1 project was approved and is contemplated in the approved Project Plan for TID 6. Overall, the project would have a significant financial benefit to TID 6, in addition to payment of impact fees (parkland fee in lieu, park improvement, library, public safety center, public water well and public water tower) which the Village utilizes to pay down existing debt service related to public improvements in support of serving the residents of the proposed development.

VILLAGE PLAN REFERENCE:

[2025-2026 Village Board Strategic Plan](#)

Goal C: Promote responsible growth, affordable housing, increase economic development, and grow/retain existing businesses.

Comprehensive Plan Future Land Use Map & Figure 4.1 (page 36)

The [Village Comprehensive Plan Future Land Use Map](#) identifies the proposed development



site for future "Mixed Use/Flex Commercial". Page 36 of Volume 2, gives the following general description of land uses allowed: *"A carefully designed blend or option of commercial services, retail, office, business park, multiple family residential, and/or institutional land uses, including mixed use sites and/or buildings. Compared to the Neighborhood future land use category, Mixed Use/Flex Commercial areas typically are denser, include some non-residential component, and do not typically include single family housing. All uses served by public sewer and water systems."* Figure 4.1 lists the Typical Implementation Zoning Districts in Mixed use/Flex Commercial area to include appropriate traditional zoning districts (e.g. C-H, C-P, R-3) or PD Planned Development or PD-I Planned Development Zoning. Figure 4.1 (page 36) includes the following development policies for the Mixed Use/Flex Commercial. Staff comments on the proposed conceptual development are included.

1. Design "Mixed Use/Flex" areas to skillfully mix different uses on the same area, site, and/or building, and/or to serve as transitions between broader areas of different land uses. This future land use category is NOT intended to enable an unplanned or haphazard mix of different uses on any site or in any area. Page 33 of Volume 2 additional states *"Lands designated for future "Mixed Use/Flex Commercial" use on Map 6 are appropriate for a mix or option of commercial, multiple family residential, institutional, and/or open space uses. In these spots, the actual future land use is less critical than is success in land use transitions and in managing impacts on surrounding land uses."* The Comprehensive Plan does not mandate a certain amount or percentage of commercial uses/square footage. In fact, areas planned for Mixed-Use/Flex Commercial can have a mix or option of all commercial or all multiple family. Per the Comprehensive Plan, the actual mix is not critical and it is more important to consider the appropriateness of the site for the uses proposed including how they transition to adjacent uses.
2. Preserve and blend with surrounding residential character through appropriate building scale, building appearance, landscaping, screening, signs, and limited traffic and loading, and access from the adjacent collector or arterial street. Utilize the approach and standards in Figure 4-2 in such settings. The proposed Detailed Plan for Phase 2 & 3 includes 63 residential dwelling units, while including open space, additional private dog park, and adequate off-street parking. Previously, Lots 1 and 2 were shown as entirely office and commercial buildings only. This proposed concept is still consistent with the General Description for this Future Land Use category. There are no loading features for either of the buildings on the property.
3. Rezone sites designated for Mixed Use/Flex use only after public sanitary sewer and water service is available, the land is within Village limits, and a development proposal is offered. The Village Board approved Ordinance 2019-03, an ordinance to rezone the property from C-H Commercial Highway to PD Planned Development District on July 22, 2019. Public utilities were established for the site in Phase I of the site's development which include laterals and water main extensions. The submittal includes site plans illustrating the extension of public utilities for both buildings.
4. Refer also to policies applicable to Two and Multiple Family Residential, Highway and General Commercial, Commercial Park, and other more specific future land use categories that logically guide the development of each planned Mixed Use/Flex area



given the range of proposed uses there.

Terminal and Triangle Street District, 2005

In *Map 2: Planned Land Use of the Terminal and Triangle Street District Plan*, the property is partially identified within the Industrial Center and Mixed-Use subdistrict. The description of the Mixed-use Lakeview Village subdistrict include mixed-use buildings & sites, office & residential, neighborhood & lake-oriented retail, potential transit station, high profile buildings, and under-building parking. The property is currently zoned PDD Planned Development District, the Mixed-Use Lakeview Village subdistrict would be most applicable to the intent described in the General and Detailed Plan. The existing building from Phase 1 includes surface and underground parking. The proposed buildings for Phase 2 and 3 include underground parking, additional dwelling units, and open space. The Village does not currently have a transit plan.

Tax Increment Financing Districts #3 (2004) & #6 (2024)

The property is included in Tax Increment District #3 and #6. TIF District #3 was established as an Industrial District type in August 2004 with an expenditure period of 18 years (2022) and termination by 2027. Within the final 5 years of a TID, a municipality may not incur any additional debts or allocate new capital expenditures, such as development incentives from that TID. This is intended to begin a process which closes out financial obligations. As the applicant's project exceeds this timeline, additional direct incentives from TID #3 allocations are no longer be eligible. However, this property was added to Tax Increment Financing District #6 which was created in July 2024 as a Blight District with an expenditure period of 22 years ending in 2046 and termination in 2051. TID #3 also serves as a donor to TID #6 allowing the sharing of excess increment from TID #3 to TID #6.

Housing Needs Assessment, 2023

This plan identifies a shortage of renter-occupied housing units in the Village, including market rate apartments. The propose concept includes 66 new units within two multifamily buildings. The Housing Needs Assessment provides low and high projections on rental housing demand by 2030 based on 2020 data. Population projections and target vacancy rate for low projections show the total rental units needed by 2030 is 117, or approximately 15 net new units constructed per year. For high projections, a total of 293 rental units is needed by 2030, or approximately 37 net new units constructed per year. The plan calculates a 0.0% vacancy rate between rental and owner-occupied units. This would indicate that there is a high demand for additional housing opportunity for both rental and owner occupied units. Typically, a 1-2% vacancy rate would indicate a healthy range. The plan also identified an under supply of rental units at 80% or more of the County median income. Housing Goal #1 (page 67) states "increase the supply of ownership and rental units." The concepts within Housing Goal #3, create healthy neighborhoods is also applicable including *"varied housing types, size and price points, including both owner- and renter-occupied units. This enables more people to stay in the neighborhood through shifting housing needs, and it limits future instability due to changes in the housing market."* The Planned Development Plan for Sperle Corners is the only expected upcoming housing development project that will add another 147 residential units.



Dane County Regional Housing Strategy

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

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

Capital Area Regional Planning Commission, 2050 Regional Development Framework, 2022

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

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

ORDINANCE REFERENCE:

Sec. 62-67 PD Planned Development District

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is presented for discussion only. The Applicant will provide an overview of their development proposal and development incentive request and answer any questions from the Village Board. The agenda includes a closed session item under Wis. Stat. 19.85(1)(e) to discuss the TIF Development Incentives applications prior to reconvening into open session to take action.

ATTACHMENTS:

1. 4703 Terminal Drive_Phase 2 TIF Application Updated 1-6-26
2. Ezra Properties Phase 2 Construction Loan Term Sheet
3. 4703 Terminal Drive_Phase 3 TIF Application Updated 1-6-26
4. Ezra Properties Phase 3 Construction Loan Term Sheet
5. Exhibit A of LIFE ESTATE AGREEMENT
6. 4703 Terminal Drive Phase 2 and 3_TIF Incentives Policy Manual Evaluation_01.06.2026
7. 4703 Terminal Drive Phase 2 and 3_TID6 Proforma Evaluation_12.03.2025
8. McFarland TID 3 Proforma_12.03.25



**TAX INCREMENT FINANCING
DEVELOPMENT INCENTIVES
APPLICATION**



Application ID: 2025 (Year) - 01 (#) to be completed by Village Community Development Director upon submittal

Please complete and submit the following information to the Village Community Development Director for a more detailed review of the feasibility of your request for Tax Incremental Financing (TIF) Development Incentives. The application is comprised of five sections: (A) Applicant Information, (B) Property Information, (C) Project/Business Information, (D) TIF Request, (E) Budget/Financing Strategy, and (F) Applicant Certification and Acknowledgement. Where there is not enough room for responses provided, please use an attachment. Where questions do not apply, mark NA (not applicable). Applicants are encouraged and may be required to submit additional information such as site plans, environmental studies, market studies, business plans, business or personal financial statements, or financial commitment letters to be included for review and consideration.

A. APPLICANT INFORMATION

Project Name: Ezra Properties - Phase 2 - 27 Unit Apartment Building

Applicant: Ezra Properties, LLC

Mailing Address: 4604 Siggelkow Road, Suite A

Primary Contact: Ryan Quam

Telephone: 608-838-7750

Email: rquam@quamengineering.com

Fax: 608-838-7752

Legal Entity: ☐ Individual(s) ☐ Joint Tenants ☐ Tenants in Common
☐ Corporation ☒ LLC ☐ Partnership ☐ Other: _____

If not a Wisconsin corporation/partnership/LLC, state where organized: _____

Will new entity be created for ownership? ☒ No ☐ Yes

Is any owner, member, stockholder, partner, officer or director of any previously identified entities, or any member of the immediate family of any such person, an employee or elected official of the Village of McFarland?

☒ No ☐ Yes, If yes, give the name and relationship of the employee: _____

Provide the names of consultants (e.g. attorneys, engineers, planners, architects, contractors, etc.) authorized to act on behalf of the applicant.

Name	Title/Company	Email	Phone #

B. PROPERTY INFORMATION

Parcel(s) Address: 4703 Terminal Drive (Village to provide new address)

Parcel(s) Tax Number: 154/0710-342-8245-1

As the Applicant, are you the current owner of this parcel(s)? ☐ No ☒ Yes

If no, current owner is: _____

If no, do you have an agreed upon option to purchase the property? ☐ No ☐ Yes (provide

documentation and note the expiration date here: _____

Total Lot Size: 74754 square feet

Parcel Contains Existing Buildings? ☒ No ☐ Yes

If yes, indicate Total Building Size _____ sq.ft.

Most recent property assessment (PA):

\$ 123,400 Land \$ 0 Improvements \$ 123,400 Total

Existing Uses: Empty Lot

Existing Zoning: Planned Development

Existing Uses, Adjacent Parcels: Terminal N Storage S Highway 51 E Planned Development W

Existing Zoning, Adjacent Parcels: Terminal N Storage S Highway 51 E Planned Development W

Will a zoning change be requested? ☐ No ☒ Yes

If yes, indicate new zoning Amend the PUD General Plan

Identify other approvals, permits, or licenses your project may need (e.g. County, State or Federal permits).

Village Site Design, Erosion Control and Stormwater Management, WDNR WRAPP

Existing Mortgage Holder: Ezra Properties, LLCContact Person & Phone Number: Ryan Quam (608)838-7750Does the property have any existing tax delinquencies, zoning or building violations? ☒ No ☐ Yes

If yes, explain: _____

C. PROJECT/BUSINESS INFORMATIONThe proposed project is: ☐ An Improvement to Existing Business ☐ A New Business(s)☐ Business Relocation ☒ Residential Development ☐ Other

Project Description. Include any plans or illustrations prepared for the project, if available. At a minimum, a concept plan shall be submitted with the application.

See General Development Plan. Phase 1 was completed in 2019.
Phase 2 is proposed as a 27 unit apartment building. Phase 3
includes the addition of a 36 unit apartment building. Phase 4
includes the removal of the existing house and addition of a 27 unit
apartment building.

Will the project incorporate any "sustainability" or "green design" concepts? Describe.

~~Erosion control and stormwater management requirements will be~~
~~met. Many existing trees will be protected so they can remain.~~

Current annual revenue: \$ N/A Estimated annual revenue: \$ N/ACurrent annual expenses: \$ N/A Estimated annual expenses: \$ N/ABusiness Plan and/or Marketing Plan attached? ☒ No ☐ YesBalance Sheets and Profit and Loss Statements for the past two years attached? ☒ No ☐ Yes

Describe the project schedule.

Final Plan/Specification Preparation Date: Oct 30, 2025Preliminary Construction Start Date: April 1, 2026Preliminary Construction Completion Date: Oct. 31, 2026Date Occupied or Opened: Nov. 1, 2026

Number of principal buildings and estimated square footage: 36,700 floor area

Estimated equalized assessed valuation after project completion (EAV)

\$ 123,400 Land \$ 4,000,000 Improvements \$ 4,123,400 Total

Estimate the incremental property taxes to be generated by the project (attach any independent appraisals).

Pre-improvements: \$ 123,400 PA x 0.01643913 Mill Rate = \$ 2,028.59 Total (A)

Post-improvements: \$ 4,123,400 PA x 0.01643913 Mill Rate = \$ 67,785.11 Total (B)

Additional increment (B-A) = \$ 65,756.52

Will the proposed project result in the relocation of economic activity/businesses from another location within the Village? ☒ No ☐ Yes

If yes, discuss the nature of any anticipated relocations and the impact the relocation would have on the neighborhood where such activity is currently located.

Will the proposed project result in the relocation of economic activity from an adjacent community?

☒ No ☐ Yes

If yes, discuss the nature of any anticipated relocations and the impact the relocation would have on the community where such activity is currently located.

Identify any proposed tenants of the project. Have leases been negotiated or signed? ☒ No ☐ Yes

One and two bedroom units as well as two bedroom with loft units to be rented by qualified tenants.

Who will own and operate the developed property? Ezra Properties

Do similar businesses/uses already exist in McFarland?

☐ No ☒ Yes, If yes, indicate 27 unit apartment buildings at 4606 Siggelkow Road and 4703 Terminal Drive.

Describe any differences in your proposed business/uses to existing businesses/uses

The proposed phase will be higher in elevation to offer views and will be further from Terminal Drive and therefore more private

Current and Created Jobs by Annual Wage Range (Full Time ≥ 30 hrs/week).

\$0-\$19,000

_____ Full Time (current) _____ Part Time (current) _____ FT (created) _____ PT (created)

\$20,000-\$39,000

_____ Full Time (current) _____ Part Time (current) _____ FT (created) _____ PT (created)

\$40,000-\$59,000

_____ Full Time (current) _____ Part Time (current) _____ FT (created) _____ PT (created)

\$60,000+

_____ Full Time (current) _____ Part Time (current) _____ FT (created) _____ PT (created)

Average per hour wage rate of all employees (not including benefits) \$ N/A

Approximately what percentage of employees do you expect will be hired from the McFarland area (i.e. 53558 zip code) N/A.

Will the proposed business offer its employees a benefit package including health care and retirement benefits?
☐ No ☐ Yes

Discuss neighborhood impact/support for the project. Has the applicant discussed the project with neighboring property owners? ☒ No ☐ Yes

Project will have minimal impact on neighbors which are terminal storage, and contractor/office properties.

Discuss any history of community involvement by the applicant or business within the Village.

Ryan Quam was a Village Board member with TID #3 was formed. Quam Engineering, LLC and Waubesa Village, LLC are businesses owned by Ryan Quam and located in McFarland.

Has any portion of the project already been started or completed? ☐ No ☒ Yes

If yes, describe the portions of the project completed, the work remaining, and why public financing is necessary to complete the project.

The sanitary sewer, water main, storm sewer, detention and infiltration ponds, shared driveway, boardwalk, and driveway were completed during the phase 1 apartment building project. Public financing is required to overcome blight and unique site costs and to meet bank loan financing requirements.

D. TIF REQUEST

State the total amount of TIF assistance being requested: \$ \$347,000 (phase 2)

State the form of incentives requested:

- ☐ Developer Loan (pay-as-you-go)
 ☐ Traditional Loan
 ☒ Tax Increment Loan at Occupancy
☐ Tax Increment Loan at Project Start
 ☐ Other _____

State the need and justification for TIF assistance. Explain how the applicant intends to demonstrate compliance with the "but for" test. Substantiate that other alternative methods of financing have been thoroughly explored.

A higher level of construction materials are being proposed to attract tenants and to overcome the blighted conditions of the overall area. The unique site requires irregular development costs such as tree removal, mass grading, sanitary sewer extension, public water main extension, storm sewer extension, shared driveway extension, shared sidewalk extension, deepened garage, exposed garage wall, importing of materials, pond construction, restoration of steep slopes, Village engineer inspection, Village attorney reviews, etc. The bank will require a minimum of 20% owner contribution which will require TIF assistance to be a part of the 20% owner contribution.

In order to demonstrate compliance with the "But For" test, the applicant will provide costs for higher level construction materials, and the unique site development costs. The applicant will also provide the business plan proforma.

Check which box(s) best describe the use of TIF funds:

- ☐ Land Acquisition/Survey
 ☐ Environmental Audits
 ☒ Site Grading
☐ Demolition/Remediation
 ☒ New Construction
 ☐ Rehabilitation/Expansion
☒ Utility Improvements
 ☐ Parking/Access
 ☒ Landscaping
☐ Recreation/Conservation
 ☒ Professional Services
 ☐ Financing Costs
☐ Other _____

E. PROJECT BUDGET AND FINANCIAL STRATEGY

Project Costs	Amount (\$)	Source(s) of Financing
Property Acquisition		Applicant, Bank Loan, and TIF Loan
Environmental testing/remediation	See	Applicant, Bank Loan, and TIF Loan
Demolition	Attached	Applicant, Bank Loan, and TIF Loan
Construction of new building(s)	Cost	Applicant, Bank Loan, and TIF Loan
Site Improvements	Schedule	Applicant, Bank Loan, and TIF Loan
Renovation of existing structures		
Cost of installation of machinery/equipment		
Architectural/Engineering fees		Applicant, Bank Loan, and TIF Loan
Legal & other professional fees		Applicant, Bank Loan, and TIF Loan
Permit fees		Applicant, Bank Loan, and TIF Loan
Financing fees		Applicant, Bank Loan, and TIF Loan
Developer fees		Applicant, Bank Loan, and TIF Loan
Other (please specify)		
Total Project Costs		

Budget source: ☐ Developer ☐ Arch/Eng ☐ Contractor ☐ Other _____

Sources of Financing	Amount (\$)	Percent of Total Costs
TIF	347000	5.29 %
Equity	965000	14.71 %
Loans	5248000	80.00 %
Grants		%
Other (please specify)		%
Total Project Costs	6560000	100.0 %

Lender for Project if in addition to the Village: Lake Ridge Bank

Officer Matt Karnick Phone (608)395-2329 Email mkarnick@lakeridge.bank

Preapproved: ☐ No ☐ Yes, attach a Letter of Commitment from the Lender indicating that the applicant has sufficient financial resources to obtain the private financing for the project.

Grant Sources: _____ Grant Amount: _____

Grant Officer: _____ Phone _____ Email _____

Application Status: _____

Date of Grant Announcement: _____

F. APPLICANT CERTIFICATION AND ACKNOWLEDGEMENT

I acknowledge being informed that the Village of McFarland (Village) will, upon request by a member of the public or in the course of reporting its activities to the public, disclose the names of individuals requesting Tax Incremental Financing (TIF), the amount of TIF requested, state/federal programs used, if any, and the development impact of the TIF requested (e.g. jobs created, tax base impact and total project investment). I have been assured by the Village, and I understand, that other financial information provided by me in connection with this application or with assistance from the Village, if any is given (including, but not necessarily limited to business and personal financial statements, business operating statements, data on historical and projected future sales or other aspects of business performance, and business plans) will, to the extent permissible by law, and except for use in collection proceedings, if any, be treated as confidential. This will confirm that I have relied upon such assurance by the Village in providing financial information to the Village, and that, but for such assurances, such information would not be provided.

I certify that the information contained in this application is, to the best of my knowledge, true and correct. I agree to notify the Village, in writing, of any changes that materially affect the accuracy of this statement. I authorize the Village or its agents to verify the information provided in this application and to obtain additional information concerning the applicant(s) financial condition.

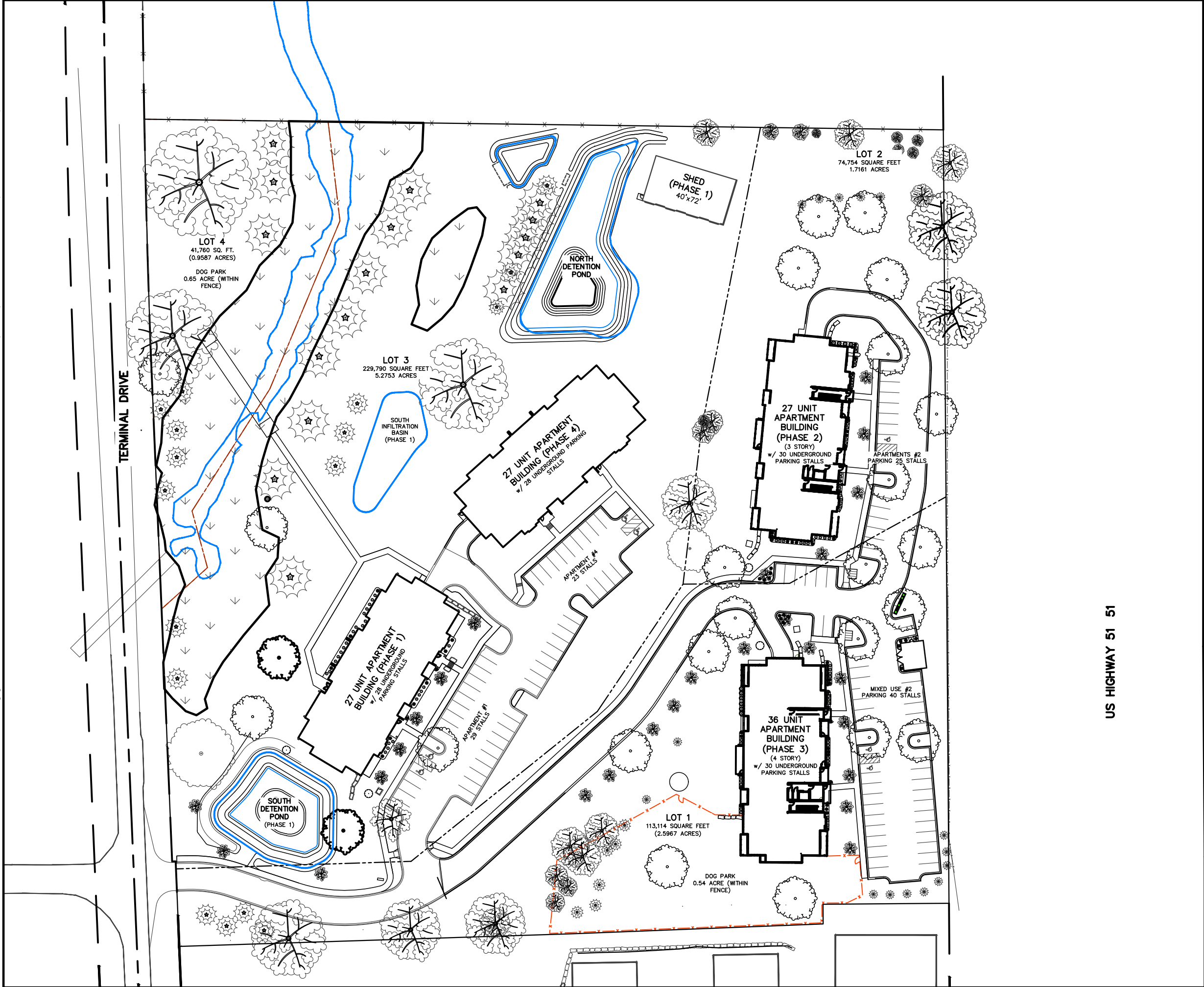
I certify through signing the TIF application that the final form and amount of financing the Village offers may differ from that requested. The form and amount of financing shall be finalized through the execution of a development agreement.

I certify that financial, insurance, and project assurances will be required as part of the final development agreement to be negotiated with the Village upon preliminary approval of this application. These may include, but are not limited to, assessment guarantees, letters of credit, personal or corporate guarantees, minimum payment agreements, lien waivers for contractors, consent of mortgagee or other loan security instrument. All terms and obligations of the Village and the applicant shall be finalized through the execution of a development agreement.

I certify, by signing and submitting this application, that additional costs, above the amount of the application fee, incurred by the Village for outside professional review or expertise of this application, and any development agreement resulting from this application, will be the responsibility of the applicant. I further certify, that denial of the application or failure to reach agreement with the Village on a development agreement shall not entitle the applicant to a refund of the application fee or any amounts of the escrow used in the review of the application.

Applicant Ezra Prosser, by Ryan Olson Title Managing Member
 Signature [Signature] Date Nov. 3, 2025
 Return To:

Village of McFarland
 Attn: Village Community Development Director
 5915 Milwaukee Street
 McFarland, WI 53558
 P: 608-838-3153



BUILDING INFORMATION			
BUILDING	# OF STORIES	BUILDING FOOTPRINT (SF)	GROSS FLOOR AREA (SF)
PHASE 1 APARTMENTS	3 + UNDERGROUND PARKING	11310	45240
PHASE 2 APARTMENTS	3 + UNDERGROUND PARKING	11310	45240
PHASE 3 APARTMENTS	4 + UNDERGROUND PARKING	11310	56550
PHASE 4 APARTMENTS	3+ UNDERGROUND PARKING	11310	45240

LOT INFORMATION	
LOT #	AREA (ACRES)
1	2.7431
2	1.6047
3	5.2403
4	0.9587

TIME SCHEDULE:

PHASE 1 SEPTEMBER 1, 2019 – MAY 31, 2020	CONSTRUCT PHASE 1 APARTMENT BUILDING AND ASSOCIATED UTILITIES, SHARED DRIVEWAY, PARKING LOT, AND SIDEWALKS.
PHASE 2 DECEMBER 16, 2025 – DECEMBER 30, 2026	CONSTRUCT PHASE 2 27-UNIT APARTMENT BUILDING AND ASSOCIATED UTILITIES, SHARED DRIVEWAY, PARKING LOT, AND SIDEWALKS, AND RESTORE DISTURBED AREAS.
PHASE 3 MAY 1, 2026 – FEBRUARY 28, 2027	CONSTRUCT PHASE 3 36-UNIT APARTMENT BUILDING AND ASSOCIATED PARKING LOT AND SIDEWALKS AND RESTORE DISTURBED AREAS.
PHASE 4 TO BE DETERMINED	CONSTRUCT APARTMENT BUILDING AND ASSOCIATED PARKING LOT AND SIDEWALKS AND RESTORE DISTURBED AREAS.

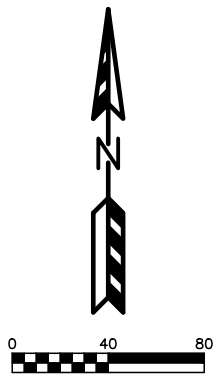


TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



HUMBLE OAKS
GENERAL DEVELOPMENT PLAN (2025 UPDATE)
C-2
DATED: NOVEMBER 3, 2025

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



TIF ELIGIBLE COST ESTIMATE

Phase 2 and 3 Items

Description	Total
Village Attorney Review of Developers Agreement	\$25,000
MMSD Connection Fee (\$234.78/1,000 sq. ft. at 189,391 sq. ft.)	\$45,000
Archaeology Permitting and Monitoring	\$15,000
Tree Removals	\$12,000
Sanitary Sewer Extension	\$34,000
Water Main Extension	\$55,000
Public Water Main Observation by Village Engineer	\$5,000
Storm Sewer Extension	\$52,000
Driveway Extension	\$110,000
Pond Construction	\$31,400
Infiltration Pond	\$10,000
Construction Staking (water, sanitary, storm, and driveway extensions and ponds)	\$16,000
Phase 1 Pavement Repair	\$30,000
Ponds As-built Certification	\$2,000

Subtotal: \$442,400

Phase 2 Items

Description	Total
Stairwell Standpipe	\$15,000
Apt. Exterior Materials Upgrade (Stone Veneer, LP Smartsiding)	\$112,000
Apt. Finishes Upgrade (Granite Counters, Stainless Steel Appliances)	\$83,000
Steep Slope Restoration	\$8,000
Import Topsoil (1,000 CY at \$10 per yard)	\$10,000
Garage Wall Frost Wall (220 LF @ \$60)	\$13,200
Garage Wall LP Smartsiding (2,200 sq. ft. @ \$7.00)	\$15,400
First Floor Decks (5 each @ \$5,000)	\$25,000
Temporary Excavation for Skytrack Staging and then Backfilling	\$5,000
Extended Reach Skytrack Rental (1 month @ \$5,000)	\$5,000
Permit Costs Reimbursement	\$25,000
Developer Fee	\$50,000

Subtotal: \$366,600

Phase 3 Items

Description	Total
Stairwell Standpipe	\$15,000
Apt. Exterior Materials Upgrade (Stone Veneer, LP Smartsiding)	\$149,000
Apt. Finishes Upgrade (Granite Counters, Stainless Steel Appliances)	\$110,000
Steep Slope Culvert	\$9,500
Steep Slope Restoration	\$7,000
Tall Wall/Steep Slope Dog Park Fence (480 linear feet at \$25)	\$12,000
Permit Costs Reimbursement	\$25,000
Developer Fee	\$60,000

Subtotal: \$387,500

PHASE 2 APARTMENT BUILDING

Costs Estimate

Description	Quantity	Unit	Unit Price	Total
<u>Land</u>				
Land	1	LS	\$540,000.00	\$540,000.00
<u>Permitting Item</u>				
PUD Rezoning	1	LS	\$200.00	\$200.00
Building Permit	1	LS	\$13,000.00	\$13,000.00
Erosion Control Permit	1	LS	\$1,000.00	\$1,000.00
Stormwater Management Permit	1	LS	\$1,000.00	\$1,000.00
Plumbing Fee	1	LS	\$2,500.00	\$2,500.00
HVAC Fee	1	LS	\$600.00	\$600.00
Fire Alarm and Suppression System Fee	1	LS	\$1,500.00	\$1,500.00
Engineering Review Fees	1	LS	\$15,000.00	\$15,000.00
Attorney Review Fees	1	LS	\$25,000.00	\$25,000.00
Finiancial Agreement Fee	1	LS	\$500.00	\$500.00
Site Design Fee	1	LS	\$750.00	\$750.00
Public Water	1	1 1/2" Meter	\$7,550.00	\$7,550.00
<u>Impact Fee</u>				
Park Fee-in-lieu	27	DU	\$3,321.52	\$89,681.04
Park Improvement	27	DU	\$2,182.13	\$58,917.51
Public Safety Center	27	DU	\$1,531.00	\$41,337.00
Public Library	27	DU	\$431.00	\$11,637.00
MMSD Connection Fees	1	LS	\$45,000.00	\$45,000.00
<u>Transaction Fees</u>				
Bank Fee	1	LS	\$18,000.00	\$18,000.00
Appraisal Fee	1	LS	\$5,000.00	\$5,000.00
Title Fee	1	LS	\$3,000.00	\$3,000.00
Miscellaneous Closing Fees	1	LS	\$3,000.00	\$3,000.00
Construction Interest Carrying Costs Through 11/2026	1	LS	\$65,000.00	\$65,000.00
<u>Professional Items</u>				
Sketchworks Architect	1	LS	\$5,000.00	\$5,000.00
Structural Design	1	LS	\$12,000.00	\$12,000.00
Ryan Quam Building Plans Drafting	1	LS	\$25,000.00	\$25,000.00
Quam Engineering, LLC Site Design / Approvals	1	LS	\$60,000.00	\$60,000.00
Quam Engineering, LLC Construction Staking	1	LS	\$40,000.00	\$40,000.00
Quam Engineering, LLC Site General Administration	1	LS	\$50,000.00	\$50,000.00
Ryan Quam Planning and Consulation Fee	1	LS	\$40,000.00	\$40,000.00
<u>Site Items</u>				
Rice Grading	1	LS	\$145,000.00	\$145,000.00
RHD Plumbing	1	LS	\$127,000.00	\$127,000.00
Boulder Retaining Walls	350	VSF	\$30.00	\$10,500.00
Yeske Concrete Curb, Sidewalk, and Pad	1	LS	\$120,000.00	\$120,000.00
3" Asphalt Binder and Surface Course	1	LS	\$87,000.00	\$87,000.00
Restoration (Seed & Mulch)	10000	SY	\$1.50	\$15,000.00
Class II, Type B Erosion Matting	10000	SY	\$1.50	\$15,000.00
Lighting	1	LS	\$12,000.00	\$12,000.00
Landscaping Trees & Shrubs	1	LS	\$25,000.00	\$25,000.00

PHASE 2 APARTMENT BUILDING

Building Items (Interior, Exterior, and Lighting)

Riegert Builders Contract	1	LS	\$4,700,000.00	\$4,700,000.00
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Subtotal Costs:	\$6,441,506.55
Contingency (Approx. 2% Building and Site):	\$118,493.45
Total:	<u>\$6,560,000.00</u>

PROFORMA

Loan Amount

Total Costs (See Cost Schedule)	\$6,560,000
T.I.F. "Gap Loan"	-\$347,000
Land Prepayments (\$20K per Unit)	-\$540,000
Ryan Quam Downpayments	-\$210,000
Ryan Quam Building Plans Drafting	-\$25,000
Quam Engineering, LLC Site Design / Approvals	-\$60,000
Quam Engineering, LLC Construction Staking	-\$40,000
Quam Engineering, LLC Site General Administration	-\$50,000
Ryan Quam Planning and Consulation Fee	-\$40,000
Loan Amount	<u>\$5,248,000</u>

Sales/year

27 Apartments	\$604,800 {7 one-bedrm @ \$1600; 16 two-bedrm @ \$1925; 4 two-bedrm w/ loft @ \$2100}
Pet Fees	\$12,000 {20 pets at \$50/pet/month}
Total	\$616,800 {See rent scalar}
Vacancy	-\$18,504 {Assumes 3% vacancy}
Sales Total	\$598,296.00

2.00% Rent Scalar

Costs/year

Interest	6.50% of loan amount
Management & Insurance	8.00% of sales amount
Maintenance	6.00% of sales amount
Property Tax	\$67,785 {16.43913 Mill rate applied to \$4,123,400 (Total Costs and TIF Application EAV Amc

Principal Projection	2027	2028	2029	2030	2031	2032	2033
Beginning Principal	\$5,248,000	\$5,142,371	\$5,020,003	\$4,879,623	\$4,719,869	\$4,539,288	\$4,336,328
Interest	\$341,120	\$334,254	\$326,300	\$317,176	\$306,792	\$295,054	\$281,861
Sales	-\$598,296	-\$610,262	-\$622,467	-\$634,917	-\$647,615	-\$660,567	-\$673,778
Management (6% sales) & Insurance (2% of sales)	\$47,864	\$49,060	\$50,287	\$51,544	\$52,833	\$54,153	\$55,507
Maintenance (6% of sales)	\$35,898	\$36,795	\$37,715	\$38,658	\$39,624	\$40,615	\$41,630
Property Tax	\$67,785	\$67,785	\$67,785	\$67,785	\$67,785	\$67,785	\$67,785
Ending Principal	\$5,142,371	\$5,020,003	\$4,879,623	\$4,719,869	\$4,539,288	\$4,336,328	\$4,109,334

Loan Amount & Contributions Percentage

Loan Amount Calculation

Total Costs (See Cost Schedule)	\$6,560,000
T.I.F. "Gap Loan"	-\$347,000
Land Prepayment	-\$540,000
Ryan Quam Downpayment	-\$210,000
Ryan Quam Building Plans Drafting	-\$25,000
Quam Engineering, LLC Site Design / Approvals	-\$60,000
Quam Engineering, LLC Construction Staking	-\$40,000
Quam Engineering, LLC Site General Administration	-\$50,000
Ryan Quam Planning and Consultation Fee	-\$40,000
Loan Amount Total:	<u>\$5,248,000</u>

Ryan Quam Contributions Percentage Calculation

Land Prepayments	\$540,000
Ryan Quam Downpayment	\$210,000
Ryan Quam Building Plans Drafting	\$25,000
Quam Engineering, LLC Site Design / Approvals	\$60,000
Quam Engineering, LLC Construction Staking	\$40,000
Quam Engineering, LLC Site General Administration	\$50,000
Quam Engineering, LLC Approvals Administration	\$40,000
Total Contributions:	<u>\$965,000</u>

Ryan Quam Contributions Percentage = Total Contributions / Total Costs	<u><u>14.71%</u></u>
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Village Contributions Percentage Calculation

T.I.F. "Gap Loan"	\$347,000
Total Contributions:	<u>\$347,000</u>

Village Contributions Percentage = Total Contributions / Total Costs	<u><u>5.29%</u></u>
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Financing Proposal

Borrower: Ezra Properties LLC (hereafter “Borrower”) – Phase 2

Purpose: Lake Ridge Bank (hereafter “Bank”) proposes to finance the construction of a multi-family project with 27 units (hereafter “Subject Property”).

Loan Type: Construction Loan converting into a Term Loan (hereafter “Subject Financing”)

Sources/Uses:

<u>Sources</u>			<u>Uses</u>		
Lake Ridge Bank Loan	\$ 5,248,000	80%	Construction	\$ 6,560,000	100%
Equity Contribution	\$ 965,000	15%			
TIF	\$ 347,000	5%			
	\$ 6,560,000	100%		\$ 6,560,000	100%

Loan Amount: Six million five hundred sixty thousand dollars (\$6,560,000)

Loan Fee: A loan fee of 50 basis points (standard construction loan fee) of the construction period loan amount, plus an Administrative Loan Fee of \$550 will be due at closing.

Term/Amortization: Construction Period:

- Up to 24-month interest-only payments.

Post Construction:

- The term(s) offered will be up to five (5) years with up to a thirty (30) year amortization.

Payments: Construction Period:

- 24-month interest-only payments during construction

Post Construction:

- Monthly principal and interest payments sufficient to amortize Loan Amount over the period selected by Borrower.

Interest Rates:**Construction Period:**

- The interest rate shall be priced at a variable rate of Prime Rate as listed in the *Wall Street Journal* (currently 7.00%), and with a 5.50%.floor.

Post Construction:

- After the initial two years, Bank intends to offer an interest rate using Federal Home Loan Bank of Chicago (FHLBC) regular advance rates as an index plus a spread of 297.5 basis points.

	FHLBC		Effective
<u>Term</u>	<u>Index</u>	<u>Spread</u>	<u>Interest Rate</u>
3 years	3.70%	2.975%	6.675%
5 years	3.83%	2.975%	6.805 %

Collateral:

On Subject Property, Bank will obtain a 1st position mortgage, assignment of rents, and a chattel security agreement.

Appraisal:

Bank will obtain and review an appraisal on Subject Property which is to evidence a maximum final loan to “as completed” value of 80%. Land Payment for equity contribution is assumed to be \$20,000 to \$25,000 per unit and to be confirmed as part of the appraisal.

Closing Costs:

Borrower to reimburse Bank for costs that will be incurred related to Subject Financing which will include, but will not be limited to an appraisal, appraisal review, title insurance, flood determination, environmental database search, and filing/recording fees. Note these costs and the Loan Fee may be financed.

Property Condition: At all times, Subject Property is to be in full compliance with all zoning, building, fire, safety, health, sanitation and environmental laws.

Hazard/Liability**Insurance:**

Subject property is to be continually insured against loss with Bank listed as Mortgage Loss Payee. A Builder's All Peril policy is to be in place during construction.

Title Insurance:

Bank's mortgage is to be covered by a Title Insurance Policy.

Draws:

Construction draws will be processed through a title company with all appropriate general contractor requests, invoices, lien waivers and inspections.

Guarantors:

Ryan Quam to provide an unlimited personal guaranty

Environmental: Bank must receive satisfactory evidence that any real property pledged as collateral is not environmentally contaminated, and that there are no conditions likely to exist during term of the Loan(s) which will subject Borrower(s) to environmental clean-up cost/penalties.

Real Estate Taxes: All taxes and assessments payable in connection with Subject Property are to be paid by Borrower in a timely manner.

Prepayment Fee: Construction Period: 3% of the commitment amount.

Post Construction:

- Subject Financing would include term dependent prepayment fees such as 33321 for a 5 year term. Prepayment of principal from excess cash flow from Borrower's business operations would be allowed at any time without a prepayment fee.

Deposits: While Subject Financing is outstanding, all deposit accounts directly related to Subject Property would need to be maintained with Bank.

Covenant: A business loan agreement will include a mutually agreed upon debt service coverage covenant.

**Financial
Information:**

- Rent rolls to be provided quarterly during lease up, annually after stabilization.
- Annually, Borrower to provide a federal tax return.
- Annually, Guarantor(s) are to provide a federal tax return and a current personal financial statement.

Conditions

Precedent: Borrower agrees to provide Bank with additional information that will be needed to finalize the underwriting of Subject Financing so that ultimately a commitment can be provided.

**TAX INCREMENT FINANCING
DEVELOPMENT INCENTIVES
APPLICATION**



Application ID: 2025 (Year) - 02 (#) to be completed by Village Community Development Director upon submittal

Please complete and submit the following information to the Village Community Development Director for a more detailed review of the feasibility of your request for Tax Incremental Financing (TIF) Development Incentives. The application is comprised of five sections: (A) Applicant Information, (B) Property Information, (C) Project/Business Information, (D) TIF Request, (E) Budget/Financing Strategy, and (F) Applicant Certification and Acknowledgement. Where there is not enough room for responses provided, please use an attachment. Where questions do not apply, mark NA (not applicable). Applicants are encouraged and may be required to submit additional information such as site plans, environmental studies, market studies, business plans, business or personal financial statements, or financial commitment letters to be included for review and consideration.

A. APPLICANT INFORMATION

Project Name: Ezra Properties - Phase 3 - 36 Unit Apartment Building

Applicant: Ezra Properties, LLC

Mailing Address: 4604 Siggelkow Road, Suite A

Primary Contact: Ryan Quam

Telephone: 608-838-7750

Email: rquam@quamengineering.com

Fax: 608-838-7752

Legal Entity: ☐ Individual(s) ☐ Joint Tenants ☐ Tenants in Common
☐ Corporation ☒ LLC ☐ Partnership ☐ Other: _____

If not a Wisconsin corporation/partnership/LLC, state where organized: _____

Will new entity be created for ownership? ☒ No ☐ Yes

Is any owner, member, stockholder, partner, officer or director of any previously identified entities, or any member of the immediate family of any such person, an employee or elected official of the Village of McFarland?

☒ No ☐ Yes, If yes, give the name and relationship of the employee: _____

Provide the names of consultants (e.g. attorneys, engineers, planners, architects, contractors, etc.) authorized to act on behalf of the applicant.

Name	Title/Company	Email	Phone #

B. PROPERTY INFORMATION

Parcel(s) Address: 4703 Terminal Drive (Village to provide new address)

Parcel(s) Tax Number: 154/0710-342-8215-1

As the Applicant, are you the current owner of this parcel(s)? ☐ No ☒ Yes

If no, current owner is: _____

If no, do you have an agreed upon option to purchase the property? ☐ No ☐ Yes (provide

documentation and note the expiration date here: _____

Total Lot Size: 113114 square feet

Parcel Contains Existing Buildings? ☒ No ☐ Yes

If yes, indicate Total Building Size _____ sq.ft.

Most recent property assessment (PA):

\$ 186,700 Land \$ 0 Improvements \$ 186,700 Total

Existing Uses: Empty Lot

Existing Zoning: Planned Development

Existing Uses, Adjacent Parcels: Terminal N Storage S Highway 51 E Planned Development W

Existing Zoning, Adjacent Parcels: Terminal N Storage S Highway 51 E Planned Development W

Will a zoning change be requested? ☐ No ☒ Yes

If yes, indicate new zoning Amend the PUD General Plan

Identify other approvals, permits, or licenses your project may need (e.g. County, State or Federal permits).

Village Site Design, Erosion Control and Stormwater Management, WDNR WRAPP

Existing Mortgage Holder: Ezra Properties, LLCContact Person & Phone Number: Ryan Quam (608)838-7750Does the property have any existing tax delinquencies, zoning or building violations? ☒ No ☐ Yes

If yes, explain: _____

C. PROJECT/BUSINESS INFORMATIONThe proposed project is: ☐ An Improvement to Existing Business ☐ A New Business(s)☐ Business Relocation ☒ Residential Development ☐ Other

Project Description. Include any plans or illustrations prepared for the project, if available. At a minimum, a concept plan shall be submitted with the application.

See General Development Plan. Phase 1 was completed in 2019.
Phase 2 is proposed as a 27 unit apartment building. Phase 3 is
proposed as a 36 unit apartment building. Phase 4 includes the
removal of the existing house and addition of a 27 unit apartment
building.

Will the project incorporate any "sustainability" or "green design" concepts? Describe.

~~Erosion control and stormwater management requirements will be~~
~~met. Many existing trees will be protected so they can remain.~~

Current annual revenue: \$ N/A Estimated annual revenue: \$ N/ACurrent annual expenses: \$ N/A Estimated annual expenses: \$ N/ABusiness Plan and/or Marketing Plan attached? ☒ No ☐ YesBalance Sheets and Profit and Loss Statements for the past two years attached? ☒ No ☐ Yes

Describe the project schedule.

Final Plan/Specification Preparation Date: Oct. 30, 2025Preliminary Construction Start Date: Sept. 1, 2026Preliminary Construction Completion Date: April 30, 2027Date Occupied or Opened: May 1, 2027

Number of principal buildings and estimated square footage: 48,900 floor area

Estimated equalized assessed valuation after project completion (EAV)

\$ 186,700 Land \$ 1,575,000 Improvements \$ 1,761,700 Total

Estimate the incremental property taxes to be generated by the project (attach any independent appraisals).

Pre-improvements: \$ 186,700 PA x 0.01643913 Mill Rate = \$ 3,069.19 Total (A)

Post-improvements: \$ 1,761,700 PA x 0.01643913 Mill Rate = \$ 28,978.21 Total (B)

Additional increment (B-A) = \$ 25,909.02

Will the proposed project result in the relocation of economic activity/businesses from another location within the Village? ☒ No ☐ Yes

If yes, discuss the nature of any anticipated relocations and the impact the relocation would have on the neighborhood where such activity is currently located.

Will the proposed project result in the relocation of economic activity from an adjacent community?

☒ No ☐ Yes

If yes, discuss the nature of any anticipated relocations and the impact the relocation would have on the community where such activity is currently located.

Identify any proposed tenants of the project. Have leases been negotiated or signed? ☒ No ☐ Yes

One and two bedroom units as well as two bedroom with loft units to be rented by qualified tenants.

Who will own and operate the developed property? Ezra Properties

Do similar businesses/uses already exist in McFarland?

☐ No ☒ Yes, If yes, indicate 27 unit apartment buildings at 4606 Siggelkow Road and 4703 Terminal Drive.

Describe any differences in your proposed business/uses to existing businesses/uses

The proposed phase will be higher in elevation to offer views and will be further from Terminal Drive and therefore more private.

Current and Created Jobs by Annual Wage Range (Full Time ≥ 30 hrs/week).

\$0-\$19,000

_____ Full Time (current) _____ Part Time (current) _____ FT (created) _____ PT (created)

\$20,000-\$39,000

_____ Full Time (current) _____ Part Time (current) _____ FT (created) _____ PT (created)

\$40,000-\$59,000

_____ Full Time (current) _____ Part Time (current) _____ FT (created) _____ PT (created)

\$60,000+

_____ Full Time (current) _____ Part Time (current) _____ FT (created) _____ PT (created)

Average per hour wage rate of all employees (not including benefits) \$ N/A

Approximately what percentage of employees do you expect will be hired from the McFarland area (i.e. 53558 zip code) N/A.

Will the proposed business offer its employees a benefit package including health care and retirement benefits?
☐ No ☐ Yes

Discuss neighborhood impact/support for the project. Has the applicant discussed the project with neighboring property owners? ☒ No ☐ Yes

Project will have minimal impact on neighbors which are terminal storage, and contractor/office properties.

Discuss any history of community involvement by the applicant or business within the Village.

Ryan Quam was a Village Board member with TID #3 was formed. Quam Engineering, LLC and Waubesa Village, LLC are businesses owned by Ryan Quam and located in McFarland.

Has any portion of the project already been started or completed? ☐ No ☒ Yes

If yes, describe the portions of the project completed, the work remaining, and why public financing is necessary to complete the project.

The sanitary sewer, water main, storm sewer, detention and infiltration ponds, shared driveway, boardwalk, and driveway were completed during the phase 1 apartment building project. Public financing is required to overcome blight and unique site costs and to meet bank loan financing requirements.

D. TIF REQUEST

State the total amount of TIF assistance being requested: \$ \$585,000 (phase 3)

State the form of incentives requested:

- ☐ Developer Loan (pay-as-you-go) ☐ Traditional Loan ☒ Tax Increment Loan at Occupancy
☐ Tax Increment Loan at Project Start ☐ Other _____

State the need and justification for TIF assistance. Explain how the applicant intends to demonstrate compliance with the "but for" test. Substantiate that other alternative methods of financing have been thoroughly explored.

A higher level of construction materials are being proposed to attract
tenants and to overcome the blighted conditions of the overall area. The
unique site requires irregular development costs such as tree removal,
mass grading, sanitary sewer extension, public water main extension,
storm sewer extension, shared driveway extension, shared sidewalk
extension, deepened garage, exposed garage wall, importing of materials,
pond construction, restoration of steep slopes, Village engineer inspection,
Village attorney reviews, etc. The bank will require a minimum of 20%
owner contribution which will require TIF assistance to be a part of the 20%
owner contribution.

In order to demonstrate compliance with the "But For" test, the applicant
will provide costs for higher level construction materials, and the unique
site development costs. The applicant will also provide the business plan
proforma.

Check which box(s) best describe the use of TIF funds:

- ☐ Land Acquisition/Survey ☐ Environmental Audits ☒ Site Grading
☐ Demolition/Remediation ☒ New Construction ☐ Rehabilitation/Expansion
☒ Utility Improvements ☐ Parking/Access ☒ Landscaping
☐ Recreation/Conservation ☒ Professional Services ☐ Financing Costs
☐ Other _____

E. PROJECT BUDGET AND FINANCIAL STRATEGY

Project Costs	Amount (\$)	Source(s) of Financing
Property Acquisition		Applicant, Bank Loan, and TIF Loan
Environmental testing/remediation	See	Applicant, Bank Loan, and TIF Loan
Demolition	Attached	Applicant, Bank Loan, and TIF Loan
Construction of new building(s)	Cost	Applicant, Bank Loan, and TIF Loan
Site Improvements	Schedule	Applicant, Bank Loan, and TIF Loan
Renovation of existing structures		
Cost of installation of machinery/equipment		
Architectural/Engineering fees		Applicant, Bank Loan, and TIF Loan
Legal & other professional fees		Applicant, Bank Loan, and TIF Loan
Permit fees		Applicant, Bank Loan, and TIF Loan
Financing fees		Applicant, Bank Loan, and TIF Loan
Developer fees		Applicant, Bank Loan, and TIF Loan
Other (please specify)		
Total Project Costs		

Budget source: ☐ Developer ☐ Arch/Eng ☐ Contractor ☐ Other _____

Sources of Financing	Amount (\$)	Percent of Total Costs
TIF	585000	7.47 %
Equity	1125000	14.37 %
Loans	6120000	78.16 %
Grants		%
Other (please specify)		%
Total Project Costs	7830000	100.0 %

Lender for Project if in addition to the Village: Lake Ridge Bank

Officer Matt Karnick Phone (608)395-2329 Email mkarnick@lakeridge.bank

Preapproved: ☐ No ☐ Yes, attach a Letter of Commitment from the Lender indicating that the applicant has sufficient financial resources to obtain the private financing for the project.

Grant Sources: _____ Grant Amount: _____

Grant Officer: _____ Phone _____ Email _____

Application Status: _____

Date of Grant Announcement: _____

F. APPLICANT CERTIFICATION AND ACKNOWLEDGEMENT

I acknowledge being informed that the Village of McFarland (Village) will, upon request by a member of the public or in the course of reporting its activities to the public, disclose the names of individuals requesting Tax Incremental Financing (TIF), the amount of TIF requested, state/federal programs used, if any, and the development impact of the TIF requested (e.g. jobs created, tax base impact and total project investment). I have been assured by the Village, and I understand, that other financial information provided by me in connection with this application or with assistance from the Village, if any is given (including, but not necessarily limited to business and personal financial statements, business operating statements, data on historical and projected future sales or other aspects of business performance, and business plans) will, to the extent permissible by law, and except for use in collection proceedings, if any, be treated as confidential. This will confirm that I have relied upon such assurance by the Village in providing financial information to the Village, and that, but for such assurances, such information would not be provided.

I certify that the information contained in this application is, to the best of my knowledge, true and correct. I agree to notify the Village, in writing, of any changes that materially affect the accuracy of this statement. I authorize the Village or its agents to verify the information provided in this application and to obtain additional information concerning the applicant(s) financial condition.

I certify through signing the TIF application that the final form and amount of financing the Village offers may differ from that requested. The form and amount of financing shall be finalized through the execution of a development agreement.

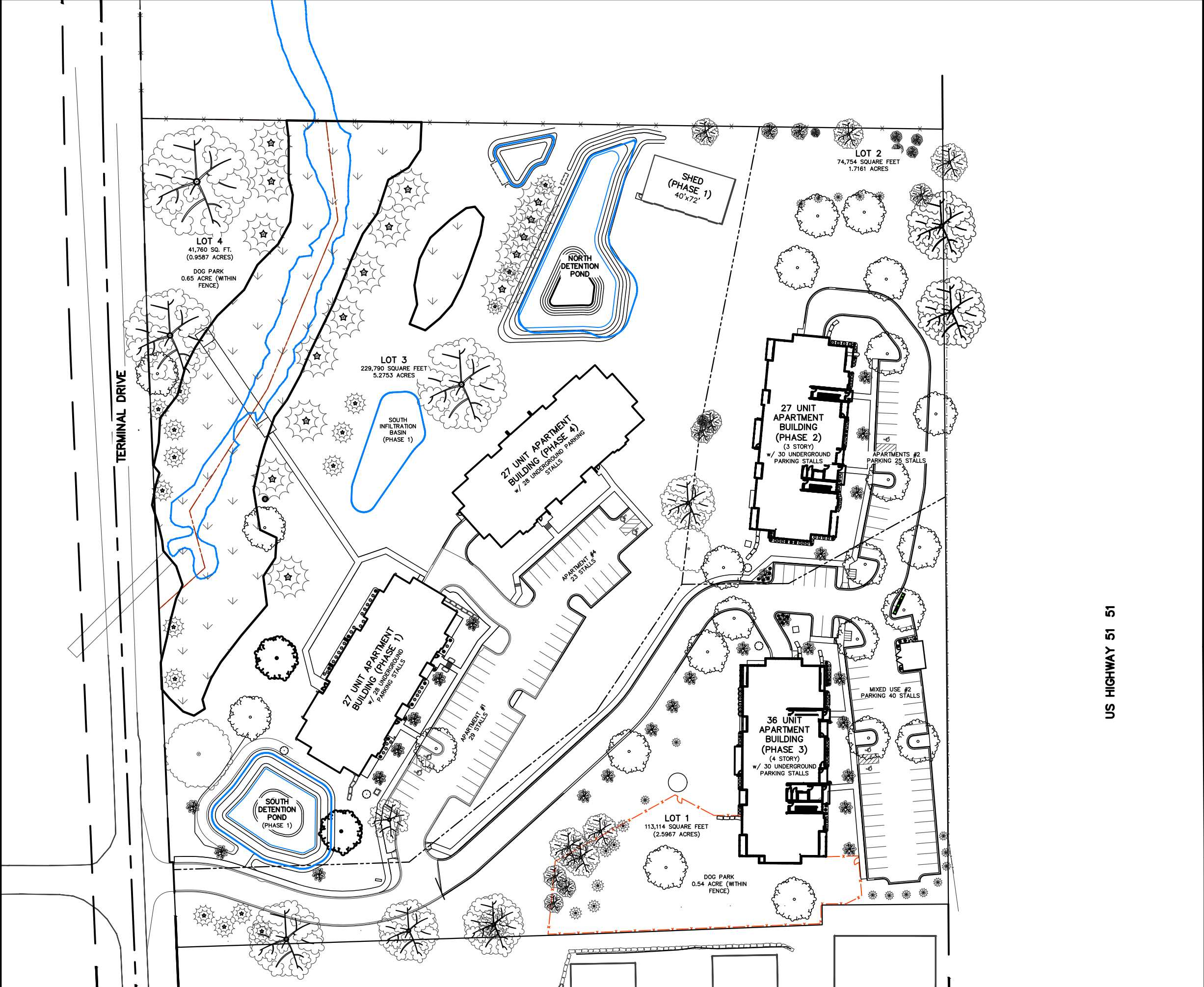
I certify that financial, insurance, and project assurances will be required as part of the final development agreement to be negotiated with the Village upon preliminary approval of this application. These may include, but are not limited to, assessment guarantees, letters of credit, personal or corporate guarantees, minimum payment agreements, lien waivers for contractors, consent of mortgagee or other loan security instrument. All terms and obligations of the Village and the applicant shall be finalized through the execution of a development agreement.

I certify, by signing and submitting this application, that additional costs, above the amount of the application fee, incurred by the Village for outside professional review or expertise of this application, and any development agreement resulting from this application, will be the responsibility of the applicant. I further certify, that denial of the application or failure to reach agreement with the Village on a development agreement shall not entitle the applicant to a refund of the application fee or any amounts of the escrow used in the review of the application.

Applicant Ezra Properties by Ryan Quast Title Managing Member
 Signature [Signature] Date Nov. 3, 2025

Return To:

Village of McFarland
 Attn: Village Community Development Director
 5915 Milwaukee Street
 McFarland, WI 53558
 P: 608-838-3153



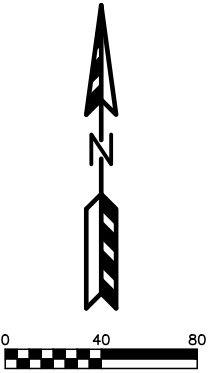
BUILDING INFORMATION			
BUILDING	# OF STORIES	BUILDING FOOTPRINT (SF)	GROSS FLOOR AREA (SF)
PHASE 1 APARTMENTS	3 + UNDERGROUND PARKING	11310	45240
PHASE 2 APARTMENTS	3 + UNDERGROUND PARKING	11310	45240
PHASE 3 APARTMENTS	4 + UNDERGROUND PARKING	11310	56550
PHASE 4 APARTMENTS	3+ UNDERGROUND PARKING	11310	45240

LOT INFORMATION	
LOT #	AREA (ACRES)
1	2.7431
2	1.6047
3	5.2403
4	0.9587

TIME SCHEDULE:

PHASE 1 SEPTEMBER 1, 2019 – MAY 31, 2020	CONSTRUCT PHASE 1 APARTMENT BUILDING AND ASSOCIATED UTILITIES, SHARED DRIVEWAY, PARKING LOT, AND SIDEWALKS.
PHASE 2 DECEMBER 16, 2025 – DECEMBER 30, 2026	CONSTRUCT PHASE 2 27-UNIT APARTMENT BUILDING AND ASSOCIATED UTILITIES, SHARED DRIVEWAY, PARKING LOT, AND SIDEWALKS, AND RESTORE DISTURBED AREAS.
PHASE 3 MAY 1, 2026 – FEBRUARY 28, 2027	CONSTRUCT PHASE 3 36-UNIT APARTMENT BUILDING AND ASSOCIATED PARKING LOT AND SIDEWALKS AND RESTORE DISTURBED AREAS.
PHASE 4 TO BE DETERMINED	CONSTRUCT APARTMENT BUILDING AND ASSOCIATED PARKING LOT AND SIDEWALKS AND RESTORE DISTURBED AREAS.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TDD(FOR THE HEARING IMPAIRED)(800)542-2289
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



HUMBLE OAKS
GENERAL DEVELOPMENT PLAN (2025 UPDATE)
C-2
DATED: NOVEMBER 3, 2025

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838–7750; Fax (608) 838–7752

TIF ELIGIBLE COST ESTIMATE

Phase 2 and 3 Items

Description	Total
Village Attorney Review of Developers Agreement	\$25,000
MMSD Connection Fee (\$234.78/1,000 sq. ft. at 189,391 sq. ft.)	\$45,000
Archaeology Permitting and Monitoring	\$15,000
Tree Removals	\$12,000
Sanitary Sewer Extension	\$34,000
Water Main Extension	\$55,000
Public Water Main Observation by Village Engineer	\$5,000
Storm Sewer Extension	\$52,000
Driveway Extension	\$110,000
Pond Construction	\$31,400
Infiltration Pond	\$10,000
Construction Staking (water, sanitary, storm, and driveway extensions and ponds)	\$16,000
Phase 1 Pavement Repair	\$30,000
Ponds As-built Certification	\$2,000

Subtotal: \$442,400

Phase 2 Items

Description	Total
Stairwell Standpipe	\$15,000
Apt. Exterior Materials Upgrade (Stone Veneer, LP Smartsiding)	\$112,000
Apt. Finishes Upgrade (Granite Counters, Stainless Steel Appliances)	\$83,000
Steep Slope Restoration	\$8,000
Import Topsoil (1,000 CY at \$10 per yard)	\$10,000
Garage Wall Frost Wall (220 LF @ \$60)	\$13,200
Garage Wall LP Smartsiding (2,200 sq. ft. @ \$7.00)	\$15,400
First Floor Decks (5 each @ \$5,000)	\$25,000
Temporary Excavation for Skytrack Staging and then Backfilling	\$5,000
Extended Reach Skytrack Rental (1 month @ \$5,000)	\$5,000
Permit Costs Reimbursement	\$25,000
Developer Fee	\$50,000

Subtotal: \$366,600

Phase 3 Items

Description	Total
Stairwell Standpipe	\$15,000
Apt. Exterior Materials Upgrade (Stone Veneer, LP Smartsiding)	\$149,000
Apt. Finishes Upgrade (Granite Counters, Stainless Steel Appliances)	\$110,000
Steep Slope Culvert	\$9,500
Steep Slope Restoration	\$7,000
Tall Wall/Steep Slope Dog Park Fence (480 linear feet at \$25)	\$12,000
Permit Costs Reimbursement	\$25,000
Developer Fee	\$60,000

Subtotal: \$387,500

PHASE 3 APARTMENT BUILDING

Costs Estimate

Description	Quantity	Unit	Unit Price	Total
<u>Land</u>				
Land (\$20K / Unit)	1	LS	\$720,000.00	\$720,000.00
<u>Permitting Item</u>				
PUD Rezoning	1	LS	\$200.00	\$200.00
Building Permit	1	LS	\$13,000.00	\$13,000.00
Erosion Control Permit	1	LS	\$1,000.00	\$1,000.00
Stormwater Management Permit	1	LS	\$1,000.00	\$1,000.00
Plumbing Fee	1	LS	\$2,500.00	\$2,500.00
HVAC Fee	1	LS	\$600.00	\$600.00
Fire Alarm and Suppression System Fee	1	LS	\$1,500.00	\$1,500.00
Engineering Review Fees	1	LS	\$15,000.00	\$15,000.00
Attorney Review Fees	1	LS	\$25,000.00	\$25,000.00
Finiancial Agreement Fee	1	LS	\$500.00	\$500.00
Site Design Fee	1	LS	\$750.00	\$750.00
Public Water	1	1 1/2" Meter	\$7,550.00	\$7,550.00
<u>Impact Fee</u>				
Park Fee-in-lieu	36	DU	\$3,321.52	\$119,574.72
Park Improvement	36	DU	\$2,182.13	\$78,556.68
Public Safety Center	36	DU	\$1,531.00	\$55,116.00
Public Library	36	DU	\$431.00	\$15,516.00
<u>Transaction Fees</u>				
Bank Fee	1	LS	\$18,000.00	\$18,000.00
Appraisal Fee	1	LS	\$5,000.00	\$5,000.00
Title Fee	1	LS	\$3,000.00	\$3,000.00
Miscellaneous Closing Fees	1	LS	\$3,000.00	\$3,000.00
Construction Interest Carrying Costs Through 4/2027	1	LS	\$85,000.00	\$85,000.00
<u>Professional Items</u>				
Sketchworks Architect	1	LS	\$5,000.00	\$5,000.00
Structural Design	1	LS	\$12,000.00	\$12,000.00
Ryan Quam Building Plans Drafting	1	LS	\$25,000.00	\$25,000.00
Quam Engineering, LLC Site Design / Approvals	1	LS	\$60,000.00	\$60,000.00
Quam Engineering, LLC Construction Staking	1	LS	\$25,000.00	\$25,000.00
Quam Engineering, LLC Site General Administration	1	LS	\$50,000.00	\$50,000.00
Ryan Quam Planning and Consulation Fee	1	LS	\$40,000.00	\$40,000.00
<u>Site Items</u>				
Rice Grading	1	LS	\$55,000.00	\$55,000.00
RHD Plumbing	1	LS	\$20,000.00	\$20,000.00
Boulder Retaining Walls	200	VSF	\$30.00	\$6,000.00
Yeske Concrete Curb, Sidewalk, and Pad	1	LS	\$40,000.00	\$40,000.00
3" Asphalt Binder and Surface Course	1	LS	\$35,000.00	\$35,000.00
Restoration (Seed & Mulch)	10000	SY	\$1.50	\$15,000.00
Class II, Type B Erosion Matting	10000	SY	\$1.50	\$15,000.00
Lighting	1	LS	\$12,000.00	\$12,000.00
Landscaping Trees & Shrubs	1	LS	\$15,000.00	\$15,000.00

PHASE 3 APARTMENT BUILDING

Building Items (Interior, Exterior, and Lighting)

Riegert Builders Contract	1	LS	\$6,100,000.00	\$6,100,000.00
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Subtotal Costs:	\$7,701,363.40
Contingency (Approx. 2% Building and Site):	\$128,636.60
Total:	<u>\$7,830,000.00</u>

PROFORMA

Loan Amount

Total Costs (See Cost Schedule)	\$7,830,000
T.I.F. "Gap Loan"	-\$585,000
Land Prepayments (\$20K per unit)	-\$720,000
Ryan Quam Downpayments	-\$205,000
Ryan Quam Building Plans Drafting	-\$25,000
Quam Engineering, LLC Site Design / Approvals	-\$60,000
Quam Engineering, LLC Construction Staking	-\$25,000
Quam Engineering, LLC Site General Administration	-\$50,000
Ryan Quam Planning and Consulation Fee	-\$40,000
Loan Amount	<u>\$6,120,000</u>

Sales/year

36 Apartments	\$804,900 {9 one-bedrm @ \$1600; 23 two-bedrm @ \$1925; 4 two-bedrm w/ loft @ \$2100}
Pet Fees	\$14,400 {24 pets at \$50/pet/month}
Total	\$819,300 {See rent scalar}
Vacancy	-\$24,579 {Assumes 3% vacancy}
Sales Total	\$794,721.00

2.00% Rent Scalar

Costs/year

Interest	6.50% of loan amount
Management & Insurance	8.00% of sales amount
Maintenance	6.00% of sales amount
Property Tax	\$78,278 {16.43913 Mill rate applied to \$4,761,700 (Total Costs and TIF Application EAV Amc

Principal Projection	2027	2028	2029	2030	2031	2032	2033
Beginning Principal	\$6,120,000	\$5,912,618	\$5,678,087	\$5,414,369	\$5,119,288	\$4,790,521	\$4,425,588
Interest	\$397,800	\$384,320	\$369,076	\$351,934	\$332,754	\$311,384	\$287,663
Sales	-\$794,721	-\$810,615	-\$826,828	-\$843,364	-\$860,232	-\$877,436	-\$894,985
Management (6% sales) & Insurance (2% of sales)	\$63,578	\$64,849	\$66,146	\$67,469	\$68,819	\$70,195	\$71,599
Maintenance (6% of sales)	\$47,683	\$48,637	\$49,610	\$50,602	\$51,614	\$52,646	\$53,699
Property Tax	\$78,278	\$78,278	\$78,278	\$78,278	\$78,278	\$78,278	\$78,278
Ending Principal	\$5,912,618	\$5,678,087	\$5,414,369	\$5,119,288	\$4,790,521	\$4,425,588	\$4,021,842

Loan Amount & Contributions Percentage

Loan Amount Calculation

Total Costs (See Cost Schedule)	\$7,830,000
T.I.F. "Gap Loan"	-\$585,000
Land Prepayment (\$20K / Unit)	-\$720,000
Ryan Quam Downpayment	-\$205,000
Ryan Quam Building Plans Drafting	-\$25,000
Quam Engineering, LLC Site Design / Approvals	-\$60,000
Quam Engineering, LLC Construction Staking	-\$25,000
Quam Engineering, LLC Site General Administration	-\$50,000
Ryan Quam Planning and Consultation Fee	-\$40,000
Loan Amount Total:	<u>\$6,120,000</u>

Ryan Quam Contributions Percentage Calculation

Land Prepayments	\$720,000
Ryan Quam Downpayment	\$205,000
Ryan Quam Building Plans Drafting	\$25,000
Quam Engineering, LLC Site Design / Approvals	\$60,000
Quam Engineering, LLC Construction Staking	\$25,000
Quam Engineering, LLC Site General Administration	\$50,000
Quam Engineering, LLC Approvals Administration	\$40,000
Total Contributions:	<u>\$1,125,000</u>

Ryan Quam Contributions Percentage = Total Contributions / Total Costs	<u><u>14.37%</u></u>
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Village Contributions Percentage Calculation

T.I.F. "Gap Loan"	\$585,000
Total Contributions:	<u>\$585,000</u>

Village Contributions Percentage = Total Contributions / Total Costs	<u><u>7.47%</u></u>
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Financing Proposal

Borrower: Ezra Properties LLC (hereafter “Borrower”) – Phase 3

Purpose: Lake Ridge Bank (hereafter “Bank”) proposes to finance the construction of a multi-family project with 36 units (hereafter “Subject Property”).

Loan Type: Construction Loan converting into a Term Loan (hereafter “Subject Financing”)

Sources/Uses:

<u>Sources</u>			<u>Uses</u>		
Lake Ridge Bank Loan	\$ 6,120,000	78%	Construction	\$ 7,830,000	100%
Equity Contribution	\$ 1,125,000	14%			
TIF	\$ 585,000	7%			
	\$ 7,830,000	100%		\$ 7,830,000	100%

Loan Amount: Seven million eight hundred and thirty thousand dollars (\$7,830,000)

Loan Fee: A loan fee of 50 basis points (standard construction loan fee) of the construction period loan amount, plus an Administrative Loan Fee of \$550 will be due at closing.

Term/Amortization: Construction Period:

- Up to 24-month interest-only payments.

Post Construction:

- The term(s) offered will be up to five (5) years with up to a thirty (30) year amortization.

Payments: Construction Period:

- 24-month interest-only payments during construction

Post Construction:

- Monthly principal and interest payments sufficient to amortize Loan Amount over the period selected by Borrower.

Interest Rates:**Construction Period:**

- The interest rate shall be priced at a variable rate of Prime Rate as listed in the *Wall Street Journal* (currently 7.00%), and with a 5.50%.floor.

Post Construction:

- After the initial two years, Bank intends to offer an interest rate using Federal Home Loan Bank of Chicago (FHLBC) regular advance rates as an index plus a spread of 297.5 basis points.

	FHLBC		Effective
<u>Term</u>	<u>Index</u>	<u>Spread</u>	<u>Interest Rate</u>
3 years	3.70%	2.975%	6.675%
5 years	3.83%	2.975%	6.805 %

Collateral:

On Subject Property, Bank will obtain a 1st position mortgage, assignment of rents, and a chattel security agreement.

Appraisal:

Bank will obtain and review an appraisal on Subject Property which is to evidence a maximum final loan to “as completed” value of 80%. Land Payment for equity contribution is assumed to be \$20,000 to \$25,000 per unit and to be confirmed as part of the appraisal.

Closing Costs:

Borrower to reimburse Bank for costs that will be incurred related to Subject Financing which will include, but will not be limited to an appraisal, appraisal review, title insurance, flood determination, environmental database search, and filing/recording fees. Note these costs and the Loan Fee may be financed.

Property Condition: At all times, Subject Property is to be in full compliance with all zoning, building, fire, safety, health, sanitation and environmental laws.

Hazard/Liability**Insurance:**

Subject property is to be continually insured against loss with Bank listed as Mortgage Loss Payee. A Builder's All Peril policy is to be in place during construction.

Title Insurance:

Bank's mortgage is to be covered by a Title Insurance Policy.

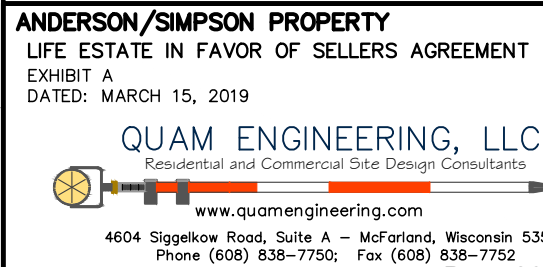
Draws:

Construction draws will be processed through a title company with all appropriate general contractor requests, invoices, lien waivers and inspections.

Guarantors:

Ryan Quam to provide an unlimited personal guaranty

Environmental:	Bank must receive satisfactory evidence that any real property pledged as collateral is not environmentally contaminated, and that there are no conditions likely to exist during term of the Loan(s) which will subject Borrower(s) to environmental clean-up cost/penalties.
Real Estate Taxes:	All taxes and assessments payable in connection with Subject Property are to be paid by Borrower in a timely manner.
Prepayment Fee:	Construction Period: 3% of the commitment amount. Post Construction: • Subject Financing would include term dependent prepayment fees such as 33321 for a 5 year term. Prepayment of principal from excess cash flow from Borrower's business operations would be allowed at any time without a prepayment fee.
Deposits:	While Subject Financing is outstanding, all deposit accounts directly related to Subject Property would need to be maintained with Bank.
Covenant:	A business loan agreement will include a mutually agreed upon debt service coverage covenant.
Financial Information:	• Rent rolls to be provided quarterly during lease up, annually after stabilization. • Annually, Borrower to provide a federal tax return. • Annually, Guarantor(s) are to provide a federal tax return and a current personal financial statement.
Conditions Precedent:	Borrower agrees to provide Bank with additional information that will be needed to finalize the underwriting of Subject Financing so that ultimately a commitment can be provided.



TAX INCREMENT FINANCING DEVELOPMENT INCENTIVES POLICY MANUAL



1. PURPOSE

The attached policies, and associated application, have been adopted by the Village of McFarland for the purpose of guiding decisions related to requests for development incentives within Tax Increment Financing (TIF) Districts.

2. DISCLAIMER

Requests for TIF incentives are referred to the Village's Community Development Authority (CDA) for a recommendation to the Village Board. The Village Board has the sole authority to make final decisions regarding development incentive applications, which may or may not align with recommendations provided by the CDA. This policy manual and associated application have been prepared by the Village to provide both Village Officials and applicants a consistent process for reviewing requests for TIF incentives. The amount and form of payment of TIF incentives provided to a project will be determined at the discretion of the Village Board on the basis of applicant's demonstrated project need and "but for" requirements, existing and projected TID revenues, level of investment risk to the Village, quality of the proposed development, applicant qualifications, and the degree to which the project meets the public objectives of the Village described in Section 3 General Objectives and Section 6 Qualifications.

Variations from this policy manual may be considered for projects that provide extraordinary benefits to the community in terms of blight elimination and infill development, increases in property tax base, job creation or retention, improvements to public infrastructure, providing mixed-use development, providing affordable housing, providing sustainable development, providing businesses and services in high demand by McFarland residents, or other advantages to the McFarland economy/community. The Village Board also may reject any and all applications, even those which satisfy all of the attached qualifications for the use of TIF for any reason whatsoever, without regard for the viability of the project. The Village will provide the applicant with reasons for rejecting the application. Examples why a project may be rejected include but are not limited to: the Village/TID's own financial capacity to fund the project, the scale of the project is too small, the project results in minimal public benefits or services to McFarland residents, extent by which evaluation qualifications are met, other existing Village, County or State funding programs are available for the proposed project, the project results in a tax exempt property, etc.

3. GENERAL OBJECTIVES FOR THE USE OF TAX INCREMENT FINANCING – DEVELOPMENT INCENTIVES

The general objective of TIF incentives is to stimulate (re)development of vacant, underutilized or blighted properties within the boundaries of Village TIF districts. While TIF is an important and useful economic development tool, it is essential that it be used appropriately to accomplish the Village's economic development goals and objectives. A fundamental principle of TIF is that it is designed to encourage development that would not otherwise occur or would occur to a lesser extent, timeline, or quality under minimum zoning and building codes, "but for" the assistance provided through TIF incentives. It is the policy of the Village Board to consider the judicious use of TIF incentives for those projects that demonstrate a significant public benefit by achieving one or more objectives:

- ✓ Eliminating blight, unhealthy, or unsafe conditions
- ✓ Fostering the creation and retention of quality jobs (generally defined as jobs with an annual income or hourly rate at or exceeding the Per Capita Income of the Village as described in the most recent American Community Survey or other source).
- ✓ Increasing property values and tax revenues
- ✓ Fostering rehabilitation and conservation activities
- ✓ Improving Village infrastructure, including utilities, streetscaping and multi-modal transportation options (generally defined as road, rail, transit, bicycle, and pedestrian infrastructure)
- ✓ Implementing plans and development strategies adopted by the Village
- ✓ Providing high-quality affordable housing that can close the housing affordability gap (generally defined as housing units that are restricted to households with annual income at or below 60% of the Dane County Median Income. Visit www.wheda.com for more information on income limits for the current year.)

- ✓ Providing high-quality site & building designs and materials exceeding minimum zoning or building requirements, including placemaking amenities (generally defined as the inclusion of site or building amenities, exceeding minimum zoning or building requirements, that enhance the developments uniqueness, sense of place, and amenities for occupants, employees, or the public)
- ✓ Providing sustainable or green building and site development features (generally defined as the inclusion of solar, wind or geothermal energy systems, EV charging stations, LEED certified buildings, structured parking that maximizes the density on a site, green roofs that include gardens that can capture and retain stormwater, blue roofs that capture and store stormwater to mitigate runoff effects, under-parking water retention systems that capture and store stormwater to mitigate runoff effects, impervious pavement, or other stormwater management best practices that are above minimum zoning and building requirements)
- ✓ Providing infill development or serving as a catalyst for the (re)development of other adjacent properties

4. ELIGIBLE COSTS, PROJECT TYPES & PHASES

Eligible Costs. Allowable uses of TIF development incentives may include, but are not limited to:

- ✓ Land acquisition
- ✓ Environmental audits or remediation
- ✓ Rehabilitation of existing structures and utilities (interior or exterior)
- ✓ Demolition of buildings, remediation of soils, and site grading to bring sites to shovel ready status
- ✓ Construction costs of new building and utility improvements (interior or exterior)
- ✓ Installation of solar and geothermal energy systems, EV charging stations, or similar renewable energy improvements, sustainable building designs and green infrastructure site amenities
- ✓ Site improvements (parking, landscaping, lighting, stormwater, signage, placemaking amenities, etc.)
- ✓ Planning, surveying, legal, engineering, architectural, financing, permit costs and reasonable developer fees

Eligible Development Projects. Eligible development projects include those consisting of industrial, commercial, mixed-use, market rate multi-family residential (3+ units), or affordable housing developments within the boundaries of Village TIF districts.

Multi-Phased Development Projects. When a project involves multiple phases of new building construction, applicants may apply for TIF development incentives for each phase of development. The maximum amount of assistance, any merit-based adjustments, and payback qualifications under Section 6, will be evaluated individually for each phase at the time of submittal of the development incentives application. Where a development project is anticipated to be built in multiple phases, applicants shall provide general development plans at the time the first phase is under review in accordance with zoning requirements. Applicants are further encouraged to discuss with the Village the intent to apply for additional development incentives for future development phases. In cases where projects are buildout, but later expanded to add additional phases not original conceived, any requests for development incentives will be evaluated individually for the additional phases.

5. METHODS OF FINANCING & PROJECT COMPLETION ASSURANCES

Applications for TIF assistance require the applicant to indicate the type of financing method they are requesting from the Village from the list of options below. The list is ordered sequentially based on the Village's preferred methods of providing TIF assistance. Applicants seeking more advantageous financing terms (e.g. Tax Increment Loan at Project Start) should be aware that the Village reserves the right to both specify which form of financing the Village will offer based on the merits of the project AND to lower the amount of TIF assistance (i.e. as the Village incurs more risk the Village reserves the right to reduce the amount of assistance below the amount requested). The Village may also consider the use of a combination of financing methods.

- Pay-As-You-Go (Developer Financed Loan): Under a pay-as-you-go incentive the applicant finances the upfront costs related to the construction project and the Village agrees to make an annual payment back to the applicant

starting with the first year the Village receives taxes from the improved property (i.e., two years after project completion). The terms of the annual payment are subject to the development agreement negotiated and signed by both parties. The terms are typically represented as a percentage of the annual tax increment collected over a set period of years (e.g., 90% of the actual tax increment collect over 10 years or until the total requested financing amount has been reached, whichever comes first, provided the TID hasn't closed).

- Tax Increment Loan at Occupancy. The Village may provide financing in the form of a tax increment loan at occupancy. Under this form of financing the Village provides a cash payment at the time the applicant completes the project (e.g., within 60 days of receiving a building occupancy permit from the Village). The Village reserves the right to withhold a percentage of the TIF assistance until all landscaping or other site features have been installed on the property in accordance with approved site plans, even if the Village has issued the building occupancy permit. The loan is paid back through future tax increments generated from the project based on the terms of the development agreement with the applicant. The Village reserves the right to include interest on the loan as part of the Payback Period qualifications.
- Tax Increment Loan at Project Start. The Village may provide financing in the form of a loan at the start of a project. Under this form of financing the Village provides a cash payment at the time the project starts (e.g., after completion of the development agreement and within 60 days of approving all necessary building permits). The Village reserves the right to stagger payments to the applicant from the time of obtaining building permits to the time of receiving a building occupancy permit based on meeting predetermined construction milestones. The Village reserves the right to withhold a percentage of the TIF assistance until all landscaping has been installed on the property in accordance with approved site plans. The loan is paid back through future tax increments generated from the project. The Village reserves the right to include interest on the loan as part of the Payback Period qualifications.

Other forms of incentives:

- Traditional Loan. The Village may provide financing in the form of a loan at project start (e.g., after completion of the development agreement and within 60 days of receiving all necessary building permits). The terms of the loan (i.e., interest rate, amortization schedule, collateral) will be negotiated as part of the development agreement. The Village may also consider the use of no-interest loans or loans with forgivable payments (e.g., waiving a final payment) to provide an additional incentive to the applicant based on the merits of the proposed project. The use of future tax increments generated from the project to pay back the loan from the Village is not applicable. This type of financing is generally best suited for improvement projects that may generate minimal, or no tax increment value, yet provides other community benefits (e.g., installation of solar panels to an existing business, roof, sign or façade maintenance, etc.).
- Land Donations or Write-Down. Where the project involves the sale of Village property, the Village may provide a development incentive through the sale of property at less than market value. The Village reserves the right to include the value of any donated lands, or write downs, as part of the maximum assistance qualification.

Applicants are advised that the Village will require certain financial and project completion guarantees. These may include, but are not limited to, assessment guarantees, letters of credit, personal or corporate guarantees, minimum payment agreements, lien waivers for contractors, consent of mortgagee or other loan security instruments. In addition, the Village reserves the right to require an applicant to provide copies of paid invoices demonstrating actual costs incurred and to adjust accordingly any assistance provided by the Village in proportion to the ratio of estimated to actual project costs. **All terms and obligations of the Village and the applicant shall be finalized through the execution of a development agreement.**

6. QUALIFICATIONS

The following qualifications will be used by the Village to evaluate requests for development incentives. All terms and obligations of the Village and the applicant shall be finalized through the execution of a development agreement.

- ✓ **Location:** The proposed project must be within the boundaries of a Village TIF district at the time of approval of a development agreement. Property is located in TID #6

- ✓ **Eligible Applicants:** The applicant must be the owner of the property or have a written agreed option to purchase the property from the current owner at the time of approval of a development agreement. Proof of property ownership will be required prior to receiving financial assistance from the Village. Eligible applicants may also include lessee holders of property provided proof of the lease agreement; however, the property owner shall be the entity to file the TIF application and sign the development agreement.

Refer to Applicant's submittal for responses.

- ✓ **“But For”:** The applicant must demonstrate to the Village’s satisfaction that “but for” the TIF assistance, the project is not financially feasible on the proposed site, or would occur to a lesser extent or timeframe, and that the public benefits described in Section 3 General Objectives would not be achieved but for the development incentive. The burden is on the requesting party to prove that the proposed project would not be feasible without TIF assistance. Every other financial alternative should be explored prior to the use of TIF, including equity participation, other federal and state funds, tax credits, loans, etc.

- ☐ **Financial Capability:** Each TIF application must include evidence that the applicant possesses the financial ability to complete and operate the project and will be liable for or contribute equity of at least 15% of the total cost of the project, which may include investor equity and non-Village grant funding sources. Proof of equity and private commercial lending commitment will be required prior to receiving financial assistance from the Village.

Phase 2 = 14.7%
Phase 3 = 14.4%

- ✓ **Maximum Assistance:** The amount of TIF assistance is based on the demonstrated needs (financial gap) of the project. Where feasible, TIF assistance should be in the form of “pay-as-you-go”. As further inducement to utilize TIF financing payment forms that reduce the overall risk to the TIF Districts, and achieve higher community and economic development goals, the Village has developed the following guidelines for the maximum amount of assistance based on funding format and project type. The amount of TIF assistance should still be limited to the amount necessary to make a project competitive with other similar projects in the McFarland market area, versus simply the maximum percentages provided below. For applicants requesting a combination of financing (e.g., pay-go and tax increment loan at occupancy) the maximum amount of assistance shall not exceed 30% of the estimated total project costs, unless further adjusted for merit considerations below, with the final percentage within each form of financing determined by the Village Board. The Village at its discretion may include in the total percentage of project costs other costs incurred by the Village in support of creating the TID and bringing the subject property to shovel ready status (e.g., prior land acquisition costs, environmental remediation costs, public works costs, etc.).

- ☐ For Pay-As-You-Go (Developer Financed) Agreements, the maximum amount of assistance is capped at 30% of the estimated total project costs, for industrial, commercial, mixed-use, and affordable housing developments and 25% for market rate multi-family housing (non-mixed-use buildings).

Phase 2 = 5.3%
Phase 3 = 7.6%

- ✓ ☐ For Tax Increment Loan at Occupancy Agreements, the maximum amount of assistance is capped at 20% of the estimated total project costs, for industrial, commercial, mixed-use, and affordable housing developments and 15% for market rate multi-family housing (non-mixed-use buildings).

- ☐ For Tax Increment Loan at Project Start Agreements, the maximum amount of assistance is capped at 10% of the estimated total project costs, for industrial, commercial, mixed-use, and affordable housing developments and 5% for market rate multi-family housing (non-mixed-use buildings).

- ☐ For Traditional Loan Agreements, the maximum amount of assistance is capped at 20% of the estimated total project costs.

Merit Based Adjustments to Maximum Assistance. In recognition of the Village’s goals and priorities for the use of TIF development incentives, the following adjustments to the maximum amount of assistance may be considered provided the total amount of incentives can be recovered prior to closure of the TID:

NA ☐ **Affordable Housing¹.** For projects involving the construction of affordable housing units, the maximum amount of assistance may be increased by 5% provided at least 20% of all units in a development must be reserved for households at or below 50% of the area median income, or at least 40% of all units must be reserved for households at or below 60% of the area median income, for a minimum of 30 years, or as determined through the development agreement. In lieu of providing any applicable partial or full waivers of impact fees under the Municipal Code for affordable housing projects, the Village may elect to increase the amount of TIF assistance in lieu of providing a partial or full impact fee waiver.

NA ☐ **Renewable Energy Systems & EV Charging Stations.** For projects involving the installation of renewable energy systems, the maximum amount of assistance may be increased by 5%, or 25% of the net cost of the renewable energy installation after applicable federal tax credits and grants, whichever is less. To be eligible, the renewable energy system must provide for at least 50% of the total electrical or natural gas consumed by the development, or a minimum of 20% of the parking spaces must be electric vehicle (EV) installed with a Level 2 or 3 charging station. Electric vehicle includes a battery electric vehicle or a plug in hybrid electric vehicle.

Note, the maximum amount of assistance, excluding any merit-based adjustments, are further subject to adjustments in order to meet the Payback Period qualification.

 **Payback Period:** All requests for TIF assistance will be required to demonstrate that the tax increment estimated to be generated by the project will be sufficient to payback any TIF assistance provided by the Village (including applicable interest expenses) in support of the project according to the following terms:

☐ For Pay-As-You-Go (Developer Financed) Agreements. Payments to the Developer shall commence with the first year in which the Village receives tax increment from the completed project and continue no longer than the year in which the applicable TID terminates, or until the maximum amount of assistance is reached, whichever comes first. In addition, the annual amount of tax increment applied toward retirement of the developer loan shall not exceed 90% of the actual annual amount of tax increment collected from the project, unless a higher percentage is granted by the Village Board.

 For Tax Increment Loan at Occupancy Agreements. Within 12 years starting with the year the loan is dispersed (i.e., within 10 years of tax increment collection from the development). For example, development construction completed in 2022 will be first valued as of January 1, 2023, with first incremental taxes collected in 2024 through 2033, or 10 years of collection. In cases where the applicable TIF district has less than 12 years remaining, the Village may extrapolate whether the tax increment from the proposed development would be sufficient to retire the tax increment loan provided the TIF district would have 12 years remaining life and provided the TIF district has sufficient existing or projected fund revenues to offset any tax increment from the development project that can't be collected within 12 years due to closure of the TID.

Phase 2 & 3
Combined = 10 Years
from disbursement of
Phase 2 TIF loan in
2026 (i.e. 10 years
from start of
construction)

☐ For Tax Increment Loan at Project Start Agreements. Within 7 years starting with the year the loan is dispersed (i.e., within 5 years of tax increment collection from the development). For example, development construction completed in 2022 will be first valued as of January 1, 2023, with first incremental taxes collected in 2024 through 2028, or 5 years of collection. In cases where the applicable TIF district has less than 7 years remaining, the Village may extrapolate whether the tax increment from the proposed development would be sufficient to retire the tax increment loan provided the TIF district would have 7 years remaining life and provided the TIF district has sufficient existing or projected fund revenues to offset any tax increment from the development project that can't be collected within 7 years due to closure of the TID.

☐ For Traditional Loan Agreements. Within 12 years starting with the year the loan is dispersed and no longer than the year in which the applicable TID terminates. Interest shall be charged based on current general obligation loan interest rates from the Wisconsin Board of Commissioners of Public Lands, for the applicable loan term, at the time of Village disbursement of funds, plus 0.15%.

¹ The thresholds to receive the affordable housing merit adjustment are aligned with the WHEDA Low Income Housing Tax Credit (LIHTC) Program as of October 2022 and it is the intention of the Village to continue to align TIF merit increases with the WHEDA LIHTC eligibility thresholds.

- ✓ **Financial/Project Assurances:** The applicant must agree to provide financial and project completion guarantees to the Village. These may include, but are not limited to, **assessment guarantees**, letters of credit, personal or corporate guarantees, minimum payment agreements, lien waivers for contractors, consent of mortgagee or other loan security instrument.

Phase 2, Assessment Guarantee as of 1/1/2027 = \$4,123,400 (~63% of construction costs)
 Phase 3, Assessment Guarantee as of 1/1/2027 = \$4,761,700 (~62% of construction costs)
- ✓ **Technical & Operational Capability:** The applicant must provide evidence satisfactory to the Village that the applicant possesses the technical ability to complete the project or has obtained construction cost estimates from professional businesses capable of performing the work. Applicants must demonstrate that they have the ability to operate the proposed use. The Village may require applicants to submit copies of contracts with design professionals and construction contractors prior to receiving financial assistance from the Village.

Applicant has completed several infill redevelopment projects including Humble Oaks Phase I and Waubesa Village Phases 1-4
- ✓ **Adherence to Local Land Use Plans:** The project is consistent with the Village of McFarland Comprehensive Land Use Plan, Village Building or Zoning Ordinances, or any other applicable plans and ordinances adopted by the Village which includes the subject property.
- ✓ **Insurance:** Applicants shall furnish to the Village certificates of insurance for all insurance policies required under the development agreement prior to receiving financial assistance from the Village.

To be included in DA
- ✓ **Adherence to TIF Project Plan:** All requests for TIF assistance must clearly comply with the requirements of the Wisconsin TIF Statutes and the Village's adopted TID Project Plan applicable to the subject property.
- ✓ **Creation of Tax Increment:** The project will not result in a tax exempt property, aside from any remnant portions of a parcel which are specifically dedicated to the Village for public use. Applicants will be required to return any TIF assistance provided to the Village if during the terms of the development agreement the property becomes exempt from property taxes.
- ✓ **Applicant in Good Standing:** **The applicant does not have a history of delinquent property tax payments or own any property within the Village with known zoning or building code violations.**

Refer to Staff Report for commentary regarding Phase 1 outdoor vehicle storage compliance
- ✓ **Absence of Conflict of Interest:** Is the applicant, or an immediate family member, a member of the Village Board or a Village Committee, or any other official, employee or agent of the Village who is authorized to exercise policy-making functions or responsibilities in connection with the application?

☒ No

☐ Yes

If yes, no public official or public employee of the Village shall engage in any business or transaction or shall take any official action in regard to associational, financial or other personal interest, direct or indirect, which is incompatible with the proper discharge of their official duties in the public interest contrary to the Village Code of Ethics or which would tend to impair independence of judgment or action in the performance of official duties.

I understand that any public official, or public employee who has an associational, financial or personal interest in any matter pending before the Village Board or any authority, board, commission or committee upon which the public official or public employee has any influence or input or of which the public official or public employee is a member that is to make a recommendation or decision on the pending matter shall disclose on the record, orally or in writing, the nature and extent of such interest. Public officials and/or public employee shall not participate in debate or discussion or vote for adoption or defeat of such matter. If the public official or public employee wishes to comment as a private citizen, the public official or public employee shall remove to the audience.

- ✓ **Application & Fee:** A completed application, fee, and escrow have been filed with the Community & Economic Development Department.

7. APPLICATION PROCEDURE

Applications submitted for TIF assistance shall be reviewed through the following process:

- ✓ Initial Staff Consultation. Applicants are encouraged to meet with the Village Administrator and Community & Economic Development Director to discuss proposed TIF assistance requests and conceptual development plans prior to submitting an application.
- ✓ Preapplication Meetings (Non-mandatory). Applicants are encouraged to meet with the Community Development Authority (CDA), and/or the Village's Plan Commission, for a preapplication meeting to discuss the proposed project in order to gain better insight on how to design the project to meet the Village's TIF development incentives policies, planning objectives, and applicable zoning permit requirements. Note, it is not the intent of the Plan Commission to make recommendations regarding the financing requested, only design aspects of projects. Feedback provided by the CDA and Plan Commission is non-binding.
- ✓ TIF Application. Application materials, including the required fee and escrow shall be submitted to the Village Community & Economic Development Director who will notify the appropriate Village Staff, Village Attorney or any consultants who provide services to the Village whom are directed by the Village Community & Economic Development Director to review the application.
- ✓ Fees and Escrow Deposit. A nonrefundable processing fee in the amount of \$500 per application must be submitted with the application. In addition, the applicant will be required to submit an initial escrow deposit in the amount of \$5,000 per application to reimburse fees for professional services incurred by the Village related to the review of the application and development agreement. If additional expenses are incurred beyond the \$5,000 the applicant shall be notified in writing and the applicant will be required to deposit additional funds upon notice. These application fees and escrow deposits are in addition to those fees and escrow deposits required for zoning permit approvals.
- ✓ Preliminary Determination of Completeness. The Village Community & Economic Development Director, and other designated staff, will review the application for completeness and applicability. If the application is incomplete or if additional information is needed the applicant will be notified that the application is not complete, and the reasons will be stated referring to the specific additional information required. The applicant may then resubmit the application with additional information/modifications or may withdraw the application.
- ✓ Staff Review. Village staff, and/or Village consultants, will review the application for eligibility and complete a pro forma analysis of the project. In order to better understand the needs of the project, the applicant or staff may request a meeting(s). Review time will be approximately 30 days from the date the completed application is submitted to the Village; however, more or less time may be required for particular applications. Upon completion of staff review, the application and a supplemental staff report will be submitted to the CDA for recommendation to the Village Board.
- ❑ CDA TIF Application Recommendation. Upon completion of staff review, the application and associated staff report, will be scheduled for the next available CDA meeting. The applicant will be notified of the date of the meeting(s)² in which the application is reviewed. Applicants, or their agents, will be required to be present at the CDA meeting to answer questions regarding the proposed project. The CDA will make a recommendation to the Village Board to approve, approve with conditions, deny the application, or postpone action on the application pending further discussion or information by the applicant.

In-progress

² The CDA and/or Village Board may meet in closed session, pursuant to Wisconsin statutes, to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, specifically to discuss the TIF application or Development Agreement.

- In-progress** ☐ Village Board Preliminary Approval of TIF Application. The application will be reviewed by the Village Board at its next scheduled meeting following action by the CDA. The applicant will be notified of the date of Village Board meeting(s)² in which the application is reviewed. Applicants, or their agents, will be required to be present at the Village Board meeting to answer questions regarding the proposed project. The Village Board may approve, approve with conditions, deny the application, or postpone the application pending further discussion or information by the applicant. The Village Board may also refer the matter back to the CDA, or another Village committee, for further consideration. *Note, at this stage in the process the Village Board may make a determination as to whether to provide TIF assistance, a maximum amount of assistance, the form of incentives, and required assurances. These decision points will provide parameters for Village Staff and the applicant to draft a Development Agreement for future consideration by the Village Board.*
- TBD** ☐ Draft Development Agreement. Upon preliminary approval of the TIF Application by the Village Board, Village Staff and the Village Attorney shall draft a Development Agreement based on the direction provided by Village Board. The draft Development Agreement will be reviewed with the applicant. The Development Agreement will describe the obligations of both the Village and the applicant, and the terms and conditions of TIF assistance.
- TBD** ☐ Financial Background Review. Village Staff, or the Village Attorney, may complete an additional financial background review of the applicant. The applicant shall work in good faith to provide financial background materials requested by the Village, including but not limited to, commercial loan commitments, credit reports, personal and business financial statements and tax returns for at least the last two years.
- TBD** ☐ CDA Recommendation on Development Agreement. The CDA will meet² to provide a recommendation to the Village Board regarding the Development Agreement.
- TBD** ☐ Village Board Final Approval of Development Agreement. The Development Agreement will be considered for approval by the Village Board².
- TBD** ☐ Expiration. Approved TIF applications shall become void if after six months (6) from the date of approval the applicant and Village have not executed the Development Agreement, unless both parties agree to an extension.

In-progress Planning & Zoning Permits

Development projects are also subject to separate planning and zoning permit reviews by the Plan Commission and Village Board as applicable. Typically, these reviews will occur concurrently with the review of the TIF application. Approval processes, required permits, and meeting schedules can be reviewed during the Initial Staff Consultation.

In-progress Amendments to Existing TIF Development Agreements

Where the developer has identified a need to make a minor amendment to an existing TIF development agreement (e.g. loan subordination requests, or adjustments to terms unrelated to additional proposed development), said requests shall be submitted in writing to the Community & Economic Development Director, including those terms proposed for minor amendment and the reason for the request. The minor amendment will be placed on a CDA agenda for discussion and recommendation to the Village Board for action. **For amendment requests involving the construction of additional phases of development which include requests for additional TIF incentives (major amendments), the procedures in Section 7 shall be followed.** The Community Development Authority shall decide whether a proposed amendment is minor, with appeal made to the Village Board.

Applicant concurrently seeking amendment to the PUD General Plan to amend Phases 2 & 3 from Office to Multi-Family Development

Village of McFarland TID #6 4703 Terminal Drive Phase 2 & 3 of Humble Oaks														
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
IMPROV. DURING YEAR	BEGINNING OF YEAR VALUE	EST. GROWTH IN VALUE FROM NEW DEVELOP. ¹	CUMULATIVE VALUE	INFLATION INCREMENT ²	END OF YEAR VALUE	TAX INCREMENT VALUE	TAX VALUE YEAR	TAX RATE ³ \$1,000	TAX INCREMENT COLLECTED	COLLECTION YEAR	TID PAYMENTS ⁴	ANNUAL CASH FLOW TO THE TID	CUMULATIVE PRJ FUND BALANCE	PAYMENT YEAR
2024	\$310,100	\$0	\$310,100	\$0	\$310,100	\$0	2025	\$15.99	\$0	2026	\$347,000	(\$347,000)	(\$347,000)	2026
2025	\$310,100	\$0	\$310,100	\$0	\$310,100	\$0	2026	\$16.44	\$0	2027	\$585,000	(\$585,000)	(\$932,000)	2027
2026	\$310,100	\$4,000,000	\$4,310,100	\$0	\$4,310,100	\$4,000,000	2027	\$16.44	\$65,757	2028	\$0	\$65,757	(\$866,243)	2028
2027	\$4,310,100	\$4,575,000	\$8,885,100	\$0	\$8,885,100	\$8,575,000	2028	\$16.44	\$140,966	2029	\$0	\$140,966	(\$725,278)	2029
2028	\$8,885,100	\$0	\$8,885,100	\$0	\$8,885,100	\$8,575,000	2029	\$16.44	\$140,966	2030	\$0	\$140,966	(\$584,312)	2030
2029	\$8,885,100	\$0	\$8,885,100	\$0	\$8,885,100	\$8,575,000	2030	\$16.44	\$140,966	2031	\$0	\$140,966	(\$443,347)	2031
2030	\$8,885,100	\$0	\$8,885,100	\$0	\$8,885,100	\$8,575,000	2031	\$16.44	\$140,966	2032	\$0	\$140,966	(\$302,381)	2032
2031	\$8,885,100	\$0	\$8,885,100	\$0	\$8,885,100	\$8,575,000	2032	\$16.44	\$140,966	2033	\$0	\$140,966	(\$161,416)	2033
2032	\$8,885,100	\$0	\$8,885,100	\$0	\$8,885,100	\$8,575,000	2033	\$16.44	\$140,966	2034	\$0	\$140,966	(\$20,450)	2034
2033	\$8,885,100	\$0	\$8,885,100	\$0	\$8,885,100	\$8,575,000	2034	\$16.44	\$140,966	2035	\$0	\$140,966	\$120,515	2035
2034	\$8,885,100	\$0	\$8,885,100	\$0	\$8,885,100	\$8,575,000	2035	\$16.44	\$140,966	2036	\$0	\$140,966	\$261,481	2036
2035	\$8,885,100	\$0	\$8,885,100	\$0	\$8,885,100	\$8,575,000	2036	\$16.44	\$140,966	2037	\$0	\$140,966	\$402,446	2037
2036	\$8,885,100	\$0	\$8,885,100	\$0	\$8,885,100	\$8,575,000	2037	\$16.44	\$140,966	2038	\$0	\$140,966	\$543,412	2038
2037	\$8,885,100	\$0	\$8,885,100	\$0	\$8,885,100	\$8,575,000	2038	\$16.44	\$140,966	2039	\$0	\$140,966	\$684,377	2039
2038	\$8,885,100	\$0	\$8,885,100	\$0	\$8,885,100	\$8,575,000	2039	\$16.44	\$140,966	2040	\$0	\$140,966	\$825,343	2040
2039	\$8,885,100	\$0	\$8,885,100	\$0	\$8,885,100	\$8,575,000	2040	\$16.44	\$140,966	2041	\$0	\$140,966	\$966,309	2041
2040	\$8,885,100	\$0	\$8,885,100	\$0	\$8,885,100	\$8,575,000	2041	\$16.44	\$140,966	2042	\$0	\$140,966	\$1,107,274	2042
2041	\$8,885,100	\$0	\$8,885,100	\$0	\$8,885,100	\$8,575,000	2042	\$16.44	\$140,966	2043	\$0	\$140,966	\$1,248,240	2043
2042	\$8,885,100	\$0	\$8,885,100	\$0	\$8,885,100	\$8,575,000	2043	\$16.44	\$140,966	2044	\$0	\$140,966	\$1,389,205	2044
2043	\$8,885,100	\$0	\$8,885,100	\$0	\$8,885,100	\$8,575,000	2044	\$16.44	\$140,966	2045	\$0	\$140,966	\$1,530,171	2045
2044	\$8,885,100	\$0	\$8,885,100	\$0	\$8,885,100	\$8,575,000	2045	\$16.44	\$140,966	2046	\$0	\$140,966	\$1,671,136	2046
2045	\$8,885,100	\$0	\$8,885,100	\$0	\$8,885,100	\$8,575,000	2046	\$16.44	\$140,966	2047	\$0	\$140,966	\$1,812,102	2047
2046	\$8,885,100	\$0	\$8,885,100	\$0	\$8,885,100	\$8,575,000	2047	\$16.44	\$140,966	2048	\$0	\$140,966	\$1,953,067	2048
2047	\$8,885,100	\$0	\$8,885,100	\$0	\$8,885,100	\$8,575,000	2048	\$16.44	\$140,966	2049	\$0	\$140,966	\$2,094,033	2049
2048	\$8,885,100	\$0	\$8,885,100	\$0	\$8,885,100	\$8,575,000	2049	\$16.44	\$140,966	2050	\$0	\$140,966	\$2,234,998	2050
2049	\$8,885,100	\$0	\$8,885,100	\$0	\$8,885,100	\$8,575,000	2050	\$16.44	\$140,966	2051	\$0	\$140,966	\$2,375,964	2051
2050	\$8,885,100	\$0	\$8,885,100	\$0	\$8,885,100	\$8,575,000	2051	\$16.44	\$140,966	2052	\$0	\$140,966	\$2,516,929	2052
Totals		\$8,575,000		\$0					\$3,448,929		\$932,000			

ASSUMPTIONS

- Assumes \$4,000,000 in new construction value for Phase 2 (reflected in 1/1/2027 Assessed Value) and \$4,575,000 for Phase 3 (reflected in 1/1/2028 Assessed Value)
- Assumes no inflation or deflation of assessment values over the life of the TID
- Assumes no changes in tax rate over the life of the TID
- Assumes Phase 2 TIF payment of \$347,000 in Fall of 2026 and Phase 3 TIF payment of \$585,000 in Spring of 2027

TID DATES

Creation Date: 07/23/2024

Expenditure Period: 07/23/2046

Termination Date: 07/23/2051

Last Year to Collect Increment: 2052

\$ 2,516,929 Net Increment

\$ 3.70 Return on Investment

Village of McFarland		TID #3 PROFORMA NO NEW DEVELOPMENT (draft 12.03.2025)																
L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	
	CAPITAL	ANNUAL	INTEREST	ADMIN &	SUBSIDY ⁴	SUBSIDY ⁵	SUBSIDY ⁶	TOTAL	TAX	DEBT		TRANSFER			TOTAL			
PAYMENT	EXPENDITURE	DEBT	ON	OPERATIONS	TO	TO	TO	USES	INCREMENT	ISSUED /	DEVELOP	FROM	OTHER	INVESTM	SOURCES	ANNUAL	TID	
YEAR	COSTS ¹	SERVICE ²	ADVANCES	COSTS ³	TID #4	TID #5	TID #6	TID FUNDS	COLLECTED	PREMIUM ⁷	GAURAN ⁷	TID #4-6 ⁸	INCOME ⁹	INCOME ¹⁰	TID FUNDS	CASH FLOW	FUND	
2004	\$1,964,250	\$28,100	\$5,749	\$30,166	\$0	\$0	\$0	\$2,028,265	\$0	\$1,535,000	\$0	\$0	\$0	\$0	\$1,535,000	(\$493,265)	(\$493,265)	
2005	\$627,599	\$32,359	\$4,089	\$42,640	\$0	\$0	\$0	\$706,687	\$0	\$1,421,545	\$0	\$0	\$0	\$25,513	\$1,447,058	\$740,371	\$247,106	
2006	\$510,890	\$173,727	\$7,531	\$40,350	\$0	\$0	\$0	\$732,498	\$164,170	\$0	\$0	\$0	\$15,896	\$0	\$180,066	(\$552,432)	(\$305,326)	
2007	\$162,146	\$115,091	\$14,149	\$36,816	\$0	\$0	\$0	\$328,202	\$331,293	\$0	\$0	\$0	\$19,525	\$0	\$350,818	\$22,616	(\$282,710)	
2008	\$693,101	\$212,218	\$6,928	\$40,363	\$0	\$0	\$0	\$952,610	\$462,568	\$4,442,234	\$0	\$0	\$17,145	\$420	\$4,922,367	\$3,969,757	\$3,687,047	
2009	\$26,588	\$3,520,964	\$0	\$33,342	\$0	\$0	\$0	\$3,580,894	\$712,470	\$0	\$16,346	\$0	\$14,139	\$3,534	\$746,489	(\$2,834,405)	\$852,642	
2010	\$134,363	\$533,986	\$0	\$56,908	\$0	\$0	\$0	\$725,257	\$829,770	\$0	\$28,278	\$0	\$18,806	\$596	\$877,450	\$152,193	\$1,004,835	
2011	\$11,095	\$539,449	\$0	\$38,151	\$0	\$0	\$0	\$588,695	\$802,316	\$0	\$33,804	\$0	\$26,373	\$472	\$862,965	\$274,270	\$1,279,105	
2012	\$143,530	\$538,311	\$0	\$42,670	\$0	\$0	\$0	\$724,511	\$753,774	\$0	\$0	\$0	\$25,098	\$631	\$779,503	\$54,992	\$1,334,097	
2013	\$239,332	\$540,376	\$0	\$35,609	\$0	\$0	\$0	\$815,317	\$710,116	\$0	\$80,104	\$0	\$26,274	\$445	\$816,939	\$1,622	\$1,335,719	
2014	\$6,139	\$485,728	\$0	\$44,727	\$0	\$0	\$0	\$536,594	\$704,314	\$0	\$94,120	\$0	\$11,789	\$416	\$810,639	\$274,045	\$1,609,764	
2015	\$0	\$487,064	\$0	\$44,338	\$0	\$0	\$0	\$531,402	\$778,000	\$0	\$90,966	\$0	\$4,784	\$802	\$874,552	\$343,150	\$1,952,914	
2016	\$545,584	\$671,076	\$0	\$65,929	\$843,658	\$0	\$0	\$2,126,247	\$767,184	\$0	\$119,151	\$0	\$3,988	\$9,421	\$899,744	(\$1,226,503)	\$726,411	
2017	\$0	\$66,406	\$0	\$52,536	\$0	\$0	\$0	\$118,942	\$796,300	\$0	\$41,432	\$0	\$5,466	\$4,818	\$848,016	\$729,074	\$1,455,485	
2018	\$708,800	\$66,406	\$0	\$49,912	\$245,470	\$0	\$0	\$1,070,588	\$821,442	\$0	\$0	\$0	\$5,547	\$15,418	\$842,407	(\$228,181)	\$1,227,304	
2019	\$9,200	\$326,406	\$0	\$41,457	\$79,213	\$0	\$0	\$456,276	\$871,381	\$0	\$0	\$0	\$5,681	\$32,992	\$910,054	\$453,778	\$1,681,082	
2020	\$813,609	\$324,056	\$0	\$53,611	\$217,841	\$0	\$0	\$1,409,117	\$828,009	\$0	\$29,953	\$0	\$52,943	\$10,154	\$921,059	(\$488,058)	\$1,193,024	
2021	\$973	\$325,894	\$0	\$64,894	\$440,957	\$0	\$0	\$832,717	\$930,641	\$0	\$81,891	\$0	\$96,437	\$669	\$1,109,637	\$276,920	\$1,469,944	
2022	\$1,818,491	\$349,517	\$0	\$77,722	\$702,750	\$0	\$0	\$2,948,480	\$965,291	\$1,689,183	\$19,484	\$0	\$52,721	\$38,550	\$2,765,228	(\$183,251)	\$1,286,693	
2023	\$255,710	\$686,286	\$0	\$138,772	\$911,590	\$0	\$0	\$1,992,358	\$1,196,495	\$0	\$13,368	\$0	\$74,716	\$80,627	\$1,365,206	(\$627,151)	\$659,541	
2024	\$0	\$361,075	\$0	\$205,031	\$604,175	\$0	\$247,480	\$1,417,761	\$1,339,260	\$0	\$0	\$0	\$76,451	\$58,753	\$1,474,463	\$56,702	\$716,243	
2025	\$0	\$361,175	\$0	\$151,250	\$800,000	\$400,000	\$325,000	\$2,037,425	\$1,731,191	\$0	\$0	\$0	\$130,608	\$61,859	\$1,923,658	(\$113,767)	\$602,476	
2026	\$0	\$360,975	\$0	\$87,500	\$900,000	\$200,000	\$900,000	\$2,448,475	\$1,731,191	\$0	\$0	\$0	\$105,250	\$60,000	\$1,896,441	(\$552,034)	\$50,442	
2027	\$337,500	\$365,400	\$0	\$87,500	\$0	\$0	\$585,000	\$1,375,400	\$1,731,191	\$0	\$0	\$0	\$105,250	\$60,000	\$1,896,441	\$521,041	\$571,483	
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,731,191	\$0	\$0	\$0	\$0	\$0	\$1,731,191	\$1,731,191	\$2,302,674	
TOTAL	\$9,008,900	\$11,472,045	\$38,446	\$1,562,193	\$5,745,654	\$600,000	\$2,057,480	\$30,484,718	\$21,689,557	\$9,087,962	\$648,897	\$0	\$894,886	\$466,091	\$32,787,393			
2026-2028	\$337,500	\$726,375	\$0	\$175,000	\$900,000	\$200,000	\$1,485,000	\$3,823,875	\$5,193,573	\$0	\$0	\$0	\$210,500	\$5,524,073				

ASSUMPTION

- 2027 = Potential Ezra Properties Phase 1 remaining payment
- Includes remaining payment schedule for \$1.658M debt service for Terminal Drive Phase 1 Reconstruction
- Administration & Operation Costs (remaining years based on 2025 Budget)
- 2026 = Donation \$900K unallocated property acquisition/redevelopment incentives
- 2026 = Donation \$200K unallocated property acquisition/redevelopment incentives
- 2026 = \$900K unallocated property acquisition/redevelopment incentives, 2027 assumes Phase 3 Ezra Properties incentive
- No projected remaining developer payments
- None planned with TID #3 serving as a Donor to TID's 4-6
- Other Income (Exempt Computer Aid, Licenses and Permits, Rent, Misc) remaining years based on 2025 Budget
- Investment Income remaining years based on 2025 Budget

TID DATES

Creation Date: 08-09-2004
Expenditure Period: 08-09-2022
Termination Date: 08-09-2027
Last Year Collect Tax Increment: 2028

Potential TIF Affordable Housing Extension Payment

Actual Values as reported from Wisconsin Department of Revenue TIF Valuation Reports and Village Compiled Financial Statements

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, January 27, 2026

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Lee Igl, Public Works Director

AGENDA ITEM: Discussion and action regarding the 2026 Street & Utility Improvements project and authorize the project for bid.

PREVIOUS ACTION:

The Public Works and Utilities Committee will be meeting to review the project at its meeting on January 26, 2026. Their recommendation will be reported to the Village Board in its meeting.

ISSUE SUMMARY:

The work included in the planned bid package for the 2026 Street and Utility Improvements project includes work in several different project areas. The project locations and work at those locations is described as follows:

Project Area 1- Bashford and Creamery Road

Work in this project area includes pavement replacement and spot curb and gutter replacements on Bashford Street from Farwell Street to Johnson Street, pavement replacement and spot curb and gutter replacements on Creamery Road from Johnson Street to 275 feet east of Johnson Street, and full street reconstruction with rural conversion on Creamery Road from 275 feet east of Johnson Street to Country Walk. This project also includes the addition of new storm sewer facilities along Creamery Road and the replacement of the existing watermain from Creamery Court to Country Walk.

Project Area 2- Dale Curtin Drive, US Highway 51, and Dale Road

Work in this project area includes pavement replacement and spot curb and gutter replacements on the entirety of Dale Road and Dale Curtin Drive. This project area also includes watermain replacement on Dale Road and the installation of a new watermain connection between Dale Road and Dale Curtin Drive, crossing US Highway 51.

Project Area 3- Freeway Manor Resurfacing

Work in this project area includes pavement replacement and spot base course repairs on the entirety of Lee South Court, Sig Court, Mansion Circle, Kowel Court, Freeway Court, and Fjelstad Lane from County Highway AB to Freeway Court.

Project Area 4- Osborn-Milwaukee Path Resurfacing

Work in this project area includes pavement replacement and spot base course repairs on the existing asphalt path from Milwaukee Street to Osborn Drive. This project also includes the



addition of new ADA-compliant curb ramps.

Project Area 5- Babcock Channel Watermain Crossing (Alternate)

Work in this project area includes the installation of a new watermain crossing beneath the Babcock Channel from the southern end of South Court to the western edge of US Highway 51 right-of-way. This work will be bid as an alternate on the contract.

FINANCIAL/BUDGET IMPACT:

The overall cost estimate for these projects is estimated at \$2,645,000.

Construction	\$2,150,000
Engineering	280,000
<u>Contingency</u>	<u>215,000</u>
	\$2,645,000

Funds for this project were approved in the 2026 budget under the capital projects fund up to \$2,555,000. Additional funds of \$90,000 will be from TID 4 to be utilized towards the improvements on Bashford Street between Farwell Street and Johnson Street.

VILLAGE PLAN REFERENCE:

[Long Range Capital Improvement Plan](#)

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion and second to recommend approval to the Village Board regarding the 2026 Street & Utility Improvements project and to authorize the project for bid.

ATTACHMENTS:

1. 2026 Street and Utility Project Overviews

2026 Street and Utility Improvements Bashford and Creamery Road Village of McFarland

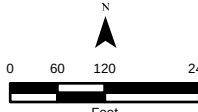
- Full Road reconstruction and urbanization of all rural road sections

-Pulverize and overlay of urbanized sections with spot curb and gutter replacements

-Watermain replacement from Creamery Ct. to Country Walk with option for trenchless installation.

- New storm sewer

Project Limits



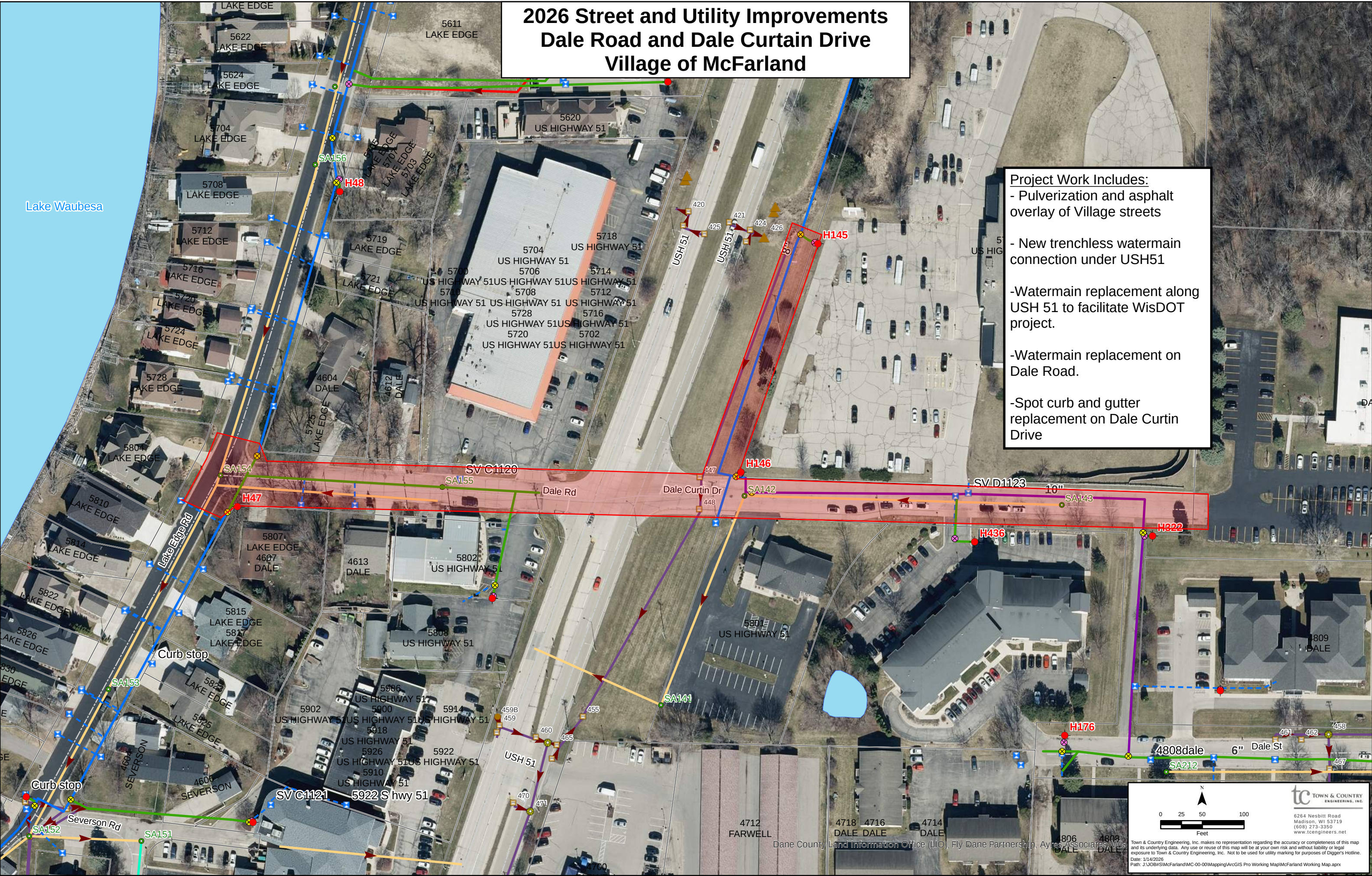
tc TOWN & COUNTRY
ENGINEERING,
6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net

Dane County Land Information Office (LIO), Fly Dane Partnership, Ayres Associates, Inc.

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Date: 1/14/2026
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2026 Street and Utility Improvements Dale Road and Dale Curtain Drive Village of McFarland

- Project Work Includes:**
- Pulverization and asphalt overlay of Village streets
 - New trenchless watermain connection under USH51
 - Watermain replacement along USH 51 to facilitate WisDOT project.
 - Watermain replacement on Dale Road.
 - Spot curb and gutter replacement on Dale Curtin Drive



0

25

50

100

Feet

tc

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2026 Street and Utility Improvements
Freeway Manor Resurfacing
Village of McFarland

Project Work Includes:

- Pulverization and asphalt overlay
- Provision for spot base course improvements where deemed necessary

Project Areas

N

060120240

Feet

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2026 Street and Utility Improvements Milwaukee-Osborn Path Resurfacing Village of McFarland

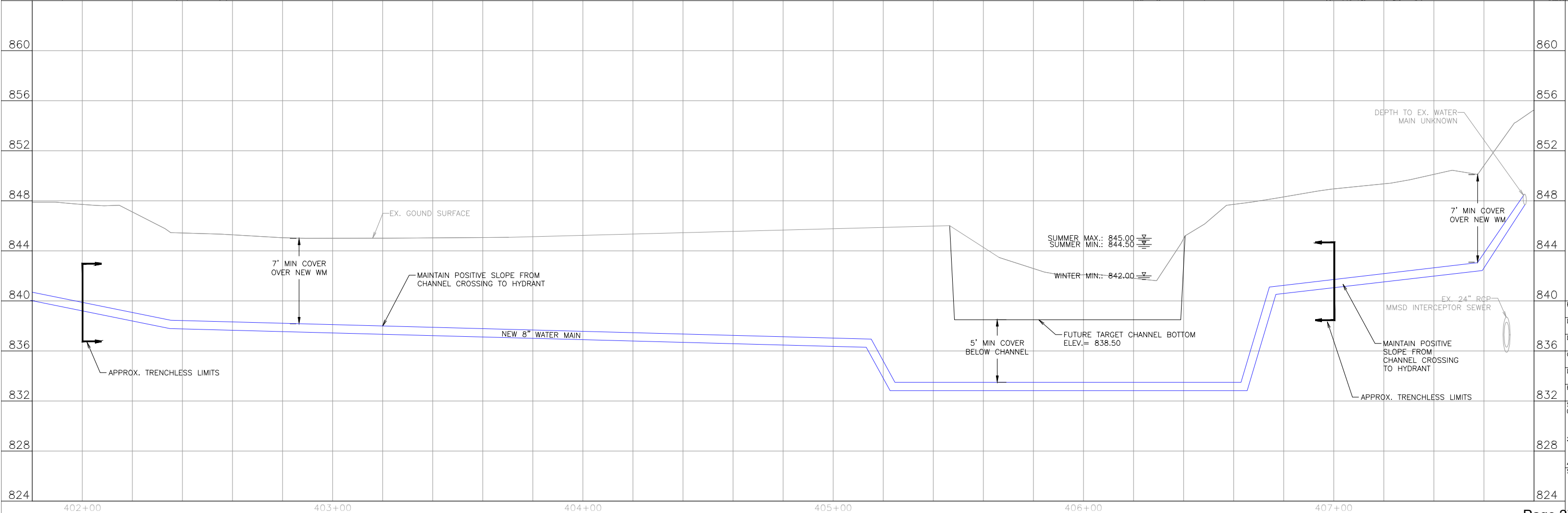
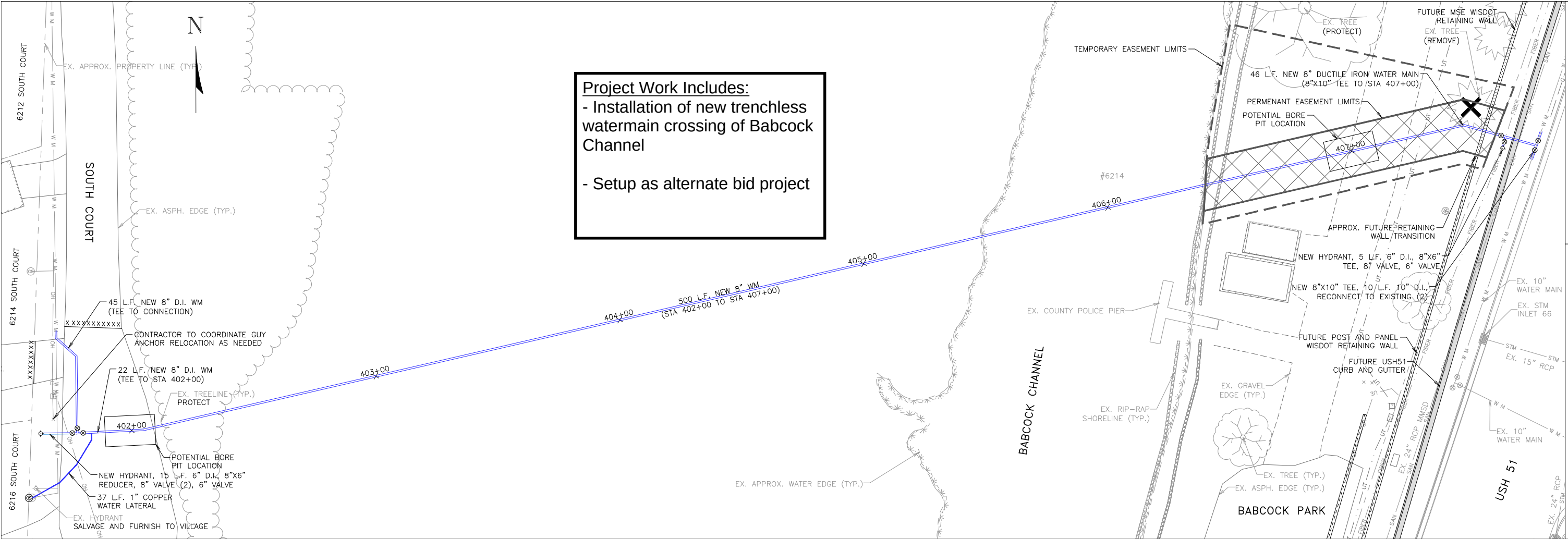
Project Work Includes:

- Removal and placement of existing asphalt path
- Base improvements where needed
- New ADA compliant curb ramps

Project Limits



Dane County Land Information Office (LIO), Fly Dane Partnership, Ayres Associates, WIS
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ENGINEERING, INC.

PLAN AND PROFILE

Station 401+80 To Station 407+80

2026 BABCOCK CHANNEL
WATER MAIN CROSSING
USH 51 TO SOUTH COURT
Village of McFarland, Wisconsin

PROJECT NO.:
MC 242

DRAWING FILE:
MC 242 - BABCOCK CHANNEL
CROSSING.DWG

DRAWN BY:
T.J.S.

CHECKED BY:
B.R.B.

DATE:
10-31-25

REVISIONS:

SCALE: HORIZONTAL
0 5 10 20

VERTICAL
2
4

SHEET:
3

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, January 27, 2026

SECTION: Business

DEPARTMENT: Administration

CONTACT: Cassandra Suettinger, Deputy Administrator/Clerk

AGENDA ITEM: Discussion and action on a process to fill the Municipal Judge vacancy.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

On January 20, 2026 the Village received the resignation of the Honorable Judge Rändi Othrow. Rändi will be resigning from her position as Municipal Judge effective April 30, 2026. Judge Othrow has served as the Village of McFarland's Municipal Court judge for over twenty years. The Village commends her for her service and wishes her well in her future endeavors. The current term of the Municipal Judge runs through April 30, 2028.

The Village Board will need to decide on how to fill the vacancy. Options for filling the vacancy include: making an appointment to fill out the remainder of the term, holding a special election, and/or making a temporary appointment until such time as a special election can be held. Historically, the Village has chosen to appoint vacancies for local elected office as opposed to holding a special election. Staff would similarly recommend the Board fill the current vacancy via appointment. The appointment process would allow the Board to advertise the vacancy, accept applications from interested parties, interview interested candidates, and make an appointment for an individual to serve out the remainder of the current term. This choice is recommended from a logistical and financial standpoint. The process to fill the vacancy will allow the Board to identify an individual to fill out the remainder of the term by May 1, 2026. It also avoids the additional costs related to a special election.

The proposed timeline for filling the vacancy would be:

January 29, 2026 - Advertise the Vacancy

February 19, 2026 - Applications Due

February 24, 2026 - Village Board to interview interested candidates & potentially make an appointment to be effective May 1, 2026. The Board would plan to hold interviews in open session. Based on the number of candidates received, the Board could interview at the regular meeting, or have an earlier start time for interviews.

The above timeline could be elongated if it were desired. However, the above timeline proposes to get a candidate lined up sooner than later to allow for any training or succession planning that



may be necessary prior to Judge Othrow's last day.

Qualifications for the Municipal Judge, as outlined in the Village code of ordinances, including:

- Requirement to be a Village of McFarland Resident.
- Be licensed to practice law in Wisconsin for at least 5 years prior to appointment.

FINANCIAL/BUDGET IMPACT:

If the Board appoints an individual to fill out the remainder of the Municipal Judge term, financial impacts are minimal and likely only the cost of publishing an advertisement for the vacancy. If the Board chooses to fill the vacancy by special election costs could range between \$1000 to \$5000 depending.

VILLAGE PLAN REFERENCE:

N/A

ORDINANCE REFERENCE:

[Village Ordinance - Chapter 2 - Administration - Division 2-VII - Municipal Judge](#)

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Staff recommends filling the vacancy via appointment.

Motion to approve filling the Municipal Judge vacancy via appointment for the term ending April 30, 2028.

ATTACHMENTS:

1. Memo re Appointment of Municipal Judge

REUTER, WHITISH & EVANS, S.C.

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MEMORANDUM

To: Matt Schuenke, Village Administrator
Cassandra Sutteinger, Deputy Administrator/Clerk
From: Daniel J. Evans, Assistant Village Attorney
Date: January 23, 2026
Re: Appointment of Municipal Judge

With the municipal judge resigning the Village Board has the option of appointing a new municipal judge for either the remaining term of office or for a shorter period if the Board decides to hold a special election between now and the end of the current term. The current term ends April 30, 2028 (the 4-year term started May 2024).

Under the first option, the Village Board will appoint a judge to fill the remaining term of office until May 2028, when the next elected judge takes office. Under the second option, the Village Board will still appoint a judge, but that appointment will last only until a special election is held and the new judge takes office. Whether to have a special election is a policy decision. There is no deadline to have a special election, but if the Village Board decides to have an election, then it is advisable to have this by spring 2027, since there would only be one year remaining in the term of office. Requiring a special election may limit interest in the position though, since you would have two elections close in time, but again this is a policy decision for the Village Board to make.

To clear up any misunderstanding on whether a special election is mandatory, under 2019 Wisconsin Act 164, the Wisconsin Legislature repealed a prior law that required a special election for the office of village municipal judge, and that new law became effective in 2020. The Village may still have a special election to fill the remaining term of office but is not required to do so. This change in the law now permits a village board to make this decision.

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, January 27, 2026

SECTION: Business

DEPARTMENT: Administration

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action on Resolution 2026-02: a resolution to study the creation of an information technology consortium.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

Enclosed within the packet is a resolution to create an "IT Consortium" comprised of several area municipalities to share in information technology services. The intent of the resolution is to bring the group together to work on the structure of what this group could look like in order to pool our resources together to improve service at a more cost efficient rate identified under Section 3. The Village Administrator will facilitate this process (Section 2) for the Village and work within the group to build the Intergovernmental Agreement (Section 4). The IGA would need to be approved by the Village Board and would serve as the basis for how the group is established. The Village has the right to remove itself from this work at any time and inclusion does not commit the Village to signing the IGA nor any other service agreements that may be developed. The intent is to finish the IGA by the end of 2027 so that the work can begin in 2028.

The Village currently contracts this service out, and through this group effort would replace our own individualized effort. Our current contract expires in 2026, and we would look to advance something to bridge the gap to this effort if it is to be successful.

FINANCIAL/BUDGET IMPACT:

Existing Staff and resources within current budget will be applied to study this effort. The Village Board would be responsible for entering into the IGA and/or other agreements in the future as might be necessary.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended Action:



Motion, second to approve Resolution #2026-02, a resolution to study the creation of an information technology consortium.

ATTACHMENTS:

1. 2026-02 Resolution to Join IT Consortium
2. Final report - IT services consortium project report

RESOLUTION 2026-02

A RESOLUTION AUTHORIZING PARTICIPATION IN THE PREPARATION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN CITIES OF COLUMBUS AND VERONA, VILLAGES OF CROSS PLAINS, DEFOREST, MCFARLAND, AND WAUNAKEE PURSUANT TO WIS. STAT. §66.0301

WHEREAS, Village staff from the Cities of Columbus and Verona and the Villages of Cross Plains, DeForest, McFarland, and Waunakee (collectively referred to as the “Parties,” and individually as a “Party”), have engaged in discussions related to the creation of an Information Technology (“IT”) Consortium;

WHEREAS, Parties have recently experienced IT challenges related to increasing costs, diminishing levels returns, and limited service providers for smaller communities;

WHEREAS, the Parties recognize the increasing importance of efficient, secure, and coordinated IT services in providing effective local government operations;

WHEREAS, the Parties desire to jointly evaluate and create a multi-jurisdictional consortium to provide shared IT services; and

WHEREAS, the Parties wish to formalize their intent to cooperate in the drafting of the IGA, subsequent request for proposals (RFP), and implementation of a shared IT Consortium.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of McFarland, pursuant to its authority under Wis. Stat. §66.0301, hereby resolves as follows:

Section 1: The Village of McFarland staff are hereby authorized to participate in the preparation of an Intergovernmental Agreement (“IGA”) under Wis. Stat. §66.0301 between the Cities of Columbus and Verona and the Villages of Cross Plains, DeForest, McFarland, and Waunakee.

Section 2: Parties shall appoint one lead staff to represent party in the decision-making process of the development of the IGA and grading of proposals under subsection 4. The Village of McFarland shall appoint the Village Administrator or his designee, and will provide progress updates as determined by the Village Board.

Section 3: The IGA shall, at the minimum, include provisions regulating:

- a. Governance and organizational structure for a shared IT consortium.
- b. Service delivery models.
- c. Staffing, procurement, and operational needs.
- d. Legal and technical considerations.

Section 4: Upon tentative agreement by the Parties of the IGA, Parties may proceed to a joint RFP process to solicit vendors or consultants to provide service to the IT Consortium. Lead staff shall grade proposals and collectively select a servicer for the IT Consortium to contract with in the event the IGA is approved by Parties. Participation in the RFP process does not oblige any Party to enter into any subsequent IGA. Each Party retains the discretion to participate or withdraw prior to the execution of any future consortium agreement.

Section 5. Each Party shall confirm their participation in the IT Consortium, hereby approving the IGA prior to December 31, 2027 with the intention of starting service January 1, 2028.

Section 6. Each Party is responsible for costs incurred by its staff as to their participation in this venture.

Adopted at a regular meeting of the Village Board this 27th day of January, 2026.

APPROVED:

Stephanie Brassington
Village President

ATTEST:

Cassandra Suettinger
Deputy Administrator/Clerk

RESOLUTION 2026 – 02	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Annen –	Boyd –
Brassington –	Fessler –
Leamy –	Peña –
Prill –	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

2025

Exploring creation of an IT services consortium for shared IT management services

Badger Consulting



UniverCity Year

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Shared IT Services Feasibility Report

Dane County IT Consortium

Prepared by Badger Consulting

May 2025

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1. Intro

Badger Consulting is a student-run organization at the University of Wisconsin-Madison, providing pro bono consulting services to local businesses and community organizations across Wisconsin. Our analysts combine expertise in computer science, data science, and finance to deliver clear, actionable insights

For this feasibility study on forming a Dane County IT Consortium, our team conducted stakeholder interviews, market research, financial modeling, governance analysis, and developed implementation strategies. The two project managers who coordinated the project were [REDACTED]. Our role was to manage stakeholder communication and guide our analysts, [REDACTED], through detailed research and analysis tasks.

We appreciate the valuable collaboration from the Village of DeForest and participating municipalities and are confident this report will effectively inform strategic decisions about implementing shared IT services.

2. Executive Summary:

This financial analysis will examine the feasibility of creating a shared IT consortium among municipalities in and around Dane County. We are aiming to explore opportunities for collaboration that will reduce IT costs, increase efficiency, and improve service quality for local governments. Local municipalities want to modernize their IT infrastructure while working under tight budgets and limited resources. This project investigates whether a consortium can provide a solution to these high costs and deficient IT services.

Our analysis found that many municipalities operate with inconsistent IT capabilities and varying levels of support. There is a large overlap in services and software used across communities, which opens up opportunities to consolidate. A shared IT service provider would allow municipalities to benefit from reduced costs through economies of scale, enhanced cybersecurity from a stronger provider, and 24/7 assistance with IT issues.

Our recommendation is a phased rollout of a shared IT consortium, beginning with a shared service desk and IT support to allow municipalities to benefit from fast assistance and to build trust early on. We recommend that municipalities collaborate to share software and infrastructure they are comfortable with in order to reduce costs. We also recommend setting up a unified governance structure to create accountability and fairness for all municipalities involved.

This report will include insights from stakeholder interviews and assessments, feasibility of shared service implementation, and case studies from successful consortiums. It will also

outline a governance model, provider recommendation, and a cost-sharing model. Finally, we will evaluate political risks and funding opportunities for the consortium. All of this will be outlined in a rollout roadmap structuring immediate, short-term, and long-term implementation phases, culminating in our clear recommendation: the municipalities should move forward with forming a shared IT consortium.

3. Stakeholder Engagement

This section outlines the current IT priorities of the four municipalities who are considering participation in the shared IT consortium: Columbus, Cross Plains, Verona, and DeForest. Through interviews and assessments, we have identified concerns and overlaps in needs that determine each municipality's level of interest and in collaborating.

All four municipalities have expressed interest in joining a shared IT consortium to improve the quality of their services and reduce costs. While they share common goals around cybersecurity, support, and equipment updates, each has different requirements:

Columbus

Columbus is seeking a forward-looking managed IT provider to replace its current reactive service. Key priorities include stronger cybersecurity measures and secure file-sharing between municipalities. The city also emphasized the need for a dedicated help desk and improved cloud solutions like Microsoft 365. With an annual IT budget of approximately \$100,000, Columbus is open to cost-sharing arrangements and is looking for a provider capable of supporting them long-term.

DeForest

Similar in size to Columbus, DeForest is focused on cost reduction and improved system integration. Currently undergoing a transition in their provider, the municipality is looking to streamline its IT services and gain access to more strategic, coordinated support. DeForest is especially interested in shared services that offer better value and greater alignment across departments.

Cross Plains

Cross Plains places a high priority on responsive support and improved customer service. The town is interested in a dedicated help desk, proactive cybersecurity measures, and modern hardware upgrades. Operating with a smaller budget, Cross Plains is cost-sensitive and would prefer a pricing model that scales with municipal size or usage.

Verona

Verona is focused on shifting to a stable IT service model to reduce downtime and prevent recurring issues. The municipality values periodic onsite support, updated infrastructure, and enhanced cloud and network management. Though currently spending between \$24,000 and \$50,000 annually on hourly services, Verona is open to increasing its investment for a more

reliable, long-term IT solution. They have dealt with aging infrastructure and past service issues that have made dependable IT support a top concern.

Key themes from conversations:

Cybersecurity

Cybersecurity emerged as a top priority for all municipalities. Each reported concerns about inadequate protections and highlighted the need for stronger measures to prevent phishing attacks and safeguard data integrity.

Helpdesk and Support

Nearly every municipality noted the lack of a dedicated help desk and poor responsiveness from current IT providers. Many rely on pay-per-incident models, which often result in delayed service and higher cumulative costs.

Equipment Modernization

Outdated infrastructure is a shared concern. Cross Plains cited aging laptops, Verona pointed to outdated servers and access points, and both Columbus and DeForest emphasized the need for better infrastructure and system integration.

Municipal IT Priorities Comparison

KEY			
✓ = Municipality wants/prioritizes this feature			
✗ = Municipality does not prioritize or did not mention this feature			
Category	Columbus	Cross Plains	Verona
Proactive Cybersecurity Solutions	✓	✓	✓
Managed IT Services (Proactive/Future Focused)	✓	✓	✓
Improved PD File-Sharing	✓	✓	✗
Dedicated Helpdesk and Customer Service	✓	✓	✓
Modern Hardware and Software Updates	✓	✓	✓
Periodic Onsite IT Presence	✗	✗	✓
Cloud Solutions (Microsoft 365)	✓	✗	✓
Network Management	✓	✓	✓
Cost Sensitivity	✗	✓	✓
Governance: Lead Agency Model	✓	✗	✗
Governance: Representation by Size	✗	✓	✗
Governance: Equal Voting/Contribution Formula	✗	✗	✓
PD Systems: Needs PD Support (CJIS Compliance)	✓	✗	✗
PD Systems: PD Separate Provider	✗	✓	✗
PD Systems: PD Separate Consortium	✗	✗	✓
Unique Need: Future-Focused IT/School Collaboration	✓	✗	✗
Unique Need: Customer Service and Local Control	✗	✓	✗
Unique Need: Council Scrutiny of IT Services	✗	✗	✓

This chart shows a breakdown of overlapping needs and requirements and wants of each Municipality.

4. Feasibility of Shared Services

To improve service quality, lower costs, and ensure equity across municipalities, the Consortium will implement gradually shared IT services. This phased approach allows towns to transition at their own pace, ensuring minimal disruption while maximizing collective benefits.

What Can Be Shared

Infrastructure

- Centralized network equipment (e.g., firewalls, switches, routers)
- Shared internet bandwidth
- Shared Cloud Platform
 - Improves security and efficiency.

Communication Tools

- Unified email systems
- Shared calendars and scheduling tools
- Document sharing platforms (e.g., SharePoint, Drop Box)

Cybersecurity

- Centralized threat monitoring
- Endpoint protection
 - Consistent security protocols across municipalities reduce risk.

Backup and Recovery

- Shared backup systems (cloud or physical)
 - Ensures data redundancy and speeds up recovery time.

Software and Licensing

- Pooled software licensing
- Joint procurement for volume discounts
 - Simplifies vendor relationships and saves costs.

Helpdesk and IT Support

- Centralized 24/7 helpdesk
- Tiered support for local issues
 - Improves service quality and offers consistent user support.

Staffing and HR

- Shared technical staff across towns
- More efficient staffing and development of local talent

Procurement

- Consortium-wide purchasing of hardware/software
 - Reduces duplication, gets better pricing, streamlines contract negotiation.

GIS Services

- Shared GIS platforms and mapping tools
- Pooled datasets across municipalities
 - Enhances urban planning, infrastructure development, and environmental monitoring.

What Cannot Be Shared

Sensitive Data

- Human datasets cannot be freely shared due to privacy laws (e.g. health records, HR files)
- Public safety or legal records may require restricted access.

Customized Systems

- Old or highly specialized software used by a single town may not integrate easily.
- Transition requires time or eventual replacement.

Policies and Legal Compliance

- Each town may have different bylaws, legal obligations, or union contracts.
- Shared services must respect these local rules.

5. Market Research and Case Studies

<https://icma.org/articles/article/forming-technology-consortium>

Case Study: GovITC - Shared IT Services Across Illinois Municipalities

Cost Savings Through Shared Services:

The Government IT Consortium was formed by five municipalities in Illinois: Buffalo Grove, Glenview, Lincolnshire, Kenilworth, and Lake Bluff. This consortium significantly reduced IT costs by consolidating services under one managed service provider. Buffalo Grove alone found that it was able to save \$240,000 annually by removing its in-house IT staffing. By terminating each individual contract and pooling resources for one overarching managed service provider, villages were able to streamline their operations and reduce expenses. Additionally, the study found that the consortium saved on average “47 percent by purchasing licensing as a consortium rather than as individual communities.”

Improved IT Performance and Tailored Services:

The MSP provided individual assessments of each municipality’s IT infrastructure. They were able to provide custom recommendations on software and hardware while still operating under a centralized structure. This ensured that communities received services suited to their needs, while still benefiting from shared security enhancements and system upgrades.

Access to Specialized Resources:

By forming this consortium, municipalities in Illinois gained access to IT expertise and cybersecurity that would have otherwise been unattainable. As the article explained, “For the network-monitoring project, for example, our MSP brought in certified, on-staff security experts to evaluate our needs and help make more effective recommendations.”

Legal and Governance Framework:

While the GovITC governance structure was being developed, each village independently contracted with the MSP to avoid delaying cost savings. Over the first six months of 2016, the group formalized bylaws, cost-sharing, and membership rules. They also discussed voting rights and procedures for entering and exiting the group. Through regular meetings and collaboration, they were able to build a foundation of accountability and trust.

Long-Term Planning and Scalability:

GovITC implemented a three-year strategic plan to assist with joint purchases and upgrades. Their goal was to “fully deploy a shared data center taking advantage of server virtualization within 10 years.” The consortium maintains an approved list of computer types and requires members to purchase from that list in order to standardize their hardware. Doing this reduces compatibility issues and enhances overall efficiency. This structure also enabled growth, as shown by the addition of Oswego and the United City of Yorkville.

6. Governance

The IT Consortium follows a multi-layered governance model to ensure equity, accountability, and strategic innovation across member municipalities. The governance model is inspired by trusted groups including [Open Geospatial Consortium \(OGC\)](#), [National Council of Nonprofits](#), and [UK Government Data Ethics Framework](#).

The structure incorporates elected leadership, operational oversight, and specialized boards to support ethical, technical, and strategic functions.

Recommended Model: A governance model combining an **Executive Board**, **Executive Director**, and **Specialized Committees**.

Executive Board:

- **Size:** 8-10 members, evenly split among participating countries
- **Key Responsibilities**
 - Approve budgets
 - Oversee and evaluate executive director
 - Approve policies and new members

Executive Director:

- **Appointed Leader Reporting to Exec**
- **Oversees**
 - Daily operations
 - Staff and vendor coordination
 - Budget Execution

Specialized Committees and Working Groups

Technical Advisory Board

- Set technical standards
- Review and evaluate pilot projects
- Advise on infrastructure
- Ensure consistency

Ethics Position and Data Governance Working Group

- Independent IT/ethics expert or committee
- Review contracts, oversee unbiased practices, and ensure privacy.

Operational Committee

- Manage daily deliverables and KPIs.
- Includes project managers and operations staff.

Internship Program

- Partner with local colleges to recruit interns.
- Focus on hands-on projects, co-op experience, and capstone contributions.
- Builds a future pipeline of consortium-ready professionals.

To clarify the division of responsibilities across various levels, the following visual outlines the functions, responsibilities, and membership involved in the governance model.

Deforest Consortium Governance Roles and Responsibilities

Position	Function	Key Responsibilities	Members
President	Leads the consortium	Chair meetings, represent consortium, drive strategic vision	Elected officer
Vice President	Supports President and strategic initiatives	Assist leadership, oversee special projects, coordinate working groups	Elected officer
Treasurer	Oversees financials	Manage budgets, present financial reports, ensure fiscal accountability	Elected officer
Executive Board	Strategic oversight and funding approval	Approve plans/budgets, guide mission and goals, form partnerships	One senior rep per founding org
Technical Advisory Board	Directs technical vision and innovation	Set standards, review tech pilots, advise on data/infrastructure	One tech lead per org
Ethics Position	Ensures fair and ethical practices	Oversee unbiased interactions, advise on conflicts, review contracts	Independent IT/ethics expert
Operational Committee	Executes daily programs and initiatives	Manage deliverables, track KPIs, maintain compliance, coordinate workstreams	Staff, PMs, operations leads
Internship Program	Builds future talent pipeline	Place interns, mentor students, support capstone or innovation projects	Students from partner institutions

7. IT provider

Selection Process

Analysts assessed nine Midwest managed-service providers (MSPs) against five weighted criteria: track-record, security depth, 24 × 7 support, scalability, and total cost of ownership. Marco Technologies scored highest overall, leading to the recommendation below.

Recommended Provider: Marco Technologies

	Notes
Years in Operation	40 +
Overall Clients	250 + local-gov and K-12 entities
Offerings	AmplifyIT, end-to-end managed IT: 24 × 7 Network Operations Center / Security operations center, unlimited help-desk, network & cloud management, cybersecurity stack
Pricing Model	Per-user, all-inclusive bundle: \$150–\$300 user/mo (security tier dependent) + nominal compliance fee; annual or multi-year contracts

Key Benefits to the Consortium

1. **Government experience:** decades of municipal references reduce onboarding risk.
2. **24 × 7 Unlimited Support:** predictable cost curve; no unexpected costs for after-hours incidents.
3. **Security Depth:** Industry-aligned Security operations center, Multifactor Authentication, Security information and event management, incident-response runbooks.
4. **Scalability:** 400+ engineers; capacity to absorb additional municipalities with easier negotiations.
5. **One-Stop Stack:** can provide Voice over IP, copier/printer, physical security and camera systems under the same service level agreement, simplifying vendor management.

Known Limitations / Mitigations

Limitation	Impact	Mitigation
Higher unit price than regional MSPs	Budget pressure for smaller towns	Hybrid cost model + grant offsets (see section 8.5)
Primarily remote; on-site visits billed separately	May not satisfy desire for periodic presence	Negotiate quarterly on-site block hours in master SLA
“All-inclusive” bundle includes services the consortium may not need initially (e.g, VoIP)	Potential overbuy	Phase add-ons via contract riders after Year 1

Alternate Providers Considered

Provider	Snapshot	Strengths	Gaps vs. Marco
Applied Tech (Madison, WI)	Regional MSP; flat-fee co-managed & security focus; \$100–\$200 user/mo	Lower cost; security specialists on staff	No true 24 × 7 help-desk; smaller bench
VC3 (National municipal MSP)	1,100+ gov clients; heavy automation	Deep gov compliance; national security operations center	Highest price tier; less customization
InterDev (GovITC vendor)	Tailored IT for IL municipalities	Proven consortium model; strategic planning add-on	Limited WI presence; smaller scale
Clarity Tech (Madison)	11–50 staff; flat-rate support	Lowest cost; local responsiveness	Limited capacity; no 24 × 7 Security operations center
MC Services (Pewaukee)	24 × 7 support; Apple speciality; moderate size	Continuous monitoring; hybrid Windows/Mac expertise	Minimal municipal portfolio; higher project fees

Rationale for non-selection: none match Marco’s combined bench depth, unlimited 24 × 7 support, cooperative-purchase discounts, and integrated security stack.

Fit with Consortium Roll-Out

1. **Single Payer:** Marco accepts one fiscal agent / a single consortium entity
2. **Tiered Security:** Municipalities PD can contract for enhanced CJIS (Criminal Justice Information Services Division) logging without forcing cost onto other towns.
3. **Scalable Add-Ons:** GIS (Geographic information system) server hosting, camera systems, VoIP, and more can be added post-launch.
4. **Grant Synergy:** SLCGP funds (up to \$100 k/municipality) map directly to Marco's security onboarding costs (section 8.5).

8. Cost-sharing model & Financials

8.1. Cost Elements and Breakdown of Shared Services

An essential aspect of establishing the Dane County IT Consortium is a transparent, equitable, and financially sustainable cost-sharing approach. The consortium's total annual budget consists of two main components:

Primary Provider Costs:

- Managed IT service fees (e.g., network management, cybersecurity protocols, 24/7 helpdesk support).
- Annual software licensing costs (Microsoft 365, security suites, cloud services).
- Infrastructure-related hardware maintenance and replacement.

Secondary Costs (Operational and Administrative):

- Administrative overhead, including governance expenses, legal fees, and insurance.
- Professional development and training costs for municipal IT staff.
- Contingency reserves for unforeseen expenses or emergency requirements.
- Occasional third-party consultation or outsourced specialty IT services.

8.2. Estimated Total Costs

Assumptions used

1. **User count:** Around 220 total staff (aggregate of the four municipalities).
2. **Primary MSP rate band:** \$150 – \$250 per user per month, the midpoint of recent Wisconsin/Midwest guidance that quotes \$125-\$250 /user/mo for full managed support and \$150-\$400 /user/mo for security-focused municipal package.
3. **Secondary “overhead” factor:** 15 % of the primary MSP spend to cover governance, legal/insurance, training, and contingency reserves.
 - 15 % sits at the top of the commonly cited 5-15 % contingency range for project budgets and matches the new OMB (Office of Management and Budget) de-minimis indirect-cost rate public entities may use.

Cost Component	Lower Scenario (\$150 per user / mo)	Upper Scenario (\$250 per user / mo)
Primary MSP fees	\$33,000 / month = \$396,000 per year	\$ 55,000 / month = \$660,000 per year
Secondary overhead (governance, training, contingency @ 15 %)	+ \$4,950 per month = \$59,400 per year	+ \$ 8,200 per month = \$99,000 per year
Total annual planning budget	≈ \$ 455,400	≈ \$ 759, 000

What the range means

- **\$450 k (lower bound)** – Represents comprehensive managed IT support with standard security controls and limited on-site/project hours.
- **\$750 k (upper bound)** – Reflects a security-intensive, fully bundled contract (24x7 SOC, CJIS logging, on-site, project labor) at the high end of regional pricing.

Treat this \$450 k-\$750 k window as a benchmark for budgeting and bid evaluation; any vendor quote falling outside this range should be due to scope differences like deeper cybersecurity, or multi-year discounts, and other unaccounted factors.

8.3. Cost-Sharing Models Overview

Our analysis considered three cost-sharing structures commonly used in municipal consortiums:

- 1. Usage-Based Model:**
 - Costs allocated according to specific metrics (number of users or ticket volume).
 - **Pros:** Reflects true service demand
 - **Cons:** Can fluctuate dramatically; municipalities cannot predict annual costs reliably
- 2. Population-Based Model:**
 - Costs distributed proportionally based on total population or municipal staff using IT services.
 - **Pros:** Easy to implement and communicate
 - **Cons:** Does not account for IT usage variance or service levels
- 3. Hybrid Model (Recommended):**
 - Combines a fixed base fee with a variable usage-based component, balancing stability and fairness.

Recommended Model: Hybrid Base Fee + Usage (Variable Costs)

Why Hybrid?

The hybrid model which combines a fixed base fee and a variable usage-based cost, is best suited for the consortium because it balances fairness and operational simplicity. It prevents small municipalities from overpaying, ensures larger ones contribute proportionally to their service load, and matches the administrative structure most consortiums can realistically manage in early stages.

8.4. Proposed Structure for Implementation

To ensure clarity, financial integrity, and compatibility with vendor billing practices, we recommend the following structure:

1. Two-Part Cost Formula

- **Base fee:** Covers governance, shared infrastructure, legal & admin, and equates to around 30-40% of total cost
- **Usage Fee:** Reflects service usage like ticket volume, staff, projects, hardware, etc.. fills up the remaining percentage left from the base fees. (60-70%)

3. Base Fee Options

- Initial assumption was a flat \$10,000 per municipality.
- We recommend transitioning to a tiered base fee model based on IT-eligible staff bands:
 - Small municipalities: \$7,500
 - Medium municipalities: \$10,000
 - Larger municipalities: \$12,500
- This improves proportional fairness while maintaining administrative ease.

4. Usage Fee Calculation

- Based on expected service demand (estimated user count or ticket history)
- Calculated before each fiscal year using prior-year data
- Reconciled annually to adjust for over/underestimation

5. Reserve Buffer

- A 3–5% contingency margin should be held by the governing unit
- Covers discrepancies between projections and Marco's annual flat fee

Simulation Example (Illustrative Only)

The table below provides a simulated example to demonstrate how the model could function, based on the following assumptions:

- Flat base fee of \$10,000 per municipality
- Usage cost of \$170 per user per month
- Estimated annual user counts provided for demonstration purposes only

Municipality	Base Fee (Annual)	Est. Users	Usage Cost (\$170/user/mo)	Total Cost
Cross Plains	\$10,000	10	\$20,400	\$30,400
Columbus	\$10,000	20	\$40,800	\$50,800
DeForest	\$10,000	40	\$81,600	\$91,600
Verona	\$10,000	50	\$102,000	\$112,000
Total	\$40,000	—	\$244,800	\$284,800

These figures are illustrative only. Actual costs will depend on:

- Final vendor contract pricing
- Confirmed user counts or service request volumes
- Agreed-upon base fee tiers or structure

In implementation, base and usage contributions would be calculated annually, with mid-year usage tracked and reconciled after year-end to correct for overages or underuse. This structure ensures Marco receives the full annual fee on time while allowing the consortium to operate with internal cost transparency and accountability.

8.5. Addressing Implementation Challenges

Issue: Unequal Base Fee Impact

- A uniform base fee penalizes smaller municipalities
- **Solution:** Adopt a tiered base fee system, matched to staff tiers
 - Where a small, medium, and large tier would be assigned depending on the municipality. And each tier pays their respective cost. (\$7,500, \$10,000, and \$11,500 for example)

Issue: Usage Fees + Base Fees may not add up to total provider cost

- Since Marco charges a flat annual fee, misalignment could occur (if base + usages fees don't add up to 100%)
- **Solution:**
 - Contributions must be calibrated to total the annual vendor cost (if base fees are 40%, usage fees must add up to 60%)
 - Base + usage projections are set before the operational year
 - Any year-end gap is absorbed or redistributed using the reserve fund (reserve buffer)

Issue: Real-Time Usage Data May Be Unavailable

- Municipalities may lack clean or consistent ticket tracking
- **Solution:**
 - Use staff counts or previous estimates to project usage
 - Implement centralized ticket logging in Year 1 to improve accuracy over time

Issue: Usage Can Fluctuate

- One-time projects or outages may skew annual costs
- **Solution:**
 - Lock in usage contributions for the full year
 - Adjust annually rather than mid-cycle

8.6. Funding Opportunities

Our research identified several promising federal and state funding opportunities suitable for consortium IT initiatives:

State and Local Cybersecurity Grant Program (SLCGP)

- **Purpose:** Support municipal cybersecurity improvements and shared governance structures
- **Funding Available:** Up to \$100,000 per municipality (no local match required in initial years)
- **Eligible Uses:**
 - Cybersecurity assessments and penetration testing
 - Security software, multi-factor authentication, and endpoint protection
 - Consortium-wide governance (e.g., Ethics and Data Oversight Committee)
 - Cybersecurity training for municipal staff
- **Relevance:** Ideal for Year 1 security hardening and risk mitigation across shared infrastructure

Infrastructure Investment and Jobs Act (IIJA)

- **Purpose:** Advance digital infrastructure, broadband access, and municipal modernization
- **Funding Available:** Varies widely (\$50,000 to \$1M+ depending on regional scope and matching)
- **Eligible Uses:**
 - Network and broadband upgrades
 - Shared IT hardware and cloud infrastructure
 - IT access expansion in underserved areas
- **Relevance:** Supports foundational IT improvements critical to launching consortium services

Research and Development Infrastructure Grant Program (U.S. Department of Education)

- **Purpose:** Build technology infrastructure for research, education, and inter-municipality data systems
- **Funding Available:** Typically \$50,000–\$250,000
- **Eligible Uses:**
 - Shared digital environments or IT infrastructure
 - GIS collaboration and school-linked data platforms
 - Data governance innovation across municipalities

- **Relevance:** Especially applicable if consortium services intersect with local schools or regional education technology

MAGIC GIS Grant Program (MidAmerica GIS Consortium)

- **Purpose:** Strengthen GIS capabilities in local governments
- **Funding Available:** Typically **\$5,000–\$50,000**
- **Eligible Uses:**
 - ArcGIS ELA licensing and training
 - GIS infrastructure upgrades
 - Cross-municipality GIS integration and platform access
- **Relevance:** Highly relevant if GIS services are part of the shared IT roadmap

Grants.gov (Federal Grant Portal)

- **Purpose:** Provide access to federal IT and cybersecurity grants through a central application hub
- **Funding Available:** **Variable** by program
- **Eligible Uses:**
 - Broadly flexible depending on grant: cybersecurity, modernization, workforce training, etc.
- **Relevance:** Should be actively monitored by the fiscal agent or grant coordinator to capture rolling opportunities

8.7. Summary

The hybrid cost-sharing model provides the fairest and most balanced approach, ensuring sustainability and financial predictability. Additionally, leveraging available state and federal grants significantly reduces financial burdens, making the Dane County IT Consortium an economically viable and strategically advantageous initiative for all participating municipalities.

9. Risks and political considerations

When municipalities collaborate on shared services, operational, financial, and political risks must be proactively managed. Through stakeholder interviews and analysis of comparable consortiums, we identified critical risks municipalities such as DeForest, Verona, Cross Plains, and Columbus should anticipate.

Operational and Financial Risks

A significant risk involves financial uncertainty and potential cost overruns. Actual consortium expenses could deviate from initial projections due to unforeseen technical issues or vendor cost fluctuations. To mitigate this, we recommend adopting clear financial oversight, contingency budgeting, and transparent reporting practices reviewed regularly by the governing board.

Data privacy and cybersecurity risks are heightened when municipalities share IT infrastructure. Increased exposure to cybersecurity threats necessitates robust data governance. We recommend establishing an independent Ethics and Data Oversight Committee responsible for data security protocols, annual cybersecurity audits, and routine penetration testing to ensure compliance and transparency.

The potential withdrawal of member municipalities poses a risk to financial stability and service continuity. To address this, the Intergovernmental Agreement (IGA) should explicitly include mandatory notice periods, financial reconciliation procedures upon exit, and transitional support measures to minimize disruption.

Political and Governance Risks

Leadership turnover within municipalities could lead to shifting priorities, weakening consortium commitment. To mitigate this, we recommend incorporating multi-year IGA terms extending beyond election cycles, ensuring bipartisan governance representation, and structured onboarding processes for incoming officials.

Potential conflicts arising from varying municipality sizes and priorities present governance challenges. To ensure equitable decision-making, the governance structure should clearly define voting procedures and responsibilities. Our proposed governance model outlines an executive board with balanced representation and structured conflict-resolution guidelines, addressing these concerns effectively.

Local autonomy concerns may arise as municipalities fear loss of control over local decisions. To alleviate this, we recommend including explicit autonomy protections within the IGA, clearly distinguishing local responsibilities from shared consortium obligations, thereby reducing political resistance and preserving necessary independence.

Intergovernmental Agreement (IGA) Considerations

The IGA forms the legal foundation for the consortium, addressing the identified risks comprehensively. It should explicitly detail member roles, cost-sharing arrangements, governance structures, conflict resolution mechanisms, and exit clauses. Additionally, the IGA must accommodate future growth by outlining clear onboarding procedures for municipalities joining later.

By proactively managing these operational, financial, and political risks through clearly defined structures and governance mechanisms, municipalities can substantially improve the consortium's chances for long-term success. These recommended mitigation measures will ensure financial stability, maintain political alignment, and secure ongoing collaboration to enhance IT service quality across Dane County.

10. Service and integration rollout (Roadmap)

- Immediate, Short-term, and Long-term phases: Time breakdown of service implementation (Timeline)
- Pilot strategy

A phased approach is recommended for implementing shared IT services across the participating municipalities (DeForest, Verona, Cross Plains, and Columbus). A structured rollout ensures municipalities have sufficient time to adapt operationally and financially, maintaining continuity of service and minimizing disruption.

1- Immediate Phase (0–6 months): Governance and Legal Establishment

Initially, municipalities must formally adopt the consortium through a comprehensive Intergovernmental Agreement (IGA). This foundational document should clearly define governance structures, voting mechanisms, cost-sharing agreements, and exit protocols. Concurrently, the governing body, comprising representatives from each municipality, should be established, formalizing roles and responsibilities for the Executive Board, IT Director, and relevant committees (e.g., Ethics and Data Oversight Committee).

Additionally, municipalities should conduct detailed inventories of their existing IT assets, licenses, and vendor contracts. These inventories facilitate informed decisions regarding asset consolidation, technology alignment, and potential redundancies.

2- Short-Term Phase (6–12 months): Initial Service Integration (Pilot Phase)

Following governance establishment, the consortium should initiate integration of lower-complexity services that provide immediate efficiency gains.

Recommended initial services include:

- Unified Helpdesk Services: Transitioning helpdesk support to a single Managed Service Provider, ensuring standardized 24/7 user support.
- Cybersecurity Tools and Protocols: Deployment of centralized cybersecurity solutions including firewall protections, threat monitoring, and staff cybersecurity awareness training (e.g, phishing protocols).
- Software Licensing Consolidation: Pooling software licensing (e.g., Microsoft 365, cybersecurity licenses) to leverage economies of scale and simplify license management.
- Hardware Standardization and Procurement: As part of broader infrastructure consolidation, municipalities should assess and align hardware such as routers, switches, printers, and endpoint devices. Standardizing this equipment will reduce maintenance complexity, improve compatibility across the network, and open the door

for shared procurement strategies and bulk purchasing discounts.

This pilot phase allows municipalities to validate cost savings, address initial challenges proactively, and gain practical experience in collaborative operations.

3- Long-Term Phase (12–18 months): Full Infrastructure Consolidation and Integration

Following a successful pilot phase, municipalities should expand service integration efforts to include more complex IT infrastructure consolidation. Activities in this phase include:

- Centralized Data Storage and Backup: Transitioning municipal data to shared cloud-based solutions, enhancing disaster recovery capabilities, and data redundancy.
- Shared Server Infrastructure: Consolidating physical server infrastructure into centralized, scalable environments, ensuring enhanced reliability, security, and resource efficiency.
- Unified Network Management: Standardizing network configurations and access controls across municipalities to streamline administration and improve security posture.

A structured training program should accompany these transitions to ensure seamless adoption by municipal staff.

4- Ongoing (18+ months): Continuous Improvement and Consortium Growth

After initial integrations, the consortium should maintain regular governance meetings to evaluate performance, review financial metrics, and address emerging issues. Periodic cybersecurity audits, system updates, and continuous staff training should be institutionalized within consortium operations.

Furthermore, the consortium should actively plan for growth, using demonstrated successes from early phases to attract additional municipalities. Clearly defined onboarding procedures and scalability strategies will ensure sustainable expansion and long-term operational efficiency.

Municipality-Specific IT Needs and Rollout Priorities

Each municipality brings its own set of IT challenges and priorities, which informed the structure of the rollout timeline. For example, some have encountered major issues with storage overflow, poor helpdesk responsiveness, and a lack of standardization across devices and platforms. Others expressed concerns with inconsistent support from existing providers, limited cybersecurity protections, underutilized tools, and gaps in internal IT knowledge and staff training.

These specific needs support a rollout strategy that begins with foundational, high-impact services such as shared helpdesk and cybersecurity support, followed by infrastructure upgrades and training initiatives. Tailoring the rollout to real conditions helps ensure early wins and stakeholder alignment, while also allowing technical teams to prioritize based on urgency and resource constraints.

Phase	Timeframe	Key Milestones
Immediate (Governance)	0–6 months	Establish Governance, IGA adoption, Asset inventory
Short-Term (Pilot)	6–12 months	Shared Helpdesk, Cybersecurity, Licensing Integration
Long-Term (Integration)	12–18 months	Data migration, Server consolidation, Network Unification
Ongoing	18+ months	Continuous improvement, Governance, Expansion planning

While the outlined phases reflect a recommended sequence, the timeline itself should be viewed as flexible. The actual duration of each phase may vary based on municipal readiness, contract execution, and technical conditions. Importantly, Phase 2 may begin earlier if Phase 1 objectives are completed ahead of schedule. The critical focus should be on completing milestones in order, rather than adhering to rigid timelines.

11. Final recommendation

Yes, forming an IT consortium is both feasible and strategically beneficial. Our analysis confirms that shared IT services across different municipalities can deliver significant advantages in cost efficiency, cybersecurity, service quality, and long-term scalability. With appropriate governance, cost-sharing, and phased implementation, the consortium model offers a sustainable and collaborative approach to meeting technological needs.

Recommended Provider

Marco Technologies

Marco is the preferred managed service provider based on:

- Extensive experience with government clients
- Robust cybersecurity infrastructure (aligned with NIST standards)
- 24/7 helpdesk and unlimited support under bundled pricing
- Capacity to scale with consortium growth
- Proven procurement pathways (e.g., Sourcewell, CPC)

Recommended Services

We recommend the following service bundle for consortium launch:

- Full managed IT support (remote monitoring, endpoint protection, helpdesk)
- Microsoft 365 integration and license management
- Cybersecurity monitoring and annual penetration testing
- Optional GIS services and cloud backups
- Onsite support options as needed (for larger municipalities or critical issues)

This package provides a comprehensive, secure, and centralized IT foundation, reducing redundancies while preserving local flexibility.

UniverCity Year

UniverCity Year is a three-phase partnership between UW-Madison and communities in Wisconsin. The concept is simple. The community partner identifies projects that would benefit from UW-Madison expertise. Faculty from across the university incorporate these projects into their courses, and UniverCity Year staff provide administrative support to ensure the collaboration's success. The results are powerful. Partners receive big ideas and feasible recommendations that spark momentum towards a more sustainable, livable, and resilient future.

Join us as we create *better places together*.



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@UniverCity Alliance

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, January 27, 2026

SECTION: Business

DEPARTMENT: Administration

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action on a State Municipal Maintenance Agreement (SMMA) for US Highway 51 for Segment 6 from Exchange Street to Larson Beach.

PREVIOUS ACTION:

The Village Board adopted the first version of the SMMA at its meeting on August 26, 2025.

ISSUE SUMMARY:

Construction on Phase 6 of USH 51 will begin later this year and be completed in 2027. There are certain aspects of that project that require the Village and State to enter into an agreement for the Village to maintain locally upon completion. Most of the State's responsibility for maintenance is contracted through the County as is applicable statewide. They do maintain the signals and some of their lighting related to the intersections but most things having to do with the roadway are addressed by the County.

All of the things noted in the previously approved SMFA that are Village responsibilities fall to us as local representatives. We have understood this from the beginning of the process and anticipated that throughout working to establish these terms for the board's consideration. The agreement provides an exhibit that is the construction plan outlining the specific areas for Village responsibility. Staff has reviewed these terms with the State and is agreeable to what has been proposed. Most everything falls into an area where we are already doing these things (i.e. - street lighting) and in some cases maintenance improves (i.e. concrete medians eliminates regular mowing). Some other things are new like the sidewalk or underpass, but again fall in line with what we would have expected while also deferring to local ordinance and our discretion in some cases on what to do should there be a need.

The first version of this document was approved in August of 2025. Shortly after this the State requested additional changes to address two items as follows:

- Storm Sewer Sumps - The Village requested sumps be added at the storm sewer catch basins. We are already responsible for maintaining the system and within our existing network throughout the community include sumps within our catch basins. This allows solids to be collected and water to flow through the line. We have to clean these out from time to time but is easier than having to clean the main. Staff has reviewed this language and is agreeable to the terms.
- Underpass Canoe/Kayak Launch - The State informed the Village that it was removing



the canoe and kayak launch from the underpass. While it is a relatively small piece of the main improvement that is agreed to, it was an additional recreational amenity included allegedly only with Dane County but floated also to the Village as part of the design we authorized (i.e. we have approved its inclusion in prior agreements). They claim there is a conflict with the underground utilities but have not been able to demonstrate it as much and will not provide any alternatives. Again, it is very small in the grand scheme of things and we could pursue it later on our own. Its removal is noted in the appendix.

All other terms are the same as what was approved in August of 2025.

FINANCIAL/BUDGET IMPACT:

The costs for the improvements are detailed within the previously approved SMFA. [Please click on this link to view this document.](#) This is not proposed to change at this time.

Additional maintenance costs will be absorbed within existing operating budgets and added to future capital improvements when needed.

VILLAGE PLAN REFERENCE:

[WisDOT Environmental Assessment](#) - August 16, 2021

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended action:

Motion and second to approve the on a State Municipal Maintenance Agreement (SMMA) for US Highway 51 for Segment 6 from Exchange Street to Larson Beach.

ATTACHMENTS:

1. 5845-16-76 SMMA Village of McFarland Draft 01.23.2026



**STATE/MUNICIPAL
MAINTENANCE
AGREEMENT**

Date: 11/19/2025
ID: 5845-16-00/06/26/76
Road Name: USH-51
Limits: Exchange St to Larson Beach Rd
County: Dane

The signatory **Village of McFarland**, hereinafter called the Municipality, through its undersigned duly authorized officers or officials, hereby requests the State of Wisconsin Department of Transportation, hereinafter called the State, to initiate and affect this agreement to include the associated maintenance responsibilities hereinafter described.

The authority for the Municipality to enter into this agreement with the State is provided by Section 84.07(1) of the Statutes. Wisconsin statutes, Wisconsin Administrative Code, and State policy serve as the defining documents for State Highway maintenance responsibilities.

DESCRIPTION OF FACILITY:

USH 51 is a principal arterial. The existing roadway from Exchange Street to Burma Road is a 4-lane undivided urban section with four 12-foot lanes and no shoulders. From Burma Road to Larson Beach Road is a 4-lane divided urban cross-section with four 12-foot lanes and no shoulders. The existing pavement is deteriorated and close to the end of pavement life.

USH 51 will be reconstructed, replacing the existing pavement structure, curb and gutter, sidewalk, and curb ramps, replace and lengthen Yahara River Bridge (B-13-085) to match the existing dam opening, and add new pedestrian accommodations along USH 51.

This request shall constitute agreement between the Municipality and the State; is subject to the terms and conditions that follow (pages [2] – [4]); is made by the undersigned under proper authority to make such request for the designated Municipality and upon signature by the State, delivery to the Municipality and upon fully executed signature of associated, applicable State Municipal Financial Agreement for project 5845-16-76. The initiation and signature of the agreement will be subject to all the applicable federal and state regulations. No term or provision of neither the State/Municipal Maintenance Agreement nor any of its attachments may be changed, waived or terminated orally but only by an instrument in writing executed by both parties to the State/Municipal Maintenance Agreement.

Signed for and in behalf of the Village of McFarland (Please sign in blue ink)	
Name (print)	Title
Signature	Date
Signed for and in behalf of the State (Please sign in blue ink)	
Name	Title WisDOT Region Maintenance Chief
Signature	Date

TERMS AND CONDITIONS:

1. In order to guarantee the Municipality's foregoing agreements to maintain the facility to State standards, the Municipality, through its above duly authorized officers or officials, agrees and authorizes the State to set off and withhold General Transportation Aids or monies otherwise due and payable by the State to the municipality, as determined by the State, for any maintenance the State must perform to the facility should the Municipality fail to comply with the agreement.
2. The State will not install any additional items, not necessitated for the safe and efficient flow of traffic, to a state highway facility without the Municipality agreeing to maintain those items. The State is responsible for maintaining the through travel way of any given highway facility under the State's jurisdiction including:
 - (a) The energy, operation, repair and replacement of traffic signals and associated street lighting required for the signalized intersections within the limits of this agreement if applicable for:
 1. Signalized intersections
 2. Roundabouts

The State does not inventory black-colored signal & lighting equipment. State owned electrical installations that are damaged may be replaced with standard equipment. Replacement items will be black in color only if available at the time of replacement & at the convenience of the Department.
 - (b) Signing and pavement marking necessitated for the safe and efficient flow of traffic except those items listed in #3.
 - (c) Permitting authority of utilities and access control on all State Trunk, US and Interstate Highways.
3. The Municipality shall at its own cost and expense maintain all portions within the specified limits of this agreement that lie within its jurisdiction for such maintenance through statutory requirements in a manner satisfactory to the State and shall make ample provision for such maintenance each year to include:
 - (a) Maintain all items outside, and under, the travel way to include, but not limited to, parking lanes, curb and gutter, drainage facilities, sidewalks, multi-use paths, retaining walls, pedestrian refuge islands and landscaping features.
 - (b) Remove snow and ice from sidewalks, multi-use paths, and pedestrian refuge islands. This is subject to the Village's sidewalk ordinance.
 - (c) Implement a street sweeping program at its discretion to help prevent the accumulation of dirt, sand, leaves, paper, or other clogging debris.
 - (d) Maintain the storm sewer system to provide a free flow condition throughout the life of the facility including, but not limited to, annual inspections of inlets, catch basins, manholes, pipe; annual cleaning and removal of blockages, replace broken or malfunctioning castings, grates, grit covers, risers, covers and frames; repair top slabs along bottom and walls of basins. Routine mortar repairs such as tuck pointing and plastering to the inlets, catch basins, and manholes.
 - (e) Maintain and accept responsibility for the energy, operation, maintenance, repair, and replacement of the street lighting system.
 - i. The Municipality shall obtain a permit from the State.
 - ii. The Municipality shall accept responsibility for locating utilities for Digger's Hotline.
 - iii. If at any time the Municipality should choose to turn off or remove street lighting, in part or in whole, funded with federal/state dollars, the State will determine potential conflicts and approve/disapprove such request. If removal is approved by the State, the Municipality will reimburse to the State an amount determined by Federal and State coordination.
 - (f) Maintain clear right-of-way of all encroachments.

(g) Maintain crosswalk pavement markings. The municipality shall obtain a permit with the State.

(h) Maintain signs and pavement markings not necessary for the safe and efficient movement of traffic (no parking signs, wayfinding signs, etc). The municipality further agrees to maintain signs and pavement markings per Exhibit A attached (HMM 02-15-06) which defines the municipal responsibilities with respect to the roundabout.

(i) Maintain and accept responsibility for the following as applicable to this agreement:

1. Roundabout Landscaping: Village will maintain the landscaping in the center island of the USH-51 and Larson Beach roundabout. See Roundabout Maintenance Agreement Exhibit B attached.

2. Pedestrian Underpass: Village will maintain the pedestrian underpass at the Yahara River Bridge.

i. Life span of the US 51 bridge and the pedestrian underpass are 75 or more years. When the need to replace the US 51 bridge, the State and the Village will enter into a new financial and maintenance agreement for replacement of the underpass.

ii. If the pedestrian underpass structure has maintenance needs requiring significant investment prior to its life span. The Village may reach out to the department to coordinate proposed repairs.

iii. The Village controls the access to the pedestrian underpass.

iv. Lighting system (wall packs) to be maintained by the Village.

3. Multi-use Path: Village will maintain the multi-use path from the Yahara River Bridge to Exchange Street

4. Decorative Street Lighting: Village will maintain the decorative street lighting along USH-51 from Yahara Dr. to Larson Beach Road

5. Decorative Colored and Stamped Concrete: Village will maintain the decorative colored and stamped concrete medians along US 51 from the Burma intersection to Larson Beach intersection.

6. Retaining Wall Staining: Village will maintain the CSD funded staining on retaining wall R-13-015

7. Rectangular Rapid Flashing Beacons: Village will maintain the Rectangular Rapid Flashing Beacons at the intersections of USH-51 & Larson Beach roundabout and the US 51 & Burma Road intersection.

8. Storm Sewer Catch Basin Sumps: Village will maintain storm sewer sumps located at all storm sewer catch basins (inlets).

4. The Municipality will coordinate with the State to obtain any necessary Work on Right-of-Way Permits for maintenance performed on or within the state highway facility or state right-of-way.

5. This agreement does not remove the current municipal maintenance responsibility.

6. The State or Municipality may request an amendment to this agreement to include specific features later requested by the Municipality throughout the design process.

7. Upon completion of construction project, 5845-16-76, the Municipality will assume all aforementioned maintenance responsibilities.

Attachments:

Exhibit A: State/Municipal Maintenance Agreement Exhibit (Visual Assistance)

Exhibit B: State/Municipal Roundabout Maintenance Agreement

Exhibit C: WisDOT Highway Maintenance Agreement: Chapter 2, Section 15, Subject 06 -
Maintenance of Roundabouts

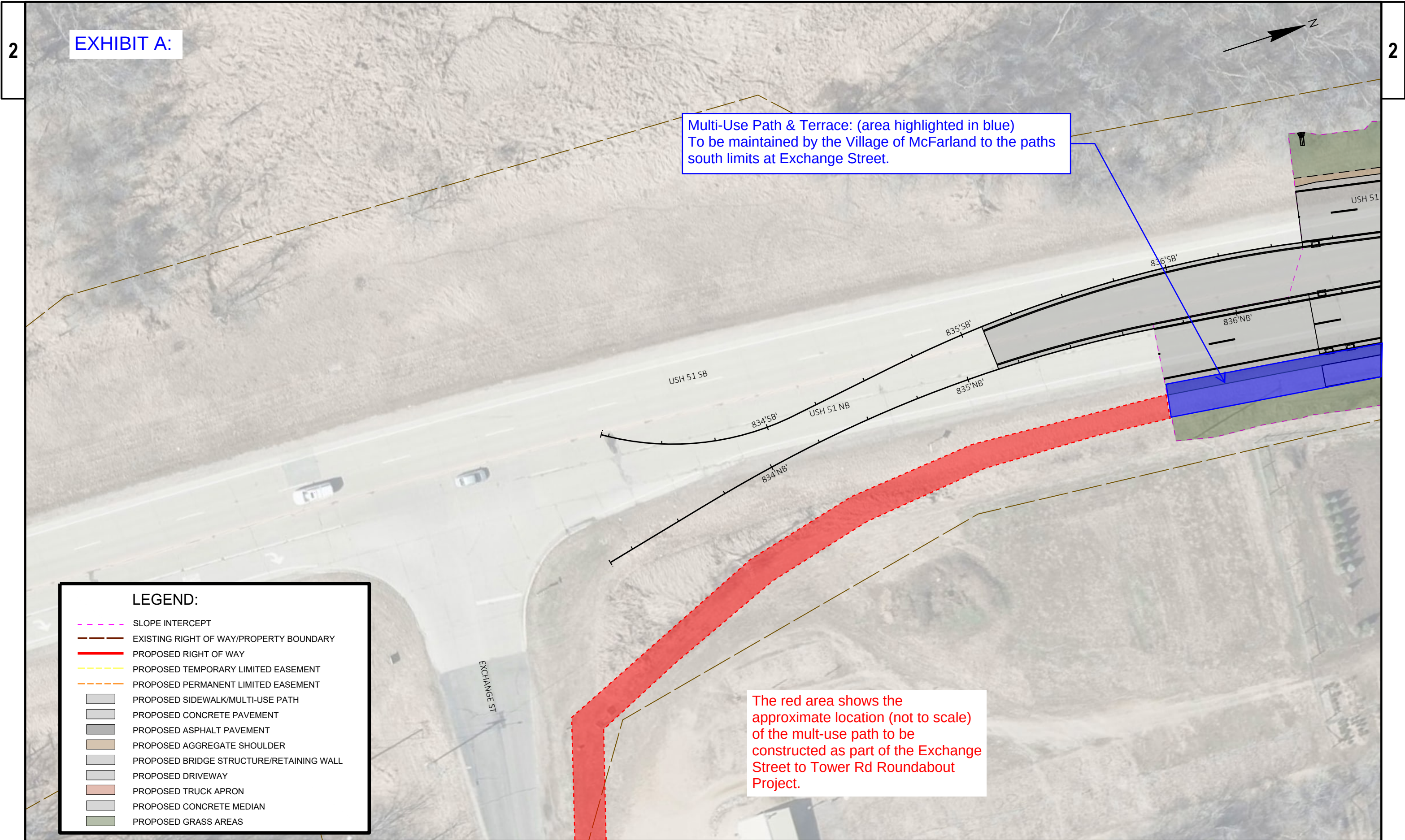


EXHIBIT A:

2

2

LEGEND:

- SLOPE INTERCEPT
- EXISTING RIGHT OF WAY/PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED TEMPORARY LIMITED EASEMENT
- PROPOSED PERMANENT LIMITED EASEMENT
- PROPOSED SIDEWALK/MULTI-USE PATH
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED AGGREGATE SHOULDER
- PROPOSED BRIDGE STRUCTURE/RETAINING WALL
- PROPOSED DRIVEWAY
- PROPOSED TRUCK APRON
- PROPOSED CONCRETE MEDIAN
- PROPOSED GRASS AREAS

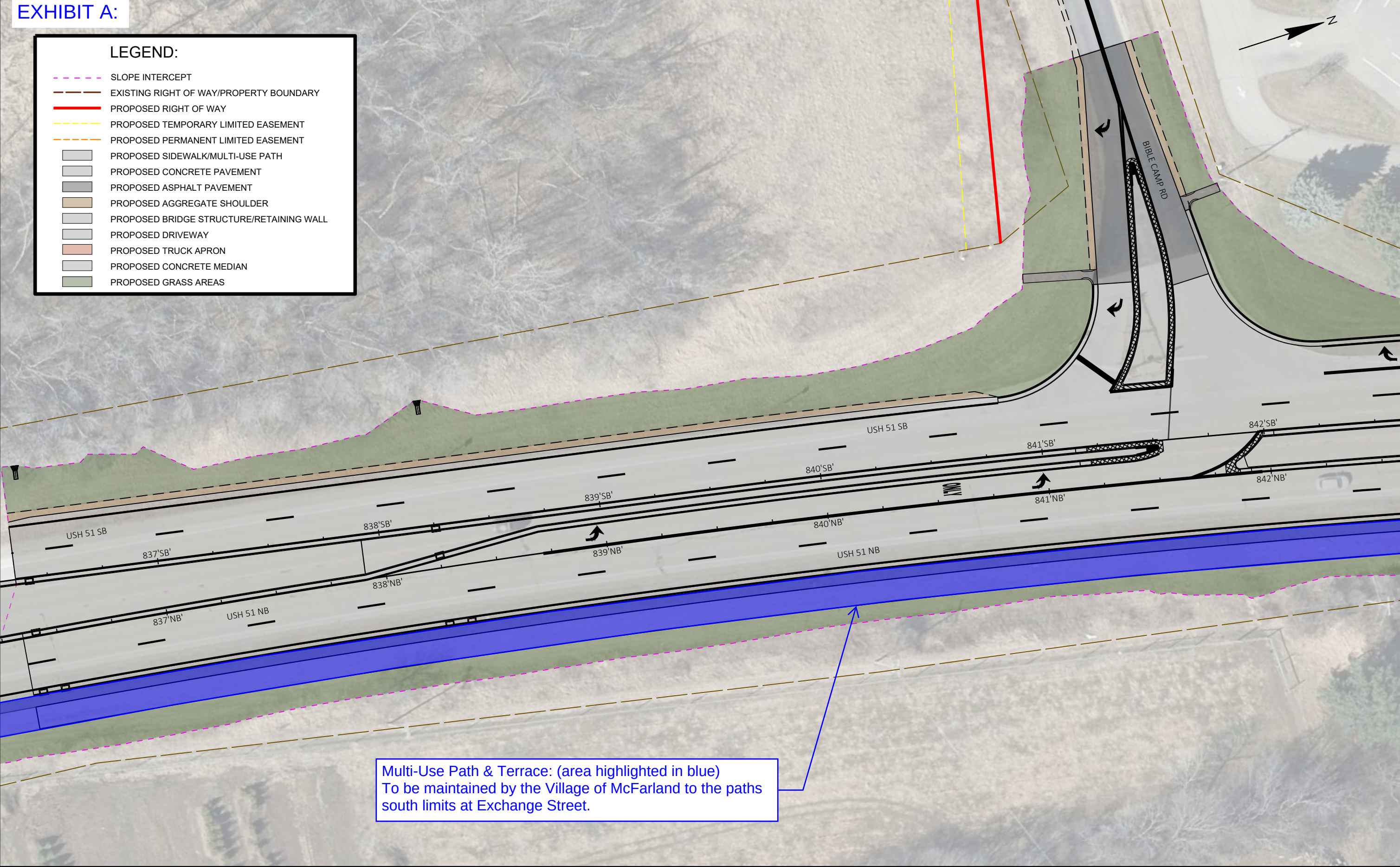
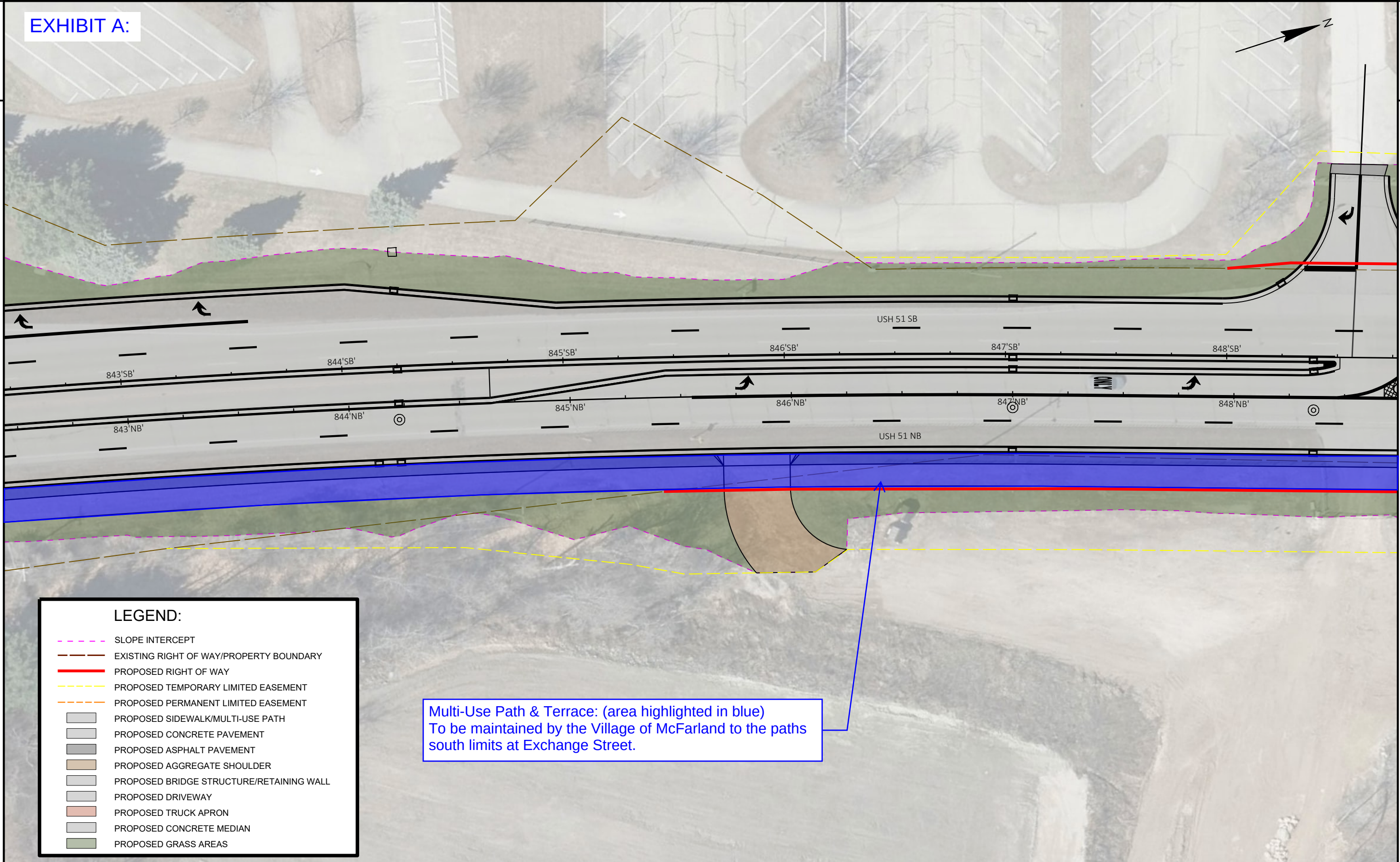


EXHIBIT A:

2

2



LEGEND:

- SLOPE INTERCEPT
- EXISTING RIGHT OF WAY/PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED TEMPORARY LIMITED EASEMENT
- PROPOSED PERMANENT LIMITED EASEMENT
- PROPOSED SIDEWALK/MULTI-USE PATH
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED AGGREGATE SHOULDER
- PROPOSED BRIDGE STRUCTURE/RETAINING WALL
- PROPOSED DRIVEWAY
- PROPOSED TRUCK APRON
- PROPOSED CONCRETE MEDIAN
- PROPOSED GRASS AREAS

Multi-Use Path & Terrace: (area highlighted in blue)
To be maintained by the Village of McFarland to the paths
south limits at Exchange Street.

PROJECT NO: 5845-16-76

HWY: USH 51

COUNTY: DANE

VILLAGE OF MCFARLAND - STATE/MUNCIPAL MAINTENACE AGREEMENT EXHIBIT

SHEET

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PLOT BY : MEGAN BRINKER

PLOT NAME :

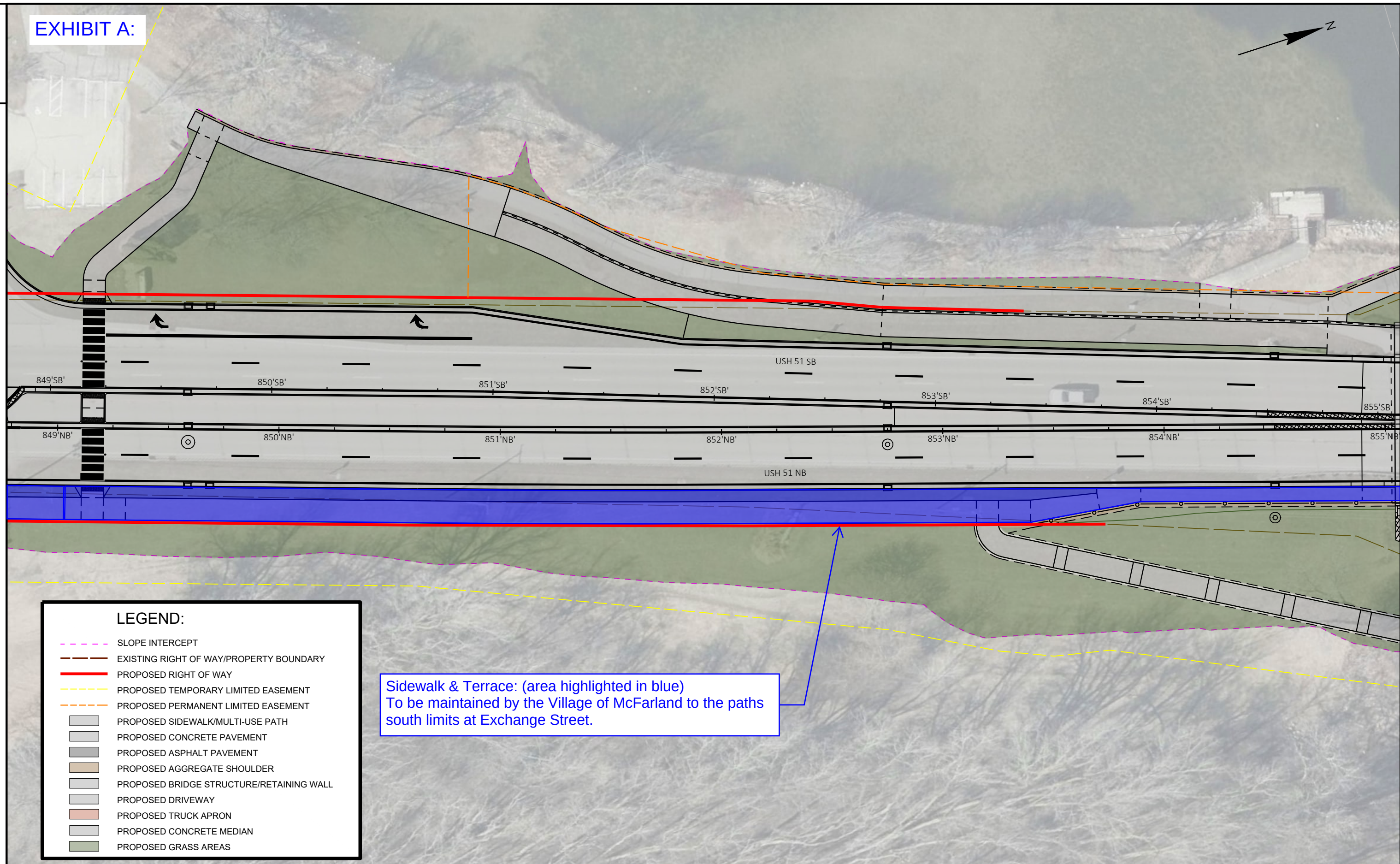
PLOT SCALE : 1 IN=40 FT

WISDOT/CADDs SHEET 42

EXHIBIT A:

2

2



Storm Sewer System (inlets highlighted in orange):
Village of McFarland to maintain storm sewer system
to provide a free flow condition per SMMA.

Decorative Street Lighting:
Village of McFarland to maintain the decorative street
lighting between Yahara Dr. and Larson Beach Rd.

EXHIBIT A:

Sidewalk & Terrace: (area highlighted in blue)
To be maintained by the Village of McFarland

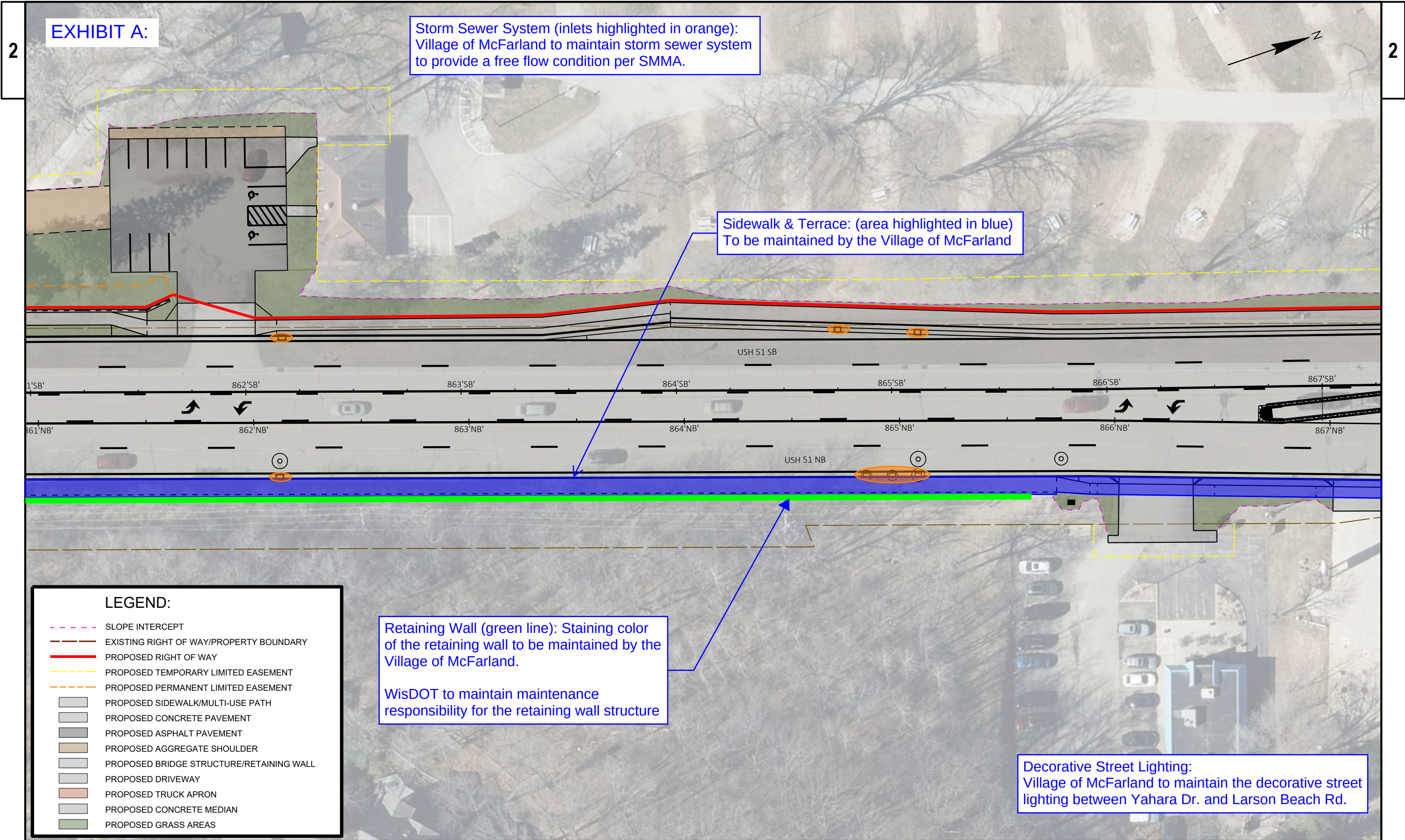
Retaining Wall (green line): Staining color
of the retaining wall to be maintained by the
Village of McFarland.

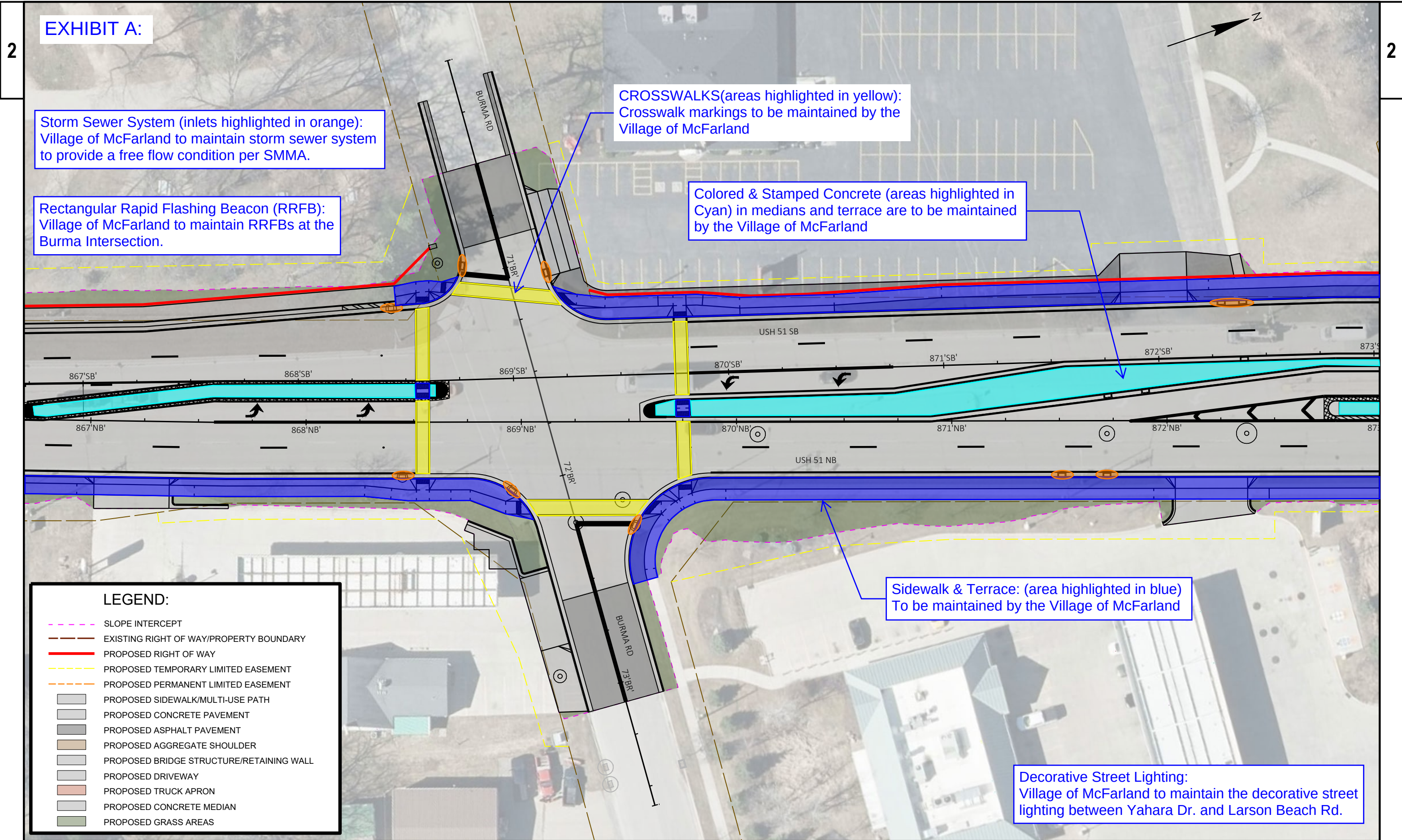
WisDOT to maintain maintenance
responsibility for the retaining wall structure

Pedestrian Underpass (Area highlighted in Yellow):
To be maintained by the Village of McFarland.
This includes all items associated with keeping the
pedestrian underpass in working order (i.e...pathway,
structure (retaining walls), railings, lighting, concrete
staining)

LEGEND:

- SLOPE INTERCEPT
- EXISTING RIGHT OF WAY/PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED TEMPORARY LIMITED EASEMENT
- PROPOSED PERMANENT LIMITED EASEMENT
- PROPOSED SIDEWALK/MULTI-USE PATH
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED AGGREGATE SHOULDER
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- PROPOSED DRIVEWAY
- PROPOSED TRUCK APRON
- PROPOSED CONCRETE MEDIAN
- PROPOSED GRASS AREAS





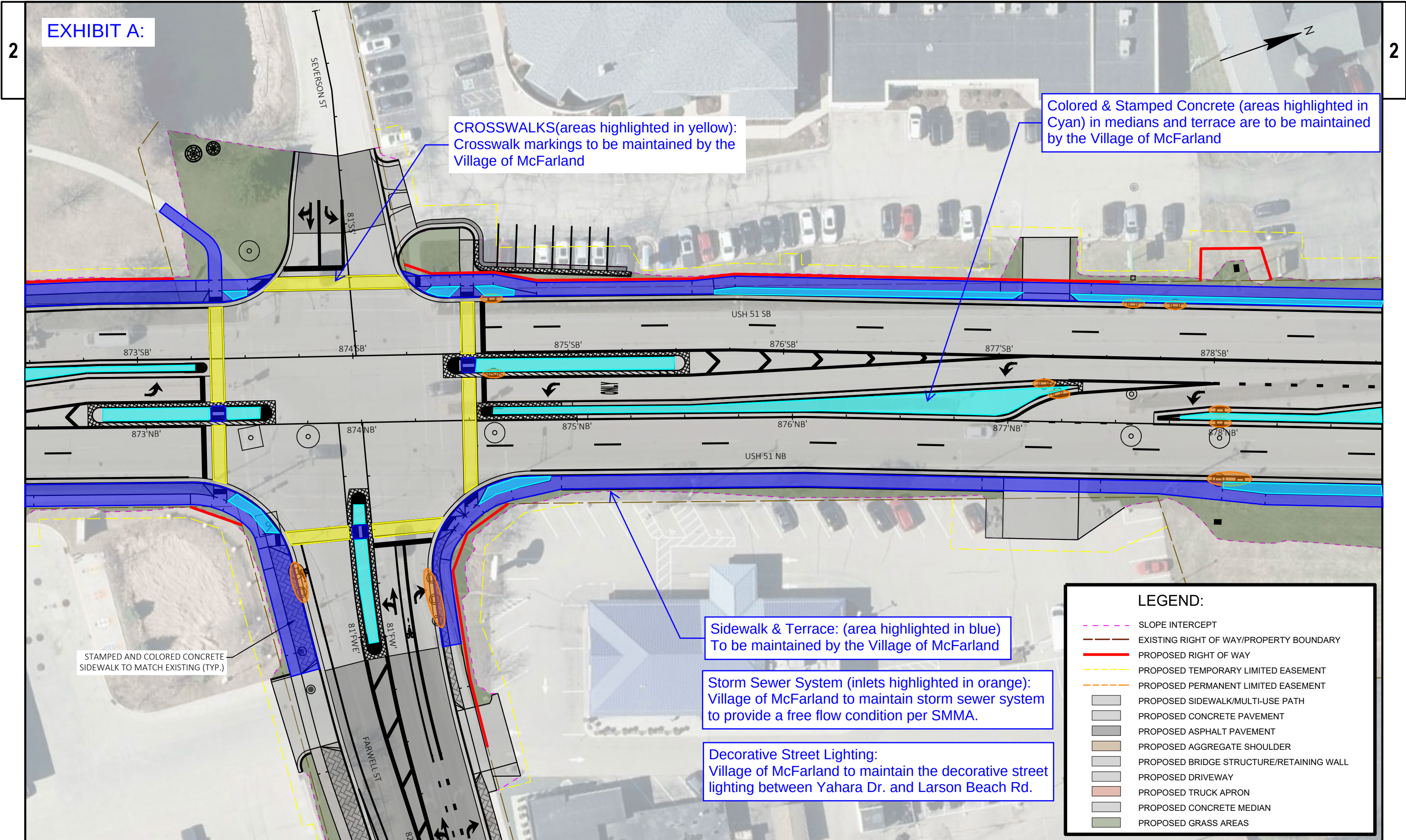


EXHIBIT A:

CROSSWALKS(areas highlighted in yellow):
Crosswalk markings to be maintained by the
Village of McFarland

Colored & Stamped Concrete (areas highlighted in
Cyan) in medians and terrace are to be maintained
by the Village of McFarland

Sidewalk & Terrace: (area highlighted in blue)
To be maintained by the Village of McFarland

Storm Sewer System (inlets highlighted in orange):
Village of McFarland to maintain storm sewer system
to provide a free flow condition per SMMA.

Decorative Street Lighting:
Village of McFarland to maintain the decorative street
lighting between Yahara Dr. and Larson Beach Rd.

LEGEND:

- SLOPE INTERCEPT
- EXISTING RIGHT OF WAY/PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED TEMPORARY LIMITED EASEMENT
- PROPOSED PERMANENT LIMITED EASEMENT
- PROPOSED SIDEWALK/MULTI-USE PATH
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED AGGREGATE SHOULDER
- PROPOSED BRIDGE STRUCTURE/RETAINING WALL
- PROPOSED DRIVEWAY
- PROPOSED TRUCK APRON
- PROPOSED CONCRETE MEDIAN
- PROPOSED GRASS AREAS

EXHIBIT A:

Decorative Street Lighting:
Village of McFarland to maintain the decorative street lighting between Yahara Dr. and Larson Beach Rd.

Storm Sewer System (inlets highlighted in orange):
Village of McFarland to maintain storm sewer system to provide a free flow condition per SMMA.

CROSSWALKS(areas highlighted in yellow):
Crosswalk markings to be maintained by the Village of McFarland

Colored & Stamped Concrete (areas highlighted in Cyan)
in medians and terrace are to be maintained by the Village of McFarland

Sidewalk & Terrace: (area highlighted in blue)
To be maintained by the Village of McFarland

LEGEND:

- SLOPE INTERCEPT
- EXISTING RIGHT OF WAY/PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED TEMPORARY LIMITED EASEMENT
- PROPOSED PERMANENT LIMITED EASEMENT
- PROPOSED SIDEWALK/MULTI-USE PATH
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED AGGREGATE SHOULDER
- PROPOSED BRIDGE STRUCTURE/RETAINING WALL
- PROPOSED DRIVEWAY
- PROPOSED TRUCK APRON
- PROPOSED CONCRETE MEDIAN
- PROPOSED GRASS AREAS

PROJECT NO: 5845-16-76

HWY: USH 51

COUNTY: DANE

VILLAGE OF MCFARLAND - STATE/MUNCIPAL MAINTENACE AGREEMENT EXHIBIT

SHEET

E

FILE NAME : G:\00\00093\00093635\CADD\C3D\58451606\SHEET\OTHER\STREETSCAPING FOR VILLAGE\58451606_STREETSCAPING EXHIBIT.DWG
LAYOUT NAME - 09

PLOT DATE : 6/23/2025 1:41 PM

PLOT BY : MEGAN BRINKER

PLOT NAME :

PLOT SCALE : 1 IN=40 FT

WISDOT/CADD\ SHEET 42

EXHIBIT A:

Storm Sewer System (inlets highlighted in orange):
Village of McFarland to maintain storm sewer system
to provide a free flow condition per SMMA.

Decorative Street Lighting:
Village of McFarland to maintain the decorative street
lighting between Yahara Dr. and Larson Beach Rd.

Lighting around roundabout to be maintained by the
Department.

CROSSWALKS (areas highlighted in yellow):
Crosswalk markings to be maintained by the
Village of McFarland

Colored & Stamped Concrete (areas highlighted in
Cyan) in medians and terrace are to be maintained
by the Village of McFarland

Sidewalk & Terrace: (area highlighted in blue)
To be maintained by the Village of McFarland

Village is responsible for maintaining the
center island landscaping, medians and areas
between the curb and gutter and sidewalk.
Village is to plow snow on all sidewalks and
crosswalks per Roundabout Maintenance
Agreement.

Rectangular Rapid Flashing Beacon (RRFB):
Village of McFarland to maintain RRFBs at the
Larson Beach Roundabout.

LEGEND:

- SLOPE INTERCEPT
- EXISTING RIGHT OF WAY/PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED TEMPORARY LIMITED EASEMENT
- PROPOSED PERMANENT LIMITED EASEMENT
- PROPOSED SIDEWALK/MULTI-USE PATH
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED AGGREGATE SHOULDER
- PROPOSED BRIDGE STRUCTURE/RETAINING WALL
- PROPOSED DRIVEWAY
- PROPOSED TRUCK APRON
- PROPOSED CONCRETE MEDIAN
- PROPOSED GRASS AREAS

PROJECT NO: 5845-16-76

HWY: USH 51

COUNTY: DANE

VILLAGE OF MCFARLAND - STATE/MUNCIPAL MAINTENANCE AGREEMENT EXHIBIT

SHEET

E

FILE NAME: G:\00\00093\00093635\CADD\C3D\58451606\SHEET\OTHER\STREETSCAPING FOR VILLAGE\58451606_STREETSCAPING EXHIBIT.DWG
LAYOUT NAME - 10

PLOT DATE: 6/23/2025 1:41 PM

PLOT BY: MEGAN BRINKER

PLOT NAME:

PLOT SCALE: 1 IN=40 FT

WISDOT/CADD\ SHEET 42

EXHIBIT A:

Colored & Stamped Concrete (areas highlighted in Cyan) in medians and terrace are to be maintained by the Village of McFarland

LEGEND:

- SLOPE INTERCEPT
- EXISTING RIGHT OF WAY/PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED TEMPORARY LIMITED EASEMENT
- PROPOSED PERMANENT LIMITED EASEMENT
- PROPOSED SIDEWALK/MULTI-USE PATH
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED AGGREGATE SHOULDER
- PROPOSED BRIDGE STRUCTURE/RETAINING WALL
- PROPOSED DRIVEWAY
- PROPOSED TRUCK APRON
- PROPOSED CONCRETE MEDIAN
- PROPOSED GRASS AREAS

**AGREEMENT BY AND BETWEEN
THE WISCONSIN DEPARTMENT OF TRANSPORTATION
AND THE VILLAGE OF MCFARLAND
FOR ROUNDABOUT MAINTENANCE
AT THE USH 51 AND LARSON BEACH ROAD INTERSECTION**

This AGREEMENT is made and entered into this 25th day of June, 2025, by and between, the VILLAGE of MCFARLAND , hereinafter called the "Village" and the STATE OF WISCONSIN, Department of Transportation, hereinafter called the "State".

WITNESSETH

WHEREAS, USH 51 and Larson Beach Road intersection, in the Village of McFarland, will be improved in 2026 to improve safety at the intersection. Intersection control evaluation indicated the improvement to include a roundabout at the Larson Beach Road intersection. The location will be provided a roundabout for increased safety and design level of service; and

WHEREAS, the Village desired an increased level of aesthetic enhancements in the 2026 Larson Beach Road intersection project as outlined in the 5845-16-76 improvement project dated April, 2026; and

WHEREAS, the terms and conditions of the SMA details that the Village will maintain features outside the traveled way and maintain all requested and approved community sensitive design, enhancement, and aesthetic items at their own cost. This agreement will be incorporated with the SMA and detail additional maintenance responsibilities; and

WHEREAS, the State has developed a "State Highway Maintenance and Operations Sponsorship" program, which is outlined in the State's Highway Maintenance Manual chapter 07-01-45, which may be included with this SMA if necessary for roundabout maintenance; and

WHEREAS, Wis. Stat. s. 66.0301 authorizes municipalities, including the Village and the State, to contract with one another for the receipt or furnishing of services or the joint exercise of any power or duty required or authorized by law.

AGREEMENT

NOW, THEREFORE, the Village of McFarland and the State of Wisconsin, in consideration of the mutual covenants herein set forth, and other good and valuable considerations, the receipt of which is hereby acknowledged, agree to make this Intergovernmental Agreement under Wis. Stat. s. 66.0301 for the purposes stated herein, as follows:

1. DEFINITIONS

All terms that are not defined herein shall be interpreted as used in Chapter 84, Wis. Stats.

- 1.1. **"Contractor"** means the municipality, county, business or entity that provides roundabout maintenance under this Agreement, in this case, the Village of McFarland.
- 1.2. **"FHWA"** means the Federal Highway Administration.
- 1.3. **"Litter"** means trash or garbage, such as paper, cans and bottles, which is in the highway right-of-way and visible from the roadway at posted speeds or that could interfere with mowing operations.
- 1.4. **"Maintenance"** means mowing, weeding, pruning, watering, mulch installation and litter removal on the roundabout, which the Contractor must perform at least three (3) times between April and September of each year this Agreement is in effect.
- 1.5. **"Sponsor"** means a person, firm, or entity that financially supports maintenance and operation of State rest areas and highway segments through the State Highway Maintenance and Operations Sponsorship Program.
- 1.6. **"State"** means the State of Wisconsin, Department of Transportation.
- 1.7. **"State Highway Maintenance and Operations Sponsorship Program"** means the program outlined in the State Highway Maintenance Manual, Chapter 07-01-45.
- 1.8. **"Work"** means the maintenance (1.4) and other duties, if any, to be performed by the Contractor pursuant to this Agreement.

2. INTERPRETATION

The following items are hereby incorporated into this Agreement:

- 2.1. **Agreement to be Construed Liberally – Not for the Benefit of Third Parties.** This Agreement shall be construed liberally to secure to each party hereto all the rights, privileges, and benefits herein provided or manifestly intended. This Agreement and every provision hereof is for the exclusive benefit of the parties hereto and not for the benefit of any third party. Nothing herein contained shall be taken as creating or increasing any right of a third party to recover by way of damages or otherwise against the State or Contractor.
- 2.2. **Effect of the Invalidity of any Provision.** If any covenant or provision, or part thereof, of this Agreement, shall be adjudged void, such adjudication shall not affect the validity or obligation of performance of any other covenant or provision, or part thereof, which in itself is valid, if such remainder conforms to the terms and requirements of applicable law and the intent of this Agreement. No controversy concerning any covenant or provision shall delay their performance of any other provisions except as herein allowed.
- 2.3. **Forbearance by Parties not a Waiver.** Any forbearance by the parties in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of, or preclude the exercise of, any such right or remedy at any other time or in any other circumstance.

- 2.4. **Article Headings.** All Article headings, when used, are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.
- 2.5. **Changed Conditions Affecting Performance.** Each party hereby agrees to immediately notify in writing the other of any change in conditions of law, or any other event, which may significantly affect its ability to perform the work in accordance with the provisions of this Agreement. It shall be the Contractor's responsibility to monitor change in applicable Federal and State laws, ordinances and regulations, and Contractor shall be deemed to be aware of such changes within thirty (30) days of the enactment of any such change.
- 2.6. **No State Obligation to Third Parties.** No contract between Contractor and its contractors and/or their subcontractors, and/or material suppliers shall create any obligation or liability of the State with regard to this Agreement without the State's specific written consent to such obligation or liability and notwithstanding its concurrence in, or approval of, the award of any contract or subcontract or the solicitation thereof. Contractor hereby agrees to include this provision in all contracts entered into by Contractor for employment of any individuals, procurement of any materials, or the performance of any work to be accomplished under this Agreement.
- 2.7. **No Contractor Obligations to Third Parties.** No contract between the State and its contractors and/or their subcontractors and/or material suppliers shall create any obligation or liability of the Contractor with regard to this Agreement without the Contractor's specific written consent to such obligation or liability and notwithstanding its concurrence in, or approval of, the award of any contract or subcontract or the solicitation thereof. The State hereby agrees to include this provision in all contracts entered into by the State for the employment of any individuals, procurement of any materials, or the performance of any work to be accomplished under this Agreement.
- 2.8. **Entirety.** The Agreement together with any documents referred to herein contain the entire Agreement of the parties and supersedes any and all prior Agreements and draft Agreements, or oral understandings between the parties regarding maintenance activities.
- 2.9. **Changes.** No term or provision of this Agreement, or any of its attachments, may be changed, waived, discharged, or terminated orally, but only by an instrument in writing signed by all parties to this Agreement. Consents and approvals required under this instrument may be made or granted by exchange of letters between the parties.
- 2.10. **Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of the State's sovereign immunity consistent with Wisconsin State law.

3. ROUNDABOUT(S) DESCRIPTION AND LOCATION(S)

The roundabout at the USH 51 and Larson Beach Road intersection that is located within the Village limits.

4. ROUNDABOUT MAINTENANCE

The Village shall maintain the roundabouts described in (3) that lie within its corporate limits.

- 4.1. All Maintenance shall be performed in accordance with Wis. Stat. s. 84.305.
- 4.2. Maintenance shall be performed to State requirements three (3) times between April and September of each year this agreement is in effect.
- 4.3. Maintenance shall include the following:
 - Mowing if necessary
 - Weeding by hand
 - Watering as needed
 - Herbicide treatment as needed
 - Pruning of woody plant material
 - Litter removal
 - Installation of mulch
- 4.4. Maintenance activities shall occur between 10AM and 2PM, and shall not occur during the following holiday periods:
 - Memorial Day extended weekend
 - July 3-5 or Independence Day extended weekend
 - Labor Day extended weekend
- 4.5. Prior to the beginning of any maintenance activities, an **Intersection** Work Plan must be developed, this includes a work zone safety plan.
- 4.6. Prescribed burning will not be allowed in the roundabout.
- 4.7. All maintenance participants are required to wear proper safety gear and have the proper work zone safety practices in place.
- 4.8. No additional plant material may be planted without the prior approval of the State landscape architect. This includes annuals and perennial flowers.
- 4.9. Replacement plant material will be planted at expense of the Village with the prior approval of the State landscape architect.
- 4.10. Herbicide applicators will be licensed as commercial applicators in category 6.0 Right of Way.

5. HIGHWAY SEGMENT ENCROACHMENTS

Except for performing maintenance pursuant to this Agreement, the Village shall not encroach on the highway right-of-way or erect any signs or structures within the right-of-way without prior written consent from the State.

6. LIABILITY

The Village assumes full responsibility for performing maintenance and related activities.

The Contractor shall save and hold the State harmless from and against all liability, damage, loss, claims, demands and actions of any nature whatsoever that arise out of or are connected with, or are claimed to arise out of or be connected with, any act, omission or operation of the Contractor, or its agents, servants, subcontractors, officers or employees, or that arise out of or are connected with, or are claimed to arise out of or be connected with any accident or occurrence which happens or is alleged to have happened, in or about the place where such operation, act or omission is being performed or in the

vicinity thereof (1) while Contractor is performing maintenance, or work, or (2) during the period of this Agreement between the State and the Contractor is in effect, or (3) while any of the Contractor's property, equipment, or personnel, are in or about such place or the vicinity thereof by reason of or as a result of the performance of maintenance: including, without limiting the generality of the foregoing, all liabilities, damages, losses, claims, demands and actions on account of personal injury, death or property loss to the State, its officers, employees, agents, subcontractors or frequenters, or to any other persons, whether based upon, or claimed to be based upon, contract, tort, or having its basis in worker's compensation (except worker's compensation claims by employees or agents of the State) under Federal or State statutes or having any other code or statutory basis, or based upon administrative laws or other provisions. Without limiting the generality of the foregoing, the liability, damage, loss, claims, demands and actions indemnified against shall include all liability, damage, loss, claims, demands and actions for trademark, copyright or patent infringement, for unfair competition or infringement of any so-called "intangible" property right, for defamation, false arrest, malicious prosecution or any other infringement of personal or property rights of any kind whatsoever. The Contractor shall at its own expense investigate all such claims and demands, attend to their settlement or other disposition, defend all actions based thereon and pay all charges of attorneys and all other costs and expenses of any kind arising from any such liability, damage, loss, claim, demand or action.

7. STATE PROPERTY RIGHTS

This Agreement is not a lease and does not convey or transfer any ownership or rights of ownership in State right-of-way to the Contractor. This Agreement is not a permit or license, but only an Agreement between the parties to allow the Contractor to enter the highway right-of-way temporarily for certain activities as set forth herein. The State retains all rights of property ownership, and only the State can grant an invasion of said ownership rights.

The State retains authority for the issuance of permits to allow a publicly- or privately-owned utility the right to construct, operate, and maintain a utility facility over, across, upon, and within State right-of-way. Furthermore, this Agreement is subject to existing permits.

The State retains full and final authority regarding the sale or disposal of the right-of-way or any portions thereof.

The State retains the right to close all or any portion of the right-of-way at any time if it needs the right-of-way for future highway improvements or other maintenance or operational needs, without compensating the Contractor.

8. NON-DISCRIMINATION

During the performance of this Agreement, the Contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the Contractor), agrees as follows:

8.1. **Compliance with Regulations.** The Contractor shall comply with the regulations relative to nondiscrimination in federally-assisted programs of the U. S. Department of Transportation, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this Agreement.

8.2. **Nondiscrimination.** The Contractor, with regard to the work it performs during the Agreement, shall not discriminate on the grounds of race, color, sex, age, national origin, disability, including Environmental Justice (EJ) and Limited English Proficiency (LEP) populations, in the selection and retention of subcontractors including the procurement of

materials and leases of equipment. The Contractor shall not participate, either directly or indirectly, in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the Agreement covers a program set forth in the Regulations.

- 8.3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment.** In all solicitations, either by competitive bidding or negotiation, made by the Contractor for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the Contractor of the Contractor's obligations under this Agreement and the Regulations relative to nondiscrimination on the grounds of race, color, sex, age, national origin, disability, including EJ and LEP populations.
- 8.4. **Information and Reports.** The Contractor shall provide all information and reports required by the Regulations, or directives issued pursuant thereto, and shall allow access to its books, records, accounts, other sources of information and its facilities as may be determined by the State or FHWA to be pertinent to ascertain compliance with such Regulations or directives. Where any information required of a Contractor is in the exclusive possession of another who fails or refuses to furnish this information, the Contractor shall so certify to the State or FHWA, as appropriate, and shall set forth what efforts it has made to obtain the information.
- 8.5. **Incorporation of Provisions.** The Contractor shall include the provisions of this Article in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Regulations or directives issued pursuant thereto. The Contractor shall take such action with respect to any subcontract or procurement as the State or the FHWA may direct as a means of enforcing such provisions, including sanctions for noncompliance provided, however, that in the event a Contractor becomes involved in, or is threatened with, litigation by a subcontractor or supplier as a result of such direction, the Contractor may request the State to enter into such litigation to protect the interests of the State; and, in addition, the Contractor may request the United States to enter into such litigation to protect the interests of the United States.
- 8.6. **Sanctions for Noncompliance.** In the event of Contractor's noncompliance with the nondiscrimination provision of this Agreement, the State shall impose such contract sanctions as it or FHWA may determine to be appropriate, including but not limited to:
- 8.6.1. Withholding of payments to the Contractor under the Agreement until the Contractor complies; and/or
- 8.6.2. Cancellation, termination, or suspension of the Agreement in whole or in part.

9. STATE WORK ON HIGHWAY RIGHT-OF-WAY PERMIT

A separate work on highway right-of-way permit from the State is not required when the Contractor is performing work in strict compliance under this Agreement. The following provisions originated from the State's work on highway right-of-way permit form (DT1812), and were revised as necessary to become a part of this Agreement:

- 9.1. Warning signs, devices and methods shall be in place and fully functional prior to the start of any work within highway right-of-way and shall protect the public until all work is complete. Warning signs and devices shall conform to the appropriate sizes, designs and configurations specified within the Wisconsin Manual of Uniform Traffic Control Devices,

current edition. Provide and maintain the quantity of signs and devices therein described, and supplement those with additional signs, devices and flaggers as necessary to always protect people and property from injury or damage under all conditions, including changed or changing conditions. All personnel shall wear retro-reflective safety vests while working within highway right-of-way.

- 9.2. Secure the work site and related traffic control zone against any hazard to the public when the site is attended or unattended during non-work, holiday, and nighttime hours. This includes vehicles, equipment and materials. Any violation of this Article, particularly any failure to maintain safe work site and traffic control zone, will require immediately cure by the Contractor and may result in the State stopping further work, removing the Contractor from highway right-of-way, and/or revoking the Agreement.
- 9.3. Do not keep vehicles/equipment/materials related to the work within the highway right-of-way except as are actively engaged in the work operation.
- 9.4. Coordinate all work and in no case interfere with any ongoing highway improvement project.
- 9.5. Determine the location of, and protect or cause to protect from any damage, any existing utility facilities in the area affected by the work. All notifications to utility facility owners are the Contractor's responsibility.
- 9.6. Perform all work without obstructing part of or fully closing any traffic lane unless the Contractor submits a Lane Closure System notice, which is subsequently reviewed by the State and eventually approved once all of the submitted information is correct.
- 9.7. Alter any facilities or planted materials if ordered by the State to facilitate highway improvements, alterations, safety control, or maintenance. Accept all costs of altering, constructing, maintaining, temporarily moving or relocating the items.
- 9.8. Any disturbance to, operation within, or use of a highway median is expressly prohibited, unless specifically authorized by the State.
- 9.9. Construction methods and restorations shall be in accordance with applicable parts of WisDOT's Standard Specifications for Highway and Structure Construction, current edition.
- 9.10. Implement erosion control best management practices (BMPs) prior to and always during work operations. Provide and maintain erosion control BMPs to protect all restored areas upon work completion until the planted materials achieve sustained growth. Follow Trans 401 requirements as required.
- 9.11. Do not open at any time any greater length of trench than is necessary to maintain essential progress of the work.
- 9.12. Install planted materials in the specified location(s). Move any part of the planted materials found to be otherwise located to the correct location upon State order. Any material part located other than as specified is at Contractor's sole risk. Accordingly, if the same is undetected or is allowed to remain in variance to the Agreement, the Contractor shall hold the State, its employees, agents and officers harmless and free of any cost, claim or liability associated with any accidental damage to the planted materials that may result from a

highway construction, maintenance, traffic control, or right-of-way management project or function.

- 9.13. Promptly restore all highway facilities disturbed by the work or associated operation. This includes natural highway facilities, including but not limited to, living snow fence, headlamp screens, and other such highway safety features. The State may issue a notice setting a specific time that the restoration must be completed if it is not done voluntarily without delay. If the Contractor fails to satisfactorily complete the restoration within the time established, the State may arrange for a separate party to complete the restoration and bill the Contractor accordingly. The Contractor shall pay for all restoration costs and may be liable for treble damages under Wis. Stat. s. 86.02.
- 9.14. Collect any brush, trash or waste materials resulting from the work, and dispose of said materials off the right-of-way in accordance with applicable solid waste disposal regulations.
- 9.15. Smooth and finished slopes shall be constructed at any location where any regraded portion of the highway right-of-way meets the lands of adjacent property owners.
- 9.16. Backfill excavations within the highway pavement limits or shoulder areas with suitable granular material, placed in lifts or layers twelve (12) inches or less each in depth, and mechanically compact to meet appropriate density as specified in the State's Standard Specifications for Highway and Structure Construction, current edition. Do not use water jetting to accomplish mechanical compaction. Repair to the State's satisfaction, any subsequent heaving, settling, or other faulting attributable to the work.
- 9.17. Restore in-kind any curb, gutter, sidewalk, driveway, gravel base, ballast, shoulder material, or other highway right-of-way element/facility disturbed by the work to the qualities, grades, compactions and conditions specified in the State's Standard Specifications for Highway and Structure Construction, current edition.
- 9.18. Cure faults related to the work or planted materials under this Agreement that, in the State's opinion, obstruct highway drainage or in any other manner adversely affect highway maintenance or operation, and restore the right-of-way as directed by and to the State's satisfaction.
- 9.19. Restore any turfed right-of-way area disturbed by the work with fine-graded topsoil having a depth of not less than four (4) inches and reseeded to perennial grass or sodded to the State's satisfaction.
- 9.20. Comply with all applicable regulations and codes, including, but not limited to, the U.S. Department of Labor, Occupational Safety and Health Administration, 29 CFR Part 1926 for construction safety precautions and operations.
- 9.21. Comply with appropriate laws, rules, policies, etc. when within tribal or federal lands. Provide documentation as needed to prove compliance or coordination with the Department of Natural Resources to avoid/mitigate any potential storm water runoff, site erosion, wetland, waterway or endangered/threatened species impacts.

- 9.22. Contact the State Landscape Architect identified in Article (15) prior to completing the work to arrange for a State representative to inspect the work before the Contractor's employees leave the site.
- 9.23. Send notice within ten (10) calendar days via regular mail or email to an authorized State representative upon completion of the work and restoration.
- 9.24. WisDOT accepts no responsibility for loss that may occur to planted materials since these materials are subject to:
- Thinning and/or mortality
 - Trimming or removal, if or when the plantings cause restrictions to sight distance or hazardous snow/ice conditions on the highway
 - Normal hazards due to maintenance operations, snow control, and utility installation or alteration
 - Partial or complete abandonment or obliteration, or return to private ownership, if future changes in highway location are made
 - Destruction, if highway reconstruction is done

10. THIRD PARTY CONTRACTING

Provided the Village of McFarland has the authority to contract with a third party for roundabout maintenance services, the State will not require the third party to obtain its own work on highway right-of-way permit. In this case, the Village is responsible to enforce the maintenance agreement requirements on the third party.

11. TERM

This Maintenance Agreement shall expire on January 1st, 2035. The parties may renew this Agreement for one (1), one-year period by written agreement executed by both parties, within sixty (60) days of termination.

12. DEFAULT

Conditions of default on the part of the Contractor shall be:

- 12.1. Failure to perform maintenance on the roundabouts in accordance with the terms of this Agreement.
- 12.2. Violation of any term or condition of this Agreement.

13. TERMINATION

The State at its sole option may terminate this Agreement for any reason not prohibited by law, including for public convenience. Upon termination, the State shall make any payment owed to the Contractor within sixty (60) days.

14. NOTICES

Any notice required to be made in writing or any filing required to be made with any party to this Agreement shall be sent to the following addresses:

For the State:

State Landscape Architect
Wisconsin Department of Transportation
Hill Farms State Office Building
Bureau of Highway Maintenance
4822 Madison Yards Way, 5th Floor South
Madison, WI 53705

For the Village:

(1) Village Chair
(2) Village Clerk

Village of McFarland
5915 Milwaukee St
McFarland, WI 53558

Region Maintenance Supervisor
Wisconsin Department of Transportation
Southwest Region - Madison
2101 Wright Street
Madison, WI 53704

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective as of the day and year first above written. **Note:** *BHM approval is only required if roundabout sponsorship is included.*

STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION:

By: _____ Date: _____
Daniel Schave, Director
Southwest Region

By: _____ Date: _____
Christa Schaefer, State Landscape Architect
Bureau of Highway Maintenance (BHM)

VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN, A municipal corporation:

By: _____ Date: _____
Village President

By: _____ Date: _____
Village Administrator

	Highway Maintenance Manual Chapter 02 Administration Section 15 Agreements/Contracts Subject 06 Maintenance of Roundabouts	Bureau of Highway Maintenance June 2020
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1.0 Authority

Under [Wis. Stat. Ch. 84 – State Trunk Highways; Federal Aid](#), the Department has broad power to construct and manage the orderly operation of Wisconsin highways. Constructing and maintaining roundabout intersections improves roadway safety and operation as proven through research and experience.

[Facilities Development Manual \(FDM\) Chapter 11-26 – Roundabouts](#) provides criteria for selecting, designing, and constructing roundabouts.

Under [Wis. Stat. s. 84.07 – Maintenance of state trunk highways](#), the Department may partner with a county or municipality to maintain the state trunk highway system, which includes roundabouts.

[Highway Maintenance Manual 02-15-10 – Maintenance with Municipalities](#) describes typical construction maintenance agreements and responsibilities with municipalities. If a roundabout is within a municipality's boundary, consult HMM 02-15-10 when writing a roundabout maintenance *agreement* or *addendum*.

2.0 Purpose

Roundabouts have different geometric features compared to at-grade intersections, overpasses and interchanges. Their unique characteristics such as special plantings in the central island, truck aprons, multi-use paths, and specialty locations make it difficult to know their exact maintenance limits. Therefore, the purpose of Subject 06 is to clarify roundabout maintenance limits between the Department and a county or municipality.

3.0 Maintenance Agreements

A State Municipal Agreement (SMA)¹ is typically used to document a county's or a municipality's financial, construction, utility and/or maintenance responsibilities in association with a highway improvement project. A Memorandum of Understanding (MOU) or Memorandum of Agreement (MOA) may also be used after a project to document specific maintenance responsibilities. For roundabouts, these responsibilities include, but are not limited to:

- | | | |
|---|--------------------------------|-----------------------|
| • Roadway pavement | • Signage | • Storm sewer systems |
| • Snow plowing limits | • Pavement marking | • Curb and gutter |
| • Center island landscaping maintenance | • Alternate concrete colors | • Sidewalks |
| | • Lighting systems maintenance | • Multi-use paths |

Prior to construction, any non-standard design elements requested by a county or municipality are also addressed with an agreement.

3.1 Roundabout Maintenance Agreements

An existing SMA, MOU or MOA may identify specific roundabout maintenance responsibilities (section 3.0). But if the document does not identify or adequately detail these items, develop a separate roundabout maintenance agreement as an addendum (include as an attachment) to the existing SMA, MOU or MOA. If no SMA, MOU or MOA exists, develop an agreement as a standalone document instead. The difference between the two is that the addendum must be merged and not conflict with the existing SMA, MOU or MOA language, whereas the standalone document does not. A sample [agreement](#) is provided with this policy.

The Department only enters into a maintenance agreement with a county or municipality. This ensures the perpetuity of the agreement since government entities are sustainable over time and maintain proper liability and insurance requirements compared to private entities.

A statewide roundabout directory is stored and maintained in the Bureau of Traffic Operations. Keep a copy of all agreements in each region maintenance office and send a copy to the Bureau of Highway Maintenance.

¹ May also be known as a State Municipal Maintenance Agreement (SMMA) or a State Maintenance Agreement.

4.0 Roundabout Sponsorship

The Department maintains [HMM 07-01-45 – Maintenance and Operations Sponsorship Program](#). This policy allows alternative financing sources for maintenance and highway-related services. Sponsorships offer recognition to a person, business or other entity for monetary contributions directed to support roundabout maintenance. To encourage counties and municipalities to enter into maintenance agreements, the Department supports sponsorship agreements at those levels. However, roundabout sponsorship is not a requirement.

The Department only enters into an agreement with a county or municipality and not a business or resident. Thus, any sponsorship agreement is between the county/municipality and a private entity. If the sponsorship ends for any reason, the county or municipality is still responsible for monetary contributions for roundabout maintenance as documented in the agreement with the Department.

Sponsorship signage is not allowed within the roundabout center island per [Wis. Stat. s. 86.19\(1\)](#). Sponsorship signage is allowed under the guidance of HMM 07-01-45, section 4.1.

Volunteers or group(s) are prohibited from working in the median, central island areas, or any other area of a roundabout.

5.0 Department Maintenance Responsibilities

The table below summarizes this section.

Department Maintenance Responsibilities on Roundabouts – Section 3.0 Items			
Feature	Description / Location	Comment	Graphic
State Trunk Highways	Extends along all routes		
Local roads on rural RABs	Extends to the end of the splitter islands farthest away from the circulating lanes, except for plowing snow	Some splitter islands may extend hundreds of feet along a local road in rural areas. The county or municipality is responsible for plowing snow from the beginning of the splitter islands.	Figures 1 - 3
Local roads on urban RABs	Stops at the beginning of the splitter islands		
Mainline of urban RABs	Negotiated with the municipality	Connecting highway limits vary greatly and municipal duties change in connecting versus non-connecting highway situations	

5.1 Roundabout Maintenance Example Figure

See [Figure 4](#) for an example diagram of roundabout maintenance limits. Note how different items are split at different locations. For example, the snow plowing limits do not match the storm sewer system maintenance limits.

5.2 Snow Plowing

The Department is responsible for snow plowing on roundabouts on the state trunk highway system including the truck apron and all circulating travel lanes.

On local roads, the Department's snow plowing responsibility stops at the **beginning** of the splitter islands near the circulating lanes. See [Figure 3](#). The county or municipality is responsible for snow plowing on the remainder of the local road.

5.3 Sidewalks/Multi-use Paths

Sidewalks and multi-use paths, including maintenance, replacement, and snow plowing are entirely the responsibility of the county or municipality.

5.4 Landscaping

When landscaping is involved, the Department and the contractor building the initial roundabout project have a “care cycle agreement” as part of the roundabout construction contract. A typical care cycle agreement lasts one or two years during which the contractor is responsible for all landscaping maintenance. After this agreement ends, either the Department or a county/municipality must water, weed, maintain, establish plant growth, or replace landscaping items in the roundabout.

After the care cycle agreement ends, develop an SMA, MOU, or MOA between the Department and a county or municipality to establish specific maintenance responsibilities. Clearly state in the agreement that the county or municipality maintains and finances any landscaping items within the central island and splitter islands and any specialty items as requested by the county or municipality.

[FDM Chapter 11-26-40 – Landscaping and Maintenance](#), describes the design and maintenance requirements for roundabout landscaping. A county or municipality may reference this FDM chapter for:

- Landscaping elements in the central island that are vital to the proper operation of a roundabout,
- Certain aesthetics not permitted in roundabouts, and
- Low maintenance plantings that should be utilized whenever possible.

Direct any landscaping questions or changes to a Bureau of Highway Maintenance landscape architect.

5.5 Specialty Items

Specialty items in roundabout construction and maintenance include, but are not limited to, non-standard lighting fixtures, alternate concrete colors, and specific landscape features. A county or municipality that requested any specialty items is solely responsible for their maintenance.

6.0 Additional Local Responsibilities

A county or municipality may need to utilize the items in sections 6.1 - 6.3 in association with roundabout maintenance.

6.1 Lane Closure System Notice

A Lane Closure System (LCS) notice may be required when performing maintenance or repairs in roundabouts. The LCS notice populates 511wi.gov, which provides information to motor carriers and the traveling public about construction and detours. These entries require advanced notice for postings. A region's traffic section works with a county or municipality when lane closures, detours, or full roundabout closures are necessary.

The type of maintenance work determines whether a LCS notice is needed. For example, watering or weeding within a central island would not likely interfere with traffic, whereas central island maintenance that involves blocking a truck apron or encroaching a travel lane is likely to interfere with traffic and require a LCS notice.

6.2 Work on Highway Right-of-Way Permit

A county or municipality may need a work on highway right-of-way (WHROW) permit from the Department to perform roundabout maintenance in association with a SMA, MOU or MOA. This maintenance includes any necessary work zone traffic control. A permit is not required when a county or municipality has a roundabout maintenance *agreement* (section 3.1) containing the proper legal language and provisions derived from the Department's WHROW permit form (DT1812) that authorizes the work. Do not issue a WHROW permit to a contractor or subcontractor.

6.3 Third-Party Contracting

A county or municipality may hire a third party to perform roundabout maintenance. When done in association with a WHROW permit, the third party is covered under the permit. When done in association with an *agreement*, the legal language and provisions noted in section 6.2 are used along with the following:

Provided the _____^① of _____^② has the authority to contract with a third party for roundabout maintenance services, the Department will not require the third party to obtain its own work on highway right-of-way permit. In this case, the _____^① is responsible to enforce the maintenance agreement requirements on the third party.

^① City-Village-Town (C-V-T) or County

^② Name of C-V-T or County

Figure 1:
Typical Maintenance Limits Rural Roundabout

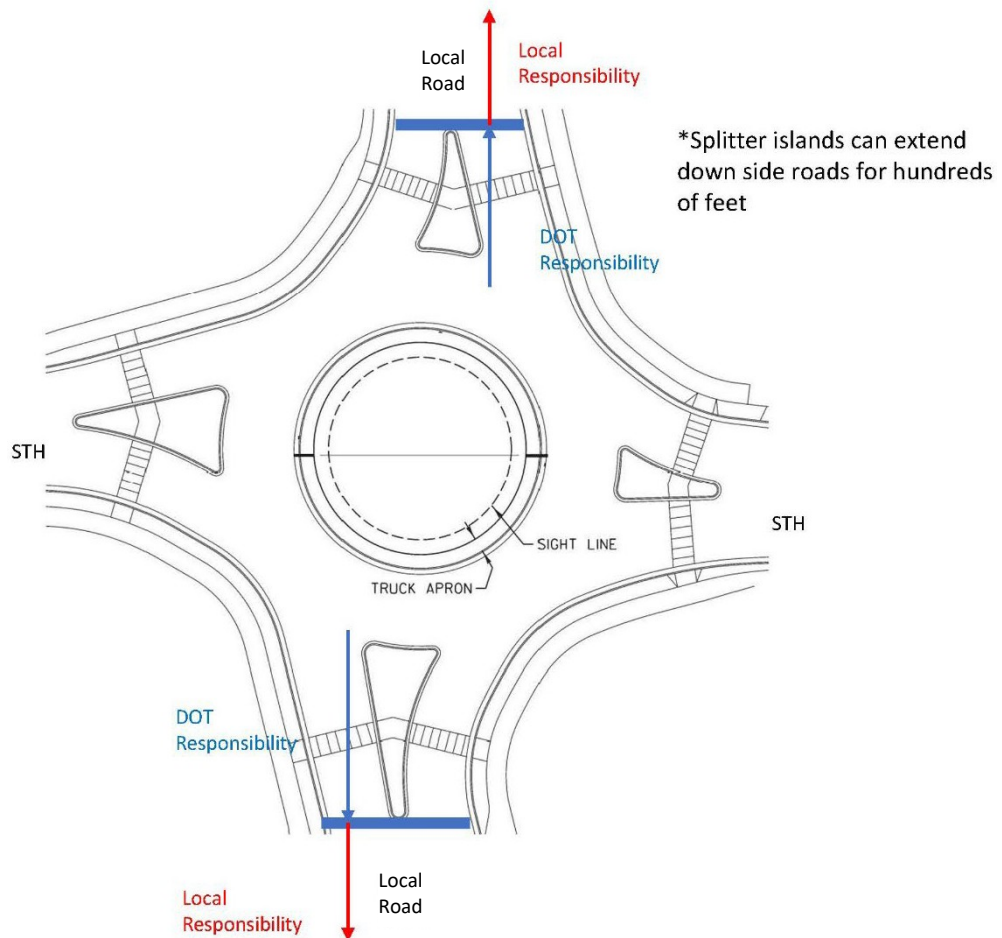


Figure 2:
Typical Maintenance Limits Urban Roundabout

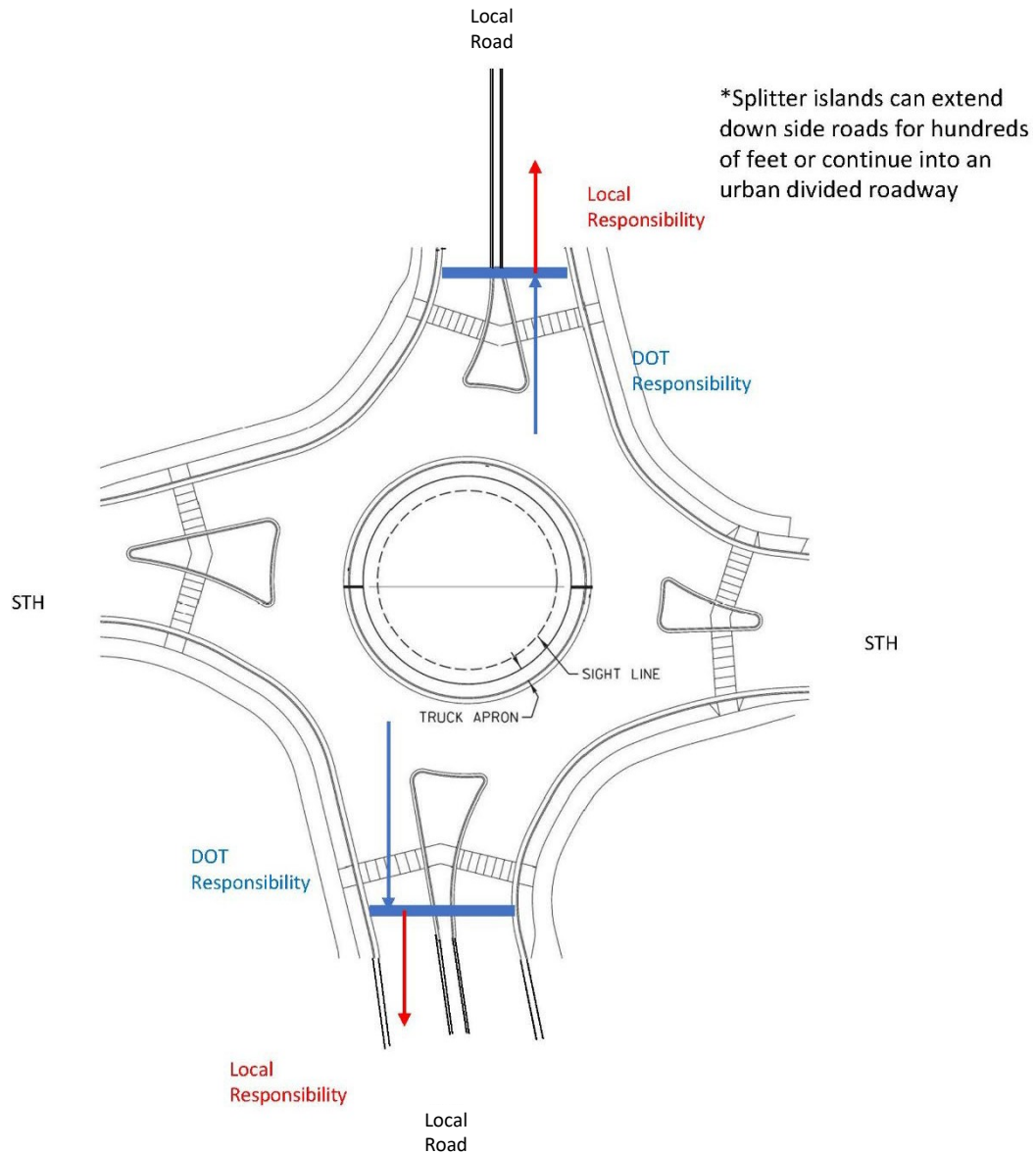


Figure 3:
Typical Plowing Limits Rural and Urban Roundabouts

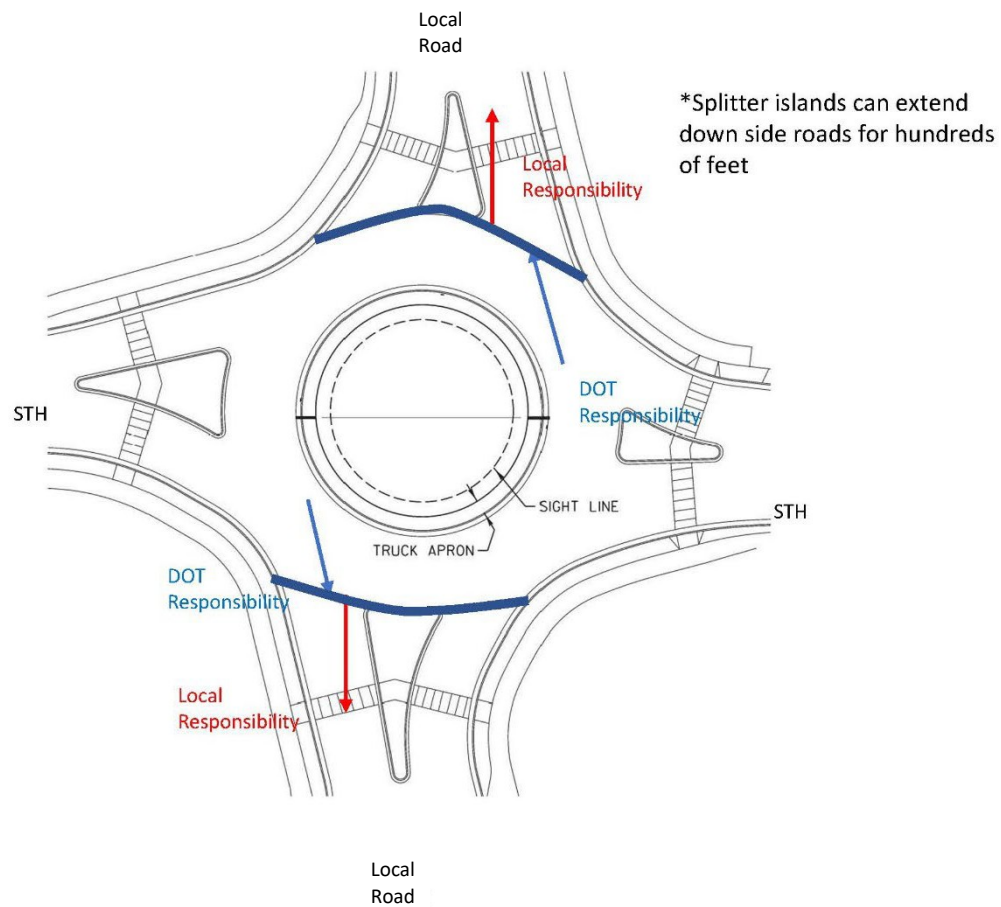


Figure 4:
Example Urban Roundabout Maintenance Limits

