

Wednesday, February 11, 2026

7:00 PM

McFarland Municipal Center
5915 Milwaukee St, McFarland
Community Room

AGENDA

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

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

<https://us02web.zoom.us/j/86502644772>

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

Webinar ID: 865 0264 4772

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

1. CALL TO ORDER, ROLL CALL.
2. PUBLIC APPEARANCES.
 - a. This is an opportunity for 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 community.development@mcfarland.wi.us to be included with the agenda materials.
3. APPROVAL OF MINUTES.
 - a. Motion to approve the minutes of the January 14, 2026 meeting.
4. BUSINESS.
 - a. Discussion regarding a preapplication conceptual site plan for the potential Bliffert Lumber relocation, 3408 and 3418 Elvehjem Road.
 - b. Discussion regarding creation of a new tax increment finance district near the intersection of Elvehjem Road and CTH AB related to the potential relocation of Bliffert Lumber.
5. SCHEDULE NEXT MEETING DATE.
 - a. Thursday, February 19th, 2026 at 6:00PM (joint meeting with Plan Commission)
 - b. Wednesday, March 11, 2026 at 7:00PM
6. ADJOURNMENT.

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.

Community Development Authority

DRAFT MINUTES

January 14, 2026

Members Present: Kathy Annen, Luke Fessler, Elizabeth Yszenga, Kurt Zimmerman, Anthony Hennes, Josh Ostermann

Members Absent: Benjamin Tanko

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER.

Annen called the meeting to order at 7:00 P.M.

2. PUBLIC APPEARANCES.

There were no public appearances.

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the December 10, 2025, Community Development Authority meeting.

Annen motioned to approve the minutes of the December 10, 2025, Community Development Authority meeting. Seconded by Fessler, motion carried 6-0.

4. BUSINESS.

- a. 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.

Bremer provided summary of the agenda item discussing the summary of the proposed Phase 2 and Phase 3, and changes Ryan Quam, Applicant and owner of Ezra Properties, LLC, made to his TIF applications per the direction given from the December 10, 2025 CDA meeting. Ostermann asked about the activity of the removal of vehicles from Phase 1 and its incentive value from TID 3, and its impact to Phase 2 and Phase 3. Quam provided the CDA an update on the matter. He is working with the Life Estate Tenant to remove the outdoor vehicles.

- b. Discussion regarding a preapplication tax increment financing development incentives request by Ryan Quam for a commercial indoor children's playground located on portions of parcels 0710-273-8620-1, 071-273-8640-1 and 0710-273-8665-1 in the vicinity of 4012-4020 Terminal Drive.

Bremer provided a summary of the previous concepts discussed at the Joint CDA/Plan Commission October 21 2025 meeting. Ryan Quam presented to the CDA an updated concept plan highlighting changes to the parking arrangements, and building types. Quam spoke about the proposed indoor children's playground and this as Phase 1 of the site's project. Quam highlighted the building's features and floor layout. Nicole Bice, the potential partner looking to lease the space and operate the program, was present to provide background on Well Played, the type of programming offered, and vision for the business. Quam intends to submit an future TIF development incentive application for Phase 1 for the CDA and Village Board's consideration.

5. 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.

Annen motioned to enter closed session, on a roll call vote motion. Fessler seconded the motion. Motion carried 6-0. Meeting moved into closed session at 7:45 P.M.

6. RECONVENE INTO OPEN SESSION.

- a. Motion to adjourn closed session and reconvene in open session to discuss and take action on items of business discussed in closed session.

Annen motioned to adjourn the closed session and reconvene in open session on a roll call vote. Hennes seconded the motion. Roll call vote carried 6-0. Meeting moved into open session at 8:02 P.M.

7. ACTION ON ITEMS DISCUSSED IN CLOSED SESSION.

- a. Discussion and action to make a recommendation to the Village Board 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.

Annen motioned to recommend to the Village Board approval of 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. Fessler seconded the motion. Motion carried 6-0.

8. SCHEDULE NEXT MEETING DATE.

- a. Wednesday February 11, 2026 at 7:00 P.M.
- b. Tuesday, February 17, 2026 at 6:00 PM (possible joint meeting with the Plan Commission).

9. ADJOURNMENT.

Annen motioned to adjourn. Ostermann seconded the motion. Motion carried 6-0.
Meeting adjourned at 8:04 P.M.



McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, February 11, 2026

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion regarding a preapplication conceptual site plan for the potential Bliffert Lumber relocation, 3408 and 3418 Elvehjem Road.

PREVIOUS ACTION:

August 13, 2025, predevelopment agreement unanimously recommended for approval by the CDA.

August 19, 2025, predevelopment agreement unanimously recommended for approval by the Plan Commission.

August 26, 2025, predevelopment agreement unanimously approved by the Village Board.

January 20, 2026, preapplication concept review meeting with the Plan Commission.

ISSUE SUMMARY:

Eli Bliffert (owner Bliffert Lumber) has requested to appear before the CDA for a preapplication meeting to review a conceptual site plan for the proposed relocation of Bliffert Lumber from the Downtown to 3408 and 3418 Elvehjem Road (also known as Elvehjem Acres, owner Kevin Urso). Included in the packet is a copy of the conceptual site plan for discussion. The packet also includes the Village's conceptual site plan for the entire Elvehjem Acres developed last Summer as part of the Predevelopment Agreement for reference purposes only. The purpose of this agenda item is to provide the CDA with an update on this project and allow an opportunity to discuss any questions regarding Bliffert's conceptual site plan. A similar presentation was provided at the [January 20th, 2026 Plan Commission meeting](#).

Project Background

On August 26, 2025 the Village Board approved a three party predevelopment agreement between Bliffert, Urso, and the Village to authorize further planning and design work to consider the construction of a small business park on [Elvehjem Acres property](#) located at the northeast corner of Elvehjem Road and CTH AB for the primary purpose of aiding in the relocation of Bliffert Lumber from the Downtown to the property. At a high-level the goals of this project include:

- To aid in the development of road, utility, and railroad infrastructure necessary to develop the business park.
- To aid in the relocation of the existing lumberyard from the Downtown to Lot 1 of the proposed business park to enable improved operations and growth of the business.
- To acquire the existing downtown lumberyard for the purpose of redeveloping the



property.

More information background information regarding the predevelopment agreement can be found in the [August 26, 2025 Village Board packet](#). The predevelopment agreement required Bliffert to prepare a conceptual site plan for review by the Village by December 31, 2025, which has been satisfied.

Purpose of a Preapplication Meeting

This is a pre-application meeting for discussion only. No official permit application has been submitted to the Village and no permit approval action will be taken at the meeting.

Preapplication meetings are voluntary and provide an opportunity for the developer to share their initial concept plans for a property to receive non-binding feedback from the Plan Commission and interested residents. Preapplication meetings are encouraged within the Village's Comprehensive Plan (Figure 4.2) and within the Village's Zoning Ordinance. The preapplication meeting provides an opportunity for the Plan Commission to ask questions of the development team and to provide non-binding feedback regarding the proposed use of the property, permitting requirements, conceptual site and building designs including parking and vehicle circulation, roadway improvements, park dedication, pedestrian and bicycle amenities, site amenities, stormwater management, erosion control, sewer and water utilities, building orientation, building massing, building setbacks, building materials, lighting, and landscaping. Per Sec. 62-67(c), the Plan Commission is under no obligation to give a response to such submittals at the same meeting as they are presented. The Plan Commission is entitled to seek outside assistance and sources of critique. No responses by the Plan Commission or by individual Plan Commissioners shall bind the Plan Commission or the Village unless the response is on behalf of the Plan Commission, is in writing and is expressed as a binding response. Similarly, under the Village's TIF Development Incentives Policy Manual, preapplication meetings with the CDA are encouraged but not required. Feedback from the CDA is also non-binding.

Proposed Development Characteristics

The following are some of the key characteristics of the conceptual site plan for review by the Plan Commission & CDA:

1. **Lot Size.** The proposed lot size is 6.93 acres. Noting that Bliffert has indicated that in order to build out the development to meet their needs they need to use both Lots 1 and 2 from the predevelopment agreement concept plan. The remaining proposed business park would include Lots 3, 4 and 5 from the initial business park lot concept plan.
2. **Buildings.** The principal building would be approximately 23,600 square feet, including a retail showroom, offices, millwork warehouse, and loading docks. There would be two 12,000 square foot enclosed accessory warehouses that would allow for customer truck loading. There would also be two areas for outside accessory storage racks along CTH AB and the rail road right-of-way.
3. **Zoning & Bulk Requirements.** The property is currently zoned A-1 Agricultural Transition and will need to be rezoned later in the development submittal process to allow for construction of the retail lumber yard. The concept plan utilizes the bulk



requirements of the M-IC Manufacturing Intensive Commercial District per [Sec. 62-72](#) of the Zoning Code. The M-IC district allows a maximum of 90% lot coverage (buildings + paved/gravel areas). The concept identifies an estimated lot coverage of 76%. The concept would be able to meet the minimum lot area, lot width, and setbacks of the C-P Commercial Park District as a potential alternative zoning district. However, the C-P district requires a maximum lot coverage of 70%. A final determination as to how the property would be rezoned has not been determined yet. The Village will either need to amend the Zoning Code to include Retail Lumber Yards as a permitted or conditional use in the M-IC District, or an alternative district (e.g. the C-P district if the amount of lot coverage is adjusted not to exceed 70%), or Planned Unit Development. Noting also that the Bliffert Lumber location could be zoned M-IC while Lots 3, 4, and 5 could be zoned in one of the Village's other commercial districts (e.g. C-P or C-H, etc.).

4. Fencing. An exterior perimeter fence would enclose the yard area.
5. Stormwater Management. The concept includes a conceptual regional stormwater pond to serve Bliffert Lumber and future development from Lots 3, 4, and 5. The Village would be provided with an access easement through the lumber yard for occasional Public Works maintenance needs of the pond.
6. Public Water & Sewer Utilities. Public water and sewer mains would be extended along CTH AB from the railroad tracks and then east along the proposed Lot 1 southern lot line. A 30' public easement would be provided (15' on either side of the lot line). The utilities would then extend through the cul-de-sac right-of-way to serve other properties.
7. Sidewalks. The concept does not illustrate public sidewalks at this time. [Sec. 56-108](#) of the Subdivision Code requires sidewalks for the rights-of-way of major and collector streets. In Staff's opinion, sidewalks are likely not necessary along the eastern right-of-way of CTH AB from Elvehjem Road to the rail road. There would be little to no use of this sidewalk given it will front the rear yards of the business park. In addition, a proposed recreational trail is planned with development of property on the west side of CTH AB ROW. In Staff's opinion, it would be safer for pedestrians and bicycles to cross CTH AB to the business park at the intersection of Elvehjem Road and not encourage mid-block crossings by installing a sidewalk on the east side of CTH AB ROW in this location.
8. Yard Area Surfacing Material. [Sec. 62-173\(e\)](#) of the Zoning Code requires *"all open off-street loading berths, access drives, aisles and maneuvering spaces shall be improved with a bituminous pavement or Portland cement concrete pavement in accordance with the Village Standard Specifications."* The concept plan submitted by Bliffert proposes using a gravel surface within a portion of the lumber yard where the rail spur and delivery truck loading zone is located. Bliffert is requesting the Village consider allowing gravel in these areas instead of asphalt or concrete due to cost considerations. In Staff's opinion this may not be warranted particularly if there are concerns about tracking of sand, gravel, and mud into the public street placing an additional burden on Village resources. The Village Engineer has suggested using a recycled asphalt paving on cover over the gravel area to create a dust free top layer. Bliffert has indicated that would be suitable and is similar to what they have done at other Bliffert locations.
9. Landscaping. The landscaping is very conceptual at this point. What is shown is not the



final proposed landscaping plan; however, it does indicate a general intention to focus landscaping in areas that would screen the accessory buildings and yard areas from public view along CTH AB and the proposed cul-du-sac. [Sec. 56-139\(v\)](#) of the Subdivision Code requires *"when lots within the proposed Subdivision back upon the right-of-way of an existing or proposed limited access highway or a railroad, a planting strip at least 30 feet in depth shall be provided adjacent to the highway or railroad in addition to the normal lot depth. The strip shall be part of the platted lots but shall have the following restriction lettered on the face of the plat: This strip reserved for the planting of trees and shrubs, the building of structures hereon prohibited"*. The proposed concept includes a 30-foot wide planting strip along CTH AB where the business and lumber yard would be most visible to the public. The concept does not include a 30-foot planting strip along the railroad ROW. As shown the planting strip is ~10-5'-wide. Bliffert is requesting the Village consider modifying the minimum 30-foot planting strip requirement along the railroad ROW. In Staff's opinion, this may be warranted for a number of reasons. The proposed use relies on rail transportation, so it stands to reason the owner would desire to place improvements closer in proximity to the railroad ROW. Within that 30-foot buffer, Bliffert is proposing outdoor storage of lumber. If there was ever a derailment of a train, the owner would accept the risk of damage to his property and the risk to the public is likely no different or less than the current downtown lumberyard. There are no proposed buildings within 30 feet of the mainline railroad ROW. The lands on the north side of the railroad ROW are predominantly wetlands and floodplains and future development of those lands is highly unlikely, such that a 30-foot planting strip on the south side of the railroad ROW is needed to screen the lumber yard. If the Plan Commission desires a 30-foot planting strip along the railroad ROW the development would need to shift further south, which would reduce the size of Lot 3 for future development.

At the January 20, 2026, Plan Commission meeting, the Plan Commission provided non-binding support for not requiring a sidewalk along the east side of CTH AB, the limited gravel area, and for considering a smaller planting strip area along the railroad ROW. Implementing these items may necessitate consideration of future amendments to the Subdivision or Zoning Code for review by the Plan Commission and approval by the Village Board. The CDA does not have a specific role under Village ordinances regarding these matters; however, the information is presented here to keep the CDA informed of general items of concern or interest as the project progresses.

Public Comments

The Department did not receive any public comments prior to the publication of the meeting packet. At the January 20, 2026, Plan Commission meeting the adjacent property owners north of the railroad located at 2958 CTH AB indicated support for the project but concerns about screening of the proposed lumberyard. Staff and Bliffert are looking at options to potentially address this concern for future discussion.

Next Steps

The predevelopment agreement requires the Village to draft a TID Project Plan by April 30,



2026. Note, approval of the predevelopment agreement is not required by April 30, nor does it bind the Plan Commission, Village Board, or Joint Review Board to approve the Project Plan. The CDA will begin conversations regarding the creation of an Elvehjem Acres Business Park TID starting at their February 11th meeting. The development of a TID Project Plan will likely take several CDA meetings to complete before it is ready for a public hearing before the Plan Commission. The Village will also need to work with Bliffert and Urso to negotiate development agreements for various land acquisition and infrastructure improvements to support the relocation of Bliffert Lumber and the creation of the Elvehjem Acres Business Park. The predevelopment agreement provided an estimated timeline of June 30, 2026 to complete these negotiations, followed by submittal of subdivision and zoning permits in the Fall of 2026 to permit construction to begin in 2027. These estimated timelines are subject to change.

FINANCIAL/BUDGET IMPACT:

The Village's 2026 Capital Improvement budget includes \$25,000 in funding related to various expenses to create the TID. This includes funding for consultant expenses to create the TID Project Plan and public notification expenses. These costs are reimbursable from future tax increment if the TID is approved. Costs to provide assistance with land acquisition, railroad, road, and utility infrastructure, and the costs to acquire the existing Downtown lumberyard would be finalized as part of the proposed real estate and development agreements contemplated in the predevelopment agreement. These expenses would then likely occur in 2027, allowing the Village to plan for those expenditures as part of the 2027-2031 Capital Improvement Plan and 2027 Budget. Funding for the potential acquisition of the existing Bliffert Lumber properties would be from existing Tax Increment District #4, via donation of surplus revenue from TID #3.

Specific estimates of future TID eligible expenditures and tax increment revenue will be developed as part of creation of the TID Project Plan. Bliffert has indicated an initial site and building construction cost estimate of \$7.5M for the concept provided in the packet.

VILLAGE PLAN REFERENCE:

This proposed project is supported by a number of existing Village plans.

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

- *Objective 1: Attract and enhance new and existing restaurants, retail, light industrial, office, mixed-use, and civic uses in the downtown area, USH 51/Farwell corridor, East Side Growth Area, and surrounding areas.*
- *Objective 2: Develop incentives for business growth such as incubator programs, tax increment financing districts, and recruitment/retention.*
- *Action Step III: Consider development opportunities created through Pre-Development Agreement with Bliffer Lumber and Elvehjem Acres.*

2023 East Side Plan

The Elvehjem Acres property is identified in [Chapter 4, Master Plan Concept](#), for future Business" or Medium Density Residential, including Map Note #2 which further explains: *This*



22-acre parcel is adjacent to an existing rail corridor, which offers an opportunity for a niche rail-support industry. The property is uniquely buffered by wetlands and a major road. Siting an industrial use should take advantage of these buffers, as well as use building architecture to minimize its impact on adjacent uses. If a niche industrial use is not found, medium-density residential is preferred. Chapter 4 describes the "Business" future land use category as "including office buildings, office-showrooms, warehouses, and light industrial buildings that offer retail trade, or services for individuals or businesses. Typical implementing zoning districts include: General Commercial (C-G), Commercial Park (C-P), Highway-Commercial (C-H), Limited Commercial (C-L), and Manufactured-Intensive Commercial (M-IC)."

2023 Economic Strategic Plan

Strategy #2: Expand Commercial and Industrial Land Base. McFarland only has one remaining vacant industrial zoned property and needs additional commercial and industrial land. The Village is in the unique position to be programming new space in the community via the East Side Plan as the property along McFarland's east side is available and prime for development to meet the community's needs for the next several years. Additional work to be done in tandem with development includes extending utilities, road construction, and potentially creating Tax Increment Districts. Expanding the land available for commercial and industrial development is an invitation for investment which facilitates wage and income growth, growth in the tax base, and quality of life for residents. Expanding the land base allows for existing businesses to grow locally - retaining the relationships between themselves and their labor force as well as the communities that have nurtured them. Additionally, land availability can be a competitive advantage to attract outside investment into the community.

Strategy #6: Attract New Commercial/Retail/Service Businesses. Retail and commercial businesses will be best located in existing commercial corridors, downtown, and newly planned mixed-use buildings within the East Side neighborhood. The redevelopment of the existing lumberyard is specifically mentioned on page 30: The lumberyard and several of the older residential lots present opportunities for redevelopment to higher density residential, mixed-use, and commercial development and on page 44: "The current site of Chase Lumber near downtown is a prime redevelopment site. Village staff should engage in conversation with company representatives to initiate or continue the discussion."

2017 Comprehensive Plan

The [Future Land Use Map](#) identifies the existing lumberyard property for future Downtown uses. Figure 4.1 further defines this as *"land uses and activities here are designed to create vibrant places and community gathering spots. Desirable land uses include commercial services, retail, restaurants, lodging, office, multiple family residential (mainly in upper stories), and institutional, including on sites and/or buildings that mix uses."* Redevelopment of the Downtown lumberyard is also supported by the following:

- *Land Use Initiative #4: Implement and Update Plans for Downtown Revitalization.*
- *Land Use Policy #5: Actively promote infill development and redevelopment where opportunities present themselves, particularly for underutilized properties along Terminal and Triangle Drive, Highway 51, Farwell Street, and the downtown area.*



In 2023, the Comprehensive Plan was amended to include the 2023 East Side Plan. The Future Land Use Map identifies the Elvehjem Acres property for future Mixed-Use/Flex Commercial with additional details regarding preferred land uses and policies as provided within the 2023 East Side Plan.

2010 Downtown Strategic Market Analysis

Page 19: Chase Lumber - As an operating business that generates activity, the lumber yard brings benefits to the downtown. Pursuing a relocation strategy for the business should not be a near-term priority. Particularly given that the current economic situation will limit near-term private development. However, in the longer term, utilizing the lumber yard site for development that is more appropriate for its central and highly-visible downtown location may become a priority.

2008 Tax Increment District #4

The existing lumber yard is located within TID #4. Map 4 of the Project Plan identifies the existing lumberyard as a future redevelopment site.

ORDINANCE REFERENCE:

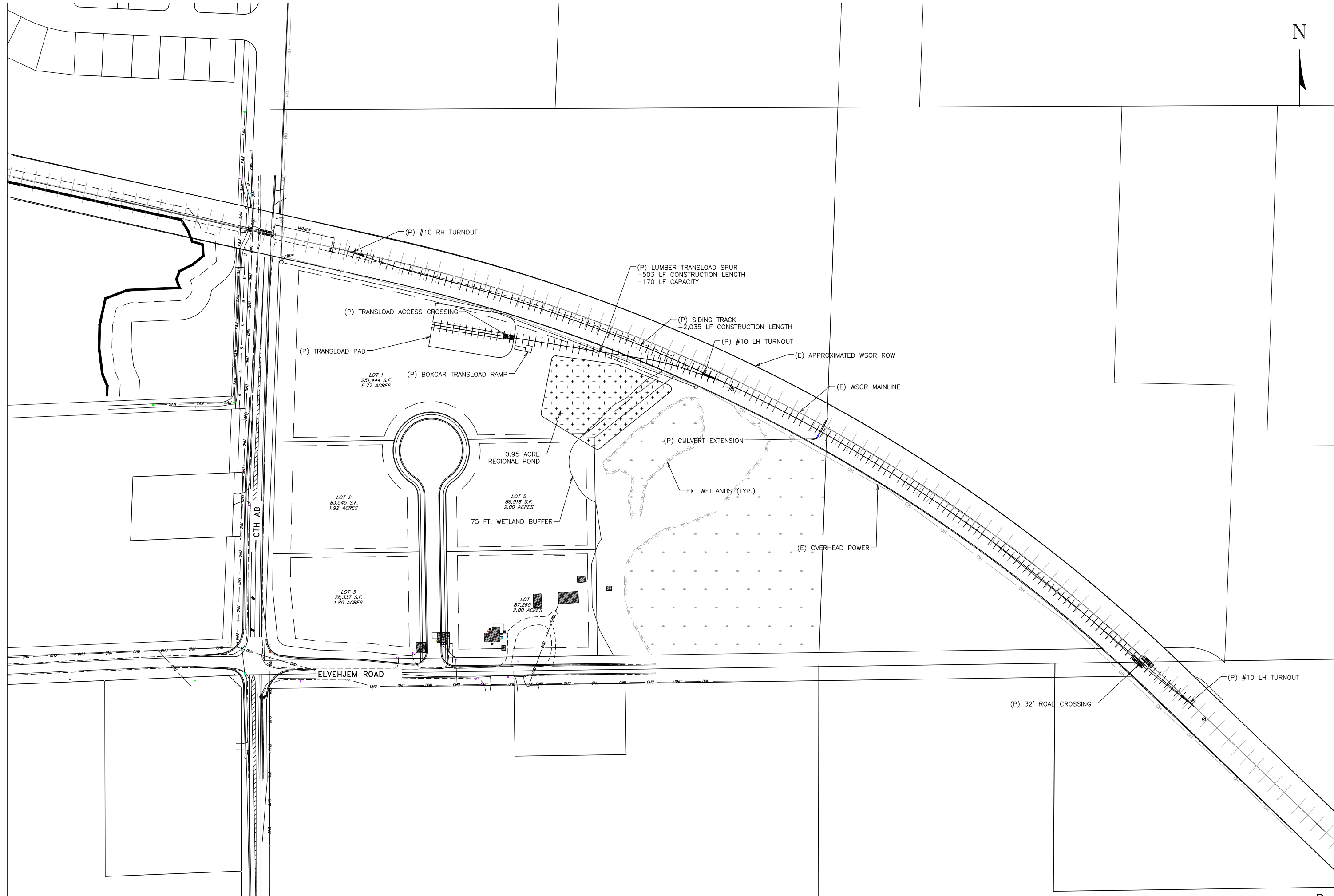
BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is presented for discussion only.

ATTACHMENTS:

1. Bliffert Lumber SP2.35 EXPANDED AREA SITE PLAN v3.5_02.05.26
2. Elvehjem Acres - Lot and RR Spur Concept 3_08.01.25





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|---------------|--------------------------|
| PROJECT NO.: | |
| DRAWING FILE: | ELVEHJEM ACRES - NEW.DWG |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 8-1-25 |
| REVISIONS: | |
| SCALE: | |
| | |
| SHEET: | 3 |


VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, February 11, 2026

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion regarding creation of a new tax increment finance district near the intersection of Elvehjem Road and CTH AB related to the potential relocation of Bliffert Lumber.

PREVIOUS ACTION:

ISSUE SUMMARY:

Included in the packet are two maps of the potential Elvehjem Road & CTH AB TIF district. The first map includes the three potential parcels that may be included in the proposed TID. The second map includes the development concepts for each of those three parcels.

- Parcel #1 is 22.9 acres and includes the proposed Elvehjem Acres business park including the proposed Bliffert Lumber lot and three additional lots ranging in size from 1.8 to 2.0 acres. There are no specific users identified for the non-Bliffert lots at this time. This concept has not been officially approved by the Village, nor has any rezone or subdivision plat; however, the intent of the concept is to support planning for the project TID Project Plan.
- Parcel #2 is a 15.7 acres and is owned by the same owner (Kevin Urso) as Parcel #1. The majority of this parcel is open space/wetland. Urso previously presented to the Plan Commission a concept for 7 townhouse units on this parcel. Urso is considering created a plat of condominium for the townhouses (owner occupied); however, a final determination regarding owner vs. renter occupied units has not been determined. This concept has not been officially approved by the Village, nor has any rezone or subdivision plat; however, the intent of the concept is to support planning for the proposed TID Project Plan.
- Parcel #3 is 7.4 acres and is owned by Lakestone Properties. This is Lot 18 of the Sperle Corners subdivision and is planned for three multifamily apartment buildings totaling 117 units. This subdivision plat was approved by the Village Board on October 28, 2025.

At this time, no final determination has been made regarding whether both Parcels #2 and #3 will be included in the proposed TID boundary. There are a number of factors that will need to be analyzed to determine the final proposed boundary and TID parcels, including estimated expenditures to extend utilities to the properties, road and rail infrastructure improvements and projected development tax increment revenues. The proposed TID-type is expected to be



"Mixed-Use". Mixed-Use TIDs have a 20-year lifespan (not including potential extensions). The first 15 years is the Project Expenditure Period.

The purpose of this meeting is to discuss the proposed boundary of the new TIF District and the general mechanics of how TIF districts are created and used by municipalities to encourage new development. Tax Increment Financing (TIF) is the most commonly and widely used economic development tool for municipalities in the State and has been in existence since 1976. The process to create, manage, amend, and close TIF districts (TIDs) is regulated under [Wis. Statute 66.1105](#). The Wisconsin Department of Revenue provides State oversight of TIF districts.

According to the DOR, there are 1,400 active TIDs in the State. The DOR maintains a [TIF Manual](#) for those interested in a deeper dive into the TIF mechanics, processes and requirements. Common definitions and terms related to Tax Increment Financing:

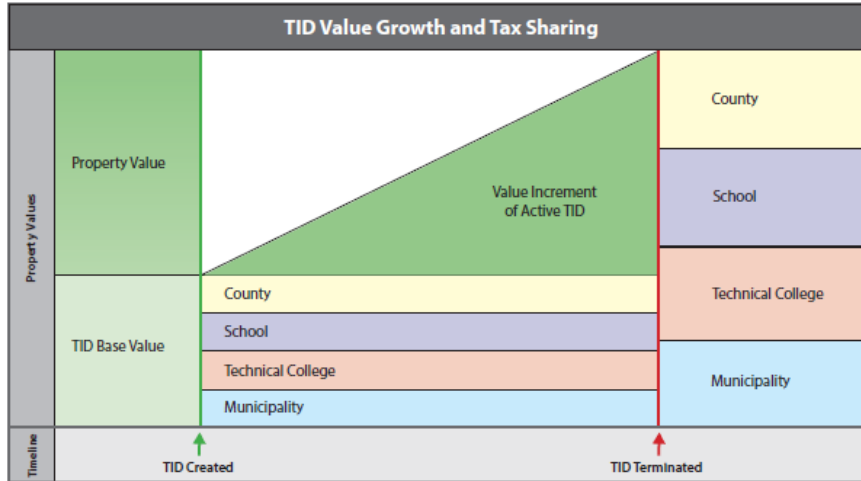
- TIF (Tax Increment Financing). An economic development financing tool.
- TID (Tax Increment District). The area/boundary where TIF is used.
- Project Plan. A document explaining the financial details, development plans and maps for the TID.
- Base Value. The total value, as equalized by DOR, of the real property located within the TID as of the creation date of the TID.
- Current Value. The total equalized value of the real property in the TID as of January 1 of the current year, certified annually on approximately October 1.
- Tax Increment. The taxes levied by all overlying taxing jurisdictions on the value between the base value and the current value of the TID. The municipality that manages the TID uses these taxes to pay for the approved project costs.
- Value Increment. The difference in value between the Base Value and the Current Value of the TID. This is the amount of property value that can be attributed to the TID investment used to generate the tax increment that pays for the investments.

Below is a graphic from the DOR TIF Manual that explains how TIF works:

B. How TIF Works

When a municipality creates a TID, the municipality and other taxing jurisdictions agree to support their operation from the existing tax base within the TID. They agree the municipality will use the taxes on the value increase in the TID to pay for the investment.

1. Sharing the tax base



Essentially, TIF allows a municipality to use the Tax Increment generated within the TID to pay for investments made within the TID that lead to the generation of the Tax Increment. The basic tenants of the creation of a TID is the finding that *but for* the use of TIF the development proposed (Tax Increment) would not occur or would occur to a lesser extent or timeframe; the economic benefits of the TID, as measured by increased employment, business and personal income and property value (Value Increment), are sufficient to compensate for the cost of the improvements; and the benefits of the proposed TID outweigh the anticipated tax increments to be paid to the overlaying taxing jurisdictions.

Generally speaking, there are five types of TIDs: Industrial (15/20), Mixed-Use (15/20), Blighted (22/27), Rehabilitation & Conservation (22/27), and Environmental (22/27). Each type of TID has a maximum expenditure period (first value) and maximum life (second value). The maximum expenditure period is the time during the life of a TID where the municipality may complete projects within the TID, including public works projects or development incentives.

During the remaining five years of the TID, a municipality may only continue to pay down existing TID related debt service and pay for administrative, organizational, legal and accounting services related to managing the TID. The declaration of TID type is based on the type of land that makes up 50% or more of the area in the TID. The proposed TID boundary corresponds with areas identified for Business Park and Medium Density Residential in the [Village's 2023 East Side Neighborhood Plan](#).

Mixed-Use TIDs can only include lands proposed for newly platted residential use if it does not exceed 35%, by area, of the real property in the TID and the residential development meets other qualifications. "Newly platted" refers to land that has not been previously subdivided or is currently subject to a replat as defined in Wis. Stat. 236.02(11). The proposed TID includes approximately 14% of the area for newly platted residential uses. Under state law, increment revenue may only be spent on newly platted residential development in a mixed-use TID if the



TID includes less than 35% of lands proposed for newly platted residential use and if one of the following applies:

1. Density of the residential housing is at least three units per acre. Proposed multi-family residential development in TID #7 would correspond to the Village's East Side Neighborhood Medium Density Residential Future Land Use Category. Chapter 4 of the plan describes these areas as having typical net densities of 5-15 units per acre with individual developments up to 20 dwelling units per acre, with further increases considered for legally restricted affordable housing or developments along existing or future transit corridors.
2. Residential housing is located in a conservation subdivision (not applicable)
3. Residential housing is located in a traditional neighborhood development (not applicable)

Other customary TID boundary creation requirements include that only properties within the municipality can be included in the TID, only whole parcels can be included, and the boundaries of the TID must be continuous. The draft TID boundary map follows these state statute requirements. There are three proposed properties for inclusion in the TID totaling 46 acres.

The total Base Value (current assessment values) is approximately \$463,000. State Statute requires that the total assessment value of parcels proposed for inclusion in a new TID, plus the Value Increment of all existing TIDs in the municipality (\$137,815,000), can't exceed 12% of the Total Equalized Value of properties in the municipality (\$1,836,335,200). This is known as the 12% compliance test. According to the DOR, the Village's 2025 percentage is 7.50%. The creation of the new TID is anticipated to increase this value to approximately 7.53%. Thus, even with the creation of the new TID, the Village will have remaining capacity to create or amend existing TIDs in the future.

Future CDA meetings will be held this Winter/Spring to review and recommend the Project Plan for the TID. This includes a deeper dive into the projected TID revenues and expenses within the draft Project Plan. It is important to note, that the creation of a TID in itself does not create specific obligations of the municipality in terms of approval of certain development proposals or the expenditure of funding. Those decisions are made on a case-by-case basis after the TID is created.

In addition to the CDA's role in developing the draft TID Project Plan other meetings will need to be held in order to consider approval of the new TID. This includes a public hearing by the Plan Commission, approval by the Plan Commission, approval by the Village Board and approval by the Joint Review Board. Under Wis. State Statute 66.1105, the final decision regarding whether to create or amend the boundaries of an existing TIF District is under the authority of the Joint Review Board (JRB). The JRB is made up of the Village President, Public Member nominated by the Village President, a member of the McFarland School District, a member of Dane County, and a member of Madison Technical College. Once a TIF District is created, the Village Board has final authority over the annual budgeting and use of TIF district revenues. At this time there are no specific dates for these future meetings.



FINANCIAL/BUDGET IMPACT:

The Village's 2026 Capital Improvement budget includes \$25,000 in funding related to various expenses to create the TID. This includes funding for consultant expenses to create the TID Project Plan and public notification expenses. These costs are reimbursable from future tax increment if the TID is approved. Costs to provide assistance with land acquisition, railroad, road, and utility infrastructure, and the costs to acquire the existing Downtown lumberyard would be finalized as part of the proposed real estate and development agreements contemplated in the predevelopment agreement. These expenses would then likely occur in 2027, allowing the Village to plan for those expenditures as part of the 2027-2031 Capital Improvement Plan and 2027 Budget. Funding for the potential acquisition of the existing Bliffert Lumber properties would be from existing Tax Increment District #4, via donation of surplus revenue from TID #3.

Specific estimates of future TID eligible expenditures and tax increment revenue will be developed as part of creation of the TID Project Plan. Bliffert has indicated an initial site and building construction cost estimate of \$7.5M for the concept provided in the packet.

VILLAGE PLAN REFERENCE:

This proposed project is supported by a number of existing Village plans.

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

- *Objective 1: Attract and enhance new and existing restaurants, retail, light industrial, office, mixed-use, and civic uses in the downtown area, USH 51/Farwell corridor, East Side Growth Area, and surrounding areas.*
- *Objective 2: Develop incentives for business growth such as incubator programs, tax increment financing districts, and recruitment/retention.*
- *Action Step III: Consider development opportunities created through Pre-Development Agreement with Bliffer Lumber and Elvehjem Acres.*

2023 East Side Plan

The Elvehjem Acres property is identified in [Chapter 4, Master Plan Concept](#), for future "Business" or Medium Density Residential, including Map Note #2 which further explains: *This 22-acre parcel is adjacent to an existing rail corridor, which offers an opportunity for a niche rail-support industry. The property is uniquely buffered by wetlands and a major road. Siting an industrial use should take advantage of these buffers, as well as use building architecture to minimize its impact on adjacent uses. If a niche industrial use is not found, medium-density residential is preferred.* Chapter 4 describes the "Business" future land use category as *"including office buildings, office-showrooms, warehouses, and light industrial buildings that offer retail trade, or services for individuals or businesses. Typical implementing zoning districts include: General Commercial (C-G), Commercial Park (C-P), Highway-Commercial (C-H), Limited Commercial (C-L), and Manufactured-Intensive Commercial (M-IC)."*

[2023 Economic Strategic Plan](#)

Strategy #2: Expand Commercial and Industrial Land Base. McFarland only has one



remaining vacant industrial zoned property and needs additional commercial and industrial land. The Village is in the unique position to be programming new space in the community via the East Side Plan as the property along McFarland's east side is available and prime for development to meet the community's needs for the next several years. Additional work to be done in tandem with development includes extending utilities, road construction, and potentially creating Tax Increment Districts. Expanding the land available for commercial and industrial development is an invitation for investment which facilitates wage and income growth, growth in the tax base, and quality of life for residents. Expanding the land base allows for existing businesses to grow locally - retaining the relationships between themselves and their labor force as well as the communities that have nurtured them. Additionally, land availability can be a competitive advantage to attract outside investment into the community.

Strategy #6: Attract New Commercial/Retail/Service Businesses. Retail and commercial businesses will be best located in existing commercial corridors, downtown, and newly planned mixed-use buildings within the East Side neighborhood. The redevelopment of the existing lumberyard is specifically mentioned on page 30: The lumberyard and several of the older residential lots present opportunities for redevelopment to higher density residential, mixed-use, and commercial development and on page 44: "The current site of Chase Lumber near downtown is a prime redevelopment site. Village staff should engage in conversation with company representatives to initiate or continue the discussion."

2017 Comprehensive Plan

The [Future Land Use Map](#) identifies the existing lumberyard property for future Downtown uses. Figure 4.1 further defines this as *"land uses and activities here are designed to create vibrant places and community gathering spots. Desirable land uses include commercial services, retail, restaurants, lodging, office, multiple family residential (mainly in upper stories), and institutional, including on sites and/or buildings that mix uses."* Redevelopment of the Downtown lumberyard is also supported by the following:

- *Land Use Initiative #4: Implement and Update Plans for Downtown Revitalization.*
- *Land Use Policy #5: Actively promote infill development and redevelopment where opportunities present themselves, particularly for underutilized properties along Terminal and Triangle Drive, Highway 51, Farwell Street, and the downtown area.*

In 2023, the Comprehensive Plan was amended to include the 2023 East Side Plan. The Future Land Use Map identifies the Elvehjem Acres property for future Mixed-Use/Flex Commercial with additional details regarding preferred land uses and policies as provided within the 2023 East Side Plan.

2010 Downtown Strategic Market Analysis

Page 19: Chase Lumber - As an operating business that generates activity, the lumber yard brings benefits to the downtown. Pursuing a relocation strategy for the business should not be a near-term priority. Particularly given that the current economic situation will limit near-term private development. However, in the longer term, utilizing the lumber yard site for development that is more appropriate for its central and highly-visible downtown location may become a priority.



2008 Tax Increment District #4

The existing lumber yard is located within TID #4. Map 4 of the Project Plan identifies the existing lumberyard as a future redevelopment site.

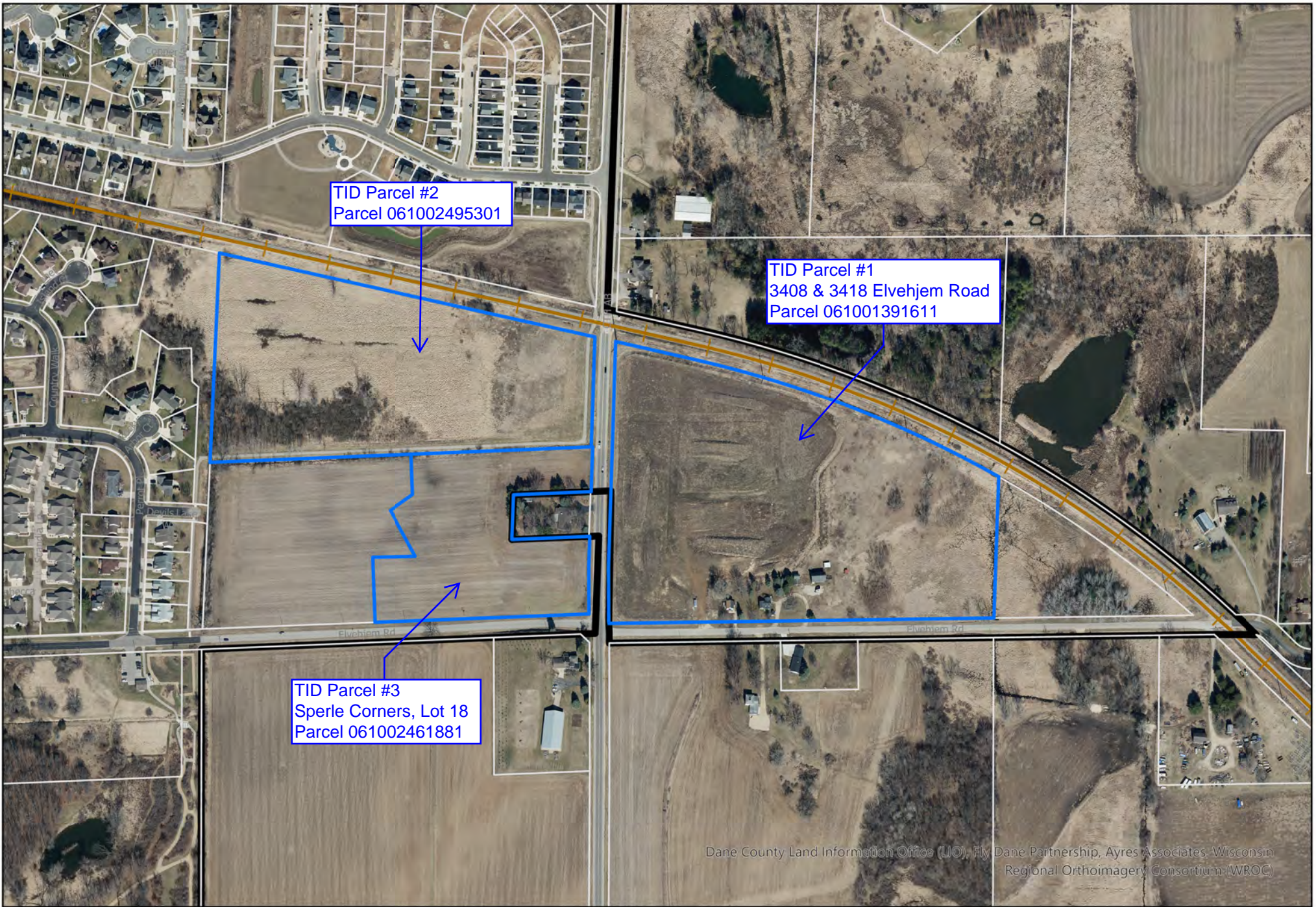
ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is presented for discussion only.

ATTACHMENTS:

1. Elvehjem & CTH AB TID Parcel Map_02.05.26
2. Elvehjem & CTH AB TID Concept Map_02.05.26



Dane County Land Information Office (LIO), Fly Dane Partnership, Ayres Associates, Wisconsin Regional Orthoimagery Consortium (WROC)

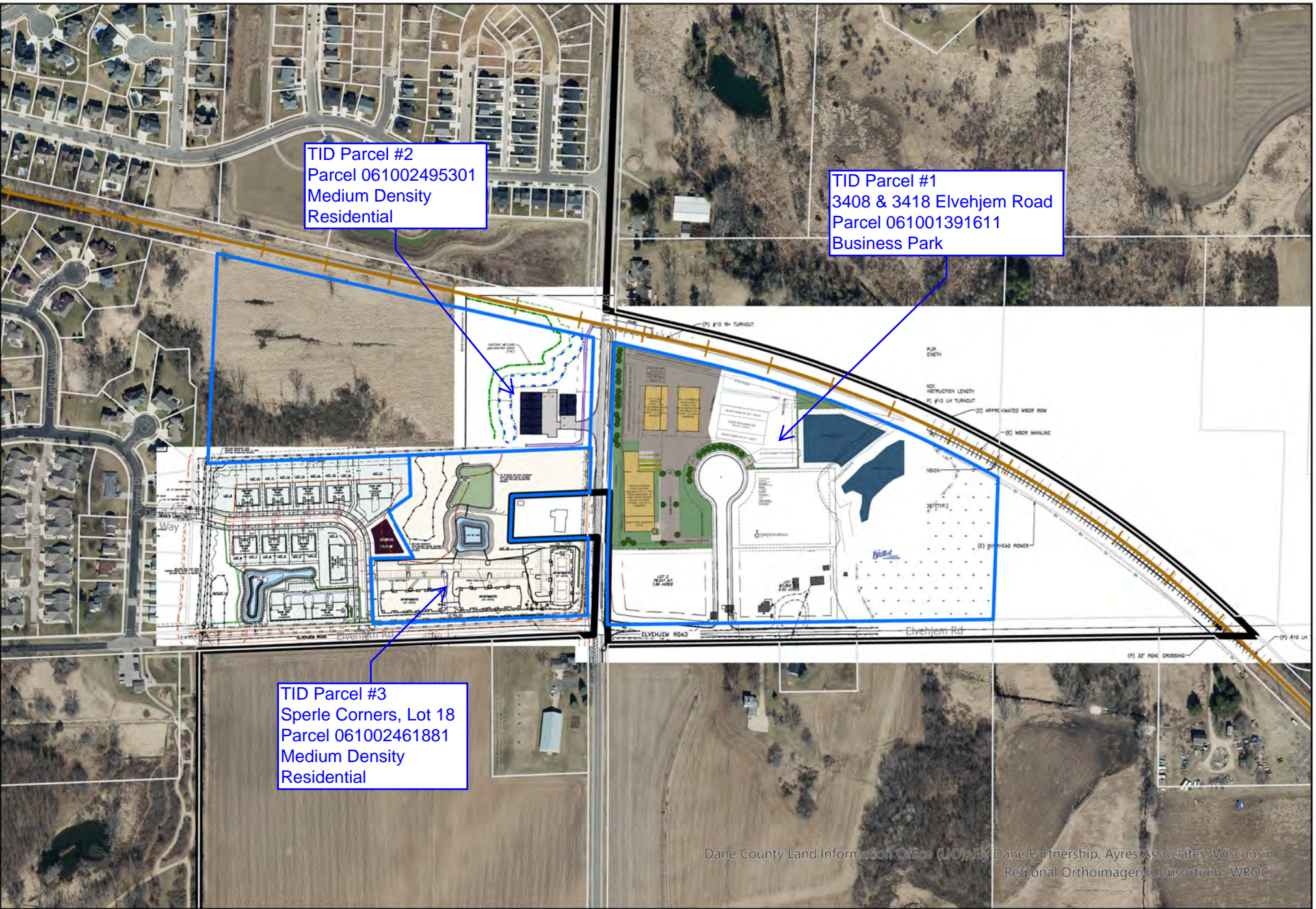


**Elvehjem Road & CTH AB
Proposed TID**

- Potential TID Parcels
- Municipal Boundary
- Parcels
- Railroad

0 125 250 500 Feet

N
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TID Parcel #2
 Parcel 061002495301
 Medium Density
 Residential

TID Parcel #1
 3408 & 3418 Elvehjem Road
 Parcel 061001391611
 Business Park

TID Parcel #3
 Sperle Corners, Lot 18
 Parcel 061002461881
 Medium Density
 Residential

Dane County Land Information Office (LIO), Fly Dane Partnership, Ayres Associates, Wisconsin Regional Orthoimagery Consortium (WROC)



Elvehjem Road & CTH AB
 Proposed TID

- Potential TID Parcels
- Municipal Boundary
- Parcels
- Railroad

N

0 125 250 500 Feet

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