

VILLAGE OF MCFARLAND

Village Board Minutes

Tuesday, January 27, 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 Clerk Tanya O'Malley, Police Chief Brian Redman, Community and Economic Development Director Andrew Bremer, Public Works Director Lee Igl, and Fire/EMS Director Chris Dennis.

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.

Public Works Director Igl stated that this meeting will be held on February 16, 2026 at 6:00 p.m., not February 11, 2026 as originally indicated.

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.

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

McFarland High School students Mallory Scott, DECA President and Taylor Quamme, DECA Vice President of Brand Management, provided information and answered questions.

b. Landmarks Commission (Trustee Prill)

1) Discussion and action regarding the award of contract for McFarland Intensive Historic Property Survey.

Motion by Village Trustee Lowell J. Prill, second by Village President Stephanie Brassington, 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. Motion carries 7 - 0 - 0 by acclamation.

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

Motion by Village Trustee Lowell J. Prill, second by Village Trustee Luke Fessler, to approve a purchase order for six outdoor community historical signs and installation at Arnold Larson Park. Motion carries 7 - 0 - 0 by acclamation.

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.

Motion by Village President Stephanie Brassington, second by Village Trustee Luke Fessler, 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. Motion carries 7 - 0 - 0 by acclamation.

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.

Motion by Village President Stephanie Brassington, second by Village Trustee Luke

Fessler, 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. Motion carries 7 - 0 - 0 by acclamation.

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.

Community & Economic Development Director Bremer provided information and answered questions.

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.

Motion by Village President Stephanie Brassington, second by Village Trustee Lowell J. Prill, to approve the 2026 Street & Utility Improvements project and authorize the project for bid. Motion carries 7 - 0 - 0 by acclamation.

f. Discussion and action on a process to fill the Municipal Judge vacancy.

Motion by Village President Stephanie Brassington, second by Village Trustee Alisa Leamy, to approve filling the Municipal Judge vacancy via appointment for the term ending April 30, 2028. Motion carries 7 - 0 - 0 by acclamation.

g. Discussion and action on Resolution 2026-02: a resolution to study the creation of an information technology consortium.

Motion by Village President Stephanie Brassington, second by Village Trustee Luke Fessler, to approve Resolution 2026-02: a resolution to study the creation of an information technology consortium. Motion carries 7 - 0 - 0 by acclamation.

h. Discussion and action on a State Municipal Maintenance Agreement (SMMA) for US Highway 51 for Segment 6 from Exchange Street to Larson Beach.

Motion by Village President Stephanie Brassington, second by Village Trustee Ken Boyd, to approve a State Municipal Maintenance Agreement (SMMA) for US Highway 51 for Segment 6 from Exchange Street to Larson Beach. Motion carries 7 - 0 - 0 by acclamation.

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.

Motion by Village President Stephanie Brassington, second by Village Trustee Lowell J. Prill, to convene into Closed Session at 8:24 p.m. 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. Motion carries 7 - 0 - 0 by acclamation on a roll call vote.

8. RECONVENE INTO OPEN SESSION.

Motion by Village President Stephanie Brassington, second by Village Trustee Luke Fessler, to reconvene into Open Session at 9:16 p.m. Motion carries 7 - 0 - 0 by acclamation.

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.

Motion by Village Trustee Luke Fessler, second by Village Trustee Kathy Annen, to approve 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, conditioned on approval of a Development Agreement by the Village Board, including but not limited to the following terms: 1) A total tax increment incentive payment of \$347,000 for Phase 2, payable within 30 days of receiving a final building occupancy permit; 2) Applicant to provide a Phase 2 assessment guarantee of at least \$4,123,400 as of January 1, 2027; 3) A total tax increment incentive payment of \$585,000 for Phase 3, payable within 30 days of receiving a final building occupancy permit; 4) Applicant to provide a Phase 3 assessment guarantee of at least \$4,761,700 as of January 1, 2028. Motion carries 7 - 0 - 0 by acclamation.

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.

Motion by Village Trustee Luke Fessler, second by Village Trustee Miguel Peña, to adjourn at 9:21 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,
Tanya O'Malley
Deputy Clerk