

Thursday, February 19, 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/83189708596>

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

Webinar ID: 831 8970 8596

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](mailto: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 20, 2026 meeting.
4. BUSINESS.
  - a. Discussion regarding the Village's 2026 Park Impact Fee Study.
5. SCHEDULE NEXT MEETING DATE.
  - a. Tuesday, March 17, 2026 at 7:00 p.m.
6. 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](mailto: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.

## **Plan Commission Minutes January 20, 2026, at 7:00 P.M.**

**Members Present:** Stephanie Brassington, Luke Fessler, Karen Pominville, Scott Peters, Austen Conrad, Eric Johnson, Chris Reynolds (7:01)

**Staff Present:** Andrew Bremer, Kong Thao

1. CALL TO ORDER, ROLL CALL

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

2. PUBLIC APPEARANCES.

There were no public appearances in the room or via zoom.

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the December 20, 2025 Plan Commission meeting.

Brassington motioned to approve the minutes of the December 20, 2025 Plan Commission meeting. Pominville seconded the motion. Motion passed 6-0-1, abstention from Conrad.

4. BUSINESS.

- a. Discussion and action on an extension of a Site Design Review Permit requested by Matt Wingrove to renovate an existing barn into a 3-unit apartment building located at 5306 Paulson.

Thao provided summary on the agenda item, including the previous conditions of approval and applicant's reasoning for the extension. The applicant was present to answer any questions. No additional comments from the Commission.

Brassington motioned to approve a one-year extension of a site design review permit, site plan dated January 16, 2025, to renovate an existing barn into a 3-unit apartment building with the following conditions of approval:

1. Applicant to contact the Village Public Works Department to obtain trash and recycling bins for each unit prior to receiving an occupancy permit for the three-dwelling units.
2. Applicant to provide individual water lateral and meter for the apartment building, sized to meet sprinkler system requirements.
3. Applicant to meet the requirements provided in Village Fire Chief's letter dated January 9, 2025.

4. Applicant to maintain unobstructed access pathway for fire and rescue personnel from Paulson Road to the apartment building for fire emergencies.
5. Applicant to provide payment for all applicable Village impact fees for the additional three-dwelling unit as part of the building permit.

Conrad seconded the motion. Motion passed 7-0.

- b. Discussion and action on a Conditional Use Permit requested by Rachel Wright Jones for a proposed alternative school for disabled K-12 students located at 4700 McFarland Court, McFarland WI.

Thao provided summary of the agenda item, stating the department did not receive any new public comments since the December public hearing. Morgan Schuchardt, associated with Progressive Inclusion, LLC, was present virtually for questions and comments. No additional comments from the Commission.

Brassington motioned to approve a Conditional Use Permit requested by Rachel Wright Jones for a proposed alternative school or disabled K-12 students located at 4700 McFarland Court, McFarland, WI, with the following conditions of approval

1. Applicant to obtain a building permit for a chain-linked fence in the rear of the property, running along a portion of the north lot line and then connecting south to the building's northwest corner.
2. Applicant to submit final revised plans for acceptance by the fire chief to address comments raised in the Fire Chief's staff report dated November 26, 2025.
3. Applicant to obtain commercial State plan review approval prior to receiving an occupancy permit.
4. The conditional use permit shall become null and void if the applicant has not acquired the property and received an occupancy permit from the Building Inspector within one year of approval of the conditional use permit.

Peters seconded the motion. Motion passed 7-0.

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

Thao provided summary of the agenda item, stating the department did not receive any new public comments since the December public hearing. No additional comments from the Commission.

Brassington motioned to recommend to the Village Board approval of 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. Requested by Ezra Properties, LLC, Ryan Quam.

Johnson seconded the motion. Motion passed 7-0.

- d. Discussion and action on a Certified Survey Map requested by Ezra Properties, LLC Ryan Quam for property located 4008, 4012, and 4016 Terminal Drive, including parcel #0710273-8620-1.

Thao provided summary of the agenda item, stating the department did not receive any public comments since the December public hearing, and the conditions of approval. No additional comments from the Commission.

Brassington motioned to approve a Certified Survey Map requested by Ezra Properties, LLC Ryan Quam for properties located at 4008, 4012, and 4016 Terminal Drive including parcel #0710-273-8620-1 with the following conditions of approval

1. Applicant to completely raze the existing mini-warehouse building on 4012 and 4016 Terminal Drive prior to the construction of any new building on Lot 1 of the proposed CSM.
2. Village Board approval of Ordinance 2025-14 prior to recording the CSM.

Conrad seconded the motion. Motion passed 7-0.

- e. Discussion on a preapplication concept plan submitted by Ryan Quam for a commercial indoor children's playground located on portions of parcels 0710-273-8620-1, 0710-273-8640-1 and 0710-273-8665-1 in the vicinity of 4012-4020 Terminal Drive.

Thao provided summary of the agenda item, highlighting the building's proposed features, uses, and site improvements. Ryan Quam, property owner and Applicant, along with Nicole Bice, owner of Well Played, were present to provide more information on the site's proposed improvements. Quam discussed the changes to site plan layout, proposed uses, and the design building features since the prior preapplication meeting in October of 2025. Bice discussed the concept of Well Played for children's recreation and similar type uses. The Commission inquired on the operation of the proposed children's programming, access, scheduling times, reservation times, targeted audiences, and site's layout. Bremer commented on the concept's layout, parking stalls located within the right-of-way, building exterior designs, refuse location, next steps related to rezoning, and design guidelines and applications. Quam's closing statement asked for additional guidance on exterior materials. Bremer provided explanation on purview of discretion of allowances for the Commission on design features based on the Village's Zoning Code.

- f. 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.

Thao provided summary on the agenda item, highlighting previous discussions and proposed amendments. Fessler inquired about senior living opportunities on the ground floor level of the proposed buildings. Quam stated his previous buildings include senior renter, units will be market rate and are open to those that apply.

Brassington motioned to recommend to the Village Board approval of Ordinance 2025-15, an ordinance amending the Planned Developments 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. Johnson seconded the motion. Motion passed 7-0.

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

Bremer provided summary on the agenda item, recapping the previous project discussion and highlighting the concept's layout, building orientation, flow of traffic, rail service, and measures of buffer adjacent uses. Eli Bliffert, owner of Bliffert Lumber, was present with this team to answer questions and provide additional information on the site's conceptual plan. The Commission discussed with the applicant, rail use, building uses and layouts, staffing on site, hours of operation, moving of product on the property, buffering of lands adjacent to the north, sidewalk along County Highway AB, and timeline. The Bliffert team commented on the need to reduce the 30' required landscape buffer along the railroad right-of-way, eliminating the need for sidewalk along the east side of CTH AB, and allowances for some gravel areas near the rail spur. Bremer indicated that if there was initial support for these modifications that staff will need to draft a future ordinance amendment for consideration by the Plan Commission and Village Board.

Eric Swanson, 2958 County Highway AB (Town of Dunn, adjacent to north), requested the applicant consider an appropriate buffer that is both aesthetically appealing and functional.

The Commission discussed the process for amendments to the ordinance and options for waivers with Staff. Peters and Conrad shared words of support. Conrad shared concerns that the Village needs to consider how any proposed code amendments might impact other future developments in the Village. Pominville inquired on intersection of CTY AB and Elvehjem Road. Bremer stated the roadway intersection would be a point of improvement associated with this project and the adjacent project.

5. SCHEDULE NEXT MEETING DATE.

a. Tuesday, February 17, 2026 at 6:00 p.m. (possible joint meeting with the Plan Commission)

b. Tuesday, February 17, 2026, at 7:00 PM

6. ADJOURNMENT.

Brassington motioned to adjourn. Peters seconded the motion. Motion passed 7-0. Meeting adjourned at 8:32 PM.



**VILLAGE OF  
McFarland  
SUMMARY SHEET**

**MEETING DATE:** Thursday, February 19, 2026

**SECTION:** Business

**DEPARTMENT:** Community Development

**CONTACT:** Andrew Bremer, Comm & Eco Dev Director

**AGENDA ITEM:** Discussion regarding the Village's 2026 Park Impact Fee Study.

**PREVIOUS ACTION:**

9.16.25 Plan Commission unanimously recommended the Village Board approval of a contract with Baker Tilly to complete a Park Impact Fee Study.

9.25.25 Village Board unanimously approved a contract with Baker Tilly to complete a Park Impact Fee Study.

**ISSUE SUMMARY:**

In 2025, the Village Board approved a new 2025-2029 Comprehensive Outdoor Recreation Plan. One of the action items from that plan is to complete an update of the 2020 Park Impact Fee Study to ensure those fees remain consistent with the Village's needs and State Statute requirements for impact fees. Baker Tilly previously completed the Village's 2020 Park Impact Fee Study and was hired by the Village Board to complete the 2026 study.

Public Facility Needs Assessments (i.e. impact fee studies) are required under Wis. Stat. 66.0617 prior to enacting an ordinance that imposes impact fees, or amending an existing ordinance that imposes impact fees. Park impact fees are collected by the Village for new housing units to provide revenues for acquisition of future parkland or installation of park and trail improvements needed to serve the growth of the community. The Village collects two types of park impact fees, parkland impact fees (i.e. fees in lieu of parkland dedication) and park improvement impact fees. Parkland impact fees are collected when a developer elects not to dedicate parkland as part new housing developments, or when they elect to provide a partial parkland dedication with the remaining dedication collected through parkland impact fees. The Village maintains the discretion whether to accept parkland impact fees in lieu of dedication.

Included in the packet is a copy of presentation staff will provide the Plan Commission as part of a project update. The intent of the meeting is to review the general purpose of park impact fees, the methodology regarding how they are established, the history of park impact fees in McFarland, and the preliminary proposed changes to the existing park impact fees. The purpose of the meeting is not to finalize the proposed impact fees. Staff will share the input provided by the Plan Commission with our consultant as part of the next steps to draft the new Park Impact Fee Study to be brought back to the Plan Commission for further discussion, public hearing, and recommendation to the Village Board.

**FINANCIAL/BUDGET IMPACT:**

The 2025 Village Capital Improvement Plan Budget includes \$15,000 for completion of this



project.

**VILLAGE PLAN REFERENCE:**

[2025-2029 Capital Improvement Plan](#). Updating the Parks Public Facilities Needs Assessment is identified as a project within the Village's 2025 Capital Improvement Plan.

[2025-2029 Comprehensive Outdoor Recreation Plan](#). Goal 2, Action 7 states: *"Update the Village's Park Impact Fee, Fee in Lieu of Land Dedication, and Public Facility Needs Assessment every five years following completion of updates to the CORP. Annually adjust park impact fees based on the Consumer Price Index-All Urban Consumers-Midwest Region prepared by the United States Department of Labor."*

[2020 Parks Public Facilities Needs Assessment Study](#).

**ORDINANCE REFERENCE:**

[8-464 Park Impact Fee](#)

[Division 23-II-5 Impact Fees](#)

[Article 56-VI Park and Public Land Dedications](#)

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

This agenda item is presented for discussion only.

**ATTACHMENTS:**

1. 2026 Park Impact Fee Study\_02.19.26

# 2026 Park Impact Fee Study



Plan Commission Meeting  
February 19, 2026

# Project Purpose and Need

The Village is updating the [2020 Park Impact Fee, Fee in Lieu of Land Dedication and Public Facility Needs Assessment](#) (*aka a Park Impact Fee Study*)

The reason for the study update is to evaluate the Village's two park impact fees (*Park Improvement & Parkland*), and parkland dedication requirement, for potential changes for adoption by the Village Board.

Completion and acceptance of the study does not change the Village's current park impact fees. That is done through a separate action by the Village Board.



# Project Purpose and Need

Prior Park Impact Fee Studies were completed in 2004 and 2020. The last update was completed after the Village adopted the 2019 Comprehensive Outdoor Recreation Plan (CORP).

The CORP is a guide for future investment and expansion of the Village's park and recreational facilities to serve current and future residents.

In 2025, the Village updated the CORP, which will serve as a resource for the 2026 Park Impact Fee Study. Goal 2, Action 7 states: *"Update the Village's Park Impact Fee, Fee in Lieu of Land Dedication, and Public Facility Needs Assessment every five years following completion of updates to the CORP. Annually adjust park impact fees based on the Consumer Price Index-All Urban Consumers-Midwest Region prepared by the United States Department of Labor."*



# What is an Impact Fee

An impact fee is a financial tool available to Wisconsin cities, villages and towns to pay for anticipated capital costs associated with serving new development.

Rather than distributing costs associated with new development among existing property owners (generally in the form of increased property taxes), impact fees are collected from the developer or property owner at the time of building permit for new dwellings.

Impact fees are held in a separate account and can only be used for the purpose for which they were collected (parkland acquisition or park improvement projects).



# What is an Impact Fee

Under [State Statute 66.0617](#), prior to developing or imposing an impact fee, a municipality must conduct a detailed needs assessment (*aka, Impact Fee Study*) to determine the portion of capital costs necessitated by future development.

Capital costs in this case include acquisition of property for future Village parks or trails (*Parkland Impact Fee, aka Fee in Lieu of Parkland Dedication*) or capital costs for the construction of park improvements (e.g. shelters, playgrounds, trails, etc.). This is known as a *Park Improvement Impact Fee*.

Impact fees can't be used to cover park operational or maintenance costs and can not be used to pay for inadequacies (existing deficiencies) in the current park system.



# Prior Uses Of Impact Fees

Some examples of how the Village has utilized park impact fees include:

- Dog Park Boardwalk (2017)
- Egner Park Playground (2018)
- McFarland Park Shelter (2018)
- Brandt Park Scoreboard (2019)
- Urso/Schuetz Park Dog Park and Disc Golf (2019)
- McDaniel Park Pier (2022)
- Community Park Phase 1 (2023)
- McFarland Park Skate Park (2023)
- Waubesa Intermediate School Inclusive Playground (2024)
- Highland Park Playground and Bathroom (2024)
- Prairie Place Playground (2025)
- Community Park Phase 2 (2026)
- Cedar Ridge Playground (2026)



# How are Impact Fees determined

While many municipalities collect impact fees, the amount of the impact fees are unique to each municipality based on their identified needs, desired level of service, and characteristics unique to that community (e.g. the price of an acre of land in McFarland is not the same as the price of an acre of land in another community. The value one community places on the amount and quality of park and recreational facilities may differ from that of another community).

A municipality may impose an impact fee that is less than the amount identified in their Impact Fee Study but can't impose an impact fee that is more than the amount identified in their Impact Fee Study.



# How are Impact Fees determined

A municipality may adjust the impact fee on an annual basis to account for inflation. [Sec. 8-464 of the McFarland Municipal Code of Ordinances](#) directs the Community & Economic Development Director to adjust annually the park impact fees utilizing the Consumer Price Index-All Urban Consumers-Midwest Region.

Sec. 8-464 provides exceptions for collection of impact fees, including the Village Board's authorization for waivers or partial waivers of a park impact fee where a developer is proposing to construct affordable housing.

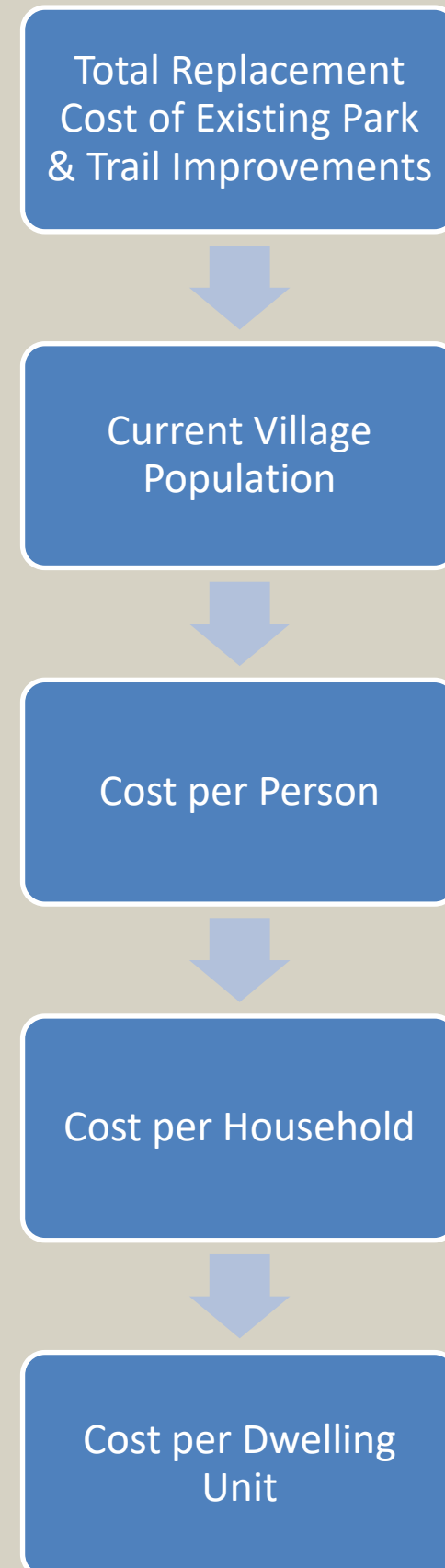


# Park Improvement Impact Fee

The methodology used to calculate this fee includes an analysis of the value of all the improvements in the Village's park system. The value is the "total replacement cost" as provided by the Village's Insurance Provider.

This value is then divided by the current Village population estimate (9,737) to arrive at a value per person and then multiplied by the average number of people per household to arrive at a cost per dwelling unit, by the type of unit: single family, multifamily (includes duplex) or group quarters (e.g. dorm or assisted living facility).

The methodology aims to collect sufficient impact fees to provide future residents with the same level of service that current residents enjoy.



# Park Improvement Impact Fee

## Preliminary 2026 Park Improvement Impact Fee:

Total cost of improved parkland and trails:	\$ 13,598,716	From Insurance Provider & Village Engineer
Current Village population:	9,737	WI DOA 2025 estimate
Cost per person:	\$ 1,396.60	
Household Size:		
Single-family home	2.55	ACS 5-year estimate (2024)
Multi-family home	1.83	ACS 5-year estimate (2024)
Group quarters	1.00	ACS 5-year estimate (2024)
Preliminary Park Facilities Improvement Fee:		
Single-family home	\$ 3,612.30	based on household size above
Multi-family home	\$ 2,592.35	based on household size above
Group quarters	\$ 1,416.59	based on household size above

WI DOA, Wisconsin Department of Administration  
 ACS, US Census American Community Survey



# Park Improvement Impact Fee

2004-2026 Park Improvement Impact Fee by Year												
Unit Type	*2004	2005-2019	*2020	2021	2022	2023	2024	2025	**2026	***2026	2025-2026 Draft Study Adjustment	2026 Inflation - 2026 Draft Study Adjustment
Single Family	\$ 731.47	\$ 731.47	\$ 1,099.65	\$ 1,482.12	\$ 1,947.70	\$ 2,525.15	\$ 3,059.01	\$ 3,141.33	\$ 3,228.56	\$ 3,612.30	\$ 470.97	\$ 383.73
Multi Family	\$ 443.93	\$ 443.93	\$ 712.52	\$ 990.38	\$ 1,325.74	\$ 1,739.40	\$ 2,124.95	\$ 2,182.13	\$ 2,242.73	\$ 2,592.35	\$ 410.22	\$ 349.62
Group Quarters	\$ 443.93	\$ 443.93	\$ 551.51	\$ 666.25	\$ 813.30	\$ 1,001.54	\$ 1,167.56	\$ 1,198.98	\$ 1,232.27	\$ 1,416.59	\$ 217.61	\$ 184.31

\*2004 and 2020 Park Impact Fee Studies Adopted

\*\*2026 Inflation adjustment not adopted by Village Board due to pending update of Park Impact Fee Study

\*\*\*2026 Draft Park Impact Fee Study preliminary impact fee

From 2004 through 2019 the Park Improvement Impact Fee remained unchanged with no inflation adjustments or adjustments because of an updated Impact Fee Study.



# Park Improvement Impact Fee

The 2020 Impact Fee Study recommended the following rates:

Single Family =	\$2,572.35 (\$1,840.88 increase from 2004-2019 fee)
Multi Family =	\$1,786.89 (\$1,342.96 increase from 2004-2019 fee)
Group Quarters =	\$981.81 (\$1,342.96 increase from 2004-2019 fee)

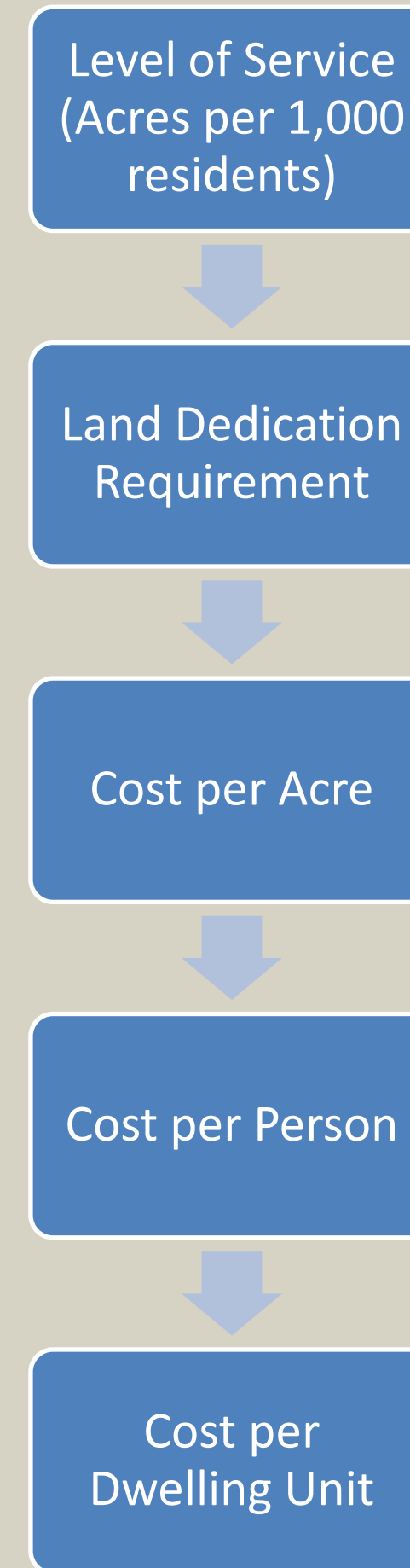
Rather than instantly increasing the fees from the 2004-2019 rates to the recommended 2020 study fees, the Village Board authorized a five-year phasing which included 20% of the difference between the 2004-2019 and 2020 fees, plus annual inflation.

For a new single-family home that was an annual increase of \$368.18 + inflation, for years 2020-2024. Year 2025 was only adjusted for inflation.



# Parkland Impact Fee

The methodology used to calculate this fee includes the Village's level of service (parkland per 1,000 residents), parkland dedication requirement, cost per acre of parkland, cost per acre per person and per household.



# Parkland Impact Fee

**Level of Service.** The [Village's 2025 CORP](#) identifies an objective to maintain at least 18.5 acres of parkland (excluding wetland and floodplain areas) per 1,000 residents.

This is the existing level of service provided by the Village. There are no existing deficiencies that must be accounted for in the calculation of the impact fee.

This is the same level of service identified in the 2020 Impact Fee Study.



# Parkland Impact Fee

**Land Dedication Requirement.** To meet the Level of Service objective of 18.5 acres per 1,000 residents, [Sec. 56-173\(a\)](#) the Village's Subdivision Code was amended in 2020 to reduce the required parkland dedication to:

- 2,106 square feet of parkland dedication for each new Single-Family unit
- 1,463 square feet of parkland dedication for each new Multi-Family unit
- 804 square feet of parkland dedication for each new Group Quarter unit

Prior to 2020, the Village's Subdivision code required 1 acre of parkland per 15 dwelling units (didn't matter what type of dwelling unit)

This equated to a level of service of ~27 acres per 1,000 residents. Since this was in excess of the 2019 CORP Level of Service goal, the Village reduced the parkland dedication requirement.



# Parkland Impact Fee

**Land Dedication Requirement.** The Land Dedication is calculated as follows:

Level of Service / 1,000 \* People Per Household by Unit Type \* 43,560 (square feet in 1 acre)

The average number of people per household has been declining in the Village since the 1970s. US Census and ACS data trends:

1970 = 3.26

1980 = 2.72

1990 = 2.83

2000 = 2.63

2010 = 2.54

2017 = 2.46 (ACS)

2020 = 2.50

2024 = 2.36 (ACS)



# Parkland Impact Fee

**Land Dedication Requirement.** The Land Dedication is calculated as follows:

The 2020 Impact Fee Study utilized the 2017 ACS data for the average people per household. The 2026 Impact Fee Study will utilize the 2024 ACS data:

- 2017 People Per Household (Owner Occupied Units) = 2.62
- **2024 People Per Household (Owner Occupied Units) = 2.55**
- 2017 People Per Household (Renter Occupied Units) = 1.82
- **2024 People Per Household (Renter Occupied Units) = 1.83**

The Impact Fee Study utilizes the owner-occupied p/h for the single-family units and the renter occupied p/h for multi-family units. Group quarter dwelling units are assumed to have one person per unit.



# Parkland Impact Fee

**Land Dedication Requirement.** The Land Dedication is calculated as follows:

Based on the 2024 ACS data, the preliminary recommended changes to the Village's Parkland Dedication requirement is:

- Single Family Dwelling Units = 2,055 square feet (current is 2,106)
- Multi Family Dwelling Units = 1,474 square feet (current is 1,463)
- Group Quarters = 806 square feet (current is 804)

These changes would require separate approval by the Village Board following acceptance of the 2026 Impact Fee Study.



# Parkland Impact Fee

## Cost per Acre for Parkland

In 2006 the Village Board updated the parkland impact fee based on a land value of \$60,000 per acre.

The average value per acre was based on a review of land sales in the greater McFarland area.

The 2020 Impact Fee Study utilized a land value of \$81,000 per acre or approximately the 2006 value adjusted for Consumer Price Inflation (CPI).

Further adjusting the 2006 \$60,000/acre for CPI through 2025 would yield a value of \$98,000/acre.



# Parkland Impact Fee

## Cost per Acre for Parkland

The actual value per acre of property depends on many factors including:

- Is the property already within the Village (e.g. vacant buildable lot) with access to urban services (e.g. public sewer and water, improved streets)
- Is the property in a location that is adjacent to urban services or within the Village's urban service area. Generally, the closer a lot is to urban services the more development ready the property is and therefore the cost per acre is going to be higher than a property further away from urban services



# Parkland Impact Fee

## **Cost per Acre for Parkland.** Example land sales from 2025:

- Urban Lot. Village sold two vacant buildable single-family lots adjacent to School Districts baseball fields at a price of \$392,522 per acre. The lots were on an improved Village street with public sewer and water available to the property.
- Vacant Lot Adjacent to Urban Utilities. A vacant farm field within the Village approved for a new subdivision sold for \$65,278/acre.
- Farmland Outside Urban Service Area. An improved farm, outside of the Village limits and ~2 miles from public water and sewer sold for \$17,911/acre.
- An average of these three sales is \$158,570 per acre



# Parkland Impact Fee

## Preliminary 2026 Parkland Impact Fee:

Acres of Active, Accessible Passive, Special Purpose		180.10	from 2025 CORP park inventory
Acres per 1,000 residents		18.50	
Cost per acre of new parkland	\$	98,000	based on inflation adjusted 2006 value
Cost per person	\$	1,813	
Household Size			
Single-family home		2.55	ACS 5-year estimate (2024)
Multi-family home		1.83	ACS 5-year estimate (2024)
Group quarters		1.00	ACS 5-year estimate (2024)
Fee in lieu of park land dedication			
Single-family home	\$	4,622	based on household size above
Multi-family home	\$	3,317	based on household size above
Group quarters	\$	1,813	based on household size above

WI DOA, Wisconsin Department of Administration  
 ACS, US Census American Community Survey



# Parkland Impact Fee

Parkland Impact Fee by Year														
Unit Type	*2004	2005	2006	2007-2019	*2020	2021	2022	2023	2024	2025	**2026	***2026	2025-2026 Draft Study Adjustment	2026 Inflation - 2026 Draft Study Adjustment
Single Family	\$1,034.00	\$2,670.00	\$4,000.00	\$4,150.00	\$3,915.46	\$3,966.36	\$4,153.67	\$4,485.64	\$4,716.75	\$4,781.52	\$4,914.30	\$4,622.26	-\$159.26	-\$292.04
Multi Family	\$1,034.00	\$2,670.00	\$4,000.00	\$4,150.00	\$2,719.90	\$2,755.26	\$2,885.38	\$3,115.98	\$3,276.52	\$3,321.52	\$3,413.75	\$3,317.15	-\$4.36	-\$96.60
Group Quarters	\$1,034.00	\$2,670.00	\$4,000.00	\$4,150.00	\$1,494.45	\$1,513.88	\$1,585.37	\$1,712.07	\$1,800.29	\$1,825.01	\$1,875.69	\$1,812.65	-\$12.36	-\$63.04

\*2004 and 2020 Park Impact Fee Studies Adopted

\*\*2026 Inflation adjustment not adopted by Village Board due to pending update of Park Impact Fee Study

\*\*\*2026 Draft Park Impact Fee Study preliminary impact fee

From 2007 through 2019 the Parkland Impact Fee remained unchanged with no inflation adjustments or adjustments because of an updated Impact Fee Study. In 2020 the fee was lowered due to reducing the required parkland dedication requirement and then adjusted annual by CPI for years 2021-2025. In 2020 the Village also adjusted the fee based on the type of dwelling unit in recognition that on average, fewer people live in a multi-family unit as opposed to a single-family unit.



# Next Steps

The proposed impact fees provided are preliminary subject to additional revisions as the 2026 Impact Fee Study is drafted.

Staff will share input received from the Plan Commission with our consultant to complete a draft of the 2026 Park Impact Fee Study for review at a future Plan Commission meeting.

The Plan Commission will also hold a public hearing on the updated study prior to making a recommendation to the Village Board to accept the study.

Concurrent with a recommendation to accept the study, staff will prepare an ordinance to amend the parkland dedication requirement (Subdivision Code) and the Park Improvement and Parkland Impact Fees for recommendation to the Village Board.

