

**VILLAGE BOARD**

**Monday, July 25, 2016**

**7:00 P.M.**

**McFarland Municipal Center  
Community Room**

AGENDA-

1. CALL TO ORDER.
2. ATTENDANCE ROLL CALL.
3. PUBLIC APPEARANCES.
4. PUBLIC ANNOUNCEMENTS AND COMMUNICATIONS.
  - a. Public Announcements
    - (1) Real Estate Property Tax 2<sup>nd</sup> Installment Due to Dane County – July 31<sup>st</sup>
    - (2) CANCELED - McFarland Police Department 2016 National Night Out – August 3<sup>rd</sup>
  - b. Public Communications
    - (1) Fall Partisan Primary – August 9th (Voter ID required)
    - (2) Beginning July 22, 2016 - New Public Works Facility office hours Monday-Friday 8 a.m. to 12 p.m.
5. CONSENT AGENDA.
  - a. Motion to approve pre-paid checks #66820-66826 in the amount of \$19,384.06 and current checks #66827-66890 the amount of \$213,210.62.
  - b. Motion to approve the minutes of the June 29, 2016 Special Village Board meeting.
  - c. Motion to approve the minutes of the July 7, 2016 Special Village Board meeting.
  - d. Motion to approve the minutes of the July 11, 2016 Village Board meeting.
6. BUSINESS
  - a. Plan Commission Report (President Czebotar & Trustee Kolk)
    1. Discussion and possible action on first Amendment to Development Agreement for Juniper Ridge Subdivision.
    2. Discussion and possible action on recommendation to the Village Board to approve a request by Timothy LeBrun, College Properties LLC for approval of a Condominium Plat and Declaration of Condominium for Storage Shop USA – McFarland II. Lot 1, CSM 12282, Village of McFarland, Wisconsin, Recorded in the Office of the Register of Deeds for Dane County, Wisconsin, October 15, 2007, in Volume 76 of Certified Survey Maps, Pages 97-98, as Document No. 436582. The current addresses are 4901 – 4943 Ivywood Trail. The property is currently zoned C-H Highway Commercial.
  - b. Public Works Committee Report (Trustee Mooney & Trustee Adrian)
    1. Discussion and possible action on recommendation from the Public Works Committee authorizing Town and Country Engineering to start the design of County Trunk Highway MN from Marsh Road to Lake Street.
  - c. Public Utilities Committee Report (Trustee Lytle & Trustee Brassington)

1. Discussion and possible action on recommendation from the Utility Committee to authorize Town and Country Engineering to create a "Well Head Protection" program for the Village.
  - d. Parks, Recreation, and Natural Resource Committee Report (Trustee Kolk & Trustee Utter)
    1. Update on Grandview Conservancy project.
    2. Discussion and possible action on recommendation to reject the asphalt bids received for the Grandview Conservancy Project.
  - e. Report on progress of facilities security upgrade project.
  - f. Report on progress of internet sale safety zone.
  - g. Authority, Board, Commission, and Committee agenda item requests, referrals, and updates.
7. CLOSED SESSION. Motion to convene in closed session in accordance with Wis. Stats. § 19.85(1)(c) to consider employment, promotion, compensation, or other performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility (Compensation of Finance Director).
8. OPEN SESSION. Motion to adjourn the Closed Session and reconvene in Open Session to discuss and take action on items of business discussed in Closed Session
9. ADJOURNMENT

- NOTES:**
- 1) Persons needing special accommodations should call 838-3153 at least 24 hours prior to the meeting.
  - 2) More specific information about agenda items may be obtained by calling 838-3153.

*This agenda was posted, or caused to be posted, by my hand on the 22nd day of July, 2016 the following three (3) posting places in the Village of McFarland, to wit: McFarland Municipal Center, 5915 Milwaukee Street; E.D. Locke Public Library, 5920 Milwaukee Street; and McFarland State Bank, 5990 Hwy 51.*

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*Cassandra Suettinger, Clerk/Deputy Treasurer*

VILLAGE OF MCFARLAND  
VILLAGE BOARD  
Monday, June 29, 2016

1. **CALL TO ORDER.** Village Board President Brad Czebotar called the regular meeting of the McFarland Village Board to order at 6:05 p.m. in Conference Room A of the McFarland Municipal Center.
2. **ATTENDANCE ROLL CALL.** Village Board members present: Trustees Jerry Adrian, Stephanie Brassington, Brad Czebotar, Dan Kolk(joined at 6:21 p.m.) Mary Pat Lytle, Clair Utter and Tom Mooney.  
Staff Present: Cassandra Suettinger
3. **Explain objectives and processes of the Planning Retreat.**  
President Czebotar outlined the objective of the meeting is to set goals for the period of June 2016-July 2017. He explained the Board will get together with Department heads after the goals have been compiled, and discuss details and assignment of goals.
4. **Review of organizational goal established for the period July 2015 – June 2016.**  
The Board discussed items 4 and 5 together.
5. **Establish and prioritize organizational strategic goals for the period July 2016 – June 2017.**  
The Board updated and reviewed the July 2015-June 2016 strategic goals to create goals for July 2016 through June 2017.
6. **Discussion of process and schedule to be used in deliberating the 2017 budget.**  
The goals will be updated and then the board will meet with department heads to discuss goal assignment and strategies for accomplishment.

Respectfully Submitted by,  
Cassandra Suettinger, Village Clerk

VILLAGE OF MCFARLAND  
VILLAGE BOARD  
Monday, July 7, 2016

1. **CALL TO ORDER.** Village Board President Brad Czebotar called the regular meeting of the McFarland Village Board to order at 6:00 p.m. in Conference Room A of the McFarland Municipal Center.
2. **ATTENDANCE ROLL CALL.** Village Board members present: Trustees Jerry Adrian, Stephanie Brassington(joined at 6:05 p.m.), Brad Czebotar, Mary Pat Lytle, Tom Mooney, and Clair Utter.  
Staff Present: Cassandra Suettinger, Clerk/Deputy Treasurer, Kelsy Boyd, Finance Director  
Others Present: Village Attorney Larry Bechler
3. **BUSINESS**
  - a. **CLOSED SESSION. Motion to convene in closed session in accordance with Wis. Stats. § 19.85(1)(e) Deliberating or negotiating 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. (Subordination agreement with Timothy Neitzel).**  
Motion by President Czebotar, second by Trustee Adrian ,to convene in closed session in accordance with Wis. Stats. § 19.85(1)(e) Deliberating or negotiating 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. (Subordination agreement with Timothy Neitzel). Motion carries 6-0 on a roll call vote (Adrian-aye, Brassington-aye, Czebotar-aye, Lytle-aye, Mooney-aye, and Utter-aye).
  - b. **OPEN SESSION. Motion to adjourn the Closed Session and reconvene in Open Session to discuss and take action on items of business discussed in Closed Session.**  
Motion by President Czebotar, second by Trustee Lytle, to reconvene in Open Session to discuss and take action on items of business discussed in Closed Session. Motion carries 6-0 on a roll call vote (Adrian-aye, Brassington-aye, Czebotar-aye, Lytle-aye, Mooney-aye, and Utter-aye).  
  
Motion by President Czebotar, second by Trustee Mooney, to approve the real estate mortgage subordination agreement furnished by McFarland State Bank for the payment of the shortfall on the valuation guarantee furnished to the Village by Spartan Properties LLC with the condition a second mortgage on lot 1 CSM 10046, with terms similar to those in the Village's existing second mortgage on lot 1 CSM 12838, be provided to the Village.

Respectfully Submitted by,  
Cassandra Suettinger, Village Clerk

VILLAGE OF MCFARLAND  
VILLAGE BOARD  
Monday, July 11, 2016

1. **CALL TO ORDER.** Village Board President Brad Czebotar called the regular meeting of the McFarland Village Board to order at 7:00 p.m. in the Community Room of the McFarland Municipal Center.

2. **ATTENDANCE ROLL CALL.**

Village Board members present: Trustees Jerry Adrian, Stephanie Brassington, Brad Czebotar, Dan Kolk, Mary Pat Lytle, Tom Mooney, and Clair Utter.

Staff Present: Village Clerk/Deputy Treasurer Cassandra Suettinger, Finance Director Kelsy Boyd, and Community & Development Director Pauline Bonness (joined at 7:06 p.m.).

3. **PUBLIC APPEARANCE.** There were no public appearances.

4. **PUBLIC ANNOUNCEMENTS AND COMMUNICATIONS.**

a. **Public Announcements**

- (1) Real Estate Property Tax 2<sup>nd</sup> Installment Due to Dane County – July 31<sup>st</sup>
- (2) 1<sup>st</sup> annual Officer Ryan Copeland Memorial K9 Golf outing – July 23<sup>rd</sup>
- (3) McFarland Police Department 2016 National Night Out – August 3<sup>rd</sup>

b. **Public Communications**

5. **CONSENT AGENDA.**

- a. **Motion to approve pre-paid checks #66736-66739 in the amount of \$2274.66 and current checks #66740-66819 the amount of \$550,408.06.**
- b. **Motion to approve the minutes of the June 27, 2016 Village Board meeting.**
- c. **Motion to approve recommendation from Police Sherven that the Alcohol Beverage Operator's License applications submitted by Joseph Stoflet (5100 Club) be approved and licenses issued for the period of July 11, 2016 through June 30, 2017.**
- d. **Motion to approve the Street Use Permit applications from Steve Newcomer for a block party occurring on August 20<sup>th</sup> from 3:00 p.m. to 10:00 p.m. on Oak Hollow Drive and for the McFarland Police Department (Officer Statz) for National Night Out occurring August 3<sup>rd</sup> from 4:00 p.m. to 8:00 p.m. on Milwaukee Street.**

Motion by President Czebotar, second by Trustee Lytle to approve the consent agenda. Motion carries 7-0 by acclamation

6. **BUSINESS**

- a. **Update from the McFarland School District on the facilities planning process.** Jeff Mahoney, representative of the McFarland School District, provided an update on the facilities planning process.

Steve Kiekhafer, representative from PRA Architects, provided an overview of the updates that have been made to the facilities plan. He noted current plans include the following:

1. Redevelopment of the Conrad Elvejhem/McFarland Primary site to replace the current McFarland Primary building.
2. Waubesa Intermediate – Addition for a new large group space, and looking ahead to future considerations.
3. Indian Mound Middle School – Replace existing classrooms with newly adequately configured space, and a new two story addition adjacent to the existing building. They also have begun discussion with the American Legion to possible have a second drop off site off Burma Road
4. High School – Upgrades for Tech Ed instruction/facilities, the swimming pool, and auditorium. This plan would include redevelopment of the south side of the building where the baseball diamonds are currently located. They would also explore the possibility of adding a second level above where the current district administrative office is located.
5. Relocation of the baseball fields off of Marsh Road. This upgrade would include Varsity level facilities for both baseball and soccer fields.

The Village Board posed questions and concerns with the facilities plan update including:

1. Cooperation between the Village and School district regarding congestion concerns. With the reconstruction of CTH MN, the School District should address any changes/upgrades prior to construction.
2. Continuing discussions between the Village and the School District regarding land owned by the Village.
3. Discussion on future maintenance of soccer/baseball facility on Marsh Road.

**b. Discussion on McFarland School District facilities planning**

The Board discussed item b. with item a.

**c. Discussion and possible action on Ordinance Amendment 2016-05: AN ORDINANCE TO AMEND CHAPTER 11 OF THE VILLAGE ORDINANCES TO ELIMINATE ECONOMIC DEVELOPMENT GRANTS FOR THE INITIAL \$10,000 ISSUANCE FEE FOR "CLASS B" RESERVE LICENSES.**

Motion by President Czebota, second by Trustee Lytle, to approve Ordinance Amendment 2016-05: AN ORDINANCE TO AMEND CHAPTER 11 OF THE VILLAGE ORDINANCES TO ELIMINATE ECONOMIC DEVELOPMENT GRANTS FOR THE INITIAL \$10,000 ISSUANCE FEE FOR "CLASS B" RESERVE LICENSES. Motion carries 7-0 by acclamation.

**d. Discussion and possible action on directing staff to fill the vacancy for a 24 hour fulltime EMT.**

Motion by President Czebota, second by Trust Adrian, to fill the vacancy for a 24 hour fulltime EMT. Motion carries 6-1 with Utter voting Noe.

**e. Authority, Board, Commission, and Committee agenda item requests, referrals, and updates.**

The Board recommended the Public Safety Committee review Chapter 11, article II, of the Village Ordinances regarding alcohol to simplify and make a recommendation on the number of licenses issued.

**CLOSED SESSION. Motion to convene in closed session in accordance with Wis. Stats. § 19.85(1)(c) to consider employment, promotion, compensation, or other performance**

**evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility (Evaluation of Village Administrator).**

Motion by President Czebotar, second by Trustee Kolk, to convene in closed session in accordance with Wis. Stats. § 19.85(1)(c) to consider employment, promotion, compensation, or other performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility (Evaluation of Village Administrator) at 8:10 p.m. Motion carries 6-1 on a roll call vote (Adrian-aye, Brassington-aye, Czebotar-aye, Kolk-aye, Lytle-aye, Mooney-aye, and Utter-noe).

**OPEN SESSION. Motion to adjourn the Closed Session and reconvene in Open Session to discuss and take action on items of business discussed in Closed Session.**

Motion by Trustee Utter, second by Trustee Brassington, to adjourn the Closed Session and reconvene in Open Session to discuss and take action on items of business discussed in Closed Session. Motion carries 7-0 on a roll call vote (Adrian-aye, Brassington-aye, Czebotar-aye, Kolk-aye, Lytle-aye, Mooney-aye, and Utter-aye).

In open session the Board discussed and identified six month goals for the new Village Administrator.

**ADJOURNMENT**

Motion by Trustee Kolk, second by Trustee Adrian, to adjourn at 9:43 p.m. Motion carries 7-0 by acclamation.

Respectfully Submitted by,  
Cassandra Suettinger, Village Clerk/Deputy Treasurer

DRAFT

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Amount
07/09/2016	PC	07/15/2016	66820	BRANDT, STEVEN R.	380	1,180.28
07/09/2016	PC	07/15/2016	66821	NOLTEMEYER, RENEE P.	493	1,515.74
07/09/2016	PC	07/15/2016	66822	DAY, ANDREW CHARLE	860	298.08
07/09/2016	PC	07/15/2016	66823	JANNESS, JUSTIN R.	868	70.09
Grand Totals:			<u>4</u>			<u>3,064.19</u>

Report Criteria:  
Report type: GL detail

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Invoice Sequence	Invoice GL Account	Check Amount
07/16	07/18/2016	66825	16300	SECURITY BENEFITS	DIECKHOFF-VEBA RETIREE PAYOUT	DIECKHOFF-	1	600-2170	16,112.18
Total 66825:									16,112.18
07/16	07/18/2016	66826	1086	WI SCTF	S.BRANDT-ALIMONY PIN#6635567	6635567-071	1	100-2159	207.69
Total 66826:									207.69
Grand Totals:									16,319.87

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
100-2120	.00	207.69-	207.69-
100-2159	207.69	.00	207.69
600-2120	.00	16,112.18-	16,112.18-
600-2170	16,112.18	.00	16,112.18
Grand Totals:	16,319.87	16,319.87-	.00

Check Issue Dates: 7/25/2016 - 7/25/2016

Jul 22, 2016 12:10PM

Report Criteria:  
Report Type: GL detail

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Invoice Sequence	Invoice GL Account	Check Amount
07/16	07/25/2016	66827	1	5 ALARM FIRE & SAFETY	EXTRICATION EQUIP MAINT	158986-1	1	100-52-2020-241	1,849.00
Total 66827:									1,849.00
07/16	07/25/2016	66828	1397	ALL COMFORT SERVICES	MC HVAC	548571	1	100-51-8081-240	2,694.60
07/16	07/25/2016	66828	1397	ALL COMFORT SERVICES	EMS HVAC	549664	1	100-51-8081-240	96.00
Total 66828:									2,790.60
07/16	07/25/2016	66829	30	ALLIANT ENERGY/WP&L	LIBRARY	071216	1	900-55-0011-220	2,746.31
07/16	07/25/2016	66829	30	ALLIANT ENERGY/WP&L	WELL #4	071216	2	600-57-0030-622	1,750.30
07/16	07/25/2016	66829	30	ALLIANT ENERGY/WP&L	LIFT #5	071216	3	600-56-0020-821	117.34
Total 66829:									4,613.95
07/16	07/25/2016	66830	44	ANDERSEN, LORI	MILEAGE EXP REIMBURSEMENT	LA-060816	1	100-55-5510-353	125.19
07/16	07/25/2016	66830	44	ANDERSEN, LORI	MILEAGE EXP REIMBURSEMENT	LA-060816	2	100-55-5510-330	99.99
07/16	07/25/2016	66830	44	ANDERSEN, LORI	MILEAGE EXP REIMBURSEMENT	LA-060816	3	100-55-5510-330	23.76
Total 66830:									248.94
07/16	07/25/2016	66831	68	BADGER WELDING SUPP INC	OXYGEN	3352277	1	100-52-4040-345	15.00
07/16	07/25/2016	66831	68	BADGER WELDING SUPP INC	OXYGEN	3354157	1	100-52-4040-345	37.40
Total 66831:									52.40
07/16	07/25/2016	66832	104	BOBCAT OF MADISON INC.	BOBCAT TEETH	01-46916	1	100-53-3030-352	238.95
07/16	07/25/2016	66832	104	BOBCAT OF MADISON INC.	TOOLCAT SPEED SENSOR	01-47101	1	100-53-3030-352	36.64
Total 66832:									275.59
07/16	07/25/2016	66833	1256	BOUND TREE MEDICAL, LLC	EMS SUPPLIES	82201084	1	100-52-4040-345	111.50
07/16	07/25/2016	66833	1256	BOUND TREE MEDICAL, LLC	EMS SUPPLIES	82201085	1	100-52-4040-345	9.79
Total 66833:									121.29

VILLAGE OF MCFARLAND

Board Report  
Check Issue Dates: 7/25/2016 - 7/25/2016

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Invoice Sequence	Invoice GL Account	Check Amount	
	07/16	07/25/2016	66834	8083	BOUSHEA, SEGALI & KLUMINSKI	MUNI PROSECUTION	15400	1	100-51-2161-210	200.00
			Total 66834:							200.00
	07/16	07/25/2016	66835	114	BP	FUEL	47965737	1	100-52-1010-351	562.93
	07/16	07/25/2016	66835	114	BP	FUEL	47965737	2	100-52-4040-351	378.19
	07/16	07/25/2016	66835	114	BP	FUEL	47965737	3	100-52-2020-351	322.51
	07/16	07/25/2016	66835	114	BP	FUEL	47965737	4	100-53-3030-351	790.41
	07/16	07/25/2016	66835	114	BP	FUEL	47965737	5	600-56-0020-828	52.69
	07/16	07/25/2016	66835	114	BP	FUEL	47965737	6	600-57-0070-933	52.69
	07/16	07/25/2016	66835	114	BP	FUEL	47965737	7	650-53-3040-231	158.08
	07/16	07/25/2016	66835	114	BP	FUEL	47965737	8	100-52-7230-330	95.07
			Total 66835:							2,412.57
	07/16	07/25/2016	66836	2207	BUCKYS PORTABLE TOILETS I	DOG PARK	55215	1	100-55-6050-343	95.00
	07/16	07/25/2016	66836	2207	BUCKYS PORTABLE TOILETS I	LEWIS PARK	55499	1	100-55-6050-341	95.00
			Total 66836:							190.00
	07/16	07/25/2016	66837	1909	CATERPILLAR FINANCIAL SER	LOADER LEASE	17218926	1	650-53-3040-810	321.76
	07/16	07/25/2016	66837	1909	CATERPILLAR FINANCIAL SER	LOADER LEASE	17218926	2	600-57-0070-923	321.77
	07/16	07/25/2016	66837	1909	CATERPILLAR FINANCIAL SER	LOADER LEASE	17218926	3	600-56-0020-828	321.77
	07/16	07/25/2016	66837	1909	CATERPILLAR FINANCIAL SER	LOADER LEASE	17218926	4	100-53-3030-805	985.30
			Total 66837:							1,930.60
	07/16	07/25/2016	66838	157	CHAMPIONSHIP AWARDS	AWARDS	50595	1	100-51-1111-350	62.52
			Total 66838:							62.52
	07/16	07/25/2016	66839	2097	CHOICE 1 HEALTH CARE SERV	EMS SUPPLIES	5397	1	100-52-4040-345	74.85
			Total 66839:							74.85
	07/16	07/25/2016	66840	186	CINTAS CORPORATION	FIRST AID SUPPLIES	8402775477	1	100-53-3030-350	49.96
			Total 66840:							49.96

M = Manual Check, V = Void Check

9

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Invoice Sequence	Invoice GL Account	Check Amount
07/16	07/25/2016	66841	194	CONCENTRA	RANDOM DRUG TEST	102535280	1	600-57-0070-930	191.00
Total 66841:									
07/16	07/25/2016	66842	1989	CORPORATE BUSINESS SYSTE	COPIER LEASE	19033651	1	100-51-4141-240	194.62
07/16	07/25/2016	66842	1989	CORPORATE BUSINESS SYSTE	COPIER LEASE	19046925	1	900-55-0011-241	168.50
Total 66842:									
07/16	07/25/2016	66843	16257	CORPORATE BUSINESS SYSTE	COPIER LEASE	193260	1	900-55-0011-241	91.41
Total 66843:									
07/16	07/25/2016	66844	249	DANE COUNTY TREASURER	MEAL SIT NUTRITION DONATION MCFARLA	MEALDONA	1	100-2435	1,982.62
07/16	07/25/2016	66844	249	DANE COUNTY TREASURER	MEAL SITE NUTRITION DONATION CAMBRI	MEALDONA	2	100-2435	555.00
Total 66844:									
07/16	07/25/2016	66845	280	DIAMOND VOGEL CO	STREET PAINT	255147014	1	100-53-3030-231	202.35
Total 66845:									
07/16	07/25/2016	66846	281	DIGGERS HOTLINE INC	LOCATES	160637601	1	600-56-0050-852	140.07
07/16	07/25/2016	66846	281	DIGGERS HOTLINE INC	LOCATES	160637601	2	600-57-0070-923	140.07
Total 66846:									
07/16	07/25/2016	66847	303	DWD-JI	WOLF-JUNE	0000077778	1	100-52-1010-110	740.00
07/16	07/25/2016	66847	303	DWD-JI	ASTRELLA-JUNE	0000077778	2	100-51-4141-110	11.66
Total 66847:									
07/16	07/25/2016	66848	338	ENGELHART INC	MOWER PARTS	1522708	1	100-53-3030-352	61.56
07/16	07/25/2016	66848	338	ENGELHART INC	MOWER PARTS	1522709	1	100-53-3030-352	160.71
07/16	07/25/2016	66848	338	ENGELHART INC	MOWER BLADES	1525032	1	100-53-3030-352	74.70
Total 66848:									
07/16	07/25/2016	66849	1146	ENGRAVING & TROPHY SPECI	ACCOUNTABILITY TAGS	55731	1	100-52-2020-340	10.00

GL	Check Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Invoice Sequence	Invoice GL Account	Check Amount
	07/16	07/25/2016	66849	1146	ENGRAVING & TROPHY SPECI	ACCOUNTABILITY TAGS	55731	2	100-52-4040-349	10.00
	Total 66849:									
	07/16	07/25/2016	66850	341	ENVIRONMENT CONTROL	JANITORIAL SERVICES	8539-INV	1	900-55-0011-210	1,179.00
	Total 66850:									
	07/16	07/25/2016	66851	348	FAHRNER ASPHALT SEALERS	PAITH PATCH	35285	1	500-53-0030-845	400.00
	Total 66851:									
	07/16	07/25/2016	66852	353	FERGUSON ENTERPRISES INC	LEWIS PARK SUPPLY	3454921	1	100-55-6050-341	19.41
	07/16	07/25/2016	66852	353	FERGUSON ENTERPRISES INC	ADAPTOR	3455965	1	100-53-3030-340	37.41
	Total 66852:									
	07/16	07/25/2016	66853	1921	FRONTIER	PHONE	051616	1	600-56-0050-851	1,267.15
	07/16	07/25/2016	66853	1921	FRONTIER	PHONE	051616	1	600-56-0050-851	1,267.15- V
	07/16	07/25/2016	66853	1921	FRONTIER	PHONE	051616	2	600-57-0070-921	1,267.15
	07/16	07/25/2016	66853	1921	FRONTIER	PHONE	051616	2	600-57-0070-921	1,267.15- V
	07/16	07/25/2016	66853	1921	FRONTIER	PHONE	051616	3	650-53-3040-340	1,267.16
	07/16	07/25/2016	66853	1921	FRONTIER	PHONE	051616	3	650-53-3040-340	1,267.16- V
	07/16	07/25/2016	66853	1921	FRONTIER	PHONE	051616	4	100-51-4141-225	633.58
	07/16	07/25/2016	66853	1921	FRONTIER	PHONE	051616	4	100-51-4141-225	633.58- V
	07/16	07/25/2016	66853	1921	FRONTIER	PHONE	051616	5	100-52-2020-225	316.79
	07/16	07/25/2016	66853	1921	FRONTIER	PHONE	051616	5	100-52-2020-225	316.79- V
	07/16	07/25/2016	66853	1921	FRONTIER	PHONE	051616	6	100-52-4040-225	316.79
	07/16	07/25/2016	66853	1921	FRONTIER	PHONE	051616	6	100-52-4040-225	316.79- V
	07/16	07/25/2016	66853	1921	FRONTIER	PHONE	051616	7	100-55-5510-225	633.58
	07/16	07/25/2016	66853	1921	FRONTIER	PHONE	051616	7	100-55-5510-225	633.58- V
	07/16	07/25/2016	66853	1921	FRONTIER	PHONE	051616	8	100-53-3030-225	633.58
	07/16	07/25/2016	66853	1921	FRONTIER	PHONE	051616	8	100-53-3030-225	633.58- V
	07/16	07/25/2016	66853	1921	FRONTIER	PHONE	051616	9	100-52-7230-225	633.56
	07/16	07/25/2016	66853	1921	FRONTIER	PHONE	051616	9	100-52-7230-225	633.56- V
	07/16	07/25/2016	66853	1921	FRONTIER	PHONE	051616	10	100-52-1010-225	633.58
	07/16	07/25/2016	66853	1921	FRONTIER	PHONE	051616	10	100-52-1010-225	633.58- V

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Invoice Sequence	Invoice GL Account	Check Amount
Total 66853:									
07/16	07/25/2016	66854	375	FULL COMPASS SYSTEMS LTD	CABLE EQUIP/MIC	INC0013964	1	200-51-0049-820	506.57
07/16	07/25/2016	66854	375	FULL COMPASS SYSTEMS LTD	CABLE EQUIP/MIC	INC0015299	1	200-51-0049-820	811.58
Total 66854:									
07/16	07/25/2016	66855	408	GRAINGER INC	HAND CLEANER	9155250716	1	100-53-3030-340	115.95
Total 66855:									
07/16	07/25/2016	66856	16345	HD SUPPLY WATERWORKS, LT	LEWIS HYDRANT	F712367	1	600-57-0050-654	1,744.06
Total 66856:									
07/16	07/25/2016	66857	442	HOMETOWN NEWS LIMITED PA	GEN EMP HIRING	4184-060116	1	100-51-4154-210	86.61
07/16	07/25/2016	66857	442	HOMETOWN NEWS LIMITED PA	BOARD LEGAL NOTICES	4184-060116	2	100-51-4141-300	213.00
07/16	07/25/2016	66857	442	HOMETOWN NEWS LIMITED PA	GEN EMP HIRING	4184-063016	3	100-51-1111-321	34.48
07/16	07/25/2016	66857	442	HOMETOWN NEWS LIMITED PA	BOARD PUB	4184-063016	1	100-51-4141-300	136.80
07/16	07/25/2016	66857	442	HOMETOWN NEWS LIMITED PA	BOARD PUB	4184-063016	2	100-51-1111-321	734.37
Total 66857:									
07/16	07/25/2016	66858	1904	HUMPHREY SERVICE PARTS I	PLIERS	1116979	1	100-53-3030-350	28.64
07/16	07/25/2016	66858	1904	HUMPHREY SERVICE PARTS I	MOWER FILTER	1117118	1	100-53-3030-352	10.27
Total 66858:									
07/16	07/25/2016	66859	452	HYDRITE CHEMICAL	WATER CHEMICALS	01925276	1	600-57-0040-631	250.00
Total 66859:									
07/16	07/25/2016	66860	464	INSTY PRINTS - MONONA	07/2016 RECEIPT BOOKS	211308	1	100-51-2121-310	136.30
Total 66860:									
07/16	07/25/2016	66861	469	ITRON INC	ITRON MAINT AGREEMENT	418958	1	600-56-0050-851	285.50
07/16	07/25/2016	66861	469	ITRON INC	ITRON MAINT AGREEMENT	418958	2	600-57-0070-923	285.49

M = Manual Check, V = Void Check

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Invoice Sequence	Invoice GL Account	Check Amount
Total 66861:									
07/16	07/25/2016	66862	16344	JEMS	SUBSCRIPTION	558161030	1	100-52-4040-320	29.99
Total 66862:									
07/16	07/25/2016	66863	345	JFTCO, INC	SKID STEER	274912	1	100-53-3030-805	250.00
07/16	07/25/2016	66863	345	JFTCO, INC	SKID STEER	274912	2	600-56-0020-828	250.00
07/16	07/25/2016	66863	345	JFTCO, INC	SKID STEER	274912	3	600-57-0070-933	250.00
07/16	07/25/2016	66863	345	JFTCO, INC	SKID STEER	274912	4	650-53-3040-810	250.00
Total 66863:									
07/16	07/25/2016	66864	14	LANDMARK SERVICES COOPE	CONSERV PRODUCT	700057351	1	100-55-8050-342	190.90
Total 66864:									
07/16	07/25/2016	66865	765	LEGAL SHIELD	JULY COVERAGE	0108629-071	1	100-2156	187.40
Total 66865:									
07/16	07/25/2016	66866	575	MADISON MET SEWERAGE DIS	2ND QUARTER FEES	IN000012638	1	600-56-0020-820	150,365.45
Total 66866:									
07/16	07/25/2016	66867	601	MCCANN'S UNDERGROUND IN	PW WOMEN'S BATHROOM REPAIR	15767	1	600-56-0050-852	500.00
Total 66867:									
07/16	07/25/2016	66868	618	MCFARLAND TRUE VALUE	MISC SUPPLY	95094-06301	1	100-52-1010-340	37.30
07/16	07/25/2016	66868	618	MCFARLAND TRUE VALUE	CABLE	95094-06301	2	200-51-0049-345	37.79
07/16	07/25/2016	66868	618	MCFARLAND TRUE VALUE	LIBRARY SUPPLIES	95094-06301	3	900-55-0011-350	17.51
07/16	07/25/2016	66868	618	MCFARLAND TRUE VALUE	HVAC SUPPLIES	95094-06301	4	900-55-0011-240	124.77
07/16	07/25/2016	66868	618	MCFARLAND TRUE VALUE	TRAINING RM WALL	95094-06301	5	100-52-2020-380	26.86
07/16	07/25/2016	66868	618	MCFARLAND TRUE VALUE	ATV REPAIR	95094-06301	6	100-52-2020-352	30.58
07/16	07/25/2016	66868	618	MCFARLAND TRUE VALUE	STATION SUPPLIES	95094-06301	7	100-52-4040-349	15.72
07/16	07/25/2016	66868	618	MCFARLAND TRUE VALUE	SEWER SUPPLIES	95094-06301	8	600-56-0020-827	156.88
07/16	07/25/2016	66868	618	MCFARLAND TRUE VALUE	LIFT STATION SUPPLIES	95094-06301	9	600-56-0030-834	98.71

M = Manual Check, V = Void Check

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Invoice Sequence	Invoice GL Account	Check Amount
07/16	07/25/2016	66868	618	MCFARLAND TRUE VALUE	VCH SUPPLIES	95094-06301	10	100-53-3030-352	77.71
07/16	07/25/2016	66868	618	MCFARLAND TRUE VALUE	PARK SUPPLIES	95094-06301	11	100-55-6050-340	149.23
07/16	07/25/2016	66868	618	MCFARLAND TRUE VALUE	RECYCLING SUPPLIES	95094-06301	12	300-57-0010-290	3.10
07/16	07/25/2016	66868	618	MCFARLAND TRUE VALUE	WELL SUPPLIES	95094-06301	13	600-57-0050-655	93.03
07/16	07/25/2016	66868	618	MCFARLAND TRUE VALUE	HYDRANT SUPPLIES	95094-06301	14	600-57-0050-654	67.98
07/16	07/25/2016	66868	618	MCFARLAND TRUE VALUE	PW SUPPLIES	95094-06301	15	100-53-3030-350	145.77
07/16	07/25/2016	66868	618	MCFARLAND TRUE VALUE	PARK SUPPLIES	95094-06301	16	100-55-6050-343	96.39
07/16	07/25/2016	66868	618	MCFARLAND TRUE VALUE	PARK PARTS	95094-06301	17	100-55-6050-345	157.42
07/16	07/25/2016	66868	618	MCFARLAND TRUE VALUE	MUN BLDG	95094-06301	18	100-51-8081-340	3.58
07/16	07/25/2016	66868	618	MCFARLAND TRUE VALUE	MUN BLDG	95094-06301	19	100-53-3030-350	21.59
07/16	07/25/2016	66868	618	MCFARLAND TRUE VALUE	MUN BLDG	95094-06301	20	100-51-8081-340	17.99
07/16	07/25/2016	66868	618	MCFARLAND TRUE VALUE	MUN BLDG	95094-06301	21	100-51-8081-340	18.51
07/16	07/25/2016	66868	618	MCFARLAND TRUE VALUE	YOUTH CENTER	95094-06301	22	100-51-8081-221	3.10
07/16	07/25/2016	66868	618	MCFARLAND TRUE VALUE	PW SUPPLIES	95094-06301	23	100-53-3030-350	24.54
Total 66868:									1,425.06
07/16	07/25/2016	66869	16184	MIDROFFERS CONSULTING LL	PRG BILL-COMP PLAN UPDATE	201606024	1	500-51-7272-820	1,301.26
Total 66869:									1,301.26
07/16	07/25/2016	66870	640	MGE	STREET LIGHTS	11299443-07	1	100-53-3030-222	743.79
Total 66870:									743.79
07/16	07/25/2016	66871	1941	MIDWEST TRAILER SALES	TRUCK PARTS	1080252-00	1	100-53-3030-352	3.45
07/16	07/25/2016	66871	1941	MIDWEST TRAILER SALES	08' AMBU FILTER	1080372-00	1	100-52-4040-352	10.49
07/16	07/25/2016	66871	1941	MIDWEST TRAILER SALES	GREASE GUN	1080418-00	1	100-52-2020-352	27.51
Total 66871:									41.45
07/16	07/25/2016	66872	1976	MURPHY DESMOND SC	BILL FARWELL PLACE	8017489	1	100-2640	122.50
07/16	07/25/2016	66872	1976	MURPHY DESMOND SC	BILL NETZEL	8017489	2	100-2640	1,042.76
07/16	07/25/2016	66872	1976	MURPHY DESMOND SC	BILL STORAGE SHOP	8017491	1	100-2640	312.00
07/16	07/25/2016	66872	1976	MURPHY DESMOND SC	BILL FARWELL PLACE	8017492	1	100-2640	276.75
07/16	07/25/2016	66872	1976	MURPHY DESMOND SC	LEGAL-GAS STATION	8017493	1	100-51-2161-210	3,355.50
07/16	07/25/2016	66872	1976	MURPHY DESMOND SC	BILL PRAIRE PLACE	8017485	1	100-2640	153.75
07/16	07/25/2016	66872	1976	MURPHY DESMOND SC	TRAFFIC MATTERS	8017601	1	100-51-2161-210	1,338.20

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Invoice Sequence	Invoice GL Account	Check Amount
Total 66872:									
07/16	07/25/2016	66873	1896	NAPA AUTO PARTS	U JOINT	485149	1	100-53-3030-352	74.67
07/16	07/25/2016	66873	1896	NAPA AUTO PARTS	UTILITY TAP	485436	1	600-57-0070-933	33.23
07/16	07/25/2016	66873	1896	NAPA AUTO PARTS	HYD SUPPLIES	486351	1	600-57-0050-658	20.31
Total 66873:									
07/16	07/25/2016	66874	2082	NASSCO INC	MC SUPPLIES	S2060796.00	1	100-51-8081-340	394.27
Total 66874:									
07/16	07/25/2016	66875	722	OPENWOOD STUDIOS INC	BRANDT SIGN REFURB	5656	1	100-55-6050-391	655.00
Total 66875:									
07/16	07/25/2016	66876	1168	OTHRROW, RANDI	07/2016 JUDGEST CONFERENCE	RO-071416	1	100-51-2121-330	217.53
Total 66876:									
07/16	07/25/2016	66877	16348	PECHMANN MEMORIALS	LEWIS SHELTER ADDRESS STONE	070116	1	500-55-0050-857	95.00
Total 66877:									
07/16	07/25/2016	66878	818	ROTO ROOTER SEWER SERVI	CLEAN LIFT STATIONS	166124	1	600-56-0030-835	915.64
Total 66878:									
07/16	07/25/2016	66879	870	SLINDE TRUCKING	ROAD GRAVEL	24763	1	100-53-3030-450	75.00
07/16	07/25/2016	66879	870	SLINDE TRUCKING	ROAD GRAVEL	24765	1	100-53-3030-450	25.00
Total 66879:									
07/16	07/25/2016	66880	886	SPRINT	LONG DIST THRU 07/06/16	5007416201	1	100-51-4141-225	167.02
Total 66880:									
07/16	07/25/2016	66881	2009	THE HOMESTEADERS STORE I	KABOTA ORING	37745	1	100-53-3030-352	42.17

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Invoice Sequence	Invoice GL Account	Check Amount
Total 66881:									
07/16	07/25/2016	66882	958	TOWN & COUNTRY ENGINEER	MC76-JUNIPER RIDGE	16792	1	100-2640	454.75
07/16	07/25/2016	66882	958	TOWN & COUNTRY ENGINEER	MC87-JUNIPER RIDGE	16793	1	600-1800	1,586.75
07/16	07/25/2016	66882	958	TOWN & COUNTRY ENGINEER	MC88 - PRAIRIE PLACE	16795	1	100-2640	676.05
07/16	07/25/2016	66882	958	TOWN & COUNTRY ENGINEER	MC89 GRANDVIEW MARSH	16796	1	500-55-0050-858	485.50
07/16	07/25/2016	66882	958	TOWN & COUNTRY ENGINEER	STREET IMPROVE: BROADHEAD	16797	1	500-53-0030-850	10,187.80
07/16	07/25/2016	66882	958	TOWN & COUNTRY ENGINEER	STREET IMPROV: ALBEN, MCDANIEL	16798	1	500-53-0030-845	3,600.80
07/16	07/25/2016	66882	958	TOWN & COUNTRY ENGINEER	2016 SLAMM UPDATE	16799	1	650-53-3040-215	367.50
07/16	07/25/2016	66882	958	TOWN & COUNTRY ENGINEER	BILL SPANRIE-PAULSON RD	16800	1	100-2640	227.75
07/16	07/25/2016	66882	958	TOWN & COUNTRY ENGINEER	EROSION CONTROL REVIEW	16801	1	650-53-3040-215	176.25
Total 66882:									
07/16	07/25/2016	66883	1005	VANNGUARD UTILITY PARTNE	LOCATES	5564	1	600-56-0050-852	8.25
07/16	07/25/2016	66883	1005	VANNGUARD UTILITY PARTNE	LOCATES	5564	2	600-57-0070-923	8.25
Total 66883:									
07/16	07/25/2016	66884	1011	VERIZON WIRELESS	MDC DATA	9768562727	1	100-52-4040-225	63.80
07/16	07/25/2016	66884	1011	VERIZON WIRELESS	MDC DATA	9768562727	2	100-52-2020-225	103.82
Total 66884:									
07/16	07/25/2016	66885	1709	VON BRIESEN & ROPER S.C.	FMLA/VA/EMPL APP	218132	1	100-51-2161-211	1,081.00
Total 66885:									
07/16	07/25/2016	66886	16347	WISCONSIN STATE LABORATO	WATER TESTS	466667	1	600-57-0070-923	25.00
Total 66886:									
07/16	07/25/2016	66887	16346	WOLF PAVING & EXCAVATING	PATCH MATERIAL	56120	1	100-53-3030-231	624.69
Total 66887:									
07/16	07/25/2016	66888	1128	ZARNNOTH BRUSH WORKS INC	SWEEPER BRUSHES	0160675-JN	1	650-53-3040-340	304.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Invoice Sequence	Invoice GL Account	Check Amount
Total 66888:									
07/16	07/25/2016	66889	1910	ZURBUCHEN OIL INC	DIED FUEL	207054	1	100-53-3030-351	368.16
Total 66889:									
07/16	07/25/2016	66890	1921	FRONTIER	PHONE	051616A	1	600-56-0050-851	267.42
07/16	07/25/2016	66890	1921	FRONTIER	PHONE	051616A	2	600-57-0070-921	267.43
07/16	07/25/2016	66890	1921	FRONTIER	PHONE	051616A	3	650-53-3040-340	133.71
07/16	07/25/2016	66890	1921	FRONTIER	PHONE	051616A	4	100-51-4141-225	111.43
07/16	07/25/2016	66890	1921	FRONTIER	PHONE	051616A	5	100-52-2020-225	55.72
07/16	07/25/2016	66890	1921	FRONTIER	PHONE	051616A	6	100-52-4040-225	55.72
07/16	07/25/2016	66890	1921	FRONTIER	PHONE	051616A	7	100-55-5510-225	111.41
07/16	07/25/2016	66890	1921	FRONTIER	PHONE	051616A	8	100-53-3030-225	111.42
07/16	07/25/2016	66890	1921	FRONTIER	PHONE	051616A	9	100-52-7230-225	111.43
07/16	07/25/2016	66890	1921	FRONTIER	PHONE	051616A	10	100-52-1010-225	111.43
Total 66890: 1,337.12									
Grand Totals: 213,210.62									

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
100-2120	3,801.46	32,977.00	29,175.54
100-2156	187.40	.00	187.40
100-2435	2,537.62	.00	2,537.62
100-2640	3,266.31	.00	3,266.31
100-51-1111-321	768.85	.00	768.85
100-51-1111-350	62.52	.00	62.52
100-51-2121-310	136.30	.00	136.30
100-51-2121-330	217.53	.00	217.53
100-51-2161-210	4,893.70	.00	4,893.70
100-51-2161-211	1,081.00	.00	1,081.00
100-51-4141-110	11.66	.00	11.66

**MEMO**

Date: July 22, 2016

From: Larry Bechler, Village Attorney

To: Village Board

**RE: Recommended motion for approval regarding first amendment to the development agreement for Juniper Ridge Subdivision.**

Motion to approve the Phase 2 Development Agreement and associated documents for Juniper Ridge and to authorize Village execution of said agreement upon fulfillment of the following to the satisfaction of Village staff:

1. Payment of Parkland Dedication fees
2. Approval by the Village Engineer of Phase 2 estimated Cost of Public Improvements
3. Submission of the required security for Phase 2
4. Full approval by the Village Engineer of street and utility plans

**FIRST AMENDMENT TO DEVELOPMENT AGREEMENT FOR JUNIPER RIDGE**

**THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT FOR JUNIPER RIDGE** (the "**Amendment**") is made as of the \_\_\_\_ day of \_\_\_\_\_, 2016, by and between the Village of McFarland, a Wisconsin Municipal Corporation ("**Village**") and MREC VH Juniper Ridge, LLC, a Delaware Limited Liability Company ("**Developer**").

**WITNESSETH:**

**WHEREAS**, Village and Developer entered into a Development Agreement for Juniper Ridge (the "**Agreement**") dated July 10, 2015; and

**WHEREAS**, Developer wishes to amend the Agreement to provide for an additional Phase and such other matters as are described herein.

**NOW, THEREFORE**, in consideration of the foregoing recitals, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed by and between the parties hereto as follows:

1) **Capitalized Terms.** Capitalized terms which are not otherwise defined herein shall be as defined in the Agreement.

2) **Phase 2.** Phase 2 of the Development is depicted in Exhibit "A", attached **hereto** and incorporated herein by reference. Developer may obtain building permits for, and commence construction of, homes in Phase 2 immediately upon execution of this Amendment by the Village. No occupancy permits shall be issued for any of the homes in Phase 2 until Substantial Completion, as defined in Section 2M of the Agreement. The Surety for Phase 2 shall be in the amount of \$735,000, based on the Juniper Ridge Phase 2 Engineer's Estimate attached hereto as Exhibit "B" and incorporated herein by reference.

3) A. **Holscher Road Schedule.** The Holscher Road Schedule attached to the Agreement as Exhibit "C" is hereby amended as follows:

Acquisition of Smith/Vandewall Property:	October, 2016
Open Bids:	February, 2017
Begin Construction:	May, 2017
Complete Construction:	September, 2017

B. **Holscher Road Right-of-Way.** Subsequent to approval of the Agreement, it was determined that due to technical errors, the platted right-of-way of Holscher Road was less than the assumed 73 feet on the Plat of Juniper Ridge. Developer has undertaken steps to acquire the land necessary for a 73 foot right-of-way. This process is not yet complete.

**4) Restriction on Lots Bordering Holscher Road.** Developer may not commence construction of homes on Lots 146, 147 and 164–175, inclusive, until such time as construction of Holscher Road has commenced, provided that all other terms, covenants and conditions of the Agreement, as amended, have been complied with. As evidence of such restriction, Developer shall execute and cause to be recorded contemporaneously with the execution of this Amendment the Amendment to Declaration attached hereto as Exhibit "C" and incorporated herein by reference.

**5) Release of Declaration.** Upon execution hereof, the Village shall execute the Release attached hereto as Exhibit "D", and incorporated herein by reference.

**6) Life Station and Force Main Cost Recovery.** As specified in Section 2E of the Agreement, the final costs of the sanitary lift station and force main serving Phase 1, Phase 2 and the remainder of the Plat are not yet finalized. Developer shall be responsible for paying the pro rata share of the sanitary lift station and force main for the Phase 1 Lots and Phase 2 Lots as to which building permits have been previously issued upon finalizing the cost thereof, within 30 days of being invoiced by the Village for that cost. Building permits for Lots in Phase 2 may be issued prior to finalizing the cost of the sanitary lift station and force main, and shall be similarly charged to Developer on the same basis as Phase 1. All Lots for which building permits are issued following completion of the sanitary lift station and force main shall be charged in the manner specified in Section 2E(a) of the Agreement.

**7) Effect of Amendment.** Except as amended herein, all other terms, covenants and conditions of the Agreement shall remain unchanged.

**MREC VH Juniper Ridge LLC, a Delaware  
Limited Liability Company**

**By: VH Juniper Ridge LLC, a Wisconsin  
Limited Liability Company, Member and  
Project Manager**

By: \_\_\_\_\_  
Jeff Rosenberg, Authorized Officer  
and Signatory

STATE OF WISCONSIN )  
 )ss  
COUNTY OF DANE )

Personally came before me, \_\_\_\_\_, notary public for the above State and County, this \_\_\_\_ day of \_\_\_\_\_, 2016, the above named \_\_\_\_\_, to me known to be the person who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.

Print Name: \_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires:

**VILLAGE OF MCFARLAND**

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Print Title: \_\_\_\_\_

Attest: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Print Title: \_\_\_\_\_

STATE OF WISCONSIN )  
 )**ss**  
COUNTY OF DANE )

Personally came before me, \_\_\_\_\_, notary public for the above State and County, this \_\_\_\_ day of \_\_\_\_\_, 2016, the above named \_\_\_\_\_, to me known to be the person who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.

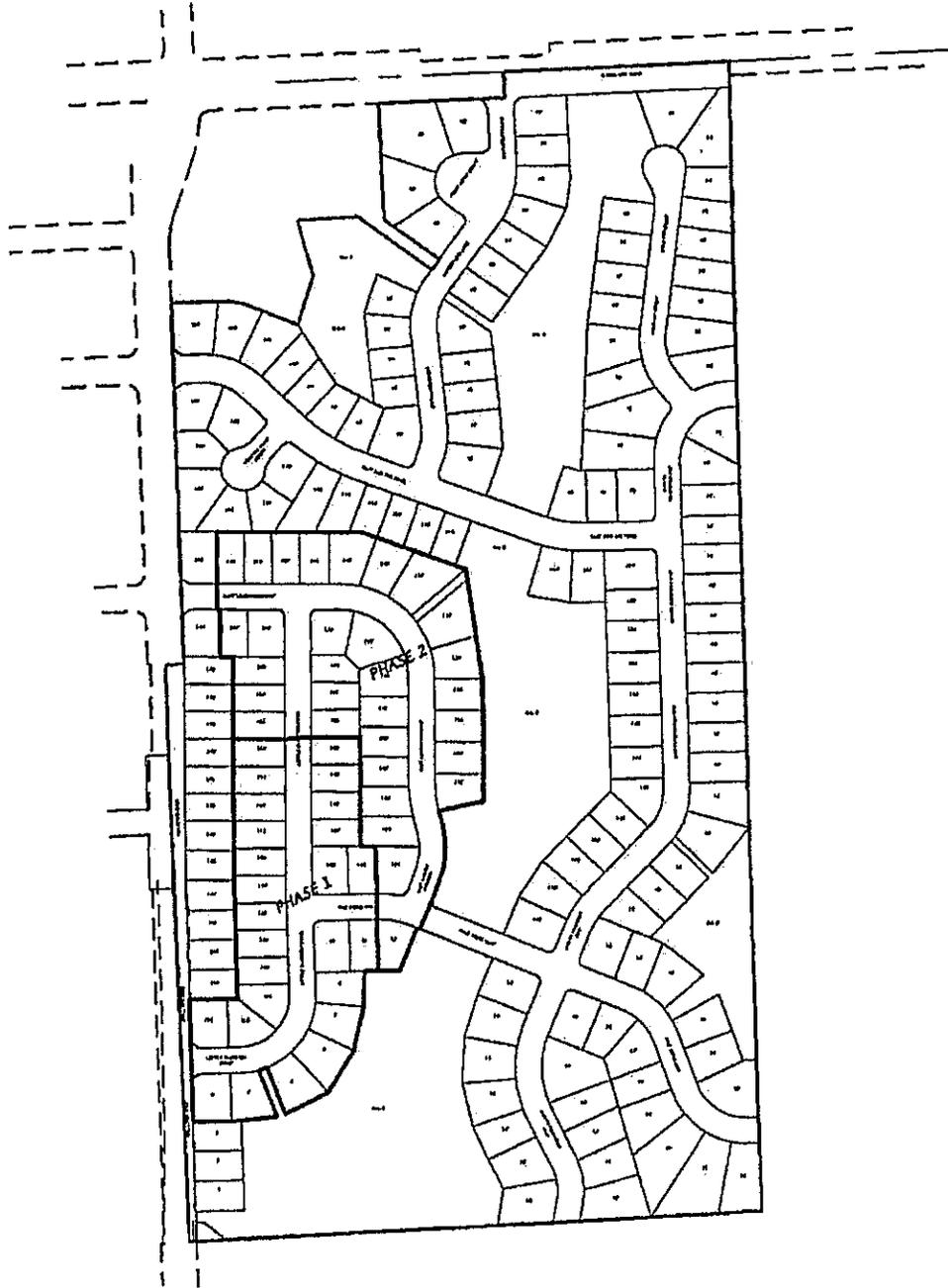
Print Name: \_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires:

## **EXHIBIT "A"**

### **Legal Description and Phase 2 Map**

Lots 12, 132–144, inclusive, Lots 147–151, inclusive, Lots 176–184, inclusive, Lots 191–193, inclusive, Juniper Ridge, located in the SW 1/4 and the NW 1/4 of the SE 1/4 of Section 35, T7N, R10E, Village of McFarland, Dane County, Wisconsin.

# JUNIPER RIDGE



**D'ONOFRID KOTTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



0 400  
Scale 1" = 400'

DATE: 07-15-16  
F.N.: 15-05-162  
REV.

DRAWN BY:  
U:/USER/1407114/DRAWINGS/PHASE MAP.DWG

**EXHIBIT "B"**

**Phase 2 Estimated Costs**

Exhibit B

Juniper Ridge - Phase 2  
 Engineer's Estimate  
 July 18, 2016

Item No.	Description	Est. Quantity	Unit	Unit Price	Amount
<b><u>Erosion Control</u></b>					
	Stone Tracking Pad	1	EA	\$800.00	\$800.00
	Earthen Berm	1,180	LF	\$2.50	\$2,950.00
	Silt Fence	675	LF	\$1.75	\$1,181.25
	Velocity Check	4	EA	\$400.00	\$1,600.00
	Stone Weeper w/Sump	2	EA	\$400.00	\$800.00
	Lot Restoration	13,000	SY	\$0.90	\$11,700.00
				subtotal	\$19,031.25
<b><u>Sanitary Sewer Construction</u></b>					
	8" PVC Sanitary Sewer	1,500	LF	\$33.00	\$49,500.00
	4" PVC Sanitary Lateral	1,160	LF	\$25.00	\$29,000.00
	Tracer Wire and Box	32	EA	\$150.00	\$4,800.00
	Standard Sanitary Manhole	10	EA	\$1,900.00	\$19,000.00
	Extra Manhole Depth	51.6	VF	\$150.00	\$7,740.00
	Manhole Chimney Seal	10	EA	\$385.00	\$3,850.00
	Sanitary Sewer Trench Compaction	2,660	TF	\$8.00	\$21,280.00
	Televise Sanitary Sewer	1,500	TF	\$2.25	\$3,375.00
				subtotal	\$138,545.00
<b><u>Water Main Construction</u></b>					
	8" Water Main	980	LF	\$48.00	\$47,040.00
	6" Water Main	40	LF	\$55.00	\$2,200.00
	8" Valve and Box	2	EA	\$1,900.00	\$3,800.00
	6" Valve and Box	2	EA	\$1,500.00	\$3,000.00
	1" Copper Services	30	EA	\$1,200.00	\$36,000.00
	Fire Hydrant	3	EA	\$3,750.00	\$11,250.00
	Relocate Fire Hydrant	1	EA	\$1,500.00	\$1,500.00
	Water main Trench Compaction	1,020	TF	\$6.00	\$6,120.00
				subtotal	\$110,910.00
<b><u>Storm Sewer Construction</u></b>					
	18" RCP Storm Sewer	563	LF	\$42.00	\$23,646.00
	15" RCP Storm Sewer	450	LF	\$38.00	\$17,100.00
	12" RCP Storm Sewer	92	LF	\$34.00	\$3,128.00
	Catch Basin	7	EA	\$1,800.00	\$12,600.00
	Curb Inlets	5	EA	\$1,600.00	\$8,000.00
	Storm Sewer Trench Compaction	1,105	LF	\$4.00	\$4,420.00

Item No.	Description	Est. Quantity	Unit	Unit Price	Amount
	Type "D" Inlet Protection	6	EA	\$175.00	\$1,050.00
				subtotal	\$69,944.00
<b>Street Construction</b>					
	Finish Grade Streets	16.2	STA	\$500.00	\$8,100.00
	Remove Temporary Asphalt Trail	1	LS	\$750.00	\$750.00
	Station Grade Sidewalk	1.65	STA	\$500.00	\$825.00
	Adjust Castings	26	EA	\$300.00	\$7,800.00
	Sawcut	155	LF	\$2.00	\$310.00
	Undercut & Backfill w/ Crushed Stone	400	CY	\$28.00	\$11,200.00
	10" Crushed Stone Base	5,215	SY	\$6.85	\$35,722.75
	30" Concrete Curb & Gutter	3,005	LF	\$14.25	\$42,821.25
	Wedge Curb and Gutter	3,005	LF	\$1.25	\$3,756.25
	2-1/4" Binder Asphalt Binder	5,215	SY	\$8.35	\$43,545.25
	1-3/4" Surface Asphalt Binder	4,865	SY	\$6.00	\$29,190.00
	Clean & Tack	4,865	SY	\$1.00	\$4,865.00
	5" Concrete Sidewalk	13,935	SF	\$3.50	\$48,772.50
	5" Concrete Sidewalk Ramps	455	SF	\$5.25	\$2,388.75
	Detectable Warning Fields	10	EA	\$225.00	\$2,250.00
	Terrace Restoration	2,850	SY	\$3.25	\$9,262.50
	Relocate Type III Barricades	4	EA	\$250.00	\$1,000.00
				subtotal	\$252,559.25
<b>Street Trees</b>					
	Street Trees	62	EA	\$350.00	\$21,700.00
				subtotal	\$21,700.00
Total					\$612,689.50
Engineer's Estimate					\$612,700.00

Amount of Surety (120% of Engineers Estimate) =

\$735,000

EXHIBIT "C"  
AMENDMENT TO DECLARATION OF CONDITIONS,  
COVENANTS AND RESTRICTIONS,  
JUNIPER RIDGE, VILLAGE OF MCFARLAND, DANE  
COUNTY, WI

Document Number

**THIS AMENDMENT TO DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS, JUNIPER RIDGE, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN (the "Amendment")** is made as of the \_\_\_ day of \_\_\_\_\_, 2016, by MREC VH Juniper Ridge, LLC, a Delaware Limited Liability Company ("**Owner**"). This Amendment affects that certain real property owned in fee by Owner and legally described as:

Lots 146, 147 and 164-175 inclusive, Juniper Ridge, Village of McFarland, Dane County, Wisconsin.

1) The above described real property shall be herein referred to as the "**Holscher Road Lots**".

2) Owner executed and caused to be recorded that certain Declaration of Conditions, Covenants and Restrictions, Juniper Ridge, Village of McFarland, Dane County, Wisconsin (the "**Declaration**") dated July 10, 2015, recorded on August 7, 2015 in the office of the Dane County, Wisconsin Register of Deeds as Document No. 5175109. The Declaration is hereby amended to include and make subject to the restriction contained in said Declaration the Holscher Road Lots. The Holscher Road Lots shall be released from the restriction contained in the Declaration at the time provided for in that certain First Amendment to Development Agreement for Juniper Ridge, dated as of the \_\_\_ day of \_\_\_\_\_, 2016, between the Village of McFarland and Owner.

Dated this \_\_\_ day of \_\_\_\_\_, 2016.

**MREC VH Juniper Ridge LLC, a Delaware Limited Liability Company**  
**By: VH Juniper Ridge LLC, a Wisconsin Limited Liability Company, Member and Project Manager**

By: \_\_\_\_\_  
Jeff Rosenberg, Authorized Officer  
and Signatory

STATE OF WISCONSIN )  
                                  )ss  
COUNTY OF DANE     )

Record this document with the Register of Deeds

Name and Return Address:

\_\_\_\_\_  
(Parcel Identification Number)

Personally came before me, \_\_\_\_\_, notary public for the above State and County, this \_\_\_\_ day of \_\_\_\_\_, 2016, the above named \_\_\_\_\_, to me known to be the person who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires:

**DOCUMENT DRAFTED BY:**  
Atty. Gregory J. Paradise

EXHIBIT "D"  
RELEASE OF DECLARATION OF CONDITIONS,  
COVENANTS AND RESTRICTIONS,  
JUNIPER RIDGE, VILLAGE OF MCFARLAND,  
DANE COUNTY, WISCONSIN

Document Number

**WHEREAS**, MREC VH Juniper Ridge, LLC, a Delaware Limited Liability Company ("**Owner**") caused to be recorded that certain Declaration of Conditions, Covenants and Restrictions, Juniper Ridge, Village of McFarland, Dane County, Wisconsin, dated July 10, 2015, recorded August 7, 2015 in the office of the Dane County, Wisconsin Register of Deeds as Document No. 5175109 (the "**Restriction**"); and

**WHEREAS**, the Restriction limited the sale or transfer of Lots, as that term is defined in the Restriction, until such time as an instrument is recorded by the Village of McFarland in the Dane County, Wisconsin Register of Deeds office, approving the sale or transfer of said Lots; and

**WHEREAS**, the Village of McFarland approves the sale or transfer of the Lots described in Exhibit "A", attached hereto and incorporated herein by reference.

**NOW, THEREFORE**, it is agreed by the Village of McFarland, that the Restriction shall be and hereby is terminated as to the Lots described in Exhibit "A", attached hereto and incorporated herein by reference.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

**VILLAGE OF MCFARLAND**

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Title: \_\_\_\_\_

**Approved As To Form:**

\_\_\_\_\_  
Lawrence E. Bechler, Village Attorney

Record this document with the Register of Deeds

Name and Return Address:  
Atty. Gregory J. Paradise  
Mohs, MacDonald, Wilder, Paradise  
& Van Note, LLC  
20 N. Carroll Street  
Madison, WI 53703

\_\_\_\_\_  
(Parcel Identification Number)



## **July 18, 2016 Plan Commission meeting**

### **Condominium Plat and declaration**

Developer Tim LeBrun of Storage Shop USA wishes to create a separate condominium plat for the next phase of Storage Shop U.S.A. Back in March 2016 a revised condominium plat which encompassed Phase II was approved by the Village.

Tim LeBrun in consulting with his attorney now believes creating a separate condominium plat – McFarland II is a better way to make some changes to the declaration. Attorney Jeff Bartzen drafted an email explaining his clients reasoning.

Attorney Matt Fleming has reviewed and doesn't see any problems. Essentially the overall project is the same. Both condo plats will be responsible for maintaining the detention pond.

Recommendation: Czebotar moved to approve a request by Timothy LeBrun, College Properties LLC for approval of a Condominium Plat and Declaration of Condominium for Storage Shop USA – McFarland II. Lot 1, CSM 12282, Village of McFarland, Wisconsin, Recorded in the Office of the Register of Deeds for Dane County, Wisconsin, October 15, 2007, in Volume 76 of Certified Survey Maps, Pages 97-98, as Document No. 436582. The current addresses are 4901 – 4943 Ivywood Trail. The property is currently zoned C-H Highway Commercial, contingent upon securing a signed stormwater management agreement with College Properties LLC. Kirby seconded the motion. Motion carried 5-0.

## Pauline Boness

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**From:** Jeffrey J. Bartzen <jbartzen@neiderboucher.com>  
**Sent:** Wednesday, July 13, 2016 8:52 AM  
**To:** Pauline Boness  
**Cc:** Matthew J. Fleming; 'Tim LeBrun'  
**Subject:** RE: Storage Shop USA

Pauline, thank you for your email.

StorageShopUSA would like to create a new condominium adjacent to the existing property for several important reasons. As we have discussed with the Village, the original condominium was intended to be an "expandable" condominium under Wis. Stat. 703.26, but the language incorporated by Greg Thompson was insufficient to accomplish this.

Therefore, the present party (Tim LeBrun) has a choice of starting a new condominium or having the Association acquire the adjacent land and incorporate it into the existing condominium. Since the existing Condominium has established budgets, procedures, etc., it would be cleaner for new buyers to begin a new condominium. In addition, the original declarant was inadvertently dissolved, so there is a question about legal authority and the (additional) land would have to be transferred several times to accomplish this because it is owned by College Properties, LLC.

It is cleaner and more simple for future buyers simply to buy into a new condominium. The two condominiums will work together on joint issues (e.g. maintenance). Each has separate legal ingress and egress".

A utility maintenance agreement has been submitted for the Village's review.

Thank you, and please do not hesitate to follow up with questions or clarifications.

We appreciate your assistance.

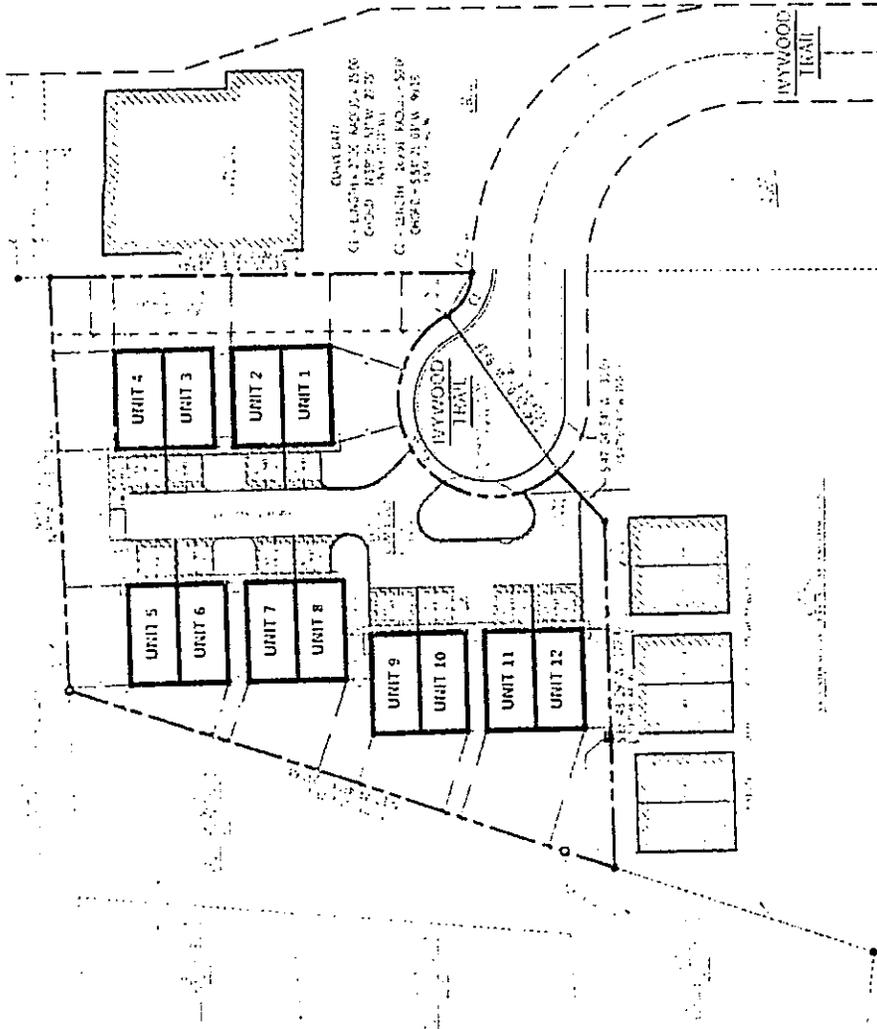
Jeffrey J. Bartzen, Esq.  
Neider & Boucher, S.C.

*University Research Park*  
401 Charmany Dr.  
PO Box 5510  
Madison, WI 53705-0510

[www.neiderboucher.com](http://www.neiderboucher.com)  
(608) 661-4520

# STORAGESHOP USA - McFARLAND II

A CONDOMINIUMS PLAN



## NOTES

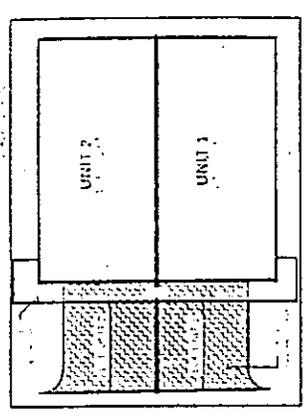
1. All dimensions are in feet and inches.
2. All bearings are in degrees, minutes and seconds.
3. All areas are in square feet.
4. All distances are in feet.
5. All units are to be constructed in accordance with the plans.
6. All units are to be constructed in accordance with the specifications.
7. All units are to be constructed in accordance with the code.
8. All units are to be constructed in accordance with the ordinance.
9. All units are to be constructed in accordance with the regulation.
10. All units are to be constructed in accordance with the rule.
11. All units are to be constructed in accordance with the law.
12. All units are to be constructed in accordance with the constitution.



US HIGHWAY 95

## LEGEND

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## LEGAL DESCRIPTION

The above described premises are situated in the County of ... State of ... and are more particularly described as follows: ...

## SURVEYORS CERTIFICATE

I, the undersigned, being duly sworn, depose and say that the above described premises are situated in the County of ... State of ... and are more particularly described as follows: ...

