

*A Planning Document for*

# Village of McFarland, Wisconsin

## Project Plan and Boundary Description

## Tax Increment District No. 4

Village Board Action

January 14, 2008



Planning, Design and  
Redevelopment Assistance by:

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## Section I. Introduction

The Village of McFarland has successfully created and retired two Tax Increment Financing Districts. A third district, TID #3, was created in 2004 to stimulate new and redevelopment along the USH 51 corridor at the northern entry to the Village. To date, this TID has been extremely successful and will surpass total development increment projections within the next two years.

Due to the proximity of the Village of McFarland within the Madison Metropolitan Area as well as close to proximity to major transportation systems (Interstate 90/94 and USH 51/I-39), the Village is extremely well positioned for all types of growth. As identified above, this growth has taken place on the northern edge of the Village and along the USH 51 route.

However, the Village has seen a small but consequential exodus of businesses out of the historic “Downtown” area out to the USH 51 corridor. Consequently, the Downtown has experienced a loss in vitality in commercial uses. In 1999, the Village of McFarland contracted with an independent consultant to prepare the *Village Center Master Plan* (VCMP) which was funded, in part, by the BUILD program through Dane County. The VCMP identified several areas of potential redevelopment, types of land use mix, public infrastructure improvements and funding mechanisms. Tax Increment Financing was identified as one of the potential funding sources for redevelopment in this area. Appendix A includes the Phasing Program recommended by the VCMP. Development increment assumptions (Table 2) are based, in part, on this phasing program.

It should be noted that Village government has made a significant investment in the Civic Campus in the Downtown area. Within the past ten years, the Village built a new municipal building and completed a new Library creating a very impressive Civic Campus and magnet for not only residents but visitors to the community. The Civic Campus is within the Downtown area, thereby providing a constant flow of people using municipal services which could assist Downtown redevelopment efforts.

Properties along Farwell Street, across from the High School and including the former Library, have seen an increased turnover and vacancy rate within the past several years. There has been investment in the bank and medical clinic as well as the day care. However, all other properties within that neighborhood retail center have struggled.

Other uses contained within the proposed TID #4 boundary include some more commercial, residential, park and open space and heavier commercial use (lumber yard). Several of these properties have not been maintained and have fallen into extreme disrepair to the point that they have been determined to be blighted. An additional blight finding is the obsolete platting that is existing within the Downtown area.

TID #4 is being proposed to address the area in a comprehensive manner to bring physically blighted properties into safe use or redeveloped, to assist with economically blighted properties through redevelopment efforts and funding and to address vehicular and pedestrian access to complement the Village’s investment in the Civic Campus.

The Downtown will not fully realize its potential without public improvements in infrastructure, and more importantly, a public commitment to redevelopment. The creation of Tax Increment Finance District No. 4 (TID No. 4) would provide the financing vehicle for the Village to

undertake the public improvements necessary to stimulate private reinvestment and redevelopment within the Downtown area. Without these public improvements, it is unlikely that any significant redevelopment or revitalization of the Downtown would occur. In fact, it is more likely that the Downtown would continue its slow decline, economically, socially and physically even though the public sector has made significant reinvestment in its structures.

The purpose of TID No. 4 is to provide the necessary improvements in public infrastructure to eliminate blight, encourage economic development and increase property values. This project plan is written to provide funding for infrastructure improvements aimed at stimulating and enhancing economic development opportunities within the Village of McFarland.

TID legislation changed in 2004 and 2005 with the passage of bills that not only extended the spending and retirement periods for blight-designated TIDs, but also allows for cash grants to be given for specified redevelopment projects. This project plan has been prepared in compliance with Sec. 66.1105(4)(f), Wis. Stats and the new changes. The project plan establishes a need for the project, lists the proposed improvements within TID No. 4, provides an estimated time schedule for completion of the project as well as an estimated budget. This project plan is to be adopted by the Village Board on the recommendation of the Village Plan Commission. The TID Project Plan will be the official plan and guide for public and private sector development within its respective boundary.

Implementation of the project plan and construction of the proposed improvements listed will still require case by case authorization by the Village Board. Public expenditures for projects listed in the project plan should and will be based on market conditions and the status of development at the time the project is scheduled for construction. The Village Board is not mandated to make the public expenditures in this plan. The public expenditures are an itemization of TIF-eligible project costs that the Village may undertake as well as a guide for the Plan Commission and Village Board to assist them in the decision-making process for public expenditures. Redistribution of project costs within the total budget estimate will not require amendments to the plan, provided that the project meets the purpose and intent of TID No. 4.

As required by Sec. 66.1105(4)(b), Wis. Stats., a copy of this project plan will be submitted to the Department of Revenue and used as a basis for their certification of TID No. 4 in the Village of McFarland.

**Section II. Description of How TID No. 4 Will Promote the Orderly Development of the Village of McFarland**

In past years, the Village of McFarland has made a concerted effort to improve the economic, physical and social vitality of the Downtown. As stated in the Introduction, significant investment was made by the Village in the building of a new Village Hall as well as a new Library. This, however, has not increased commercial redevelopment in the Downtown area. Existing businesses are struggling, new business is not relocating to the Downtown and vacancies are beginning to be more common.

The Village of McFarland has employed tax increment finance districts in the past to stimulate private reinvestment and redevelopment. The creation of TID No. 4 will provide the Village with the tools to effectively implement the land use goals and objectives for the Downtown, as defined in the *Village Center Master Plan*.

The boundary for TID No. 4 encompasses what has historically been defined as the Downtown in the Village. Other parcels west along Farwell have been included. These parcels form an entire block of vacant and/or underutilized land and also two thriving businesses (bank, medical clinic). Some residential properties have been included partially for contiguity in the boundary but also due to the blighted conditions of some of the properties. There are several residential buildings that are in good condition and are not determined to be blighted (See Table 5, Blight Determination Table for description of individual parcels).

This project plan is aimed at implementing Downtown infrastructure construction recommendations and redevelopment funding. Additional project activities may include acquisition and relocation activities aimed at eliminating blight and achieving the highest and best use within the Downtown, establishing an economic development fund, developing and implementing a marketing plan for the Downtown and other planning activities, as required.

Any zoning changes required to implement the projects listed herein will be made in accordance with the zoning ordinance on a project by project basis.

### Section III. Tax Increment Boundary Description and Equalized Values

The boundaries of the TID No. 4 are officially designated on Map One. TID No. 4 contains properties fronting on Farwell Street from the shopping center east through the Chase Lumber Yard and north up to Hough Street. The Village Municipal Building and the ED Locke Library are not included within the district boundary.

The Village's Estimated Capacity to Create TID No. 4 (Effective January 1, 2007):

Total Equalized Value Of the Village	12% of the Village's Total Equalized Value
\$744,821,400	\$89,374,568

State Certified and Estimated TID Values (eff. 1/1/07):

	Base Value	Increment	Total
TID No. 3	\$21,547,700	\$22,418,200	\$43,965,900
Proposed TID No. 4	\$6,307,700	0	\$6,307,700
Estimated in All TIDs	\$27,855,400	\$22,418,200	\$50,273,600

The Village's Remaining Estimated Capacity to Create Additional TIDs (eff. 1/1/07):

	12% Calculation
Total Village Capacity	\$89,374,568
Existing & Proposed TIDs	\$28,725,900
Remaining Capacity	\$60,648,668 or 8.14%

Please note that the values for TID #3 are State certified values. The values estimated for TID #4 are ASSESSED values. Equalized values for TID #4 will not be available until August, 2008. However, the assessed valuation ratio is very close to the equalized rates.

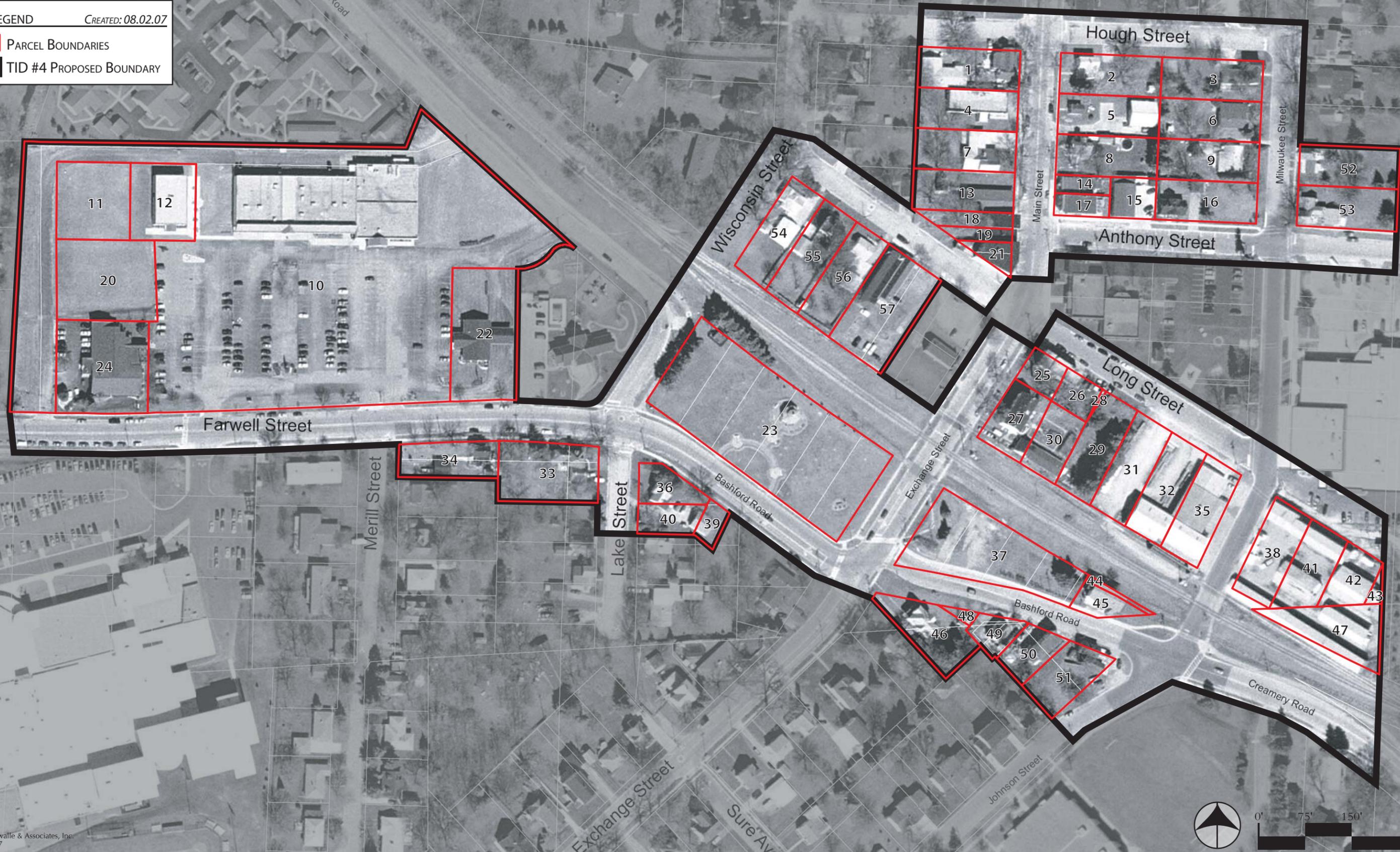
# VILLAGE OF McFARLAND

TID #4

MAP 1: PROPOSED BOUNDARY

MAP LEGEND CREATED: 08.02.07

-  PARCEL BOUNDARIES
-  TID #4 PROPOSED BOUNDARY



#### **Section IV. Existing Uses and Conditions of Real Property**

A description of the existing land uses within the proposed boundary for TID No. 4 is located on Map Two and the existing zoning on Map Three. The current mix of land uses in TID No. 4 does not allow for the highest and best use within the context of a downtown area. The mix of land uses within TID No. 4 includes light industrial/heavy commercial, commercial, retail and residential uses. The heavy commercial/light industrial use was historically very appropriate for the Village. However, several buildings on the eastern part of the site have fallen into disrepair and are physically and structurally blighted. These buildings are also opposite a school and could be qualified as a social blight due to its use and proximity to the school.

The area within the proposed boundary for TID No. 4 is currently divided into the following land-use/zoning districts:

1. General Commercial
2. Central Commercial
3. Single & Two Family Residential
4. Single Family Residential
5. Conservancy

In some instances the zoning cannot accommodate the kind of future development needed to revitalize the Downtown. In such instances, zoning will be changed on a project-by-project basis.

A minimum of 51% of real property within TID No. 4 is considered blighted, physically and/or economically, due to deteriorating buildings, inappropriate land uses, obsolete platting, diversity of ownership and potential environmental issues. (See Table 5 for a parcel by parcel blight analysis). Some of the structures within the TID No. 4 district boundary are considered aged, deteriorating or potentially unfit for redevelopment. There are several buildings in the Downtown that are considered historically significant from an architectural point of view, many of which are in good condition and repair. Others of the historic structures have had first floor “updating” to the exterior to such an extent that their historic character has been lost. There are also commercial and residential historic structures not immediately in the Downtown that are historically very well maintained and contribute to the beautiful history of the Downtown and surrounding area.

A major issue that confronts redevelopment is the obsolete platting in the TID #4 boundary. One could argue that the majority of the TID is blighted due to this specific finding: obsolete platting and diversity of ownership. This is typical of most Downtowns where the original plat still remains and has not been replatted based on actual ownership and/or building footprints. What would appear to be one tax parcel is, many times, four or five tax parcels which, individually, are undevelopable. Map 1 has combined these obsolete platted parcels into one parcel for ease of notation and readability for the project plan. The map submitted to Department of Revenue will have actual tax parcels with appropriate ownership designated.

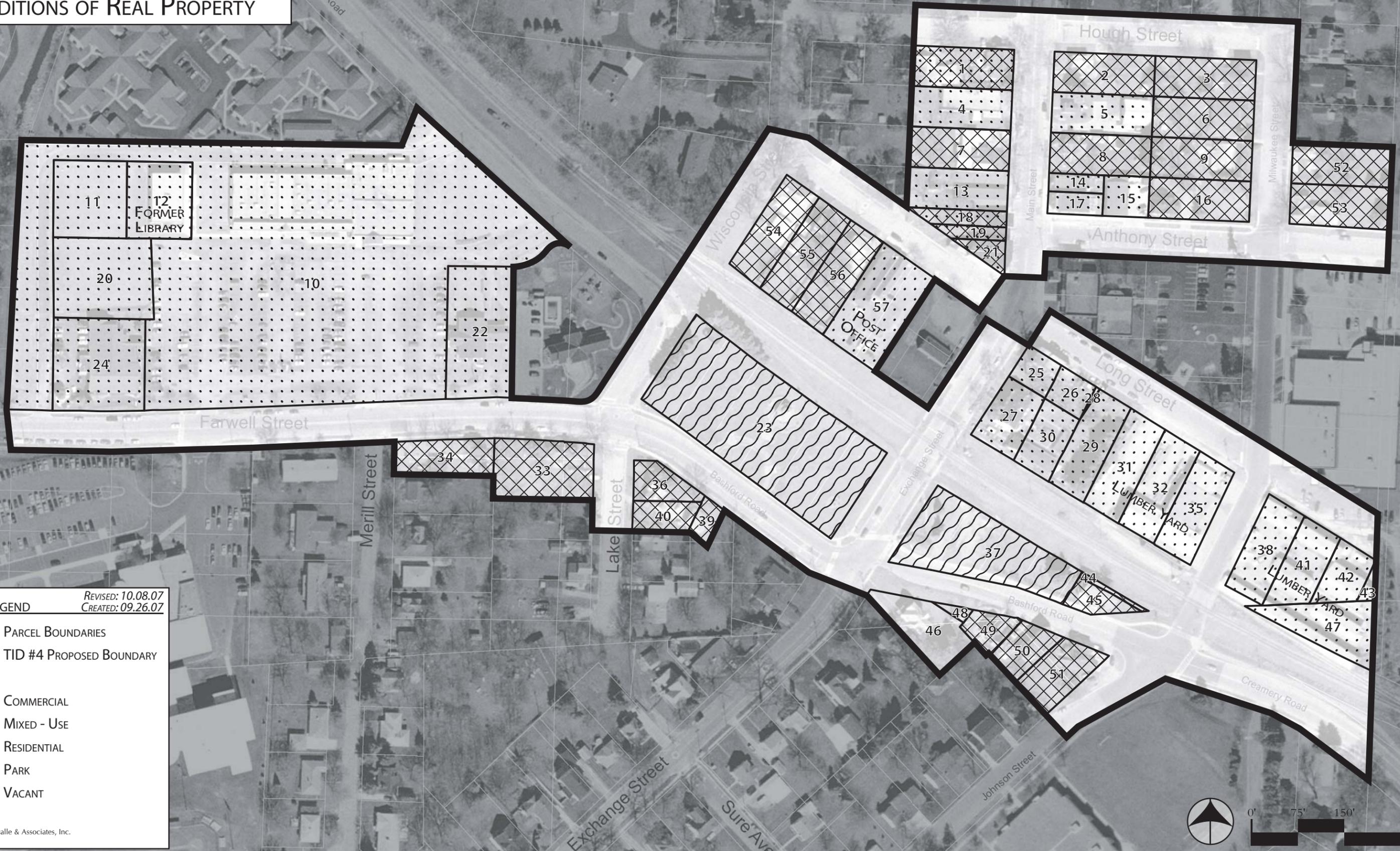
The Village owns many properties within the proposed TID #4 boundary. These properties are primarily park and open space. Again, the obsolete platting blight determination is appropriate in both of the parkland areas.

Based on the above findings and the blight analysis presented in Table 5 Blight Determination Table, at least 51% of the area located within TID No. 4 meets the statutory definition of a blighted property as specified in Wis. Stats. 66.1105(4)(gm)(4)(a).

# VILLAGE OF McFARLAND

TID #4

MAP 2: EXISTING USES AND  
CONDITIONS OF REAL PROPERTY



MAP LEGEND

REVISED: 10.08.07  
CREATED: 09.26.07

-  PARCEL BOUNDARIES
-  TID #4 PROPOSED BOUNDARY
-  COMMERCIAL
-  MIXED - USE
-  RESIDENTIAL
-  PARK
-  VACANT

# VILLAGE OF McFARLAND

TID #4

MAP 3: ZONING

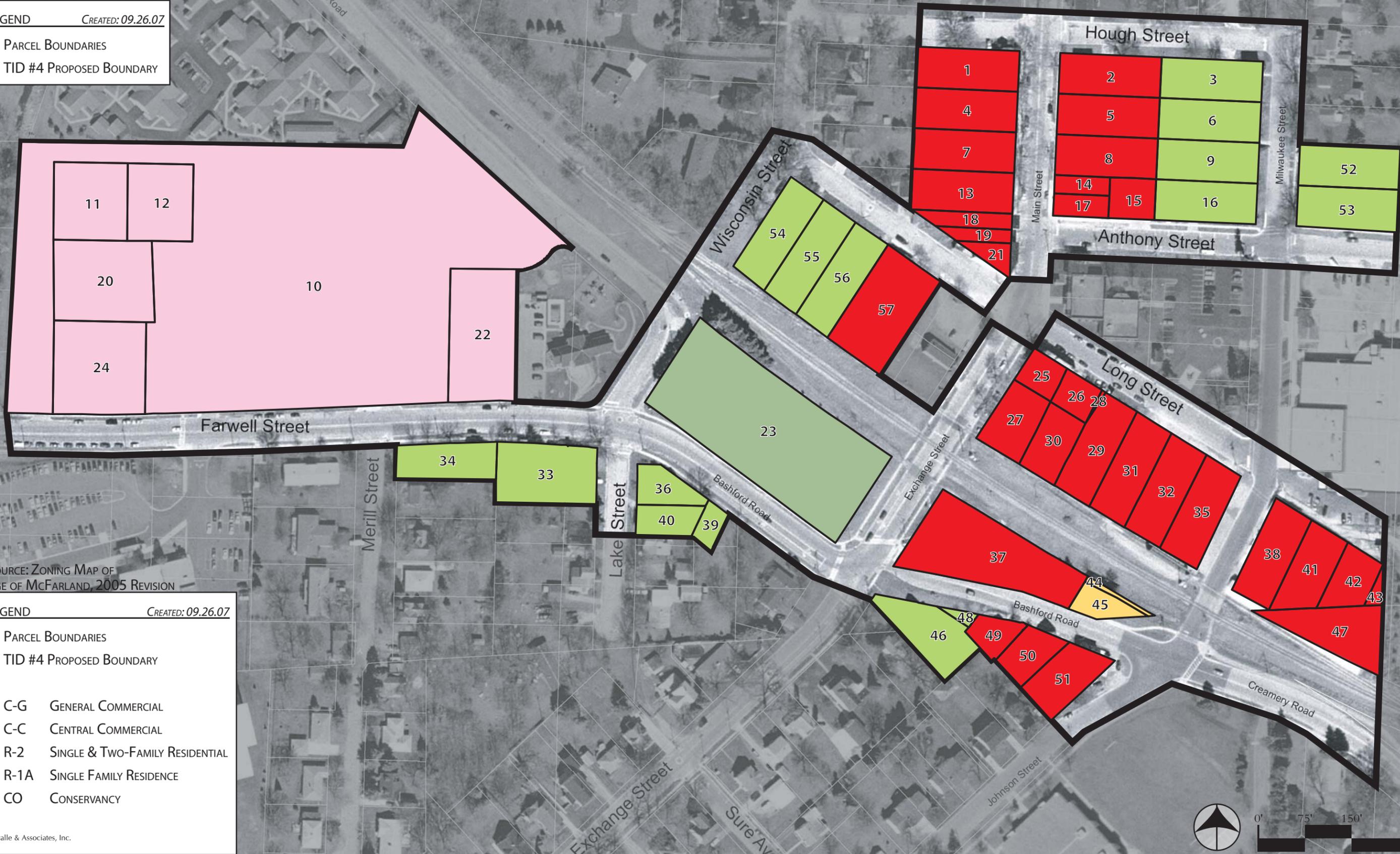
MAP LEGEND CREATED: 09.26.07

- PARCEL BOUNDARIES
- TID #4 PROPOSED BOUNDARY

ZONING SOURCE: ZONING MAP OF THE VILLAGE OF McFARLAND, 2005 REVISION

MAP LEGEND CREATED: 09.26.07

- PARCEL BOUNDARIES
- TID #4 PROPOSED BOUNDARY
- C-G GENERAL COMMERCIAL
- C-C CENTRAL COMMERCIAL
- R-2 SINGLE & TWO-FAMILY RESIDENTIAL
- R-1A SINGLE FAMILY RESIDENCE
- CO CONSERVANCY



## Section V. Proposed Public Works and Estimated Costs

This section describes the proposed public works projects and their estimated costs. These are referred to as “project activities.” Table One allocates the projects and their respective costs over a proposed twenty-two year spending period. These project activities and costs are estimates and may be adjusted and refined. The adjustments and refinements may include changing the year in which a project activity is undertaken and reallocating the cost of specific projects within the limitation of the total estimated project costs. Adjustments to the proposed project plan will be made on the recommendation of the Village Plan Commission to be reviewed and adopted by the Village Board.

The project plan for TID No. 4 should be considered as a local enabling tool that allows the Village Plan Commission, the Community Development Authority (CDA) and Village Board to implement the project activities described herein. Each project activity and expenditure will require specific action by the Village Board even though it is included in this project plan. It is recommended that a Project Management Team (PMT) be created as part of the implementation of this project plan and include at least one member from the Village Plan Commission, Community Development Authority, Village Board, Village staff and consultants. The PMT will be responsible for overall project management, conditioned on the review and approval of the Village Board and/or the Village CDA. The PMT’s duties may include the following:

- \* Implementing this project plan;
- \* Conducting more detailed planning and engineering studies;
- \* Developing more refined land use and redevelopment plans for implementation;
- \* Developing environmental standards for which development within the district will need to conform to;
- \* General guidance and referral of actions to other Village Committees and the Village Board;
- \* Establishing and managing an economic development master fund;
- \* Identifying and applying for additional non-TIF revenue sources;
- \* Public infrastructure construction oversight;
- \* Developing and implementing a business marketing plan;
- \* Developer recruitment;
- \* Business recruitment.

The proposed project activities within this project plan have been comprehensively planned and prioritized. The year-by-year prioritization, included in Table One, has been established on the basis of providing public works improvements that have the greatest chance of stimulating immediate economic development. Scheduling of project activities will be monitored to ensure that the projected economic stimulation is occurring prior to proceeding with other project activities. This monitoring will occur on an annual basis. If economic conditions are not altered by the proposed project activity, other project activities may be delayed and/or removed from the project schedule.

The goal of the proposed project activities is to provide the necessary public improvements to attract and stimulate private reinvestment and redevelopment. There are several comprehensive categories to the proposed project activities. These include infrastructure improvements along Farwell and Anthony Streets, realignment of the 4-way stop with accompanying rail

improvements, stormwater management, administration/legal/planning and redevelopment funding.

Redevelopment Funding through individual project funding and the Economic Development Master Fund (yet to be established) is the single largest potential expenditure in TID No. 4. It is the intent of the Village of McFarland Village Board and Community Development Authority (CDA) to work with individual property owners on redevelopment of their individual sites by offering different types of redevelopment services. These services could include, but not be limited to: (a) site acquisition and preparation; (b) recruitment of appropriately-qualified developers for each potential redevelopment site; (c) marketing for potential businesses; (d) low-interest loans and/or interest write-downs for property rehabilitation and redevelopment; and (e) grants for façade improvements and/or developer recruitment.

Each project will need to be addressed on an individual basis with developer negotiations and ultimate development agreement that will guarantee increment and repayment of any Village participation in the project. Each project will also be reviewed in a manner addressing the criteria of blight elimination, housing development, job creation, tax increment creation and similar redevelopment criteria. One redevelopment project may address certain criteria while another may address different criteria. Consequently, the CDA and Village Board will need to review each project individually and make its determination based on the project's implementation goals.

Administration, legal (to negotiate Developer Agreements), planning, Project Management Team (PMT) and other associated administrative costs are included to administer and implement the TID No. 4 Project Plan. A "Contingency" line item is also included for potential higher costs than anticipated in the above-referenced projects. It may be used by the Village as Redevelopment Funding or specific infrastructure cost funding as well.

Map Four identifies the location of the proposed public improvements and redevelopment districts. The project activities labeled on Map Four refer to Table One project activities. Table One identifies the year and estimated project cost for each activity.

The anticipated non-project costs in private sector development, as itemized in Table Two, could total \$29,750,000 to \$42,750,000 if all redevelopment took place. For purposes of the economic feasibility analysis, the total estimated development increment to be developed during the life of the TID is \$29,750,000.

# Village of McFarland

TID #4

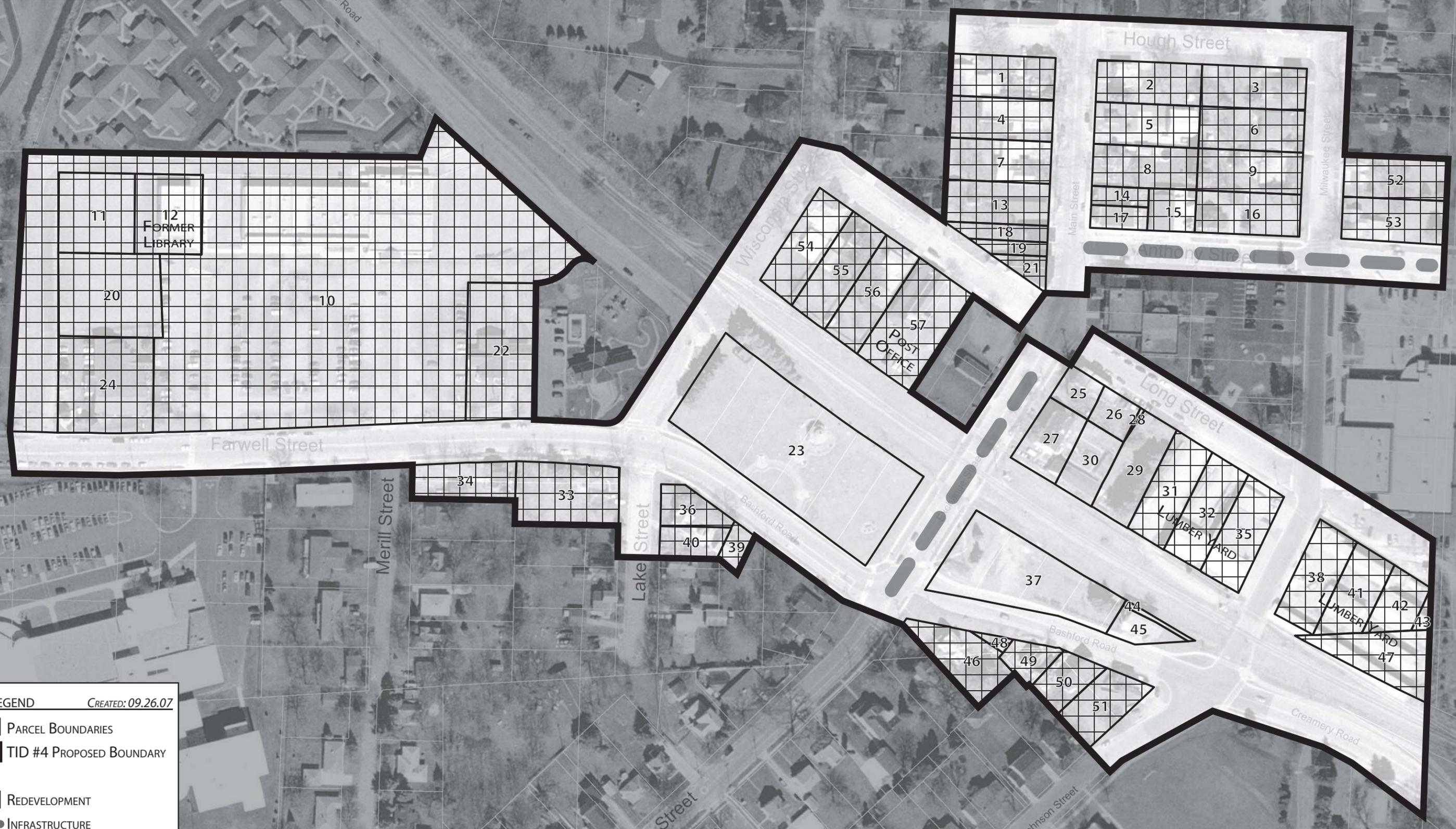
**Table 1: Proposed Public Improvements**

Project Description	Estimated and Actual Budget Costs (in \$1,000s)														
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020+	Project Total
A Anthony Street Improvements			\$70												\$70
B Bashford/Exchange St. intersection improvements (rail improvements)		\$100							\$200						\$300
C Traffic signals Bashford & Exchange									\$150						\$150
D Farwell St. water main improvements		\$100													\$100
E Stormwater improvements/engineering					\$200										\$200
F District-wide specialty landscaping, lighting, pedestrian amenities			\$150		\$150				\$200						\$500
G Contingency (not project specific)		\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25				\$250
H Redevelopment Funding			\$1200	\$100	\$1000	\$100	\$100	\$100	\$100	\$2500	\$100	\$100	\$100	\$100	\$5,600
I Administration, planning & legal	\$30	\$20	\$10	\$10	\$10	\$10	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$25	\$150
<b>Total Annual Cost:</b>	\$30	\$245	\$1,455	\$135	\$1,385	\$135	\$130	\$130	\$680	\$2,530	\$130	\$105	\$105	\$125	\$7,320

# VILLAGE OF McFARLAND

TID #4

MAP 4: PUBLIC IMPROVEMENTS



## MAP LEGEND

CREATED: 09.26.07

- PARCEL BOUNDARIES
- TID #4 PROPOSED BOUNDARY
- REDEVELOPMENT
- INFRASTRUCTURE



## **Section VI. Sources of Non-Tax Revenues**

The project plan for TID No. 4 is written with no non-tax revenues anticipated to offset project costs to determine economic feasibility of the TID. Non-tax revenues are defined as revenues from sources other than tax increments. However, it is the intent of the Village to have Staff and/or the PMT identify potential funding sources for individual projects within the project plan. The *Village Center Master Plan* (1999) did identify other non-tax revenue sources such as those listed below. It will be the Staff and potentially the PMT's responsibility, with Village Board approval, to annually submit applications for the identified funding sources and to develop any special assessment formulas as part of a funding strategy as each specific project is implemented. Funding strategies will be recommended to the appropriate Board or commission with final action to be taken by the Village Board. The sources of revenue included in the *Village Center Master Plan* listed the following as well as additional funding sources:

### State and Federal Grants

There are numerous State and Federal grants that are available for revitalization projects. Some of these include, but are not limited to, the Community Development Block Grant (CDBG) program, historic tax credits, low interest loans, Community Based Economic Development (CBED) program and other programs administered through the State of Wisconsin Department of Commerce.

### Special Assessment Program

When public improvements directly benefit adjacent property owners (as with streetscape projects, for example), it is appropriate that they pay part of the cost.

### Capital Improvement Budget

Improvements already budgeted can be delivered in a way that advances the Master Plan recommendations.

### Business Improvement District

This is a district in which businesses agree to contribute to upkeep and beautification of the entire district. Common items that are paid for can include street and sidewalk cleaning, snow removal, landscaping, decorative lighting, and so forth. This is an appropriate and effective way to ensure that streetscape improvements are maintained.

### Revolving Loan Fund

A local or regional housing and redevelopment authority can make low-interest seed money available for façade and beautification improvements, as well as basic business improvements. The fund is "revolving" because proceeds are put back into the fund for additional loans.

### Historic Preservation Grants

Federal and state grants are available for projects that protect the community's built heritage and reuse historic properties.

Until specific projects are defined, pre-engineered, and designed, formal grant applications will not be made.

The total scope of activities is estimated within the project cost estimates in Table One. Any non-tax revenues received will help to reduce the applicable TIF project expenditures that, in

turn, will assist in reducing the total amount of TIF project costs. This reduction may allow the Village Board more flexibility in determining the timeframe for other project expenditures.

## Section VII. Economic Feasibility Analysis

Table Two lists the development assumptions for new increment developed within TID No. 4. The economic feasibility analysis for TID No. 4 is presented in the revenue projections in Table Three and the expenditure analysis is presented in Table Four.

The revenue projections in Table Three are based upon market assumptions of the development increment that will occur if TID No. 4 is aggressively marketed. The development increments, assumed in Table Three, are considered realistic and conservative. The projections assume an estimated total of approximately of *net* new increment (new increment less tax base loss due to demolition) developed by 2033.

The total net development increment of approximately \$30,750,000 less \$1,650,000 for tax base loss or \$29,100,000 is based on the assumptions presented by category and value in Table Two. These development assumption values are conservative and are based on similar development in place within the region as well as on discussions with potential developers and current landowners. Conservative estimates have been made and are considered realistic for purposes of the economic feasibility analysis. There is the potential for up to \$40,000,000 of net increment that could be developed if the potential redevelopment sites were developed in a higher density.

The assumptions on when development will occur, or “the rate of absorption,” are based on a review of market conditions that exist in 2007. Some redevelopment projects are anticipated to not begin for the next 8-10 years. TID project expenditure will only be made when projects and development agreements have been reached. If the state of the national economy takes a downswing, these projections on absorption will need to be modified. It is expected and recommended that the Village CDA and the Village Board annually review the financial condition of TID No. 4. In addition, project expenditures for redevelopment will not take place except when a developer comes forward or is recruited and an appropriate developer agreement is negotiated and consummated prior to any expenditure of funds.

As indicated earlier in this project plan, no non-tax revenue is used to determine economic feasibility of TID No. 4 at this time. With the general district-wide improvements, it is recommended that the Village seek out alternate funding sources to alleviate increment-generating pressure from the redevelopment projects. Therefore, if development occurs according to the anticipated development schedule and if project costs are expended per Table One, TID No. 4 is feasible.

The expenditure analysis presented in Table Four compares the project cost projections, outlined in Table One, to the development increment projections, outlined in Table Two, and calculates when project pay-back would occur. The expenditure analysis assumes that TID No. 4 will be responsible for the cost of interest repayment, conservatively calculated at 6%.

Based on the assumptions in Tables One and Two, TID No. 4 is feasible and will retire in the year 2025 or several years short of the normal retirement period of 27 years.

Further emphasis needs to be placed that almost 62% of the project costs are for redevelopment funding. No expenditure will be made unless a development agreement is in place assuring the Village of repayment of that development cost. In addition, each redevelopment project should be reviewed on the criteria that it pays for any project costs incurred by the Village. In addition, each redevelopment project should generate excess tax revenue increment to pay for district-wide non-tax generating projects (lighting, infrastructure).

While the preliminary economic feasibility analysis projects that TID No. 4 is feasible, the Village should still be cautious of spending at the levels projected in Table One. The Village should annually analyze the fiscal condition of TID No. 4 as to the accuracy of the development assumptions. Decisions to continue spending should be based on this annual review.

Financing for the proposed project activities will be done primarily as General Obligation Bonds, revenue bonds or loans. The amount of borrowing or the finance strategy is yet to be determined. The accounting for TID No. 4 will be done as a separate fund. The Village will make the final decision, in consultation with the Village's financial consultant, as to where and how to borrow funds on a case by case basis.

Capital appreciation bonds, a newer instrument, have the potential for reducing capitalized interest. At a future date, the Village may choose to issue bonds as outlined in Wisconsin Statutes 66.1331 and 66.1333 to induce the type of development desired in the project area. Through the Community Development Authority, the Village also has the authority to issue lease revenue bonds should this financing vehicle be useful in accomplishing the objective of this project plan.

# Village of McFarland

TID #4

**Table 2: Development Increment Assumptions**

POTENTIAL DEVELOPMENT INCREMENT	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	TOTAL BY SITE
Anthony Street Redevelopment			4,500,000	4,500,000									9,000,000
Shopping Center Redevelopment					5,000,000			5,000,000			5,000,000		15,000,000
Long Street Redevelopment						1,000,000							1,000,000
Bashford Street Redevelopment							750,000						750,000
Chase Lumber Site Redevelopment (see footnote)										2,000,000		2,000,000	4,000,000
<b>SUBTOTAL DEVELOPMENT INCREMENT ASSUMPTIONS BY CONSTRUCTION YEAR</b>	0	0	4,500,000	4,500,000	5,000,000	1,000,000	750,000	5,000,000	0	2,000,000	5,000,000	2,000,000	29,750,000

The development increment assumptions are based on the Village Center Master Plan density as well as discussions with potential development.

The estimated tax base loss (demolition of existing structures) is \$1,649,600 (2007 figures) for all development projects. See Table 3 for breakdown of tax base loss calculations.

# Village of McFarland

TID #4

**Table 3: Revenue Analysis**

11/21/2007

Base Value Year	2008	Rate of Inflation	1.00 %
Base Value Amount	\$6,305 ...in \$1,000s	Interest Rate	6.00 %
Net Value Tax Rate	0.0191		

Construction Year 12/30	Development Increment Base	Tax Base Loss	Total Value	Inflation Factor	Total Current Value	Total Increment Value	Tax Revenue
2008	\$0	\$0	\$6,305	1.0000	\$6,305	\$0	\$0
2009	\$0	\$562	\$5,743	1.0100	\$5,800	(\$504)	\$0
2010	\$4,500	\$307	\$9,936	1.0201	\$10,136	\$3,831	\$0
2011	\$9,000	\$277	\$14,159	1.0303	\$14,588	\$8,283	(\$10)
2012	\$14,000	\$0	\$19,159	1.0406	\$19,937	\$13,632	\$73
2013	\$15,000	\$0	\$20,159	1.0510	\$21,187	\$14,883	\$158
2014	\$15,750	\$154	\$20,755	1.0615	\$22,032	\$15,727	\$260
2015	\$20,750	\$350	\$25,405	1.0721	\$27,238	\$20,933	\$284
2016	\$20,750	\$0	\$25,405	1.0829	\$27,510	\$21,205	\$300
2017	\$22,750	\$0	\$27,405	1.0937	\$29,973	\$23,668	\$399
2018	\$24,750	\$0	\$29,405	1.1046	\$32,482	\$26,177	\$404
2019	\$28,750	\$0	\$33,405	1.1157	\$37,269	\$30,964	\$451
2020	\$31,750	\$0	\$36,405	1.1268	\$41,022	\$34,717	\$499
2021	\$31,750	\$0	\$36,405	1.1381	\$41,432	\$35,128	\$590
2022	\$31,750	\$0	\$36,405	1.1495	\$41,847	\$35,542	\$662
2023	\$31,750	\$0	\$36,405	1.1610	\$42,265	\$35,960	\$670
2024	\$31,750	\$0	\$36,405	1.1726	\$42,688	\$36,383	\$678
2025	\$31,750	\$0	\$36,405	1.1843	\$43,115	\$36,810	\$686
2026	\$31,750	\$0	\$36,405	1.1961	\$43,546	\$37,241	\$694
2027	\$31,750	\$0	\$36,405	1.2081	\$43,981	\$37,677	\$702
2028	\$31,750	\$0	\$36,405	1.2202	\$44,421	\$38,116	\$710
2029	\$31,750	\$0	\$36,405	1.2324	\$44,865	\$38,561	\$718
2029	\$31,750	\$0	\$36,405	1.2447	\$45,314	\$39,009	\$727
2030	\$31,750	\$0	\$36,405	1.2572	\$45,767	\$39,462	\$735
2031	\$31,750	\$0	\$36,405	1.2697	\$46,225	\$39,920	\$744
2032	\$31,750	\$0	\$36,405	1.2824	\$46,687	\$40,382	\$753
2033	\$31,750	\$0	\$36,405	1.2953	\$47,154	\$40,849	\$761
<b>Totals</b>		<b>\$1,650</b>					<b>\$10,392</b>

**Notes:** All amounts are in \$1,000s  
 Two year lag between construction and collection of taxes.

# Village of McFarland

TID #4

**Table 4: Expenditure Analysis**

11/21/2007

Construction Year 12/30	Tax Revenue	Non-tax Revenue	Total Revenue	Cumulative revenue	Project Costs (Nominal \$)	Account Balance 1-Jan	Debt Service	Account Balance 31-Dec	Annual Amount Borrowed
2008	\$0	\$0	\$0	\$0	\$30	(\$30)	\$2	(\$32)	(\$32)
2009	\$0	\$200	\$200	\$200	\$245	(\$77)	\$5	(\$81)	(\$50)
2010	\$0	\$0	\$0	\$200	\$1,455	(\$1,536)	\$92	(\$1,629)	(\$1,547)
2011	(\$10)	\$200	\$190	\$390	\$135	(\$1,573)	\$94	(\$1,668)	(\$39)
2012	\$73	\$0	\$73	\$463	\$1,385	(\$2,980)	\$179	(\$3,158)	(\$1,491)
2013	\$158	\$100	\$258	\$721	\$135	(\$3,035)	\$182	(\$3,217)	(\$59)
2014	\$260	\$0	\$260	\$981	\$130	(\$3,088)	\$185	(\$3,273)	(\$55)
2015	\$284	\$0	\$284	\$1,265	\$130	(\$3,119)	\$187	(\$3,306)	(\$33)
2016	\$300	\$100	\$400	\$1,665	\$680	(\$3,586)	\$215	(\$3,801)	(\$495)
2017	\$399	\$0	\$399	\$2,064	\$2,530	(\$5,932)	\$356	(\$6,288)	(\$2,487)
2018	\$404	\$0	\$404	\$2,469	\$130	(\$6,014)	\$361	(\$6,375)	(\$86)
2019	\$451	\$0	\$451	\$2,920	\$105	(\$6,028)	\$362	(\$6,390)	(\$15)
2020	\$499	\$0	\$499	\$3,419	\$105	(\$5,996)	\$360	(\$6,355)	\$0
2021	\$590	\$0	\$590	\$4,010	\$105	(\$5,870)	\$352	(\$6,222)	\$0
2022	\$662	\$0	\$662	\$4,672	\$5	(\$5,565)	\$334	(\$5,899)	\$0
2023	\$670	\$0	\$670	\$5,342	\$5	(\$5,234)	\$314	(\$5,548)	\$0
2024	\$678	\$0	\$678	\$6,019	\$5	(\$4,875)	\$293	(\$5,168)	\$0
2025	\$686	\$0	\$686	\$6,705	\$5	(\$4,487)	\$269	(\$4,756)	\$0
2026	\$694	\$0	\$694	\$7,399		(\$4,062)	\$244	(\$4,306)	\$0
2027	\$702	\$0	\$702	\$8,101		(\$3,604)	\$216	(\$3,821)	\$0
2028	\$710	\$0	\$710	\$8,811		(\$3,110)	\$187	(\$3,297)	\$0
2029	\$718	\$0	\$718	\$9,530		(\$2,578)	\$155	(\$2,733)	\$0
2029	\$727	\$0	\$727	\$10,257		(\$2,006)	\$120	(\$2,127)	\$0
2030	\$735	\$0	\$735	\$10,992		(\$1,391)	\$83	(\$1,475)	\$0
2031	\$744	\$0	\$744	\$11,736		(\$731)	\$44	(\$775)	\$0
2032	\$753	\$0	\$753	\$12,488		(\$22)	\$1	(\$23)	\$0
2033	\$761	\$0	\$761	\$13,250		\$738	\$0	\$0	\$0
<b>Totals</b>	<b>\$10,392</b>	<b>\$600</b>	<b>\$10,992</b>		<b>\$7,320</b>				<b>(\$6,390)</b>

31-Dec

30-Dec

**Notes:** All amounts are in \$1,000s

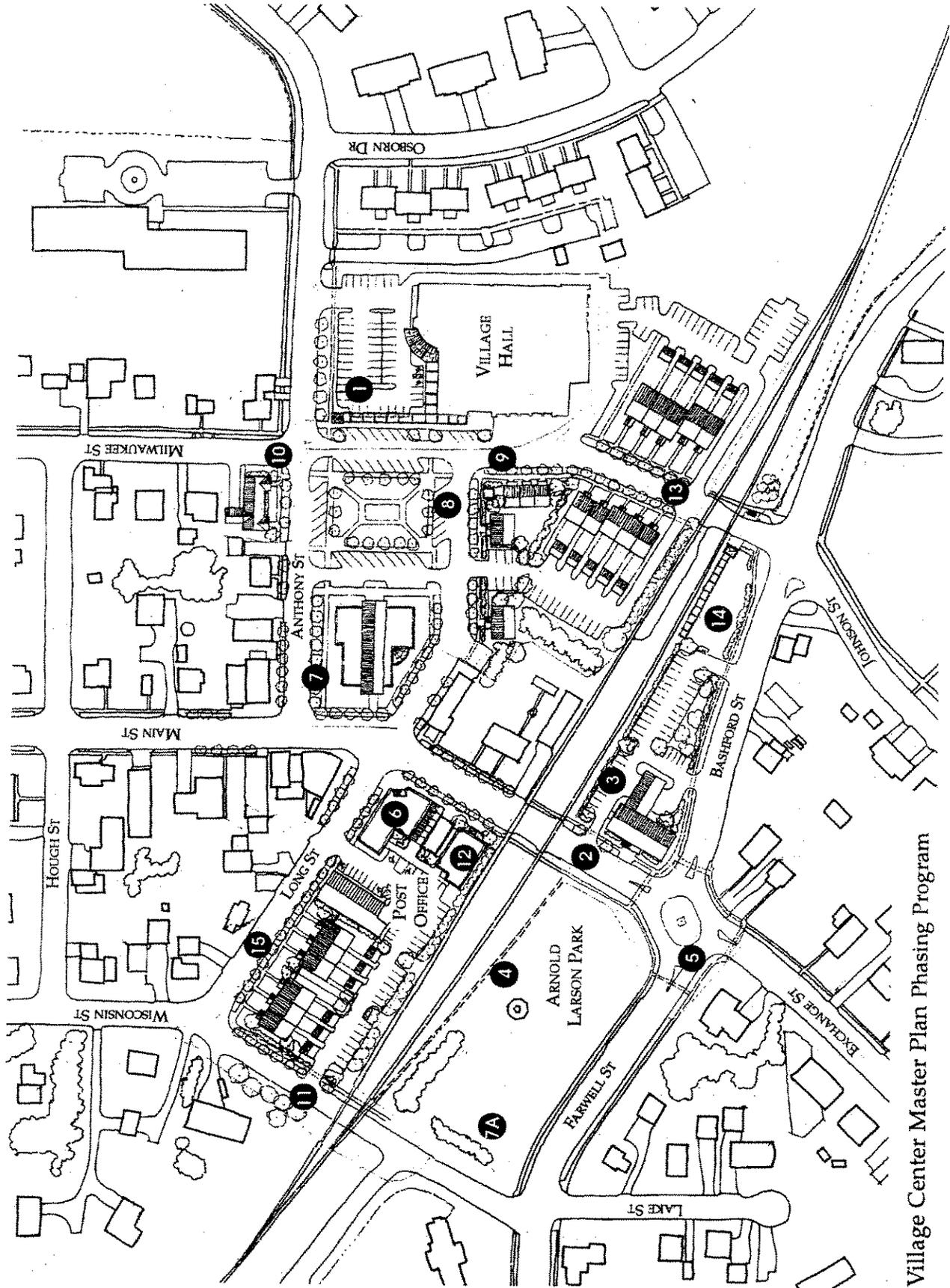
Non-tax revenues include State grants & special assessments.

**Section VIII. Consistency of Activities within TID No. 4 with the Village Zoning Ordinance, Master Plan and Other Development Ordinances.**

The development of TID No. 4 is consistent with local plans. This project plan is consistent with and provides the funding mechanism for implementing the Village of McFarland *Village Center Master Plan* and other Village plans. Any changes to the current zoning will be requested on a parcel-by-parcel or project-by-project basis as part of developer agreements.

**Section IX. Statement on Relocation**

It is anticipated that if acquisition occurs within TID No. 4 that may cause displacement of some residents, parking or businesses and occurs due to the implementation of the project activities listed in this project plan, the Village will conform to the requirements set forth in the State of Wisconsin Relocation Laws by the Department of Workforce Development.



## Appendix B. Blighted Area Finding

This Blighted Area Finding was made for both TID No. 4, Village of McFarland. It stated here to assist in making the TID No. 4 Project Plan stand alone as an implementable document.

Urban redevelopment is done to effect removal of blight and to promote economic development, enhance community character and increase quality of life.

Vandewalle & Associates, a Madison-based urban planning and economic development consulting firm, evaluated the property proposed for inclusion in the redevelopment plan and determined that the properties contained in the redevelopment area meet the statutory requirement of a redevelopment district.

The TID project plan states that not less than 50% by area of the properties within the proposed redevelopment area are blighted and in need of rehabilitation within the meaning of the criteria set forth in Sections 66.1331 and 66.1333, Wis. Stats. in that they demonstrate deteriorating architecture, obsolete and vacant buildings that are a physical hazard, inappropriate land uses, economically obsolete uses, environmental concerns and poor or unsafe access to the river and other statutory factors meeting the definition of blight that do not comply with adopted Village planning documents.

Some properties that are in good physical condition, are properly maintained and meet the land uses appropriate for the district may be included in the district. The purpose for inclusion of these “non-blighted” properties is to comprehensively address redevelopment in the long-range planning process and encourage other property owners to upgrade their properties in order to accomplish the goals and objectives of this TID or due to the necessity of the boundary being contiguous.

The criterion for defining conditions of blight in this analysis is the statutory definition of "blighted area" appearing in Sections 66.1331 and 66.1333, Wis. Stats., which read as follows:

Section 66.1331, Wis. Stats.

*Blighted area means any area, including a slum area, in which a majority of the structures are residential or in which there is a predominance of buildings or improvements, whether residential or nonresidential, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.*

Section 66.1333(2m)(b), Wis. Stats.

*“Blighted area” means any of the following:*

- 1. An area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or non-residential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air sanitation, or open spaces, high density of population and*

- overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.*
2. *An area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a Village, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.*
  3. *An area which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.*
- (bm) *“Blighted property means any property within a Village, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air or sanitation, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals or welfare, or any property which by reason of faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair market value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a Village, retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use, or any property which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.*

***General Description of Site***

The following pages include a parcel-by-parcel analysis of the general condition of existing structures and improvements. A detailed physical analysis has been undertaken as a part of the redevelopment process. Implementation of the TID and Redevelopment Plans, including such activities such as appraisals and environmental examinations, may identify additional information that will substantiate the blight findings found in this analysis. The blight finding made in this report is primarily based on the broader conditions within the overall district. These conditions emphasize inconsistent land use patterns, properties not being used to their highest and best use, visually and/or physically blighted properties, environmental concerns, obsolete land ownership, substandard buildings that are hazardous to the public welfare and transportation problems that are substantially impairing the sound growth and expansion of this area of the community. Some or all of these areas of blight, as defined above, may be present in the redevelopment area.

***Parcel Analysis and Assessment***

Table 5 is a review of the parcels within TID No. 4. Parcels have been reviewed and critiqued on an individual ownership basis.

**VILLAGE OF MCFARLAND**

**PROPOSED TID #4**

**TABLE 5 PROPOSED BLIGHT DETERMINATION TABLE**

Label	PIN	Owner Name	Parcel Address			2007 Land Value	2007 Imp Value	2007 Total Value	Existing Structure/ Use	Zoning	Environmental	Visual	Physical/Structural	Economic	Transportation	Obsolete Platting/ Diversity of Ownership	Inconsistent Land Use	Notes	Label
1	61003164719	HARRINGTON, JOSEPH R	5802	MAIN	ST	\$42,700	\$140,000	\$182,700	Commercial/residential				x				x	Combined use in residential area; low valuation for improvements	1
2	61003164488	LOKKEN, CRYSTAL C H	5803	MAIN	ST	\$52,700	\$103,600	\$156,300	Residential									Historic home, well maintained	2
3	61003163514	MARTIN, SHERRY L	5804	MILWAUKEE	ST	\$52,700	\$94,900	\$147,600	Residential									Historic home, well maintained	3
4	61003164826	GENERAL TELEPHONE CO	5806	MAIN	ST	\$0	\$0	\$0	Commercial			x						Significant outdoor storage due to type of business	4
5	61003164371	LARSON, MARY V & RICHARD L	5807	MAIN	ST	\$50,400	\$39,500	\$89,900	Commercial								x	Historical building (front) with insignificant rehab; metal building in back not historically significant; inconsistent land use in middle of strictly residential area; fair landscape maintenance	5
6	61003163621	TORBLEAU, JARED & HEIDI	5806	MILWAUKEE	ST	\$52,700	\$92,100	\$144,800	Residential									Well maintained	6
7	61003164933	GUNDERSON, THOMAS H JR & VERONICA	5810	MAIN	ST	\$52,700	\$101,700	\$154,400	Residential									Well maintained	7
8	61003164264	BORCHARDT, DALE S & LINDA L	5811	MAIN	ST	\$52,700	\$82,700	\$135,400	Residential									Beautifully maintained	8
9	61003163738	KALHAGEN, ROBERT	5810	MILWAUKEE	ST	\$52,700	\$94,500	\$147,200	Residential									Fair landscape maintenance; minimal outdoor storage otherwise well maintained	9
10	61003145570	MCFARLAND CENTRE ASSOCIATES LLC	5120	FARWELL	ST	\$261,500	\$307,000	\$568,500	Commercial (shopping center)			x					x	Underutilized property, lack of landscape maintenance; potential for comprehensive redevelopment project	10
11	61003145338	MCFARLAND, VILLAGE OF				\$0	\$0	\$0	Vacant land next to old library								x	Underutilized property; potential for comprehensive redevelopment project	11
12	61003145212	MCFARLAND, VILLAGE OF	5114	FARWELL	ST	\$0	\$0	\$0	Vacant Library								x	Underutilized property, potential for comprehensive redevelopment project	12
13	61003165049	MCFARLAND HISTORICAL SOCIETY	5814	MAIN	ST	\$0	\$0	\$0	Historical Society									Well maintained	13
14	61003164157	BORCHARDT, DALE S & LINDA LEE	5813	MAIN	ST	\$18,900	\$88,000	\$106,900	Pizza Parlor			x					x	Building not architecturally significant; business use excellent	14
15	61003163952	BORCHARDT, DALE S & LINDA L	5404	ANTHONY	ST	\$30,900	\$61,500	\$92,400	Commercial								x	Well maintained	15
16	61003163845	ICON REAL ESTATE GROUP LLC	5408	ANTHONY	ST	\$52,700	\$103,600	\$156,300	Residential									Well maintained	16
17	61003164059	BORCHARDT, DALE S & LINDA L	5819	MAIN	ST	\$22,700	\$111,600	\$134,300	Commercial								x	Beautiful historic building, good use for downtown, well maintained	17
18	61003165156	LOFGREN, GORDON C & PATRICIA A	5902	MAIN	ST	\$26,100	\$113,000	\$139,100	Commercial (dentist)								x	Well maintained, restore first floor façade to historical	18
19	61003165254	SCHNEIDER, DAPHNE H	5906	MAIN	ST	\$17,200	\$57,000	\$74,200	Commercial			x					x	Historical façade destroyed through renovation	19
20	61003145454	MCFARLAND CENTRE ASSOCIATES LLC				\$64,200	\$0	\$64,200	WITH #10								x	Part of comprehensive redevelopment project	20
21	61003165352	OLSON, PHILIP R & MARY JO	5910	MAIN	ST	\$19,700	\$100,100	\$119,800	Commercial			x					x	Historical façade destroyed through renovation	21
22	61003145696	MCFARLAND CENTRE ASSOCIATES LLC	5220	FARWELL	ST	\$73,300	\$163,500	\$236,800	WITH #10								x	With #10	22
23	61003170417	MCFARLAND, VILLAGE OF	6002	EXCHANGE	ST	\$0	\$0	\$0	Public park								x	Some minor painting needed	23
24	61003145098	UNIV OF WIS MEDICAL FOUNDATION INC.	5020	FARWELL	ST	\$72,300	\$501,900	\$574,200	Commercial								x	Part of comprehensive redevelopment project	24
25	61003169367	CRAPP, MICHAEL J & COLLEEN J	5915	EXCHANGE	ST	WITH #26			WITH #26								x	WITH #26	25
26	61003169054	CRAPP, MICHAEL J & COLLEEN J	5915	EXCHANGE	ST	\$44,700	\$175,600	\$220,300	Commercial (bar first floor)								x	First floor façade not historically significant; well maintained	26
27	61003169269	WASHA, STEVEN G & DONNA M	5923	EXCHANGE	ST	\$54,900	\$178,900	\$233,800	Commercial (McFarland House)								x	Historically significant restoration; great use for downtown	27
28	61003168948	CRAPP, MICHAEL J & COLLEEN J	5915	EXCHANGE	ST	WITH #26			WITH #26								x	Could reconfigure rear parking with #41 to consolidate	28
29	61003168840	WASHA, STEVEN G & DONNA M				WITH #27			WITH #27								x	and densify redevelopment opportunities	29
30	61003169152	WASHA, STEVEN G & DONNA M				WITH #27			WITH #27								x	Same as #27	30
31	61003168733	CENTRAL WAUBESA LUMBER SUPPLY INC				WITH #41			WITH #41								x		31
32	61003168626	CENTRAL WAUBESA LUMBER SUPPLY COMPANY				WITH #41			WITH #41								x	With #41	32
33	61003140119	PETERS, MARILYN	6002	LAKE	ST	\$53,900	\$144,100	\$198,000	Residential			x	x	x			x	Minor maintenance needed including painting	33
34	61003141216	LICHTENBERG, ROLAND H	5203	FARWELL	ST	\$50,600	\$83,100	\$133,700	Residential								x	Historic home, well maintained, some outdoor storage	34
35	61003168519	CHASE LUMBER & FUEL CO INC	5417	LONG	ST	\$64,900	\$239,200	\$304,100	With #68								x		35
36	61003172960	PETERS, PAUL T & BETTY S	6003	LAKE	ST	\$34,300	\$83,000	\$117,300	Residential									Historic home, well maintained	36

Label	PIN	Owner Name	Parcel Address	2007 Land Value	2007 Imp Value	2007 Total Value	Existing Structure/ Use	Zoning	Environmental	Visual	Physical/Structural	Economic	Transportation	Obsolete Platting/ Diversity of Ownership	Inconsistent Land Use	Notes	Label
37	61003171112	MCFARLAND, VILLAGE OF	6001 EXCHANGE ST	\$0	\$0	\$0	Public park					x		x		Could be part of larger redevelopment project	37
38	61003168340	CHASE LUMBER & FUEL CO INC		WITH #41			WITH #41		x	x	x	x		x	x		38
39	61003172755	PETERS, PAUL T & BETTY S		\$700	\$0	\$700	With #59							x			39
40	61003172853	PETERS, PAUL T & BETTY S		\$30,600	\$0	\$30,600	With #59								x		40
41	61003168233	CENTRAL WAUBESA LUMBER SUPPLY INC	5417 LONG ST	\$109,600	\$110,800	\$220,400	Lumber yard		x	x	x	x		x	x	Dilapidated buildings, potential environmental due to historic use, significant unscreened outdoor storage, higher and better use for property with less impact on abutting properties	41
42	61003168126	CENTRAL WAUBESA LUMBER SUPPLY INC		WITH #41	\$0	\$0	WITH #41		x	x	x	x		x	x	With #41	42
43	61003168019	CENTRAL WAUBESA LUMBER SUPPLY INC		WITH #41			WITH #41		x	x	x	x		x	x	With #41	43
44	61003171014	WI DOT	6001 EXCHANGE ST	\$0	\$0	\$0	ROW										44
45	61003171050	ZIRKEL, MICHAEL J	5410 BASHFORD ST	\$15,100	\$85,700	\$100,800	Residential					x				Could be part of larger redevelopment project; windows boarded but otherwise well maintained	45
46	61003400847	HOENECKE, ROY G	6003 EXCHANGE ST	\$52,900	\$115,700	\$168,600	Residential		x	x	x	x		x		Vacant, dilapidated house; severe external structural/physical problems; roof needs replacing; windows broken or boarded; entire house in need of repainting; social nuisance due to vacancy and location between schools	46
47	61003402872	CENTRAL WAUBESA LUMBER SUPPLY INC		WITH #41			WITH #41		x	x	x	x		x	x	With #41	47
48	61003171738	MCFARLAND, VILLAGE OF		\$0	\$0	\$0	ROW							x			48
49	61003405986	ALLEN, THELMA M	5403 BASHFORD ST	\$28,000	\$90,500	\$118,500	Residential								x	Beautiful historic home with well maintained gardens	49
50	61003406083	MOORE, GARY T.	5407 BASHFORD ST	\$35,600	\$54,900	\$90,500	Residential?			x	x				x	Old block building; structural problems; bricked-up windows; need of repainting	50
51	61003406181	GRELL, JOHN	5411 BASHFORD ST	\$39,000	\$13,400	\$52,400	Commercial			x	x	x			x	Dilapidated building, broken & rotting windows, excessive outdoor storage, lack of maintenance, eyesore, broken doors; roof needs repair; need of landscape and building maintenance; clean up yard - safety hazard for school children	51
52	61003163238	BAUMGARTEN, JEFFREY D & REBECCA L	5813 MILWAUKEE ST	\$52,700	\$82,000	\$134,700	Residential									Historic home; lack of landscape maintenance	52
53	61003163345	WARNE, SCOTT	5817 MILWAUKEE ST	\$52,700	\$60,400	\$113,100	Residential			x	x					Structural, porch & roof issues; siding in disrepair; need of paint	53
54	61003170266	MEIER, EDWARD L.&YUNGSOO	5303 LONG ST	\$52,700	\$78,900	\$131,600	Residential									Well maintained	54
55	61003170159	HARRINGTON, JOSEPH R	5305 LONG ST	\$52,700	\$110,800	\$163,500	Residential, for rent									For rent; adequate maintenance	55
56	61003170042	CUMMINGS, PEGGY L	5311 LONG ST	\$52,700	\$83,900	\$136,600	Residential									Adequate maintenance	56
57	61003169938	MACO MANAGEMENT CO. INC.	5315 LONG ST	\$53,000	\$157,500	\$210,500	Post Office								x	Well maintained; good downtown use	57
				<b>\$2,000,100</b>	<b>\$4,304,600</b>	<b>\$6,304,700</b>											

***Conclusions***

Based on the above findings, it is determined that a preponderance or substantial number of properties (not less than 50%) within the redevelopment area are blighted and in need of rehabilitation within the meaning of the criteria set forth in Sections 66.1331 and 66.1333, Wis. Stats. for the following reasons:

- Economic blight due to properties not developed for their highest and best use.
- Vacant and/or obsolete light industrial/heavy commercial facilities that require heavy transportation through commercial and/or residential areas.
- Potential of environmental concerns due to historical uses.
- Physical and/or visual deterioration of the structures and site improvements of a significant number of properties.
- Inappropriate land use within the context of the surrounding area for a significant number of properties.
- Obsolete platting and diversity of ownership

It is determined that physical and economic conditions exist that, if left unattended, would impair and impede the sound and safe growth of the Village of McFarland. Only through comprehensive redevelopment of a large part of this area, will the Village be able to appropriately redevelop flagship properties, thereby contributing to the overall vitality of the community.