

A Planning Document For

VILLAGE OF MCFARLAND, WISCONSIN District Boundary and Project Plan

Redevelopment District No. 2

CDA Work Session – January 6, 2010



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Introduction

The Village of McFarland has been actively engaged in the process of guiding the growth of the Village in an orderly fashion for 30 years through the use of tax increment financing, comprehensive and neighborhood master plans and careful implementation of sound planning and engineering. Through the creation of four TIF Districts, the Village has been able undertake and/or accomplish the goals and objectives identified in each project plan. Over \$100,000,000 of new value within the corporate limits has been built as a result of the TIDs enabling the Village to possess a financing vehicle to encourage new and redevelopment.

Not only has the Village grown in valuation but it has also grown in an orderly fashion with the highest and best land uses appropriately located within the Village. This comprehensive approach to planning and development has greatly benefitted Village of McFarland residents and business owners. This Village attitude of orderly growth has also allowed McFarland to capture new businesses that provide living wage and high quality jobs. High quality residential growth is also another benefit enjoyed by the Village of McFarland and its residents. This orderly growth is directly associated with the comprehensive approach that the Village has maintained through these past three decades.

In an effort to continue the quality of development within the Village of McFarland, Village elected and appointed officials and staff, with consultants, are moving forward with the long-range planning and implementation of two areas within the Village limits. The first area is described in the TID #3 and Redevelopment District #1 project plans. This area encompasses the gateway to the community from the north on the Hwy 51 corridor. This is a key area of the Village as Hwy 51 is a major transportation corridor and directly links the Village to City of Madison metropolitan area, the I-90/94 transportation corridor and all communities to the south along Hwy 51. This area will be designated as Redevelopment District #1 and will duplicate the boundaries of TID #3 and has its own TID and Redevelopment Project Plans.

The second area in the Village and the subject of this Redevelopment District Project Plan is the properties located within TID #4. This area encompasses the historic Downtown and properties to the west along Farwell St. This area will be designated as Redevelopment District #2. The project plan for Redevelopment District #2 will complement both TID #4 goals and objectives and the Downtown Strategic Market Analysis and Opportunities Assessment.

The properties located within Redevelopment District #2 are known as the historic Downtown with some infill development along Farwell Street that developed due to traffic connecting the Downtown and Hwy 51. As stated in the TID #4 project plan, the Village has seen a small but consequential exodus of businesses out of the historic “Downtown” area out to the Hwy 51 corridor. In the retail world, “new” always seems to be better than “older” and the Village has experienced this same

trend. Consequently, there is significant vacancy in the historic Downtown which has created blighted conditions. Loss of key businesses (McFarland State Bank) and typical Downtown uses (pharmacy, more restaurants, doctors and veterinarian and other service-oriented offices, etc.) has lessened flow into this area.

However, in contrast to the private sector moving out of the Downtown, the Village has made significant investment in the Downtown to offset most loss of business. Expansion of the Village Hall and a recently built Library creating a Civic Campus has greatly enhanced the Downtown and created a regular destination use for residents and visitors. This public reinvestment in the Downtown area has significantly kept the vitality of the area intact although retail action has suffered.

TID #4 was created as a blighted Tax Increment Financing District. A formal blight determination was made and incorporated into the project plan and used as the basis for the creation of TID #4. The same blight determination is attached to this Redevelopment District Project Plan. While blighted conditions vary from even week to week, the general conditions found in the 2008 blight determination are still appropriate. No changes have been made to this determination as found at the end of the project plan.

One purpose of the Redevelopment District #2 Project Plan is to provide the Village with a vehicle to allow the Community Development Authority to participate in redevelopment projects and also to use Lease Revenue Bonds for financing the infrastructure in TID #4.

As stated above, the Redevelopment District boundary is limited to the current TID #4 boundary. The Village may choose to expand the project area in the future. Potential expansion could include properties located west of the shopping center as identified in the Downtown Strategic Market Analysis and Opportunities Assessment. There is an excellent opportunity for redevelopment of properties on both sides of Farwell beginning at Hwy 51 and going east towards the High School and McFarland Center. This area contains a mix of uses and there is potential for redevelopment and rehabilitation of existing uses. This area, at this time, is outside the boundary of Redevelopment District #2 but could be included later.

Redevelopment District #2 Project Plan should be used in conjunction with the TID #4 Project Plan. While TID #4 is the financial enabling tool, the TID #4 Project Plan is also the planning document from which to undertake public improvement projects and redevelopment direction for implementation with Redevelopment District #2 Project Plan. The other critical document that the Village should use in planning this area is the Downtown Strategic Market Analysis and Opportunities Assessment as well as implementation strategies based on these documents.

Statutory Authority

This plan has been prepared and adopted under the provisions of §66.1333, Wis. Stats.

Redevelopment Area

The boundary of the redevelopment area is shown on Map One.

It is further described as follows:

METES & BOUNDS DESCRIPTION

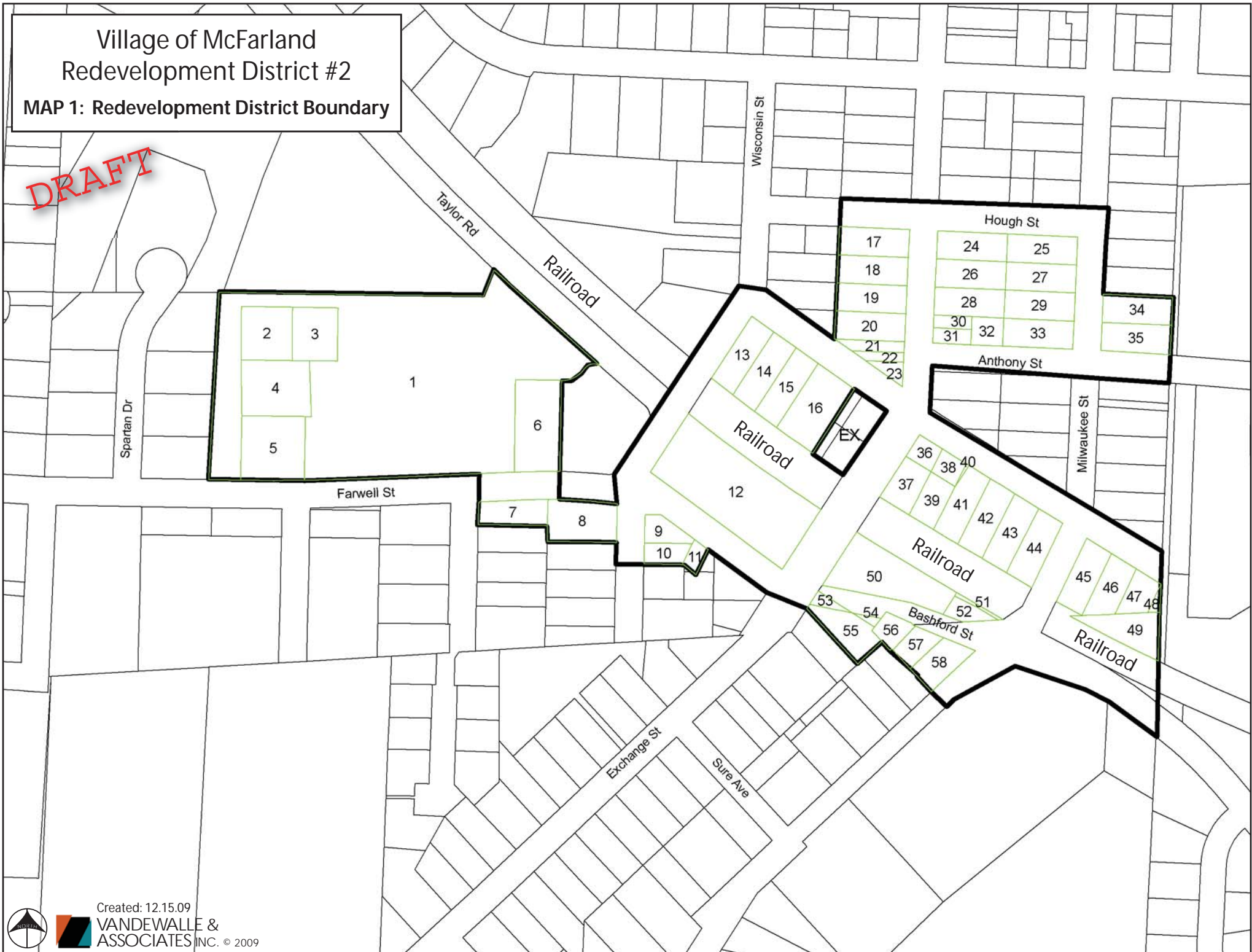
Commencing at the southwest corner of Lot 4 of CSM 8478, thence north to the northwest corner of said lot, thence east along said lot line to the south line of Taylor Road, thence southeast to the east corner of Lot 4, CSM 8478, thence westerly to the northeast corner of Lot 2, CSM 2332, thence south to the north line of Farwell Street, thence easterly to the southeast corner of Lot 1, CSM 2332, thence northeasterly along the west line of Taylor Road to the east corner of Lot 1, CSM 2332, thence northeasterly to the southeast corner of Lot 1, CSM 2024, Thence northeasterly to the northeast corner of Lot 1, CSM 2024, thence northeasterly along the west line of Wisconsin Street 26.73 feet, thence east to the east line of Wisconsin Street, thence southeasterly along the north line of Long Street to the southwest corner of Lot 4, Block 25 of the Assessor's Plat, thence north to the southwest corner of Lot 4, Block 20 of the Assessor's Plat, thence east to the southwest corner of Lot 4, Block 22 of the Assessor's Plat, thence south to the northwest corner of Lot 3, Block 23 of the Assessor's Plat, thence east to the northeast corner of said lot, thence south to the northeast corner of Lot 1, Block 27 of the Assessor's Plat, thence west to the northwest corner of Lot 7, Block 26 of the Assessor's Plat, thence south 33 feet, thence west to the southeast corner of Lot 6, Block 25 of the Assessor's Plat, thence southwest to the northeast corner of Lot 1, Block 30 of the Assessor's Plat, thence northwesterly 92 feet along the south line of Long Street, thence southwesterly 165 feet to the north line of the railroad right-of-way, thence southeast to the southeast corner of Lot 1, Block 30 of the Assessor's Plat, thence northeast to the northeast corner of Lot 1, Block 30 of the Assessor's Plat, thence southeast to the northwest corner of Lot 6, Block 29 of the Assessor's Plat, thence northeast to the southwest corner of Lot 6, Block 26 of the Assessor's Plat, thence southeast along the north line of Long Street to the southeast corner of Lot 6, Block 27 of the Assessor's Plat, thence south to the south line of Creamery Road, thence westerly along said line to the east line of Johnson Street, thence southwesterly along said line to a point southeast of the northeast corner of Lot 7, Block 1 of Johnson's Addition, thence westerly along the north line of Lot 7, Block 1 of Johnson's Addition to the northwest corner of said lot, thence southwest to the southwest corner of Outlot 134 of the Assessor's Plat, thence northwest to the northwest corner of said lot, thence westerly to the east corner of Lot 2, Block 39 of

the Original Plat, thence North 56° West 177.98 feet, thence South 23° West 66 feet, thence North 53° West 36.3 feet, thence west to the southwest corner of Lot 5, Block 39 of the Original plat, thence west to the west line of Lake Street, thence north to the northeast corner of Lot 2, Block 41 of the Original plat, thence west to the northwest corner of said lot, thence north to the northeast corner of Lot 1, CSM 812, thence west to the northwest corner of said lot, thence north to the south line of Farwell Street, thence west along said line to the northwest corner of Lot 1, Block 48 of the Original Plat, thence north to the Point of Beginning.

Village of McFarland Redevelopment District #2

MAP 1: Redevelopment District Boundary

DRAFT



Created: 12.15.09



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Redevelopment Objectives

The objectives of this redevelopment plan are to provide direction in the following areas which include, but are not limited to: (1) types and mix of land uses; (2) density of land uses; (3) removing blight as identified in Table 3: Blight Determination; (4) location and types of businesses appropriate to individual development areas; (5) expansion of public uses (parks and parking) and its impact on existing neighborhoods; (6) impact of new and redevelopment upon existing neighborhoods; and (7) quality of materials and level of landscaping in types of land uses.

As stated in the Downtown Strategic Market Analysis and Opportunities Assessment and condensed here, the primary goals and redevelopment objectives include, but are not limited to:

1. Encourage and aggressively recruit niche markets for the Downtown core area that primarily cater to the local population. These markets could include retail, restaurant/food and personal services.
2. Enhance marketability of the Downtown core through improvements in wayfinding signage, coordinated Downtown marketing, create a façade improvement program and encourage more activities and improvements in Arnold Larson Park.
3. Redevelop the McFarland Plaza Shopping Center into a highly dense, mixed use development that will cater to all ages and types of users. Uses and assets that should be recruited to this site include senior center, educational facility or recreation center – all community uses that service the Village, complement the activities at the High School and encourage more visitors and users of the Downtown. Other uses needed in this comprehensive redevelopment site are retail and housing that could serve all socio-economic classes and needs of area residents. Senior housing has been identified as a needed commodity within the Village. Location of a senior housing development on this site would enhance Downtown businesses and be readily accessible to Hwy 51 businesses.
4. Consider parking and wayfinding enhancements in the McFarland Plaza Shopping Center while contemplating redevelopment potentials to ease parking demands from the High School and encourage more retail users to locate in this area.

The other recommendations contained in the Downtown Strategic Market Analysis and Opportunities Assessment pertain to the Farwell Street Community Gateway Corridor which abuts the Redevelopment District boundary but is not included. As mentioned above, a logical amendment to the boundary of Redevelopment District #2 would be to include these properties at a later date when redevelopment opportunities and demand arise.

In summary, Redevelopment Objectives include blight elimination through higher density mixed use projects, filling of empty retail spaces in the Downtown,

encouraging residential redevelopment to help support new and existing business and appropriate expansion of public parks and parking.

All of these Redevelopment Objectives, if met, will help alleviate the “blighted” conditions which currently exist and which the Village is preparing to address through creation of Redevelopment District #2 Project Plan and implementation of the TID #4 Project Plan.

Consistency with Local Plans

This redevelopment plan is consistent with the recommendations contained in the *Village of McFarland Comprehensive Plan*. It is also consistent with the *Tax Increment Finance District #4 Project Plan* and the *Downtown Strategic Market Analysis and Opportunities Assessment*. These plans may be amended from time to time. This Redevelopment Plan is intended to be consistent with any changes or modifications in the Village’s plans as amended and adopted.

These documents are available for inspection during normal business hours. Contact Village of McFarland Village Clerk to review the above documents at Village Hall.

Existing Conditions

Existing Land Use and Zoning

Existing land use in the Redevelopment District is depicted on Map Two and Table One.

Existing zoning in the Redevelopment District is depicted on Map Three.

Existing Conditions

The existing conditions within the proposed boundary for Redevelopment District No. 1 are notated on Table 3: Blight Determination.

Downtown

The Downtown area contains historic retail buildings, some of which are vacant. There is a mix of business and residential in the northern portion of the Downtown area as well as strictly residential. The Civic Campus, while not part of the District, immediately abuts and is in the center of the Downtown. A lumber yard completes the businesses in the Downtown.

McFarland Plaza Shopping Center

This is the other main area of the Redevelopment District. It contains the UW Health Clinic, Associated Bank, the shopping center and the partially vacant former Library.

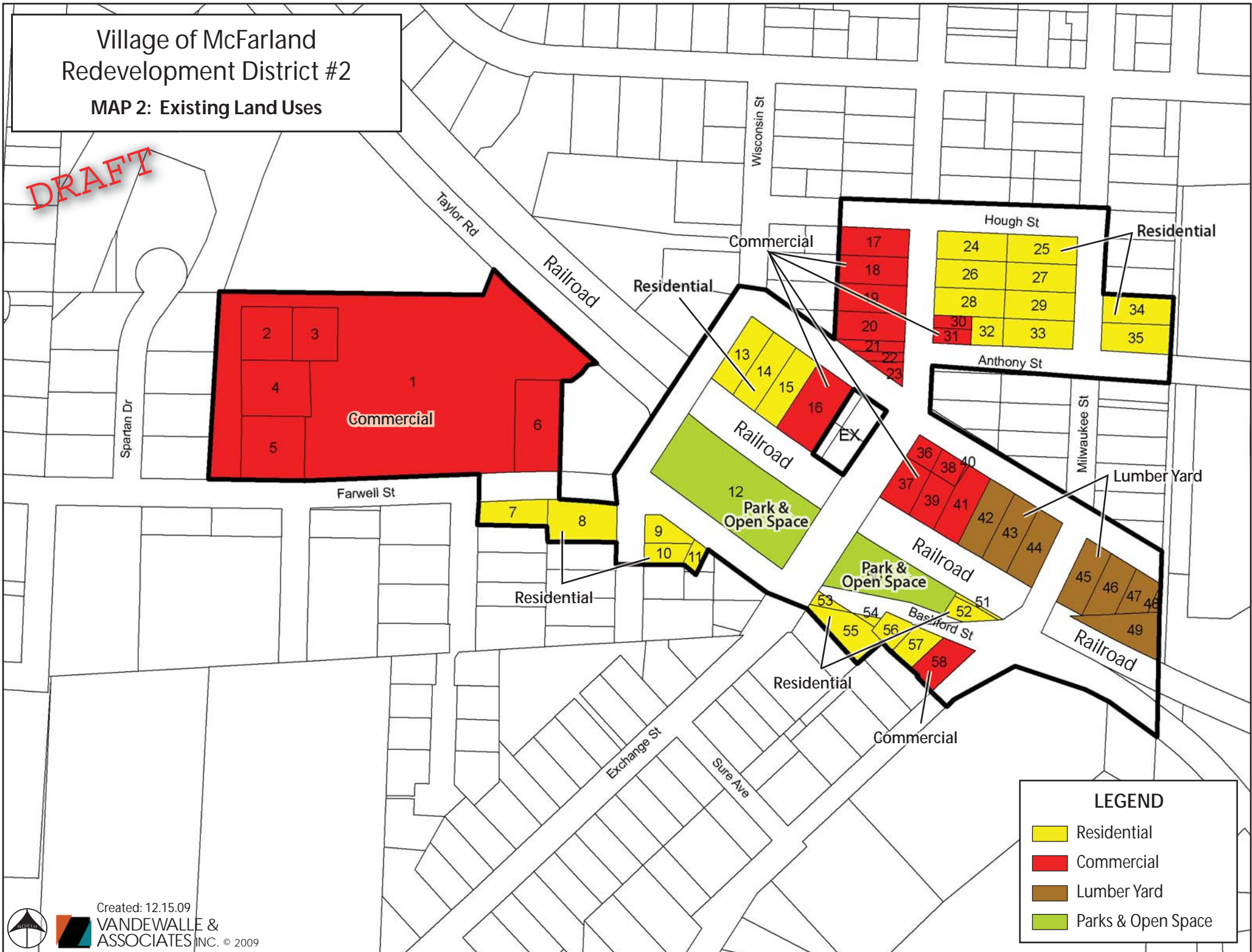
Park and open space and several single family houses connect the Downtown and the Shopping Center area.

The redevelopment area currently has the following zoning:

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

Village of McFarland
 Redevelopment District #2
 MAP 2: Existing Land Uses

DRAFT



LEGEND

- Residential
- Commercial
- Lumber Yard
- Parks & Open Space

**VILLAGE OF MCFARLAND
REDEVELOPMENT DISTRICT NO. 2
TABLE 1: PARCEL USE**

Map #	Parcel #	Property Owner	Property Address	Class
1	061003145570	MCFARLAND CENTRE ASSOCIATES LLC	5120 FARWELL ST	Comm
2	061003145338	MCFARLAND, VILLAGE OF		Exempt
3	061003145212	MCFARLAND, VILLAGE OF	5114 FARWELL ST	Exempt
4	061003145454	MCFARLAND CENTRE ASSOCIATES LLC		Comm
5	061003145098	UNIV OF WIS MEDICAL FOUNDATION INC	5020 FARWELL ST	Comm
6	061003145696	MCFARLAND CENTRE ASSOCIATES LLC	5220 FARWELL ST	Comm
7	061003141216	ROLAND H LICHTENBERG	5203 FARWELL ST	Res
8	061003140119	MARILYN PETERS	6002 LAKE ST	Res
9	061003172960	PAUL T PETERS	6003 LAKE ST	Res
10	061003172853	PAUL T PETERS		Res
11	061003172755	PAUL T PETERS		Res
12	061003170417	MCFARLAND, VILLAGE OF	6002 EXCHANGE ST	Exempt
13	061003170266	EDWARD L MEIER	5303 LONG ST	Res
14	061003170159	JOSEPH R HARRINGTON	5305 LONG ST	Res
15	061003170042	PEGGY L CUMMINGS	5311 LONG ST	Res
16	061003169938	MACO MANAGEMENT CO INC	5315 LONG ST	Comm
17	061003164719	JOSEPH R HARRINGTON	5802 MAIN ST	Comm
18	061003164826	GENERAL TELEPHONE CO	5806 MAIN ST	Exempt
19	061003164933	THOMAS H GUNDERSON JR	5810 MAIN ST	Res
20	061003165049	MCFARLAND HISTORICAL SOCIETY	5814 MAIN ST	Exempt
21	061003165156	GORDON C LOFGREN	5902 MAIN ST	Comm
22	061003165254	DAPHNE H SCHNEIDER	5906 MAIN ST	Comm
23	061003165352	PHILIP R OLSON	5910 MAIN ST	Comm
24	061003164488	CRYSTAL C H LOKKEN	5803 MAIN ST	Res
25	061003163514	SHERRY L MARTIN	5802 MILWAUKEE ST	Res
26	061003164371	MARY V LARSON	5807 MAIN ST	Comm
27	061003163621	JARED TORBLEAU	5806 MILWAUKEE ST	Res
28	061003164264	DALE S BORCHARDT	5811 MAIN ST	Res
29	061003163738	ROBERT KALHAGEN	5810 MILWAUKEE ST	Res
30	061003164157	DALE S BORCHARDT	5813 MAIN ST	Comm
31	061003164059	DALE S BORCHARDT	5819 MAIN ST	Comm
32	061003163952	DALE S BORCHARDT	5404 ANTHONY ST	Comm
33	061003163845	ICON REAL ESTATE GROUP LLC	5408 ANTHONY ST	Res
34	061003163238	JEFFREY D BAUMGARTEN	5813 MILWAUKEE ST	Res
35	061003163345	SCOTT WARNE	5817 MILWAUKEE ST	Res
36	061003169367	MICHAEL J CRAPP	5915 EXCHANGE ST	Comm
37	061003169269	STEVEN G WASHA	5923 EXCHANGE ST	Comm
38	061003169054	MICHAEL J CRAPP	5915 EXCHANGE ST	Comm
39	061003169152	STEVEN G WASHA		Comm
40	061003168948	MICHAEL J CRAPP	5915 EXCHANGE ST	Comm
41	061003168840	STEVEN G WASHA		Comm
42	061003168733	CENTRAL WAUBESA LUMBER SUPPLY INC		Comm
43	061003168626	CENTRAL WAUBESA LUMBER SUPPLY COMPANY		Comm
44	061003168519	CHASE LUMBER & FUEL CO INC	5417 LONG ST	Comm
45	061003168340	CHASE LUMBER & FUEL CO INC		Comm
46	061003168233	CENTRAL WAUBESA LUMBER SUPPLY INC	5417 LONG ST	Comm
47	061003168126	CENTRAL WAUBESA LUMBER SUPPLY INC		Comm
48	061003168019	CENTRAL WAUBESA LUMBER SUPPLY INC		Comm
49	061003402872	CENTRAL WAUBESA LUMBER SUPPLY INC		Comm
50	061003171112	MCFARLAND, VILLAGE OF	6001 EXCHANGE ST	Exempt
51	061003171014	WI DOT	6001 EXCHANGE ST	Exempt
52	061003171050	MICHAEL J ZIRKEL	5410 BASHFORD ST	Comm

VILLAGE OF MCFARLAND
 REDEVELOPMENT DISTRICT NO. 2
 TABLE 1: PARCEL USE

Map #	Parcel #	Property Owner	Property Address	Class
53	061003400749	ROY G HOENECKE	6005 EXCHANGE ST	Res
54	061003171738	MCFARLAND, VILLAGE OF		Exempt
55	061003400847	ROY G HOENECKE	6003 EXCHANGE ST	Res
56	061003405986	THELMA M ALLEN	5403 BASHFORD ST	Res
57	061003406083	GARRY T MOORE	5407 BASHFORD ST	Comm
58	061003406181	JOHN J GRELL	5411 BASHFORD ST	Comm

Redevelopment Area Parcels

Map Four identifies the Potential Redevelopment Areas. Redevelopment Areas are interspersed with already improved parcels containing businesses that are consistent with the goals and objectives of the overall district. Vacant land coexists with partially improved lots. The specific identifications listed below are found in the Downtown Strategic Market Analysis and Opportunities Assessment.

- **McFarland Center** (Area E) – The Center presents a rare opportunity to launch a large-scale redevelopment project that could have an enormous positive impact on the Downtown. The Center’s current use is no longer viable and the Village should aggressively and strategically pursue new opportunities for this important site.
- **Arnold Larson Park** – The Park is a well designed, attractive public space that serves a variety of functions for the community. However, adding amenities or adjacent uses that would make the park more active and more used on a day-to-day basis could enhance the park while helping to bring people and activity into the Downtown.
- **Village-owned Property Adjacent to Rail Line** (Area C) – Village-owned/Railroad Property at Farwell and Exchange – This site is located at the Downtown’s most prominent intersection. Currently, it contains an informal, gravel parking area and a small, landscaped entry feature to the Downtown. Should commuter rail come to fruition in Dane County and McFarland, this site could be assembled with others that adjoin it to create a viable rail stop. However, that is likely several years off, if not decades. In the meantime, the demand for parking in the Downtown continues to grow. Further, gaining control of the land under the abandoned rail spur from the parking lot and formal Downtown entry feature appear to be among the best short-term opportunities for that site.
- **Properties West of the Post Office on Long** (Area D) – The short section of Long Street extending west from the Post Office currently includes several rental residential properties. The depth of these lots, the right-of-way access across the rail line to the south and the fact that the properties are adjacent to the Downtown makes this area a place that could have reuse potential.
- **North Side of Anthony Between Main and Milwaukee** (Area A) – Anthony Street is currently the north edge of the Downtown where the Downtown transitions into single-family homes. With several redevelopment opportunities on this block, there is an opportunity to extend the Downtown and add new housing and commercial development. Although a recent redevelopment proposal for this area appears to be stalled, this site is likely to attract attention in the future once general economic conditions improve.
- **Larson House and Adjacent Parcels to the East** -- The Larson House is a beautiful, historic home on a key corner. Unfortunately, the house has fallen into extreme disrepair. In order to preserve the historic integrity of the

house, it could be acquired by the Village or another community entity and used as a museum, as the Chamber headquarters or for some type of sensitive retail project similar to what was accomplished with the McFarland House. Additionally, properties east of the adjacent house (Allen) to the Larson House could accommodate redevelopment that better integrates important block face into the Downtown.

- **Chase Lumber** (Area B) – As an operating business that generates activity, the lumber yard brings benefits to the Downtown and pursuing a relocation strategy for the business should not be a near term priority, particularly given that the current economic situation will limit near-term private development. However, in the longer term, utilizing the lumber yard site for development that is more appropriate for its central and highly visible Downtown location may become a priority.
- **Vacant Lot on Farwell** (Area F) – The vacant lot on Farwell adjacent to the hardware store is a key redevelopment opportunity. With its street frontage, size and lot depth, this site can accommodate a number of commercial uses. The Village should work to encourage new development on this site that contributes to the overall goals for the Farwell Street corridor.

It is important to note that some of the parcels that are marked as potential redevelopment parcels contain businesses that are not anticipated to be redeveloped. Situations where a portion of the property is vacant and, consequently, underutilized, forms the basis for including that entire parcel as a potential redevelopment parcel. It should be understood that the Village is identifying potential redevelopment sites and anticipates working with existing property owners on the development of their properties to best serve the business, the property owner and the redevelopment area.

Private sector activities will include, but not be limited to, assemblage of property, site preparation and construction of new development.

The Village intends to pursue public/private sector cooperative activities to comprehensively implement this Redevelopment Plan. Developer agreements and the Village of McFarland's applicable plans will be used in order to ensure quality of development and fulfillment of the public purpose of this Redevelopment Plan and TID #4 Project Plan.

Proposed Uses of the Area

Proposed Land Uses and Zoning

The Redevelopment District is proposed to be developed as shown on Map Five: Proposed Land Uses. Because the District boundary encompasses properties that have historically been developed for over 100 years, very little property remains undeveloped. Some of the properties are underutilized, partially vacant or contain land uses that, once appropriate on the specific locations, are no longer the highest and best uses for the individual parcels.

The graphic titled “Priority Redevelopment Sites: Redevelopment Objectives and Concept Plans” from the Downtown Strategic Market Analysis and Opportunities Assessment, following Map 5, depicts the Priority Redevelopment Sites as contained in the Downtown Strategic Market Analysis and Opportunities Assessment. These redevelopment concepts are the short-term redevelopment priorities. These include redevelopment of the shopping center site with mixed use commercial/residential/community uses. It is a more concentrated, higher density development than what currently exists there.

The other three near-term redevelopment projects include more public parking along the railroad corridor, rehabilitation of the Larson House and potential residential development on the corner (Option D).

Long-term redevelopment also includes properties west of the post office into higher density residential uses and potentially higher density mixed use commercial/residential north of the library and Anthony Street.

In summary, the proposed land uses include mixed use retail/housing/community services, straight retail/office, public open space/parkland, parking and housing.

The current zoning allows the proposed land uses. If different zoning is required to complete a project as outlined in this Project Plan, the necessary steps will be taken to change the zoning to the appropriate zoning classification.

Standards of Population Density, Land Coverage and Building Intensity after Development

Properties in the redevelopment area will be developed in accord with applicable municipal zoning, subdivision and other land use regulations.

The Village of McFarland is focusing on creating an atmosphere where sustainability and a higher density of uses is encouraged. With the demands on natural resources and impacts on the environment, the expectation that development

and future growth will include using as much sustainable materials and resources as possible, making sure that development is sustainable not just from a construction standpoint but also impact on the environment, using complementary transportation support and other important factors which will continue to keep McFarland ahead in the development arena. The designation of high density mixed use in appropriate areas will be pursued by the Village when meeting with potential developers within the Redevelopment District. Meeting these goals and objectives will further justify the basis for the Redevelopment District and TID.

Present and Potential Equalized Value

As of January 1, 2009, the total equalized value of the parcels in the redevelopment area is an estimated \$9,000,000 (Table 2).

Potential Equalized Value

The potential equalized value has been projected based on the Proposed Land Uses Map (Map Five).

It is projected that the new total equalized value of the redevelopment area could total approximately \$40,000,000. There is approximately \$9,000,000 of base value in the district as described in the Table Two: Parcel & Valuation Listing. This represents a new tax base increase in equalized value of \$31,000,000 for anticipated redevelopment projects.

VILLAGE OF MCFARLAND
REDEVELOPMENT DISTRICT NO. 2
TABLE 2: 2009 PARCEL AND VALUATION LISTING

Map #	Parcel #	Property Owner	Property Address	Size	Land Assessed	Imprvmt Assessed	Total Assessed	Land Equal	Imprvmt Equal	Total Equal
1	061003145570	MCFARLAND CENTRE ASSOCIATES LLC	5120 FARWELL ST	5.30	\$346,100	\$530,000	\$876,100	\$349,596	\$535,354	\$884,949
2	061003145338	MCFARLAND, VILLAGE OF		0.35	\$0	\$0	\$0	\$0	\$0	\$0
3	061003145212	MCFARLAND, VILLAGE OF	5114 FARWELL ST	0.31	\$0	\$0	\$0	\$0	\$0	\$0
4	061003145454	MCFARLAND CENTRE ASSOCIATES LLC		0.49	\$118,200	\$0	\$118,200	\$119,394	\$0	\$119,394
5	061003145098	UNIV OF WIS MEDICAL FOUNDATION INC	5020 FARWELL ST	0.52	\$132,500	\$764,100	\$896,600	\$133,838	\$771,818	\$905,657
6	061003145696	MCFARLAND CENTRE ASSOCIATES LLC	5220 FARWELL ST	0.53	\$133,300	\$213,000	\$346,300	\$134,646	\$215,152	\$349,798
7	061003141216	ROLAND H LICHTENBERG	5203 FARWELL ST	0.22	\$64,600	\$88,200	\$152,800	\$65,253	\$89,091	\$154,343
8	061003140119	MARILYN PETERS	6002 LAKE ST	0.36	\$68,400	\$139,300	\$207,700	\$69,091	\$140,707	\$209,798
9	061003172960	PAUL T PETERS	6003 LAKE ST	0.12	\$43,700	\$90,500	\$134,200	\$44,141	\$91,414	\$135,556
10	061003172853	PAUL T PETERS		0.15	\$39,000	\$0	\$39,000	\$39,394	\$0	\$39,394
11	061003172755	PAUL T PETERS		0.06	\$700	\$0	\$700	\$707	\$0	\$707
12	061003170417	MCFARLAND, VILLAGE OF	6002 EXCHANGE ST	0.00	\$0	\$0	\$0	\$0	\$0	\$0
13	061003170266	EDWARD L MEIER	5303 LONG ST	0.25	\$67,200	\$84,300	\$151,500	\$67,879	\$85,152	\$153,030
14	061003170159	JOSEPH R HARRINGTON	5305 LONG ST	0.25	\$67,200	\$115,700	\$182,900	\$67,879	\$116,869	\$184,747
15	061003170042	PEGGY L CUMMINGS	5311 LONG ST	0.25	\$67,200	\$83,500	\$150,700	\$67,879	\$84,343	\$152,222
16	061003169938	MACO MANAGEMENT CO INC	5315 LONG ST	0.40	\$81,100	\$243,700	\$324,800	\$81,919	\$246,162	\$328,081
17	061003164719	JOSEPH R HARRINGTON	5802 MAIN ST	0.25	\$78,300	\$256,700	\$335,000	\$79,091	\$259,293	\$338,384
18	061003164826	GENERAL TELEPHONE CO	5806 MAIN ST	0.00	\$0	\$0	\$0	\$0	\$0	\$0
19	061003164933	THOMAS H GUNDERSON JR	5810 MAIN ST	0.25	\$67,200	\$121,100	\$188,300	\$67,879	\$122,323	\$190,202
20	061003165049	MCFARLAND HISTORICAL SOCIETY	5814 MAIN ST	0.00	\$0	\$0	\$0	\$0	\$0	\$0
21	061003165156	GORDON C LOFGREN	5902 MAIN ST	0.09	\$37,800	\$148,800	\$186,600	\$38,182	\$150,303	\$188,485
22	061003165254	DAPHNE H SCHNEIDER	5906 MAIN ST	0.06	\$25,000	\$70,100	\$95,100	\$25,253	\$70,808	\$96,061
23	061003165352	PHILIP R OLSON	5910 MAIN ST	0.06	\$28,600	\$131,600	\$160,200	\$28,889	\$132,929	\$161,818
24	061003164488	CRYSTAL C H LOKKEN	5803 MAIN ST	0.25	\$67,200	\$158,300	\$225,500	\$67,879	\$159,899	\$227,778
25	061003163514	SHERRY L MARTIN	5802 MILWAUKEE ST	0.25	\$67,200	\$113,600	\$180,800	\$67,879	\$114,747	\$182,626
26	061003164371	MARY V LARSON	5807 MAIN ST	0.25	\$78,300	\$58,100	\$136,400	\$79,091	\$58,687	\$137,778
27	061003163621	JARED TORBLEAU	5806 MILWAUKEE ST	0.25	\$67,200	\$87,700	\$154,900	\$67,879	\$88,586	\$156,465
28	061003164264	DALE S BORCHARDT	5811 MAIN ST	0.25	\$67,200	\$96,400	\$163,600	\$67,879	\$97,374	\$165,253
29	061003163738	ROBERT KALHAGEN	5810 MILWAUKEE ST	0.25	\$67,200	\$119,400	\$186,600	\$67,879	\$120,606	\$188,485
30	061003164157	DALE S BORCHARDT	5813 MAIN ST	0.06	\$27,400	\$124,100	\$151,500	\$27,677	\$125,354	\$153,030
31	061003164059	DALE S BORCHARDT	5819 MAIN ST	0.07	\$32,900	\$152,400	\$185,300	\$33,232	\$153,939	\$187,172

VILLAGE OF MCFARLAND
REDEVELOPMENT DISTRICT NO. 2
TABLE 2: 2009 PARCEL AND VALUATION LISTING

Map #	Parcel #	Property Owner	Property Address	Size	Land Assessed	Imprvmt Assessed	Total Assessed	Land Equal	Imprvmt Equal	Total Equal
32	061003163952	DALE S BORCHARDT	5404 ANTHONY ST	0.11	\$44,900	\$100,700	\$145,600	\$45,354	\$101,717	\$147,071
33	061003163845	ICON REAL ESTATE GROUP LLC	5408 ANTHONY ST	0.25	\$67,200	\$139,400	\$206,600	\$67,879	\$140,808	\$208,687
34	061003163238	JEFFREY D BAUMGARTEN	5813 MILWAUKEE ST	0.25	\$67,200	\$86,500	\$153,700	\$67,879	\$87,374	\$155,253
35	061003163345	SCOTT WARNER	5817 MILWAUKEE ST	0.25	\$67,200	\$88,200	\$155,400	\$67,879	\$89,091	\$156,970
36	061003169367	MICHAEL J CRAPP	5915 EXCHANGE ST	0.00	w/38	\$0	\$0	\$0	\$0	\$0
37	061003169269	STEVEN G WASHA	5923 EXCHANGE ST	0.58	\$81,900	\$251,600	\$333,500	\$82,727	\$254,141	\$336,869
38	061003169054	MICHAEL J CRAPP	5915 EXCHANGE ST	0.19	\$64,800	\$221,600	\$286,400	\$65,455	\$223,838	\$289,293
39	061003169152	STEVEN G WASHA		0.00	w/37	\$0	\$0	\$0	\$0	\$0
40	061003168948	MICHAEL J CRAPP	5915 EXCHANGE ST	0.00	w/38	\$0	\$0	\$0	\$0	\$0
41	061003168840	STEVEN G WASHA		0.00	w/37	\$0	\$0	\$0	\$0	\$0
42	061003168733	CENTRAL WAUBESA LUMBER SUPPLY INC		0.00	w/46	\$0	\$0	\$0	\$0	\$0
43	061003168626	CENTRAL WAUBESA LUMBER SUPPLY COMPANY		0.00	w/46	\$0	\$0	\$0	\$0	\$0
44	061003168519	CHASE LUMBER & FUEL CO INC	5417 LONG ST	0.75	\$142,700	\$325,700	\$468,400	\$144,141	\$328,990	\$473,131
45	061003168340	CHASE LUMBER & FUEL CO INC		0.00	w/46	\$0	\$0	\$0	\$0	\$0
46	061003168233	CENTRAL WAUBESA LUMBER SUPPLY INC	5417 LONG ST	0.90	\$149,300	\$131,700	\$281,000	\$150,808	\$133,030	\$283,838
47	061003168126	CENTRAL WAUBESA LUMBER SUPPLY INC		0.00	w/46	\$0	\$0	\$0	\$0	\$0
48	061003168019	CENTRAL WAUBESA LUMBER SUPPLY INC		0.00	w/46	\$0	\$0	\$0	\$0	\$0
49	061003402872	CENTRAL WAUBESA LUMBER SUPPLY INC		0.00	w/46	\$0	\$0	\$0	\$0	\$0
50	061003171112	MCFARLAND, VILLAGE OF	6001 EXCHANGE ST	0.00	\$0	\$0	\$0	\$0	\$0	\$0
51	061003171014	WI DOT	6001 EXCHANGE ST	0.00	\$0	\$0	\$0	\$0	\$0	\$0
52	061003171050	MICHAEL J ZIRKEL	5410 BASHFORD ST	0.11	\$34,600	\$132,600	\$167,200	\$34,949	\$133,939	\$168,889
53	061003400749	ROY G HOENECKE	6005 EXCHANGE ST	0.00	\$300	\$0	\$300	\$303	\$0	\$303
54	061003171738	MCFARLAND, VILLAGE OF		0.00	\$0	\$0	\$0	\$0	\$0	\$0
55	061003400847	ROY G HOENECKE	6003 EXCHANGE ST	0.27	\$67,400	\$96,500	\$163,900	\$68,081	\$97,475	\$165,556
56	061003405986	THELMA M ALLEN	5403 BASHFORD ST	0.07	\$35,800	\$101,200	\$137,000	\$36,162	\$102,222	\$138,384
57	061003406083	GARRY T MOORE	5407 BASHFORD ST	0.20	\$51,600	\$76,700	\$128,300	\$52,121	\$77,475	\$129,596
58	061003406181	JOHN J GRELL	5411 BASHFORD ST	0.22	\$56,500	\$18,400	\$74,900	\$57,071	\$18,586	\$75,657
				16.047	\$2,872,100	\$5,761,400	\$8,633,500	\$2,901,111	\$5,819,596	\$8,720,707

Proposed Changes in Zoning, Building Codes, Ordinances, and Maps

Zoning

Redevelopment in this area will be implemented according to the *Village of McFarland Comprehensive Plan* and the *Village of McFarland TID #4 Project Plan*. The current zoning allows the proposed land uses. If different zoning is required to complete a project as outlined in this Project Plan, the necessary steps will be taken to change the zoning to the appropriate zoning classification.

Building Codes and Ordinances

This redevelopment plan anticipates no changes to Village of McFarland building codes or other ordinances. Should a development proposal come forward that is worthy of code or ordinance consideration, the Village Commissions, Boards and staff will carefully review the request and act in the best interest of the community.

Maps

This redevelopment plan anticipates no significant changes to the Village of McFarland's official map.

Proposed Site Improvements and Utilities

Potential project public sector activities include, but are not limited to:

- Public rights-of-way and utilities improvements
- Bike/pedestrian improvements
- Economic development/redevelopment funding
- General administration, legal, planning, engineering
- Relocation of displaced individuals and businesses, if applicable

A detailed list of project activities is shown in the TID #4 Project Plan, Table One.

Central to this redevelopment plan is development and redevelopment funding participation to encourage private sector construction. There are minor public improvements anticipated. Some of these public improvements are tied directly to redevelopment needs.

Project Financing

Financing can be accomplished in different ways. One potential method of financing includes CDA bonding as provided in Sec. 66.1331(5), Wis. Stats. Principal and interest on the CDA bonds can be paid through the following three methods:

1. Revenues generated from the sale or lease of the property;
2. Payments made to the CDA from tax increment revenues from the Village received from increased taxes on new development within TID #4;
3. Receipt of revenues from the TID Economic Development Fund expenditure.

However, the Village may choose to bond separately for improvements through their normal borrowing channels.

Developer Financed bonds may also be used to pay for improvements. Simply stated, a development agreement between the Village and the Developer is first negotiated and entered into. The development agreement specifies the share of the tax revenue that the Village will reimburse the Developer once the Developer pays the taxes as billed by the Village. The Developer then borrows the funds. The improvements (buildings, etc.) are constructed and a tax bill stating the amount of property tax owed is sent to the Developer/property owner. The Developer pays the taxes and the Village reimburses the previously-agreed upon amount to the Developer. This reimbursement continues until the agreement has been fulfilled or the TID is retired, whichever occurs first.

Performance Standards

Throughout the project, developers and contractors will adhere to the provisions of applicable municipal ordinances and codes including, but not limited to, the zoning ordinance, subdivision and platting ordinance, building and construction codes, traffic ordinances, site plan review regulations and deed restrictions.

Plan Amendments

This plan may be amended at any time in accordance with the provisions of Section 66.1333(11), Wis. Stats. If the plan is modified, a public hearing will be conducted by the CDA. All modifications to the plan must be recommended by the CDA, reviewed by the Plan Commission, and approved by the Village Board by a two-thirds majority.

Relocation of Displaced Persons and Businesses

If applicable, persons displaced by project activities will be relocated in accordance with applicable federal and state laws and regulations. Relocation plans for the project will be filed with the Department of Commerce, Relocation Unit, Division of Community Development. These plans will be the basis for all relocation payments made as part of this project.

Land Disposition

It is possible that either the Village or the CDA will acquire land as a result of implementation of this plan. All negotiations will follow the legal requirements imposed on the Village and CDA for land acquisition.

Termination

This Redevelopment Plan and District may terminate on the date of retirement of TID #4. However, it could remain in effect for a longer period of time upon decision by the Village Board.

Appendix A. Blight Determination

The Blight Determination was originally conducted for TID No. 4, Village of McFarland. It was undertaken and documented to assist in making the TID No. 4 Project Plan stand alone as an implementable document. The Blight Determination is also included in this Redevelopment District #2 Project Plan.

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. Redevelopment blight findings require that a preponderance of blight be found within the district boundary. Because the Blight Determination found more than 50% of the area deemed blighted, this fulfills the requirements of declaring a “preponderance” be declared blighted.

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

Conclusions

Based on the above findings, it is determined that a preponderance or substantial number of properties within proposed Redevelopment District #2 are blighted and in need of rehabilitation within the meaning of the criteria set forth in Section 66.1333, Wis. Stats. for the following reasons:

- Economic blight due to properties not developed for their highest and best use and/or are vacant or have and are experiencing a high rate of vacancy
- Physical and/or visual deterioration of the structures and site improvements of a significant number of properties.
- Diversity of ownership; obsolete platting
- Land uses that impair the sound growth of the community

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.