

Project Plan

Amendment No. 2

Allocation Amendment of Tax Incremental Finance District No. 3

Village of McFarland, WI

Project No. 9361001

Drafted: June 16, 2015

Date of Village Board Approval: June 22, 2015

TID #3:

District Type: Industrial

Create Date: August 9, 2004

Territory and Project Plan Amendment No. 1: 2007

Expenditure Period: August 9, 2022

Termination Date: August 9, 2027

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Project Plan – Allocation Amendment of Tax Incremental Finance District No. 3

Village of McFarland, WI

Project No. 9361001

Prepared by:

MSA Professional Services, Inc.
2901 International Lane, Suite 300
Madison, WI
(608) 242-7779

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TABLE OF CONTENTS

	<u>Page</u>
Amended Section I. Introduction and Planning Schedule	1
Summary of Findings.....	5
Amended Section V. Proposed Public Works, Estimated Costs and Economic Feasibility.....	5

LIST OF TABLES

Table 1: TID #3 Advances to TID #4	3
Table 2: TID No. 3 Meeting and Action Calendar	4
Table 3: TID #3 Projected Tax Increment, No Additional New Development	6
Table 4: TID #3 Performance Analysis, No Additional New Development/Capital Expenditures..	7
Table 5: TID #3 Estimated Value of New (Re)Development	8
Table 6: TID #3 Projected Tax Increment, With New Development Projections	9
Table 7: TID #3 Public Works Project Costs and Expenditures Through 2014.....	10
Table 8: TID #3 Performance Analysis, With Additional Project Expenditures and TID #4 Allocation Payments	11
Table 9: TID #3 Amended Public Works Project Costs and Expenditures	12

LIST OF FIGURES

Figure 1: Map of TID #3 Boundary, as previously amended in 2007	1
Figure 2: Map of TID #4 Boundary	2
Figure 3: Allowable Allocation Amendments for TIDs	3

LIST OF APPENDICES*

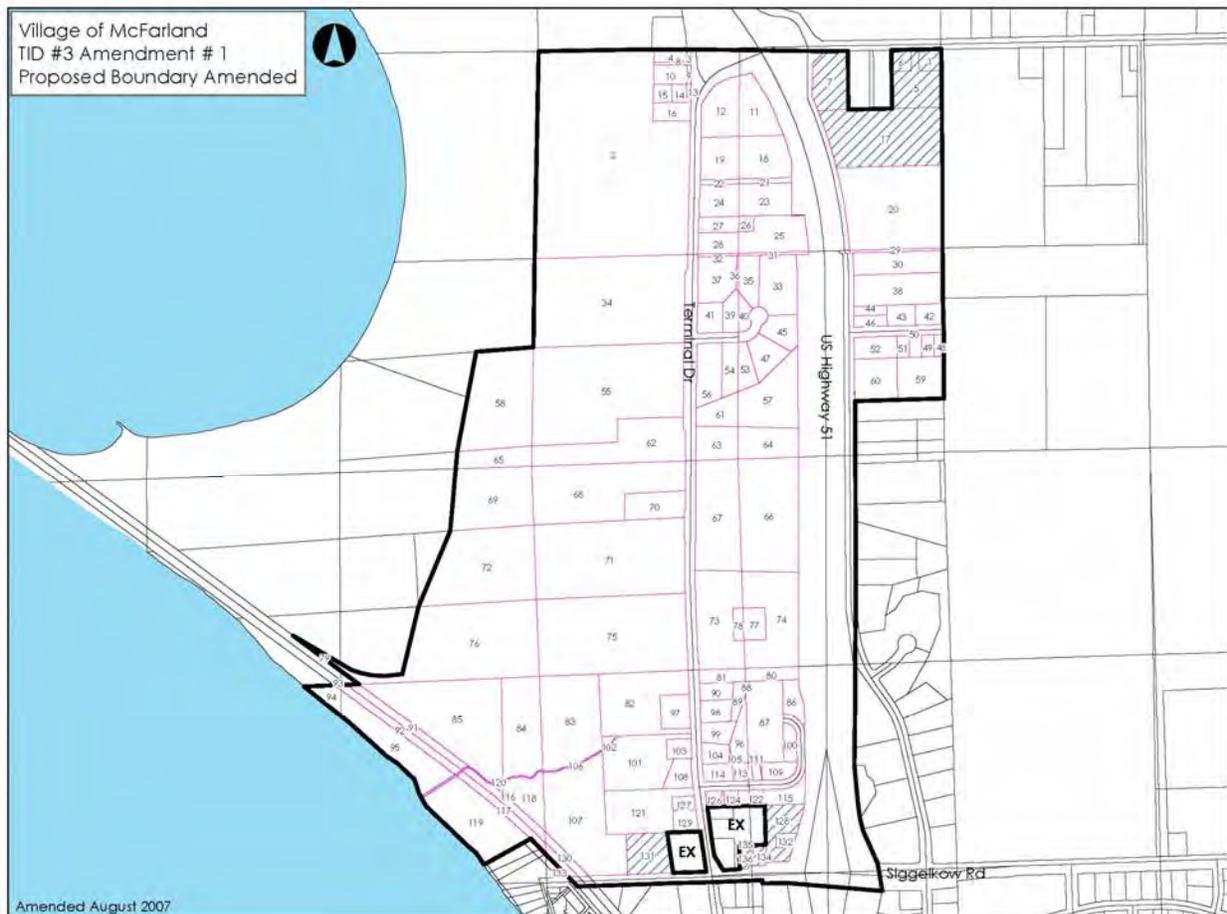
Appendix A: Letters to Taxing Jurisdictions
Appendix B: Affidavit of Publications
Appendix C: Meeting Minutes
Appendix D: Resolutions
Appendix E: Joint Review Board Letter of Approval
Appendix F: Legal Opinion

**Note Appendix A-F will be compiled upon completion of the project meetings for submission to the Wisconsin Department of Revenue.*

Amended Section I. Introduction and Planning Schedule

The Village of McFarland created TID#3 in 2004. The District was created as an Industrial TID for the purpose of facilitating redevelopment and completion of public works projects of the Terminal Drive and Triangle Street/Meinders Road sections of the Village. The District was amended in 2007 to include additional territory and project expenditures. Refer to Figure 1 below for a map of the original and amended boundary.

Figure 1: Map of TID #3 Boundary, as previously amended in 2007



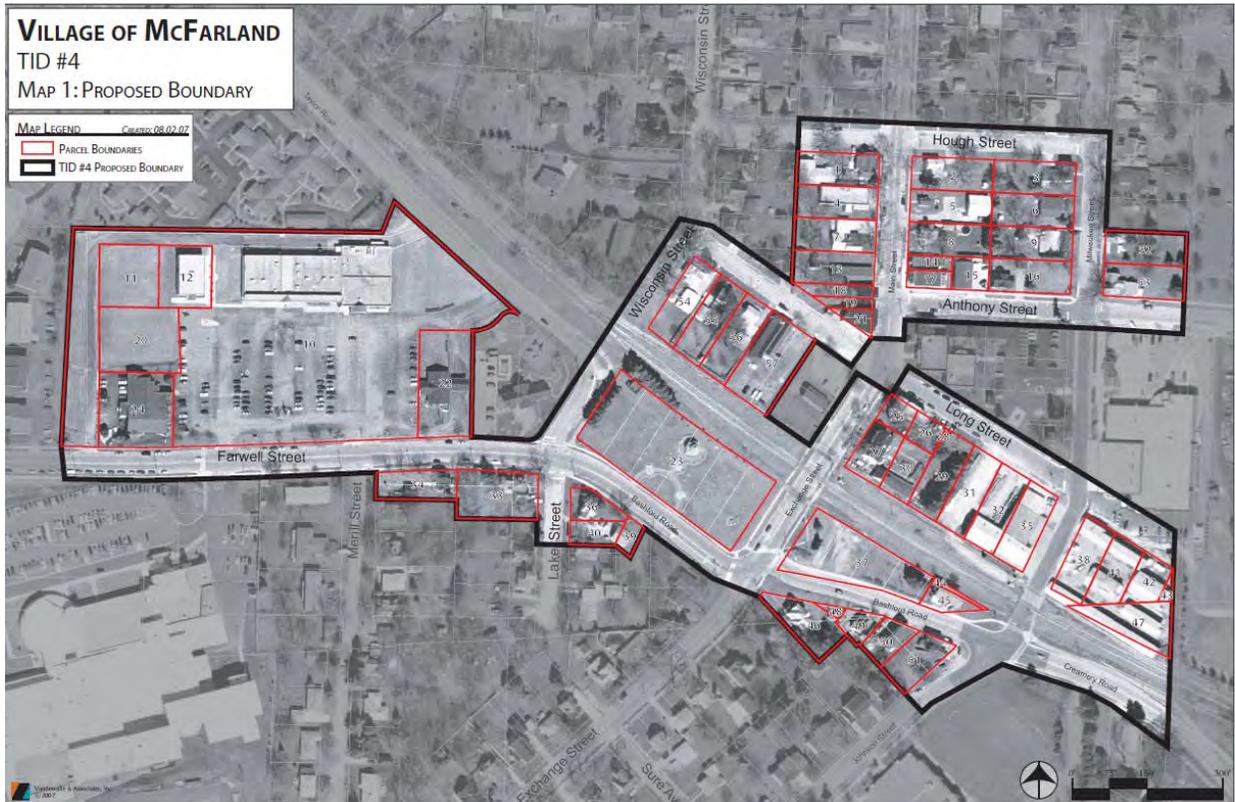
Through 2014 the District has performed quite well, including the creation of \$32,836,600 in tax increment value (source: Wisconsin Department of Revenue 2014 Value Limitation Report). TID #3 facts:

- TID #3 Base Value: \$21,547,700
- 2014 Tax Increment Value: \$32,836,600
- 2014 Current Value: \$59,834,000
- 2014 Year End Fund Balance: \$1,609,764 (source: 2014 TID #4 Compiled Financial Statements, Baker Tilly)

**Project Plan – Allocation Amendment of Tax Incremental Finance District No. 3
Village of McFarland, WI**

While TID #3 has been performing well the Village’s other active TIF District, TID #4, has been underperforming. TID #4 was created in 2008 as a Blighted TIF district for the purpose of facilitating redevelopment and completion of public works projects in the “Downtown” area of the Village (refer to Figure 2 below).

Figure 2: Map of TID #4 Boundary



As of 2014, TID #4 has a negative tax increment value of **\$1,503,220**. TID #4 facts:

- Base Value: \$9,086,300
- 2014 Tax Increment Value: **-\$1,503,220**
- 2014 Current Value: \$7,583,100
- 2014 Year End Fund Balance: **-\$559,475** (source: 2014 TID #4 Compiled Financial Statements, Baker Tilly)

If the performance of TID #4 does not improve it will not cash flow prior to closure in 2035. The District will terminate with an estimated negative fund balance of **(\$1,480,722)**.¹ To address the deficiencies TID #3 has been making advances to TID #4 in an amount determined by the deficiency of annual revenues over expenditures (refer to Table 1). No repayment schedule has been determined for the advances. TID #3 is

¹ Estimated negative fund balance assumes no new projects or borrowing, stable mill rate and no valuation change from 2014. Estimated using 2014 TID No. 4 Audit and Department of Revenue 2014 TIF Value Limitation Report. Refer to TID #4 Project Plan Amendment No. 1.

**Project Plan – Allocation Amendment of Tax Incremental Finance District No. 3
Village of McFarland, WI**

charging TID #4 interest on the advance based on the average outstanding advance balance during the year at a floating interest rate. The interest charged for 2014 was \$416 at a rate of 0.08%. If the performance of TID #4 remains unaltered the total amount of advancements from TID #3 to TID #4 over the life of TID #3 is projected to reach \$1,207,256 (refer to TID #4 Project Plan Amendment No. 1).

Table 1: TID #3 Advances to TID #4

Year	Advance (including interest)
2007	\$14,650
2008	\$77,419
2009	\$145,224
2010	\$54,344
2011	\$46,231
2012	\$72,340
2013	\$69,909
2014	\$79,358
Total	\$559,475

To address the underperformance of TID #4 the Village has determined to proceed with a Base Value Redetermination since TID #4 meets that statutory qualifications (i.e. two consecutive years with incremental value at or below 10% of the TID’s Base Value at the time of creation). However, it has also been determined by the Village that a Base Value Redetermination of TID #4 is not sufficient in itself to improve the performance of TID #4 given the existing negative fund balance of **\$559,475**. Therefore, to improve the performance of TID #4 the Village will consider a “Type 3” allocation amendment from TID #3 (the “donor TID”) to TID #4 (the “recipient” TID) per Wisconsin State Statutes 66.1105(6)(f)2. Utilizing an allocation amendment would allow the current and projected advance liability from TID #3 to be “forgiven” as an allocation. The allocation amendment would also allow for additional costs within TID #4 to be funded using excess tax increment revenues from TID #3 in order to meet the redevelopment goals of TID #4.

Figure 3: Allowable Allocation Amendments for TIDs

Allowable Allocation Amendments for TIDs			
Type 1 Distressed or Severely Distressed (sec. 66.1105(4e)(d), Wis. Stats.)	Type 2 Paragraph (e) Allocations (sec. 66.1105 (6)(e), Wis. Stats.)	Type 3 Paragraph (f) Allocations (sec. 66.1105 (6)(f)2., Wis. Stats.)	Type 4 Environmental Remediation (ER) TID (sec. 66.1106(2)(c), Wis. Stats.)
<p>For a recipient TID classified as Distressed or Severely Distressed. The donor TID is allowed to contribute excess increments to these TIDs.</p> <ul style="list-style-type: none"> • Distressed designation – maximum of 10 years after the donor TID would otherwise be required to terminate • Severely distressed designation – until the donor TID is in existence for 40 years 	<ul style="list-style-type: none"> • Donor TID and recipient TID were both created before October 1, 1995 (except in first-class cities – must be created before October 1, 1996) • Allocations may only be made for a maximum of 10 years • First allocation period cannot exceed five (5) years • If the municipality determines it needs the allocation for more than five (5) years, it may authorize the allocation for another (five) 5 years <p>Note: The municipality must approve this second amendment and submit it to DOR in the fourth year of the initial allocation request.</p>	<p>Recipient TID must meet one of the following conditions:</p> <ul style="list-style-type: none"> • Has project costs to create, provide or rehabilitate low-cost housing or to remediate environmental contamination • Was created upon a finding that not less than 50 percent of the real property in the district is blighted or in need of rehabilitation. This finding would be present in the TID’s original creation resolution. • Is a mixed-use or industrial-use TID designated as a distressed or severely distressed TID • Is an ER TID <p>Note: Once the donor district is established, it cannot request or receive an extension to its maximum life.</p>	<p>Allocating from one ER TID to another ER TID or to a TID created under state law (sec. 66.1105(6)(f), Wis. Stats.)</p> <ul style="list-style-type: none"> • Resolution from the local governing body approving the allocation (includes recipient TID number) • Letter to DOR requesting certification of the allocation

Project Plan – Allocation Amendment of Tax Incremental Finance District No. 3
Village of McFarland, WI



State Statute 66.1105 prescribes the process for creating and amending Tax Incremental Finance Districts. The law requires public input in the TID creation process, including a public hearing held by the Planning Commission at which time TID information is discussed and citizens can reasonably voice their opinions on the proposed TID Project Plan. A three-phased approval process is required to adopt or amend TIF Districts including approval by the Planning Commission, Village Board, and the Joint Review Board (JRB). Table 2 summarizes the meeting/action calendar for the Village of McFarland TID #3 amendment process.

Table 2: TID No. 3 Meeting and Action Calendar

Date	Meeting/Action
February 9, 2015	Village Board authorizes study of TID # 3 for potential allocation amendment to TID #4, and TID #4 base value redetermination
June 15, 2015	Joint Review Board Meeting #1, election of chair and public member
June 15, 2015	Public Hearing and Planning Commission Resolution to Amend TID #3 & TID #4
June 22, 2015	Village Board Resolution to Amend TID #3 & TID #4
TBD, within 30 days of Village Board approval	Joint Review Board Meeting #2 Resolution to Amend TID #3 & TID #4
By October 31, 2015	Submit base packet documentation and Project Plan for Wisconsin Department of Revenue certification.

In addition to the allocation amendment this Project Plan verifies Administration and Financing Costs as separate line item eligible project expenditures. No other amendments to the original 2004, and amended 2007, Project Plans are being considered with this amendment and all previously approved public works projects remain TID eligible expenditures. 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 Planning Commission, Financing Committee, Community Development Authority, 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 Project Plan, provided that the project meets the purpose and intent of TID #3.

As required by Sec. 66.1105(5)(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 the allocation amendment to TID #3 in the Village of McFarland. Amended Sections included in TID #3 Project Plan Amendment No.2 include:

- Amended Section I: Introduction
- Amended Section V: Proposed Public Works, Estimated Costs and Economic Feasibility

If Sections, maps or tables are not included, no change was made from the original 2004 and amended 2007 Project Plans.

Summary of Findings

In amending TID #3, the Village of McFarland has made the following findings, consistent with Section 66.1105 of Wisconsin Statutes:

- TID #3 (donor TID) has the same overlying taxing jurisdictions as TID #4 (recipient TID).
- This Project Plan demonstrates that TID #3 has sufficient revenue to pay for all incurred project costs and has sufficient surplus revenue to pay some of the costs for TID #4 project expenses.
- That TID #4 was created upon a finding that not less than 50% of the real property in the District is blighted or in need of rehabilitation.
- Once the donor amendment is established TID #3 cannot request or receive an extension to its maximum life under current State Statutes.

Amended Section V. Proposed Public Works, Estimated Costs and Economic Feasibility

Tables 3 - 9 on the following pages address the Village's findings that TID #3 has sufficient revenue to pay for all incurred project costs and has sufficient surplus to pay some of the costs for TID #4. Table 3 provides a summary of actual and estimated tax increment based a conservative no growth scenario in which no new development occurs in TID #3 throughout the remaining life of the District, no increases in the value of the District occur due to inflation of assessment values, and the tax rate remains unchanged. Through 2014 TID #3 has collected \$5,723,443 in tax increment. Given the stated assumptions TID #3 is projected to close having collected \$17,601,385 in tax increment.

Table 4 provides a performance analysis of TID #3 given the stated revenue assumptions and the assumption that no new capital projects are completed in the District. Through 2014 TID #3 has incurred \$4,519,033 in capital expenditures to make improvements to public and private property in the District. The Village has incurred a number of General Obligation Debts to complete these capital improvement projects. The total remaining principal and interest payments for these existing debts is \$2,919,410 (payment years 2015-2023). Assuming the only other remaining TID expenditures are for Administration and Other Costs the District is anticipated to close with a TID Fund Balance of \$10,308,915 (Column W, Table 4), assuming no principal repayment of TID #4 advances. Note, this assumes that TID #3 continues to advance funds to TID #4 to cover annual deficits and continues to charge interest on those advancements. Repayment of the estimated principal (\$1,207,256) on these advances is shown in the final year of the District and *could* allow the District to retire with a TID Fund Balance of \$11,516,172 (Column Y, Table 4). Assuming TID #4 could not financially make this payment, under current projections, the Village's General Fund would have to make the principal payment on behalf of TID #4.

Utilizing an allocation amendment would allow the current and projected advance liability from TID #3 to be "forgiven" as a donation. The allocation amendment would also allow for additional costs within TID #4 to be funded using excess tax increment revenues from TID #3. As shown in Table 4, if TID #3 does not complete any new capital expenditures, have any new development, change in assessment values or tax rates, the District would have over \$10.3M in excess increment it could allocate to TID #4 in addition to "forgiving" the estimated \$1,207,256 advances, for a total allocation of \$11.5M. The additional allocated tax increment can be used to complete capital expenditures and to facilitate investment in TID #4.



Project Plan – Allocation Amendment of Tax Incremental Finance District No. 3
Village of McFarland, WI

Table 3: TID #3 Projected Tax Increment, No Additional New Development

Village of McFarland		TID #3 NO ADDITIONAL DEVELOPMENT								
A	B	C	D	E	F	G	H	I	J	K
IMPROV. DURING YEAR	BEGINNING OF YEAR VALUE	EST. GROWTH IN VALUE OF NEW DEVELOP. ¹	CUMULATIVE VALUE	INFLATION INCREMENT ²	END OF YEAR VALUE	TAX INCREMENT VALUE	TAX VALUE YEAR	TAX RATE ³ \$ 1,000	TAX INCREMENT COLLECTED	COLLECTION YEAR
2004	\$21,547,700	\$7,102,500	\$28,650,200	\$0	\$28,650,200	\$7,102,500	2005	\$21.15	\$164,170	2006
2005	\$28,650,200	\$9,103,700	\$37,753,900	\$0	\$37,753,900	\$16,206,200	2006	\$21.31	\$331,293	2007
2006	\$37,753,900	\$6,212,000	\$43,965,900	\$0	\$43,965,900	\$22,418,200	2007	\$22.02	\$462,568	2008
2007	\$43,965,900	\$12,167,000	\$56,132,900	\$0	\$56,132,900	\$34,585,200	2008	\$19.11	\$728,816	2009
2008	\$56,132,900	\$9,977,900	\$66,110,800	\$0	\$66,110,800	\$44,563,100	2009	\$19.93	\$858,048	2010
2009	\$66,110,800	(\$3,795,600)	\$62,315,200	\$0	\$62,315,200	\$40,767,500	2010	\$20.97	\$836,120	2011
2010	\$62,315,200	(\$2,844,300)	\$59,470,900	\$0	\$59,470,900	\$37,923,200	2011	\$21.70	\$753,774	2012
2011	\$59,470,900	(\$3,690,600)	\$55,780,300	\$0	\$55,780,300	\$34,232,600	2012	\$21.96	\$790,220	2013
2012	\$55,780,300	(\$358,700)	\$55,421,600	\$0	\$55,421,600	\$33,873,900	2013	\$21.33	\$798,434	2014
2013	\$55,421,600	\$4,412,400	\$59,834,000	\$0	\$59,834,000	\$38,286,300	2014	\$22.16	\$848,424	2015
2014	\$59,834,000	\$0	\$59,834,000	\$0	\$59,834,000	\$38,286,300	2015	\$22.16	\$848,424	2016
2015	\$59,834,000	\$0	\$59,834,000	\$0	\$59,834,000	\$38,286,300	2016	\$22.16	\$848,424	2017
2016	\$59,834,000	\$0	\$59,834,000	\$0	\$59,834,000	\$38,286,300	2017	\$22.16	\$848,424	2018
2017	\$59,834,000	\$0	\$59,834,000	\$0	\$59,834,000	\$38,286,300	2018	\$22.16	\$848,424	2019
2018	\$59,834,000	\$0	\$59,834,000	\$0	\$59,834,000	\$38,286,300	2019	\$22.16	\$848,424	2020
2019	\$59,834,000	\$0	\$59,834,000	\$0	\$59,834,000	\$38,286,300	2020	\$22.16	\$848,424	2021
2020	\$59,834,000	\$0	\$59,834,000	\$0	\$59,834,000	\$38,286,300	2021	\$22.16	\$848,424	2022
2021	\$59,834,000	\$0	\$59,834,000	\$0	\$59,834,000	\$38,286,300	2022	\$22.16	\$848,424	2023
2022	\$59,834,000	\$0	\$59,834,000	\$0	\$59,834,000	\$38,286,300	2023	\$22.16	\$848,424	2024
2023	\$59,834,000	\$0	\$59,834,000	\$0	\$59,834,000	\$38,286,300	2024	\$22.16	\$848,424	2025
2024	\$59,834,000	\$0	\$59,834,000	\$0	\$59,834,000	\$38,286,300	2025	\$22.16	\$848,424	2026
2025	\$59,834,000	\$0	\$59,834,000	\$0	\$59,834,000	\$38,286,300	2026	\$22.16	\$848,424	2027
2026	\$59,834,000	\$0	\$59,834,000	\$0	\$59,834,000	\$38,286,300	2027	\$22.16	\$848,424	2028
2027	\$59,834,000	\$0	\$59,834,000	\$0	\$59,834,000	\$38,286,300	2028	\$22.16	x	2029
TOTAL		\$38,286,300		\$0					\$17,601,385	
		38,286,300							\$5,723,443	2004-2014

ASSUMPTION

1. \$0.00 in New Development construction over the life of the TID
2. 0.0% percent annual inflation of assessed values.
3. Tax rate remains constant at 2014 levels

TID DATES

Creation Date: 08-09-2004
 Expenditure Period: 08-09-2022
 Termination Date: 08-09-2027

Actual Values as reported from Wisconsin Department of Revenue TIF Valuation Reports and Village Compiled Financial Statements



Project Plan – Allocation Amendment of Tax Incremental Finance District No. 3
Village of McFarland, WI

Table 4: TID #3 Performance Analysis, No Additional New Development or Capital Expenditures

Village of McFarland TID #3 NO ADDITIONAL DEVELOPMENT OR CAPITAL EXPENDITURES													X	Y
L	M	N	O	P	Q	R	S	T	U	V	W			
PAYMENT YEAR	CAPITAL EXPENDITURE COSTS ¹	ANNUAL DEBT SERVICE ²	INTEREST ON ADVANCES	ADMIN & OTHER COSTS ³	TOTAL USES TID FUNDS	TAX INCREMENT COLLECTED	DEBT PREMIUM	OTHER INCOME ⁴	INVESTM INCOME ⁵	ANNUAL CASH FLOW	TID FUND BALANCE	TID #4 INC. (PAID) RECEIVED	TID FUND BALANCE W/ ADV	
2004	\$1,964,250	\$28,100	\$5,749	\$30,166	\$2,028,265	\$0	\$1,535,000	\$0	\$0	(\$493,265)	(\$493,265)	\$0	(\$493,265)	
2005	\$627,599	\$32,359	\$4,089	\$42,640	\$706,687	\$0	\$1,421,545	\$0	\$25,513	\$740,371	\$247,106	\$0	\$247,106	
2006	\$510,890	\$173,727	\$7,531	\$40,350	\$732,498	\$164,170	\$0	\$15,896	\$0	(\$552,432)	(\$305,326)	\$0	(\$305,326)	
2007	\$162,146	\$115,091	\$14,149	\$36,816	\$328,202	\$331,293	\$0	\$19,525	\$0	\$22,616	(\$282,710)	(\$14,650)	(\$297,360)	
2008	\$693,101	\$212,218	\$6,928	\$40,363	\$952,610	\$462,568	\$4,442,234	\$17,145	\$420	\$3,969,757	\$3,687,047	(\$77,419)	\$3,594,978	
2009	\$26,588	\$3,520,964	\$0	\$33,342	\$3,580,894	\$728,816	\$0	\$14,139	\$3,534	(\$2,834,405)	\$852,642	(\$145,224)	\$615,349	
2010	\$134,363	\$533,986	\$0	\$56,908	\$725,257	\$858,048	\$0	\$18,806	\$596	\$152,193	\$1,004,835	(\$54,344)	\$713,198	
2011	\$11,095	\$539,449	\$0	\$38,151	\$588,695	\$836,120	\$0	\$26,373	\$472	\$274,270	\$1,279,105	(\$46,231)	\$941,237	
2012	\$143,530	\$538,311	\$0	\$42,670	\$724,511	\$753,774	\$0	\$25,098	\$631	\$54,992	\$1,334,097	(\$72,340)	\$923,889	
2013	\$239,332	\$540,376	\$0	\$35,609	\$815,317	\$790,220	\$0	\$26,274	\$445	\$1,622	\$1,335,719	(\$69,909)	\$855,602	
2014	\$6,139	\$485,728	\$0	\$44,727	\$536,594	\$798,434	\$0	\$11,789	\$416	\$274,045	\$1,609,764	(\$79,358)	\$1,050,289	
2015	\$0	\$487,064	\$0	\$47,958	\$535,022	\$848,424	\$0	\$19,449	\$483	\$333,334	\$1,943,098	(\$89,572)	\$1,294,051	
2016	\$0	\$486,076	\$0	\$40,458	\$526,534	\$848,424	\$0	\$19,449	\$583	\$341,922	\$2,285,021	(\$79,462)	\$1,556,512	
2017	\$0	\$262,784	\$0	\$40,458	\$303,242	\$848,424	\$0	\$19,449	\$686	\$565,317	\$2,850,338	(\$87,841)	\$2,033,988	
2018	\$0	\$66,406	\$0	\$40,458	\$106,864	\$848,424	\$0	\$19,449	\$855	\$761,865	\$3,612,202	(\$85,804)	\$2,710,048	
2019	\$0	\$326,406	\$0	\$40,458	\$366,864	\$848,424	\$0	\$19,449	\$1,084	\$502,093	\$4,114,296	(\$33,765)	\$3,178,376	
2020	\$0	\$322,669	\$0	\$40,458	\$363,127	\$848,424	\$0	\$19,449	\$1,234	\$505,981	\$4,620,277	(\$33,799)	\$3,650,559	
2021	\$0	\$322,669	\$0	\$40,458	\$363,127	\$848,424	\$0	\$19,449	\$1,386	\$506,133	\$5,126,410	(\$33,832)	\$4,122,860	
2022	\$0	\$322,669	\$0	\$40,458	\$363,127	\$848,424	\$0	\$19,449	\$1,538	\$506,285	\$5,632,695	(\$33,866)	\$4,595,278	
2023	\$0	\$322,669	\$0	\$40,458	\$363,127	\$848,424	\$0	\$19,449	\$1,690	\$506,437	\$6,139,132	(\$33,900)	\$5,067,815	
2024	\$0	\$0	\$0	\$40,458	\$40,458	\$848,424	\$0	\$19,449	\$1,842	\$829,257	\$6,968,389	(\$33,934)	\$5,863,138	
2025	\$0	\$0	\$0	\$40,458	\$40,458	\$848,424	\$0	\$19,449	\$2,091	\$829,506	\$7,797,895	(\$33,968)	\$6,658,676	
2026	\$0	\$0	\$0	\$40,458	\$40,458	\$848,424	\$0	\$19,449	\$2,339	\$829,755	\$8,627,650	(\$34,002)	\$7,454,429	
2027	\$0	\$0	\$0	\$40,458	\$40,458	\$848,424	\$0	\$19,449	\$2,588	\$830,004	\$9,457,654	(\$34,036)	\$8,250,397	
2028	\$0	\$0	\$0	\$0	\$0	\$848,424	\$0	\$0	\$2,837	\$851,262	\$10,308,915	\$1,207,256	\$11,516,172	
TOTAL	\$4,519,033	\$9,639,719	\$38,446	\$975,201	\$15,172,399	\$17,601,385	\$7,398,779	\$427,888	\$53,262			\$0		
2004-2014	\$4,519,033	\$6,720,309	\$38,446	\$441,742	\$11,719,530	\$5,723,443	\$7,398,779	\$175,045	\$32,027			(\$559,475)		

ASSUMPTION

1. No additional Capital Expenditures
2. No new Debt Service
3. Administration Costs Years 2015-2028 based on Average Annual Costs 2004-2014, plus Annual \$150 DOR Fee and 2015 Amendment Fees (\$7500)
4. Other Income (Intergov., Licenses, Rent, Misc) 2015-2028 based on Average Annual Other Income 2004-2014
5. Interest on Investment Income = 0.03%

TID DATES

Creation Date: 08-09-2004
 Expenditure Period: 08-09-2022
 Termination Date: 08-09-2027

Actual Values as reported from Wisconsin Department of Revenue TIF Valuation Reports and Village Compiled Financial Statements

Project Plan – Allocation Amendment of Tax Incremental Finance District No. 3
Village of McFarland, WI

The 2007 Project Plan for TID #3 assumed the creation of \$67,396,200 in assessment value from new development over the life of the District, \$63,396,200 through 2014. As noted, through 2014 the District has achieved \$38,286,300 in new development value. This Project Plan assumes that the remaining new development value can still be achieved throughout the remaining life of the District. Therefore, Table 6 assumes another \$34,227,755 of new development value will be realized through the (re)development of vacant or underutilized parcels in the District. Table 5 provides a summary of anticipated (re)development parcels. The determination of parcels identified for new development is based, in part, on discussions with Village staff regarding potential development opportunities, an analysis of the condition and assessment utilization of parcels within the District, and a review of the Redevelopment District No. 1 plan for TID #3. It is anticipated that some of the parcels listed in Table 5 may not experience any redevelopment during the Districts life time, while others not listed may. Redevelopment years are also an approximation based, in part, on the anticipated schedule of known public and private improvement projects, and the readiness for development or marketability of each parcel. Estimated Construction Years may vary significantly from those shown in Table 5. All values are expressed in 2015 dollars. Estimated Improved Values are based on the Type of Development and total site acreage as follows:

- Mixed Use/Residential Developments: \$3,000,000 per acre
- Commercial/Office Developments: \$1,500,000 per acre
- Industrial Developments: \$750,000 per acre

Table 5: TID #3 Estimated Value of New (Re)Development

ID from Figure 1	Type of Development	Total Acres ¹	Base Value	Estimated Improved Value	New Development Value	Estimated Construction Year
121, 131	Mixed Use	4.4	\$ 514,800	\$ 13,105,305	\$ 12,590,505	2016
1, 5, 6	Industrial	2.8	\$ 574,200	\$ 2,106,000	\$ 1,531,800	2017
87	Industrial	1.4	\$ 163,600	\$ 1,083,000	\$ 919,400	2017
134-136	Mixed Use	0.6	\$ 443,500	\$ 1,725,000	\$ 1,281,500	2018
128, 132	Mixed Use	1.8	\$ 653,100	\$ 5,331,000	\$ 4,677,900	2018
2, 9, 10, 13-16	Industrial	6.9	\$ 1,255,300	\$ 5,186,250	\$ 3,930,950	2020
73, 74, 77, 78, 80, 81	Industrial	12.7	\$ 251,800	\$ 9,547,500	\$ 9,295,700	2022
Total		26.2	\$3,856,300	\$ 38,084,055	\$34,227,755	

¹ Total Acres for Development Site 121 & 131 reduced by 10% to account for nonuseable land area due to site topography

Table 6 provides a summary of actual and estimated tax increment based on achieving \$34M in new development value in TID #3 throughout the remaining life of the District, some increases in the value of the District occurring due to inflation of assessment values (1.5% annual inflation, below the average US Inflation Rate of 2.4% since 1999), and the tax rate moderately increases throughout the remaining life of the District (0.5% annual increase, slightly above the 0.33% average annual increase from 2001-2014).

Given the stated assumptions TID #3 is projected to close having collected \$26,865,307 in tax increment.



Project Plan – Allocation Amendment of Tax Incremental Finance District No. 3
Village of McFarland, WI

Table 6: TID #3 Projected Tax Increment, With New Development Projections

Village of McFarland		TID #3	WITH NEW DEVELOPMENT PROJECTIONS							
A	B	C	D	E	F	G	H	I	J	K
IMPROV. DURING YEAR	BEGINNING OF YEAR VALUE	EST. GROWTH IN VALUE OF NEW DEVELOP. ¹	CUMULATIVE VALUE	INFLATION INCREMENT ²	END OF YEAR VALUE	TAX INCREMENT VALUE	TAX VALUE YEAR	TAX RATE ³ \$ 1,000	TAX INCREMENT COLLECTED	COLLECTION YEAR
2004	\$21,547,700	\$7,102,500	\$28,650,200	\$0	\$28,650,200	\$7,102,500	2005	\$21.15	\$164,170	2006
2005	\$28,650,200	\$9,103,700	\$37,753,900	\$0	\$37,753,900	\$16,206,200	2006	\$21.31	\$331,293	2007
2006	\$37,753,900	\$6,212,000	\$43,965,900	\$0	\$43,965,900	\$22,418,200	2007	\$22.02	\$462,568	2008
2007	\$43,965,900	\$12,167,000	\$56,132,900	\$0	\$56,132,900	\$34,585,200	2008	\$19.11	\$728,816	2009
2008	\$56,132,900	\$9,977,900	\$66,110,800	\$0	\$66,110,800	\$44,563,100	2009	\$19.93	\$858,048	2010
2009	\$66,110,800	(\$3,795,600)	\$62,315,200	\$0	\$62,315,200	\$40,767,500	2010	\$20.97	\$836,120	2011
2010	\$62,315,200	(\$2,844,300)	\$59,470,900	\$0	\$59,470,900	\$37,923,200	2011	\$21.70	\$753,774	2012
2011	\$59,470,900	(\$3,690,600)	\$55,780,300	\$0	\$55,780,300	\$34,232,600	2012	\$21.96	\$790,220	2013
2012	\$55,780,300	(\$358,700)	\$55,421,600	\$0	\$55,421,600	\$33,873,900	2013	\$21.33	\$798,434	2014
2013	\$55,421,600	\$4,412,400	\$59,834,000	\$0	\$59,834,000	\$38,286,300	2014	\$22.16	\$848,424	2015
2014	\$59,834,000	\$0	\$59,834,000	\$0	\$59,834,000	\$38,286,300	2015	\$22.27	\$852,667	2016
2015	\$59,834,000	\$0	\$59,834,000	\$897,510	\$60,731,510	\$39,183,810	2016	\$22.38	\$876,996	2017
2016	\$60,731,510	\$12,590,505	\$73,322,015	\$910,973	\$74,232,988	\$52,685,288	2017	\$22.49	\$1,185,019	2018
2017	\$74,232,988	\$2,451,200	\$76,684,188	\$1,113,495	\$77,797,682	\$56,249,982	2018	\$22.60	\$1,271,430	2019
2018	\$77,797,682	\$5,959,400	\$83,757,082	\$1,166,965	\$84,924,048	\$63,376,348	2019	\$22.71	\$1,439,530	2020
2019	\$84,924,048	\$0	\$84,924,048	\$1,273,861	\$86,197,908	\$64,650,208	2020	\$22.82	\$1,475,628	2021
2020	\$86,197,908	\$3,930,950	\$90,128,858	\$1,292,969	\$91,421,827	\$69,874,127	2021	\$22.94	\$1,602,605	2022
2021	\$91,421,827	\$0	\$91,421,827	\$1,371,327	\$92,793,154	\$71,245,454	2022	\$23.05	\$1,641,951	2023
2022	\$92,793,154	\$9,295,700	\$102,088,854	\$1,391,897	\$103,480,752	\$81,933,052	2023	\$23.16	\$1,897,340	2024
2023	\$103,480,752	\$0	\$103,480,752	\$1,552,211	\$105,032,963	\$83,485,263	2024	\$23.27	\$1,942,535	2025
2024	\$105,032,963	\$0	\$105,032,963	\$1,575,494	\$106,608,457	\$85,060,757	2025	\$23.38	\$1,988,618	2026
2025	\$106,608,457	\$0	\$106,608,457	\$1,599,127	\$108,207,584	\$86,659,884	2026	\$23.49	\$2,035,606	2027
2026	\$108,207,584	\$0	\$108,207,584	\$1,623,114	\$109,830,698	\$88,282,998	2027	\$23.60	\$2,083,514	2028
2027	\$109,830,698	\$0	\$109,830,698	\$1,647,460	\$111,478,159	\$89,930,459	2028	\$23.71	x	2029
TOTAL		\$72,514,055		\$17,416,404					\$26,865,307	2004-2028
		38,286,300							\$5,723,443	2004-2014

ASSUMPTION

- \$72,514,055 in New Development construction over the life of the TID
- 1.5% percent annual inflation of assessed values.
- Tax rate grows by 0.5% annually

Actual Values as reported from Wisconsin Department of Revenue TIF Valuation Reports and Village Compiled Financial Statements

TID DATES

Creation Date: 08-09-2004
 Expenditure Period: 08-09-2022
 Termination Date: 08-09-2027

**Project Plan – Allocation Amendment of Tax Incremental Finance District No. 3
Village of McFarland, WI**

Table 7 provides a summary of the proposed public works projects as described in the original and amended TID #3 Project Plan, including the Total Project Costs and Actual Costs Incurred through 2014 (source: 2014 TID #3 Compiled Financial Statements, Baker Tilly)

Table 7: TID #3 Public Works Project Costs and Expenditures Through 2014

Project	Total Project Cost	Actual Cost Incurred through 2014
Ivywood Trail Improvements	\$408,153	\$408,153
Siggelkow Road Improvements	\$420,000	\$0
Sanitary Sewer - Terminal Drive	\$1,000,000	\$816,318
Street Improvements - Terminal Drive (Urban)	\$1,846,000	\$127,136
Storm Water Improvements - Terminal Drive/Triangle Street	\$513,665	\$242,020
Triangle Street Improvements	\$1,070,000	\$230,303
Meinders Road Improvements	\$232,000	\$19,690
USH 51 Landscaping	\$250,000	\$0
Planning and Engineering Redevelopment Plan	\$400,000	\$136,064
Marketing and Business Recruitment Plan	\$1,000,000	\$500,000
Economic Development	\$5,000,000	\$1,899,299
Land Acquisition, Relocation, Demolition	\$2,500,000	\$140,050
Total	\$ 14,639,818	\$4,519,033

Table 8 provides a performance analysis of TID #3 given the stated revenue assumptions and the assumption that those remaining capital project expenditures are completed in the District, including payment of existing debt service. New debt service to pay for remaining capital expenditures is anticipated on four occasions²:

- 2016 - \$550,000 (redevelopment incentive, no borrowing assumed)
- 2017 - \$4,660,134 financed at a fixed rate of 3.5% over 10 years (remaining public capital expenditures)
- 2018 - \$1,270,080 financed at a fixed rate of 3.0% over 5 years (redevelopment incentive)
- 2020 - \$933,525 financed at a fixed rate of 3.0% over 5 years (redevelopment incentive)
- 2022 - \$2,707,046 financed at a fixed rate of 3.0% over 5 years (redevelopment incentive)

Table 8 also assumes that the existing \$559,475 advanced to TID #4 is forgiven and up to an additional \$3,813,941 is allocated from TID #3 to TID #4 to pay some costs in TID #4 to facilitate redevelopment of the District. The additional \$3,813,941 is shown in annual payments to TID #4 from 2015-2027, as determined based on the projections contained in Table 9, Project Plan Amendment No. 1 for TID #4, in an amount sufficient to cover any annual deficits in the TID #4 Fund. Actual payment amounts in any year will be determined by the Village Board according to the actual performance of TID #3 and TID #4. The Village will only allocate funds in excess of current year project costs (if applicable) as required by state statute.

Given these assumptions TID #3 would close with TID Fund Balance of \$3,827,659. If the \$4,373,416 is not allocated to TID #4, TID #3 would close with a TID Fund Balance of \$8,201,075 based on the stated assumptions. The excess funds would be redistributed to all taxing authorities according to their proportioned share.

² The actual timing of projects and terms of debt occurrence may vary from that described. Principal for private redevelopment projects is based on approximately 18-28% of the Estimated Improved Value of any project, up to the total unallocated cumulative budget expense of \$5,460,651 (i.e. Economic Development and Land Acquisition, Relocation, Demolition costs).



**Project Plan – Allocation Amendment of Tax Incremental Finance District No. 3
Village of McFarland, WI**

Table 8: TID #3 Performance Analysis, With Additional Project Expenditures and TID #4 Allocation Payments

Village of McFarland		TID #3		ADDITIONAL PROJECT EXPENDITURES and TID #4 ALLOCATION PAYMENTS									
L	M	N	O	P	Q	R	S	T	U	V	W	X	Y
CAPITAL		ANNUAL	INTEREST	ADMIN &	TOTAL	TAX					TID	TID #4 INC.	TID FUND
PAYMENT	EXPENDITURE	DEBT	ON	OTHER	USES	INCREMENT	DEBT	OTHER	INVESTM	ANNUAL	FUND	ALLOCATION	BALANCE
YEAR	COSTS ¹	SERVICE ²	ADVANCES	COSTS ³	TID FUNDS	COLLECTED	PREMIUM	INCOME ⁴	INCOME ⁵	CASH FLOW	BALANCE	(PAID)	W/ ALL
2004	\$1,964,250	\$28,100	\$5,749	\$30,166	\$2,028,265	\$0	\$1,535,000	\$0	\$0	(\$493,265)	(\$493,265)	\$0	(\$493,265)
2005	\$627,599	\$32,359	\$4,089	\$42,640	\$706,687	\$0	\$1,421,545	\$0	\$25,513	\$740,371	\$247,106	\$0	\$247,106
2006	\$510,890	\$173,727	\$7,531	\$40,350	\$732,498	\$164,170	\$0	\$15,896	\$0	(\$552,432)	(\$305,326)	\$0	(\$305,326)
2007	\$162,146	\$115,091	\$14,149	\$36,816	\$328,202	\$331,293	\$0	\$19,525	\$0	\$22,616	(\$282,710)	(\$14,650)	(\$297,360)
2008	\$693,101	\$212,218	\$6,928	\$40,363	\$952,610	\$462,568	\$4,442,234	\$17,145	\$420	\$3,969,757	\$3,687,047	(\$77,419)	\$3,594,978
2009	\$26,588	\$3,520,964	\$0	\$33,342	\$3,580,894	\$728,816	\$0	\$14,139	\$3,534	(\$2,834,405)	\$852,642	(\$145,224)	\$615,349
2010	\$134,363	\$533,986	\$0	\$56,908	\$725,257	\$858,048	\$0	\$18,806	\$596	\$152,193	\$1,004,835	(\$54,344)	\$713,198
2011	\$11,095	\$539,449	\$0	\$38,151	\$588,695	\$836,120	\$0	\$26,373	\$472	\$274,270	\$1,279,105	(\$46,231)	\$941,237
2012	\$143,530	\$538,311	\$0	\$42,670	\$724,511	\$753,774	\$0	\$25,098	\$631	\$54,992	\$1,334,097	(\$72,340)	\$923,889
2013	\$239,332	\$540,376	\$0	\$35,609	\$815,317	\$790,220	\$0	\$26,274	\$445	\$1,622	\$1,335,719	(\$69,909)	\$855,602
2014	\$6,139	\$485,728	\$0	\$44,727	\$536,594	\$798,434	\$0	\$11,789	\$416	\$274,045	\$1,609,764	(\$79,358)	\$1,050,289
2015	\$0	\$487,064	\$0	\$47,958	\$535,022	\$848,424	\$0	\$19,449	\$315	\$333,167	\$1,942,931	(\$89,013)	\$1,294,443
2016	\$550,000	\$486,076	\$0	\$40,458	\$1,076,534	\$852,667	\$0	\$19,449	\$388	(\$204,030)	\$1,738,901	(\$78,813)	\$1,011,600
2017	\$4,660,134	\$262,784	\$0	\$40,458	\$4,963,376	\$876,996	\$4,660,134	\$19,449	\$303	\$593,507	\$2,332,407	(\$234,848)	\$1,370,259
2018	\$1,270,080	\$619,392	\$0	\$40,458	\$1,929,930	\$1,185,019	\$1,270,080	\$19,449	\$411	\$545,029	\$2,877,436	(\$285,269)	\$1,630,019
2019	\$0	\$1,153,252	\$0	\$40,458	\$1,193,710	\$1,271,430	\$0	\$19,449	\$489	\$97,658	\$2,975,094	(\$398,908)	\$1,328,769
2020	\$933,525	\$1,149,514	\$0	\$40,458	\$2,123,498	\$1,439,530	\$933,525	\$19,449	\$399	\$269,406	\$3,244,500	(\$385,871)	\$1,212,304
2021	\$0	\$1,350,805	\$0	\$40,458	\$1,391,263	\$1,475,628	\$0	\$19,449	\$364	\$104,178	\$3,348,678	(\$420,239)	\$896,242
2022	\$2,707,046	\$1,350,805	\$0	\$40,458	\$4,098,309	\$1,602,605	\$2,707,046	\$19,449	\$269	\$231,060	\$3,579,738	(\$426,768)	\$700,534
2023	\$0	\$1,934,510	\$0	\$40,458	\$1,974,968	\$1,641,951	\$0	\$19,449	\$210	(\$313,357)	\$3,266,381	(\$384,233)	\$2,944
2024	\$0	\$1,337,981	\$0	\$40,458	\$1,378,440	\$1,897,340	\$0	\$19,449	\$1	\$538,351	\$3,804,732	(\$348,985)	\$192,310
2025	\$0	\$1,337,981	\$0	\$40,458	\$1,378,440	\$1,942,535	\$0	\$19,449	\$58	\$583,603	\$4,388,334	(\$316,289)	\$459,623
2026	\$0	\$1,136,691	\$0	\$40,458	\$1,177,149	\$1,988,618	\$0	\$19,449	\$138	\$831,057	\$5,219,391	(\$302,998)	\$987,682
2027	\$0	\$1,136,691	\$0	\$40,458	\$1,177,149	\$2,035,606	\$0	\$19,449	\$296	\$878,203	\$6,097,594	(\$141,707)	\$1,724,178
2028	\$0	\$0	\$0	\$0	\$0	\$2,083,514	\$0	\$19,449	\$517	\$2,103,481	\$8,201,075	X	\$3,827,659
TOTAL	\$14,639,818	\$20,463,854	\$38,446	\$975,201	\$36,117,319	\$26,865,307	\$16,969,564	\$447,337	\$36,185			-\$4,373,416	
2004-2014	\$4,519,033	\$6,720,309	\$38,446	\$441,742	\$11,719,530	\$5,723,443	\$7,398,779	\$175,045	\$32,027			(\$559,475)	

ASSUMPTION

- \$14,639,818 in total Capital Expenditures (no change from Project Plan Amendment No. 1)
- \$20,463,854 in total Debt Service on Capital Expenditures
- Administration Costs Years 2015-2028 based on Average Annual Costs 2004-2014, plus Annual \$150 DOR Fee and 2015 Amendment Fees (\$7500)
- Other Income (Intergov., Licenses, Rent, Misc) 2015-2028 based on Average Annual Other Income 2004-2014
- Interest on Investment Income = 0.03%

Actual Values as reported from Wisconsin Department of Revenue TIF Valuation Reports and Village Compiled Financial Statements

TID DATES

Creation Date: 08-09-2004
Expenditure Period: 08-09-2022
Termination Date: 08-09-2027

**Project Plan – Allocation Amendment of Tax Incremental Finance District No. 3
Village of McFarland, WI**

Table 9 provides the revised summary of TID #3 eligible expenditures as amended through the adoption of this Project Plan. All previously eligible project expenditures are carried forward with Project Plan Amendment No. 2. Additional details regarding previously eligible public works projects can be found in the 2004 Original Project Plan and the 2007 Amendment No. 1 Project Plan. This Project Plan includes as separate line item expenses Allocation Payments to TID #4, Administration and Financing Costs. Financing Costs include interest, finance fees, bond discounts, bond redemption premiums, legal opinions, ratings, capitalized interest, bond insurance and other expenses related to financing TID #3 eligible projects. Therefore, the Total Project Costs for TID #3 are revised to \$23,564,950 with Project Plan Amendment No 2.

Table 9: TID #3 Amended Public Works Project Costs and Expenditures

Project Expenditures	Total Project Cost	Actual Cost Incurred through 2014
Ivywood Trail Improvements	\$408,153	\$408,153
Siggelkow Road Improvements	\$420,000	\$0
Sanitary Sewer - Terminal Drive	\$1,000,000	\$816,318
Street Improvements - Terminal Drive (Urban)	\$1,846,000	\$127,136
Storm Water Improvements - Terminal Drive/Triangle Street	\$513,665	\$242,020
Triangle Street Improvements	\$1,070,000	\$230,303
Meinders Road Improvements	\$232,000	\$19,690
USH 51 Landscaping	\$250,000	\$0
Planning and Engineering Redevelopment Plan	\$400,000	\$136,064
Marketing and Business Recruitment Plan	\$1,000,000	\$500,000
Economic Development	\$5,000,000	\$1,899,299
Land Acquisition, Relocation, Demolition	\$2,500,000	\$140,050
Subtotal of Capital Expenditures	\$14,639,818	\$4,519,033
Allocation Payments to TID #4 (including forgiving existing advances)	\$4,373,416	\$559,475
Administration	\$975,201	\$441,742
Financing Costs	\$3,576,515	\$1,753,755
Total	\$ 23,564,950	\$7,274,005
<i>Principal on Long Term Debt</i>	<i>\$16,925,785</i>	<i>\$5,005,000</i>
Total Uses of Funds	\$40,490,735	\$12,279,005
Total Uses of Funds (Without Advance or Allocation Payments to TID #4)	\$36,117,319	\$11,719,530

Table 9 lists the estimated total expenditures for each project category. This format follows Wisconsin Department of Revenue guidance on detailed project costs (pe-209), which states the project list should include “estimated expenditures expected for each major category of public improvements.” It is important to note that this Project Plan is not meant to be an appropriation of funds for specific projects, but a framework with which to manage projects. All costs identified are preliminary estimates made prior to design considerations, or engineering studies, and are subject to change after planning is complete. All of the customary expenses are considered in these estimates, including but not limited to: legal fees, engineering fees, architectural fees, planning fees, surveying and mapping fees, inspection, construction costs, materials and apparatus, restoration work, permits, reports, judgments, claims for damages and other expenses.

The projects listed in Table 9 will provide necessary facilities, land area, and support to enable and encourage the (re)development of TID #3 and TID #4. These projects may be implemented by the Village in varying degrees in response to development needs and will be guided by the TID #3 Project Plan, the Village’s

***Project Plan – Allocation Amendment of Tax Incremental Finance District No. 3
Village of McFarland, WI***

Redevelopment District #1 Plan for TID #3, the Village’s Comprehensive Plan, other existing plans and policies of the Village and public input.

The Village Board is not mandated to make improvements defined in this Project Plan; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions, budgetary constraints and merits of the project at the time a project is scheduled for consideration. The actual implementation of projects and the timing of financing may be accelerated or deferred from the timing described in this Project Plan, depending on conditions existing at the time. The expenditure period for TID #3 is through August 9, 2022.

All capital expenditure costs are stated in 2007 prices and are preliminary estimates. The Village reserves the right to increase the costs to reflect inflationary increases and other unforeseen or uncontrollable circumstances between 2007 and the time of construction/implementation, such as higher than anticipated financing costs. The Village reserves the right to increase and decrease particular project costs within the Total TID Expenditure budget estimate without amending this Project Plan. For example, reallocating funds from one project category to another.

The Village retains the right to change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without further amending this Project Plan. Public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses. The needs of the Village and the performance of the TID will be reviewed annually to determine if change is required to any of the proposed activities. Should the needs of the Village change, projects may have to be slightly or substantially altered or even eliminated.



APPENDIX A LETTERS TO TAXING JURISDICTIONS



May 20, 2015

Mr. Joe Parisi, Dane County Executive
City County Building, Room 421
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

Dear County Executive Parisi:

The purpose of this letter is to notify you that the Village of McFarland is proposing to amend Tax Incremental Finance (TIF) District Number 3 and Tax Incremental Finance (TIF) District Number 4.

The purpose of the amendment to TIF District #3 is to allocate excess tax increment from TIF District #3 (the “donor TID”) to TIF District #4 (the “recipient TID”).

The purpose of the amendment to TIF District #4 is to request a base value redetermination of the District by the Wisconsin Department of Revenue.

The purpose of both amendments is to improve the financial performance of TID #4. In order to comply with Wisconsin State Statute 66.1105, we respectfully request that you, or a designated appointee, serve on the TIF District Joint Review Board (JRB) for the Village of McFarland. If you choose to designate an appointee, please give preference to the County Treasurer or a person with knowledge of local government finances. We would like to hold the first Joint Review Board meeting at **5:30 p.m. on Monday, June 15, 2015 in the McFarland Municipal Center Community Room, 5915 Milwaukee Street, McFarland, Wisconsin.** Please contact, or have your appointed representative contact, Village Hall to confirm attendance at this meeting.

On that same evening, the Plan Commission will conduct a public hearing on amending both TIF Districts. The meeting will be at 7:00 p.m. in the Municipal Center Community Room. You and/or your representative are also invited to attend this meeting. Please find enclosed copies of the Notice of Public Hearing, which will be published on May 27th and June 3rd, 2015. I have also enclosed a draft copy of the agenda for the Joint Review Board meeting. The Joint Review Board agenda will be published on June 10th, 2015.



Should you have any questions, please do not hesitate to contact Village Hall at (608) 838-3153. Alternatively, you may contact our planning consultant, Andrew Bremer, Project Planner, MSA Professional Services, Inc. at (608) 242-7779.

Sincerely,

Tracey Berman

Village Clerk/Deputy Treasurer
Village of McFarland

Enclosure: Notice of Public Hearings TID #3 and TID #4 Amendments
Joint Review Board June 15th, 2015 Agenda



May 20, 2015

Brad Czebotar, Village President
Village of McFarland
5211 Cook Street
McFarland, WI 53558

Dear Village President Czebotar:

The purpose of this letter is to notify you that the Village of McFarland is proposing to amend Tax Incremental Finance (TIF) District Number 3 and Tax Incremental Finance (TIF) District Number 4.

The purpose of the amendment to TIF District #3 is to allocate excess tax increment from TIF District #3 (the "donor TID") to TIF District #4 (the "recipient TID").

The purpose of the amendment to TIF District #4 is to request a base value redetermination of the District by the Wisconsin Department of Revenue.

The purpose of both amendments is to improve the financial performance of TID #4. In order to comply with Wisconsin State Statute 66.1105, we respectfully request that you, or a designated appointee, serve on the TIF District Joint Review Board (JRB) for the Village of McFarland. If you choose to designate an appointee, please give preference to the Village Treasurer or a person with knowledge of local government finances. We would like to hold the first Joint Review Board meeting at **5:30 p.m. on Monday, June 15, 2015 in the McFarland Municipal Center Community Room, 5915 Milwaukee Street, McFarland, Wisconsin.** Please contact, or have your appointed representative contact, Village Hall to confirm attendance at this meeting.

On that same evening, the Plan Commission will conduct a public hearing on amending both TIF Districts. The meeting will be at 7:00 p.m. in the Municipal Center Community Room. You and/or your representative are also invited to attend this meeting. Please find enclosed copies of the Notice of Public Hearing, which will be published on May 27th and June 3rd, 2015. I have also enclosed a draft copy of the agenda for the Joint Review Board meeting. The Joint Review Board agenda will be published on June 10th, 2015.



Should you have any questions, please do not hesitate to contact Village Hall at (608) 838-3153. Alternatively, you may contact our planning consultant, Andrew Bremer, Project Planner, MSA Professional Services, Inc. at (608) 242-7779.

Sincerely,

Tracey Berman

Village Clerk/Deputy Treasurer
Village of McFarland

Enclosure: Notice of Public Hearings TID #3 and TID #4 Amendments
Joint Review Board June 15th, 2015 Agenda



May 20, 2015

Dr. Jack E. Daniels III, President
Madison Area Technical College, Rm. 148E
1701 Wright Street.
Madison, WI 53704

Dear Dr. Daniels:

The purpose of this letter is to notify you that the Village of McFarland is proposing to amend Tax Incremental Finance (TIF) District Number 3 and Tax Incremental Finance (TIF) District Number 4.

The purpose of the amendment to TIF District #3 is to allocate excess tax increment from TIF District #3 (the "donor TID") to TIF District #4 (the "recipient TID").

The purpose of the amendment to TIF District #4 is to request a base value redetermination of the District by the Wisconsin Department of Revenue.

The purpose of both amendments is to improve the financial performance of TID #4. In order to comply with Wisconsin State Statute 66.1105, we respectfully request that you, or a designated appointee, serve on the TIF District Joint Review Board (JRB) for the Village of McFarland. If you choose to designate an appointee, please give preference to the district's chief financial officer or a person with knowledge of local government finances. We would like to hold the first Joint Review Board meeting at **5:30 p.m. on Monday, June 15, 2015 in the McFarland Municipal Center Community Room, 5915 Milwaukee Street, McFarland, Wisconsin.** Please contact, or have your appointed representative contact, Village Hall to confirm attendance at this meeting.

On that same evening, the Plan Commission will conduct a public hearing on amending both TIF Districts. The meeting will be at 7:00 p.m. in the Municipal Center Community Room. You and/or your representative are also invited to attend this meeting. Please find enclosed copies of the Notice of Public Hearing, which will be published on May 27th and June 3rd, 2015. I have also enclosed a draft copy of the agenda for the Joint Review Board meeting. The Joint Review Board agenda will be published on June 10th, 2015.

5915 Milwaukee St. • P.O. Box 110 • McFarland, WI 53558-0110 • FAX: (608) 838-3619 • www.mcfarland.wi.us

Administration
838-3153

Community Development
838-3154

EMS
838-3152

Fire
838-3278

Outreach
838-7117

Police
838-3151

McFarland TID 3 and 4 2015 Amendment JRB Appointment Letter



Should you have any questions, please do not hesitate to contact Village Hall at (608) 838-3153. Alternatively, you may contact our planning consultant, Andrew Bremer, Project Planner, MSA Professional Services, Inc. at (608) 242-7779.

Sincerely,

Tracey Berman

Village Clerk/Deputy Treasurer
Village of McFarland

Enclosure: Notice of Public Hearings TID #3 and TID #4 Amendments
Joint Review Board June 15th, 2015 Agenda



May 20, 2015

Arlyn Halvorson, School Board President
McFarland School District
5101 Farwell Street
McFarland, WI 53558

Dear School Board President Halvorson:

The purpose of this letter is to notify you that the Village of McFarland is proposing to amend Tax Incremental Finance (TIF) District Number 3 and Tax Incremental Finance (TIF) District Number 4.

The purpose of the amendment to TIF District #3 is to allocate excess tax increment from TIF District #3 (the "donor TID") to TIF District #4 (the "recipient TID").

The purpose of the amendment to TIF District #4 is to request a base value redetermination of the District by the Wisconsin Department of Revenue.

The purpose of both amendments is to improve the financial performance of TID #4. In order to comply with Wisconsin State Statute 66.1105, we respectfully request that you, or a designated appointee, serve on the TIF District Joint Review Board (JRB) for the Village of McFarland. If you choose to designate an appointee, please give preference to the district's chief financial officer or a person with knowledge of local government finances. We would like to hold the first Joint Review Board meeting at **5:30 p.m. on Monday, June 15, 2015 in the McFarland Municipal Center Community Room, 5915 Milwaukee Street, McFarland, Wisconsin.** Please contact, or have your appointed representative contact, Village Hall to confirm attendance at this meeting.

On that same evening, the Plan Commission will conduct a public hearing on amending both TIF Districts. The meeting will be at 7:00 p.m. in the Municipal Center Community Room. You and/or your representative are also invited to attend this meeting. Please find enclosed copies of the Notice of Public Hearing, which will be published on May 27th and June 3rd, 2015. I have also enclosed a draft copy of the agenda for the Joint Review Board meeting. The Joint Review Board agenda will be published on June 10th, 2015.

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Administration
838-3153

Community Development
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838-3152

Fire
838-3278

Outreach
838-7117

Police
838-3151



Should you have any questions, please do not hesitate to contact Village Hall at (608) 838-3153. Alternatively, you may contact our planning consultant, Andrew Bremer, Project Planner, MSA Professional Services, Inc. at (608) 242-7779.

Sincerely,

Tracey Berman

Village Clerk/Deputy Treasurer
Village of McFarland

Enclosure: Notice of Public Hearings TID #3 and TID #4 Amendments
Joint Review Board June 15th, 2015 Agenda

**NOTICE OF PUBLIC HEARING
ALLOCATION AMENDMENT
TAX INCREMENTAL FINANCE DISTRICT #3
Village of McFarland
5915 Milwaukee Street
McFarland, WI 53558
June 15, 2015
7:00 P.M.**

Public notice is hereby given that the Plan Commission of the Village of McFarland will hold a public hearing on June 15, 2015 beginning at 7:00 p.m. in the McFarland Municipal Center Community Room, 5915 Milwaukee Street, McFarland, Wisconsin. The purpose of the public hearing is to consider a proposal to amend the Project Plan for existing Tax Incremental Finance (TIF) District No. 3 for the Village of McFarland. The purpose of the amendment is consider donating excess tax increment from TID #3 (the “donor TID”) to TID #4 (the “recipient TID”). Copies of the Project Plan amendment will be available upon request prior to the public hearing from the Village Clerk, 5915 Milwaukee Street, McFarland, Wisconsin 53558, (608) 838-3153. At the public hearing, interested parties will be given a reasonable opportunity to express their views on the proposed amendment of TIF District No. 3.

Tracey Berman
Village Clerk/Deputy Treasurer

**NOTICE OF PUBLIC HEARING
BASE VALUE REDETERMINATION AMENDMENT
TAX INCREMENTAL FINANCE DISTRICT #4
Village of McFarland
5915 Milwaukee Street
McFarland, WI 53558
June 15, 2015
7:00 P.M.**

Public notice is hereby given that the Plan Commission of the Village of McFarland will hold a public hearing on June 15, 2015 beginning at 7:00 p.m. in the McFarland Municipal Center Community Room, 5915 Milwaukee Street, McFarland, Wisconsin. The purpose of the public hearing is to consider a proposal to amend the Project Plan for existing Tax Incremental Finance (TIF) District No. 4 for the Village of McFarland. The purpose of the amendment is to consider requesting a Base Value Redetermination for TID #4 by the Wisconsin Department of Revenue. Copies of the Project Plan amendment will be available upon request prior to the public hearing from the Village Clerk, 5915 Milwaukee Street, McFarland, Wisconsin 53558, (608) 838-3153. At the public hearing, interested parties will be given a reasonable opportunity to express their views on the proposed amendment of TIF District No. 4.

Tracey Berman
Village Clerk/Deputy Treasurer

VILLAGE OF MCFARLAND

NOTICE OF PUBLIC MEETING

JOINT REVIEW BOARD

Monday, June 15, 2015

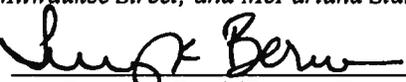
5:30 P.M.

**McFarland Municipal Center
Community Room**

AGENDA

1. Call to Order.
2. Attendance Roll Call.
3. Consider the nominations and recommend the public/citizen member position on the McFarland Tax Increment Finance Joint Review Board.
4. Consider nominations and recommend the chairperson for the McFarland Tax Increment Finance Joint Review Board.
5. Discussion of the Project Plan to amend TID #3, presentation by MSA Professional Services.
6. Discussion of the Project Plan to amend TID #4, presentation by MSA Professional Services.
7. Discuss and recommend date for the second JRB meeting.
8. Adjournment.

This agenda was posted, or caused to be posted, by my hand on the 22nd day of May, 2015 the following three (3) posting places in the Village of McFarland, to wit: McFarland Municipal Center, 5915 Milwaukee Street; E.D. Locke Public Library, 5920 Milwaukee Street; and McFarland State Bank, 5990 Hwy 51.


Tracey Berman, Clerk/Deputy Treasurer



APPENDIX B AFFIDAVIT OF PUBLICATIONS

Rec 6-15-15

PROOF OF PUBLICATION

STATE OF WISCONSIN }
County of Dane

Robb Grindstaff, being duly sworn, both depose and say that he is the general manager of the McFarland Thistle a newspaper published at the Village of McFarland, in the County of Dane, State of Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on

June 11, 2015

(Signed) *[Signature]*

Subscribed and sworn before me this 11th day of June 2015

Mary Jo Currie
Notary Public, State of Wisconsin

My Commission expires 12-15 2018

No. Lines 32 No. Times 1 Affidavit Fees \$ 1.00 ✓

Printers Fees \$ 24.70 ✓

Total \$ 25.70



**VILLAGE OF MCFARLAND
NOTICE OF PUBLIC MEETING
JOINT REVIEW BOARD**
Monday, June 15, 2015 5:30 P.M.
McFarland Municipal Center Community Room
AGENDA
1. Call to Order
2. Attendance Roll Call.
3. Consider the nominations and recommend the public/citizen member position on the McFarland Tax Increment Finance Joint Review Board.
4. Consider nominations and recommend the chairperson for the McFarland Tax Increment Finance Joint Review Board.
5. Discussion of the Project Plan to amend TID #3, presentation by MSA Professional Services.
6. Discussion of the Project Plan to amend TID #4, presentation by MSA Professional Services.
7. Discuss and recommend date for the second JRB meeting.
8. Adjournment
This agenda was posted, or caused to be posted, by my hand on the 22nd day of May, 2015 the following three (3) posting places in the Village of McFarland, to wit: McFarland Municipal Center, 5915 Milwaukee Street; E.D. Locke Public Library, 5920 Milwaukee Street; and McFarland State Bank, 5990 Hwy 51.
Tracey Berman, Clerk/Deputy Treasurer
PUB. McFarland Thistle;
June 11, 2015
WNAXLP

PROOF OF PUBLICATION

Rec
7-13-15

STATE OF WISCONSIN

} ss.

County of Dane

Chris Drake, being duly sworn, both depose and say that he is the business manager of the McFarland Thistle a newspaper published at the Village of McFarland, in the County of Dane, State of Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on

May 28, 2015 19.18 ✓
June 4, 2015 19.18 ✓

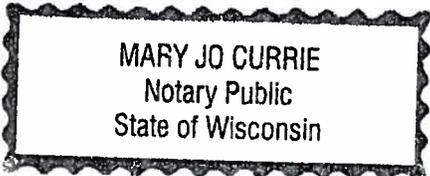
(Signed) _____

Subscribed and sworn before me this 9th day of July, 2015

Mary Jo Currie
Notary Public, State of Wisconsin

My Commission expires 12-15, 2018

No. Lines 52 No. Times 2 Affidavit Fees \$ 1.00 ✓
Printers Fees \$ 38.36 ✓
Total \$ 39.36



NOTICE OF PUBLIC HEARING ALLOCATION AMENDMENT TAX INCREMENTAL FINANCE DISTRICT #3 Village of McFarland 5915 Milwaukee Street McFarland, WI 53558 June 15, 2015 7:00 P.M.
Public notice is hereby given that the Plan Commission of the Village of McFarland will hold a public hearing on June 15, 2015 beginning at 7:00 p.m. in the McFarland Municipal Center Community Room, 5915 Milwaukee Street, McFarland, Wisconsin. The purpose of the public hearing is to consider a proposal to amend the Project Plan for existing Tax Incremental Finance (TIF) District No. 3 for the Village of McFarland. The purpose of the amendment is consider donating excess tax increment from TID #3 (the "donor TID") to TID #4 (the "recipient TID"). Copies of the Project Plan amendment will be available upon request prior to the public hearing from the Village Clerk, 5915 Milwaukee Street, McFarland, Wisconsin 53558, (608) 838-3153. At the public hearing, interested parties will be given a reasonable opportunity to express their views on the proposed amendment of TIF District No. 3. Tracey Berman Village Clerk/Deputy Treasurer PUB. McFarland Thistle; May 28 & June 4, 2015 WNAXLP

Rec 7-13-15

PROOF OF PUBLICATION

STATE OF WISCONSIN

} ss.

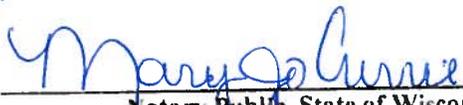
County of Dane

Chris Drake, being duly sworn, both depose and say that he is the business manager of the McFarland Thistle a newspaper published at the Village of McFarland, in the County of Dane, State of Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on

July 9, 2015

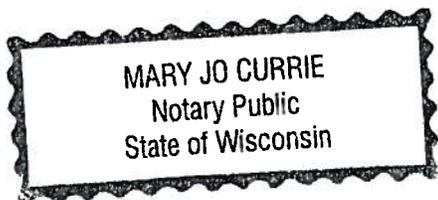
(Signed) 

Subscribed and sworn before me this 9th day of July, 2015


Notary Public, State of Wisconsin

My Commission expires 12-15, 2018
No. Lines 69 No. Times 1 Affidavit Fees \$ 1.00

Printers Fees \$ 25.72
Total \$ 26.72



**VILLAGE OF MCFARLAND
NOTICE OF
PUBLIC MEETING
JOINT REVIEW BOARD
Tuesday, July 14, 2015
5:00 P.M.
McFarland Municipal
Center
Community Room
AGENDA**

1. Call to Order
2. Attendance Roll Call.
3. Approval of the minutes from June 15th, 2015.
4. Discussion and possible action on a resolution approving Amendment No. 1 of Tax Increment Finance District No. 4, Village of McFarland, Wisconsin.
5. Discussion and possible action on a resolution approving Amendment No. 2 of Tax Increment Finance District No. 3, Village of McFarland, Wisconsin.
6. Adjournment

Notes:
1) Persons needing special accommodations should call 608-838-3153 at least 24 hours prior to the meeting.
2) A quorum of The Village Board may attend this meeting for the purpose of gathering information relevant to their responsibilities as Village trustees. No matter shall be considered nor shall any action be taken by said Village Board members at this meeting.
3) More specific information about agenda items may be obtained by calling 608-838-3153.

*This agenda was posted, or caused to be posted, by my hand on the 3rd of July 2015, at the following three (3) posting places in the Village of McFarland, to wit: McFarland Municipal Center, 5915 Milwaukee Street; E.D. Locke Public Library, 5920 Milwaukee Street; and the McFarland State Bank, 5990 Hwy. 51. Tracey Berman, Clerk/Deputy Treasurer
PUB. McFarland Thistle;
July 9, 2015
WNAXLP*



APPENDIX C MEETING MINUTES

VILLAGE OF MCFARLAND

NOTICE OF PUBLIC MEETING

JOINT REVIEW BOARD

Monday, June 15, 2015

5:30 P.M.

**McFarland Municipal Center
Community Room**

MINUTES

1. Call to Order. The meeting was called to order at 5:30pm by Rindfleisch.
2. Attendance Roll Call. Present: Adam Gallagher (Dane County), Jeff Mahoney (McFarland School District), Tim Casper (MATC), Brad Czebotar (Village President). Also present: Eric Rindfleisch (Village Administrator), Andrew Bremer (MSA Professional Services), Erik Thoresen
3. Consider the nominations and recommend the public/citizen member position on the McFarland Tax Increment Finance Joint Review Board. Motion made by Mahoney to recommend Erik Thoresen, seconded by Czebotar. Motion passed 4-0.
4. Consider nominations and recommend the chairperson for the McFarland Tax Increment Finance Joint Review Board. Motion made by Casper to recommend Thoresen, seconded by Czebotar. Motioned passed 5-0.
5. Discussion of the Project Plan to amend TID #3, presentation by MSA Professional Services. Bremer presented a draft copy of the Project Plan to amend TID #3. Bremer explained that the purpose of the amendment is to allocated additional excess tax increment from TID #3 (the donor TID) to TID #4 (the recipient TID). Bremer explained that TID #3 has been advancing funds to TID #4 to cover annual shortfalls. The existing advances would be forgiven under the amendment and additional tax increment allocations to TID #4 would become an eligible expense.
6. Discussion of the Project Plan to amend TID #4, presentation by MSA Professional Services. Bremer presented a draft copy of the Project Plan to amend TID #4. Bremer explained that the purpose of the amendment is to request a Base Value Redetermination from the Department of Revenue since TID #4 has had two consecutive years with a current value increment 10% or more below the base value of the TID.
7. Discuss and recommend date for the second JRB meeting. Motion by Gallagher to hold the next meeting July 14th at 5pm, seconded by Czebotar. Motion passed 5-0
8. Adjournment. Motion by Czebotar to adjourn, seconded by Casper. Motion passed 5-0, meeting adjourned at 6:10pm

Minutes Plan Commission June 15, 2015

Members Present: Brad Czebotar, Cathy Kirby, Robert Fasick, Kate Barrett
Steve Jackson

Members Absent: Joe Rademacher, Dan Kolk

Staff Present: Pauline Boness, Eric Rindfleisch, Brian Berquist, Karen Knoll

Others Present: Tom Gannon, Ryan Quam, Ruth Ann Whitehorse-Burns, Dale Weidemann, Robert Anderson, Scott Acker, Cindy Krenz, Cleo Eliason, Stacy Nickols, Carolyn Simpson, Steve Landphier, Isaac Wallace:
Dimension IV

1. **Call to order. Czebotar called the meeting to order at 7:00 p.m.**
2. **Public Hearing – Review and possible recommendation to the Village Board on a request by Thomas Gannon regarding Preliminary Plat approval for Prairie Place Subdivision located on 33.5 acres east of Holscher Road and north of CTH MN.**

Czebotar opened the public hearing at 7:01 p.m.

Tom Gannon of Gannon Construction introduced the Prairie Place Subdivision preliminary plat. It is basically the same plat he presented in 2008, with minimal changes. Their hope is to have this approved, understandably with conditions, so they can help to accommodate the neighborhood growth. They wish to secure the preliminary plat now so they can have time to finalize things whether they, or someone else develops the site in the future. They do understand there are conditions and other approvals which must be met.

Ruth Ann Whitehorse –Burns – 5607 Chestnut Lane – Burns questioned what lots were parts of the preliminary plat for single family, senior housing similar to a prior project and for clarification on what the multi -family could be. Gannon replied there would be potentially 44 single family homes and multi-family could be possibly 3 – 4 units and larger. Duplexes may fit under a conditional use permit with the larger lot possibly another Prairie Stone condominium type project.

Czebotar closed the public hearing at 7:07 p.m.

Barrett asked for background on the removal of the vehicle access. Gannon replied the layout is an example layout for a potential development similar to Prairie Stone Condominium. There are other possible layouts, this one was selected as an example. It is easier to develop the property with some units fronting on Holscher Road. This plan depicts 3 duplexes with their own driveways and 4 or 5 with a common driveway. This would give 4 driveway accesses to Holscher road. Kirby stated she has concerns about lot 51, due to its proximity to the intersection, which is a busy intersection, would there be 4 driveways within the proximately of the stop sign. Gannon replied the first driveway would be 150' away from the intersection; which is designed with large vision corners, much larger than the norm. Jackson pointed out some of the problems should clear up when the Holscher Road project moves forward. Kirby inquired if the Village Attorney has any problem with the process of how this preliminary plat is handled. Boness indicated the conditions are very encompassing, the Attorney will be reviewing them before this moves to the Village Board.

Gannon stated they have received the storm water analysis and have forwarded a copy to the Village Engineer for review. Rindfleisch discussed the traffic patterns and parties possibly using Fox Tail Drive as a through street to avoid the Holscher and MN intersection. Gannon replied he believes they were required to design the street pattern in that manner, the earlier plats may have been a cul du sac. He is not opposed to a cul du sac, but he remembers he was told due to the higher density, they would need two accesses. Kirby agreed this is a possibility if people felt traffic was moving to slow on Holscher Road. Boness felt stop signs placed on Holscher Road would discourage the practice. Jackson suggested placing speed bumps to slow the traffic down. Gannon agreed with the idea, feeling with the higher density those would slow traffic.

Czebotar moved to recommend to the Village Board approval of the Prairie Place subdivision Preliminary Plat subject to the conditions of:

Submittal to and approval of a stormwater management plan by the Village Board, Dane County, Wisconsin Department of Natural Resources and the Capitol Area Regional Planning Commission if applicable.

Provision of a stormwater easement to the Village starting at Holscher Road and flowing to the east to reflect both existing drainage patterns and those anticipated during the 2016 Holscher Road Reconstruction project.

Submittal to and approval by the Village of all plans for public streets, temporary T turn around sanitary sewers, public water to be located within the boundaries of the plat.

Approval by the Village Attorney of an easement agreement between Prairie Place Property LLC and Westshore Pipeline.

Approval of rezoning of all lots within the Plat that would permit land uses specified for the Prairie Place Plat from their existing uses.

Submission and approval of a Development Agreement with the Village of McFarland.

Surety to cover costs of required improvements.

Submittal to and approval by the Village of an erosion control plan for the entire Prairie Place Plat.

Submittal to and approval by the Village of any deed restriction or restrictive covenants for the entire plat.

Submittal to and approval by the Village Board of dedicated parkland and fees in lieu of parkland dedication.

Revised Preliminary Plat to indicate Village of McFarland corporate limits.

Vehicle access to Holscher Road for lots 50 & 51 to be approved by the Plan Commission.

for the Prairie Place Subdivision located on 33.5 acres east of Holscher Road and north of CTH MN. Barret seconded the motion, motion carried 4-0

3. Public Hearing - Review and possible recommendation to the Village Board (Ordinance 2015-05) on a request by Thomas Gannon to rezone property from A-1 Exclusive Agricultural to R-3 General Residence District, CO Conservancy District, to R1-A Single-Family Residence District to comply with the intended land uses for the proposed Prairie Place Subdivision.

Czebotar opened the public hearing at 7:24 p.m.

Gannon reviewed the zoning request; it is identical to the 2008 submission. The R-3 area they have not committed to what they will be building there, it may be similar to the Prairie Stone Condominium project, but to clarify it could also be duplexes or any type of larger unit rental project. They are looking for the multifamily zoning as they had planned in the past.

Czebotar closed the public hearing at 7:26 p.m.

Kirby stated it appears to be the same request as previously made, she does know the Prairie Stone Condominium project was very popular. Boness stated as a point of information lot 51 under the R-3 zoning, without a conditional use permit could house up to 41 units in a multi-family project. Gannon stated per the layout submitted they show 14 duplexes, totaling 28 units, which is substantially less than what is allowed. Czebotar asked for clarification, the lot as shown could support 41 units? Boness replied it would be the maximum amount with an R-3 zoning, unless you received a conditional use permit, you could put more on that site. Gannon confirmed it is a fairly large lot and they did look at the possibility of having even more units with a CUP, they feel there would be adequate parking, open space and green space due to the size. Kirby replied it is a lot of units to consider and then access to Holscher Road does become an issue. Gannon stated if it does go on to become a higher density

multifamily access points to Holscher Road would have to be discussed at the final plat approval as opposed to R-E which is a lower density.

Kirby moved to recommend to the Village Board approval of Ordinance 2015-05 to rezone the Gannon property from A-1 Exclusive Agricultural to R-3 General Residence District, CO Conservancy District, to R1-A Single-Family Residence District to comply with the intended land uses for the proposed Prairie Place Subdivision, Jackson seconded the motion. Motion carried 4-0

4. **Public Hearing -Review and possible recommendation to the Village Board on a request by Ryan Quam of Waubesa Village, LLC for a Conditional Use Permit for approval of a Detailed Plan for Phase I and approval of Phases II and III of a General Plan for Waubesa Village. Mr. Quam plans to construct a commercial residential mixed use building with 11,730 sq.ft. of subdivided commercial space on the first floor and multi-family units on floors two and three for a total of 20 residential units at 4604 Siggelkow Road. Phases II and III are submitted as a General Plan to be constructed in the future on the adjacent 2.94 acres located at 4900 Terminal Drive. Phase II consists of one 30 unit multi-family apartment building. Phase III consists of one 24 unit multi-family apartment building.**

Czebotar opened the public hearing at 7:31 p.m.

Ryan Quam of Quam Engineering and Waubesa Village LLC, presented the detail plan for Phase I which is a mixed use building, with rear and underground parking. They are looking at two properties, Phase I, 4604 Siggelkow Road which is 1.8 acres and 4900 Terminal Drive future Phases II and III, which is 2.94 acres. Phase I has the driveway entrances onto Siggelkow Road. The future phases will have a loop connecting to pedestrian and vehicles traffic on Terminal Drive.

In putting this project together they have taken as much information as they could out of the TIF plan compiled by Vanderwalle and Associates. The building for Phase I will be mixed use, as close to the road as possible with shared parking. There will be a regional detention pond serving the whole site. They wish to start construction this September and be open by June of 2016. There is an older home, garage and shed on the site which will be removed. Quam reviewed the proposed rendering for Phase I. The second and third story apartments will have views over Brandt Park, with balconies; the main access to those units will be from the rear parking lot. There will be substantial vertical relief to the site, it will be somewhat tucked into the hill, with retaining walls in the corners. Quam reviewed the grades, storm water and landscaping details.

Isaac Wallace of Dimension IV of Madison reviewed the materials they are proposing using in the project.

Whitehorse-Burns inquired how many rental units are they proposing and what do they foresee the rents to be on them. Quam responded in Phase I, has 20 apartments, six one bedroom, ten two bedroom and four 3 bedroom. Rents will possible range from \$950-1200 per month. Whitehorse-Burns feels there are not enough affordable apartments for rent in Dane County.

Cleo Elisian – 4616 Siggelkow Road, Apt. #2 – She has lived in her apartment for 22 years. In the immediate area there are 3 other apartment complexes and feels this is too high of a density for the area. There is a lot of traffic in the area already and while parking is ok during the daytime, in the evening and weekend hours it is hard to find parking in the area due to use of the park and business establishments in the area. She is asking the Plan Commission and Village Board to give thoughtful consideration to what is the tipping point for too many rental units in one area. It is not just a question of can the Village provide services but also the character of the area.

Dale Weidman - he is part owner of the neighboring Parkview apartments, there are some issues with the lot line which need to be resolved, and there is an easement in process. Their concern is the density of adding 74 more units to the area, the population on the intersection will triple. It is hard enough now to provide for the residents, there are issues with lighting, parking, and litter in the area. People trespass in their parking lot and park unauthorized vehicles. By adding this density to the area you are asking current residents to be much less comfortable.

Cindy Krenz - 4810 Terminal Drive – Krenz has recently made an offer to purchase on the adjacent property. She feels it is a nice quiet neighborhood and is concerned about the density; she has looked at other development similar to this proposal, which is in a parklike setting. Adding these will change the character of the neighborhood. She is in favor but in a guarded way; she would like to see the number of units reduced a little bit.

Czebotar closed the Public Hearing at 7:50 p.m.

Kirby asked for a point of clarification, has the Village Board approved this project, doesn't it normally come before the Plan Commission first? Rindfleisch stated the Village Board approved the process for approval, not for the plan itself. Boness added this is typically a two stage process, however, Quam has come before the CDA twice and before the Village Board. He was also in front of the Plan Commission for an informational meeting to introduce the project and obtain feedback. The single stage process of review is more detailed. We now have the opportunity to look at Phase I in detail and save some time. We will be looking at Phases II and III using the general review process with a detailed review in the future.

Kirby asked what the approved density for this parcel is. Boness indicated as a Planned Development District, we set the density when we approve the plan. Typically, if this was R-3 zoning it could be 14 units and with a Conditional Use Permit it could be 27 total units, for Phase I. Kirby does agree the density in this area is quite high; there are four entities in the

area which generate a lot of traffic. Kirby questioned as to other businesses in the Village where do we allow for them to use street parking rather than providing their own parking. Boness responded there are some in the downtown area.

Kirby asked what types of businesses would be allowed under this proposal, is it up to Quam to decide whom he wants to rent to? Boness responded this is part of the zoning process typically he would be given an overview of what the Plan Commission would like to see and the amount of parking which would be required for a specific type of business. Kirby also has concerns over lighting in the area, if the parking lots and entrances are lit for safety reasons that will add a considerable amount of light to the area. She would like to have the Fire Chief involved in reviewing the plans. Her main concerns is density and the use of street parking. Will there actually be enough as she would like to see off street parking for the proposed businesses? Will it all be on the street or will there be parking dedicated in the projects parking lot for employees? Czebotar felt in the area during the summer months there is ample parking until the evening hours. Quam responded there will be no dedicated street parking for any business, the project will have underground and lot parking for the residents, there will be four commercial spots in the garage. They feel they are partnering with the Village as they will need to get some right of way for the project, he feels it does add a few more parking stalls on the street. Kirby asked where his employees will park. Quam responded there are approximately twenty street stalls empty every day; there will also be some stalls below and six in the back parking lot. This project does meet the Village requirements for parking.

Boness reviewed the Terminal and Triangle District Plan, this project is in the mixed use Lakeview District and adheres to the uses suggested for this site.

Barrett advised she is pleased with the concept, how far will the commercial building be from the street. The courtyard does not allow for a lot of room, could it be moved back to make it more inviting. She does have some concern regarding the density. Quam responded he did have it further back initially, he moved it forward when reviewing the TIF plan. There will be a two foot separation effect with the landscaping so there will be a buffer. He is trying to build an efficient building, based on what other communities have built.

Berquist advised he has meet with Quam and gone over any concerns he has regarding the on-site water and sewer and connecting to Siggelkow Road. He feels the Fire Department and EMS should review the site plan for turnaround ability. The front sidewalk that is proposed straddles an existing one. He is requesting the developer make that an additional right of way as, sometime in the future it would be nice to have the sidewalk continue. He has reviewed the storm water and erosion control plan and at this point has no major concerns. There are some unique configurations, he does not have a better idea, but it is an odd configuration and could bring the scenario of water backing up at some point. Quam has sized the pipes for a one hundred year storm, which is above what is called for. He has been meeting with Quam to discuss all of this. Boness inquired if Berquist had an idea on how storm water should be treated regarding the east west configuration. Berquist responded the only idea he had was to overtreat the other areas so you did not have to capture it. Quam

liked the idea but he was not able to get the numbers to work, having a pipe in front of the building helps to pull the water out of the plaza area, he would love it if the Village had other options for him. Boness would encourage the engineers to see if there was a simpler easier way to handle this to avoid future problems.

Kirby stated it appears people do not have any issues with Phase I of the project, do we give approval to just Phase I or is it the entire project, do Phases II and III come back before them to discuss the density at that time? Boness responded the Village Attorney is not present; however, with regard to Phases II and III it appears you can say you are comfortable with multi-family, but not with the density, she can verify this with the attorney. Quam stated he would appreciate that as he has an offer to purchase on the property which would have the additional phases. He would like to know that he will be able to do something with it, it is either useful for apartments or storage units. If he does get approval he would be willing to do a CSM to combine the two lots, if it was not what the Village wanted, he would need to keep them as two separate properties. Kirby responded she does not have a problem with the multi-family, just the density. Czebotar asked is the number of units based on what he needs to make it a viable project? Quam responded it depends upon what they are proposing, he has gone over this a couple of ways based on his costs to develop the site. If he was asked to remove 1/3 of the units, then this project would not work. In the overall scheme of the project, would anyone really notice the difference between sixty eight and seventy four units, he did not feel they would. This plan allows for two exits and feels this benefits the traffic pattern, there will be impact, but not to the point to cause concern. He feels this is a better location to place a high density project as the roads are already in place. Jackson stated people are always concerned when something with a higher density is proposed, but as far as the TIF requirements he could place up to 200 units on this site and is only proposing 74, well below what has been said is the limit.

Czebotar moved to recommend to the Village Board a request by Ryan Quam of Waubesa Village, LLC for a Conditional Use Permit for approval of a Detailed Plan for Phase I and approval of Phases II and III of a General Plan for Waubesa Village contingent upon a financial agreement with the Village, approvals of a storm water management and erosion control plan, approval of the rezoning, a CSM combining the two properties, and if needed, a resolution for the Village Board outlining the project, seconded by Barrett, motion carried 4-0.

5. Public Hearing – Review and possible recommendation to the Village Board regarding a request by Ryan Quam to rezone 4604 Siggelkow Road (Ordinance 2015-04) from Commercial General (C-G) to Planned Development District, Detail Plan Approved.

Czebotar opened the public hearing at 8:31 p.m.

Krenz was concerned as it did not sound like the Planned Development District has a lot of details, could someone explain what that means. Boness responded PDD zoning does not have for example any setback, parking or density requirements, those are confirmed as the

Plan Commission and Village Board reviews the proposed project. It is then approved or disapproved as it is presented.

Czebotar closed the public hearing at 8:34p.m

Kirby asked is Quam able to put whatever he wishes in the retail space. Czebotar advised he can request whatever he would like in the retail space, it would still need to be approved. Boness stated if you want something to come back before the Plan Commission you can put that in the requirement, if something is already approved per the plan he can place it in the location based on the preferred list.

Czebotar moved to recommend to the Village Board a request by Ryan Quam to rezone 4604 Siggelkow Road (Ordinance 2015-04) from Commercial General (C-G) to Planned Development District, Detail Plan Approved. Barrett seconded the motion, motion carried 4-0.

6. Public Hearing - Review and possible recommendation to the Village Board regarding a request by Ryan Quam to rezone 4900 Terminal Drive from Commercial Highway (C-H) to Planned Development District, General Plan Approved.

Czebotar opened the public hearing at 8:37 p.m.

Stan Eckles -4818 Terminal Drive – voiced his concerns are about the access which comes out south of the property, about 10 yards from the back of the home. A high density proposal can cause high traffic during the morning and evening hours, he would like to see a buffer installed in that area. He also has safety concerns as vehicles would be exiting on the top of the hill on Terminal Drive; there is a limited sight line. During the winter months this area can also be hazardous when dealing with snow-covered or icy conditions, they have experienced people ending up in their driveway coming off of Ivy Wood Lane. He is also concerned about signage; he feels it should be modest, he would prefer exits and entrances to be off of Siggelkow Road as the terrain is much more level there and would be safer for all involved.

Scott Acker – Store More Storage facility – His concern is being a neighbor to the north of the proposed property, it appears the rear of the proposed project is very open, leaving it to appear open and inviting to access his property, they have had many good years considering the amount of asphalt they have in their area. He is concerned about potential of people seeing his property as an area to skateboard or play, or using his property as an area to walk dogs. He would like to see more details on barriers, landscaping and trees to keep the two properties separate.

Robert Anderson - 4703 Terminal Drive – He is concerned about the traffic patterns on Terminal Drive, he has noticed in the past five years that both vehicular and semi-trailers

traffic has increased. He wanted to know the status of the reconstruction of Terminal Drive, he was of the understanding it was to take place at some point, that would alleviate some of the potential problems. Has the Village ever done a traffic study on Terminal Drive as there is a marked increase in traffic in the area?

Rindfleisch stated it is not in the immediate future however it is in the TIF plan, in reference to other items on the agenda they are looking to make sure both TIF districts are healthy so they can move forward with these projects.

Czebotar closed the public hearing at 8:45 p.m.

Czebotar asked Boness regarding the issue of access to Terminal Drive, could she share what she and the Public Works Director, Allan Coville have discussed regarding access from Terminal Drive. . Boness replied the existing access does have a gravel area. Coville did sit out there and checked out the site distances. He does feel it is fairly good and discussed the possibility of requiring right turn only during certain hours depending on the number of units which actually end up in the project. We are not sure when Terminal Drive will be reconstructed, that was to tie in with some sewer improvements which have yet to take place. It does not appear there is anything in the immediate future, as to lowering the road at the time of reconstruction.

Boness questioned the distance between the buildings in the second and third phases; it appears to be at least two hundred feet. Quam responded yes and he was intending to come back with a fairly detailed landscape plan when he moves forward with that phase, it would include pine trees and a thicker barrier than he has on the first phase as he wants to buffer the area. There will also be a swale between the two properties. Barrett inquired on the distance between the driveway on Terminal Drive and the adjoining property; she feels there should be some screening between it and the residence.

Boness discussed about the option of right hand turn only, as Ivy Wood Trail does not line up directly and they do not wish to create a problem intersection. There is also the possibility of the driveway moving a bit as the Village owns the property at 4902 Terminal Drive. The driveway could move south giving you an additional ten to twenty feet. Czebotar stated that property was approved to be torn down; the question is when on that project.

Czebotar moved to recommend to the Village Board a request by Ryan Quam to rezone 4900 Terminal Drive from Commercial Highway (C-H) to Planned Development District, General Plan Approved. Kirby seconded the motion. Motion carried 4-0.

- 7. Public Hearing – To consider a proposal to amend the Project Plan for existing Tax Incremental Finance (TIF) District No. 4 for the Village of McFarland. The purpose of the amendment is to consider requesting a Base Value Redetermination for TID #4 by the Wisconsin Department of Revenue.**

Czebotar opened the public hearing at 8:50 p.m.

Andrew Bremer of MSA Professional Services Inc. reviewed the proposal, the base value of TID #4 which was created in 2008 encompasses the downtown area and has been underperforming with about 1 ½ million dollars deficit and has lost enough over the last two consecutive years to qualify for a redetermination. By approving a base value redetermination a new base value would be set with as of January 1, 2016. This would allow the value of any future development to go towards the creation of increment rather than writing down the loss. Bremer reviewed the project plan, they are only amending only a few sections, one and five. The TIF fund balance is a negative balance at this time. In doing this the Village has to choose from options provided by the Department of Revenue. MSA Professional Services recommend option number four which would shorten the life of the district by two years to terminate in 2033 and the project deadline would then be 2028. Reducing it by two years is the best option.

This project plan is not adding any capital expenditure projects, what is in the current plan remains. This plan was put together pre-recession and it is far from being where it was projected to be. Moving forward, this will be scaled back from \$30 million to \$20 million in anticipated new development for the life of the district to reflect the changes in the market place. A 1 ½% annual inflation rate has been assumed along with some capital expenditure costs. The TID fund balance would still be a negative 1.8 million in 2033; however, later on the agenda an amendment to TID 3 will enable excess increment from TID 3 to TID 4. With the allocation amendment the district would close in 2033 with a positive balance, the last few years is where the debt services begin to be paid off.

Czebotar closed the public hearing at 9:04 p.m.

8. Discussion and possible approval of Resolution No. 10-2015 recommending to the Village Board an amendment to Tax Increment Finance District #4 requesting a base value redetermination of the District by the Wisconsin Department of Revenue.

Barrett asked as this is a blighted district, is this process common for one TID to only be able to make money by borrowing from another TID or is it a reflection of the economy? Bremer responded allocation amendments are common and it is also a reflection of the economy. Most of the expenditures which remain are for private redevelopment. The Village will then look at the request in isolation reviewing the increment it will generate; versus, the potential costs to the Village. This will help judge whether the project stand on its own rather than whether it will lessen the cash flow and the need from TID 3. You can only allocate excess increment by statute.

Czebotar moved to approval Resolution No. 10-2015 and recommend to the Village Board an amendment to Tax Increment Finance District #4 requesting a base value redetermination of the District by the Wisconsin Department of Revenue. Kirby seconded the motion, motion carried 4-0.

- 9. Public Hearing –To consider a proposal to amend the Project Plan for existing Tax Incremental Finance (TIF) District No. 3 for the Village of McFarland. The purpose of the amendment is consider donating excess tax increment from TID #3 (the “donor TID”) to TID #4 (the “recipient TID”).**

Czebotar opened the public hearing at 9:11 p.m.

Bremer reviewed TID #3 is an industrial TID created in 2004, there was an amendment in 2007 that added territory and additional project expenditures. This would be the second amend to the project. Similar to the previous proposal we are only amending a few sections of the plan. TID #3 is performing well, the balance is 1.6 million. The assumption is at this point, when TID #3 closes, TID #4 would have to pay back the money it has been advanced. The assumption is the same as previously of 1 ½% inflation increase along with ½ % annual tax increase. This does not assume any additional capital expenditures. The anticipation is the district would close in 2028 with a positive balance of 2.5 million.

Czebotar closed the public hearing at 9:22 p.m.

- 10. Discussion and possible approval of Resolution No. 11-2015 recommending to the Village Board an amendment to Tax Increment Finance District #3 to allocate excess tax increment from TIF District #3 (the “donor TID”) to TIF District #4 (the “recipient TID”).**

Czebotar moved to approve Resolution No.11-2015 and recommend to the Village Board an amendment to Tax Increment Finance District #3 to allocate excess tax increment from TIF District #3 (the “donor TID”) to TIF District #4 (the Recipient TID”). Kirby seconded the motion, motion carried 4-0.

11. Department Reports:

a. Highlights and updates – No comments

- b. Property Maintenance-** Barrett was concerned over the number of property owners on East Open Meadow who are not mowing their common area. Kirby responded this was also addressed last year, all expect one, appear to be taking care of it after the most recent notices were mailed. Czebotar brought up there are other communities who are now, due to cost considerations, no longer sending out notices to individual who are in violation of their grass and weed ordinances. If the grass and weeds are not in compliance they are taken care of by the Public Works and then billed on the property owner’s tax bill. The understanding is property owners know they are to maintain their properties; the community should not be spending money reminding them of that. He knows we did change our Ordinance last year, but is putting this out for consideration whether there is any feeling by the Commissioners to possible look at making a change similar to

this. Czebotar has suggested Boness speak with the Village Attorney and he would like to see this on the agenda at some point. Kirby concurred this is something which should be discussed.

12. Adjournment- Kirby moved to adjourn, Barrett seconded the motion, motion carried.
Meeting adjourned at 9:29 p.m.

Respectfully Submitted
Karen Knoll, Clerk

APPROVED

VILLAGE OF MCFARLAND

VILLAGE BOARD

Monday, June 22, 2015

1. **CALL TO ORDER.** Village Board President Brad Czebotar called the regular meeting of the McFarland Village Board to order at 7:00 p.m. in the Community Room of the McFarland Municipal Center.
2. **ATTENDANCE ROLL CALL.** Village Board members present: Trustees Jerry Adrian, Stephanie Brassington, Brad Czebotar, Dan Kolk, Mary Pat Lytle, Tom Mooney and Clair Utter.
Staff Present: Interim Senior Outreach Manager Lori Anderson, Village Clerk/Deputy Treasurer Tracey Berman, Village Engineer Brian Berquist, Community Development Director Pauline Boness, Library Director Heidi Cox, Interim Fire/EMS Chief Tom Reiter, Administrator Eric Rindfleisch, and Police Chief Craig Sherven.
Others Present: Steve Kuhn, Travis Huteenbuhler, Sheila Mickelson, Dan Farrell, Randy Aschbrennen, Tom Gannon, Andrew Bremer, Tom Alesia, Wayne Utterback, and Ryan Quam.
3. **PUBLIC APPEARANCES.** Sheila Mickelson a representative from Kwik Trip, spoke in favor of requesting a new type of alcohol license than the store presently has. Dan Farrell a representative from Pick-N-Save supports expanding the sale area within the store.
4. **PUBLIC ANNOUNCEMENTS AND COMMUNICATIONS.**
 - a. **Public Announcements**
 - (1) Village offices closed on Friday, July 3rd
 - (2) Firefighter's Association Dance – July 26th
 - (3) Real Estate Property Tax 2nd Installment Due – July 31st
 - b. **Public Communications**
 - (1) The Library Strategic Planning Committee would like to provide the following status report on the work of this committee. The committee has reached agreement on the outline for the strategic plan for the library which includes the following:
The vision statement: "To enhance our community by providing an engaging, active, and attractive place for all ages"
The four goals include...
 - (1) To use technology to be more efficient.
 - (2) To keep the library an attractive, pleasant place to be.
 - (3) To explore funding options.
 - (4) To create more visibility in the community.Members of the committee self-selected specific goals/objectives and next will create narratives for each goal/objective. Additional information will be shared as the strategic planning process progresses.
 - (2) Dane County Executive Joe Parisi sent a letter regarding grants for pedestrian trail connections in Dane County. President Czebotar suggested the Adhoc Transportation Committee discussion further.
 - (3) WI League of Municipalities sent communication regarding a program on June 25 regarding economic development.
5. **CONSENT AGENDA.** **Motion** by President Czebotar, second by Trustee Lytle and carried 7-0 by acclamation to approve the consent agenda items
 - a. Motion to approve pre-paid checks #64053-64067 in the amount of \$5,781.21 and current checks #64068-64139 in the amount of \$107,871.07.

- b. Motion to approve the recommendations from Police Chief Craig Sherven that the renewal and original alcohol beverage operator licenses for the 2015-2016 licensing year be approved and the licenses be issued

6. BUSINESS.

- a. Public Safety Committee Report (Trustees Adrian & Mooney)
 - 1) Action on a recommendation from the Public Safety Committee to approve an application for a "Special Event License" and Temporary Class "B" Fermented Malt Beverage License from JAM Fund, Inc. for the JAMFest event to be held from 4:30 p.m. on Friday, July 31, 2015 to 10:00 p.m. on Sunday, August 2, 2015 at Brandt Park. **Motion** by Trustee Adrian, second by Trustee Mooney and carried 7-0 by acclamation to approve an application for a "Special Event License" and Temporary Class "B" Fermented Malt Beverage License from JAM Fund, Inc. for the JAMFest event to be held from 4:30 p.m. on Friday, July 31, 2015 to 10:00 p.m. on Sunday, August 2, 2015 at Brandt Park.
 - 2) Action on a recommendation from the Public Safety Committee to approve the request to allow minors to be present where alcohol is served during JAMFest to be held from 4: 30 p.m. on Friday, July 31, 2015 to 10:00 p.m. on Sunday, August 2, 2015 at Brandt Park. **Motion** by Trustee Adrian, second by Trustee Mooney and carried 7-0 by acclamation to approve the request to allow minors to be present where alcohol is served during JAMFest to be held from 4: 30 p.m. on Friday, July 31, 2015 to 10:00 p.m. on Sunday, August 2, 2015 at Brandt Park.
 - 3) Action on a recommendation from the Public Safety Committee to approve a request from Jam Fund, Inc. that a variance from the Village Code of Ordinances Sec. 20-59(b) be allowed for an 11:00 p.m. rather than 10:00 p.m. ending time for the JamFest on Friday, July 31 and Saturday, August 1 at Brandt Park. **Motion** by Trustee Adrian, second by Trustee Mooney and carried 7-0 by acclamation to approve a request from Jam Fund, Inc. that a variance from the Village Code of Ordinances Sec. 20-59(b) be allowed for an 11:00 p.m. rather than 10:00 p.m. ending time for the JamFest on Friday, July 31 and Saturday, August 1 at Brandt Park.
 - 4) Action on the recommendation from the Public Safety Committee that the renewal applications from Beach House Restaurant, Byrne's McFarland Tavern, Edwards Foye Post No. 534 of the American Legion, Green Lantern Restaurant, Maple Tree Restaurant, Parkside Pub, Spartan Bowl, Spartan Pizza, 5100, Angelo's, J & B Liquor, McFarland BP, Larson Beach BP, Terminal Citgo, McFarland Liquors, wand Walgreens for Alcohol Beverage Licenses for 2015-2016 be approved and the licenses be issued. **Motion** by Trustee Adrian, second by Trustee Mooney and carried 7-0 by acclamation to approve the renewal applications from Beach House Restaurant, Byrne's McFarland Tavern, Edwards Foye Post No. 534 of the American Legion, Green Lantern Restaurant, Maple Tree Restaurant, Parkside Pub, Spartan Bowl, Spartan Pizza, 5100, Angelo's, J & B Liquor, McFarland BP, Larson Beach BP, Terminal Citgo, McFarland Liquors, wand Walgreens for Alcohol Beverage Licenses for 2015-2016.
 - 5) Action on the recommendation from the Public Safety Committee that the original application from Pick N Save #6394 be approved and the license be issued for 2015-2016. **Motion** by Trustee Adrian, second by Trustee Mooney and carried 7-0 by acclamation to approve the original application from Pick N Save #6394 be approved and the license be issued for 2015-2016. The intent is to still check out at the liquor area, but allow for some sales at the counter during peak times.
 - 6) Action on the recommendation from Public Safety Committee to not approve the original application from Kwik Trip #766 and instead approve a Class A Beer license only, and the license be issued for 2015-2016". **Motion** by Trustee Adrian, second by Trustee Mooney, and carried 7-0 by acclamation of approval of a Combo Class A for Kwik Trip #766.

- 7) Action on the recommendation from the Public Safety Committee that the renewal applications from Byrne's McFarland Tavern, Green Lantern Restaurant, Kwik Trip, J & B Liquor, McFarland BP, Parkside Pub, Terminal Citgo, Larson Beach BP, McFarland Liquors, Walgreens, Pick N Save, and Dollar General for Cigarette and Tobacco Products Retail Licenses for 2015-2016 be approved and the licenses be issued. **Motion** by Trustee Adrian, second by Trustee Mooney and carried 7-0 by acclamation to approve the renewal applications from Byrne's McFarland Tavern, Green Lantern Restaurant, Kwik Trip, J & B Liquor, McFarland BP, Parkside Pub, Terminal Citgo, Larson Beach BP, McFarland Liquors, Walgreens, Pick N Save, and Dollar General for Cigarette and Tobacco Products Retail Licenses for 2015-2016.
- b. Plan Commission (President Czebotar & Trustee Kolk)
- 1) Review and possible action on a recommendation from the Plan Commission on a request by Thomas Gannon regarding Preliminary Plat approval for Prairie Place Subdivision located on 33.5 acres east of Holscher Road and north of CTH MN. Tom Gannon was present to provide an overview of the preliminary plat. The changes from the 2008 version were a name change of a road and the vehicle access to Holscher Road was eliminated from the plat. **Motion** by President Czebotar, second by Trustee Kolk and carried 7-0 by acclamation to approve a request by Thomas Gannon regarding Preliminary Plat approval for Prairie Place Subdivision located on 33.5 acres east of Holscher Road and north of CTH MN with the conditions as recommended from the Plan Commission and Village Attorney in the written communication dated June 22, 2015. It was noted on page 50 of the packet to add the following language to the conditions " Limited Vehicle access to Holscher Road for Lots 50 and 51 to be approved by the Plan Commission."
 - 2) Review and possible action on a recommendation from the Plan Commission. (Ordinance 2015-05) on a request by Thomas Gannon to rezone property from A-1 Exclusive Agricultural to R-3 General Residence District, CO Conservancy District, to R1-A Single-Family Residence District to comply with the intended land uses for the proposed Prairie Place Subdivision. **Motion** by President Czebotar, second by Trustee Kolk and carried 6-1 (Trustee Utter voting nay) by acclamation to approve with the recommended conditions a request by Thomas Gannon to rezone property from A-1 Exclusive Agricultural to R-3 General Residence District, CO Conservancy District, to R1-A Single-Family Residence District to comply with the intended land uses for the proposed Prairie Place Subdivision. Attorney Bechler submitted some conditions electronically to staff and would like those to be communicated to Tom Gannon and for him to understand and be aware of these conditions.
 - 3) Review and possible action on a recommendation from the Plan Commission on a request by Ryan Quam of Waubesa Village, LLC for a Conditional Use Permit for approval of a Detailed Plan for Phase I and approval of Phases II and III of a General Plan for Waubesa Village. Mr. Quam plans to construct a commercial residential mixed use building with 11,730 sq.ft. of subdivided commercial space on the first floor and multi-family units on floors two and three for a total of 20 residential units at 4604 Siggelkow Road. Phases II and III are submitted as a General Plan to be constructed in the future on the adjacent 2.94 acres located at 4900 Terminal Drive. Phase II consists of one 30 unit multi-family apartment building. Phase III consists of one 24 unit multi-family apartment building. Ryan Quam was present to give an overview of the project. **Motion** by President Czebotar, second by Trustee Kolk and carried 6-1 (Trustee Utter voting nay) by acclamation to approve a request by Ryan Quam of Waubesa Village, LLC for a Conditional Use Permit for approval of a Detailed Plan for Phase I and approval of Phases II and III of a General Plan for Waubesa Village. Mr. Quam plans to construct a commercial residential mixed use building with 11,730 sq.ft. of subdivided commercial space on the first floor and multi-family units on floors two and three for a total of 20 residential units at 4604

Siggelkow Road. Phases II and III are submitted as a General Plan to be constructed in the future on the adjacent 2.94 acres located at 4900 Terminal Drive. Phase II consists of one 30 unit multi-family apartment building. Phase III consists of one 24 unit multi-family apartment building.

- 4) Review and possible action on a recommendation from the Plan Commission regarding a request by Ryan Quam to rezone 4604 Siggelkow Road (Ordinance 2015-04) from Commercial General (C-G) to Planned Development District, Detail Plan Approved. **Motion** by President Czebotar, second by Trustee Kolk and carried 6-1 (Trustee Utter voting nay) by acclamation to approve a request by Ryan Quam to rezone 4604 Siggelkow Road (Ordinance 2015-04) from Commercial General (C-G) to Planned Development District, Detail Plan.
- 5) Review and possible action on a recommendation from the Plan Commission regarding a request by Ryan Quam to rezone 4900 Terminal Drive from Commercial Highway (C-H) to Planned Development District, General Plan Approved. **Motion** by President Czebotar, second by Trustee Kolk and carried 6-1 (Trustee Utter voting nay) by acclamation to approve a request by Ryan Quam to rezone 4900 Terminal Drive from Commercial Highway (C-H) to Planned Development District, General Plan.
- c. Discussion and possible action on Resolution #12-2015 Village of McFarland, Village Board Resolution Approving Amendment No. 1 of Tax Incremental Finance District No. 4 Village of McFarland, Wisconsin. **Motion** by President Czebotar, second by Trustee Kolk and carried 7-0 by acclamation to approve Resolution #12-2015 Village of McFarland, Village Board Resolution Approving Amendment No. 1 of Tax Incremental Finance District No. 4 Village of McFarland, Wisconsin contingent on the Village's Attorney's review of appendix F. Andrew Brehmer noted the Joint Review Board meeting held its initial meeting and expects to take final action in July. TID #4 is presently under performing and is more than 10% below its base value. Under current law the TID can be re-determined to eliminate the approximate \$1.5 Million dollar deficit.
- d. Discussion and possible action on Resolution #13-2015 Village of McFarland Village Board Resolution Approving Amendment No. 2 of Tax Incremental Finance District No. 3 Village of McFarland, Wisconsin. **Motion** by President Czebotar, second by Trustee Kolk and carried 6-1 (Trustee Utter voting nay) by acclamation to approve Resolution #13-2015 Village of McFarland Village Board Resolution Approving Amendment No. 2 of Tax Incremental Finance District No. 3 Village of McFarland, Wisconsin contingent upon the Village's Attorney's review of appendix F.
- e. Discussion and possible action on drafting a 2015 budget amendment resolution allocating up to \$277,000 in undesignated fund balance to various one-time, non-recurring project expenditures as per the Village's fund balance policy. Administrator Rindfleisch gave an overview of a consensus of items prioritized by staff. The Board held off on replacing training tables and office furniture and would like a security plan to be drawn up to show the big picture. Discussion occurred regarding creating sinking funds. The Board will hold off on further discussion until the next meeting and continue to discuss in detail with more accurate estimates. **Motion** by Trustee Kolk, second by Trustee Utter and carried 7-0 by acclamation to request the Administrator provide resolution listing the expenditures to expend approximately \$34,982.50 on air quality testing in the Municipal Center, EMS turnout gear, lockers, and supply cabinets and Lani Lane/Schneider Drive emergency street improvements and Library LED lighting upgrades.
- f. Discussion and possible action on approving the updated position description for the Senior Accountant/Budget Manager, establishing the pay grade, and directing staff to begin the recruitment process for final approval by the Village Board. Administrator Rindfleisch provided an overview of the proposed positions. The Police and Fire

- Commission will not replace Administrative Captain position; however will fill a EMT/Clerk position. The plan is to hire a Senior Accountant/ Budget and a part-time Finance/Administration Clerk. **Motion** by President Czebotar, second by Trustee Lytle and carried 6-1 Trustee Utter voting nay) by acclamation to approve the Senior Accountant/Budget Manager position at a pay grade 18.
- g. Discussion and possible action appointing Ron Berger to the Plan Commission. **Motion** by President Czebotar, second by Trustee Utter and carried 7-0 by acclamation to appoint Ron Berger to the Plan Commission for a one year term.
 - h. Authority, Board, Commission, and Committee agenda item requests, referrals, and updates. There was no discussion.
7. ADJOURNMENT. **Motion** by Trustee Kolk, second by Trustee Lytle and carried 7-0 by acclamation to adjourn the Village Board meeting at 9:33 pm.

Respectfully Submitted by,
Tracey Berman, Clerk

VILLAGE OF MCFARLAND

NOTICE OF PUBLIC MEETING

JOINT REVIEW BOARD

Tuesday, July 14, 2015

5:00 P.M.

McFarland Municipal Center

MINUTES

1. Call to Order. The meeting was called to order at 5:00pm by Thoresen.
2. Attendance Roll Call. Present: Erik Thoresen (Citizen Member/Chair), Adam Gallagher (Dane County), Jeff Mahoney (McFarland School District), Brian Nowicki (MATC), Brad Czebotar (Village President). Also present: Eric Rindfleisch (Village Administrator), Andrew Bremer (MSA Professional Services).
3. Approval of the minutes from June 15th, 2015 Meeting. Thoresen requested four typos be corrected in the minutes. Motion by Czebotar to approve the June 15th 2015 minutes including fixing identified typos, seconded by Gallagher. Motion passed 5-0.
4. Discussion and possible action on a resolution approving Amendment No. 1 of Tax Increment Finance District No. 4, Village of McFarland, Wisconsin. Gallagher inquired whether there were any comments made during the June 15th, 2015 public hearing. Bremer indicated no one from the public spoke for or against either TID amendment. Motion made by Czebotar, seconded by Gallagher. Motioned passed 5-0.
5. Discussion and possible action on a resolution approving Amendment No. 2 of Tax Increment Finance District No. 3, Village of McFarland, Wisconsin. Motion made by Gallagher, seconded by Czebotar. Motioned passed 5-0.
6. Adjournment. Motion by Czebotar to adjourn, seconded by Mahoney. Motion passed 5-0, meeting adjourned at 5:05pm



APPENDIX D RESOLUTIONS

RESOLUTION NO. 11-2015

VILLAGE OF MCFARLAND PLANNING COMMISSION
RESOLUTION APPROVING AMENDMENT NO. 2 OF
TAX INCREMENTAL FINANCE DISTRICT NO. 3
VILLAGE OF MCFARLAND, WISCONSIN

WHEREAS, the Village of McFarland desires to promote development, blight removal, infrastructure improvements, and broaden the property tax base in Tax Increment District No. 3 and Tax Increment District No. 4; and

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Planning Commission, Village of McFarland, Dane County, Wisconsin has held a public hearing on the proposed Project Plan Amendment No. 2 for Tax Incremental Finance District No. 3 (herein "Project Plan" and "District") on June 15th; and

WHEREAS, after notice as required by law, and prior to the vote on this Resolution, the Planning Commission held a hearing at which interested parties were afforded a reasonable opportunity to express their views on the proposed Project Plan; and

WHEREAS, prior to publication of notice of said hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of all local governmental entities having the power to levy taxes on property within the District including the McFarland School District, Madison Area Technical College, and Dane County; and

WHEREAS, the Project Plan, which is attached to this Resolution and incorporated herein by reference, is intended to only modify certain portions of the Original 2004 Project Plan and 2007 Project Plan Amendment No. 1; and

WHEREAS, the purpose of Project Plan Amendment No. 2 is to allocate excess tax increments from TID No. 3 (the donor TID) to TID No. 4 (the recipient TID); and

WHEREAS, the Original 2004 Project Plan, 2007 Project Plan Amendment No. 1 and 2015 Project Plan Amendment No. 2 together meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District; and
- B. Contains an economic feasibility study; and
- C. Contains a detailed list of estimated project costs; and
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred; and
- E. Includes maps showing existing uses, conditions of real property, and proposed improvements of real property in such District; and
- F. Includes proposed changes, if any, in zoning ordinances, master plan, map, building codes, and Village ordinances; and
- G. Contains a list of estimated non-project costs; and
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by the project; and
- I. Contains a statement indicating how creation of the District promotes the development of the Village.

WHEREAS, the Planning Commission makes the following findings:

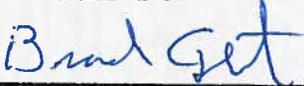
- A. TID No. 3 and TID No. 4 have the same overlaying taxing jurisdictions; and
- ~~B. The Project Plan Amendment No. 2 for TID No. 3 demonstrates that the District's current and projected increment is sufficient to pay off all costs incurred by the District and provides enough surplus revenue to pay some of the costs for the recipient TID No. 4; and~~
- C. TID No. 4 was created upon a finding that not less than 50% of the real property in TID No. 4 is blighted or in need of rehabilitation, thus allowing a Type 3 Paragraph (f) Allocation Amendment under Wisconsin State Statutes 66.1105(6)(f)2; and
- D. That the allocation of excess tax increment from the District directly serves to promote redevelopment and blight elimination activities in TID No. 4 and is likely to enhance significantly the value of real property in TID No. 4; and
- E. Once the donor amendment is established the District cannot request or receive an extension to its maximum life under current State Statutes.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the Village of McFarland, Dane County, Wisconsin hereby approves and adopts the Project Plan for the District, said Project Plan being attached and incorporated by reference.

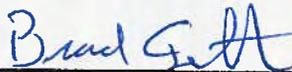
BE IT FURTHER RESOLVED, that the Planning Commission does recommend the Project Plan for adoption by the Village Board for the Village of McFarland, Dane County, Wisconsin.

Dated this 15th day of June 2015.

OFFERED BY:


Commission Member

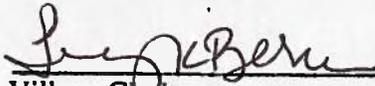
APPROVED BY:


Planning Commission Chair

SECONDED BY:


Commission Member

ATTESTED:


Village Clerk

Voted Yes:

Voted No:

RESOLUTION # 13-2015

RESOLUTION 13-2015			
MOTION		SECOND	
Czebotar		Kolk	
ACTION		DATE	
Adopted		6/22/15	
Referred			
Tabled			
Withdrawn			
Defeated			
Published			
INDIVIDUAL VOTING RECORD			
Adrian	aye	Lyle	aye
Brassington	aye	Mooney	aye
Czebotar	aye	Utter	nay
Kolk	aye		
VOTING RESULTS			
Motion Carried:		6-1	
Motion Defeated:			

VILLAGE OF MCFARLAND VILLAGE BOARD RESOLUTION APPROVING AMENDMENT NO. 2 OF TAX INCREMENTAL FINANCE DISTRICT NO. 3 VILLAGE OF MCFARLAND, WISCONSIN

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Planning Commission, Village of McFarland, Dane County, Wisconsin has held a public hearing on June 15th, 2015 on the proposed Project Plan Amendment No. 2 (herein "Project Plan) for Tax Incremental Finance District No. 3 (herein "District"); and

WHEREAS, pursuant to said statutory section, the Village of McFarland (herein "Village") has taken the following steps in order to implement the Project Plan. To wit:

- A. After notice as required by law, the Planning Commission held a hearing at which interested parties were afforded a reasonable opportunity to express their views on the Project Plan; and
- B. Following said hearing, the Planning Commission adopted the Project Plan, subject to the approval of the Village Board; and
- C. Prior to the publication of notice of said hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of all local governmental entities having the power to levy taxes on property within the District including the McFarland School District, Madison Area Technical College, and Dane County.

WHEREAS, the Village of McFarland desires to promote development, blight removal, infrastructure improvements, and broaden the property tax base in Tax Increment District No. 3 and Tax Increment District No. 4; and

WHEREAS, the Project Plan, which is attached to this Resolution and incorporated herein by reference, is intended to only modify certain portions of the Original 2004 Project Plan and 2007 Project Plan Amendment No. 1; and

WHEREAS, the purpose of Project Plan Amendment No. 2 is to allocate excess tax increments from TID No. 3 (the donor TID) to TID No. 4 (the recipient TID); and

WHEREAS, the Original 2004 Project Plan, 2007 Project Plan Amendment No. 1 and 2015 Project Plan Amendment No. 2 together meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District; and
- B. Contains an economic feasibility study; and
- C. Contains a detailed list of estimated project costs; and
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred; and
- E. Includes maps showing existing uses, conditions of real property, and proposed improvements of real property in such District; and
- F. Includes proposed changes, if any, in zoning ordinances, master plan, map, building codes, and Village ordinances; and
- G. Contains a list of estimated non-project costs; and
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by the project; and
- I. Contains a statement indicating how creation of the District promotes the development of the Village.
- J. Includes an opinion of the Village attorney advising that the Project Plan is complete and complies with sec. 66.1105, Wisconsin Statutes.

WHEREAS, the Village Board makes the following findings:

- A. TID No. 3 and TID No. 4 have the same overlaying taxing jurisdictions; and
- B. The Project Plan Amendment No 2. for TID No. 3 demonstrates that the District's current and projected increment is sufficient to pay off all costs incurred by the District and provides enough surplus revenue to pay some of the costs for the recipient TID No. 4; and
- C. TID No. 4 was created upon a finding that not less than 50% of the real property in TID No. 4 is blighted or in need of rehabilitation, thus allowing a Type 3 Paragraph (f) Allocation Amendment under Wisconsin State Statutes 66.1105(6)(f)2; and
- D. That the allocation of excess tax increment from the District directly serves to promote redevelopment and blight elimination activities in TID No. 4 and is likely to enhance significantly the value of real property in TID No. 4; and

- E. Once the donor amendment is established the District cannot request or receive an extension to its maximum life under current State Statutes.

NOW, THEREFORE, BE IT RESOLVED that the Village Board of the Village of McFarland, Dane County, Wisconsin hereby approves and adopts the Project Plan for Tax Incremental Finance District No. 3, said Project Plan being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the Village Board does recommend the Project Plan for adoption by the Joint Review Board for the Village of McFarland, Dane County, Wisconsin.

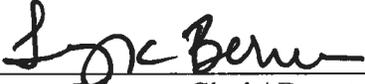
Approved at a regular meeting of the Village Board of the Village of McFarland held this 22nd day of June, 2015.

APPROVED:



Brad Czebotar, Village President

ATTEST:



Tracey Berman, Clerk/ Deputy Treasurer

**JOINT REVIEW BOARD
RESOLUTION
APPROVING AMENDMENT NO. 2 OF
TAX INCREMENTAL FINANCE DISTRICT NO. 3
VILLAGE OF MCFARLAND, WISCONSIN**

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Joint Review Board (herein "Board") called by the Village Board of the Village of McFarland, Dane County, Wisconsin, has met and reviewed the public record, planning documents, and resolution amending the Project Plan (Amendment No. 2) for Tax Incremental Finance District No. 3 (herein "Project Plan") heretofore adopted by the Village Board of the Village of McFarland, Dane County, Wisconsin; and

WHEREAS, the Board has been appointed and has met according to the regulations provided in Section 66.1105, Wisconsin Statutes; and

WHEREAS, the Board has reviewed the Project Plan and all related documents; and

WHEREAS, the purpose of Project Plan amendment is to allocate excess tax increments from TID No. 3 (the "donor" TID) to TID No. 4 (the "recipient" TID); and

WHEREAS, the Board has reviewed the applicable statutory criteria upon which it must base its decision to approve or deny the amendment of Tax Incremental Finance District No. 3 (herein "District"), as specified in sec. 66.1105, Wisconsin Statutes, to wit:

- A. Whether the development/improvements expected within the District would occur without the use of tax increment financing.
- B. Whether the economic benefits of the District as measured by increased employment, business and personal income and property value are insufficient to compensate for the cost of the improvements.
- C. Whether the benefits of the District outweigh the anticipated tax increments to be paid by the owners of the property in the overlying taxing districts.

WHEREAS the Board finds that the development described in the Project Plan would not occur without the amendment of the District, that the economic benefits of the District will compensate for the cost of the improvements, and the benefits outweigh the taxes that residents of overlying districts are expected to pay; and

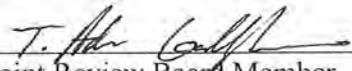
WHEREAS the Board finds that the Project Plan for TID No. 3 demonstrates that the District's current and projected increment is sufficient to pay off all costs incurred by the District and provides enough surplus revenue to pay some of the costs for the recipient TID No. 4; and

WHEREAS the Board finds that the allocation of excess tax increment from the District directly serves to promote redevelopment and blight elimination activities in TID No. 4 and is likely to enhance significantly the value of real property in TID No. 4.

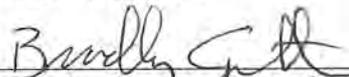
NOW, THEREFORE, BE IT RESOLVED that the Joint Review Board hereby approves the Project Plan and the Resolution of the Village Board of the Village of McFarland, Dane County, Wisconsin approving and adopting the same.

Dated this 14th day of July, 2015.

OFFERED BY:


Joint Review Board Member

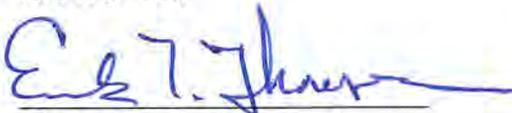
SECONDED BY:


Joint Review Board Member

Voted Yes 5

Vote No 0

APPROVED:


Chair, Joint Review Board

ATTESTED:


Village Administrator

NOTE: The Joint Review Board shall submit its decision to the municipality no later than seven (7) days after the Joint Review Board acts. A majority vote of the Joint Review Board is required for adoption of the above Resolution.



APPENDIX E JRB APPROVAL LETTER

July 14, 2015

Village Board
Village of McFarland
5915 Milwaukee Street
McFarland, WI 53558

Re: Village of McFarland TID #3 Project Plan Approval

To the Village Board:

This is to notify you that the Joint Review Board (JRB) for the Tax Incremental Finance (TIF) District #3 met at the McFarland Village Hall on July 14, 2015. The JRB met for the purpose of reviewing the proposed Project Plan to amend TID #3 and to consider its adoption. After discussion and review of its impact on the taxing jurisdictions involved, the JRB voted to approve the allocation amendment of TID #3 (the donor TID) to TID #4 (the recipient TID) as presented.

Sincerely,



Erik Thoresen, Chair
Joint Review Board

cc: Eric Rindfleisch, Village Administrator
Andrew Bremer, MSA Professional Services, Inc.



APPENDIX E LEGAL OPINION

33 East Main Street
Suite 500
Madison, WI 53703-3095

Mailing Address:

P.O. Box 2038
Madison, WI 53701-2038

Phone:

608.257.7181

Fax:

608.257.2508

www.murphydesmond.com

Lawrence E. Bechler
Direct Line 608.268.5601
Facsimile 608.257.4333
lbechler@murphydesmond.com



18 August 2015

VIA EMAIL ONLY

brad.czebotar@mcfarland.wi.us

Mr. Brad Czebotar
Village President
Village of McFarland
5915 Milwaukee Street
P.O. Box 110
McFarland, WI 53558

Re: Village of McFarland Tax Increment District No. 3
Project Plan Amendment No. 2

Dear Brad:

As requested, we have acted as counsel to the Village of McFarland, a Wisconsin municipal corporation, in connection with the adoption of Amendment No. 2 to the McFarland Tax Increment District No. 3, a Wisconsin Tax Increment District created in 2004 pursuant to Wis. Stats. § 66.1105.

In our capacity as counsel to the Village of McFarland, we have examined originals (or copies identified to our satisfaction as identical to the originals) of the following documents:

1. Amendment No. 2 to Project Plan for Tax Increment District No. 3, as dated June 16, 2015;
2. Notice of Public Hearing relating to adoption of the said Amendment No. 2;
3. Minutes of McFarland Plan Commission dated June 15, 2015 related to said public hearing;
4. Resolution No. 13-2015 of the McFarland Village Board relating to approval of the said Amendment No. 2;

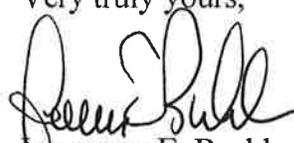
Mr. Brad Czebotar
18 August 2015
Page 2

5. Notices to Chief Executive Officers or administrators of all local governmental entities having power to levy taxes on property within the said Tax Increment District No. 3;
6. Minutes of meeting and Decision of Joint Review Board relating to the said Amendment No. 2 dated July 14, 2015;

Based upon the foregoing, and pursuant to Wis. Stats. 2013-2014 § 66.1105(4)(f), it is our opinion that the Project Plan for Tax Increment District No. 3, as revised by Amendment No. 2 to said Project Plan, is complete and complies with Wis. Stats. 2009-2010 § 66.1105(4)(f).

We render no opinion with regard to the accuracy, validity or sufficiency of any statements and/or findings contained in the said Amendment No. 2, since these were prepared by Village staff and consultants rather than by our office.

Very truly yours,



Lawrence E. Bechler

LEB:daz
07561.041422
Opinion Ltr