

Certified Local
Government
Application

by

The Village of McFarland, WI
January 2018



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Prepared by:

Pauline Boness

Community Development Director

Village of McFarland

(608)838-3154

Pauline.boness@mcfarland.wi.us



January 12, 2018

Mr. Joseph DeRose
State Historical Preservation Office
Wisconsin Historical Society
816 State Street
Madison, WI 53706

Dear Mr. DeRose,

The Village of McFarland is requesting status as a certified local government (CLG) by Wisconsin's State Historical Preservation Office and the Department of the Interior. Back in the 1990's the Village adopted a local preservation ordinance, which has been enforced with respect to eighteen properties identified as locally historic. In addition, we have enforced federal, state and local historical preservation codes/standards regarding the McFarland House, a former residence and boarding house listed on the State and National Register of historical places. We feel our local Historic Preservation Zoning Code, enforced by staff as well as our Landmarks Commission meets the criteria necessary for CLG status.

Receiving this designation will benefit our community by availing us to grant programs; which if funded, will further assist us in preserving our local heritage.

As part of the Village request the following documents are included:

- A copy of our local preservation ordinance.
- A list of properties designated under our local ordinance.
- A list of members of our Landmarks Commission and their backgrounds.
- A description of our preservation efforts thus far including excerpts from various Village plans.

Your local contact for this project would be our Community Development Director, Pauline Boness, who can be reached at 608-838-3154 or by email at Pauline.boness@mcfarland.wi.us

Sincerely,

Brad Czebotar
Village President

McFarland Historical Society

Preserving our heritage now and in the future.

January 22, 2018

Pauline Boness
Community Development Director
Village of McFarland
P.O. Box 110
McFarland, WI 53558

RE: Support for CLG Application

Pauline,

The McFarland Historical Society hereby provides its hearty endorsement of the application by the Village of McFarland to the Wisconsin Historical Society and the U.S. Department of the Interior for Certified Local Government (CLG) status. This letter of support was authorized by the Board of Directors of the McFarland Historical Society at its meeting of January 9, 2018 (Minutes enclosed).

The Historical Society believes that obtaining CLG status will help strengthen the administration of local historic preservation programs. We are particularly excited about the potential of obtaining grant funding that would allow the community to expand efforts to better inform and educate the public about preservation opportunities and we would be happy to assist the Village with such efforts.

Sincerely,



Dale Marsden
President, McFarland Historical Society

Local Plans

In August 2017, the Village of McFarland updated its Comprehensive Plan. (See attached excerpts) Initiatives, which the Village is to undertake, includes CLG status. (Certified Local Government), updating its historic building survey, new modernized presentations of McFarland history.

The Landmarks Committee is in the process of evaluating these initiatives, thus far the Village Board has approved monies for streetscaping in the downtown area: Appropriated monies to hire a consultant to complete a brand initiative, which will examine the Village history in order to focus on a community identity.

McFarland's historic downtown is also part of Tax Incremental Finance District #4. TIF monies have been used thus far for street improvements, streetscaping, and structural restoration of the McFarland House a building on the state and national register of historic places, and, installation of a sprinkling system to a local designated historic structure.

DIVISION 6. - HISTORIC PRESERVATION

Sec. 62-393. - Historic preservation purpose.

The protection, enhancement, perpetuation and use of improvements of special character or special historic interest or value is a public necessity and is required in the interest of health, prosperity, safety and welfare of the people. This Division is intended to:

- (a) Effect and accomplish the protection, enhancement, and perpetuation of such improvements, sites and districts that represent or reflect elements of the Village's cultural, social, economic, political, engineering and architectural history.
- (b) Safeguard the Village's historic and cultural heritage, as embodied and reflected in such historic structures, sites and districts.
- (c) Stabilize and improve property values.
- (d) Foster civic pride in the beauty and noble accomplishments of the past.
- (e) Protect and enhance the Village's attractions to residents, tourists and visitors, and serve as a support and stimulus to business and industry.
- (f) Support the business, economy and industry of the Village.
- (g) Promote the use of historic structures, sites and districts for the education, aesthetic pleasure and welfare of the people of the Village.

(Code 1998, § 13-1-280; Ord. No. 2003-03, § 1(13-1-280), 3-24-2003)

Sec. 62-394. - Historic structures and sites designation criteria.

- (a) For the purpose of this Division, a historic structure or historic site designation may be placed on any site, natural or improved, including any improvement located thereon, or any area of particular historic, architectural or cultural significance to the Village, such as historic structures or sites that:
 - (1) Exemplify or reflect the broad cultural, political, economic or social history of the nation, state or community;
 - (2) Are identified with historic persons or with important events in national, state or local history;
 - (3) Embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style, construction method, or of indigenous materials or craftsmanship; or
 - (4) Are representative of the notable work of a master builder, designer or architect.
- (b) The Landmarks Commission may adopt specific written operating guidelines for designation of

historic structures, historic sites and historic districts providing such conform with the provisions of this Article.

(Code 1998, § 13-1-281; Ord. No. 2003-03, § 1(13-1-281), 3-24-2003)

Sec. 62-395. - Landmarks Commission powers and duties.

- (a) *Designation.* The Landmarks Commission may, subject to Subsection (c) of this Section, recommend that the Village Board designate historic structures, historic sites, and Historic Districts within the Village limits, based on the criteria of Section 62-394. Once so designated, such historic structures, sites and districts shall be subject to all the provisions of this Article.
- (b) *Regulation of construction, reconstruction and exterior alteration.*
- (1) Any person filing an application for a building permit involving the exterior of a designated historic structure, or structure within a Historic District shall also file such application with the Landmarks Commission.
 - (2) No person in charge of a historic structure, historic site or structure within a Historic District shall reconstruct or alter any part of the exterior of such structure or construct any improvement upon such designated historic site or improvement parcel within an Historic District or cause or permit any such work to be performed upon such property unless a certificate of appropriateness has been granted by the Landmarks Commission. Unless such certificate has been granted by the Landmarks Commission, the Building Inspector shall not issue a permit for such work.
 - (3) Upon receiving an application, the Landmarks Commission shall determine whether or not:
 - a. The proposed work would destroy, detrimentally change or adversely affect any existing exterior architectural feature of the improvement upon which said work is to be done; and
 - b. The exterior of any proposed new improvement would fail to harmonize with the external appearance of other neighboring improvements on such site; or
 - c. As to any property in a designated Historic District, construction, reconstruction or exterior alteration fails to conform to the objectives and design criteria of the historic preservation plan for said district as duly adopted by the Village Board.
- (c) *Granting of certificate.* If the Landmarks Commission decides the above questions applicable in the negative, it shall grant the certificate of appropriateness. Upon the issuance of such certificate, the Building Inspector shall issue the building permit. The Landmarks Commission shall make this decision within 45 days of the filing of the application. Should the Landmarks Commission deny the application, the applicant may appeal such decision to the Village Board, which may grant said certificate by a two-thirds vote of the membership, upon a clear showing

of economic hardship by the applicant. In addition, if the Landmarks Commission fails to approve an application, the Landmarks Commission shall, at the applicant's request, cooperate and work with the applicant in an attempt to obtain a certificate of appropriateness within the guidelines of this Article.

(Code 1998, § 13-1-282; Ord. No. 2003-03, § 1(13-1-282), 3-24-2003)

Sec. 62-396. - Criteria for review of alterations of historic structures.

- (a) *Height.* All additions shall be no higher than the existing structure.
- (b) *Second exit platforms.* Second exit platforms shall not be added to the front or sides of a structure unless not visible from the street.
- (c) *Solar collectors.* Passive and active solar collectors will be allowed only if they do not detract from the architectural integrity of the structure and are as unobtrusive as possible. Solar collectors will not be permitted if they hide from street view significant architectural features of the building or neighboring buildings, if their installation requires the loss of significant architectural features, or if they are of such a large scale that they become a major feature of the design.
- (d) *Repairs.* Repairs in materials that exactly duplicate the original in composition, texture and appearance are encouraged. Repairs in new materials that duplicate the original in texture and appearance are also permitted. Repairs in materials that do not duplicate the original in appearance will be permitted on an individual basis if the repairs are compatible with the character and materials of the existing building and if repairs that duplicate the original in appearance are prohibitively expensive.
- (e) *Restoration.* Projects that will return the appearance are encouraged and will be permitted if such projects are documented by photographs, architectural or archeological research, or other suitable evidence.
- (f) *Aluminum or vinyl siding.*
 - (1) Residing with aluminum or vinyl that replaces clapboards or nonoriginal siding on buildings originally sided with clapboards will be permitted only if the new siding imitates the width of the original siding within one inch, and provided that all architectural details (such as window trim, wood cornices, and ornament) either remain uncovered or are duplicated exactly in appearance.
 - (2) Siding that imitates wood graining will not be permitted.
 - (3) If the alteration adds additional layers of siding or insulation on the building, the new siding may be applied over it if the trim is also built up to project from the siding as in the original.
- (g) *Storm windows, screens and storm doors.* The repair and retention of original storm windows, screens and storm doors, or their replacement with new units that duplicate the original in

materials and appearance, is encouraged. Replacements with nonoriginal materials, such as combination metal components, may also be permitted. If metal components are used, owners are encouraged to use metal components which have been factory-enameled. Painting of raw aluminum storm windows after a year of weathering of the finish is encouraged. Storm doors that imitate a specific style shall be permitted only if the style matches the style of the house.

- (h) *Additions and alterations to street facades.* The appearance of all street facades of a structure shall not be altered unless the design is sensitive to the historic character of the building. Specifically, the design shall be compatible with the existing building scale, color, texture and the proportion of solids to voids. Materials and architectural details used in such alterations and additions shall match those on the existing building.
- (i) *Additions and alterations not visible from the street.* Additions and alterations not visible from streets contiguous to the lot lines are permitted if their design is compatible with the scale of the existing building and the materials used are compatible with the existing materials in texture, color and architectural details. Alterations shall harmonize with the architectural design of the building, rather than contrast with it.
- (j) *Side alterations.* Side additions shall be set back from the front wall of the structure.
- (k) *Roof alteration.*
 - (1) Roof alterations, creating increased building volume, additional windows, headroom or area are not permitted unless approved as a variance by the Plan Commission. In addition, the roof shape of the front of the building shall remain the same unless the owner wishes to restore an earlier, documentable appearance.
 - (2) If the existing roofing material is the same as the original, changes in the appearance of roofing materials (excluding color) are prohibited except when the repair of the existing roof is unfeasible and the cost of replacing it in kind is prohibitive. The new roof shall match the original in appearance (excluding color), as closely as is economically feasible.
 - (3) If the existing roofing material is not original to the house, the new roofing materials shall harmonize in color with the house. Thick wood shakes, rolled roofing and hexagonal shingles are prohibited. Restoration to a documentable earlier appearance is encouraged.

(Code 1998, § 13-1-283; Ord. No. 2003-03, § 1(13-1-283), 3-24-2003)

Sec. 62-397. - Regulation of demolition.

- (a) *Procedures.* No permit to demolish all or part of an historic structure, or improvement in an Historic District, shall be granted by the Building Inspector except as follows:
 - (1) No person in charge of an historic structure or improvement in an Historic District shall be granted a permit to demolish such property under any circumstances

without first receiving the written approval of the Landmarks Commission.

- (2) When a person applies for a permit to demolish such property, such application shall be filed with the Landmarks Commission. Upon such application, the Landmarks Commission may refuse to grant such written approval for up to ten months from the date of such application, during which time the Landmarks Commission and the applicant shall undertake serious, continuing discussion to try to find a method to save such property. During such period, the applicant and the Landmarks Commission shall cooperate to try to avoid demolition of the property. At the end of the ten months, if no mutually agreeable method of saving the property bearing a reasonable prospect of eventual success is underway, or if no formal application for funds from any governmental unit or nonprofit organization to preserve the property bearing a reasonable prospect of eventual success is underway, or if no formal application for funds from any governmental unit or nonprofit organization to preserve the property is pending, the Building Inspector may issue the permit to demolish the property without the approval of the Landmarks Commission. If a mutually agreeable method for saving the subject property is pending at the end of such ten-month period, the Building Inspector shall delay the issuance of the permit to demolish the subject property for up to two months more. If the plan to save the property is not consummated by the end of the additional two months, the Building Inspector may issue the demolition permit without the approval of the Landmarks Commission.

- (b) *Standard for review of demolition applications.* In determining whether to issue a certificate of appropriateness for any demolition, the Landmarks Commission shall consider all of the following standards:

- (1) Whether the structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the Village and the State;
- (2) Whether the structure, although not itself a designated historic structure, contributes to the distinctive architectural or historic character of an Historic District as a whole and should be preserved for the benefit of the people of the Village and the State;
- (3) Whether the demolition of the structure would be contrary to the purpose and intent of this Section and to the objectives of the historic preservation plan for an Historic District as duly adopted by the Village Board;
- (4) Whether the structure is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense;
- (5) Whether retention of the structure would promote the general welfare of the people

of the Village and the state by encouraging understanding of American culture and heritage;

- (6) Whether the structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provided that any hardship or difficulty claimed by the owner, which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a certificate of appropriateness;
- (7) Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the buildings and environment of the district in which the subject property is located.

(Code 1998, § 13-1-284; Ord. No. 2003-03, § 1(13-1-284), 3-24-2003)

Sec. 62-398. - Appeals of Landmarks Commission actions.

A decision by the Landmarks Commission to deny a certificate of appropriateness may be appealed to the Village Board. The appeal shall be initiated by filing a petition, specifying the grounds therefor, with the Village Clerk within ten days of the date the decision of the Landmarks Commission is made. After a public hearing, the Village Board may, by vote of two-thirds of its members, reverse or modify the decision of the Landmarks Commission if, after balancing the interest of the public in preserving the subject property and the interest of the owner in using it for such owner's own purposes, the Village Board finds that, owing to special conditions pertaining to the specific piece of property, demolition will preclude any and all reasonable use of the property and/or will cause serious hardship for the owner, provided that any self-created hardship shall not be a basis for reversal or modification of the Landmarks Commission's decision.

(Code 1998, § 13-1-285; Ord. No. 2003-03, § 1(13-1-285), 3-24-2003)

Sec. 62-399. - Recognition of historic structures and historic sites.

After an historic structure or site has been so designated by the Landmarks Commission, the Landmarks Commission shall cause to be placed on such property, at Village expense, a suitable plaque declaring that such property is an historic structure or site. Such plaque shall be placed for ease of pedestrian visibility. The plaque shall contain all information deemed appropriate by the Landmarks Commission.

(Code 1998, § 13-1-286; Ord. No. 2003-03, § 1(13-1-286), 3-24-2003)

Sec. 62-400. - Rescission of historic structure of site designation; sale.

Any owner of record of an historic structure or site who wishes to sell said historic structure but is unable to find a buyer willing to preserve such an historic structure or site, may petition the Landmarks Commission for a rescission of its designation. Such petition shall contain a verified statement that the owner has made reasonable attempts in good faith to find and attract such a buyer and such other information deemed reasonably necessary by the Landmarks Commission. Following the filing of such petition:

- (a) The owner and the Landmarks Commission shall work together in good faith to locate a buyer for the subject property who is willing to abide by its designation.
- (b) If, at the end of a period not exceeding 12 months from the date of such petition, no such buyer can be found and if the owner still desires to obtain such a rescission, the Landmarks Commission shall rescind its designation of the subject property.
- (c) In the event of such rescission, the Landmarks Commission shall notify the Village Clerk, the Building Inspector and the Village Assessor of same, and shall cause the rescission to be recorded at Village expense in the Dane County Register of Deeds.
- (d) Following any such rescission, the Landmarks Commission may not redesignate the subject property as an historic structure or site for at least two years from the date of rescission.

(Code 1998, § 13-1-287; Ord. No. 2003-03, § 1(13-1-287), 3-24-2003)

Sec. 62-401. - Historic designation procedures.

- (a) *Recommendations; notice; public hearing; independent investigation; designation.* The Landmarks Commission may, after notice and public hearing, recommend that the Village Board establish historic structures, sites and historic districts. At least ten days prior to such hearing, the Landmarks Commission shall give written notice to the owners of record, listed in the Village Assessor's records, of the affected property and other property situated within 200 feet of the affected property. The Landmarks Commission shall also give notice of such hearing to the Director of Public Works, Parks and Recreation Committee, Fire and Emergency Medical Services Department, Police Department, Building Inspector and Plan Commission. Each may respond to the proposed designation or rescission in writing or by appearance. The Landmarks Commission shall then conduct such public hearing and may hear expert witnesses and may subpoena such witnesses and records as it deems necessary. The Landmarks Commission may conduct an independent investigation into the proposed designation or rescission. Within ten days after the public hearing, the Landmarks Commission may recommend to the Village Board the designation of the property as an historic structure, an historic site, or recommend to the Village Board the designation of the property as an historic structure, an historic site, or recommend its inclusion in an historic district, or may rescind the designation. The Village Board may hold a

separate public hearing on the owner's or its own request before designation. After the designation or rescission of designation has occurred, notification shall be sent to the property owner and to the persons who appeared at the public hearing. The Landmarks Commission shall cause the designation or rescission to be recorded, at Village expense, in the Dane County Register of Deeds.

(b) *Voluntary restrictive covenants.* The owner of any historic structure or site may, at any time following such designation, enter into restrictive covenants on the subject property after negotiation with the Landmarks Commission. The Landmarks Commission may assist the owner in preparing such covenants in the interest of preserving the historic property. The owner shall record such covenants in the Dane County Register of Deeds, and shall notify the Village Assessor of such covenants and the conditions thereof.

(c) *Creation of Historic District.*

- (1) The Landmarks Commission may select geographically defined areas within the Village for designation by the Village Board as Historic Districts and shall prepare a historic preservation and land use plan in ordinance form for each area. An Historic District may be designated for any geographic area of particular historic, architectural or cultural significance to the Village that:
 - a. Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state or community;
 - b. Is identified with historic persons or with important events in national, state or local history; or
 - c. Embodies the distinguishing characteristics of architectural type specimens inherently valuable for study of a period, style, method, or construction, indigenous materials or craftsmanship; or
 - d. Is representative of the notable works of master builders, designers, or architects who influenced their age.
- (2) Each historic preservation plan prepared for by the Landmarks Commission shall include a cultural and architectural analysis supporting the historic significance of the area, the specific guidelines for development and a statement of preservation objectives.

(d) *Criteria for the review of alterations in Historic Districts.*

- (1) *Height.* All additions shall be no higher than the existing structure.
- (2) *Second exit platforms.* Second exit platforms shall not be added to the front or sides of a structure unless not visible from the street.
- (3) *Solar collectors.* Passive and active solar collectors will be allowed only if they do not detract from the architectural integrity of the structure and are as unobtrusive as possible. Solar collectors will not be permitted if they hide from street view

significant architectural features of the building or neighboring buildings, if their installation requires the loss of significant architectural features, or if they are of such a large scale that they become a major feature of the design.

- (4) *Repairs.* Repairs in materials that exactly duplicate the original in composition, texture and appearance are encouraged. Repairs in new materials that duplicate the original in texture and appearance are also permitted. Repairs in materials that do not duplicate the original in appearance will be permitted on an individual basis if the repairs are compatible with the character and materials of the existing building and if repairs that duplicate the original in appearance are prohibitively expensive.
- (5) *Restoration.* Projects that will return the appearance of the building to an earlier appearance are encouraged and will be permitted if such projects are documented by photographs, architectural or archeological research, or other suitable evidence.
- (6) *Aluminum or vinyl siding.*
 - a. Residing with aluminum or vinyl that replaces clapboards will be permitted, only if the new siding imitates the width of the original siding within one inch, and provided that all architectural details (such as window trim, wood cornices, and ornament) either remain uncovered or are duplicated exactly in appearance.
 - b. Siding that imitates wood graining will not be permitted.
 - c. If the alteration adds additional layers of siding or insulation on the building, the new siding may be applied over it if the trim is also built up to project from the siding as in the original.
- (7) *Storm windows, screens and storm doors.* The repair and retention of original storm windows, screens and storm doors, or their replacement with new units that duplicate the original in materials and appearance is encouraged. Replacements with nonoriginal materials, such as combination metal components, may also be permitted. Painting of raw aluminum storm windows after a year of weathering of the finish is encouraged. Storm doors that imitate a specific style shall be permitted only if the style matches the style of the house.
- (8) *Additions and alterations to street facades.* The appearance of all street facades of a structure shall not be altered unless the design is sensitive to the historic character of the building. Specifically, the design shall be compatible with the existing building in scale, color, texture and the proportion of solids to voids. Materials and architectural details used in such alterations and additions shall either match those on the existing building or shall be materials and details used for the original construction of other buildings in the historic district of similar materials, age, and architectural style.
- (9) *Additions and alterations not visible from the street.* Additions and alterations not

visible from streets contiguous to the lot lines are permitted if their design is compatible with the scale of the existing building and, the materials used are compatible with the existing materials in texture, color and architectural details. Alterations shall harmonize with the architectural design of the building, rather than contrast with it.

- (10) *Side additions.* Side additions shall be set back from the front wall of the structure.
- (11) *Roof alterations.*
- a. Roof alterations creating increased building volume, additional windows, headroom, or area are not permitted unless approved as a variance by the Plan Commission. In addition, the roof shape of the front of the building shall remain the same unless the owner wishes to restore an earlier, documentable appearance.
 - b. If the existing roofing material is the same as the original, changes in the appearance of roofing materials (excluding color) are prohibited except when the repair of the existing roof is unfeasible and the cost of replacing it in kind is prohibitive. The new roof shall match the original in appearance (excluding color), as closely as is economically feasible.
 - c. If the existing roofing material is not original to the house, the new roofing materials shall harmonize in color with the house. Thick wood shakes, rolled roofing and hexagonal shingles are prohibited. Restoration to a documentable earlier appearance is encouraged.

(e) *Criteria for the review of new construction in Historic Districts.*

- (1) *Primary buildings.*
- a. *Height.* The maximum height for new buildings in the R-1, R-1A, R-1B, R-2 and R-3 zoning districts shall be 35 feet. Conditional use permits may be granted by the Plan Commission for three story buildings of exceptional design in the R-3 zoning district. The maximum height for new buildings in the C-G zoning district shall be 40 feet, and the C-P, C-H, C-L and C-C zoning districts shall have a 35 foot height limit. Maximum heights for buildings for all commercial districts may be increased upon issuance of a conditional use permit by the Plan Commission.
 - b. *Roofs.* The following roof shapes are encouraged: hipped, gable, gambrel, shed. Roof shapes will be considered on an individual basis, but must be compatible with the building in the visually related area.
 - c. *Materials.* Materials for the exterior walls of new buildings shall be the same or similar to the materials prevalent in the district. The following materials will be permitted: brick, narrow gauge horizontal clapboards under four inches in exposed width, stone, stucco, smooth shingles, or any combination of the

above. The following materials are prohibited: concrete block, asbestos, wide clapboards over four inches in exposed width, diagonal boards, vertical boards, rough sawn wood, rough split shingles, shakes, and sheet metal. Other materials will be considered on an individual basis.

- d. *Visual size.* The gross area of the front facade (all walls facing the street) of a single-family, two unit or commercial building shall be no greater than 125 percent of the gross area of the front facades of buildings in the visually related area. The gross area of the front facade of a multiple-family building should be no more than 125 percent of the average gross area of the front facades of all buildings within the visually related area. If this is not possible, changes in the setback should be designed in the front facade of the building to repeat the rhythm and proportions of buildings verses space between them within the visually related area.
- e. *Solar collectors.* Solar collectors will be permitted on new buildings, including the front facades. Solar collectors are prohibited if such devices hide from street view significant architectural features of neighboring buildings, or are of such a large scale that they become a major feature of the design.
- f. *Parking lots.* No new surface parking lots will be allowed in the R-1, R-1A or R-2 districts. In the other zoning districts, no new parking lots will be allowed unless accessory to and on the same zoning lot as a multiple unit residential building.

- (2) *Accessory buildings.* Accessory buildings shall be compatible with the design of the existing buildings on the zoning lot and as unobtrusive as possible. Exterior wall materials permitted are the same as for construction of new primary buildings, but should be the same as the exterior materials of existing buildings on the same zoning lot wherever possible.

(Code 1998, § 13-1-288; Ord. No. 2003-03, § 1(13-1-288), 3-24-2003; Ord. No. 2013-14, § 71, 11-11-2013)

Sec. 62-402. - Historic District review and adoption procedures.

- (a) The Landmarks Commission shall hold a public hearing when considering the plan for an Historic District. Notice of the time, place and purpose of such hearing shall be given by publication as a class 2 notice. Notice of the time, place and purpose of the public hearing shall also be sent by the Village Clerk to the owners of record, as listed in the assessment records, who are owners of property situated within the district or within 200 feet of the boundaries of the proposed district at least ten days prior to the date of the hearing. Following the public hearing, the Landmarks Commission shall vote to recommend, reject or withhold action on the plan. The recommendation, if any, shall be forwarded to the Village Board.
- (b) Upon receipt of the recommendations of the Landmarks Commission, the Village Board shall hold a public hearing, notice to be given as noted in Subsection (a) of this Section, and shall,

following the public hearing, either designate or reject the Historic District. Designation of the Historic District shall constitute adoption of the plan in Article form prepared for that district directing implementation of said plan.

(Code 1998, § 13-1-289; Ord. No. 2003-03, § 1(13-1-289), 3-24-2003)

Sec. 62-403. - Conformance with regulations.

Every person in charge of any historic structure, site or improvement in an Historic District shall maintain same or cause or permit it to be maintained in a condition consistent with the provisions of this Article. The Building Inspector shall make periodic exterior inspections at intervals provided by the Village Board of designated historic structures, sites and districts. If the Building Inspector has received a complaint from an identified citizen, the Building Inspector may inspect with physical entry upon the property and improvement, with permission of the owner, to insure that interior alterations or maintenance will not jeopardize the exterior appearance or structural stability of the improvement. If an owner refuses permission for entry, the Building Inspector may obtain a special inspection warrant pursuant to Wis. Stats. § 66.0119 and take any other reasonable measures to further enforcement of this Article.

(Code 1998, § 13-1-290; Ord. No. 2003-03, § 1(13-1-290), 3-24-2003)

Sec. 62-404. - Maintenance of historic sites.

- (a) Every person in charge of an improvement on an historic site or in an Historic District shall keep in good repair all of the exterior portions of such improvement and all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portions of such improvement to fall into a state of disrepair. This provision shall be in addition to all other provisions of law relating to the premises' repair.
- (b) Insofar as applicable to an historic structure, historic site or improvement in an Historic District, any provision of the Village Plumbing Code, Building Code, Heating, Ventilating and Air Conditioning Code, and Sign Ordinance may be varied, on application, by the appropriate board having jurisdiction over such ordinance, provided such variance does not endanger public health and safety.

(Code 1998, § 13-1-291; Ord. No. 2003-03, § 1(13-1-291), 3-24-2003)

Sec. 62-405. - Conditions dangerous to life, health or property.

Nothing contained in this Article shall prohibit necessary construction, reconstruction, alteration or demolition of any historic structure, any improvement on an historic site or in an Historic District pursuant to order of any governmental agency or pursuant to any court judgment, for the purpose of remedying emergency conditions determined to be dangerous to life, health or property. In such cases, no approval from the Landmarks Commission shall be required.

11/7/2017

McFarland, WI Code of Ordinances

(Code 1998, § 13-1-292; Ord. No. 2003-03, § 1(13-1-292), 3-24-2003)

Secs. 62-406—62-423. - Reserved.

Local Historic Properties

LANDMARKS COMMISSION

Members Present: Brad Jackson, Kevin Kesterson, John Obst and Ron Larson.
Members Absent: Kathy Kludy
Visitors: Ken Brost, Jr., Mrs. Russell Bouffiou, Brian McCormick

The Landmarks Commission met at 7:30 p.m. on Thursday, March 21, 1991 in the Village Hall.

Due to conflicting schedules, no one from the Landmarks Commission was able to attend the annual meeting of the Wisconsin Association of Historic Preservation Commissions. We do appreciate the Village Board providing funds for the meeting. We regret the funds could not be used.

Brian McCormick, an architect with the State Historic Preservation Division, spoke to the commission concerning the old commercial buildings on Main and Exchange streets. The presentation was for the benefit of the downtown property owners but, unfortunately, none were able to attend.

However, the Landmarks Commission members were able to learn a great deal from McCormick's slide presentation. Items mentioned were: renovation, tax credits, and the National Register of Historic Places.

Further discussion was held concerning the wording of the landmarks ordinance. It was decided to leave section f on pages 8 and 9 the way it is currently. A change can be made later if the wording is found to be a problem.

The Larson House at 6003 Exchange St. was discussed. The deteriorating condition of the house is cause of great concern to the Landmarks Commission. A letter will be written to the owner, Rev. Roy Hoenecke, explaining the historical and architectural significance, and the great possibility of the house being added to the National Register of Historic Places if nominated. We hope that with some incentive, Rev. Hoenecke will make attempts to see that the house is cared for properly.

A motion was made by John Obst, seconded by Kevin Kesterson, that the eighteen properties nominated by the Landmarks Commission as local landmarks, be passed on to the Village Board for designation.

It was resolved that the eighteen properties listed below be designated historic structures in accordance to the criteria listed in the Historic Preservation Ordinance for the Village of McFarland.

- | | | |
|-------------------|--------------------|--------------------|
| 915 Exchange St. | 5923 Exchange St. | ✓6003 Exchange St. |
| 107 Exchange St. | ✓6116 Exchange St. | ✓6120 Exchange St. |
| 128 Exchange St. | 6142 Exchange St. | ✓6304 Exchange St. |
| 123 Johnson St. | ✓5910 Main St. | ✓5902 Main St. |
| 319 Main St. | ✓5606 Main St. | ✓5416 Main St. |
| 707 Wisconsin St. | ✓5518 Brodhead St. | 5810 Brodhead St. |

Respectfully submitted,

Ron Larson

REGULAR BOARD MEETING - APRIL 9, 1991

Regular meeting of the Village Board of the Village of McFarland was duly called to order by President Larson at 7:30 p.m., Tuesday, April 9, 1991 in the Meeting Room of the Municipal Building with all members present except Trustee Hanson.

On motion by Trustee Schultz, seconded by Trustee Kesterson and carried, the minutes of the March 12 Regular and March 19 and April 1 Special meetings were approved as written.

President Larson said since this is her last meeting after four years as president, she wished to thank the Village staff, Department heads, Attorney Bechler, our Engineer, Trustees and voters, and encouraged the public to serve on the Board.

Clerk Davis then expressed thanks to President Larson for her years on the Board. She reported that she had met today with John Burdick of S & J Electronics who is very knowledgeable about computers. She was extremely impressed with him, and said that he will be writing up the specifications and would be willing to help us initially set up and get our operation going.

Fire Chief Swenson reported that Schneider's field had been burned on April 1, and that he is expecting an estimate next week on refurbishing the pumper.

Trustee Weiss highlighted the Parks Committee report of March 20.

A hearing date of the May 14 Regular Board meeting was set for An Ordinance To Revise Parkland Dedication Requirements Under Land Subdivision Regulations.

The Plan Commission had recommended that the Village Board adopt Economic Development Policy as a guide for Economic Development. On motion by Trustee Mueller, seconded by Trustee Schultz and carried, the policy was adopted.

A motion was made by Trustee Mueller and seconded by Trustee Weiss to adopt Commerce Park Deed Restrictions and Protective Covenants, dated March 25, 1991. Attorney Bechler stated that he and Bill Preboski had met a number of times over the terms of these covenants, and noted a few minor changes. A motion was made by Trustee Kesterson, seconded by Trustee Schultz and carried to make the changes noted by Attorney Bechler. The amended motion then carried.

Trustee Faust said they will be discussing the Smokeeter at future Public Safety meetings.

Trustee Kesterson reported that the main focus at the Public Works meeting was the street sweeper (which will be here on Friday). They discussed the landscaping plans on Highway 51 and agree with the Parks Committee that brick pavers not be used on the medians.

Dick Carleton said the Cable Committee is still looking for two members; other than that, everything is going good.

Trustee Kesterson reported that the Landmarks Commission had a slide presentation by the State Historical Society. A motion was made by Trustee Kesterson, seconded by Trustee Schultz and carried to adopt the following resolution: Be it resolved that the eighteen properties

listed below be designated historic structures in accordance to the criteria listed in the Historic Preservation Ordinance for the Village of McFarland:

- 5915 Exchange St. 5923 Exchange St. 6003 Exchange St.
- 6107 Exchange St. 6116 Exchange St. 6120 Exchange St.
- 6128 Exchange St. 6142 Exchange St. 6304 Exchange St.
- 6123 Johnson St. 5910 Main St. 5902 Main St.
- 5819 Main St. 5606 Main St. 5416 Main St.
- 5707 Wisconsin St. 5518 Broadhead St. 5810 Broadhead St.

Concern was expressed about the deteriorating condition at 6003 Exchange Street. Trustee Kesterson said the Landmarks Commission is attempting to contact the owner. President Larson congratulated and thanked the commission for several years of hard work and encouraged residents to drive by and see these homes.

On motion by Trustee Faust, seconded by Trustee Schultz and carried, the following recommendation from the Personnel Committee was adopted: Reclassification of Sgt. Schneider to Lieutenant with the understanding the position reverts back to sergeant upon Schneider's retirement or leaving Village employment; further that a salary of \$31,000, effective the first pay period after Board approval, be granted. It is understood this is a exempt position.

Trustee Mueller highlighted the minutes of the Finance Committee meeting of April 3. On his motion, seconded by Trustee Schultz and carried, approval was given for payment of vouchers 7428-7530 and checks 18891-18909.

DPW Dancker, reporting for Emergency Government, said the mock disaster is planned for 1 p.m. on May 10.

A letter had been received from Jane Licht asking that the \$300 she donated in 1987 for a memorial sign for Conrad Jaeger at Indian Mound Conservation Park be returned to her since the sign had never been erected. DPW Dancker presented a copy of the wording that Ms. Licht had wanted on the sign and noted that it would've cost at least \$3,000 for that amount of wording. Trustee Kesterson said the Parks Committee did work on this for about 9 months, trying to accommodate the wording and discussing different types of signs. DPW Dancker said he spoke to Ms. Licht today and informed her this item will be back on the Parks agenda for their April 17 meeting, and she will be expecting a call back from him on April 18. Therefore, this item is deferred until that time.

Communcations included newsletters and publication from Wisconsin Taxpayer's Alliance and a letter from Pat Kennedy regarding Capital Cost Recovery, inviting the Board to a meeting April 15 when the School Board's part of the Capital Cost Recovery will be presented.

On motion by Trustee Schultz, seconded by Trustee Kesterson and carried, Operator's licenses for Donald Barnes, Jr. (Bob's McFarland Liquors), Bonnie Omit (Beverage Galley), and Gregory Wick (Maple Tree) were approved. (President Larson abstained.)

The meeting was adjourned on motion by Trustee Schultz, seconded by Trustee Kesterson and carried.

Respectfully submitted,
Sue Entwistle

Local Plans

In August 2017, the Village of McFarland updated its Comprehensive Plan. (See attached excerpts) Initiatives, which the Village is to undertake, includes CLG status. (Certified Local Government), updating its historic building survey, new modernized presentations of McFarland history.

The Landmarks Committee is in the process of evaluating these initiatives, thus far the Village Board has approved monies for streetscaping in the downtown area: Appropriated monies to hire a consultant to complete a brand initiative, which will examine the Village history in order to focus on a community identity.

McFarland's historic downtown is also part of Tax Incremental Finance District #4. TIF monies have been used thus far for street improvements, streetscaping, and structural restoration of the McFarland house a building on the state and national register of historic places, and, installation of a sprinkling system to a local designated historic structure.

Landmarks Commission Membership

- Chair and Village Board Trustee Mary Pat Lytle – 2 years

Member for the last five years of the Village of McFarland Board of Trustees

Member of the McFarland Historical Society

Participant in the renovation of the Larson House, a designated local historic property.

- Member Ron Larson – 20 years

B.A. History

Author “Historic McFarland – A Walking Tour”

Board of Directors McFarland Historical Society 1985 -2000

Employed by the Wisconsin Historical Society 2009- 2017

- Member Kathy Krusiec – 2 years

Business owner specializing in interior design and historic renovation

Volunteer – Renovation of the Larson House a designated local historic property

- Member Gordon Kinder – 7 years

Has been remodeling period homes and furniture since the late 1960's

Member of the Village of McFarland Board of Zoning Appeals committee since 1989

- Member Virginia Nichols – 1 year

Currently serves as Board member of McFarland Historical Society

Memberships - McFarland Cemetery Association Board, Wisconsin Historical Society,

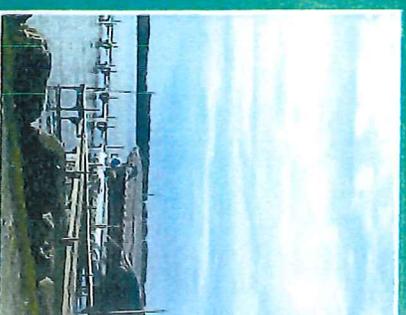
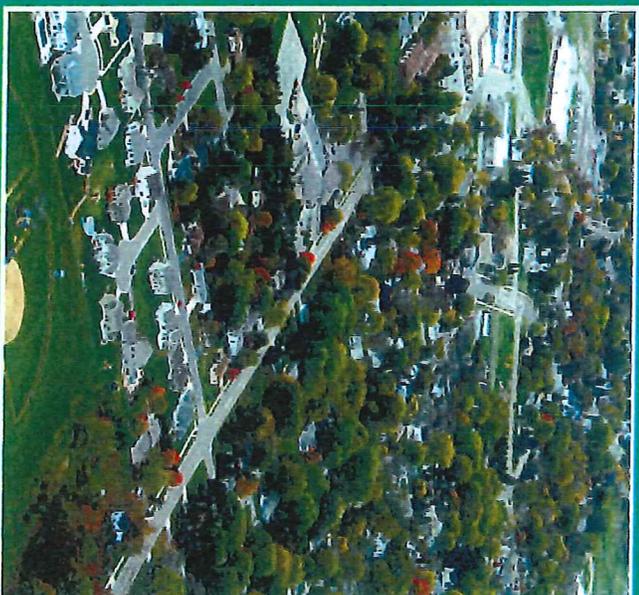
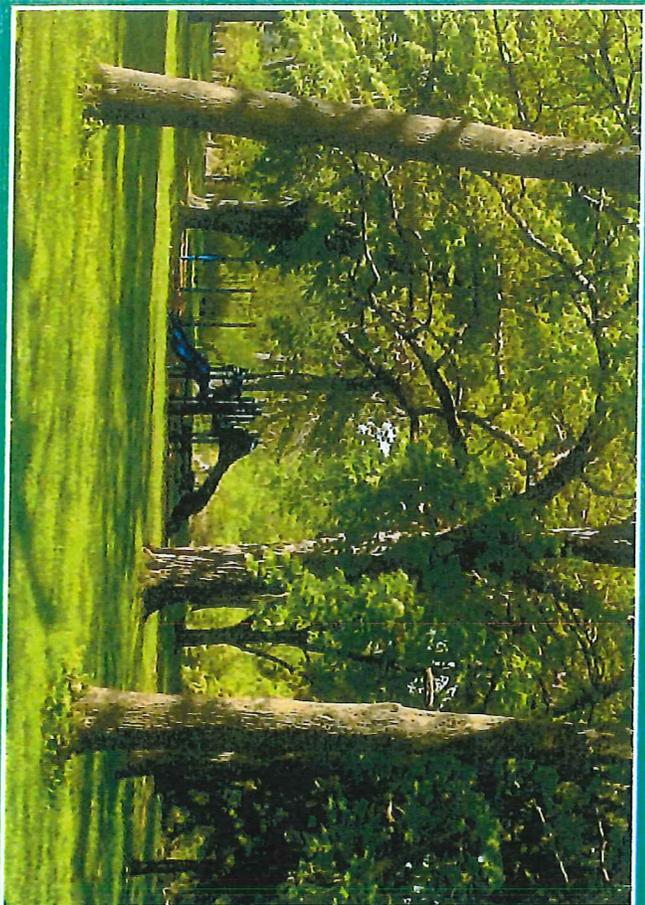
Wisconsin Genealogical Society

Professional Genealogist, retired history instructor

Village of McFarland Comprehensive Plan Volume 2: Vision and Directions

Recommended by Village Plan Commission: August 21, 2017 (Resolution 2017-17)

Adopted by Village of McFarland Board: August 28, 2017 (Ordinance 2017-19)



CHAPTER 3—CULTURE AND COMMUNITY CHARACTER

Goal: Enhance and share an image of McFarland organized around its waterfront village setting, historic resources, community events, and involved citizenry.



Objectives

1. Refine, develop, and communicate the desired community character for McFarland.
2. Advance heritage preservation and link to quality of life and prosperity.
3. Help create places, activities, and services to bring people together.



Initiatives

(see full chapter to read more)

1. Develop an Updated McFarland Brand. The Village may pursue “place branding” to help distinguish and market McFarland to existing and prospective businesses and residents.
2. Enhance Community Entryway Features and Wayfinding. Community entryway features, wayfinding signage, and landscaping along key corridors like Highways 51 and MN will enhance McFarland’s image and economic viability.
3. Reinvalidate McFarland’s Historic Preservation Efforts. A range of efforts, like updating a historic building inventory or becoming a Certified Local Government, could further distinguish McFarland as a village with history.
4. Collaborate on Development of an Intergenerational Community Center. The timing appears ripe to move forward on such an effort.
5. Support the Needs of Aging Residents. Several initiatives in this volume support McFarland’s large Baby Boom population over the next 20+ years.

Chapter Purpose

This chapter will help the Village focus efforts that will define and advance McFarland's community character. "Community character" can be hard to define, but it is a reason why many people choose to visit, shop, and live in a community. Local culture and history; the look and feel of the Village; activities, events; and special places; and a general sense of togetherness and common direction are important components of community character.

Policies for Culture and Community Character

1. Work to develop and enhance special places, such as the Village's downtown and waterfront parks.
2. Work through and with the Landmarks Commission and McFarland Historical Society, which will be the primary actors for local historic preservation and communication.
3. Clearly and consistently communicate what it means to be in McFarland through quality development, branding, consistent public signage and landscaping, parks, the library, other public facilities, and programming.
4. Support local concerts, sports, holiday festivals, fairs, and other events that celebrate McFarland's heritage and local traditions.
5. Work with the School District, Chamber of Commerce, Historical Society, Public Library, Senior Outreach Services, and other community organizations to promote cultural, community, and family-based events, programs, and facilities.



The McFarland Historical Museum provides a trove of information on McFarland's history.



Initiatives for Culture and Community Character



1. Develop an Updated McFarland Brand

A solid, consistent place branding effort can advance community and economic development, and foster a sense of pride among existing residents and businesses. This initiative aims to assist community leaders with the following approach to branding McFarland:

- **Conducting preliminary discussions:** Village staff may introduce and gain support for the idea of place branding by including the topic as a discussion item on various meeting agendas, and likely with the Chamber of Commerce. These early discussions should consider funding and geographic extent. For example, should the branding effort extend beyond the Village limits to the larger McFarland community, perhaps to the School District or 53558 zip code boundaries?
- **Forming an advisory committee:** The Village may appoint a group of decision makers from the community to lead design of a McFarland brand concept. This committee could have representation from the Chamber, Village, School District, business owners, historic preservation interests, and other uniquely qualified citizens.
- **Hiring a branding expert:** The committee is advised to engage a qualified marketing/branding firm. This firm could be hired through a request for proposals (RFP) process. The RFP

Community Branding Examples



New Glarus' ethnic and cultural heritage has evolved into a longstanding and well-defined place brand. The Swiss brand is reinforced by commercial architecture, festivals, food and beverages, and other experiences.



The Wisconsin River inspired the more recently developed brand for the Sauk Prairie area. The process was initiated by the Chamber of Commerce with the brand also adopted by the Villages of Sauk City and Prairie du Sac.



should capture the highlights of the preliminary discussions, define roles, and specify the project scope and timeline. A skilled marketing/branding firm would be able to offer the committee sound advice on how best the brand could be created and implemented. This step depends on an early funding commitment.

- **Designing the brand:** Through its new brand, McFarland should tell a compelling story to its target audience(s), reflective of how the Village came to be and how it intends to grow. The brand should evoke images and emotions for residents, visitors, and prospects. Based on initial discussions during the comprehensive planning process, McFarland's brand may embrace being a haven on the waterfront, offering water-based recreation; exemplifying "Golden Era" post-World War II suburbia; and/or boasting outstanding schools, major highways, and/or a historic downtown or buildings.
- **Developing base product(s):** Base products should include a new logo(s), likely a tagline, initial web- and print-based marketing concepts and materials, and further recommendations for implementation including funding and partnerships. Travel Wisconsin (<http://industry.travelwisconsin.com>) and the Wisconsin Economic Development Corporation (<http://inwisconsin.com/community>) should be referenced. The base products should be endorsed by the committee, the Village Board, and any other sponsoring agencies.
- **Brand implementation:** Once endorsed, the committee or staff should energize internal audiences—such as other Village staff, key partners, and residents—to become ambassadors for the McFarland brand. The "old" logo should also be removed as quickly and consistently as the new brand is rolled out. Implementation should include overhauls to Village and possibly Chamber websites, advertising, work clothing, letterhead, envelopes, and all digital communications. Local plans, studies, and position paper should embrace the brand. Signage is also key, including new and replacement community entry signs, wayfinding signs, banners, public park and building signage, and Village vehicle signs or magnets. Preparing complementary private sign design guidelines may encourage private sector signage to contribute to the Village's brand.

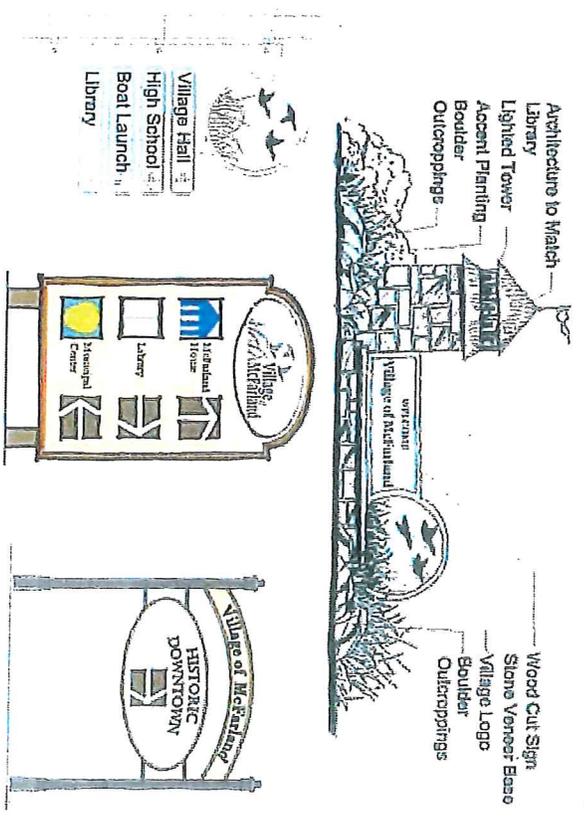


2. Enhance Community Entryway Features and Wayfinding

Entryway features are attention-getting installations that often include major signage, landscaping, and even interactive elements like a fountain or sculpture. Attractive entryway features make a strong first impression, and can draw people to spend time in a place. The purpose of wayfinding signage is to direct visitors to key public destinations and districts.

The Village intends to focus its entryway features and wayfinding signage along two main corridors—Highway 51 and Highway MN (Farwell, Main, and Broadhead Streets). Highway 51 is the major north-south corridor through the Village—it forms many travelers’ first and only impression of McFarland. It is also located near the Village’s western edge, with the Village’s historic downtown about ¼ mile east via Farwell Street. The area near the intersection of Highway 51 and Farwell Street therefore provides a prime setting for wayfinding signage and village-scaled entryway features.

Major programmed highway reconstruction projects provide opportunities for such installations. The Village and County have been reconstructing the MN roadway from 2016 to 2018. Soon after, a major Highway 51 reconstruction project is scheduled (see Chapter 8—Transportation). The Village will advocate that a small percentage of Highway 51 funding be devoted to enhancing community landscaping, wayfinding signs, and entryway signs. In addition to linking with highway projects, further financial support may be attained through grants, Tax Increment District (TID) funds, partnerships with adjacent businesses, and community donations.



Past McFarland Plans have included examples of both entryway and wayfinding signage concepts for the Village. (Black and white images were prepared by Schreiber/Anderson Associates and color images by Vandewalle & Associates)



Other Village planning documents illustrate particular opportunities for the Highway 51 corridor, particularly the [Highway 51 Corridor Concept Plan](#) prepared in

2007 with the assistance of Schreiber/Anderson Associates.

Conceptual opportunities for Highway MN are provided in the

[Downtown Strategic Market](#)

[Analysis and Opportunities](#)

[Assessment](#), prepared in 2010

with the assistance of Vandewalle & Associates, and in Chapter 5—

Economic Development and Map

8: McFarland’s “Main Street.” In certain cases, these highway

rights-of-way may not be wide

enough or may be subject to other restrictions that do not allow new entryway and wayfinding signage. In those cases, the Village may wish to obtain easements from adjacent private properties.

The Village may also introduce secondary community entryway and wayfinding signage in other areas. These may include, for example, the Marsh/Siggelkow Road intersection at the Village’s northern edge, the Exchange Street/Yahara River bridge at the southern edge, and one or more emerging entryways at the Village’s expanding eastern edge. Similar signage along Village bike and pedestrian paths, particularly at key trailhead locations, will also be considered.



These two images depict the intersection of Farwell Street and Highway 51. The image on the right shows how the southeast quadrant might look after installing entryway enhancements.

(from *Highway 51 Corridor Concept Plan*—Schreiber/Anderson Associates)



3. Reininvigorate McFarland's Historic Preservation Efforts

McFarland's Landmarks Commission promotes historic preservation and education, identifies and seeks designation of historic structures on the National Register of Historic Places, and reviews the appropriateness of remodeling to locally-designated landmark structures. While it has had many successes, the Commission seeks to reinvigorate the Village's historic preservation efforts. Such efforts may include the following:

- **Update historic building survey:** The Commission may investigate the historic significance of post-World War II buildings and sites. It was just after World War II when the Village's growth accelerated. Much of McFarland's identity today is formed by residences and other buildings constructed in this post-war period. Buildings constructed 50 or more years ago—or before 1967—are technically eligible for listing as historic places.
- **Consider becoming a Certified Local Government:** The Wisconsin State Historic Preservation Officer administers the Certified Local Government (CLG) program for the National Park Service in Wisconsin. Benefits of CLG Status include eligibility to apply for Historic Preservation Fund grants, comment on National Register of Historic Places nominations within its municipal boundaries before they are sent to the State Historic Preservation Review Board, and use the International Existing Building Code Chapter 11 for locally designated historic buildings.
- **Continue to modernize presentations of McFarland's history:** In addition to its museum, the McFarland Historical Society maintains an informative and attractive Web page to share McFarland's rich history (<https://www.mcfarlandhistorical.org/>). The Village also encourages the Society to work with the Village



The McFarland House is one of many designated landmarks that also has a modern function—in its case a café.



Communications and Technology Department to expand its “video library” to include modern accounts of historic places in McFarland, along with recorded memories from older residents. These videos could be distributed via the Society’s web page, cable TV, YouTube, and other media outlets.

- **Integrate surrounding historic character into land use decision making:** In addition to preserving landmarks, the Village endeavors to emphasize the value of historic buildings and older neighborhoods as part of its zoning decisions. New development and redevelopment near such buildings and neighborhoods should respect their integrity, function, and scale. See Chapter 5—Land Use and Figure 4-2 for applicable guidelines.



4. Collaborate on Development of an Intergenerational Community Center

A multigenerational Village community center would be a place for area residents of all ages to meet, learn, recreate, and socialize.

The timing for a new community center is ripe. There is community support (see sidebar). The McFarland Youth Center is on leased land that has been approved for residential redevelopment; the Youth Center will therefore need to relocate within the next couple of years. Further, the services of the Village’s Senior Center are limited at least in part by its shared space in the Municipal Center. A new community center would enable the Senior Outreach Services Department to focus on recreation as well as additional social services.

Finally, the Village has begun a municipal facility master planning process to which community center planning is logically linked. See Chapter 7—Utilities and Community Facilities for more details on the master planning initiative.

Once the basic program and users for the space are established, a location and type of project (i.e., new construction, expansion, remodeling) can be determined. Consideration will be given to a number of sites. These including but are not limited to infill sites along Farwell Street, the McFarland Food Pantry site on Hough Street, Christ the King Church site, the community garden site downtown, or constructed 2nd levels of either the Library or Municipal Center (or reconfigured existing

Support for a Community Center

The 2016 community survey conducted during the comprehensive planning process placed “build a community center with spaces and activities for all ages” second among a list of nine potential community investment priorities, just behind “build an off-street bike and pedestrian trail network.”



space if one or both of these levels is built). The Village may assign priority to accessible sites near a bike/ped path; along a major road that may also serve as a future public transit route; and/or among other complementary uses like downtown, schools, and shopping.

5. Support the Needs of Aging Residents

Like many communities that mainly developed in the second half of the 2000s, McFarland has large cohorts of Baby Boomers in and approaching retirement age. Looking forward over the next 20 years, this aging population creates many opportunities and challenges for McFarland. As the McFarland Senior Services Director has commented, there will not be a “one size fits all” response to senior needs. Initiatives supporting the diversity and well-being of local seniors are included throughout this volume, including the following initiatives:

- Collaborate on Development of an Intergenerational Community Center (Chapter 3—Culture and Community Character).
- Secure McFarland’s Planned East Side Expansion (Chapter 4—Land Use)
- Implement a Resident Retention and Attraction Strategy (Chapter 6—Housing and Neighborhoods)
- Invest in and Maintain Existing Village Neighborhoods (Chapter 6—Housing and Neighborhoods)
- Prepare and Implement a Municipal Facilities Master Plan (Chapter 7—Utilities and Community Facilities)
- Explore the Introduction of Transit Service (Chapter 8—Transportation)
- Practice Transparency and Inclusion in Government Activities (Chp. 9—Intergovernmental & Stakeholder Cooperation)



This housing development in McFarland is designed exclusively for seniors. Senior housing is amenable to some older adults with compact, one-story floor plans, easy navigation, and freedom from yard maintenance. Still, senior housing is not a solution for every older resident.

