A Planning Document For

VILLAGE OF MCFARLAND, WISCONSIN
District Boundary and Project Plan

Redevelopment District No. 1
(TID #3)

Village Board Action – July 12, 2010

VANDEWALLE & ASSOCIATES INC.

© 2009

Table of Contents

Table of Contents ..... **i**
Introduction **1**
Map 1: Redevelopment Area #1 Boundary 6
Redevelopment Objectives **7**
Consistency with Local Plans **9**
Existing Conditions **9**
Map 2: Existing Land Uses 11
Table 1: Parcel Use 12
Map 3: Existing Zoning 15
Redevelopment Area Parcels **16**
Map 4: Potential Redevelopment Areas 19
Proposed Uses of the Area **20**
Standards of Population Density, Land Coverage and Building Intensity after Development **20**
Map 5: Proposed Land Uses 22
Table 2: 2009 Parcel and Valuation Listing 23
Proposed Changes in Zoning, Building Codes, Ordinances, and Maps **27**
Proposed Site Improvements and Utilities **27**
Project Financing **28**
Performance Standards **28**
Plan Amendments **28**
Relocation of Displaced Persons and Businesses **29**
Land Disposition **29**
Termination **29**
Appendix A. Blighted Area Finding **30**
Map 6: Blight Determination Parcels 33
Table 3: Blight Determination 34

Introduction

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

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

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

The second area the Village is addressing is TID #4 and that encompasses the historic Downtown and properties to the west along Farwell St. This area will be designated as Redevelopment District #2 and will have its own project plan with specific goals and objectives.

Historically, the properties within Redevelopment District #1 have been industrial in nature. Located on Hwy 51 just south of the South Beltline which connects to the Interstate system, the properties located in Redevelopment District #1 enjoy transportation access second to none in the region. In addition, many years ago, a major gasoline pipeline was laid parallel to the Hwy 51 corridor through and north of the Village. Consequently, the logical growth pattern along this pipeline and the Hwy 51 corridor with its excellent transportation connections, encouraged the location of many tank “farms”. This necessary land use did not significantly impact the region for many years. However, within the last twenty years, the adverse

effects of the tank farms have negatively impacted the redevelopment potential of surrounding properties.

This type of land use requires intensive transportation access and use with hundreds of large tanker semis accessing each of the terminals on a daily basis. In addition, safety precautions are very strict and require stringent adherence which negatively affects abutting properties in the types of land use, landscaping, transportation access and similar activities. The safety precautions necessary for each tank farm terminal also limit themselves in the types of landscaping allowed, necessary setbacks and vacant land surrounding the tanks, etc. so as to provide minimal density of development vs. intense density of development that could occur along this highway corridor.

Another issue which arises due to this type of land use is the impact on the environment surrounding this area. Lake Waubesa is immediate adjacent to many of the terminal properties. In addition, an environmental stormwater corridor bisects the Redevelopment District. The nature of the tank farm terminal useage could present extreme environmental concerns if accidental spillage or leakage occurred. This plan acknowledges that the current owners have taken the required legal steps to avoid any environmental disaster but accidents do happen and that is reason to acknowledge the potential for an environmental problem sometime in the future.

The tank farms have been and continue to be "good neighbors and citizens" in McFarland. The recommendations in this Redevelopment Plan are not meant to imply that these businesses and owners are not wanted in the Village. The land use recommendations contained herein are intended to be very long-range (50-100 years) and only if certain other conditions in the region are met.

In addition, Redevelopment District #1 contains some old and tired industrial uses that were located along the Hwy 51 corridor. A few are no longer in existence; others should be moved to a less visible site in a heavier industrial area. These land uses are located primarily in the northeast portion of the Redevelopment District, east of Hwy 51.

The purpose of the Redevelopment District #1 Project Plan is to provide the Village with a vehicle to allow the Community Development Authority to participate in redevelopment projects and also to use Lease Revenue Bonds for financing the infrastructure in TID #3. Another vehicle available to the CDA with the creation of a redevelopment district is to use Lease Revenue Bonds for financing the infrastructure in TID #3. Under this scenario, the CDA borrows funds to pay for infrastructure or other redevelopment activities and maintains control of those improvements. The Village reimburses the CDA for those improvements and their borrowing with tax revenues generated from new development and increment within the Tax Increment District. With these revenues, the CDA pays back the bond and is made whole.

As stated above, the Redevelopment District boundary is limited to the current TID #3 boundary. The Village may choose to expand the project area in the future if the property immediately north of the northwest corner would switch jurisdictions from Madison to McFarland. That property is currently a tank farm property and should be incorporated into a larger redevelopment proposal. Transfer of the property between jurisdictions is a very complex process with no concrete discussions taking place at the writing of this plan. However, for long-range planning purposes, inclusion of this property into a larger redevelopment project in that area would bring the most logical and orderly growth to the community at the northernmost area of the Village.

Redevelopment District #1 Project Plan should be used in conjunction with the TID #3 Project Plan. While TID #3 is the financial enabling tool, the TID #3 Project Plan is also the planning document from which to undertake public improvement projects and redevelopment direction for implementation with Redevelopment District #1 Project Plan.

Statutory Authority

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

Redevelopment Area

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

It is further described as follows:

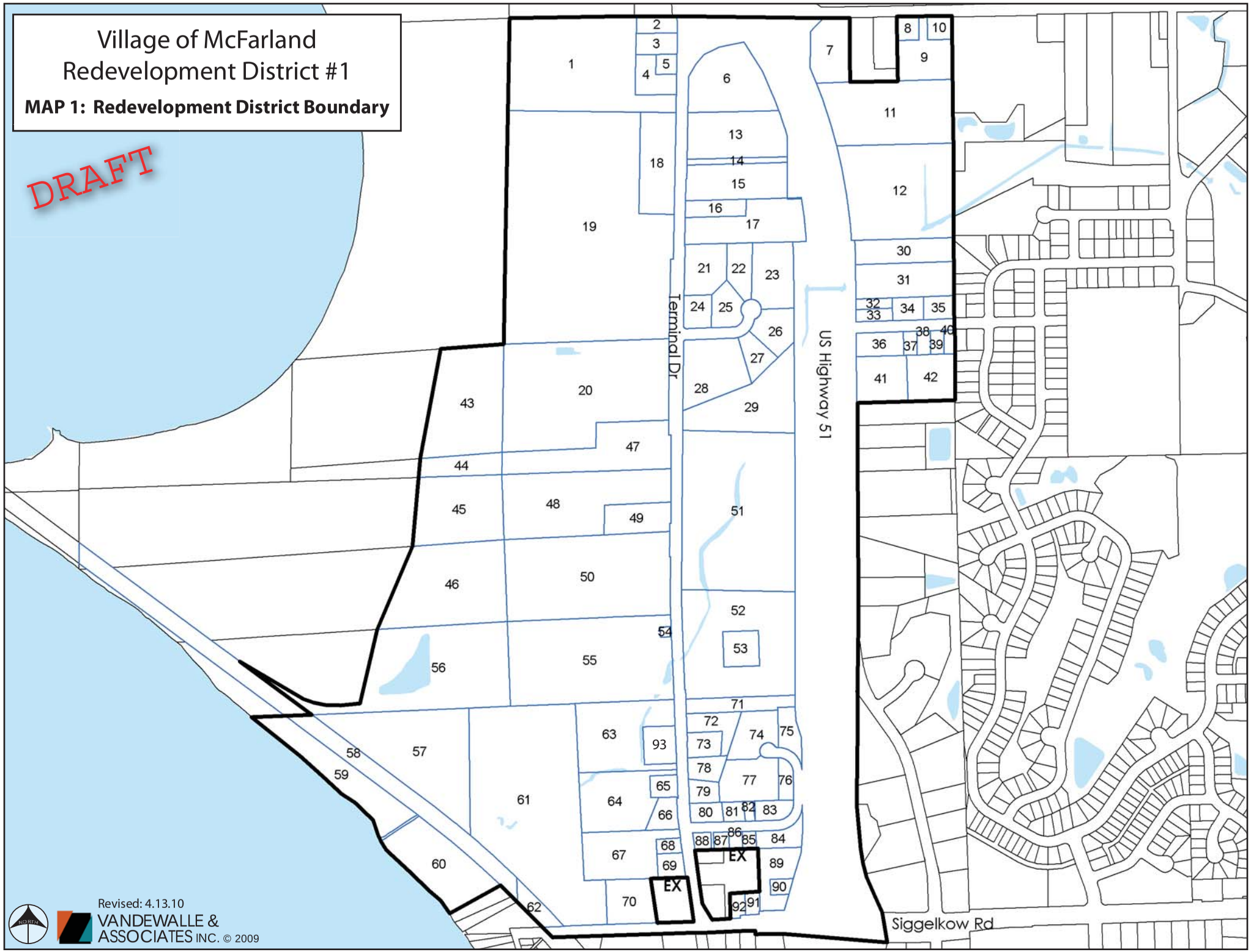
METES & BOUNDS DESCRIPTION

Commencing at the West ¼ corner of Section 34, Township 7 North, Range 10 East, thence S 86° W, 297.12 feet, thence N35°W, 106 feet to the Point of Beginning of this description; thence northwesterly along the lake shore to the intersection of the NW¼ NE¼ south line with the lakeshore; thence east along said ¼ line to the intersection of the Easterly Right-of-Way line with said NE¼ NE¼ south line; thence N 86°44'30" E along south line of NE ¼ line of Section 33 to the east railroad right-of-way line; thence northwesterly along said railroad right-of-way line 573.93 feet; thence leaving said right-of-way line, S 59°30' E, 418.54 feet to a solid iron stake set, said stake being 50 feet off the centerline of a spur railroad track; thence southeasterly along the arc of a curve, said curve running parallel and 50 feet northerly of the centerline of said spur railroad track, to a solid iron stake set being S 79°47' E, 268.33 feet from the last described point; thence N 86°39' E running parallel to and 50 feet northerly of said spur track centerline, 100.10 feet to a solid iron stake set; thence N 16°30'52" E, 458.28 feet; thence N 66°52'15" E, 530.26 feet; thence N 03°28'20" W, 507.02 feet; thence N 10°24'14" E, 650.59 feet; thence easterly to the east line of Section 28; thence N 00°30'39" E, 1941.6 feet, thence N 88°52'40" E, 439.44 feet; thence N 89°03'33" E, 13.61 feet; thence N 89°03'33" E, 211.24 feet to the west right-of-way line of Terminal Drive; thence West to the east right-of-way line of Triangle Street; thence S 43°46'42" W, 111.56 feet, thence S 00°12'45" E, 215.46 feet, thence on a curve to the right of radius 3030.79', whose long chord bears S 22°50'21" E, 97.05 feet; thence south along the east right-of-way of Triangle Street which is parallel to and 66 feet east of the east right-of-way line of USH 51 which curves concave to the west with a radius of 2967.9 feet and a long chord of S 15° E, 401.3 feet; thence N 87° E, 688.23 feet, thence S 545.35 feet; thence S 01° W, 337.6 feet; thence S 00°38'00" E, 347.45 feet; thence S 01°50' W, 270.2 feet; thence S 89°39' E, 578.85 feet to the easterly right-of-way line of Triangle Street; thence following the easterly right-of-way line of Triangle Street S 01°50' W, 405.3 feet; thence W, 66 feet to the easterly right-of-way line of USH 51; thence along the easterly right-of-way line of USH 51 S 0°49'17" E, 354.75 feet; thence S 0°48'10" E, 417.38 feet; thence south along the easterly right-of-way line of USH 51 to the

intersection of the easterly right-of-way line of USH 51 and the westerly right-of-way line of Triangle Street; thence south along the easterly line right-of-way line of USH 51 955.83 feet; thence West to the west right-of-way line of USH 51; thence S 88°26’58” W, 275.71 feet, thence East 400.75 feet to the easterly right-of-way line of Terminal Drive; thence S 08°14’ E, 60.18 feet; thence S 08°14’ E to a point 303.71 feet N 05°56’17”W of the intersection of the centerlines of Terminal Drive and Siggelkow Road; thence S 89°13’59” W, 548.91 feet, thence S 0°11’24” E, 301.86 feet; thence West along the north right-of-way line of Siggelkow Road 351.95 feet to the west railroad right-of-way line; thence N 46°10’ W along curve to left of radius 5680.15 feet 246.47 feet; thence S 61° W, 330.89 feet to the Point of Beginning; except Lot 2, CSM 1034, except Lot 1, Lot 2, Lot 3, CSM 8755.

Village of McFarland Redevelopment District #1

MAP 1: Redevelopment District Boundary



Redevelopment Objectives

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

In the late 1980s, early 1990s, the Village aggressively marketed the east side of the Hwy 51 corridor north of Siggelkow Road. As a result of this aggressive marketing, many good quality, industrial uses located on the north end of Triangle and then mid-way down and south to Siggelkow Road. Development interest waned on the west side of the Hwy 51 corridor due to the restrictive nature of land uses that could commingle with tank farms and terminals.

In 2004, the Village created TID #3. The purpose of creation of this TID was to repeat the aggressive marketing and business recruitment done in the 1990s but primarily on the west side of Hwy 51. With creation of this TID, the Village was able to successfully market to two new businesses which brought significant new tax base and quality jobs to the community and were good corporate citizens and businesses that could co-exist with the tank farms and terminals. Unfortunately, due to the economic downturn experienced in 2008 and 2009, one of the businesses was unable to stay open and is currently vacant. The original business is still operating and hoping to expand on the vacant portion of the property when the economy gets better and they are able to secure more customers.

In 2005, the Village of McFarland adopted The Terminal and Triangle District Plan. The purpose of this plan was to address the following areas, both generally and in detail:

- Presents detailed criteria against which to evaluate requests for rezoning, site plans, conditional use permits and other development proposals. To the extent that development proposals offer alternate approaches to achieve similar or better results, the Village should consider such alternate approaches.
- Helps direct public improvements, such as Terminal Drive enhancements and landscaping, which will in turn attract high quality economic development and enhance McFarland's northern gateway.
- Provides guidance to the Village Board and new Community Development Authority on the types of projects to support with TIF financing.

The Terminal and Triangle District Plan further identifies unique opportunities in each of the subdistricts as follows:

- **Highway 51 Design Subdistrict**, including the public highway right-of-way and private lands adjacent to (and across Triangle Drive from) Highway 51. This corridor is critical to McFarland's image, and McFarland's image is critical in establishing the Village's economic future.
- **Beltline-Oriented Commercial Subdistrict**, including lands along Terminal Drive near its intersection with Highway 51. This area presents superior highway access and visibility, is next to permanently protected lake and wetland areas, and is ripe for redevelopment focused on commercial service uses.
- **Mixed-Use Lakeview Village Subdistrict**, including lands near the intersection of Terminal Drive and Siggelkow Road, near the south end of the planning area. This subdistrict presents opportunities for mixed-use, higher density development focused on its waterfront and water view location and good road, rail, and community access.
- **Industrial Center Subdistrict**, including industrial and distribution focused lands along Terminal Drive between the previous two subdistricts. These areas will continue with similar uses, with upgrades in development quality when new proposals are offered.
- **Triangle/Meinders Subdistrict**, focused on small parcels near the intersection of these two streets. These parcels—currently in a mix of land uses of generally low quality—enjoy good highway visibility. Land assembly will be particularly critical for future redevelopment.

The purpose of Redevelopment District Plan #1 is to provide the redevelopment tools necessary to recruit new business and complement the financing tool already in place with TID #3. The Village may need to participate more in identification, recruitment and securing of business and redevelopment of key properties in this District. Elimination of blighted buildings and uses on the east side of Hwy 51 on Triangle St. will provide smaller lots for smaller businesses that need visibility and good transportation access.

In addition, the Development Design Principles contained in The Terminal and Triangle District Plan list the importance of following the land use recommendations, the development design principles and transportation recommendations which will guide new and redevelopment in this area.

In summary, Redevelopment Objectives include business recruitment, job creation, elimination of blighted buildings and land uses, encouragement of infill development on underutilized land by cooperating with existing property owners to promote new building, recruit businesses that do not require the heavy transportation uses currently within the District in an effort to offset the current transportation demand, and protect and enhance the environmental corridor and areas on the far western portion of the District.

All of these Redevelopment Objectives, if met, will help alleviate the "blighted" conditions which currently exist and which the Village is preparing to address through creation of Redevelopment District #1 Project Plan.

Consistency with Local Plans

This redevelopment plan is consistent with the recommendations contained in the Village of McFarland Comprehensive Plan. It is also consistent with the Tax Increment Finance District #3 Project Plan and Tax Increment Financing District #3 Amendment #1 Project Plan. These plans may be amended from time to time. This Redevelopment Plan is intended to be consistent with any changes or modifications in the Village's plans as amended and adopted.

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

Existing Conditions

Existing Land Use and Zoning

Existing land use in the Redevelopment District is depicted on Map Two and Table One. Over 60% of the district is industrial or an industrial-commercial type of use. There are 20 lots (or 25%) which are residential uses and approximately 7 lots which are strictly commercial use.

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

Existing Conditions

The existing land uses within the proposed boundary for Redevelopment District No. 1 are notated on Map Two: Existing Land Uses. The existing condition of uses are described below on the east and west side of Hwy 51.

<u>East Side of Hwy 51</u>

New development has taken place on the northern-most properties. Old buildings have been demolished and new development is currently being undertaken. Tank farms and terminals are located along Triangle Street immediately south of this new development. Between the tank farms and the southern edge of the boundary on the east side of Hwy 51 contains old, dilapidated, underutilized properties and buildings and also some very new, very attractive buildings. There is a stark contrast between

the blighted properties and the newly developed properties on Triangle Street which further points out the need to redevelop the blighted properties to further enhance existing and new development in this portion of the Redevelopment District.

West Side of Hwy 51

The west side of Hwy 51 along Terminal Drive could be described as containing tank farms and terminals in approximately 50% of the land by area. There exists a significant amount of vacant and/or underutilized land due to the nature and requirements for safety on the properties owned by the oil companies. There has been significant redevelopment of underutilized properties on McFarland Court. Properties north of this new development contains a propane distributor and trucking and/or truck repair facilities. Redevelopment of this area is critical as it is the major gateway to the Village and the trucking and repair facilities could be located on an interior lot and/or relocated to another area in the Village that has the same transportation access.

There is significant environmental corridors and wetlands/environmentally sensitive areas on this side of the highway. Lake Waubesa is literally a "stone's throw" from many of these uses. The Village has a beautiful park on the water. Rail access is available along the western edge of part of the properties.

There are also a few small businesses and several residential properties in the southern portion along Terminal Drive and Hwy 51. Many of the residential uses are nicely maintained. There is also under utilized property in this area as well.

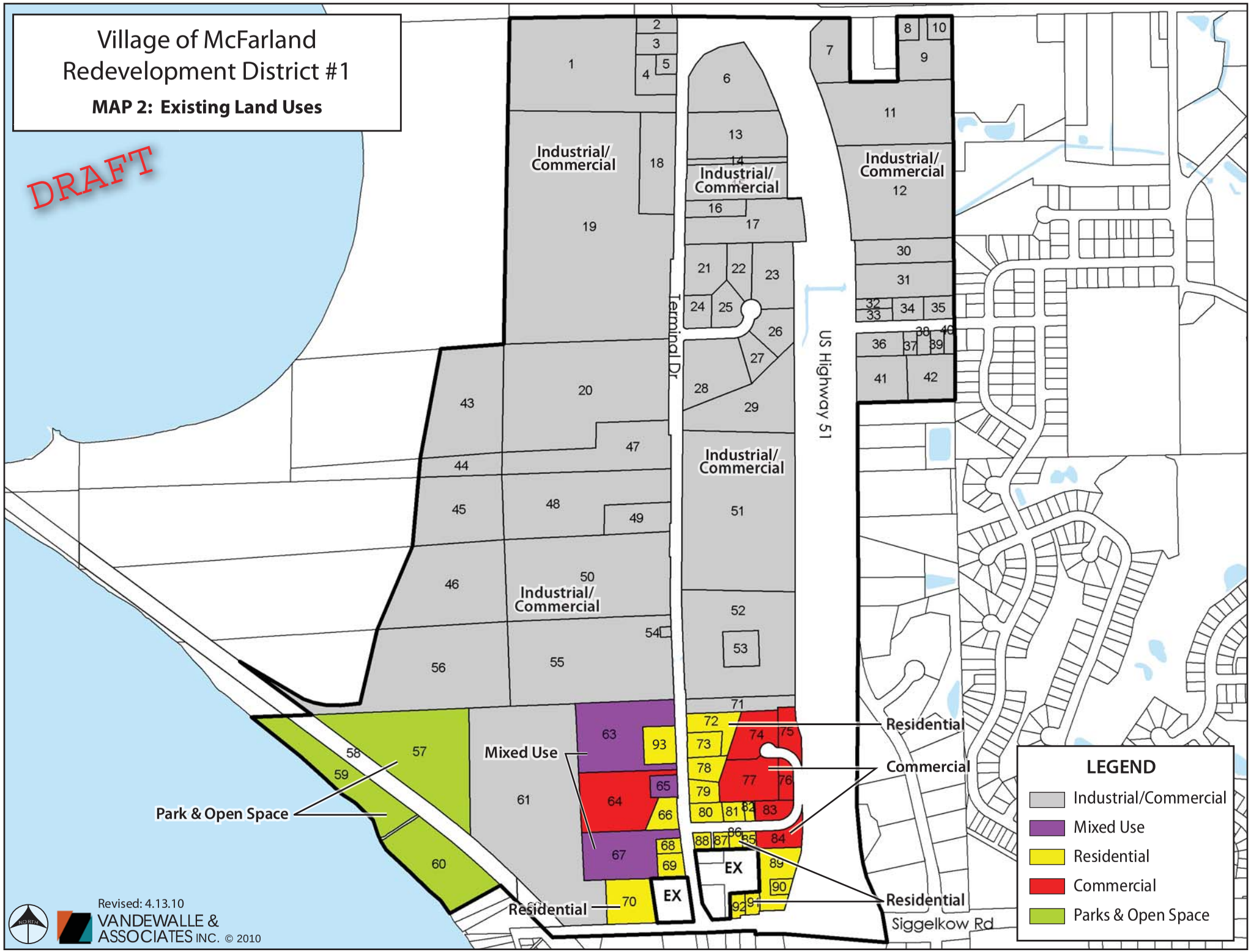
The redevelopment area currently has the following zoning:

Highway Commercial
Limited Commercial
Conservancy
Commercial Park
Manufactured-Intensive
Single & Two-Family Residence
General Residence

Village of McFarland Redevelopment District #1

MAP 2: Existing Land Uses

DRAFT



Revised: 4.13.10

VANDEWALLE & ASSOCIATES INC. © 2010

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

Map #	Parcel #	Property Owner	Property Address	Class
1	071027385651	US OIL CO INC	4306 TERMINAL DR	Comm
2	071027385407	MANGAT ENTERPRISES LLC	4004 TERMINAL DR	Comm
3	071027385158	RICHARD L GRAMS	4008 TERMINAL DR	Comm
4	071027385354	BRUCE GJERMO	4016 TERMINAL DR	Comm
5	071027385256	RICHARD L GRAMS	4012 TERMINAL DR	Comm
6	071027385005	A-BUDGET WAREHOUSING INC	4015 TERMINAL DR	Comm
7	071027380420	TIMOTHY T NEITZEL	4801 VOGES RD	Comm
8	071027380019	SPARTAN PROPERTIES OF MCFARLAND LLC	4905 VOGES RD	Comm
9	071027380117	SPARTAN PROPERTIES OF MCFARLAND LLC	4913 VOGES RD	Comm
10	071027380215	SPARTAN PROPERTIES OF MCFARLAND LLC	4915 VOGES RD	Comm
11	071027384300	ARC TERMINAL HOLDINGS LLC	4009 TRIANGLE ST	Comm
12	071027383203	FARMERS UNION CENTRAL EXCHANGE INC	4103 TRIANGLE ST	Comm
13	071027389207	INNOVATIVE WISCONSIN ENTERPRISES LLC	4107 TERMINAL DR	Comm
14	071027389109	INNOVATIVE WISCONSIN ENTERPRISES LLC		Comm
15	071027389001	NATIONAL PROPANE LP	4117 TERMINAL DR	Comm
16	071027388913	4201 BUILDING PARTNERSHIP	4121 TERMINAL DR	Comm
17	071027388600	MMI LLC	4123 TERMINAL DR	Comm
18	071027385751	US OIL CO INC	4306 TERMINAL DR	Comm
19	071027385851	GETTY REFINING & MARKETING CO	4306 TERMINAL DR	Comm
20	071027391801	US OIL CO INC	4402 TERMINAL DR	Comm
21	071027390008	VENTURE FUELS LLC	4215 TERMINAL DR	Comm
22	071027340631	BADGER TERMINAL LLC	4760 MCFARLAND CT	Comm
23	071027340941	BADGER TERMINAL LLC	4772 MCFARLAND CT	Comm
24	071027340011	CSAK REIK LLC	4700 MCFARLAND CT	Comm
25	071027340321	MCDONALD PROPERTIES LLC	4740 MCFARLAND CT	Comm
26	071027341311	BADGER TERMINAL LLC	4791 MCFARLAND CT	Comm
27	071027341681	BADGER TERMINAL LLC	4761 MCFARLAND CT	Comm
28	071027342061	ROGER A SCHINK	4701 MCFARLAND CT	Comm
29	071027342501	MCFARLAND, VILLAGE OF		Exempt
30	071027395003	RANDY S SLINDE	4215 TRIANGLE ST	Comm
31	071027399803	GARY M BROWN	4219 TRIANGLE ST	Comm
32	071027399961	RAU INVESTMENTS LLC	4307 TRIANGLE ST	Comm
33	071027399861	PGB GILBERT LLC	4311 TRIANGLE ST	Comm
34	071027399761	MEINDERS DEVELOPMENT LLC	4910 MEINDERS RD	Comm
35	071027399705	S&R HOLDINGS LLC	4922 MEINDERS RD	Comm
36	071027398859	LEO J DUREN	4901 MEINDERS RD	Comm
37	071027399054	BRIAN ROGERS	4919 MEINDERS RD	Comm
38	071027399152	HARVEY WILLIAM ALEXANDER	4921 MEINDERS RD	Comm
39	071027399250	LEO J DUREN	4927 MEINDERS RD	Comm
40	071027399205	S&R HOLDINGS LLC	4931 MEINDERS RD	Comm
41	071027399401	BJCMS PROPERTIES LLC	4313 TRIANGLE ST	Comm
42	071027399551	BJCMS PROPERTIES LLC	4405 TRIANGLE ST	Comm
43	071028498909	US OIL CO INC		Comm
44	071028498301	HMC WI LLC		Comm
45	071033180009	HMC WI LLC		Comm
46	071033184201	CITGO PETROLEUM CORPORATION		Comm
47	071027392408	HMC WI LLC		Comm
48	071034285501	HMC WI LLC	4412 TERMINAL DR	Comm
49	071034285350	BADGER PIPE LINE CO	4508 TERMINAL DR	Comm
50	071034286500	CITGO PETROLEUM CORPORATION	4606 TERMINAL DR	Comm
51	071027393505	KOCH REFINING COMPANY	4405 TERMINAL DR	Comm

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

Map #	Parcel #	Property Owner	Property Address	Class
52	071034282004	ROBERT C ANDERSON	4703 TERMINAL DR	Comm
53	071034282200	ROBERT C ANDERSON		Comm
54	071034289101	MCFARLAND, VILLAGE OF		Exempt
55	071034287111	HIGH TRACK LLC	4704 TERMINAL DR	Comm
56	071033182507	HIGH TRACK LLC		Comm
57	071033162047	WI DNR		Exempt
58	071033186709	WI DOT		Exempt
59	071033165571	MCFARLAND, VILLAGE OF	4800 MCDANIEL LN	Exempt
60	071033164661	MCFARLAND, VILLAGE OF	4806 MCDANIEL LN	Exempt
61	071034244046	BUCKEYE TERMINALS LLC	4516 SIGGELKOW RD	Comm
62	071034382503	WI DOT		Exempt
63	071034242922	JOLEIGH LLC	4712 TERMINAL DR	Comm
64	071034242404	CHECKMATE INVESTMENTS LLC	4800 TERMINAL DR	Comm
65	071034242253	CINDY L KRENZ	4810 TERMINAL DR	Comm
66	071034242011	ADALINE A NICHOLS	4818 TERMINAL DR	Res
67	071034241423	CENTRAL WISCONSIN ENTERPRISES INC	4900 TERMINAL DR	Comm
68	071034241227	MCFARLAND, VILLAGE OF	4902 TERMINAL DR	Exempt
69	071034241003	TIMOTHY R BLUM	4908 TERMINAL DR	Res
70	071034240317	WAUBESA VILLAGE LLC	4604 SIGGELKOW RD	Res
71	071034270021	ROBERT C ANDERSON		Comm
72	071034270231	ROBIN H BECKER	4715 TERMINAL DR	Res
73	071034270437	DAVID G MCGUIRE	4719 TERMINAL DR	Res
74	071034270951	STORAGESHOPUSA-MCFARLAND LLC	See below	Comm
75	071034272021	IT PARTNERS LLC	4900 IVYWOOD TRL	Comm
76	071034272328	CAPITAL AREA UNISERY BUILDING CORPORATION	4800 IVYWOOD TRL	Comm
77	07103426902c	STORAGESHOPUSA-MCFARLAND LLC	See below	Comm
78	071034270642	DALE A HEINEMEIER	4805 TERMINAL DR	Res
79	071034270791	PATRICIA A BECKER	4813 TERMINAL DR	Res
80	071034271365	JOHN T BARTELME	4706 IVYWOOD TRL	Res
81	071034271561	SANDRA M GIESE	4714 IVYWOOD TRL	Res
82	071034271767	TIFFANY K NELSON	4718 IVYWOOD TRL	Res
83	071034272631	TERRA L LEE	4808 IVYWOOD TRL	Comm
84	071034272846	WILLIAM CUTA PROPERTIES LLC	4719 IVYWOOD TRL	Comm
85	071034273101	THOMAS N EVERSON	4711 IVYWOOD TRL	Res
86	071034273081	THOMAS N EVERSON	4707 IVYWOOD TRL	Res
87	071034273363	FREDRIC J HOLMES	4705 IVYWOOD TRL	Res
88	071034273569	GILBERT J SUTHERS JR	4901 TERMINAL DR	Res
89	071034274997	WHITEHORSE REV TR	4907 WHITEHORSE PL	Res
90	071034275094	WALTER R WHITEHORSE	4911 WHITEHORSE PL	Res
91	071034274586	BILL N MARGETIS	4708 SIGGELKOW RD	Res
92	071034274782	GURMAIL S MANGAT	4704 SIGGELKOW RD	Res
93	071034243636	KAREN A HINCKLEY	4814 TERMINAL DR	Res
77	71034269001	STORAGESHOPUSA-MCFARLAND LLC	Unit 1	Comm
77	71034269021	STORAGESHOPUSA-MCFARLAND LLC	Unit 2	Comm
77	71034269041	AUTUMN HOLDINGS	Unit 3	Comm
77	71034269061	AUTUMN HOLDINGS	Unit 4	Comm
77	71034269001	JENNEKE DAVID	Unit 5	Comm
77	71034269101	STORAGESHOPUSA-MCFARLAND LLC	Unit 6	Comm
77	71034269121	STORAGESHOPUSA-MCFARLAND LLC	Unit 7	Comm
77	71034269141	STORAGESHOPUSA-MCFARLAND LLC	Unit 8	Comm
74	71034269161	HOWARD DAVIS	Unit 9	Comm

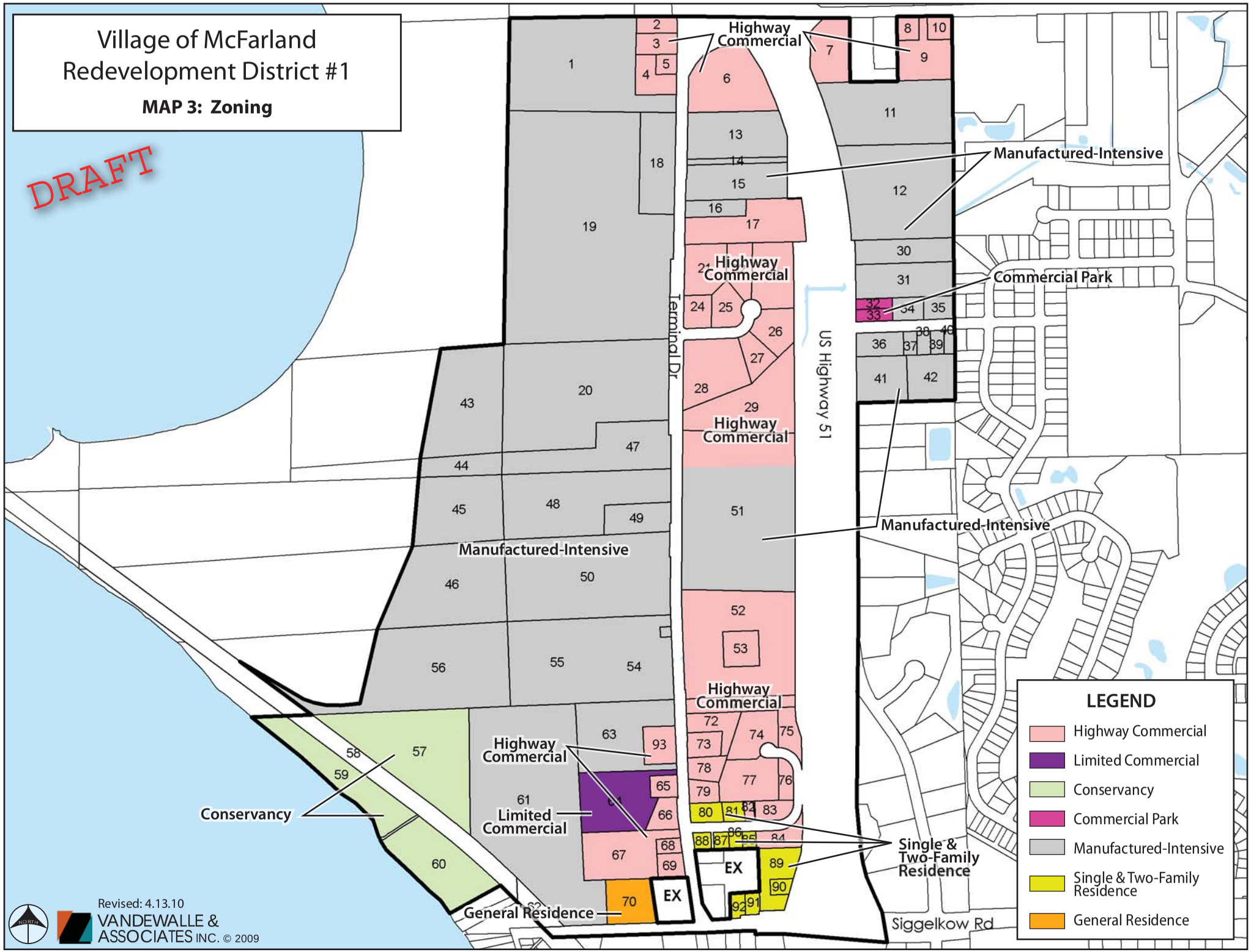
VILLAGE OF MCFARLAND
REDEVELOPMENT DISTRICT NO. 1
TABLE 1: PARCEL USE

Map #	Parcel #	Property Owner	Property Address	Class
74	71034269181	STORAGESHOPUSA-MCFARLAND LLC	Unit 10	Comm
74	71034269201	STORAGESHOPUSA-MCFARLAND LLC	Unit 11	Comm
74	71034269221	STORAGESHOPUSA-MCFARLAND LLC	Unit 12	Comm
74	71034269241	STORAGESHOPUSA-MCFARLAND LLC	Unit 13	Comm
74	71034269261	STORAGESHOPUSA-MCFARLAND LLC	Unit 14	Comm
74	71034269281	STORAGESHOPUSA-MCFARLAND LLC	Unit 15	Comm
74	71034269301	STORAGESHOPUSA-MCFARLAND LLC	Unit 16	Comm
74	71034269321	STORAGESHOPUSA-MCFARLAND LLC	Unit 17	Comm

Village of McFarland Redevelopment District #1

MAP 3: Zoning

DRAFT



Revised: 4.13.10

VANDEWALLE & ASSOCIATES INC. © 2009

Redevelopment Area Parcels

Map Four is taken from The Terminal and Triangle District Plan (Map 2: Planned Land Uses). Please refer to The Terminal and Triangle District Plan for the subdistrict breakdowns of land use, concept layouts, design guidelines and specific redevelopment concepts. The Village of McFarland Comprehensive Plan also identifies this area as a primary focus for the Village to recruit modern and clean industrial uses as well as encourage infill redevelopment of mixed use/residential land uses over the next 20 years.

Redevelopment Areas are interspersed with already improved parcels containing businesses that are consistent with the goals and objectives of the overall District. Vacant land also exists among fully developed property as well as vacant land coexisting with partially improved lots.

A challenge exists in this Redevelopment District that is very unique. This challenge consists of finding appropriate development and businesses that can co-exist with the tank farms and terminals along the pipeline located in this corridor. Because of the very tight restrictions tied to each of the terminals that somewhat dictate the land uses adjacent to or near the terminal properties, the Village has a challenging implementation task to accomplish redevelopment of this District. In addition, the high volume of truck traffic that is generated from the terminals/tank farms can create a negative impact on a potential future business that does not necessarily want heavy truck traffic going past their business. There is significant vacant land on many of the terminal/farms' properties that is totally underutilized and, if developed, could bring in significant tax base and more jobs. However, the opportunity for redevelopment is lessened with the restrictions placed on development of these sites and so the Village is somewhat limited on what it is able to promote and accomplish.

In viewing Map 4 and summarizing recommendations contained in The Terminal and Triangle District Plan, the most prominent potential redevelopment area is in the northwest portion of the District or labeled "Beltline-Oriented Commercial Subdistrict". Existing land uses include vacant land, commercial, propane distribution, truck transporting and truck and trailer repair. Access and visibility is excellent. It is the prime entry to the Village along a very busy highway corridor. In a prime redevelopment scenario, these properties would be part of a comprehensive redevelopment project that could include hotel, retreat/conference center, sit-down restaurant, highway and job-oriented retail, clinics and daycare, office and limited fuel/convenience uses.

Several of these properties are blighted from an economic (vacant land), visual, environmental and obsolete land use definitions. Also the mix of land uses is very haphazard. One can see that the mix has evolved over many years without much control on types of uses. Approximately 1/3 of the properties are directly fronting on Hwy 51. Immediately south of this area, prime redevelopment has occurred with

very attractive buildings fronting onto Hwy 51 with back access from Terminal Drive. Complementary buildings and even higher density should be planned for in this first redevelopment area.

The next subdistrict to the south is the "Industrial Center". Currently, it is composed of primarily tank farms with High Track at the south and the now vacant 84 Lumber site. The 84 Lumber site was briefly used before the company pulled out due to the severely declining economy of the building industry. This property was constructed as a lumber yard with truss manufacturing facility. It is unique in its type of use and is completely useable for a similar type of use. Since the buildings are new, they also could potentially be reconfigured, added on to and retrofitted. Business recruitment for this site should be a top priority of the Village by assisting the landowner with Village connections, inquiries into available properties by other businesses and potential relocation of existing businesses into this property. Recommended land uses include manufacturing, distribution, office and compatible commercial.

There was a mixed use commercial/residential proposal for property located south on Siggelkow Road next to the railroad tracks. That proposal is on hold as most others are due to economic conditions. The Village should make sure that communication is kept open with the property owner on potential redevelopment of this underutilized area. This area is identified as the "Mixed-Use Lakeview Village" subdistrict in The Terminal and Triangle District Plan. Recommended uses include mixed-use buildings and sites, office and residential, neighborhood and lake-oriented retail and potential transit station. The architecture is recommended to be higher profile due to proximity to the lake as well as under-building parking to minimize environmental and visual impact on surrounding properties.

Ivywood Trail produces a unique blend of uses with single family and duplexes, small businesses and warehousing storage facilities. Most of the properties are in very good condition. The commercial properties lack landscaping and screening and do not present the best visual image from Hwy 51. Upgrading of landscaping would help this area. The only development opportunity for vacant land is located on Map #74. It is assumed that a continuation of the storage buildings/units will take place on that property once demand exceeds the supply. This subdistrict has land use recommendations for long-term residential, office and mixed use along the Highway 51 corridor.

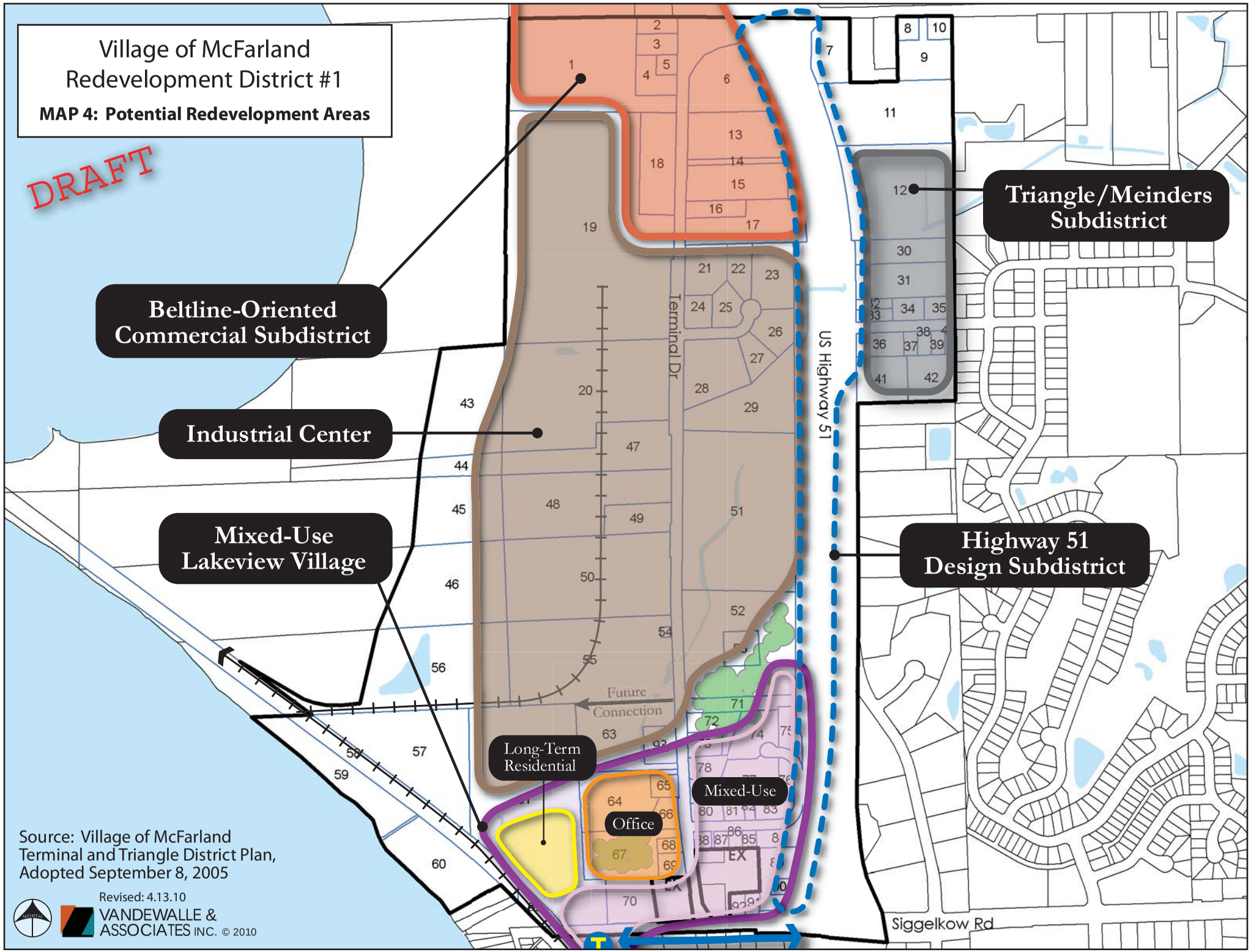
There is redevelopment proposed and partially completed in the northeast portion of the District on Map # 8, 9 and 10. Partial demolition has taken place with construction beginning in 2010. This is an excellent example of public/private cooperation for redevelopment of severely blighted properties. This type of assemblage and public/private cooperative efforts should be aggressively pursued in the area of Map #s 32 through 42. This area is identified in The Terminal and Triangle District Plan as the "Triangle/Meinders Subdistrict". The majority of buildings are extremely blighted, underutilized, obsolete, structurally questionable

and potentially could create a dangerous situation in case of fire. Some of the buildings are inhabited; some are vacant. All are in need of rehabilitation or redevelopment. The massing of this provides an excellent opportunity for comprehensive redevelopment and cleans up the last blighted area on the east side of Hwy 51. Recommendations for specific land use include land uses similar to those built on Badger Business Park and employment center to the south, stormwater improvements as this area is a collector for a very large area to the north and also consolidation and/or assemblage of properties previously discussed.

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

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

The Village intends to pursue public/private sector cooperative activities to comprehensively implement this Redevelopment Plan. Developer agreements and the Village of McFarland's applicable plans will be used in order to ensure quality of development and fulfillment of the public purpose of this Redevelopment Plan and TID No. 3 Project Plan.


Village of McFarland
Redevelopment District #1
MAP 4: Potential Redevelopment Areas
DRAFT
Beltline-Oriented Commercial Subdistrict
Industrial Center
Mixed-Use Lakeview Village
Triangle/Meinders Subdistrict
Highway 51 Design Subdistrict
Long-Term Residential
Office
Mixed-Use
Terminal Dr
US Highway 51
Future Connection
Siggelkow Rd
Source: Village of McFarland Terminal and Triangle District Plan, Adopted September 8, 2005
Revised: 4.13.10
VANDEWALLE & ASSOCIATES INC. © 2010

Proposed Uses of the Area

Proposed Land Uses and Zoning

The Redevelopment District is proposed to be developed as shown on Map Five: Proposed Land Uses. As previously stated, much of the District is already developed but contain underutilized properties and/or vacant land. Many of the developed parcels contain land uses that are very complementary to the overall area. The planning process for creation of this District included these complementary uses as important for the success of the District as these current land uses created a successful business mix for that redeveloped area. Other businesses may be classified as "more appropriate" if relocated to other areas of the District and/or Village in order to comprehensively implement the Redevelopment District Project Plan.

The proposed land uses include mixed use hospitality/commercial/office/light industrial in the northern portion of the District on the west side of Hwy 51. Further south on Terminal Drive is anticipated to be developed more in light industrial/research & development/industrial infill projects. The south end of Terminal Drive could include mixed use residential with minor commercial. The east side of Hwy 51 would continue with the commercial/light industrial development south of Meinders Road down to Siggelkow. There is significant opportunity for redevelopment in the Meinders Road parcels.

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

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

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

The Village of McFarland is promoting the creation of an atmosphere where sustainability, potential use of "green" building materials and high density is encouraged. With the demands on natural resources and impacts on the environment, the expectation that development and future growth will include using as much sustainable materials and resources as possible, making sure that development is sustainable not just from a construction standpoint but also impact on the environment, using complementary transportation support and other important factors which will continue to keep McFarland ahead in the development arena. The designation of high density mixed use in appropriate areas will be pursued by the Village when meeting with potential developers within the

Redevelopment District. Meeting these goals and objectives will further justify the basis for the Redevelopment District and TID.

Present and Potential Equalized Value

As of January 1, 2009, the total equalized value of the parcels in the redevelopment area is an estimated $59,500,000 (Table 2).

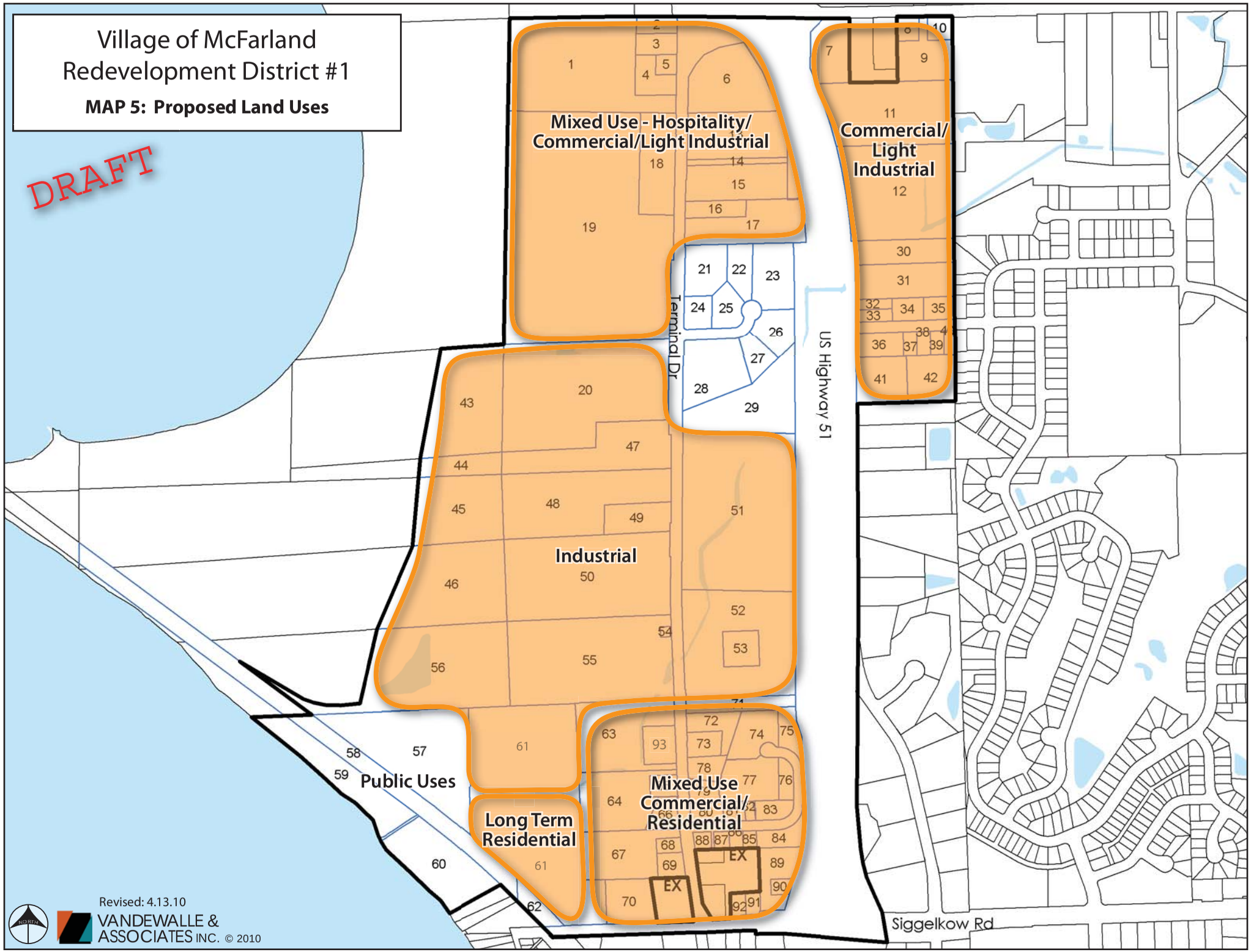
Potential Equalized Value

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

It is projected that the new total equalized value of the redevelopment area could total a potential range of approximately $150,000,000. There is approximately $23,000,000 of base value in the district as described in the Table Two: Parcel & Valuation Listing. This represents a new tax base increase in equalized value of $125,000,000 for anticipated redevelopment projects. These potential projections are taken from the original TID #3 project plan as well as Amendment #1 to the TID #3 Project Plan.

Village of McFarland Redevelopment District #1

MAP 5: Proposed Land Uses



VILLAGE OF MCFARLAND
REDEVELOPMENT DISTRICT NO. 1
TABLE 2: 2009 PARCEL AND VALUATION LIST

Map #	Parcel #	Property Owner	Property Address	Size	Land Assessed	Imprvmt Assessed	Total Assessed	Land Equal (99%)	Imprvmt Equal	Total Equal
1	071027385651	US OIL CO INC	4306 TERMINAL DR	0.000	$0	$0	$0	$0	$0	$0
2	071027385407	MANGAT ENTERPRISES LLC	4004 TERMINAL DR	0.490	$151,300	$327,100	$478,400	$152,828	$330,404	$483,232
3	071027385158	RICHARD L GRAMS	4008 TERMINAL DR	0.615	$166,800	$174,400	$341,200	$168,485	$176,162	$344,646
4	071027385354	BRUCE GJERMO	4016 TERMINAL DR	0.994	$183,900	$383,900	$567,800	$185,758	$387,778	$573,535
5	071027385256	RICHARD L GRAMS	4012 TERMINAL DR	2.570	$212,800	$111,000	$323,800	$214,949	$112,121	$327,071
6	071027385005	A-BUDGET WAREHOUSING INC	4015 TERMINAL DR	4.900	$380,000	$1,415,000	$1,795,000	$383,838	$1,429,293	$1,813,131
7	071027380420	TIMOTHY T NEITZEL	4801 VOGES RD	1.930	$319,800	$1,420,200	$1,740,000	$323,030	$1,434,545	$1,757,576
8	071027380019	SPARTAN PROPERTIES OF MCFARLAND LLC	4905 VOGES RD	0.513	$139,700	$239,200	$378,900	$141,111	$241,616	$382,727
9	071027380117	SPARTAN PROPERTIES OF MCFARLAND LLC	4913 VOGES RD	1.969	$174,200	$296,900	$471,100	$175,960	$299,899	$475,859
10	071027380215	SPARTAN PROPERTIES OF MCFARLAND LLC	4915 VOGES RD	0.463	$126,200	$0	$126,200	$127,475	$0	$127,475
11	071027384300	ARC TERMINAL HOLDINGS LLC	4009 TRIANGLE ST	7.100	$471,000	$523,600	$994,600	$475,758	$528,889	$1,004,646
12	071027383203	FARMERS UNION CENTRAL EXCHANGE INC	4103 TRIANGLE ST	8.100	$408,900	$526,000	$934,900	$413,030	$531,313	$944,343
13	071027389207	INNOVATIVE WISCONSIN ENTERPRISES LLC	4107 TERMINAL DR	4.000	$335,000	$943,600	$1,278,600	$338,384	$953,131	$1,291,515
14	071027389109	INNOVATIVE WISCONSIN ENTERPRISES LLC		0.502	$25,100	$0	$25,100	$25,354	$0	$25,354
15	071027389001	NATIONAL PROPANE LP	4117 TERMINAL DR	3.570	$313,500	$163,100	$476,600	$316,667	$164,747	$481,414
16	071027388913	4201 BUILDING PARTNERSHIP	4121 TERMINAL DR	1.590	$214,500	$193,900	$408,400	$216,667	$195,859	$412,525
17	071027388600	MMI LLC	4123 TERMINAL DR	3.338	$243,500	$2,149,800	$2,393,300	$245,960	$2,171,515	$2,417,475
18	071027385751	US OIL CO INC	4306 TERMINAL DR	0.000	$0	$0	$0	$0	$0	$0
19	071027385851	GETTY REFINING & MARKETING CO	4306 TERMINAL DR	0.000	$994,500	$852,200	$1,846,700	$1,004,545	$860,808	$1,865,354
20	071027391801	US OIL CO INC	4402 TERMINAL DR	17.160	$506,600	$720,600	$1,227,200	$511,717	$727,879	$1,239,596
21	071027390008	VENTURE FUELS LLC	4215 TERMINAL DR	1.540	$212,000	$144,000	$356,000	$214,141	$145,455	$359,596
22	071027340631	BADGER TERMINAL LLC	4760 MCFARLAND CT	1.026	$185,500	$0	$185,500	$187,374	$0	$187,374
23	071027340941	BADGER TERMINAL LLC	4772 MCFARLAND CT	2.237	$209,800	$1,151,300	$1,361,100	$211,919	$1,162,929	$1,374,848
24	071027340011	CSAK REIK LLC	4700 MCFARLAND CT	0.757	$140,000	$359,300	$499,300	$141,414	$362,929	$504,343
25	071027340321	MCDONALD PROPERTIES LLC	4740 MCFARLAND CT	0.961	$184,900	$544,000	$728,900	$186,768	$549,495	$736,263
26	071027341311	BADGER TERMINAL LLC	4791 MCFARLAND CT	0.000	$189,100	$497,000	$686,100	$191,010	$502,020	$693,030
27	071027341681	BADGER TERMINAL LLC	4761 MCFARLAND CT	0.000	$155,200	$0	$155,200	$156,768	$0	$156,768
28	071027342061	ROGER A SCHINK	4701 MCFARLAND CT	2.950	$224,000	$874,600	$1,098,600	$226,263	$883,434	$1,109,697
29	071027342501	MCFARLAND, VILLAGE OF		4.319	$0	$0	$0	$0	$0	$0
30	071027395003	RANDY S SLINDE	4215 TRIANGLE ST	2.003	$240,100	$37,400	$277,500	$242,525	$37,778	$280,303
31	071027399803	GARY M BROWN	4219 TRIANGLE ST	3.000	$350,000	$826,200	$1,176,200	$353,535	$834,545	$1,188,081

VILLAGE OF MCFARLAND
REDEVELOPMENT DISTRICT NO. 1
TABLE 2: 2009 PARCEL AND VALUATION LIST

Map #	Parcel #	Property Owner	Property Address	Size	Land Assessed	Imprvmt Assessed	Total Assessed	Land Equal (99%)	Imprvmt Equal	Total Equal
32	071027399961	RAU INVESTMENTS LLC	4307 TRIANGLE ST	0.329	$90,300	$182,800	$273,100	$91,212	$184,646	$275,859
33	071027399861	PGB GILBERT LLC	4311 TRIANGLE ST	0.365	$91,500	$271,200	$362,700	$92,424	$273,939	$366,364
34	071027399761	MEINDERS DEVELOPMENT LLC	4910 MEINDERS RD	0.590	$162,000	$263,400	$425,400	$163,636	$266,061	$429,697
35	071027399705	S&R HOLDINGS LLC	4922 MEINDERS RD	0.586	$67,800	$0	$67,800	$68,485	$0	$68,485
36	071027398859	LEO J DUREN	4901 MEINDERS RD	0.906	$203,900	$277,800	$481,700	$205,960	$280,606	$486,566
37	071027399054	BRIAN ROGERS	4919 MEINDERS RD	0.260	$71,300	$59,500	$130,800	$72,020	$60,101	$132,121
38	071027399152	HARVEY WILLIAM ALEXANDER	4921 MEINDERS RD	0.260	$71,300	$60,900	$132,200	$72,020	$61,515	$133,535
39	071027399250	LEO J DUREN	4927 MEINDERS RD	0.455	$124,800	$66,500	$191,300	$126,061	$67,172	$193,232
40	071027399205	S&R HOLDINGS LLC	4931 MEINDERS RD	0.195	$53,500	$61,800	$115,300	$54,040	$62,424	$116,465
41	071027399401	BJCMS PROPERTIES LLC	4313 TRIANGLE ST	1.864	$293,200	$179,200	$472,400	$296,162	$181,010	$477,172
42	071027399551	BJCMS PROPERTIES LLC	4405 TRIANGLE ST	1.729	$286,500	$621,800	$908,300	$289,394	$628,081	$917,475
43	071028498909	US OIL CO INC	w/20	0.000	$0	$0	$0	$0	$0	$0
44	071028498301	HMC WI LLC	w/48	0.000	$0	$0	$0	$0	$0	$0
45	071033180009	HMC WI LLC	w/48	0.000	$0	$0	$0	$0	$0	$0
46	071033184201	CITGO PETROLEUM CORPORATION	w/50	0.000	$0	$0	$0	$0	$0	$0
47	071027392408	HMC WI LLC	w/48	0.000	$0	$0	$0	$0	$0	$0
48	071034285501	HMC WI LLC	4412 TERMINAL DR	17.560	$760,600	$4,105,700	$4,866,300	$768,283	$4,147,172	$4,915,455
49	071034285350	BADGER PIPE LINE CO	4508 TERMINAL DR	0.000	$0	$0	$0	$0	$0	$0
50	071034286500	CITGO PETROLEUM CORPORATION	4606 TERMINAL DR	18.030	$515,300	$720,500	$1,235,800	$520,505	$727,778	$1,248,283
51	071027393505	KOCH REFINING COMPANY	4405 TERMINAL DR	15.320	$488,200	$1,245,100	$1,733,300	$493,131	$1,257,677	$1,750,808
52	071034282004	ROBERT C ANDERSON	4703 TERMINAL DR	8.500	$151,100	$100,700	$251,800	$152,626	$101,717	$254,343
53	071034282200	ROBERT C ANDERSON	w/52	0.000	$0	$0	$0	$0	$0	$0
54	071034289101	MCFARLAND, VILLAGE OF		0.090	$0	$0	$0	$0	$0	$0
55	071034287111	HIGH TRACK LLC	4704 TERMINAL DR	19.810	$533,100	$15,252,800	$15,785,900	$538,485	$15,406,869	$15,945,354
56	071033182507	HIGH TRACK LLC	w/55	0.000	$0	$0	$0	$0	$0	$0
57	071033162047	WI DNR		8.200	$0	$0	$0	$0	$0	$0
58	071033186709	WI DOT		0.000	$0	$0	$0	$0	$0	$0
59	071033165571	MCFARLAND, VILLAGE OF	4800 MCDANIEL LN	0.000	$0	$0	$0	$0	$0	$0
60	071033164661	MCFARLAND, VILLAGE OF	4806 MCDANIEL LN	0.000	$0	$0	$0	$0	$0	$0
61	071034244046	BUCKEYE TERMINALS LLC	4516 SIGGELKOW RD	16.780	$502,800	$864,500	$1,367,300	$507,879	$873,232	$1,381,111
62	071034382503	WI DOT		0.000	$0	$0	$0	$0	$0	$0

VILLAGE OF MCFARLAND
REDEVELOPMENT DISTRICT NO. 1
TABLE 2: 2009 PARCEL AND VALUATION LIST

Map #	Parcel #	Property Owner	Property Address	Size	Land Assessed	Imprvmt Assessed	Total Assessed	Land Equal (99%)	Imprvmt Equal	Total Equal
63	071034242922	JOLEIGH LLC	4712 TERMINAL DR	4.580	$345,800	$0	$345,800	$349,293	$0	$349,293
64	071034242404	CHECKMATE INVESTMENTS LLC	4800 TERMINAL DR	3.542	$150,600	$487,100	$637,700	$152,121	$492,020	$644,141
65	071034242253	CINDY L KRENZ	4810 TERMINAL DR	0.472	$67,500	$160,500	$228,000	$68,182	$162,121	$230,303
66	071034242011	ADALINE A NICHOLS	4818 TERMINAL DR	0.717	$72,300	$90,800	$163,100	$73,030	$91,717	$164,747
67	071034241423	CENTRAL WISCONSIN ENTERPRISES INC	4900 TERMINAL DR	2.980	$206,300	$0	$206,300	$208,384	$0	$208,384
68	071034241227	MCFARLAND, VILLAGE OF	4902 TERMINAL DR	0.310	$0	$0	$0	$0	$0	$0
69	071034241003	TIMOTHY R BLUM	4908 TERMINAL DR	0.521	$70,200	$96,900	$167,100	$70,909	$97,879	$168,788
70	071034240317	WAUBESA VILLAGE LLC	4604 SIGGELKOW RD	1.847	$156,800	$184,800	$341,600	$158,384	$186,667	$345,051
71	071034270021	ROBERT C ANDERSON		0.000	$0	$0	$0	$0	$0	$0
72	071034270231	ROBIN H BECKER	4715 TERMINAL DR	1.028	$60,600	$47,100	$107,700	$61,212	$47,576	$108,788
73	071034270437	DAVID G MCGUIRE	4719 TERMINAL DR	0.693	$69,900	$143,000	$212,900	$70,606	$144,444	$215,051
74	071034270951	STORAGESHOPUSA-MCFARLAND LLC	484 IVYWOOD TRL	1.444	$163,600	$0	$163,600	$165,253	$0	$165,253
75	071034272021	IT PARTNERS LLC	4900 IVYWOOD TRL	0.747	$140,100	$549,600	$689,700	$141,515	$555,152	$696,667
76	071034272328	CAPITAL AREA UNISERY BUILDING CORPORATION	4800 IVYWOOD TRL	0.000	$0	$0	$0	$0	$0	$0
78	071034270642	DALE A HEINEMEIER	4805 TERMINAL DR	0.711	$72,200	$139,400	$211,600	$72,929	$140,808	$213,737
79	071034270791	PATRICIA A BECKER	4813 TERMINAL DR	0.527	$70,200	$102,300	$172,500	$70,909	$103,333	$174,242
80	071034271365	JOHN T BARTELME	4706 IVYWOOD TRL	0.522	$70,200	$98,100	$168,300	$70,909	$99,091	$170,000
81	071034271561	SANDRA M GIESE	4714 IVYWOOD TRL	0.337	$68,200	$94,300	$162,500	$68,889	$95,253	$164,141
82	071034271767	TIFFANY K NELSON	4718 IVYWOOD TRL	0.189	$54,700	$128,000	$182,700	$55,253	$129,293	$184,545
83	071034272631	TERRA L LEE	4808 IVYWOOD TRL	0.563	$134,500	$157,300	$291,800	$135,859	$158,889	$294,747
84	071034272846	WILLIAM CUTA PROPERTIES LLC	4719 IVYWOOD TRL	0.688	$103,200	$336,900	$440,100	$104,242	$340,303	$444,545
85	071034273101	THOMAS N EVERSON	4711 IVYWOOD TRL	0.192	$56,000	$132,900	$188,900	$56,566	$134,242	$190,808
86	071034273081	THOMAS N EVERSON	4707 IVYWOOD TRL	0.192	$56,000	$132,100	$188,100	$56,566	$133,434	$190,000
87	071034273363	FREDRIC J HOLMES	4705 IVYWOOD TRL	0.263	$67,400	$75,300	$142,700	$68,081	$76,061	$144,141
88	071034273569	GILBERT J SUTHERS JR	4901 TERMINAL DR	0.000	$61,000	$108,200	$169,200	$61,616	$109,293	$170,909
89	071034274997	WHITEHORSE REV TR	4907 WHITEHORSE PL	1.471	$80,500	$288,600	$369,100	$81,313	$291,515	$372,828
90	071034275094	WALTER R WHITEHORSE	4911 WHITEHORSE PL	0.457	$69,500	$79,000	$148,500	$70,202	$79,798	$150,000
91	071034274586	BILL N MARGETIS	4708 SIGGELKOW RD	0.277	$67,500	$162,200	$229,700	$68,182	$163,838	$232,020
92	071034274782	GURMAIL S MANGAT	4704 SIGGELKOW RD	0.298	$67,700	$154,200	$221,900	$68,384	$155,758	$224,141
93	071034243636	KAREN A HINCKLEY	4814 TERMINAL DR	0.973	$75,100	$42,900	$118,000	$75,859	$43,333	$119,192
77	71034269001	STORAGESHOPUSA-MCFARLAND LLC	4840 IVYWWOD TRL #1	w/74	$25,000	$67,900	$92,900	$25,253	$68,586	$93,838

VILLAGE OF MCFARLAND
REDEVELOPMENT DISTRICT NO. 1
TABLE 2: 2009 PARCEL AND VALUATION LIST

Map #	Parcel #	Property Owner	Property Address	Size	Land Assessed	Imprvmt Assessed	Total Assessed	Land Equal (99%)	Imprvmt Equal	Total Equal
77	71034269021	STORAGESHOPUSA-MCFARLAND LLC	4806 IVYWOOD TRL #2		$25,000	$59,400	$84,400	$25,253	$60,000	$85,253
77	71034269041	AUTUMN HOLDINGS	Unit 3		$25,000	$67,900	$92,900	$25,253	$68,586	$93,838
77	71034269061	AUTUMN HOLDINGS	Unit 4		$25,000	$76,400	$101,400	$25,253	$77,172	$102,424
77	71034269001	JENNEKE DAVID	Unit 5		$25,000	$67,900	$92,900	$25,253	$68,586	$93,838
77	71034269101	STORAGESHOPUSA-MCFARLAND LLC	Unit 6		$25,000	$67,900	$92,900	$25,253	$68,586	$93,838
77	71034269121	STORAGESHOPUSA-MCFARLAND LLC	Unit 7		$25,000	$51,000	$76,000	$25,253	$51,515	$76,768
77	71034269141	STORAGESHOPUSA-MCFARLAND LLC	Unit 8		$25,000	$51,000	$76,000	$25,253	$51,515	$76,768
74	71034269161	HOWARD DAVIS	Unit 9		$25,000	$71,400	$96,400	$25,253	$72,121	$97,374
74	71034269181	STORAGESHOPUSA-MCFARLAND LLC	Unit 10		$25,000	$75,400	$100,400	$25,253	$76,162	$101,414
74	71034269201	STORAGESHOPUSA-MCFARLAND LLC	Unit 11		$25,000	$0	$25,000	$25,253	$0	$25,253
74	71034269221	STORAGESHOPUSA-MCFARLAND LLC	Unit 12		$25,000	$0	$25,000	$25,253	$0	$25,253
74	71034269241	STORAGESHOPUSA-MCFARLAND LLC	Unit 13		$25,000	$0	$25,000	$25,253	$0	$25,253
74	71034269261	STORAGESHOPUSA-MCFARLAND LLC	Unit 14		$25,000	$0	$25,000	$25,253	$0	$25,253
74	71034269281	STORAGESHOPUSA-MCFARLAND LLC	Unit 15		$25,000	$0	$25,000	$25,253	$0	$25,253
74	71034269301	STORAGESHOPUSA-MCFARLAND LLC	Unit 16		$25,000	$0	$25,000	$25,253	$0	$25,253
74	71034269321	STORAGESHOPUSA-MCFARLAND LLC	Unit 17		$1,000	$0	$1,000	$1,010	$0	$1,010
		TOTALS		216.967	$15,003,700	$43,856,200	$58,859,900	$15,155,253	$44,299,192	$59,454,444

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

Zoning

Redevelopment in this area will be implemented according to the *Village of McFarland Comprehensive Plan, The Village of McFarland TID #3 & Amendment #1 Project Plans* and *The Terminal and Triangle District Plan.* The current zoning allows the proposed land uses. If different zoning is required to complete a project as outlined in this Project Plan, the necessary steps will be taken to change the zoning to the appropriate zoning classification.

Building Codes and Ordinances

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

Maps

This redevelopment plan anticipates no significant changes to the Village of McFarland's official map. Annexation may occur and will be reflected accordingly.

Proposed Site Improvements and Utilities

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

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

A detailed list of project activities is shown in the TID No. 3 & Amendment No. 1 to TID #3 Project Plan, Table One.

Central to this redevelopment plan are public improvements for stormwater quality management, the redevelopment of vacant or underutilized properties, business stimulation and support, traffic circulation and safety, way finding and streetscape, landscaping and private development. Aesthetics of the area are a high priority for improvement as this Redevelopment District includes properties fronting on Hwy 51.

Project Financing

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

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

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

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

Performance Standards

Throughout the project, developers and contractors will adhere to the provisions of applicable municipal ordinances and codes including, but not limited to, the zoning ordinance, subdivision and platting ordinance, building and construction codes, traffic ordinances, site plan review regulations and deed restrictions. In addition, there is an overlay zoning district (Terminal/Triangle Overlay District) which more comprehensively addresses land use, site planning, design guidelines, architectural and landscaping requirements, etc.

Plan Amendments

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

Relocation of Displaced Persons and Businesses

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

Land Disposition

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

Termination

This Redevelopment Plan and District may terminate on the date of retirement of TID No. 3. However, it could remain in effect for a longer period of time upon decision by the Village Board.

Appendix A. Blighted Area Finding

This Blighted Area Finding was made for Redevelopment District #1.

Urban redevelopment is done to effect removal of blight and to promote economic development, enhance community character and increase quality of life. Vandewalle & Associates, a Madison-based urban planning and economic development consulting firm, evaluated the property proposed for inclusion in the redevelopment plan and determined that the properties contained in the redevelopment area meet the statutory requirement of a redevelopment district.

Redevelopment District #1 Project Plan states that a preponderance of properties must be blighted and in need of rehabilitation within the meaning of the criteria set forth in Section 66.1333, Wis. Stats. The criteria upon which blight was determined for Redevelopment District #1 properties included, but are not limited to, impact of significant transportation at the main entry to the community from land uses within the district boundary, inappropriate land uses in relation to impact on the entry of the community and abutting environmentally sensitive areas, the need for stormwater quality management, deteriorating, obsolete and/or vacant buildings that are a physical hazard, economically obsolete uses, significant amount of underutilized properties due to types of land uses and their safety requirements, and other statutory factors meeting the definition of blight that do not comply with adopted Village planning documents.

Some properties that are in good physical condition, are properly maintained and meet the land uses appropriate for the district may be included in the district. The purpose for inclusion of these “non-blighted” properties is to comprehensively address redevelopment in the long-range planning process and encourage other property owners to upgrade their properties in order to accomplish the goals and objectives of this Redevelopment District and TID #3 or due to the necessity of the boundary being contiguous.

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

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

“Blighted area” means any of the following:

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

existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.

2. An area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a Village, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.

3. An area which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.

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

General Description of Site

Table 3: Blight Determination lists each individual property, is keyed to Map 6: Blight Determination Parcels; includes the property owner name; property address; size of parcel; the blight determination, if any, for the parcel and notes leading to this determination. A detailed physical analysis was also conducted from the public right of way and was undertaken as a part of the redevelopment process.

Implementation of the TID and Redevelopment Plans, including such activities such as appraisals and environmental examinations, may identify additional information that will substantiate the blight findings found in this analysis. The blight finding made in this report is primarily based on the broader conditions within the overall district. These conditions emphasize inconsistent land use patterns, properties not being used to their highest and best use and which are partially or primarily vacant or underutilized, visually and/or physically blighted properties, environmental concerns due to nature of uses and also location of environmentally sensitive areas, diversity of land ownership, substandard buildings that are hazardous to the public welfare and transportation problems that present tremendous demands on the current infrastructure of the northern edge of the Village and which could substantially impair the sound growth and expansion of this area of the community. Some or all of these areas of blight, as defined above, may be present in the project boundary.

It must be noted that blighted conditions can be changed through appropriate modification of buildings, public infrastructure construction, minor façade upgrades, major renovation or demolition. A property may be found to be blighted and, when appropriately modified, will have that blight determination removed. Some of the blight determinations that have been made are not through negligence of the landowner. These external factors have been noted when applicable.
This blight determination has the potential to encourage property owners who can upgrade their buildings, landscaping, land uses, etc. to do so. It is with this spirit of cooperative growth that the Village adopts this blight determination.

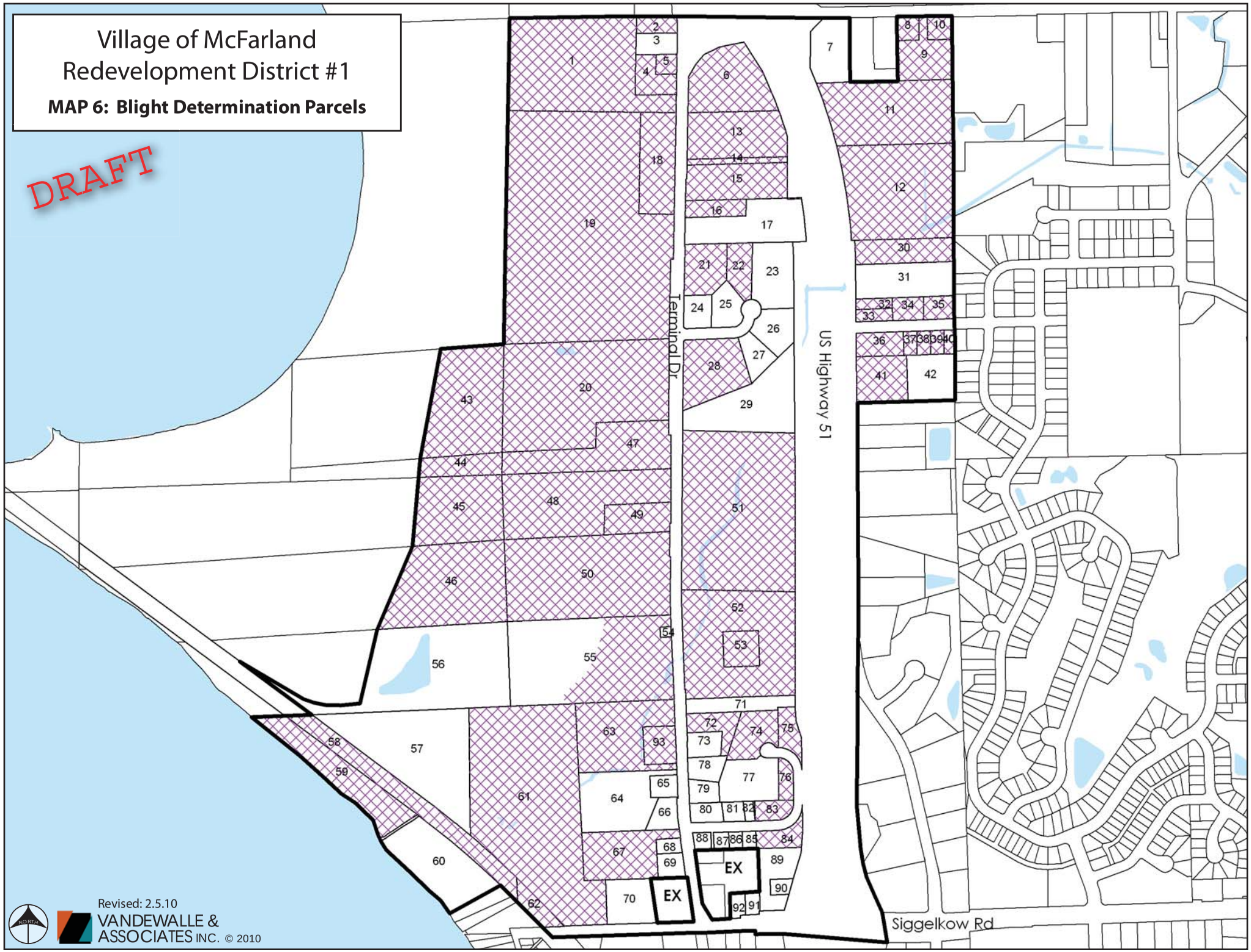
Parcel Analysis and Assessment

Table 3 is a review of the parcels within Redevelopment District #1. Parcels have been reviewed and critiqued on an individual ownership basis.

Village of McFarland Redevelopment District #1

MAP 6: Blight Determination Parcels

DRAFT



Revised: 2.5.10

VANDEWALLE & ASSOCIATES INC. © 2010

VILLAGE OF MCFARLAND
REDEVELOPMENT DISTRICT NO. 1
TABLE 3: BLIGHT DETERMINATION

				TYPE OF BLIGHT						NOTES
Map #	Parcel #	Property Owner	Property Address	Economic	Environmental	Physical	Visual	Transportation	Inconsistent Land Use/ Obsolete Platting	
1	071027385651	AMBR II LLC	4306 TERMINAL DR	X	X		X	X	X	Major entry to McFarland; visually blighted; potential environmental due to land use
2	071027385407	MANGAT ENTERPRISES LLC	4004 TERMINAL DR		X					Gas station; potential environmental due to land use
3	071027385158	RICHARD L GRAMS	4008 TERMINAL DR							Church -- property well maintained
4	071027385354	BRUCE GJERMO	4016 TERMINAL DR						X	SF home; adequately maintained; inconsistent land use among commercial/indust
5	071027385256	RICHARD L GRAMS	4012 TERMINAL DR				X			No landscaping, building maintenance barely adequate
6	071027385005	A-BUDGET WAREHOUSING INC	4015 TERMINAL DR			X	X			No screening of truck parking and outdoor storage; bad visual image for entry to community
7	071027380420	TIMOTHY T NEITZEL	4801 VOGES RD							Well maintained, nice landscaping, good land use
8	071027380019	SPARTAN PROPERTIES OF MCFARLAND LLC	4905 VOGES RD	X			X			Vacant land, potential for development and tax base & job creation
9	071027380117	SPARTAN PROPERTIES OF MCFARLAND LLC	4913 VOGES RD	X		X	X			Miniwarehouses; potential for inclusion in larger development project
10	071027380215	SPARTAN PROPERTIES OF MCFARLAND LLC	4915 VOGES RD	X			X			Vacant large; potential for development and tax base & job creation
11	071027384300	ARC TERMINAL HOLDINGS LLC	4009 TRIANGLE ST		X		X	X	X	Due to use, no potential for screening of tanks; potential environmental due to type of use
12	071027383203	FARMERS UNION CENTRAL EXCHANGE INC	4103 TRIANGLE ST		X		X	X	X	Due to use, no potential for screening of tanks; potential environmental due to type of use; tanks being painted to upgrade visual image
13	071027389207	INNOVATIVE WISCONSIN ENTERPRISES LLC	4107 TERMINAL DR			X	X			No landscaping, building needs maintenance, excessive outdoor storage, multiple buildings; less than desirable image for major entry to community
14	071027389109	INNOVATIVE WISCONSIN ENTERPRISES LLC					X			Drive to previous parcel; excessive outdoor storage; visually very blighted
15	071027389001	NATIONAL PROPANE LP	4117 TERMINAL DR	X	X	X	X	X		No screening, outdoor storage, lack of building and landscape maintenance; potential environmental due to nature of land use
16	071027388913	4201 BUILDING PARTNERSHIP	4121 TERMINAL DR	X	X			X		Adequate maintenance of building, no landscaping, vehicle storage outside; should be screened
17	071027388600	MMI LLC	4123 TERMINAL DR							Typical industrial building; adequate maintenance
18	071027385751	AMBR II LLC	4306 TERMINAL DR	X				X		Vacant land; potential for development with appropriate setbacks from existing use
19	071027385851	GETTY REFINING & MARKETING CO	4306 TERMINAL DR		X			X		Nicely maintained; landscaping present
20	071027391801	US OIL CO INC	4402 TERMINAL DR		X			X		Well maintained
21	071027390008	VENTURE FUELS LLC	4215 TERMINAL DR				X	X		No screening or landscaping; lack of building maintenance
22	071027340631	BADGER TERMINAL LLC	4760 MCFARLAND CT	X						Vacant land
23	071027340941	BADGER TERMINAL LLC	4772 MCFARLAND CT							Back doors of businesses facing Terminal Drive; Could add landscaping as screening of outdoor storage and treat as another entry; very nice image from Hwy 51 corridor

VILLAGE OF MCFARLAND
REDEVELOPMENT DISTRICT NO. 1
TABLE 3: BLIGHT DETERMINATION

				TYPE OF BLIGHT						NOTES
Map #	Parcel #	Property Owner	Property Address	Economic	Environmental	Physical	Visual	Transportation	Inconsistent Land Use/ Obsolete Platting	
24	071027340011	CSAK REIK LLC	4700 MCFARLAND CT							Well maintained
25	071027340321	MCDONALD PROPERTIES LLC	4740 MCFARLAND CT							Good condition and well maintained
26	071027341311	BADGER TERMINAL LLC	4791 MCFARLAND CT							Well maintained; typical "backside" of business; could add landscaping to soften storage and dock doors; Hwy 51 frontage very appealing
27	071027341681	BADGER TERMINAL LLC	4761 MCFARLAND CT	X						Vacant land; small area available for development
28	071027342061	ROGER A SCHINK	4701 MCFARLAND CT				X			Lot fully developed with building and/or outdoor storage; no screening; on corner lot and visually blighted; property otherwise very well maintained. Plantings along fencing would help screen storage.
29	071027342501	MCFARLAND, VILLAGE OF								Wetlands; not available for development
30	071027395003	RANDY S SLINDE	4215 TRIANGLE ST	X	X	X	X		X	Property poorly maintained; no landscaping; major outdoor storage; use better suited in area not visually seen
31	071027399803	GARY M BROWN	4219 TRIANGLE ST							Nicely maintained; screen parking along driveway; property subdivided with new building in back of lot
32	071027399961	RAU INVESTMENTS LLC	4307 TRIANGLE ST	X			X			No landscaping, building appears to be vacant
33	071027399861	PGB GILBERT LLC	4311 TRIANGLE ST	X			X			No landscaping, building appears to be vacant
34	071027399761	MEINDERS DEVELOPMENT LLC	4910 MEINDERS RD				X			Building adequately maintained; side yard not maintained; significant outdoor storage of all types of debris and articles; area not paved
35	071027399705	S&R HOLDINGS LLC	4922 MEINDERS RD	X		X	X			Prime redevelopment lot; poorly maintained; debris and outdoor storage everywhere
36	071027398859	LEO J DUREN	4901 MEINDERS RD	X	X	X	X		X	Prime redevelopment project; buildings poorly maintained; should be part of larger redevelopment project
37	071027399054	BRIAN ROGERS	4919 MEINDERS RD	X	X	X	X		X	Prime redevelopment project; buildings poorly maintained; should be part of larger redevelopment project
38	071027399152	HARVEY WILLIAM ALEXANDER	4921 MEINDERS RD	X	X	X	X		X	Prime redevelopment project; buildings poorly maintained; should be part of larger redevelopment project; major blight
39	071027399250	LEO J DUREN	4927 MEINDERS RD	X	X	X	X		X	Prime redevelopment project; buildings poorly maintained; should be part of larger redevelopment project; no maintenance of landscaping
40	071027399205	S&R HOLDINGS LLC	4931 MEINDERS RD	X	X	X	X		X	Prime redevelopment project; buildings adequately maintained; no landscaping or landscape maintenance; should be part of larger redevelopment project
41	071027399401	BJCMS PROPERTIES LLC	4313 TRIANGLE ST	X	X	X	X		X	Property not in good physical shape and in need of maintenance. Should be part of larger redevelopment project.
42	071027399551	BJCMS PROPERTIES LLC	4405 TRIANGLE ST							New building; nice maintained

VILLAGE OF MCFARLAND
REDEVELOPMENT DISTRICT NO. 1
TABLE 3: BLIGHT DETERMINATION

				TYPE OF BLIGHT						NOTES
Map #	Parcel #	Property Owner	Property Address	Economic	Environmental	Physical	Visual	Transportation	Inconsistent Land Use/ Obsolete Platting	
43	071028498909	US OIL CO INC						X		See #20 above
44	071028498301	MHMWI LLC		X						Vacant land; great opportunity for business development
45	071033180009	MHMWI LLC		X						Same as 44
46	071033184201	CITGO PETROLEUM CORPORATION						X		Tank farm; well maintained
47	071027392408	MHMWI LLC		X						Former 84 Lumber site; opportunity for new business and jobs
48	071034285501	MHMWI LLC	4412 TERMINAL DR	X						Former 84 Lumber site; opportunity for new business and jobs
49	071034285350	BADGER PIPE LINE CO	4508 TERMINAL DR				X	X		Terminal; visually blighted; need for building maintenance
50	071034286500	CITGO PETROLEUM CORPORATION	4606 TERMINAL DR					X		Tank farm
51	071027393505	KOCH REFINING COMPANY	4405 TERMINAL DR					X		Tank farm; upgrading exterior by painting
52	071034282004	ROBERT C ANDERSON	4703 TERMINAL DR	X			X			Older metal buildings along roadway; lack of maintenance; appears to be part of #52
53	071034282200	ROBERT C ANDERSON					X			Mostly vacant land; home set back from road
54	071034289101	MCFARLAND, VILLAGE OF								Village-owned
55	071034287111	HIGH TRACK LLC	4704 TERMINAL DR				X			Opportunity for expansion and/or additional building in front acreage; old building needs to be torn down
56	70833182507	HIGH TRACK LLC	4704 TERMINAL DR							New business; nicely landscaped; property totally developed
57	70833162047	WIS DNR								Vacant land; wooded; no access
58	071033186709	WI DOT					X			RR ROW
59	071033165571	MCFARLAND, VILLAGE OF	4800 MCDANIEL LN				X			Vacant land; clean up for potential park extension/walkway
60	071033164661	MCFARLAND, VILLAGE OF	4806 MCDANIEL LN							McDaniel Park; beautiful, well maintained public space on water
61	071034244046	BUCKEYE TERMINALS LLC	4516 SIGGELKOW RD				X			Well maintained; could use screening along fence at ROW to screen activities
62	071034382503	WI DOT					X			RR ROW
63	071034242922	JOLEIGH LLC	4712 TERMINAL DR	X	X			X		Vacant land; potential for further development of appropriate land use
64	071034242404	CHECKMATE INVESTMENTS LLC	4800 TERMINAL DR							Mini-warehouses; good infill use for difficult access
65	071034242253	CINDY L KRENZ	4810 TERMINAL DR							Local business; property well maintained
66	071034242011	ADALINE A NICHOLS	4818 TERMINAL DR							Single family home; nicely maintained
67	071034241423	CENTRAL WISCONSIN ENTERPRISES INC	4900 TERMINAL DR	X						Underutilized vacant land; part of larger redevelopment
68	071034241227	MCFARLAND, VILLAGE OF	4902 TERMINAL DR							Single family home; nicely maintained
69	071034241003	TIMOTHY R BLUM	4908 TERMINAL DR							Single family home; nicely maintained
70	071034240317	WAUBESA VILLAGE LLC	4604 SIGGELKOW RD							Single family home; could landscape fence along roadway
71	071034270021	ROBERT C ANDERSON								Access road
72	071034270231	ROBIN H BECKER	4715 TERMINAL DR				X			Lack of landscape maintenance; minimal outdoor storage

VILLAGE OF MCFARLAND
REDEVELOPMENT DISTRICT NO. 1
TABLE 3: BLIGHT DETERMINATION

				TYPE OF BLIGHT						NOTES
Map #	Parcel #	Property Owner	Property Address	Economic	Environmental	Physical	Visual	Transportation	Inconsistent Land Use/ Obsolete Platting	
73	071034270437	DAVID G MCGUIRE	4719 TERMINAL DR							Single family home; could soften double garage appearance with landscaping
77	071034270951	STORAGESHOPUSA-MCFARLAND LLC		X						Vacant land; could be used for extension of storage facilities or business
75	071034272021	IT PARTNERS LLC	4900 IVYWOOD TRL				X		X	Significant unscreen outdoor storage; no screening along trucks and tractors; more plantings would help screen truck/tractor parking from Hwy 51 corridor views
76	071034272328	CAPITAL AREA UNISERY BUILDING CORPOR	4800 IVYWOOD TRL						X	Nicely landscaped and maintained; ROW within property --obsolete platting
78	071034270642	DALE A HEINEMEIER	4805 TERMINAL DR							Nice single family home; well maintained
79	071034270791	PATRICIA A BECKER	4813 TERMINAL DR							Single family home adequately maintained; appears 2 homes on lot
80	071034271365	JOHN T BARTELME	4706 IVYWOOD TRL							Nicely resttored older home with excelent maintenance
81	071034271561	SANDRA M GIESE	4714 IVYWOOD TRL							Single family home adequately maintained; some outdoor storage which could be stored or screened to enhance neighborhood
82	071034271767	TIFFANY K NELSON	4718 IVYWOOD TRL							Single family home adequately maintained; some outdoor storage which could be stored or screened to enhance neighborhood
83	071034272631	TERRA L LEE	4808 IVYWOOD TRL				X		X	No screening or landscaping; asphalt to road; no landscaping presence along Ivywood and Hwy 51
84	071034272846	Ivywood Properties LLC	4719 IVYWOOD TRL				X		X	No screening, no landscaping; asphalt to road; no landscaping presence along Hwy 51 corridor
85	071034273101	THOMAS N EVERSON	4711 IVYWOOD TRL							Duplex; some excessive outdoor storage; otherwise adequately maintained
86	071034273081	THOMAS N EVERSON	4707 IVYWOOD TRL							Duplex; some excessive outdoor storage; otherwise adequately maintained
87	071034273363	FREDRIC J HOLMES	4705 IVYWOOD TRL							Single family home adequately maintained with unscreened outdoor storage
88	071034273569	GILBERT J SUTHERS JR	4901 TERMINAL DR							Single family home nicely maintained; additional landscaping would enhance property
89	071034274997	WHITEHORSE REV TR	4907 WHITEHORSE PL							Two single family homes adequately maintained
90	071034275094	WALTER R WHITEHORSE	4911 WHITEHORSE PL							Single family home adequately maintained
91	071034274586	BILL N MARGETIS	4708 SIGGELKOW RD							Duplex; well maintained; nicely landscaped
92	071034274782	GURMAIL S MANGAT	4704 SIGGELKOW RD							Duplex well maintained; nicely landscaped
93	071034243636	KAREN A HINCKLEY	4814 TERMINAL DR				X			Lack of landscape maintenance; significant outdoor storage
77	071034269001	STORAGESHOPUSA-MCFARLAND LLC	4840 IVYWWOD TRL #1							New storage facilities; could use some landscaping for screening of dock/doors
77	071034269021	STORAGESHOPUSA-MCFARLAND LLC	4806 IVYWOOD TRL #2							New storage facilities; could use some landscaping for screening of dock/doors
77	071034269041	McCaughey Properties LLC	Unit 3							New storage facilities; could use some landscaping for screening of dock/doors
77	071034269061	AUTUMN HOLDINGS	Unit 4							New storage facilities; could use some landscaping for screening of dock/doors

VILLAGE OF MCFARLAND
REDEVELOPMENT DISTRICT NO. 1
TABLE 3: BLIGHT DETERMINATION

				TYPE OF BLIGHT						NOTES
Map #	Parcel #	Property Owner	Property Address	Economic	Environmental	Physical	Visual	Transportation	Inconsistent Land Use/ Obsolete Platting	
77	071034269101	STORAGESHOPUSA-MCFARLAND LLC	Unit 6							New storage facilities; could use some landscaping for screening of dock/doors
77	071034269121	STORAGESHOPUSA-MCFARLAND LLC	Unit 7							New storage facilities; could use some landscaping for screening of dock/doors
77	071034269141	STORAGESHOPUSA-MCFARLAND LLC	Unit 8							New storage facilities; could use some landscaping for screening of dock/doors
74	071034269161	HOWARD DAVIS	Unit 9	X						Vacant land
74	071034269181	STORAGESHOPUSA-MCFARLAND LLC	Unit 10	X						Vacant land
74	071034269201	STORAGESHOPUSA-MCFARLAND LLC	Unit 11	X						Vacant land
74	071034269221	STORAGESHOPUSA-MCFARLAND LLC	Unit 12	X						Vacant land
74	071034269241	STORAGESHOPUSA-MCFARLAND LLC	Unit 13	X						Vacant land
74	071034269261	STORAGESHOPUSA-MCFARLAND LLC	Unit 14	X						Vacant land
74	071034269281	STORAGESHOPUSA-MCFARLAND LLC	Unit 15	X						Vacant land
74	071034269301	STORAGESHOPUSA-MCFARLAND LLC	Unit 16	X						Vacant land
74	071034269321	STORAGESHOPUSA-MCFARLAND LLC	Unit 17	X						Vacant land

Conclusions

Based on the above findings, it is determined that a preponderance or substantial number of properties within proposed Redevelopment District #1 are blighted and in need of rehabilitation within the meaning of the criteria set forth in Section 66.1333, Wis. Stats. for the following reasons:

- Inappropriate land use within the context of the surrounding area.
- Potential environmental and stormwater quality issues that impact the surrounding region and its lakes, streams and rivers
- Economic blight due to properties not developed for their highest and best use and/or are vacant or have and are experiencing a high rate of vacancy
- Potential of environmental concerns due to current and historical uses.
- Physical and/or visual deterioration of the structures and site improvements of a significant number of properties.
- Diversity of ownership
- Land uses that impair the sound growth of the community
- Traffic counts that render properties unsafe for ingress/egress

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