



City of Madison and Village of McFarland

Intergovernmental Agreement Discussions

Public Information Meeting #1

January 21, 2026

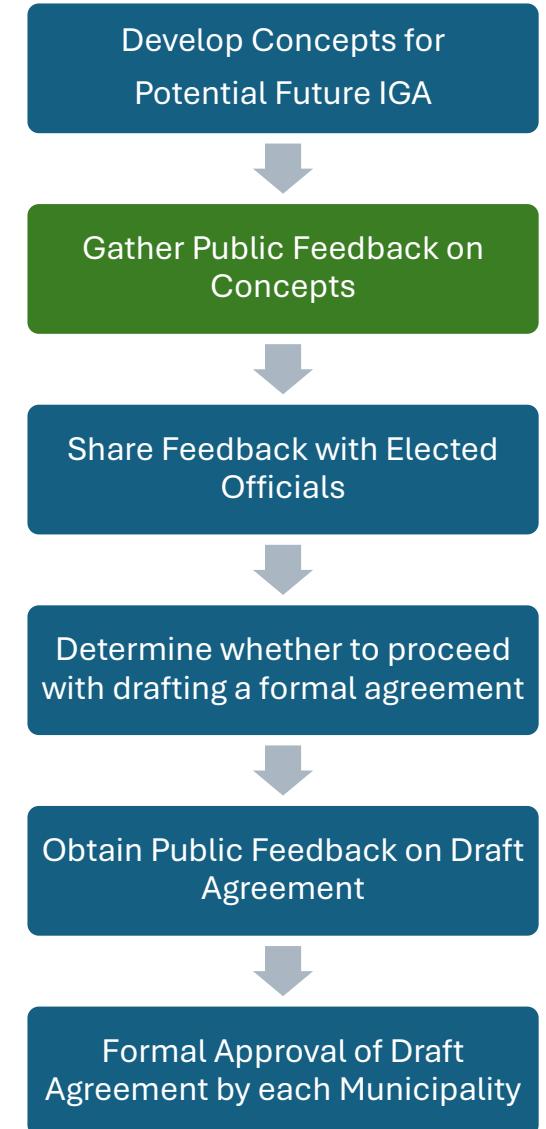


Meeting Agenda

- Introductions
- Presentation
 - Project and Meeting Purpose
 - Past and Existing Intergovernmental Agreements
 - Preliminary Madison-McFarland IGA Concepts
 - Next Steps
- Q&A

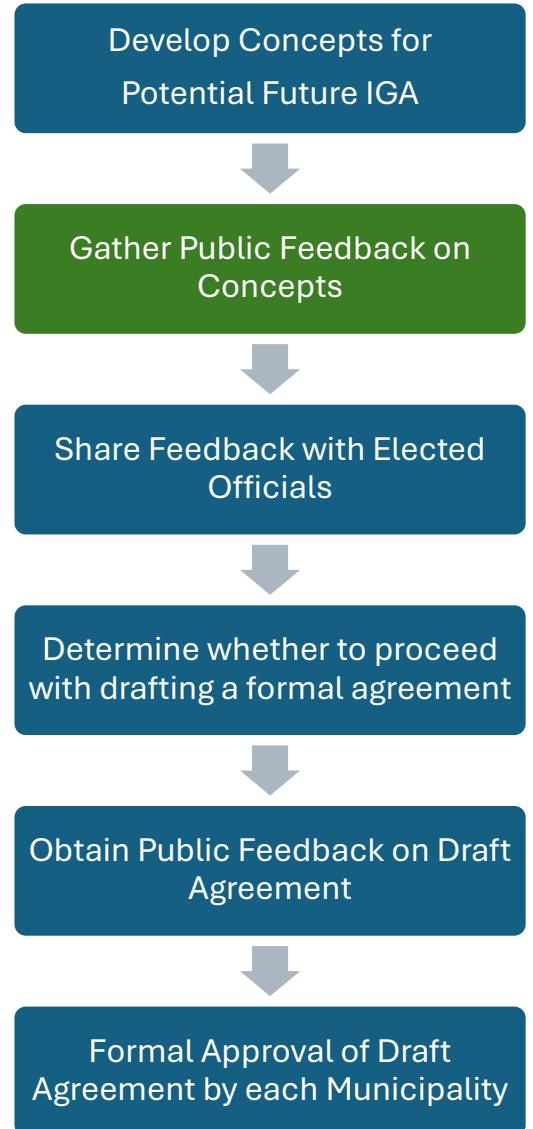
Project & Meeting Purpose

- Madison and McFarland are considering entering into an Intergovernmental Agreement to address issues of mutual concern surrounding our shared border and to plan for how growth may occur in the future.
- Preliminary discussions were held for City of Madison and Village of McFarland staff to share information and develop preliminary concepts for a potential intergovernmental agreement for both communities to review and consider.



Project & Meeting Purpose

- The intention is to share these concepts with elected officials and impacted community members and to gather feedback from all involved before elected officials from Madison and McFarland determine whether to proceed with a formal process to draft an intergovernmental agreement.
- At this time, no agreements have been made between the Village and City, and both municipalities are committed to gathering community input before proceeding any further.



Project & Meeting Purpose

Public Information Meetings:

- January 21, 2026: Residents of the April Hills subdivision
- January 28, 2026: Residents of the Secret Places subdivision
- February 9, 2026: All interested Village of McFarland residents and portions of the Town of Cottage Grove south of Siggelkow Road
- February 16, 2026: Residents of the Siggel Grove, Quinn Ranch, Twin Oaks, Liberty Place, Owl's Creek, and Lost Creek subdivisions, other interested City of Madison residents, and portions of the Town of Cottage Grove north of Siggelkow Road

Develop Concepts for Potential Future IGA

Gather Public Feedback on Concepts

Share Feedback with Elected Officials

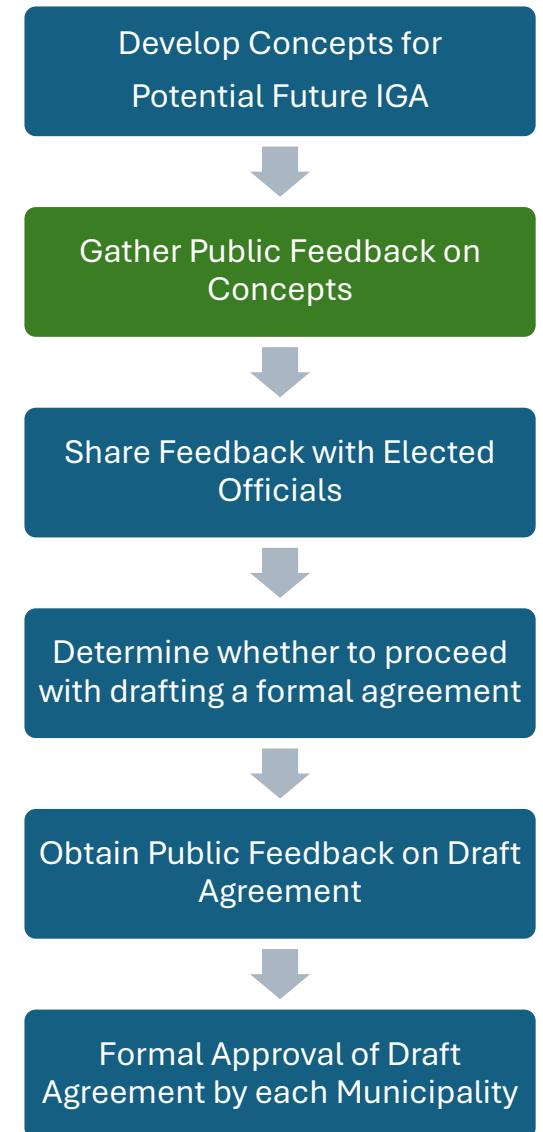
Determine whether to proceed with drafting a formal agreement

Obtain Public Feedback on Draft Agreement

Formal Approval of Draft Agreement by each Municipality

Project & Meeting Purpose

- At the conclusion of this initial public engagement process both municipalities will need to decide if they wish to proceed with next steps and begin the process of formally drafting an agreement based on the feedback received on the preliminary concepts.
- If both the City and Village decide to move forward, the drafting and revision process would likely extend throughout 2026.
- This process would include additional opportunities for public review and input before the municipalities would convene to consider final approval of an agreement.



Benefits of an IGA

- Adjusts municipal boundaries to improve public service delivery
- Provides certainty for investing taxpayer \$ for services and infrastructure
- Benefits taxpayers by keeping property owners/developers from playing one community off another
- Provides a foundation for additional intergovernmental cooperation
- Allows both communities to proactively guide their future with the certainty of understanding long-term boundaries

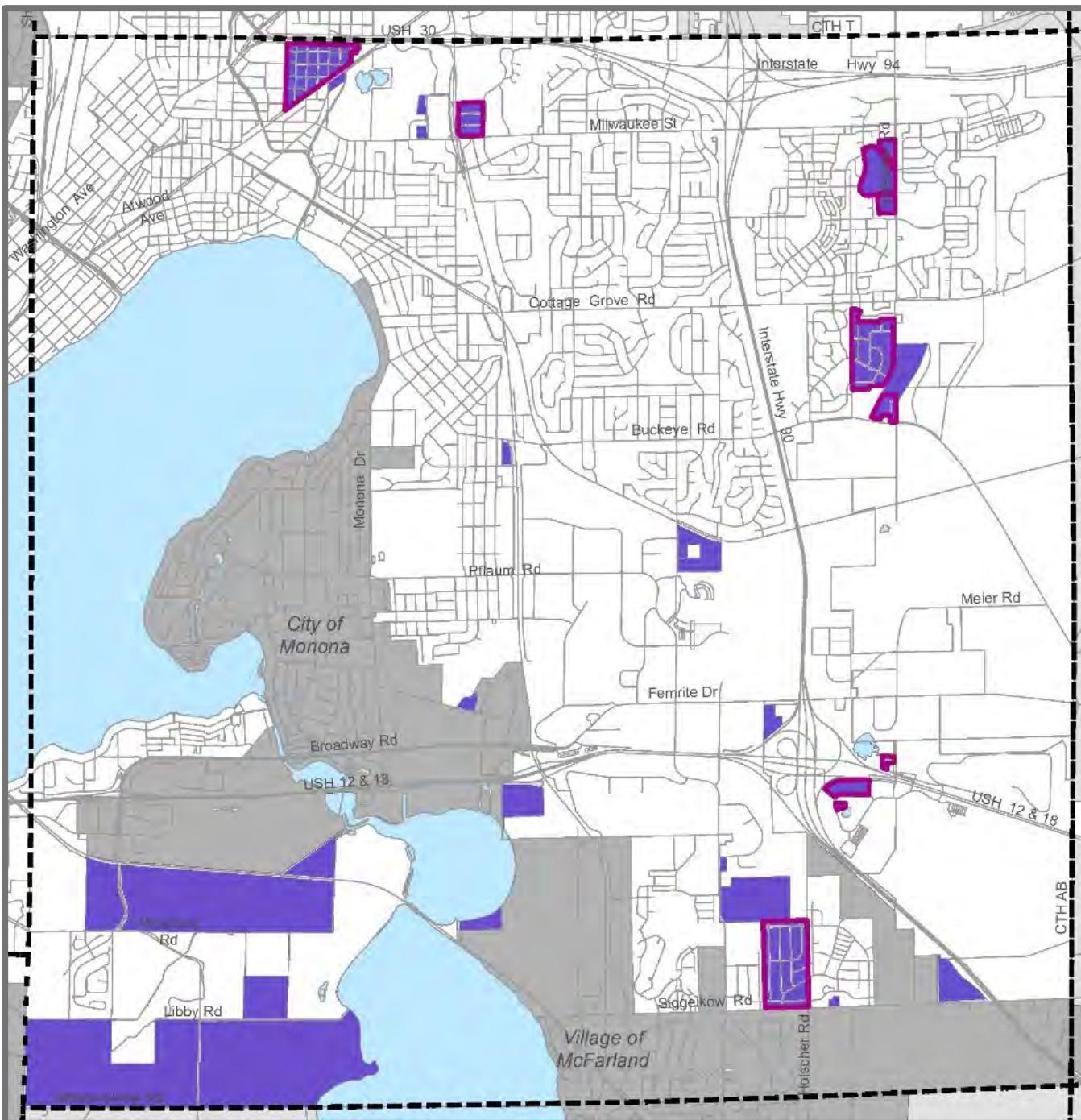
Past & Existing Intergovernmental Agreements

- City of Madison & Village of McFarland, 1997-2018 (expired)
- City of Madison & Town of Blooming Grove, 2006-2027
- City of Madison & Town of Cottage Grove, 2022-2061
- Village of McFarland & Town of Dunn, 2025-2045

City of Madison and Town of Blooming Grove

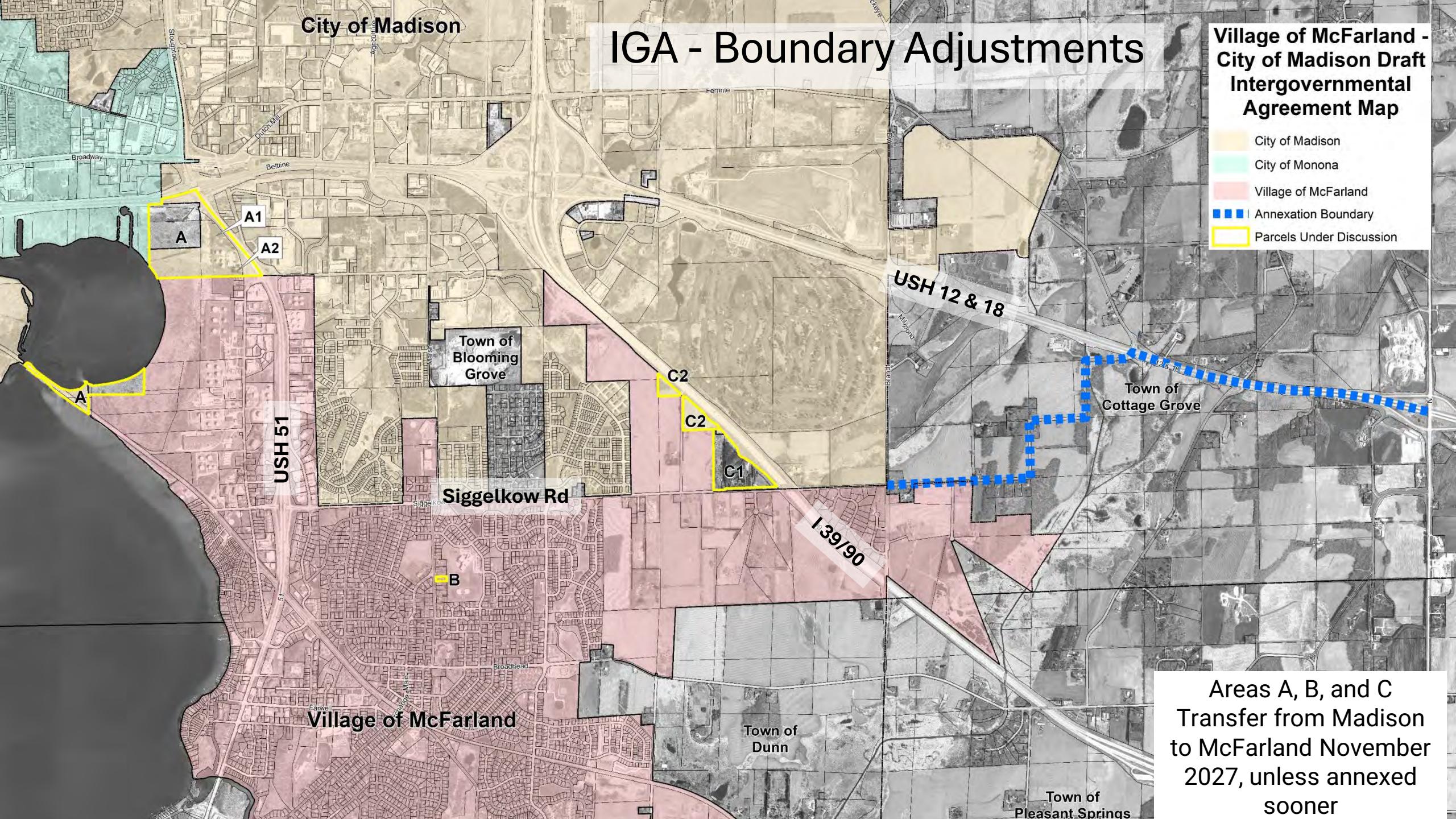
- On October 31, 2027, a final attachment of remaining Town areas to the City. The Town will be permanently dissolved.
- The Village of McFarland is not subject to or part of the agreement between Madison and the Town of Blooming Grove.

- Blooming Grove parcels attaching to Madison (Final Attachment – 2027)
- Blooming Grove Protected Areas

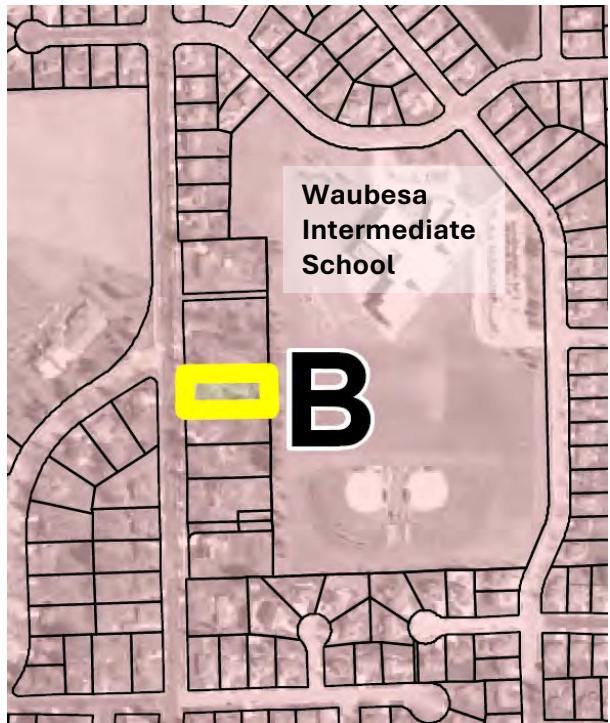


Preliminary IGA Concepts - Timing

- Includes an “interim period” to extend through November 2, 2027 (coincides with remaining term of the Town of Blooming Grove)
- Includes an “extended period” running through December 31, 2061 (coincides with Madison and Town of Cottage Grove IGA)
- Includes one automatic 10-year renewal to December 31, 2071, unless either party does not want the 10-year extension.

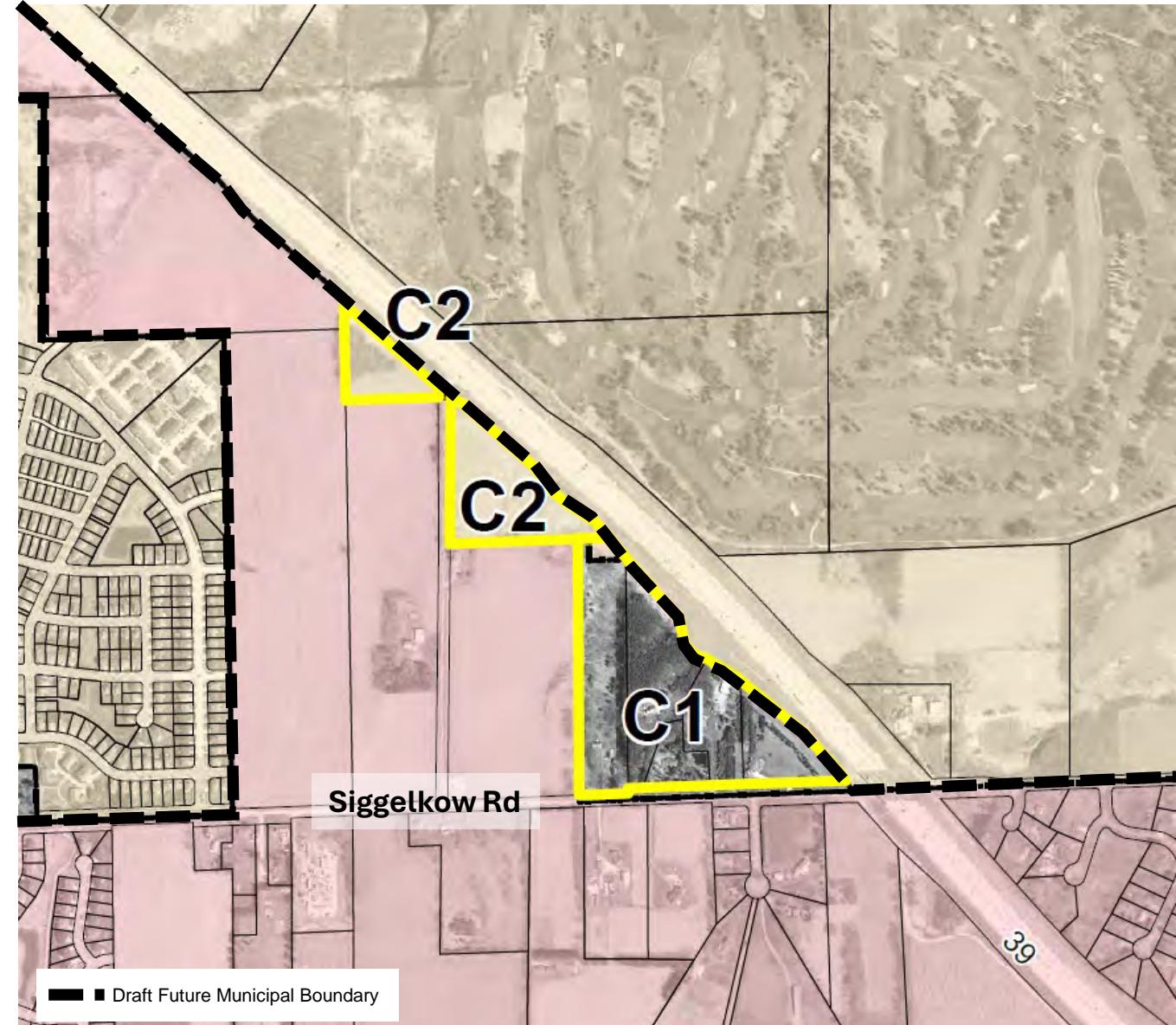


“Area A & B” to be Transferred to McFarland



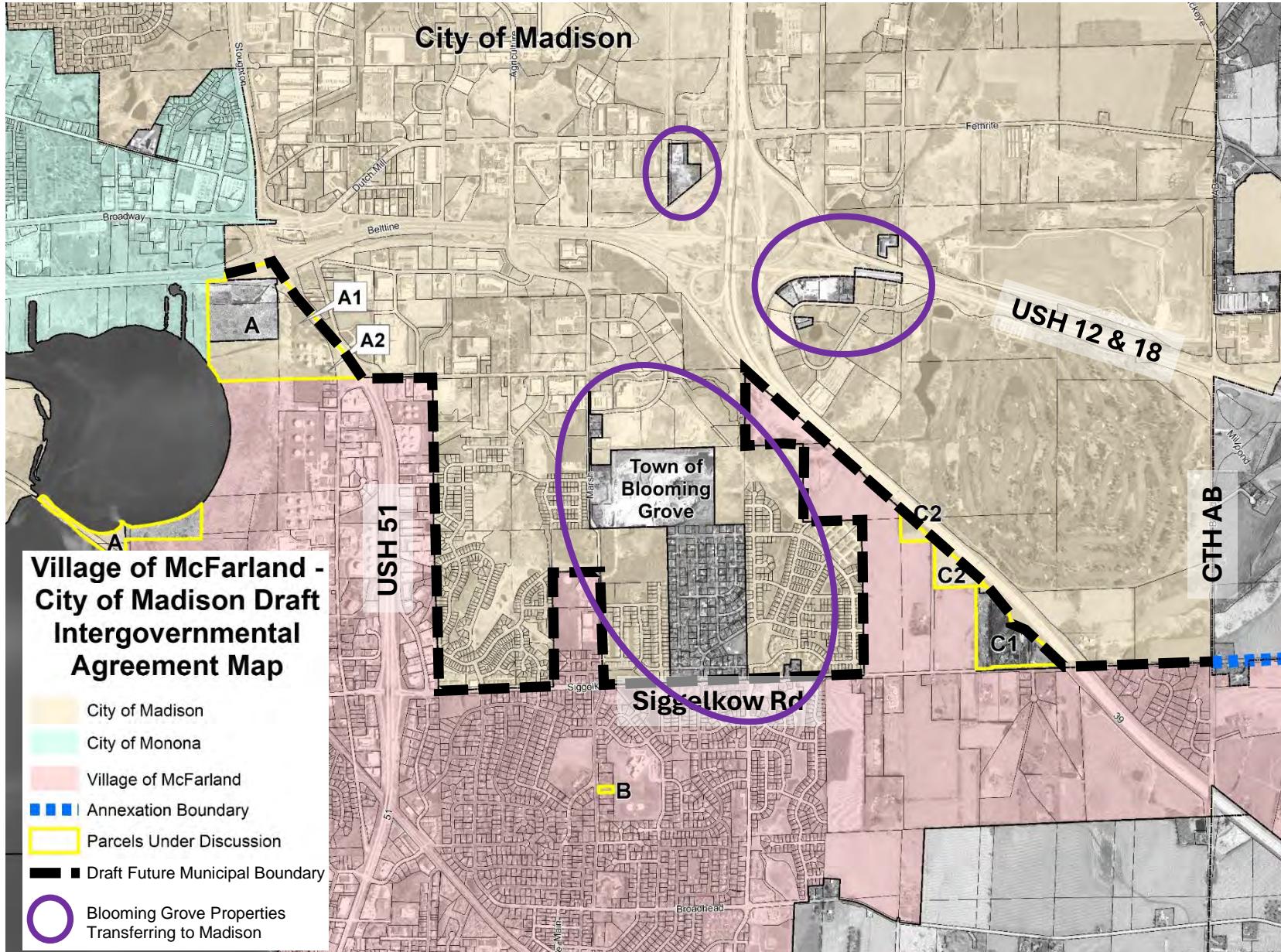
“Area C” to be Transferred to McFarland

- C1, 5 single family homes in the Town of Blooming Grove
- C2, two City of Madison owned vacant parcels to be sold and annexed to the Village of McFarland



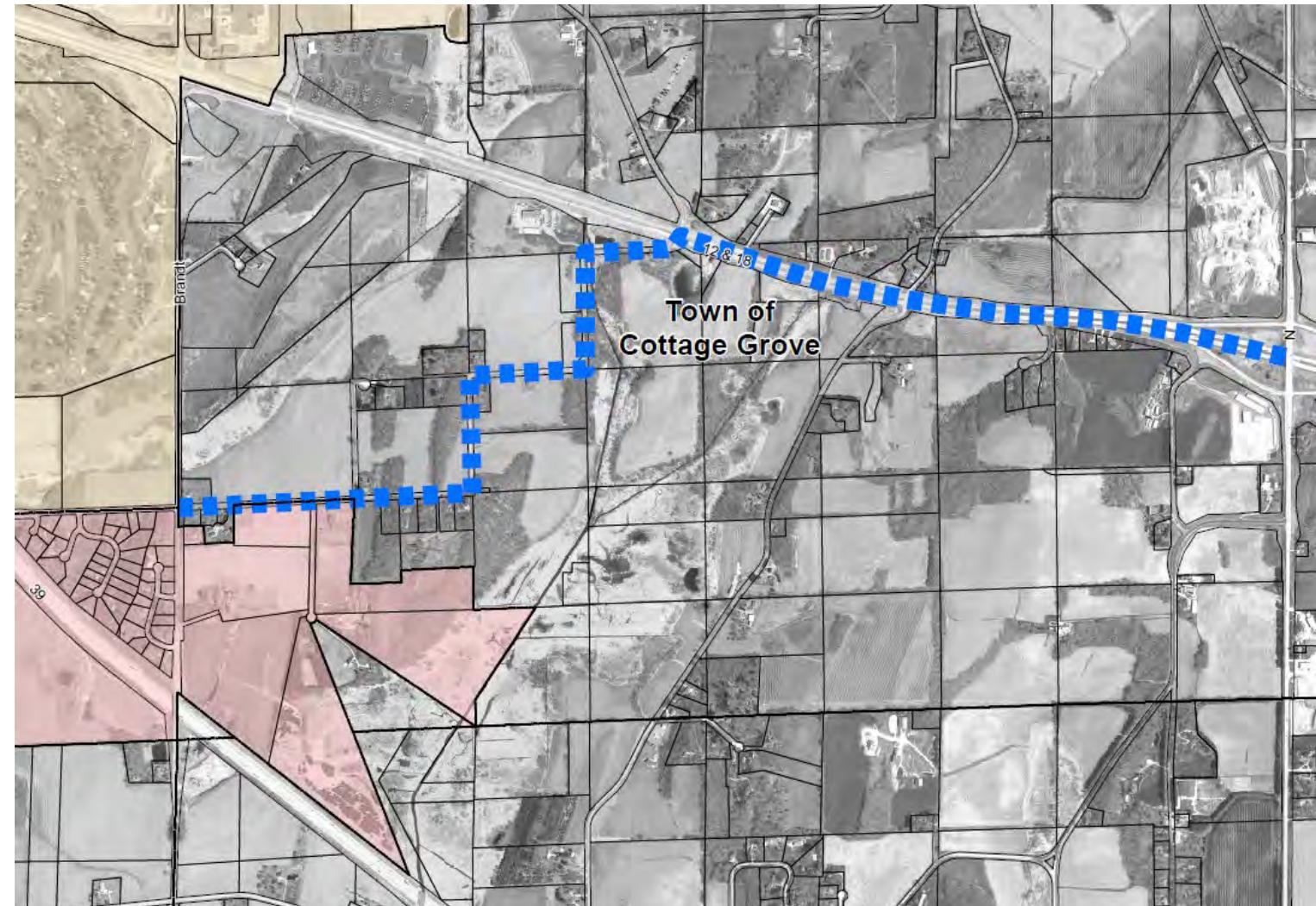
Preliminary IGA Concepts

- Establishes a boundary between Madison and McFarland (east of CTH AB) for the term of the agreement
- All other areas within the Town of Blooming Grove to be attached to the City of Madison per the existing Madison-Blooming Grove Agreement.



Long-Term Annexation Boundary east of CTH AB

- Madison prohibited from approving annexation petitions South of Siggelkow Road (blue line)
- McFarland prohibited from approving annexation petitions North of Siggelkow Road (blue line)
- Madison/Town of Cottage Grove IGA does not apply to McFarland



Preliminary IGA Concepts – Coordination/Review

- Addresses municipal communication requirements between Madison and McFarland regarding zoning or other land use hearings.
- Continues coordination of future transportation infrastructure projects (including pedestrian and bicycle), and joint implementation of recommendations from the 2025 Siggelkow Road Traffic Study.
- Includes provisions for the interface between Secret Places and future development on the adjacent property to the east:
 - Determining any potential street connections through future Memorandum of Understandings (MOU) during the development review process
 - Minimum 75' landscape buffer and 100' principal building setback for non-residential uses to Secret Places lot lines
 - Development review collaboration

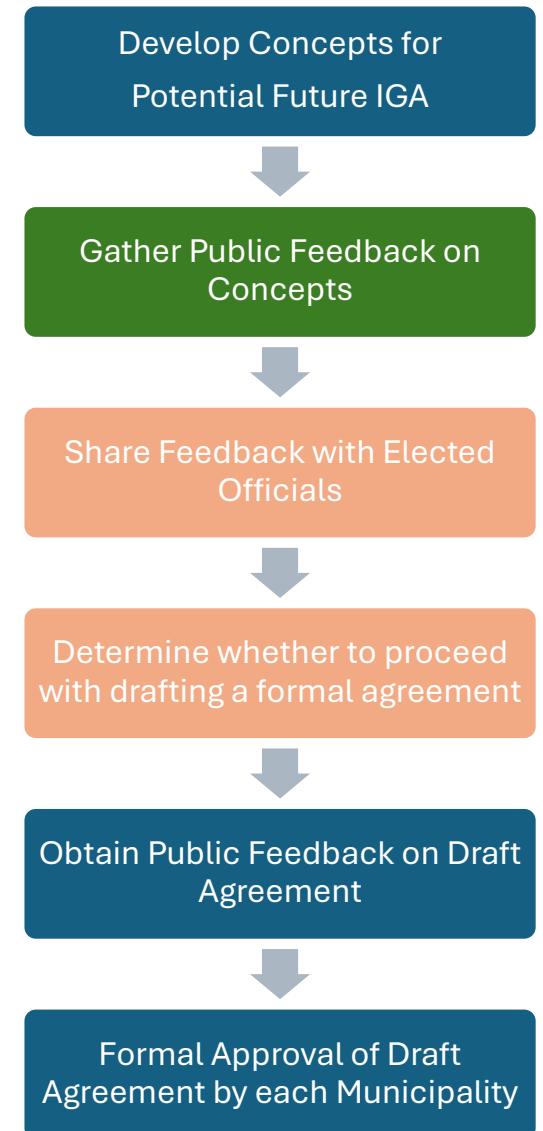
How would a Madison and McFarland IGA impact School District Boundaries?

- Adoption of an IGA **does not** change the boundaries of the Madison, McFarland or Monona School Districts, or require School Districts to change their boundaries.
- Any properties currently in the McFarland School District stay in the McFarland School District.
- If the IGA is adopted, McFarland intends to work with the three school districts to consider transfers from Madison and Monona to McFarland's school district in Areas A and C2 (Madison Utility parcels).
 - The purpose of the transfers would eliminate the need to create special ballots during elections for areas transferring from City of Madison to Village of McFarland that are primarily wetlands/floodplains or non-residential (Area A1).
 - This would only impact one existing home on Terminal Drive (Area A2) in the Madison School District.

Next Steps

Spring 2026:

- Provide summary report on feedback received at the four public information meetings to elected officials from both communities (report will be available for public review).
- Both municipalities will need to decide if they wish to proceed with next steps and begin the process of formally drafting an agreement based on the feedback received on the preliminary concepts.



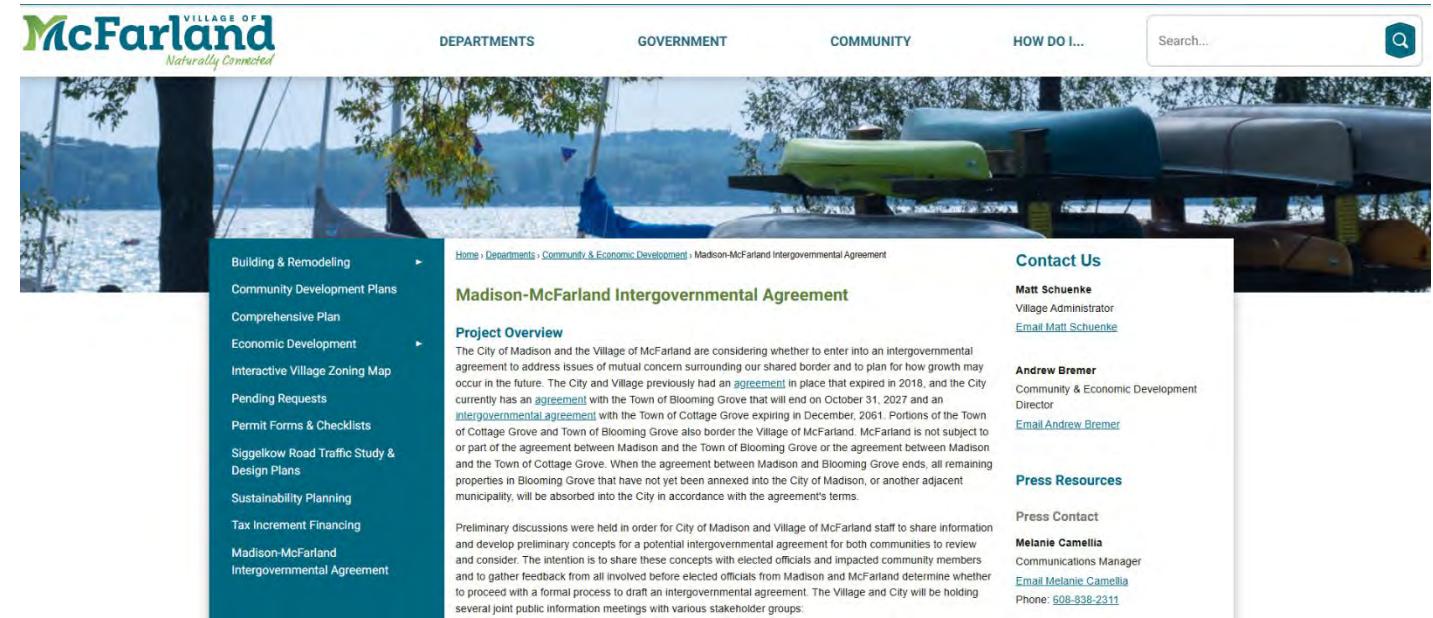
Contacts

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<https://mcfarland.wi.us/MadisonAgreement>



The screenshot shows the official website of the Village of McFarland. The header features the village logo with the text "VILLAGE OF McFarland" and "Naturally Connected". The navigation menu includes links for "DEPARTMENTS", "GOVERNMENT", "COMMUNITY", and "HOW DO I...". A search bar is located in the top right corner. The main content area displays a photograph of a lake with sailboats and a boat dock. Below the photo, the title "Madison-McFarland Intergovernmental Agreement" is followed by a "Project Overview" section. This section discusses the potential agreement between the City of Madison and the Village of McFarland to address mutual concerns and plan for growth. It mentions previous agreements with Blooming Grove and a new agreement with Madison. The sidebar on the right contains sections for "Contact Us" (Matt Schuenke, Village Administrator, email), "Andrew Bremer" (Community & Economic Development Director, email), and "Press Resources" (Press Contact, Melanie Camella, Communications Manager, email, phone).

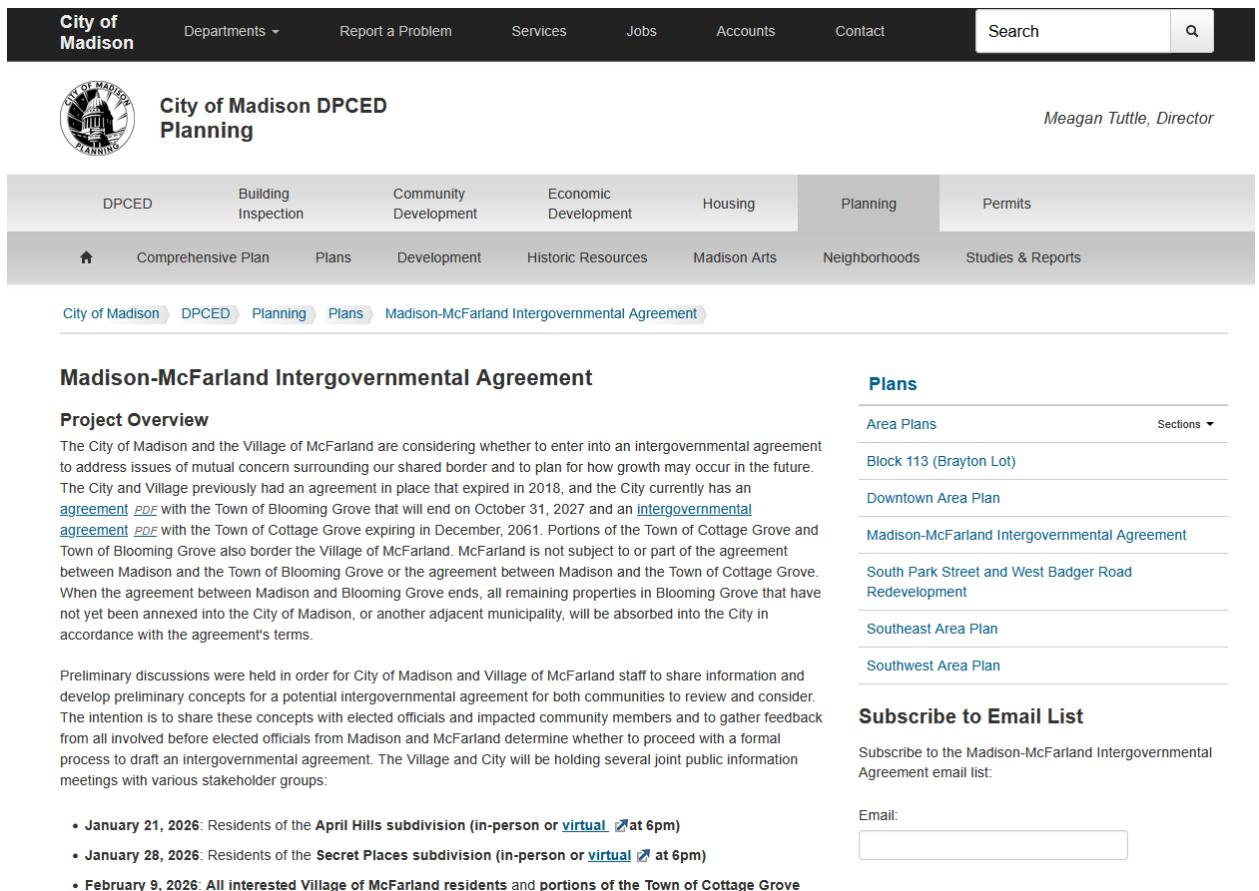
Contacts

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<https://www.cityofmadison.com/dpced/planning/madison-mcfarland-intergovernmental-agreement/3950/>



The screenshot shows the City of Madison DPCED Planning website. The main content area displays the 'Madison-McFarland Intergovernmental Agreement' page. The sidebar on the right lists various area plans and a subscribe to email list section.

City of Madison DPCED Planning

Madison-McFarland Intergovernmental Agreement

Project Overview

The City of Madison and the Village of McFarland are considering whether to enter into an intergovernmental agreement to address issues of mutual concern surrounding our shared border and to plan for how growth may occur in the future. The City and Village previously had an agreement in place that expired in 2018, and the City currently has an [agreement PDF](#) with the Town of Blooming Grove that will end on October 31, 2027 and an [intergovernmental agreement PDF](#) with the Town of Cottage Grove expiring in December, 2061. Portions of the Town of Cottage Grove and Town of Blooming Grove also border the Village of McFarland. McFarland is not subject to or part of the agreement between Madison and the Town of Blooming Grove or the agreement between Madison and the Town of Cottage Grove. When the agreement between Madison and Blooming Grove ends, all remaining properties in Blooming Grove that have not yet been annexed into the City of Madison, or another adjacent municipality, will be absorbed into the City in accordance with the agreement's terms.

Preliminary discussions were held in order for City of Madison and Village of McFarland staff to share information and develop preliminary concepts for a potential intergovernmental agreement for both communities to review and consider. The intention is to share these concepts with elected officials and impacted community members and to gather feedback from all involved before elected officials from Madison and McFarland determine whether to proceed with a formal process to draft an intergovernmental agreement. The Village and City will be holding several joint public information meetings with various stakeholder groups:

- **January 21, 2026:** Residents of the **April Hills subdivision** (in-person or [virtual](#) at 6pm)
- **January 28, 2026:** Residents of the **Secret Places subdivision** (in-person or [virtual](#) at 6pm)
- **February 9, 2026:** All interested Village of McFarland residents and portions of the Town of Cottage Grove

Plans

Area Plans Sections ▾

Block 113 (Brayton Lot)

Downtown Area Plan

Madison-McFarland Intergovernmental Agreement

South Park Street and West Badger Road Redevelopment

Southeast Area Plan

Southwest Area Plan

Subscribe to Email List

Subscribe to the Madison-McFarland Intergovernmental Agreement email list:

Email:

Questions or Comments



Boundary Agreements

Boundary agreements are a valuable tool available to local communities to avoid potentially lengthy and costly litigation conflicts over annexation, incorporation, [consolidation](#), land use, revenue, services, environmental resources and issues, new development, and other intergovernmental issues. Instead of dueling against one another in an adversarial and usually reactive manner, boundary agreements enable communities to proactively develop solutions to benefit the area as a whole and move both communities toward their desired future vision and goals.

To assist communities in developing boundary agreements, the Department maintains a list of trained and experienced [Mediators](#). For example, a neutral and professional mediator can be beneficial when communities are struggling over a particular issue.

There are three types of Boundary Agreements allowed by Wisconsin law:

- [Cooperative Boundary Plans](#) ([s. 66.0307 Wis. Stats.](#)) – long-term or permanent agreements between two or more communities. Requires review and approval by the Department of Administration.
- [General Agreements](#) ([s. 66.0301 Wis. Stats.](#)) – short-term agreements no longer than 10 years between two or more communities. In addition to resolving boundary issues, communities also frequently use General Agreements to share municipal equipment, buildings, staff, vehicles, and other service-related items.
- [Stipulations & Orders](#) ([s. 66.0225 Wis. Stats.](#)) – agreements that are used to settle annexation disputes being litigated in court between two communities.

Resources

- [Municipal Data System](#) - an interactive and searchable database of municipal boundary agreements, as well as boundary adjustment ordinances, consolidations, and incorporations.
- [Distinguishing Between Different Statutory Boundary Agreement Methods](#)
- [Boundary Agreement Law](#)
- [Ordinance Filing Checklist](#) - a set of Guidelines for municipal clerks in drafting boundary adjustment ordinances and compiling associated ordinance filing packets for submittal to the WI DOA.

Municipal Boundary Review

doa.wi.gov/municipalboundaryreview

News

Annexations

[Boundary Agreements](#)

Incorporation

Consolidation

Detachments

Alternative Dispute Resolution

[Municipal Data System](#)

Intergovernmental Relations

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Annexation Methods

Wisconsin statutes authorize five different annexation methods. They are:

1. Annexation by Unanimous Approval ([s. 66.0217 \(2\) Wis. Stats.](#))
2. Annexation by One-Half Approval ([s. 66.0217 \(3\) \(a\) Wis. Stats.](#))
3. Annexation by Referendum ([s. 66.0217 \(3\) \(b\) Wis. Stats.](#))
4. Annexation by City or Village Initiated Referendum ([s. 66.0219 Wis. Stats.](#))
5. Annexation of Town Islands ([s. 66.0221 Wis. Stats.](#))
6. Annexation of Territory Owned by a City or Village ([s. 66.0223 Wis. Stats.](#))

[Detailed description of the annexation methods.](#)

Annexation by Unanimous Approval and by Non-Unanimous Approval are the most common of these methods. They involve:

1. a property owner
2. a town(s)
3. a village or City
4. a public interest review by the Department of Administration. See [Department Review of Annexations](#).

[Ordinance Filing Checklist](#)

[Clerk's Certificate Samples](#)

Municipal Boundary Review

[doa.wi.gov/municipalboundaryreview](#)

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[Intergovernmental Relations](#)

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Madison WI 53703

Phone
608-264-6102

Streets and utilities for Properties Transferring from the Town

- Will I be required to connect to City utilities when my property is attached to the City?
 - No, there will be no obligation to connect to utilities on Day 1 in the City of Madison.
 - Water and sanitary sewer utilities are generally constructed in areas without them when a street is reconstructed.
 - All former Town streets will be evaluated for condition when attached to the City as part of normal city operational expenses.
 - Engineering Assessment Webpage: <https://www.cityofmadison.com/engineering/streets-paths/repairs-and-reconstruction/assessments-payment-plans>
- The Village of McFarland follows similar procedures, and special assessments street and utility improvements are determined by the Village Board.

Street and Utility Construction

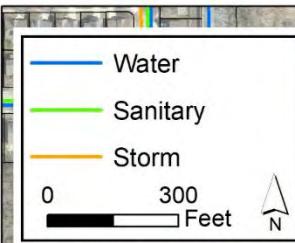
Who pays for what

| | City | Property Owner | Village* | Property Owner* |
|-------------------------------------|------|----------------|----------|-----------------|
| Street | X** | X** | X | |
| Curb and Gutter | X | | X | |
| Sidewalk | X | | X | |
| Storm Sewer | X | | X | |
| Water Main | | X | | X |
| Sanitary Sewer Main | | X | | X |
| Relocation of laterals | | X*** | | X |
| Sewer District Connection Charge | | X | | X |

** ~ 90% City, 10%
property owner

*** Water Utility reimburses up to
\$3,000 of lateral cost

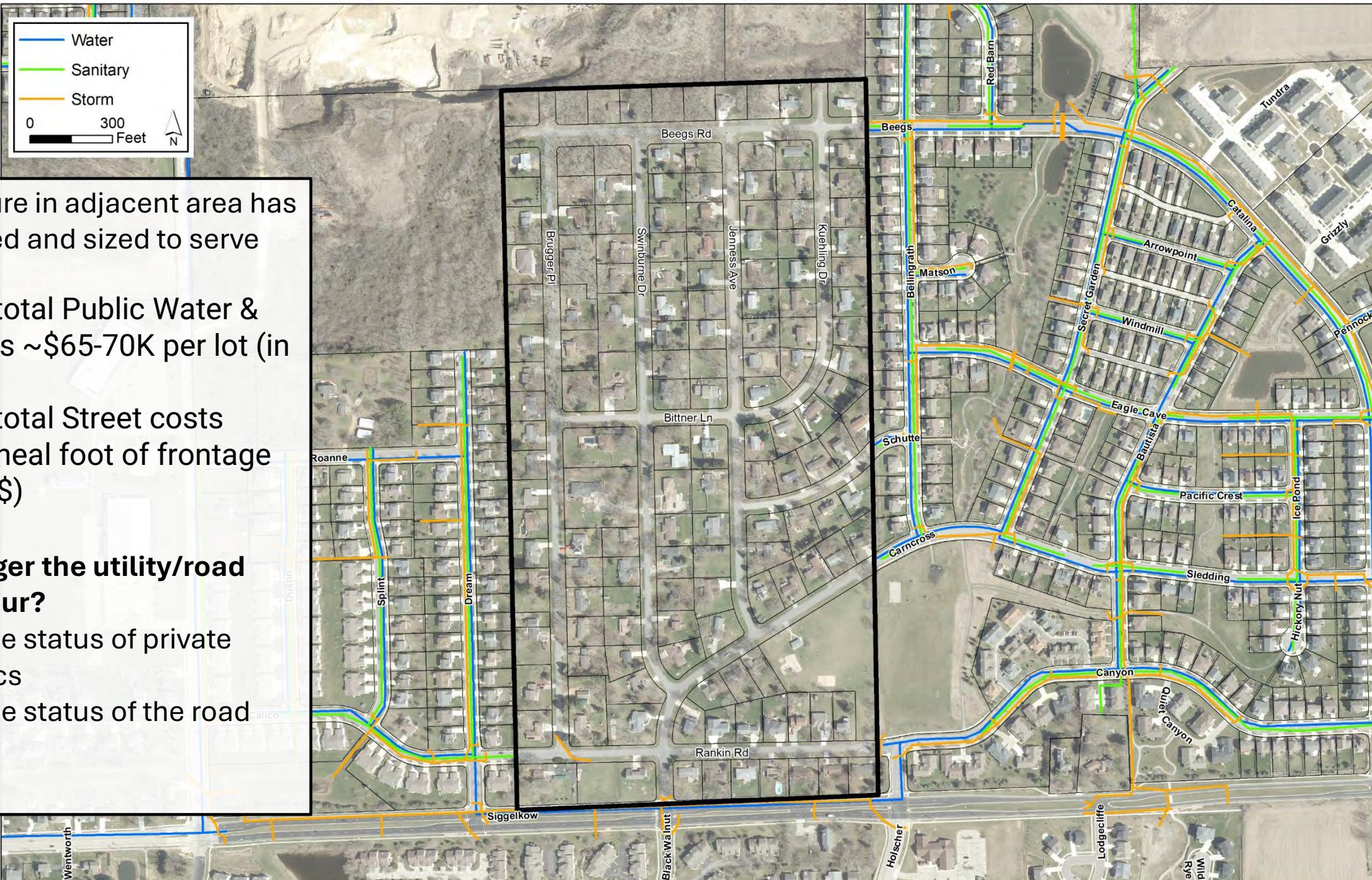
* The Village Board
has final discretion



- Infrastructure in adjacent area has been located and sized to serve April Hill
- Estimated total Public Water & Sewer costs ~\$65-70K per lot (in today's \$)
- Estimated total Street costs ~\$50 per lineal foot of frontage (in today's \$)

What will trigger the utility/road project to occur?

- Could be the status of private wells/septics
- Could be the status of the road condition



McFarland Utility Cost Estimates

- A lift station (pumping station) would be required for McFarland to serve the April Hills subdivision with public sanitary sewer service
- Estimated cost of a lift station is \$1.25M, or ~\$8,225 per lot (in today's \$)
- Estimated total Public Water & Sewer Costs is ~\$12-13M, or \$79-86K per lot, or \$1,020-\$1,105 per foot of street frontage (in today's \$)

