

Tuesday, February 6, 2024

6:30 PM

McFarland Municipal Center
5915 Milwaukee St, McFarland
Community Room

AGENDA

The public may attend in-person or remotely through the Zoom webinar or telephone options listed below.

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

<https://us02web.zoom.us/j/81165360391>

Or by Telephone: +1 (312) 626-6799

Webinar ID: 811 6536 0391

Press *9 to raise/lower hand. Press *6 to mute/unmute.

1. CALL TO ORDER, ROLL CALL.

2. PUBLIC APPEARANCES.

- a. This is an opportunity for members of the public to address the Parks and Recreation Committee for items that are not on the agenda. Please remember this is a hybrid meeting conducted in person and through the Zoom online meeting platform. Meeting attendees wishing to address the Committee about items not on the agenda may do so at this time. Zoom attendees should type their name and address in the Question and Answer feature within the Zoom online meeting platform at this time. Members of the public who are present in person and wish to address the Committee should fill out a public comment form and turn into the meeting chairperson. When you are called upon to speak, state your name, address, and provide your comments to the Committee for their consideration. Please adhere to the 3-minute time limit. Additionally, you may send your public comments to public.works@mcfarland.wi.us to be included as part of the meeting.

Members of the public may also speak during their selected agenda item as they designate on the public comment form or in the Question and Answer feature on Zoom.

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the January 2, 2024, Parks & Recreation Committee meeting.

4. BUSINESS.

- a. Discussion regarding park and recreation improvements within Redevelopment Districts 1 & 2.

5. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, March 5, 2024, at 6:30 p.m.

6. ADJOURNMENT.

Any person who has a qualifying disability as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format should contact the McFarland Municipal Center at (608)838-3153, 5915 Milwaukee Street, McFarland, Wisconsin, or village.clerk@mcfarland.wi.us by 2:00 p.m. at least 5 business days prior to the meeting so that any necessary arrangements can be made to accommodate each request. If the meeting or request is less than 5 business days from the meeting, requests for accommodations may still be made and reasonable efforts will be made to accommodate each request.

VILLAGE OF MCFARLAND
Parks and Recreation Committee Minutes

Tuesday, January 2, 2024 - 6:30 PM

1. CALL TO ORDER, ROLL CALL.

Trustee Jerke called the regular meeting of the Parks and Recreation Committee to order at 6:30 PM in the Community Room of the Municipal Center. This meeting was also held via Zoom webinar.

Members present: TJ Jerke, Luke Fessler, Sarah Kuba, Tanya Lancaster, Lori Wisnicky, Jessica Tokar

Members not present: Justin Rupert

Staff Present: Village Administrator Matt Schuenke, Parks Superintendent Sayer Larson, Assistant to the Public Works Director Aimee Irwin, Parkitecture staff Blake Theisen, and Town & Country staff Tim Siteve.

2. PUBLIC APPEARANCES.

- a. *This is an opportunity for members of the public to address the Parks and Recreation Committee for items that are not on the agenda. Please remember this is a hybrid meeting conducted in person and through the Zoom online meeting platform. Meeting attendees wishing to address the Committee about items not on the agenda may do so at this time. Zoom attendees should type their name and address in the Question and Answer feature within the Zoom online meeting platform at this time. Members of the public who are present in person and wish to address the Committee should fill out a public comment form and turn into the meeting chairperson. When you are called upon to speak, state your name, address, and provide your comments to the Committee for their consideration. Please adhere to the 3-minute time limit. Additionally, you may send your public comments to public.works@mcfarland.wi.us to be included as part of the meeting.*

Members of the public may also speak during their selected agenda item as they designate on the public comment form or in the Question and Answer feature on Zoom.

None.

3. APPROVAL OF MINUTES.

- a. *Motion to approve the minutes of the Parks & Recreation Committee meeting held on December 5, 2023.*

Motion by Trustee Jerke, seconded by Trustee Fessler, to approve the minutes of the Parks & Recreation Committee meeting held on December 5, 2023. Motion carries 6 - 0.

4. BUSINESS.

- a. *Discussion and action to make a recommendation to the Village Board regarding the Inclusive Park equipment.*

Theisen of Parkitecture provided an overview of the site plan for the equipment at Inclusive Park, including the Waubesa playground area. Theisen explained the total cost

of the equipment at Inclusive Park is \$665,400 and that the goals of the master plan continue to be met by the site plan as enclosed.

- Tokar asked about the durability of the mound. Theisen stated there is no concern about the durability.
- Kuba asked about paths between equipment. Theisen provided some examples of paths or connections between equipment and stated there may be additional opportunities within the Waubesa playground plan set.
- Kuba asked about the scavenger hunt items. Theisen responded that, yes, these items are included on some of the play panels and a sign will indicate what users should look for.
- Trustee Jerke asked if the fence along the Inclusive Park would be interactive. Theisen responded that this can be looked at with the site design package.
- Trustee Jerke asked if there was a lead time concern. Theisen explained he is not worried about the lead time as ongoing conversations have been occurring with the manufacturer.

Motion by Trustee Jerke, seconded by Trustee Fessler, to recommend approval to the Village Board regarding the Inclusive Park equipment. Motion carries 6 - 0 - 0.

b. Discussion and action to make a recommendation to the Village Board regarding the Highland Oaks Park restroom project and authorize the project for bid.

Stieve with Town & Country Engineering reviewed the enclosed plan set for the Highland Oaks Park restroom project. The plan set includes having utilities brought to the structure and the site work necessary for the prefabricated building that will house the restroom.

- Trustee Fessler inquired if the restroom would include a drinking fountain. Larson stated that a drinking fountain is not currently included. Schuenke responded that adding the drinking fountain could be reviewed if included with the motion by the committee.
- Trustee Jerke asked if a changing table would be included in the restroom. Stieve responded that a changing table, while not shown, would be included.
- Committee members and staff discussed the addition of an ADA ramp from the roadway to the sidewalk.

Motion by Trustee Jerke, seconded by Lancaster, to recommend approval to the Village Board regarding the Highland Oaks Park restroom project and authorize the project for bid including exploring the inclusion of a drinking fountain and ADA ramp from the road to the sidewalk. Motion carries 6 - 0 - 0.

c. Discussion regarding updates to Chapter 2 - Parks and Recreation Facility Policy

Trustee Jerke reviewed the enclosed Chapter 2 policy with comments and questions provided by Trustee Jerke and Trustee Fessler. Committee members and staff discussed various components of the policy, including how the policy is currently applied. The policy will return to the committee at an upcoming meeting with recommended edits for review and possible approval.

5. SCHEDULE NEXT MEETING DATE.

a. Tuesday, February 6, 2024 at 6:30 p.m.

6. ADJOURNMENT.

Motion by Kuba, seconded by Wisnicky, to adjourn at 7:57 p.m.

Pursuant to law, written notice of this meeting was given to the public and posted on the public bulletin board in accordance with Open Meetings Law.

Respectfully submitted,
Aimee Irwin
Assistant to the Public Works Director

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, February 6, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion regarding park and recreation improvements within
Redevelopment Districts 1 & 2.

PREVIOUS ACTION:

ISSUE SUMMARY:

The Community Development Authority and the Plan Commission are jointly working on a project to update the 2010 Redevelopment District 1 & 2 Plans for the Village with our planning consultant MSA Professional Services. The 2010 plans are adopted as a component of the Village's Comprehensive Plan and provide more detailed land use recommendations while also supporting the Village's existing Tax Increment Financing Districts. TID #3 generally coincides with the boundary of Redevelopment District #1 and TID #4 coincides with the boundary of Redevelopment District #2. The planning area for Redevelopment District 1 includes most of the area along Terminal Drive and Triangle Street. The planning area for Redevelopment District 2 includes the Downtown area. The recommendations within the updated Redevelopment District Plans will be used to guide short and long-term investments in future growth and preservation areas of the Village and is used to assist in the review and approval of public capital improvement projects, development requests, subdivision reviews, and zoning amendments within the boundaries of the plans. More information regarding the project can be found on the Village's [project website](#).

Since the Redevelopment District 1 & 2 Plans were adopted in 2010, there have been a number of public and private redevelopment projects that have occurred in each District.

Despite these improvements, many properties within and adjacent to Redevelopment District 1 & 2 remain under-utilized including industrial, commercial, residential, and public areas. Land use plans are typically written for a 20-year horizon and updated every 10 years. Given the existing plans are over 13 years old, the Village is undertaking this planning project to reassess the land use plans, concepts, and strategies from the prior plans. The Village desires to build on what has been accomplished or worked well and revisit planning assumptions, concepts and strategies that have not worked well or have yet to come to fruition.

Both planning areas include Village park and recreational amenities. McDaniel Park and Brandt Park are located within Redevelopment District #1 and Arnold Larson Park is located within Redevelopment District #2. All three parks are connected together via the Lower Yahara River Trail. Park master plans and concepts have previously been developed for each of these parks by various Village consultants. The packet includes a copy of the 2017 Master Plan Concept for McDaniel Park, the 2006 Master Plan Concept for Brandt Park, a 2018 parking lot expansion concept plan for Brandt Park, and a 2020 Larson Park Enhancement Plan. The



packet also includes preliminary concepts from MSA for other potential parking lot and access improvements for each park, some of which may require future property acquisition or collaboration with redevelopment of adjacent private properties. The CDA and Plan Commission would like to obtain input from the Parks and Recreation Committee on potential improvements within each of the three parks. This feedback will then be incorporated into their continued discussions regarding updates to the Redevelopment Districts as these plans begin to take shape.

For the February meeting, MSA is planning to review the materials in the packet and obtain feedback from the Committee. Some questions to consider include:

- McDaniel Park. A number of improvements have occurred within this park in recent years. The 2017 Master Plan identifies a "potential long term parking expansion area" that is perpendicular to the lakefront. MSA has created a preliminary concept that shows an alternative way to expand the parking lot in the future that leaves more green space by the lakefront. In addition to discussing these concepts, are there other improvements within the park that the Committee envisions?
- Brandt Park. The 2006 Master Plan included a potential new off-street parking lot at 4519 Siggelkow Road (west of the shelter). The design and spacing of the two driveways shown in the 2006 Master Plan appears questionable and MSA has developed two alternative concepts for that potential future parking lot addition. The 2018 outfield parking lot addition may also still be viable. In addition to discussing these concepts, are there other improvements within the park that the Committee envisions?
- Arnold Larson park. The 2020 Enhancement Plan has not been implemented to date. This concept envisions developing supporting infrastructure for food carts on the west end of the park along with a new covered stage and multi-purpose lawn area. The CDA and Plan Commission are considering future redevelopment opportunities within the adjacent retail plaza and how portions of Taylor Road adjacent to Larson Park could be utilized for off-street parking to support both the park and the retail center, as shown in MSA's preliminary concept. The Landmarks Commission is also working on a project to include some community history signs within Larson Park. A map and an example of one of the potential signs is included in the packet. These signs would be mounted on wood posts similar to the sign that was placed in Lewis park near the boardwalk. In addition to discussing these concepts, are there other improvements within the park that the Committee envisions?

We will use the February meeting to discuss each of these three parks. Based on those discussions, MSA will refine its concepts for continued discussion at the Committee's March meeting as needed, and then report back to the CDA/Plan Commission. It is important to note that the scope of work is not intended to be a full park master plan similar to the recent projects for McFarland and Community Park. The general purpose is to consider the work/plans that have been completed for each park to date and advise the CDA/Planning Commission on changes or other improvements to consider incorporating into the broader Redevelopment District Plans.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:



ORDINANCE REFERENCE:

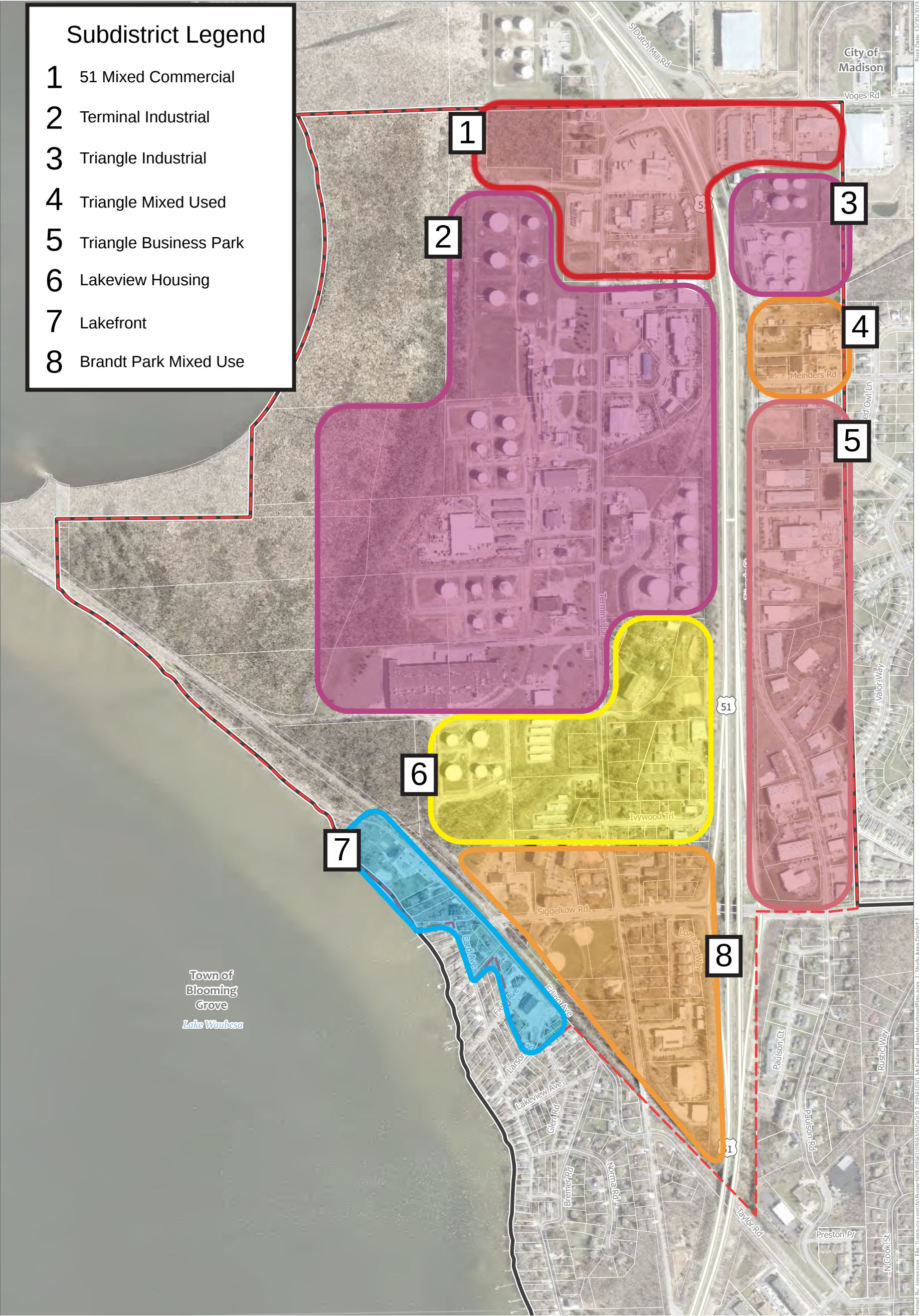
BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This item is presented for discussion only.

ATTACHMENTS:

1. Redevelopment District Park Concepts_02.06.24

District 1: Initial Concept “A”





MCDANIEL PARK

MCFARLAND, WISCONSIN

Revised : 7.25.17

Scale : 1" = 60'

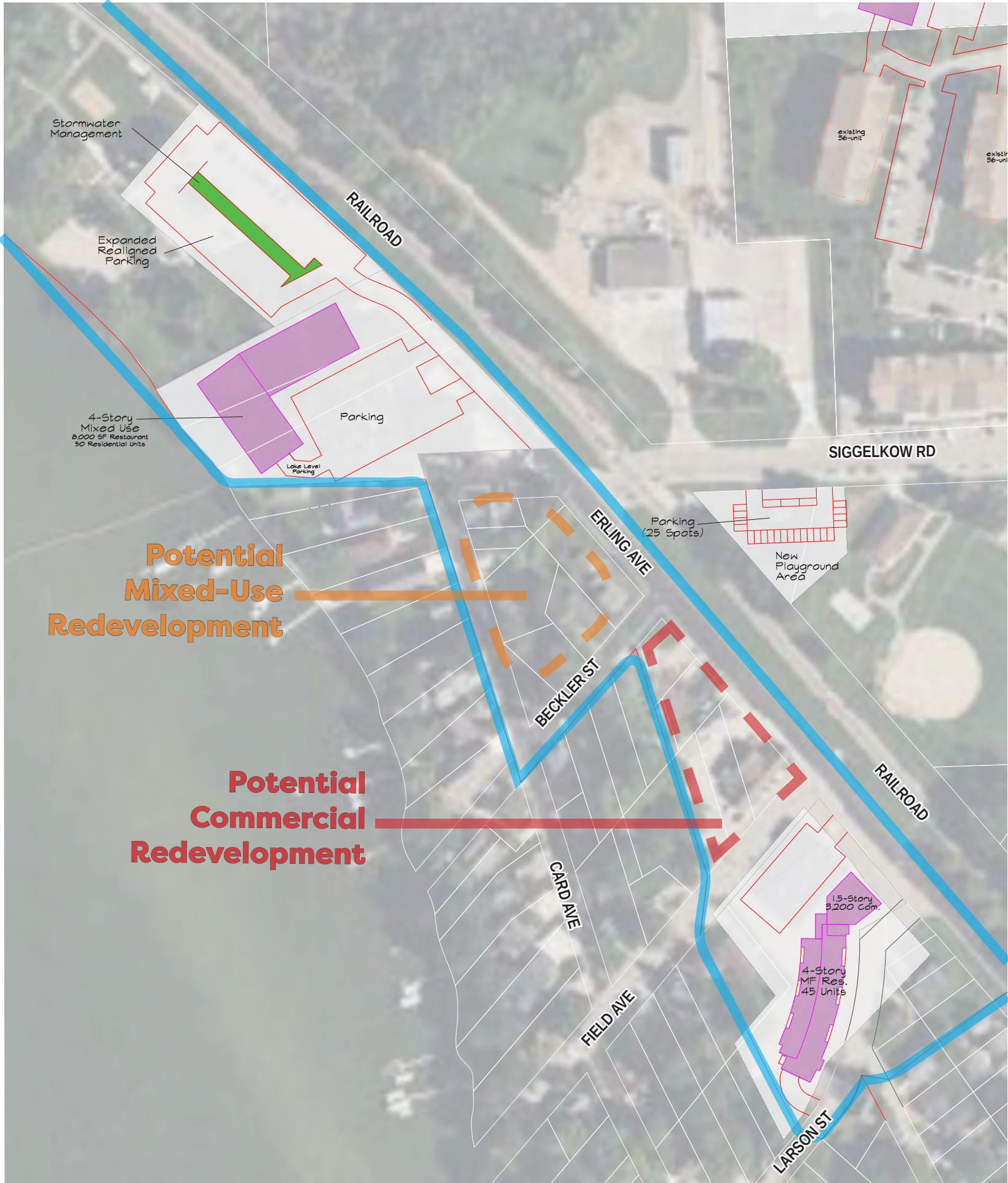
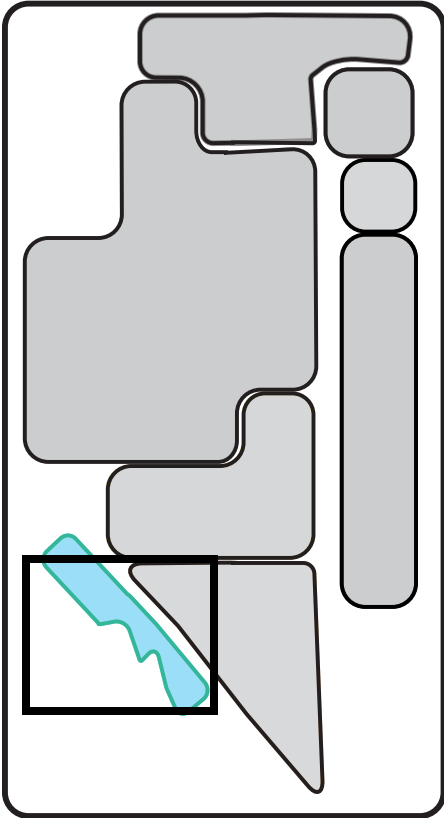
MASTER PLAN



District 1 - Concept "A"

Subdistrict 7: Lakefront

Revised: 01/02/2023





Multi-Use Trail Connection to McDaniel Park - 10' Path

Climbing Play Area: Existing Slide, additional play structures, benches

Consolidated Facilities: Restrooms, Concessions, Storage and Shelter

All Walkways Barrier-Free

Entry Enhancement: Brandt Memorial & Flag Paved Walk, Remove Dumpster

Multi-use Trail Extension

Bike Parking: 18 Bikes

Railroad

Explore Acquisition of Corner Lot for Park Expansion: Additional Parking (16 Stalls), Open Space, and Path Connection

Relocated Swings; Updated Play Equipment

New Compact Basketball Court (40' x 74' court area)

Lawn: Warm-up Area

Erling Road

Tree Planting: Screen Setting Sun

Existing Softball Diamond

Naturalized Drainage Swale

Existing Softball Diamond

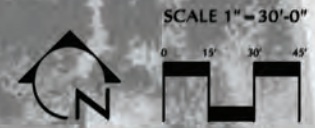
New Warning Tracks

Terminal Drive

Project: McDaniel Park Master Plan
Project Location: Village of McFarland, WI
Scale: 1" = 30'-0"
Designed By: EN/KK
Drawn By: EN/KK
Checked By: KK
Date: Oct. 2005 - Rev. Jan. 26, 2006
File: 2004-52

Brandt Park Master Plan

Village of McFarland, WI



Ken Sasaki
DESIGN INC.
LANDSCAPE ARCHITECTS

303 S. PATTERSON
SUITE ONE
MADISON, WI 53703
Phone: 608 251-3600
Fax: 608 251-0330
www.ksd-ia.com

Sheet:

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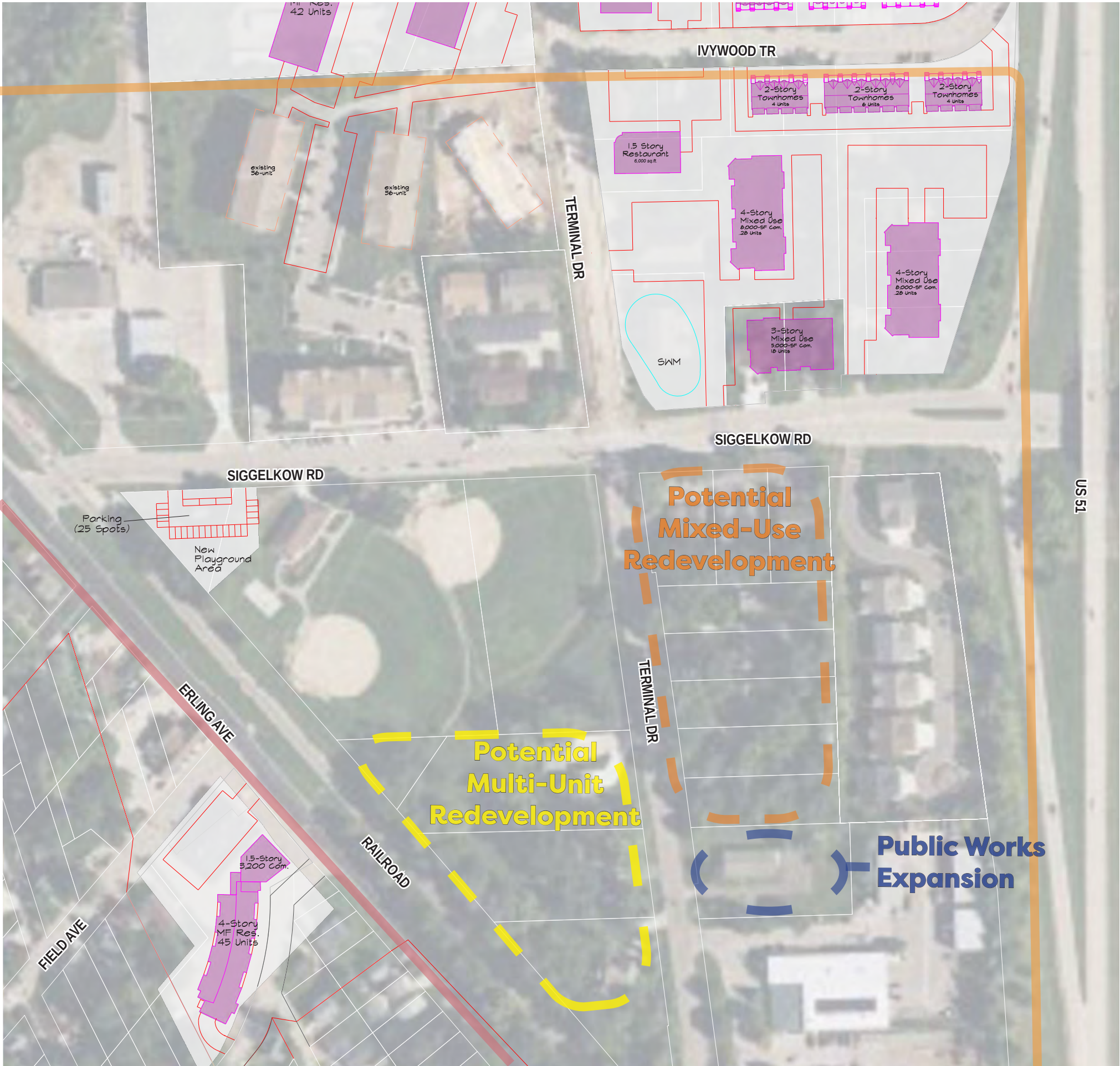
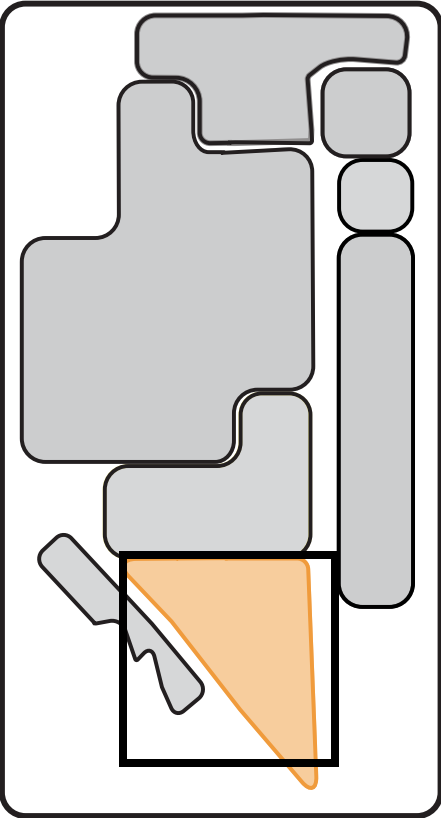
PRELIMINARY



PROJECT NO.: MC 126 DRAWING FILE: BRANDT PARK - PARKING LOT OPTIONS.DWG DRAWN BY: T.J.S. CHECKED BY: B.R.B. DATE: 4-2-18 REVISIONS: SCALE: 0 5 10 SHEET: 1		2912 Marketplace Drive Suite 103 Madison, WI 53719 (608) 273-3350 www.tcengineers.net tc TOWN & COUNTRY ENGINEERING, INC.	BRANDT PARK PARKING LOT	2018 BRANDT PARK PARKING Village of McFarland, Wisconsin
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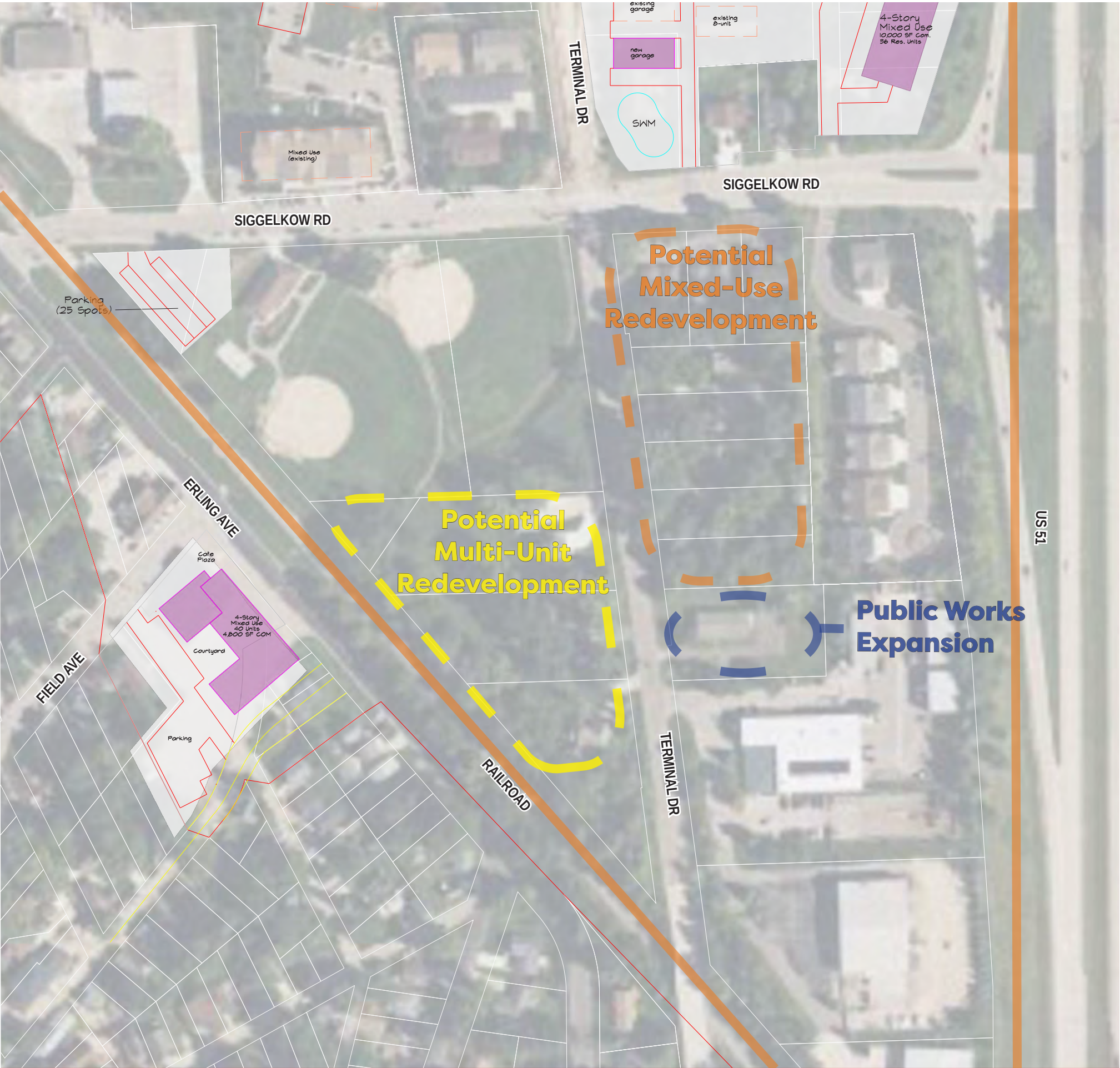
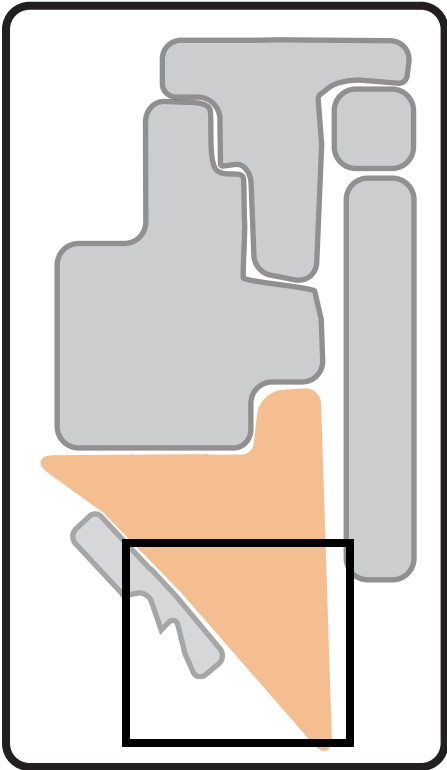
District 1 - Concept “A” Subdistrict 8: Brandt Park Mixed Use

Revised: 01/02/2023

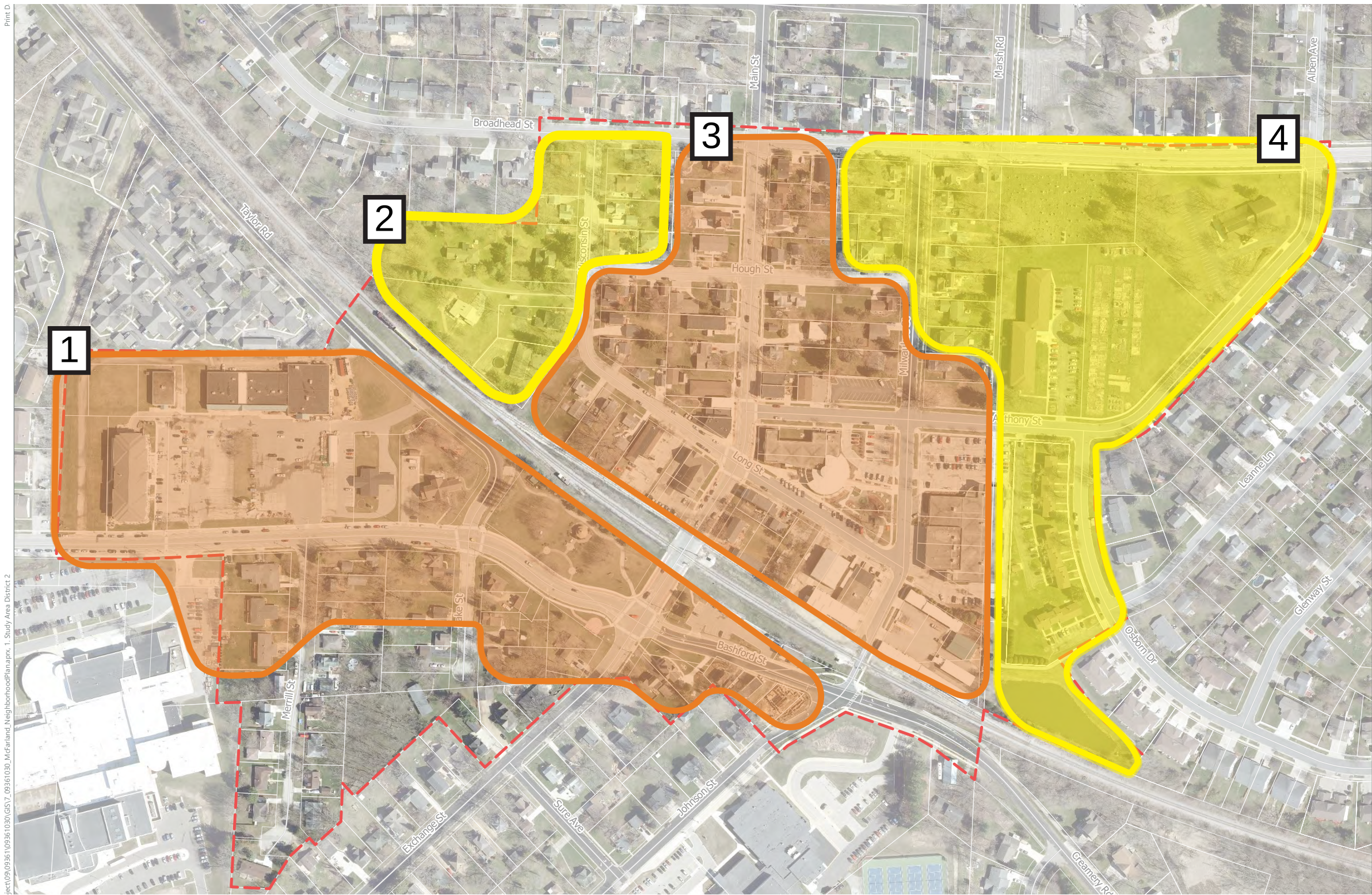


District 1 - Concept “B” Subdistrict 5 (South): Lakeview Mixed Use

Revised: 01/02/2023



District 2: Initial Concept “A”



Subdistrict Legend

1

Farwell Mixed Use

2

Downtown Housing West

3

Downtown Mixed Use

4

Downtown Housing East

\\net09\09361\09361\030\GIS\GIS\09361030_McFarland_NeighborhoodPlan.aprx 1: Study Area District 2

LARSON PARK ENHANCEMENT PLAN

McFarland, Wisconsin

DRAFT

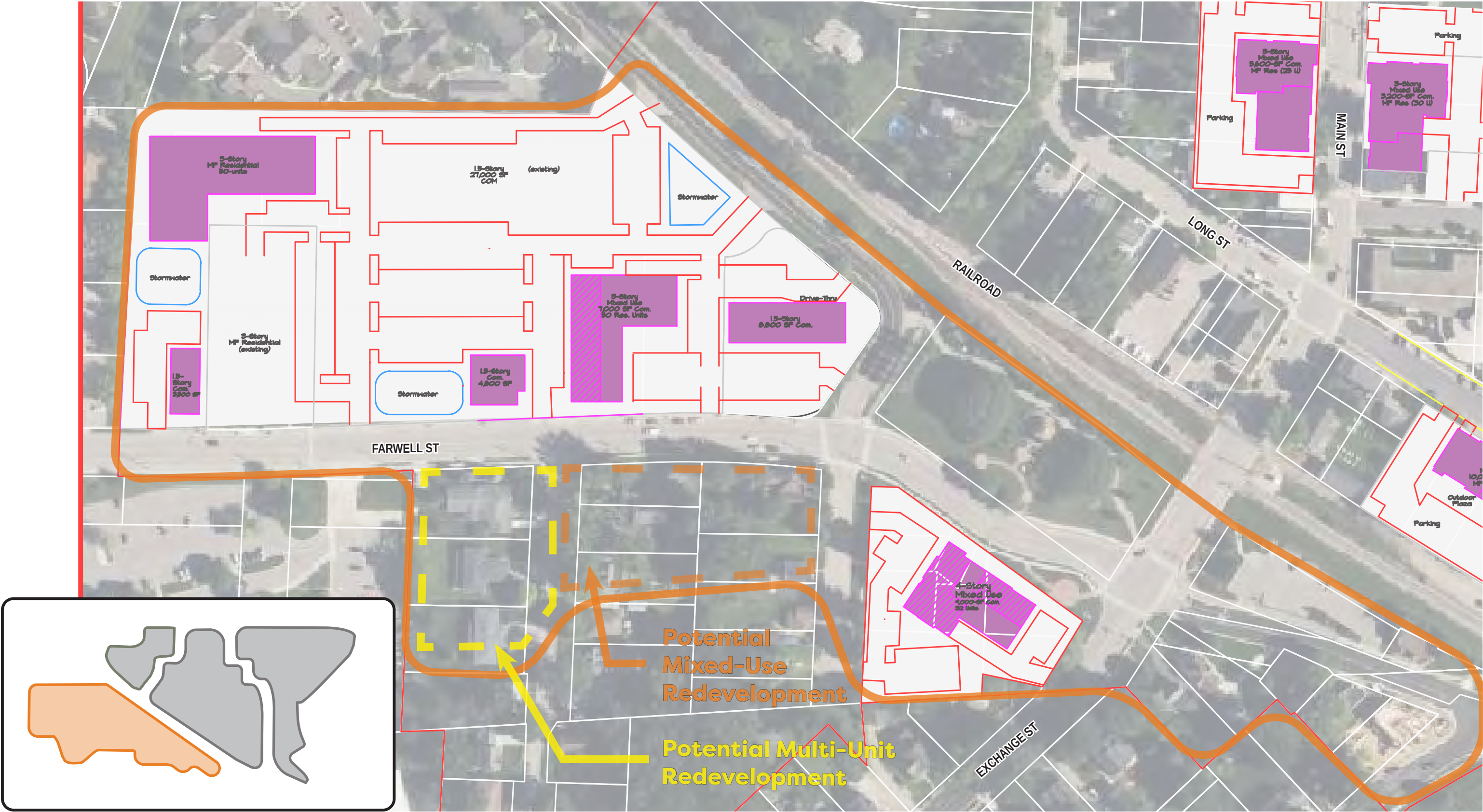


Revised: April 23, 2020

District 2 - Concept “A”

Subdistrict 1: Farwell Mixed Use

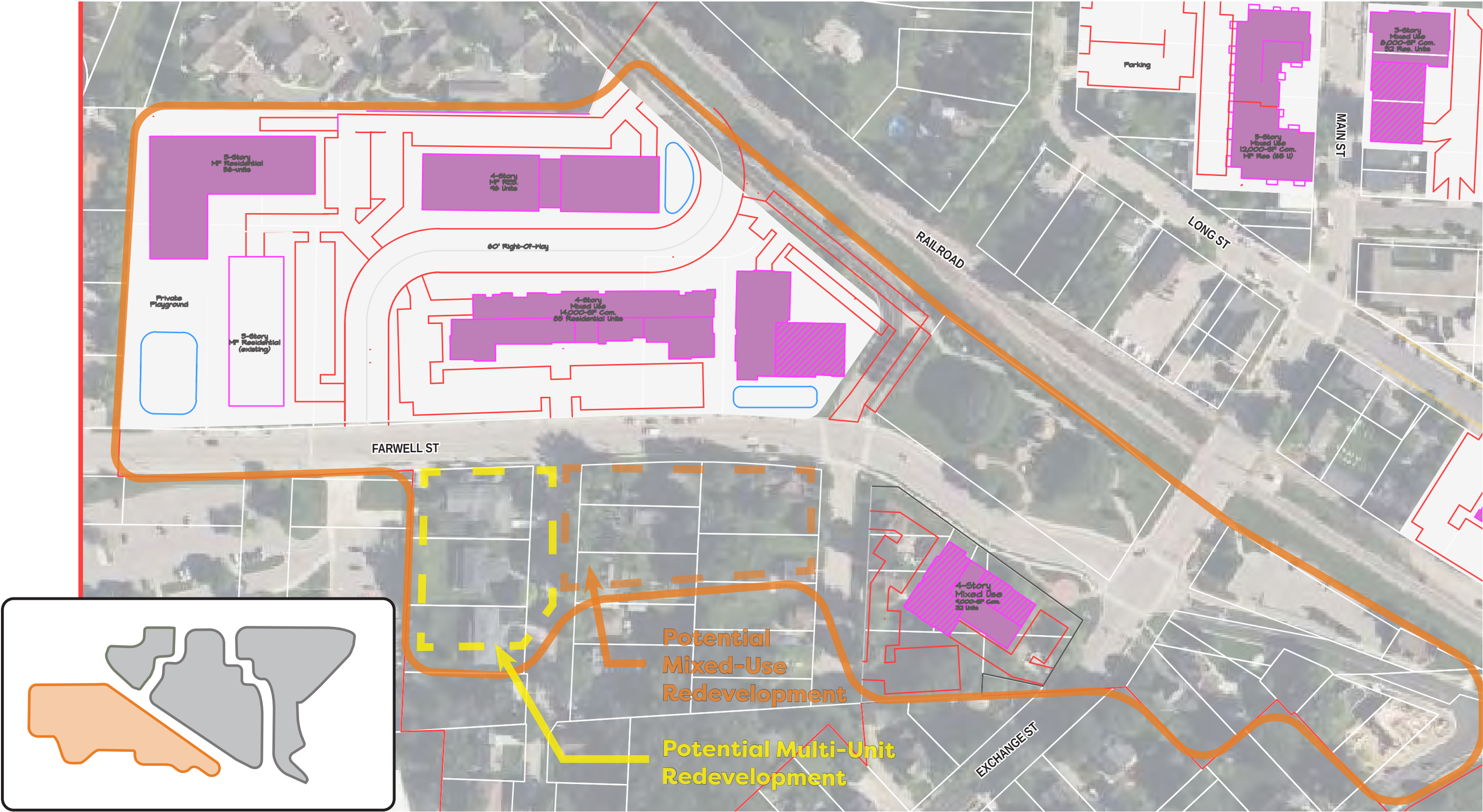
Revised: 01/02/2023



District 2 - Concept “B”

Subdistrict 1: Farwell Mixed Use

Revised: 01/02/2023



Arnold Larson Park



March 29, 2023

 Parcels

0 40 80 160 Feet



Early European Settlers and the Establishment of McFarland



Before the first depot was established, early European immigrants with Norwegian and German heritage occupied the areas that spanned across the Town Dunn, Pleasant Springs, and Blooming Grove. These early pioneers used their knowledge in farming and trade skills to carve out their new lives in growing crops such as tobacco and ice and fish harvesting. During that time period, farmsteads were commonly associated with the families that worked on them. Locals often provided directions associated with the farms more than the street names. By the 1840s, Norwegian settlements had extended as far as Koshkonong Creek, ten miles east of McFarland.



Tollef Olson and his family on their farm in the Town of Dunn. In McFarland’s early years, Olson was a successful businessman, aiding in the economic growth of the Village.



*Center: William McFarland and his family in front of the McFarland House.
Right: The depot next to the McFarland House and Badger Petroleum.*



On July 3, 1856, William H. McFarland purchased eighty acres of land just southeast of Madison to build a new railroad depot as an agreement with the Milwaukee and Mississippi Railroad Company. This location would later become the Village of McFarland. By October, the same year, the village had been platted and lots were being sold for \$5. In 1857, William McFarland would complete construction of his residential home, the McFarland House. With a dance hall on the third floor, the house hosted a number of social gatherings. Soon, McFarland became a point of connectivity in the region, giving individuals more of reason to stop. New businesses began popping up, solidify McFarland’s growing economy. The McFarland House is listed on the National Register of Historic Places.

Photos and texts sourced from McFarland Historical Society

Sponsored by the McFarland Landmarks Commission, est. 2024