

Monday, April 8, 2024**5:00 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/84243853045>

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

Webinar ID: 842 4385 3045

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 Landmarks Commission 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 Commission 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 Commission 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 Commission for their consideration. Please adhere to the 3-minute time limit. Additionally, you may send your public comments to community.development@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 30, 2024, Landmarks Commission meeting.

4. BUSINESS.

- a. Discussion and action to make a recommendation to the Village Board to approve a purchase order for outdoor community history signs at Arnold Larson Park.
- b. Discussion regarding a preapplication concept plan for potential improvements to 5923 Exchange Street, McFarland House Cafe.

5. SCHEDULE NEXT MEETING DATE.

- a. To be determined.

6. ADJOURNMENT.

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.

Minutes Landmarks Commission Meeting January 30, 2024

Members Present: Luke Fessler, Gordan Kinder, Ron Larson, John Wells

Member Absent: Kathy Krusiec

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER

Fessler called the meeting to order at 5:00 PM.

2. PUBLIC APPEARANCES.

None received virtually and in-person.

3. APPROVAL OF MINUTES.

- a. Fessler motioned to approve the minutes of the October 30, 2023, Landmarks Commission meeting. Seconded by Kinder. Motion carried 4-0.

4. BUSINESS.

- a. Discussion and action on a Certificate of Appropriateness application submitted by Kevin Urso for window replacement at 5979 Siggelkow Road.

Thao provided summary on the agenda item, highlighting the before and after photos of the windows and pending work needed to finish installation. Bremer commented on the similar architectural design the new windows add to the overall building and the Applicant's reasoning behind the installation. The Commission discussed the images presented and the project beginning prior to obtaining a Certificate of Appropriateness, which will result in double building permit fees per Village code.

Fessler motioned to approve the Certificate of Appropriateness application submitted by Kevin Urso for window replacement at 5979 Siggelkow Road conditioned on the completion of the window sill/trim and brick façade around the windows using materials that duplicate the original materials, texture and appearance of the other windows on the west façade of the original school house. Larson seconded the motion.

- b. Discussion regarding update on outdoor community history signage.

Thao presented to the Commission updates on the outdoor community history signs. Thao highlighted the previously discussed recommendations from the October 30th Landmarks Commission meeting and the updates Staff made. The changes included the desired project location and sign layout, materials and quality of the signs, the content and themes across the four

presented mockups, and the recommended vendor. Bremer added additional background on future expansion of this project and how Staff would engage in this topic. Thao presented the Commission with a summary of the 2023 and 2024 Capital Improvement Budgets and project costs. The Commission was in consensus with the proposed location at Arnold Larson Park, the themes and content of the signs, the comparative table among contacted vendors, and potential ongoing efforts of the signs. Bremer concluded that Staff will continue to work with the vendor to further refine the signs and their details to be presented at the next scheduled meeting. The date was not confirmed.

c. Discussion regarding update on historical signage.

Staff presented one of the completed signs to the Commission and discussed the update related to the purchase order. Staff added that the cost difference was included in the tables presented in item 4b. The Commission shared positive comments regarding the quality and legibility of the sign. Staff commented that the installation window will not occur until Spring 2024 or when ground conditions are more appropriate.

5. SCHEDULE NEXT MEETING DATE.

a. To be determined.

6. ADJOURNMENT.

Kinder motioned to adjourn. Seconded by Larson. Motion carried 4-0. Meeting adjourned at 5:48 PM.

McFarland
SUMMARY SHEET

MEETING DATE: Monday, April 8, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director, Kong Thao, Associate Planner

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board to approve a purchase order for outdoor community history signs at Arnold Larson Park.

PREVIOUS ACTION:

August 3, 2023 - Landmarks Commission discussed establishment of outdoor community history signs.

October 30, 2023 - Staff presented intimal findings to the Commission requesting feedback and recommendations.

January 30, 2024 - Staff presented updated cost estimates, mockups, and proposed site location.

ISSUE SUMMARY:

At the Landmark Commission's January 30, 2024 meeting, Staff presented the Commission updates on cost estimate comparison, sign sizes, sign themes and content, and proposed site locations. Staff recommended Vacker Sign as the preferred vendor of choice due to their affordable rates and design features. The Commission's discussion affirmed the location for the proposed signs in the semicircle area of Arnold Larson Park with the possibility of two future signs. The Commission's comments included correct mockup scaling, appropriate image captions and cited sources, feedback from the Indigenous Solidarity Collective of McFarland, and consistency of font, logo, and sponsorship formats among all mockups.

Within the packet are updated mockups of all four signs. Noting that the mockups do not represent the final design of the signs. The final layout (e.g. colors, text, picture, logo locations, etc.) will be completed by Vacker. Before Vacker can create a design proof they require approval of the attached purchase order in the amount of \$6,409.00. Vacker recommends all texts and designs first be approved by stakeholders or the Commission before an official submission is made to avoid incorrect fabrication of signs. Following discussion on the revised mockups, staff seeks Landmark Commission action to recommend Village Board approval of a purchase order from Vacker's in the amount of \$6,409.00.

The recommendation from the Landmarks Commission will be forwarded to the Village Board's April 23rd meeting. Following approval by the Village Board, staff will work with Vacker on final sign design and fabrication. Staff does not anticipate the need to review the final proofs from Vacker with the Landmarks Commission unless desired or if the proofing stage reveals the need from substantial deviations from the staff mockups. Vacker estimates 1-2 weeks before



proofs can be shared, dependent on the sign contents and staff communication. The goal of installation is will expect to occur during the Summer of 2024 based on vendor schedules.

FINANCIAL/BUDGET IMPACT:

The 2023 Capital Improvement Budget of \$15,000 provided funding for the first purchase order of 13 historic property plaque signs totaling \$12,280 with six signs funded by TID #4. With approximately \$2,545 remaining in 2023 funding. The 2024 capital budget includes an additional \$25,000 in project funding, for a total balance of \$27,545 in project funding. The second purchase order for the remaining six historical property plaque signs on Exchange Street will require \$10,320 (\$1,720/sign). Staff previously discussed at the October 30, 2023 Landmarks Commission meeting about Village collaboration on a purchase order with the School District for eight Land Acknowledgment Plaques. Each party will fund four signs and install them in their respective buildings. For the Village, the signs will be placed at the Public Safety Center, Municipal Center, Public Library, and Public Works. The vendor's latest cost estimate totals \$6,368 per party, or \$1,592 per sign. The School District is continuing to communicate with the Ho-Chunk Nation about the use of their logo on the eight signs before a purchase order is made. Table B summarizes the mentioned costs and approved 2023 and 2024 Capital Improvement Budgets. Vacker provided an estimate for a purchase order for four community history signs (\$6,409), the estimated remaining balance from the 2024 budget is approximately \$4,623.00. The remaining budget will be reserved for installation materials and supplies (e.g. cement and posts).

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

Sec. 62-933. - Recognition of historical structures and historic sites.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion, and second, to recommend to the Village Board approval of a purchase order from Vacker Sign for outdoor community history signs at Arnold Larson Park for the amount of \$6,409.00.

ATTACHMENTS:

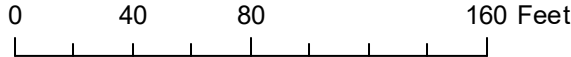
1. Preferred Sign Location and Mockup Updates 4.8.2024
2. Table B - CIP Budget 04.08.2024
3. Vacker_Inc_Estimate_4.4.2024

Arnold Larson Park



March 29, 2023

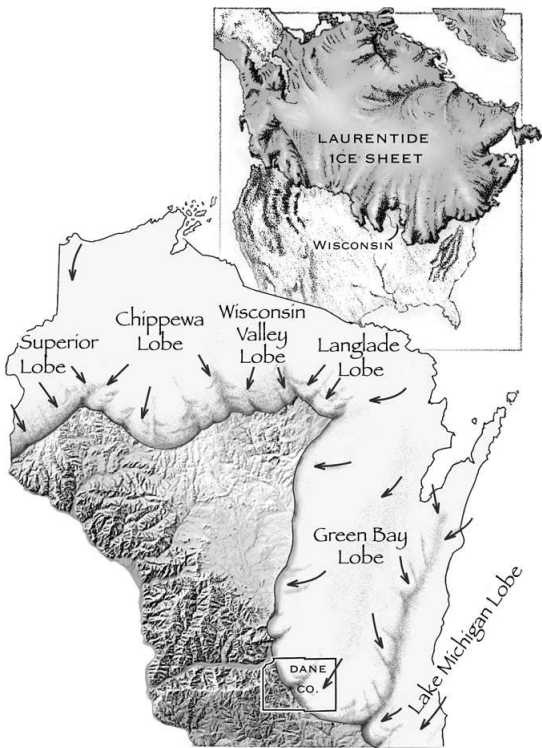
 Parcels



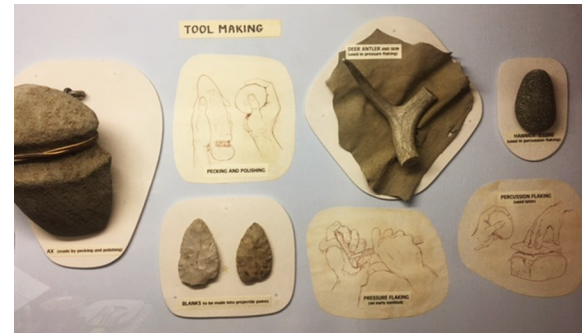
Ice Age and Paleo-Indian

The Ice Age

The Laurentide Ice Sheet covered most of modern day Canada and northern Wisconsin between 13,000–31,000 years ago. During those thousands of years, glacier movement accounted for much of the soil and rocks deposits throughout our region. Warming temperatures gave way to glacier ice melt that sculpted many of the hilly areas we call drumlins. Large pieces of glacier separated from the ice sheet, while continuing to melt in the area. Eventually, the washed out drumlins became our rivers and streams, while the chunks of glaciers became our region’s four lakes Mendota, Monona, Waubesa, and Kegonsa. Today, the four lakes contribute to the region’s natural beauty landmarks. Early inhabitants referred to Lake Kegonsa as "First Lake" because it was the first of the four lakes that they encountered traveling north up the Yahara River, hence why Lake Waubesa is considered the “Second Lake.” Lake Waubesa is approximately 2,074 acres in size and has a maximum depth of 38 feet. Between Lake Waubesa and Lake Kegonsa lies Lower Mud Lake. The lake is small and shallow at less than 3 feet deep, but part of a larger wetland area called the Lower Mud Lake Fishery. Between Lake Waubesa and Lake Monona lies Upper Mud Lake, which is 218 acres in size and has a maximum depth of 8 feet. Upper Mud Lake is part of a larger wetland area called Capital Springs State Recreation Area. Lake Waubesa, Lower and Upper Mud Lake provide important habitat for a variety of fish and wildlife species, including waterfowl migrating through McFarland every Spring and Fall.



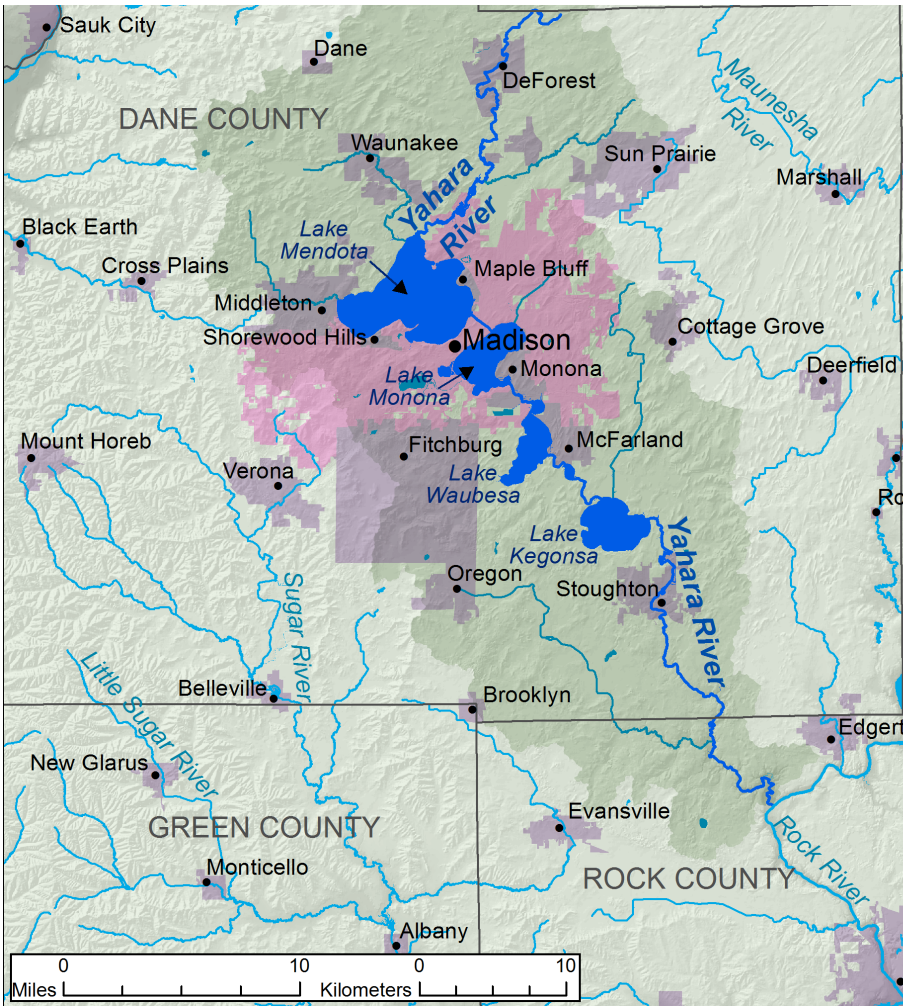
Source: UW-Wisconsin Geological and Natural History Survey; Map from Clean Lakes Alliance



Paleo-Indians, ~10,000-6,500 BCE

The Paleo-Indians, or First Americans, were a nomadic group of people considered to be among the first inhabitants in our region. Archeologists uncovered stone tools, arrowheads and spear points dating back around 5,000 B.C.E., later called the Archaic Period. Further evidence found provided experts help on creating a timeline showing cultural life-styles changes according to each time-period identified. By 700 BCE to 1300 CE, the Woodland Indians, also called the Effigy Mound people, were the occupants throughout most of Wisconsin. This period was categorized into three separate eras, Early, Middle, and Late, as each period reflected a growth in cultural and lifestyle changes, permanent settlements with activities in agriculture, pottery, and crop domestication. Burial practices dedicated to the care of human remains can be found across the southern two-thirds of Wisconsin. Commonly referred to as effigy mounds, these are arranged in their own unique shapes and sizes, often resembling animals or mammals.

Source: WI Department of Natural Resources and McFarland Historical Society



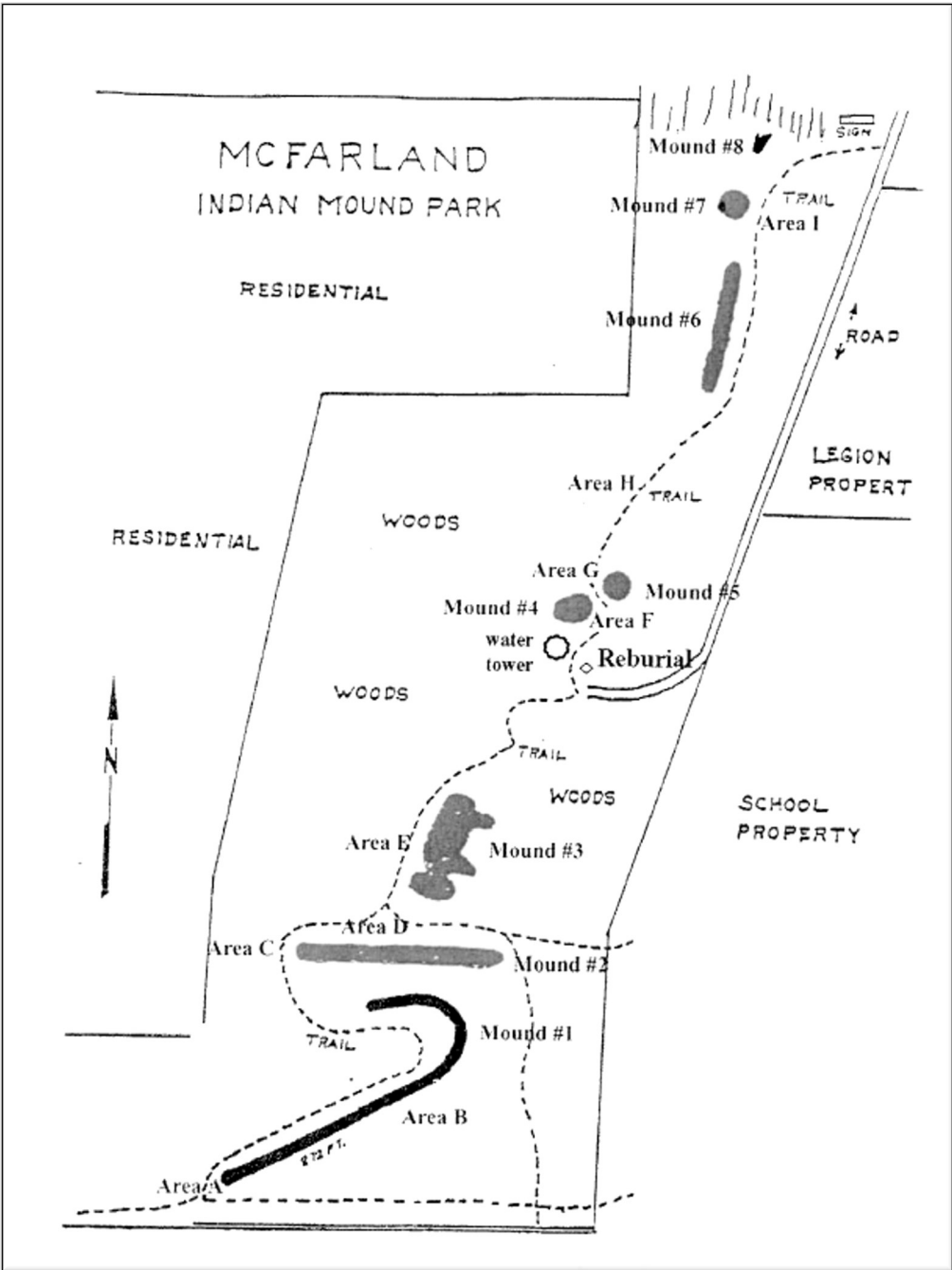
History of Native Americans In McFarland



Native American Mounds in McFarland

Southern Wisconsin is known for its prehistoric Native American mounds. The mounds were built by people of the Effigy Mound Culture, Late Woodland Stage, from approximately 650 to 1200 CE (Common Era). Many are burial grounds. Others may have served as man-made landmarks. The mounds are symbols/expressions of the mound builder’s religious faith and are considered sacred sites by Native Americans to this day.

Over the centuries, Wisconsin’s Native American mounds have disappeared in large numbers. They have been destroyed, damaged, or neglected—victims of agricultural practices, impacted by the advancement of urban development indifference and/or ignorance. At one time, more than 80 Native American mounds graced the McFarland area. Fourteen of these rare and archaeologically significant treasures still exist on Village-owned property in McFarland, including Indian Mound Conservancy, Siggelkow Road Park, Taylor Road Conservancy, and Woodland Commons Conservancy. Prior to the Village taking ownership of what is now Indian Mound Conservancy, two of the nine mounds that once occupied that land were destroyed by the grading of the hillside above Burma Road in the 1950’s. The McFarland Village Board recognizes that there few remaining mounds are of enormous historical and cultural value. Management of these mound groups is guided by the Village’s Policy for Preservation & Maintenance of Native American Mounds Plan, 2023 developed with assistance from representatives of the Ho-Chunk Nation.

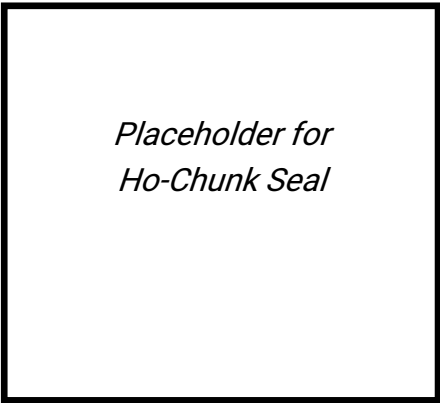


Source: Map from the Village of McFarland’s Policy for Preservation & Maintenance of Native American Mounds Plan, 2023

Land Acknowledgement

On May 3, 2023, the McFarland School District Board and the Village Board of the Village of McFarland approved a resolution acknowledging and celebrating the inherent sovereignty of the Ho-Chunk Nation and 11 additional indigenous nations within what is now referred to as the State of Wisconsin.

McFarland occupies ancestral, sacred, and continuously inhabited Ho-Chunk land. The four lakes region is known to the Ho-Chunk people as Teejop (day-JOPE) since time immemorial. In an 1832 treaty, the Ho-Chunk were forced to cede this territory. Decades of ethnic cleansing followed when the federal government repeatedly, but unsuccessfully, sought to forcibly removed all Ho-Chunk people from Wisconsin. We acknowledge the role that the United States government and settlers played that led to the forced removal of Ho-Chunk people and honor their legacy of resistance and resilience. This history of colonization informs our work and vision for a collaborative future. The Ho-Chunk nation’s government is currently headquartered in Black River Falls. It is with great respect that we acknowledge and celebrate the inherent sovereignty of the Ho-Chunk nation and the 11 additional Indigenous Nations within what is now referred to as the State of Wisconsin.



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

Early McFarland Business & Industry



Between the 1860s to 1930s, McFarland experienced waves of economic and community growth. Early industries included wheat and tobacco farming, ice and fish harvesting from Lake Waubesa for rail transportation to Chicago markets. The establishment of the depot gave businesses better access to rail transportation previously not available. Suddenly, shipping goods to Chicago markets became less of a risk for farmers. During this time, notable early establishments included lakeside resorts (Larson Beach Resort shown below) along the Waubesa shores and petroleum manufacturing. New businesses included furniture stores, a bank, blacksmiths, general stores, and taverns. Some businesses operated in many capacities. One business is the Evans General Store on 5915 Exchange Street. This locally designated historic property previously operated as a general store, starting back around 1895. Later Harald Smedal joined the business in 1912, eventually became sole owner. Later the building exchanged hands and was used as a tavern by the late 1930's.

Source: McFarland and Wisconsin Historical Society; and Historic McFarland : A Walking Tour



Larson's Beach Resort, ~1970s



*Badger Petroleum located at currently Arnold Larson Park
Source: McFarland Historical Society*



*General Store at 5915 Exchange Street in 1970s
Source: Wisconsin Historical Society*

History of Petroleum Businesses in McFarland

Badger Petroleum was established in 1929 by Arnold and Ruby Larson and later sold in 1965. The business was located on the corner of Farwell and Exchange Street. Its success was largely contributed by its immediate access to the rail system, enabling distribution of petroleum products. At its peak, the business included 11 bulk plants, 35 gas stations, five restaurants in five counties and a workforce of about 150 employees. In December 1990, the Village Board voted to name the property the “Arnold Larson Park” in recognition of Larson’s economic and civic contributions to the community. Growth of petroleum businesses in the area continued and by the late 1950s, the Village annexed the newly-built petroleum “tanks farms” near the USH 12&18 (Beltline), bolstering its tax base and enabling the McFarland School District to finance a new high school.

Table B – 2024 Capital Improvement Budget

	Budget
2023 Capital Improvement Budget	\$ 15,000
First purchase order for 13 signs	\$ (12,280)
Second purchase order remaining 6 signs	\$ (10,320) ¹
2024 Capital Improvement Budget	\$ 25,000
Land Acknowledgement Plaques for 4 signs	\$ (6,368)
Historic Community Signs for 4 signs	\$ (6,409)
Remaining balance for 2024; Reserved for installation materials and supplies as needed (e.g. cement)	\$ 4,623.00

¹ This value reflects the original quote of \$1,720 for each 12x18 historic marker sign. Due to spacing constraints, Sewah Studios will fabricate all non-national historic property plaques as 20x29 with Staff's confirmation. This is completed at no cost change for the purchase order.

Vacker Inc.
948 Sherren St. W.
Roseville, MN 55113-4420 US
ckriegler@vackersign.com
www.vackersign.com



Estimate

ADDRESS

Kong Thao
McFarland, Village of
5915 Milwaukee Street
McFarland, WI 53558

SHIP TO

Kong Thao
McFarland, Village of
5915 Milwaukee Street
McFarland, WI 53558

ESTIMATE # 5537

DATE 01/23/2024

EXPIRATION DATE 05/05/2024

SALES REP

Dina Cyrus

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Basic Sign Design - Custom Dimensions	Basic sign design and file preparation services. Prepare custom 24"x 42" interpretive sign panel layout with client-provided text (pre-edited), high resolution images, illustrations and logos.	4	385.00	1,540.00
	HPL .5-2442	24"Hx42"Wx.5" High Pressure Laminate panel with 8 threaded holes (and fasteners) , output from, client prepared, print-ready file.	4	699.00	2,796.00
	Ship Izone UPS or FedEx	HPL Packing packing and shipping costs via UPS or FedEx	1	535.00	535.00
	Plate with Sleeve 1620	Angled 16"x20" mount plate with sleeve for self-supporting panel and use with 4"x4" wood post, 45 degree angle, black texture powder coat. Two piece aluminum construction. Lumber not included.	8	156.00	1,248.00
	Ship BD UPS	Aluminum mount packing packing and shipping costs via UPS	1	290.00	290.00

Thank you for the opportunity to provide you with a proposal!

TOTAL

\$6,409.00

Feel free to get back to me with any questions, or to request a revision.

To proceed with this project, please sign and return this estimate to Dcyrus@vackersign.com for our records as both your commitment to the project and final confirmation of your shipping address.

Thanks again,
Vacker Sign

Accepted By

Accepted Date

McFarland
SUMMARY SHEET

MEETING DATE: Monday, April 8, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion regarding a preapplication concept plan for potential improvements to 5923 Exchange Street, McFarland House Cafe.

PREVIOUS ACTION:

ISSUE SUMMARY:

Shaun O'Hearn has requested to appear before the Landmarks Commission for a preapplication meeting to discuss potential improvements to the McFarland House Cafe. The purpose of a preapplication meeting is to provide an opportunity for some initial discussion on the proposed projects before the applicant develops professional detailed plans and submits an official Certificate of Appropriateness Application. Preapplication meetings are not required, and all feedback provided by the Landmarks Commission is voluntary and non-binding.

Phase 1 Project

The proposed project includes adding a first floor bumpout of approximately 10'x20' on the north side (McFarland Tavern side) of the house. The purpose of the bump out is to provide space to expand the kitchen to serve the restaurant and a planned conversion of the two-second floor apartments into hotel rooms along with the third floor apartments, which are currently used for tourist rooming purposes (i.e. AirBnB). The conversion of the apartments to a hotel will require approval by the Plan Commission and not the Landmarks Commission. However, it is worth noting that, historically, the house was used as a hotel, among other past uses.

The project includes removal of the exterior stairs/decks on the back of the house to the second floor apartments and replacement with balconies. The exterior stairs and decks are not original features of the house. The first floor addition would not extend across the full width of the house and would be setback from the primary street facing facade per the requirements of Sec. 62-396(j) of the Historic Preservation Code. The final size, height, and design of the bumpout is to be determined based on final architectural design, with the intention to match materials, styles and colors to the existing house per Sec. 62-396(h). Shaun has provided a picture from the McFarland Historical Society that shows the house had a bumpout in the same location at one point in the past. Shaun may also pursue the installation of rooftop solar panels on the east side of the roof (Chase Lumber side). Per Sec. 62-396(c), solar collectors are allowed if they do not detract from the architectural integrity of the structure and are as unobtrusive as possible.

Shaun's desire is to obtain official permit approvals this Summer and then start construction in the Fall.

**Phase 2 Project**

The packet includes a preliminary concept for a larger Phase 2 project that consists of razing the existing garden house (ice cream shop building) and developing a new two-story mixed use building with 5 residential units (or potential hotel rooms) and four ground floor commercial spaces. This is a more significant project in terms of project scope and budget. Shaun's primary focus at this time is on the Phase 1 improvements and there is no definitive timeline for Phase 2 at this time. However, the meeting provides an opportunity to provide preliminary feedback on the initial design of Phase 2. For the Landmarks Commission, the discussion preliminary relates to the architectural appearance of the proposed building as it relates to the historical house.

Shaun's preliminary designs call for a depot/agricultural appearance to the building. This is a nod to the early 1900 era depot and Eighmy grain elevator that were near the McFarland House (refer to photos in the packet).

FINANCIAL/BUDGET IMPACT:**VILLAGE PLAN REFERENCE:****ORDINANCE REFERENCE:**

[Division 62-II-6 Historic Preservation](#)

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is presented for discussion only.

ATTACHMENTS:

1. 5923 Exchange Street Phase 1 PreApp_04.02.24
2. 5923 Exchange Street Phase 2 PreApp_04.02.24

From: [Shaun O'Hearn](#)
To: [Andrew Bremer](#)
Subject: McFarland House - LC
Date: Tuesday, April 2, 2024 3:19:41 PM
Attachments: [24.3.26 Cafe Remodel 4-unit option.pdf](#)

Dear Members of the Landmarks Commission,

I am writing to express my enthusiasm and commitment to the preservation and enhancement of the McFarland House, a cherished landmark in our community. As an admirer of its historical significance and value, I believe that thoughtful renovation and adaptation can ensure its continued relevance and utility for generations to come.

The proposed remodeling project for the McFarland House aims to honor its rich heritage while also accommodating modern needs. Our vision includes replacing the existing decks with interior access only balconies, thus preserving the integrity of the exterior façade while offering enhanced safety and functionality for guests. This modification will not only align with contemporary standards but also safeguard the structural integrity of the building.

Furthermore, we intend to enhance the functionality of the McFarland House by expanding the kitchen space through a tasteful bump-out addition. It is our belief that this expansion will not only meet the demands of a growing operation but also contribute to the overall charm and allure of the property. To ensure harmony with the existing structure, the design of the bump-out addition will be crafted to resemble the historic addition as depicted on the McFarland Historical Society website. All windows, doors (if applicable), and siding will be selected to match the traditional building materials.

It is important to note that these proposed changes are not undertaken lightly. Our goal is to strike a delicate balance between preserving the authenticity of the McFarland House and ensuring its continued relevance in a dynamic and evolving landscape.

Moreover, I am excited to share that these renovations will pave the way for the transformation of the McFarland House into a six-room boutique hotel. By leveraging its unique charm and historical significance, we aim to create an unparalleled hospitality experience that celebrates the heritage of our community while offering modern comforts and amenities to guests.

In conclusion, I respectfully request the support and future approval of the Landmarks Commission for the proposed remodeling project of the McFarland House. With your

guidance and collaboration, we can ensure that this treasured landmark continues to serve as a beacon of history, culture, and hospitality for years to come.

Thank you for your time and consideration.

Sincerely,

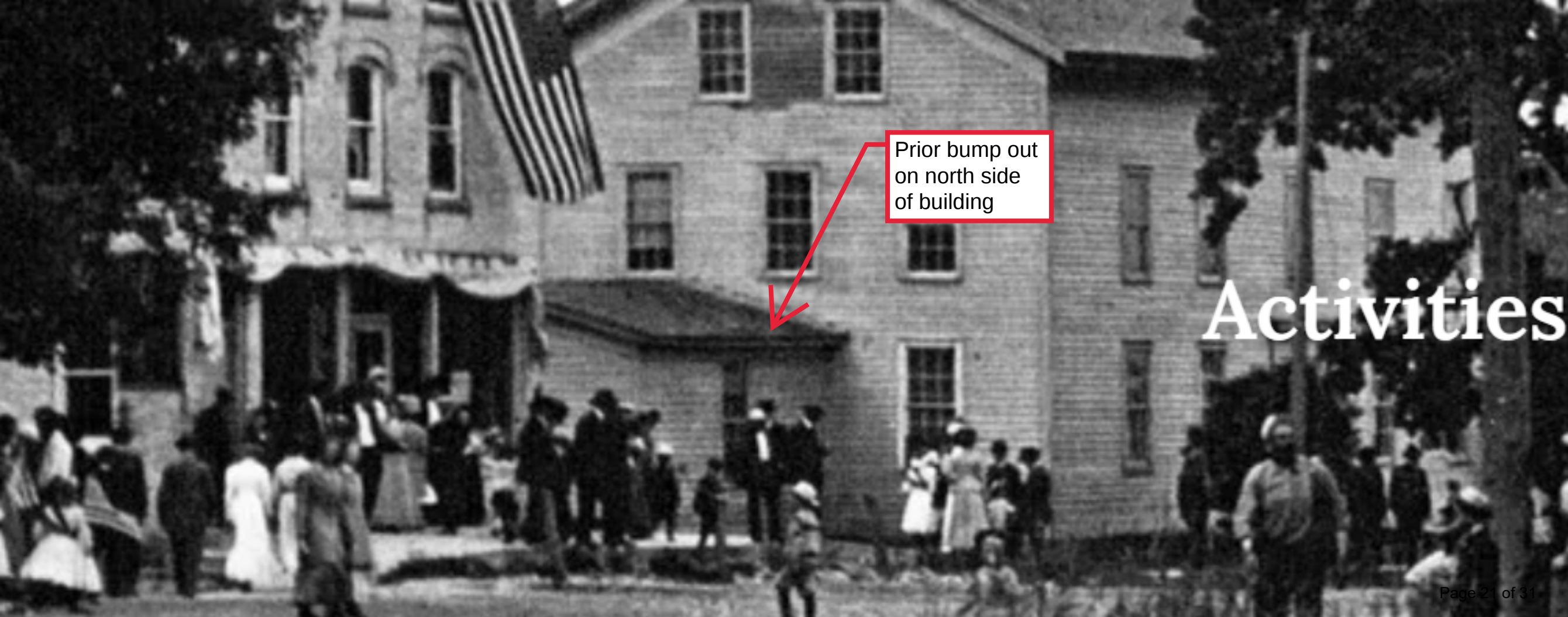
Shaun & Jess O'Hearn

McFarland House Cafe Inc.



Existing decking to be removed



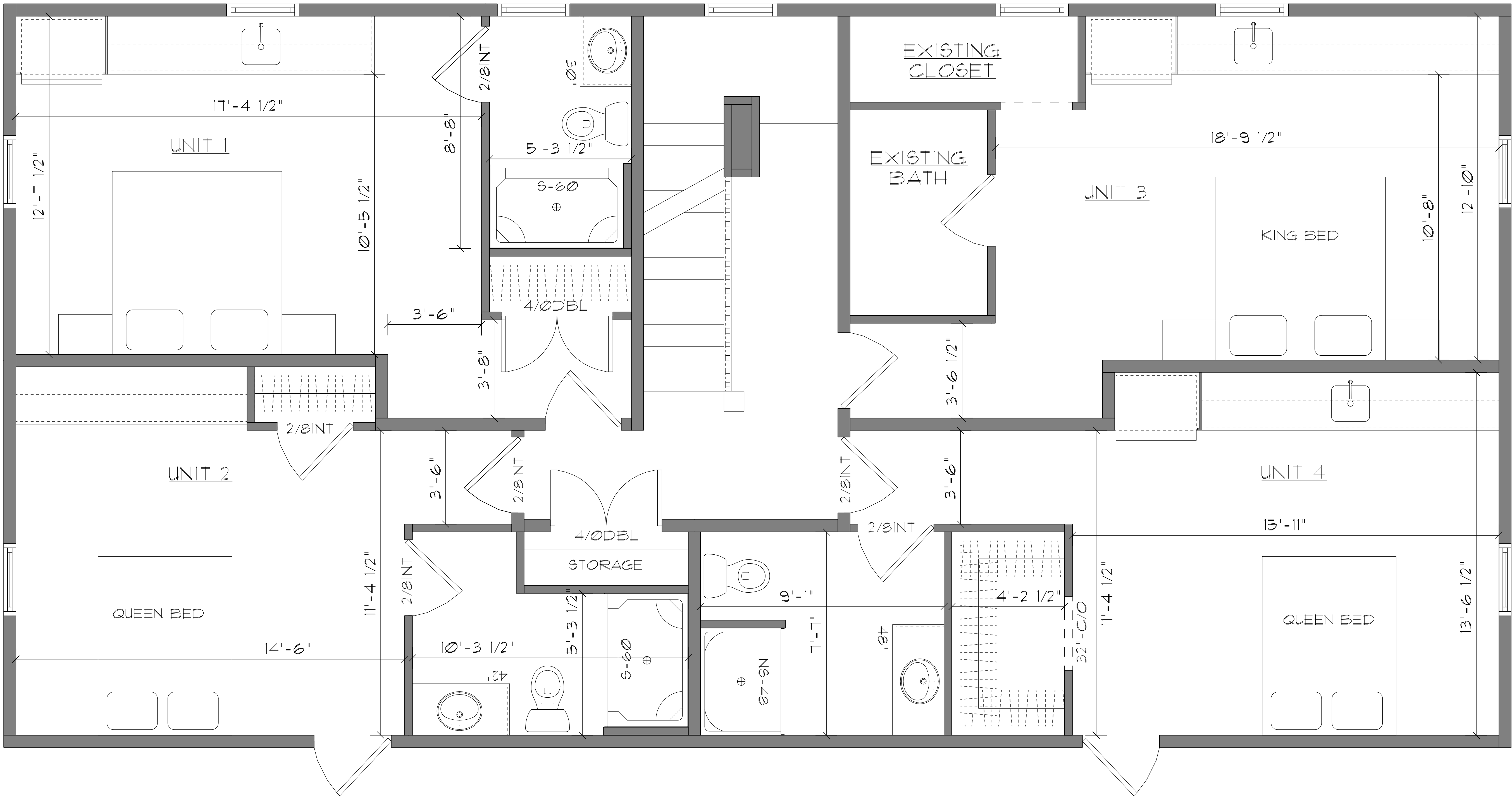


Prior bump out
on north side
of building

Activities

ALL EXISTING BUILDING FOOTPRINT LENGTHS, WALL HEIGHTS, WALL THICKNESSES & DETAILS, WINDOW SIZES & LOCATIONS, AND ANY OTHER "EXISTING" REFERENCES ARE BASED ENTIRELY ON FIELD MEASUREMNTS AND EXISTING FLOOR PLANS, ARE SHOWN FOR REFERENCE ONLY AND MUST BE VERIFIED & ADJUSTED ON-SITE BY CONTRACTORS. ALL CARE HAS BEEN TAKEN TO MAKE EXISTING INFO ACCURATE

BUILDER IS TO MAKE EVERY EFFORT AND WILL BE RESPONSIBLE FOR IDENTIFYING ALL ELECTRICAL, PLUMBING, HVAC AND LOAD-BEARING STRUCTURAL WALLS TO BE REMODELED AND UPDATING AND CONFORMING TO LOCAL CODES AND CONDITIONS OF SAID COMPONENTS



SECOND LEVEL REMODEL PLAN (4 UNIT OPTION)

CUSTOM HOME REMODEL DESIGN FOR:
**McFARLAND
HOUSE CAFE**

DESIGNER ASSUMES NO LIABILITY FOR HOME CONSTRUCTION FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO HAVE BUILDER OR CONTRACTOR VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. BUILDER OR CONTRACTOR MUST ALSO VERIFY COMPLIANCE WITH ALL LOCAL CODES AND CONDITIONS. ALL CARE HAS BEEN TAKEN BY DESIGNER TO MAKE PLANS ACCURATE. PLANS ARE FOR LOCATIONS AND REFERENCE ONLY. BUILDER OR CONTRACTOR RESPONSIBLE FOR ANY ENGINEERING AND REVISIONS TO PLAN. ALL ENGINEERING TO INCORPORATE ACTUAL SITE CONDITIONS.

REVISIONS:

2-13-24

LAST REVISION:

3-26-24

JOB NAME:

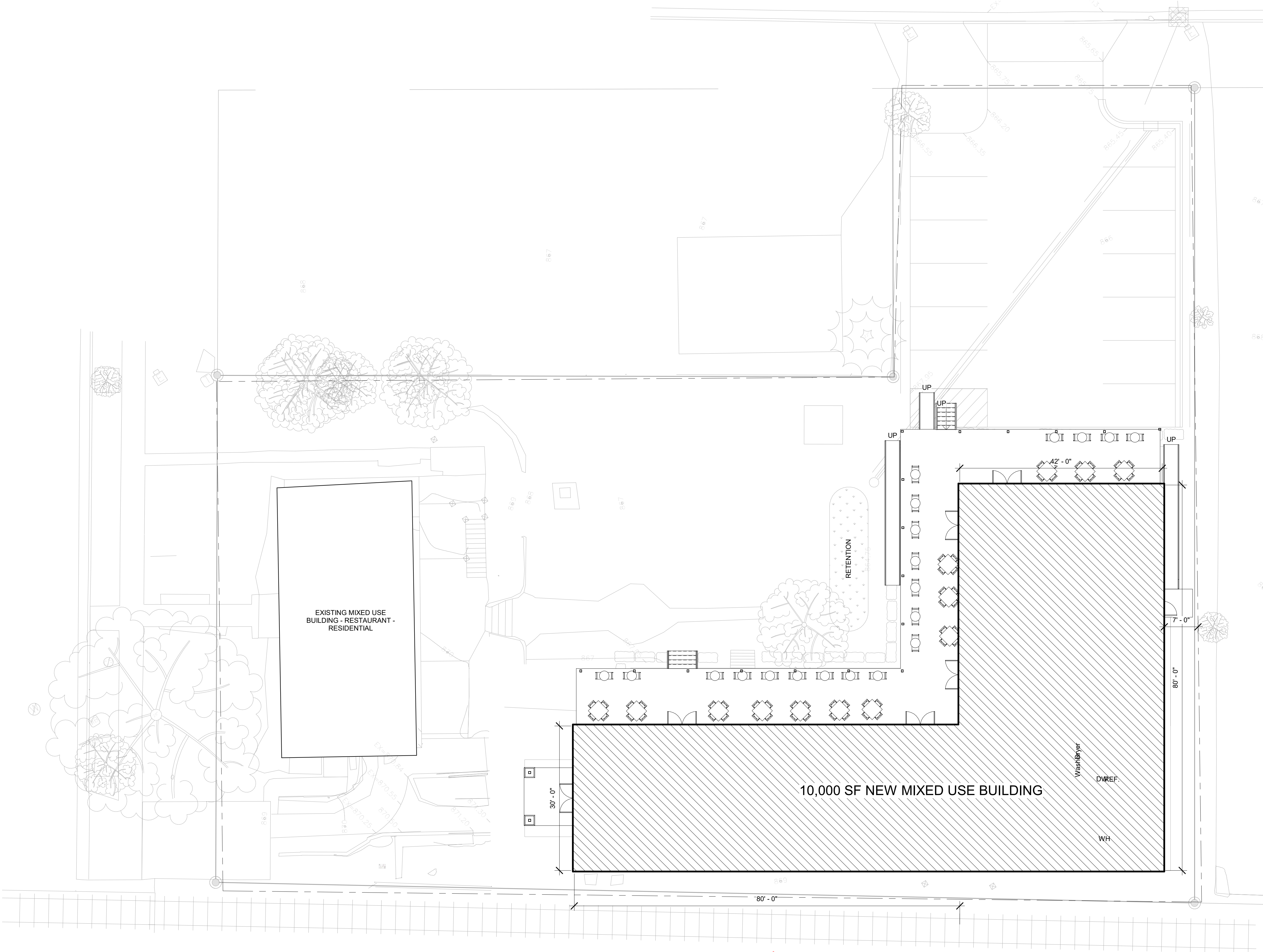
CAFE

SCALE:

1/2" = 1'-0"

SHEET:

TR1



1 SITE PLAN
3/32" = 1'-0"

Estimated Project Budget: Project Status

PRELIMINARY DRAWING
FOR OWNER'S APPROVAL

- ☐ - DRAWING APPROVED AS SUBMITTED
☐ - DRAWING APPROVED PENDING CHANGES NOTED
☐ - REVISE DRAWING WITH NOTED CHANGES AND RESUBMIT

OWNERS SIGNATURE

DATE

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ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.

OFFICE:
Dodgeville, WI
JOB NO.
B09112674

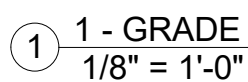
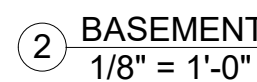
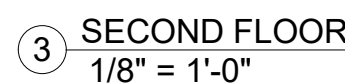
McFarland Apts-Bar

5923 Exchange St, McFarland, WI 53558

ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
100 S. PERSHING P.O. BOX 110 MORTON, IL 61550 L PROF. DESIGN FRM # 16003480 PHONE NUMBER 309-263-4105

DRAWN BY:	Author
DATE:	8/3/23
CHECKED BY:	Checker
DATE:	
REVISED DATE:	
REVISED DATE:	
REVISED DATE:	
REVISED DATE:	

SCALE: 3/32" = 1'-0"
SHEET NO.
A0 OF S3



ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.

FINISH SCHEDULE								
ROOM NUMBER	DESCRIPTION	SF	CEILING HEIGHT	FLOOR FINISH	BASE TRIM	WALL FINISH	CEILING FINISH	SUB CEILING
1	ICE CREAM SHOP	622 SF						
2	TENNENT 1	452 SF						
3	TENNENT 2	440 SF						
5	DINNING	1636 SF				HI-RIB ACOUSTICAL STEEL	HI-RIB ACOUSTICAL STEEL	
6	LIVING ROOM 1	204 SF						
7	TENNENT/RESIDENCE CORRIDOOR	315 SF						
8	BEDROOM 1	121 SF						
9	MECH 1	29 SF						
10	BATHROOM 1	69 SF						
11	WOMENS TOILET	118 SF						
13	ELECTICAL / SPRINKLER	96 SF						
20	BASEMENT	784 SF						
21	BEDROOM 2	173 SF						
22	LIVING ROOM 2	211 SF						
23	KITCHEN 2	137 SF						
24	BATHROOM 2	34 SF						
25	MECH. 2	33 SF						
26	LIVING ROOM 3	226 SF						
27	BEDROOM 3	162 SF						
28	CLOSET 3	23 SF						
29	CLOSET 2	20 SF						
30	BATHROOM 3	35 SF						
31	RATED STAIR	269 SF						
32	STORAGE	13 SF						
33	KITCHEN 3	138 SF						
34	MECH 4	34 SF						
35	BEDROOM 5	178 SF						
36	LIVING ROOM 5	195 SF						
37	KITCHEN 5	199 SF						
38	BATHROOM 5	71 SF						
39	MECH. 5	33 SF						
40	LIVING ROOM 4	245 SF						
41	BEDROOM 4	167 SF						
42	CLOSET 4	23 SF						
43	CLOSET 2	20 SF						
44	BATHROOM 4	72 SF						
45	KITCHEN 4	132 SF						
46	MECH 4	19 SF						
47	Room	10 SF						
48	KITCHEN 1	98 SF						
49	MECHANICAL / JANITOR	196 SF						
50	LAUNDRY	90 SF						
51	MENS TOILET	116 SF						
52	BAR	344 SF				HI-RIB ACOUSTICAL STEEL	HI-RIB ACOUSTICAL STEEL	
53	STORAGE	46 SF						

Door Schedule										
DOOR NUMBER	SIZE	STYLE	TYPE	FIRE RATING	GLAZING	FRAME	TRIM	CLOSER	HARDWARE	COMMENTS
107										
110										
113										
116										
118										
119										
121										
123										
125										
126										
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167										
168										
170										

Window Schedule											
WINDOW NUMBER	QUANTITY	SIZE	MANUFACTURER	STYLE	CATALOG #	WINDOW GLAZING	FRAME	TRIM	ACCESSORIES	SILL HEIGHT	COMMENTS
152											
154											
154											
154											
154											
154											
154											
154											
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155											
271											
271											

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100 S. PERSHING P.O. BOX 110 MORTON, IL 61550

PHONE NUMBER 309-263-4105

L PROF. DESIGN FRM # 18403480

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DATE:	
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REVISED DATE:	
REVISED DATE:	

Estimated Project Budget: Project Status

PRELIMINARY DRAWING
FOR OWNER'S APPROVAL

☐ - DRAWING APPROVED AS SUBMITTED

☐ - DRAWING APPROVED PENDING CHANGES NOTED

☐ - REVISE DRAWING WITH NOTED CHANGES AND RESUBMIT

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SCALE:

SHEET NO.
A1.1 OF A4

DRAWN BY:	JMK
DATE:	8/3/23
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DATE:	
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REVISED DATE:	
REVISED DATE:	

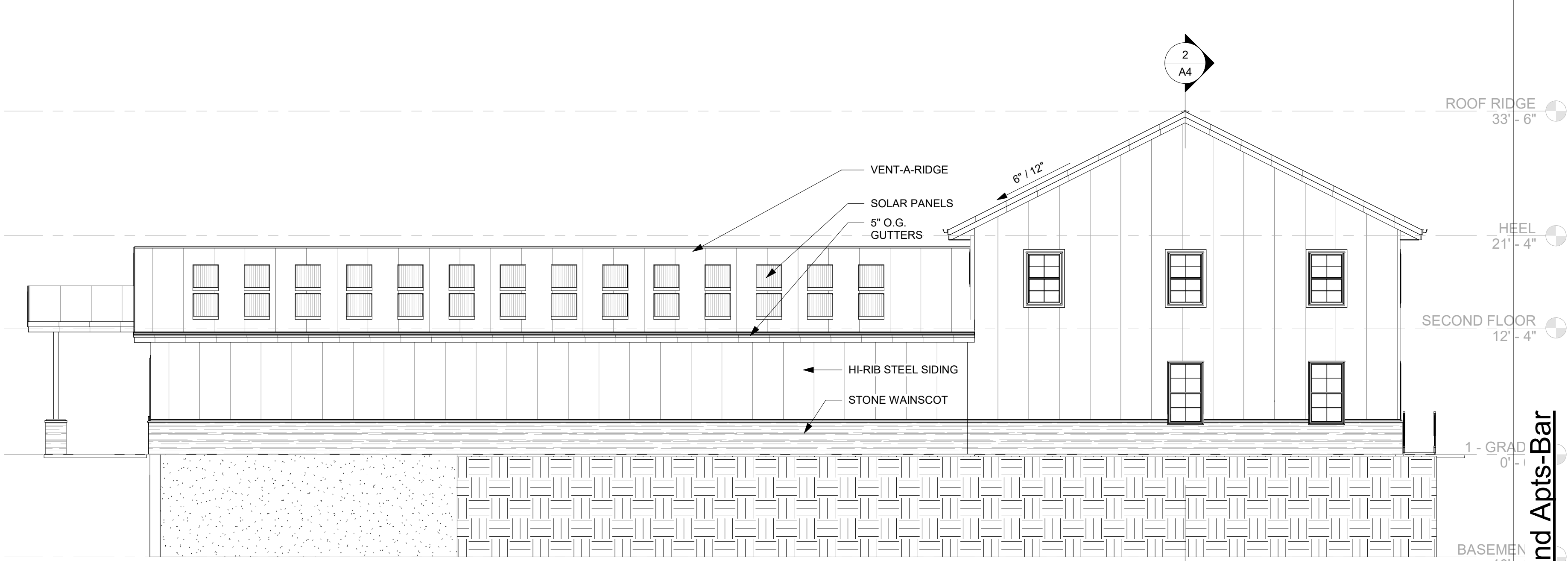
PRELIMINARY DRAWING
FOR OWNER'S APPROVAL

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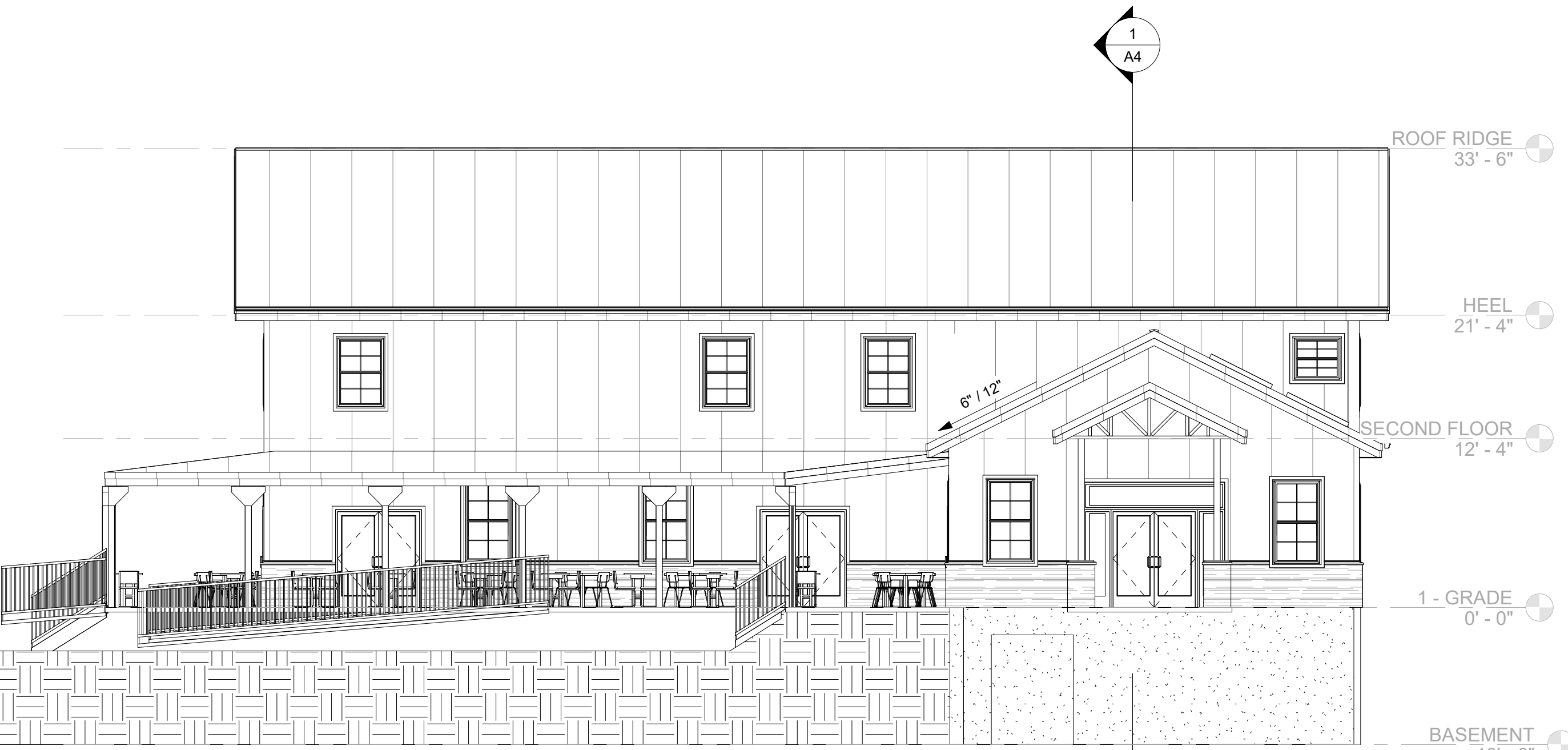
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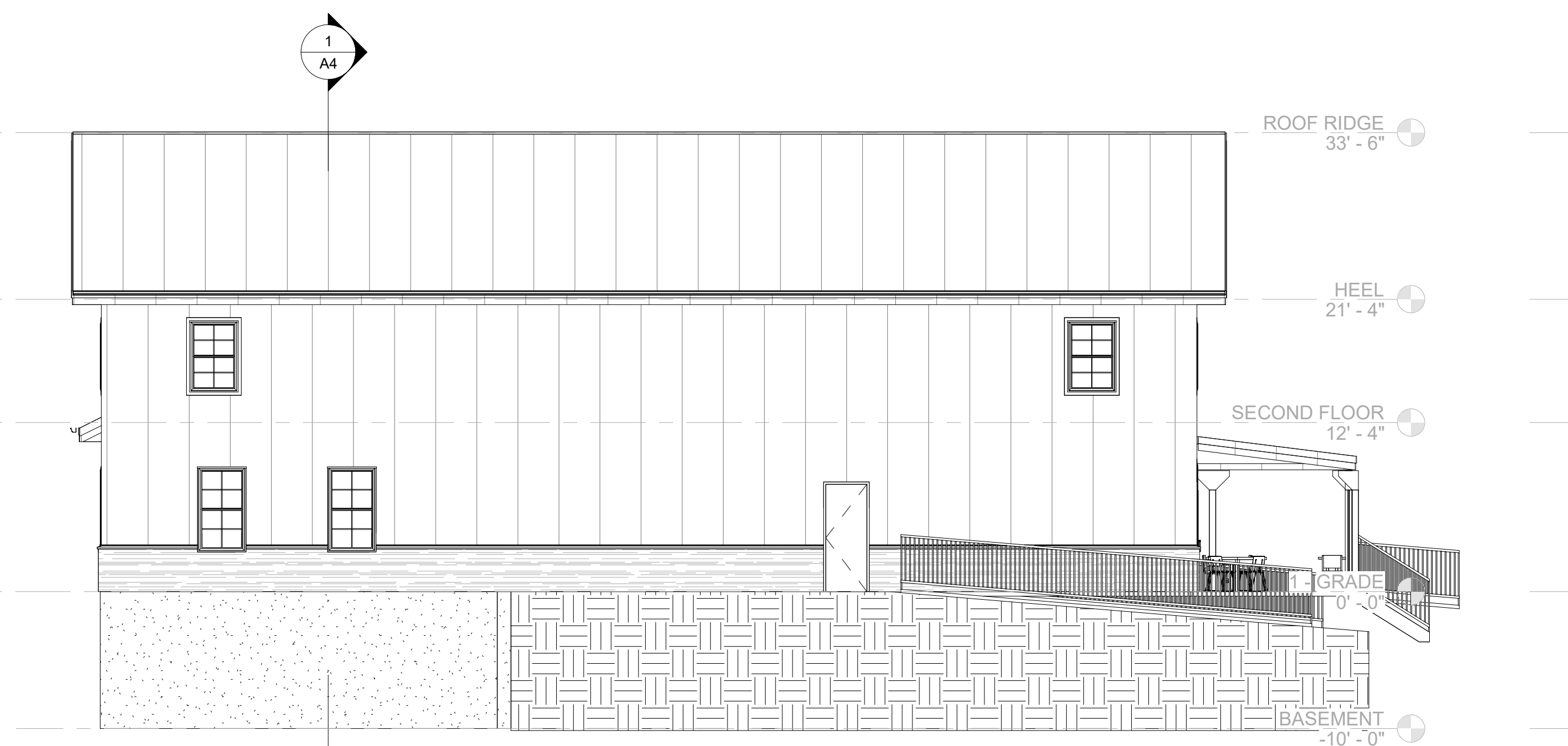
2 South
1/8" = 1'-0"



1 North
1/8" = 1'-0"



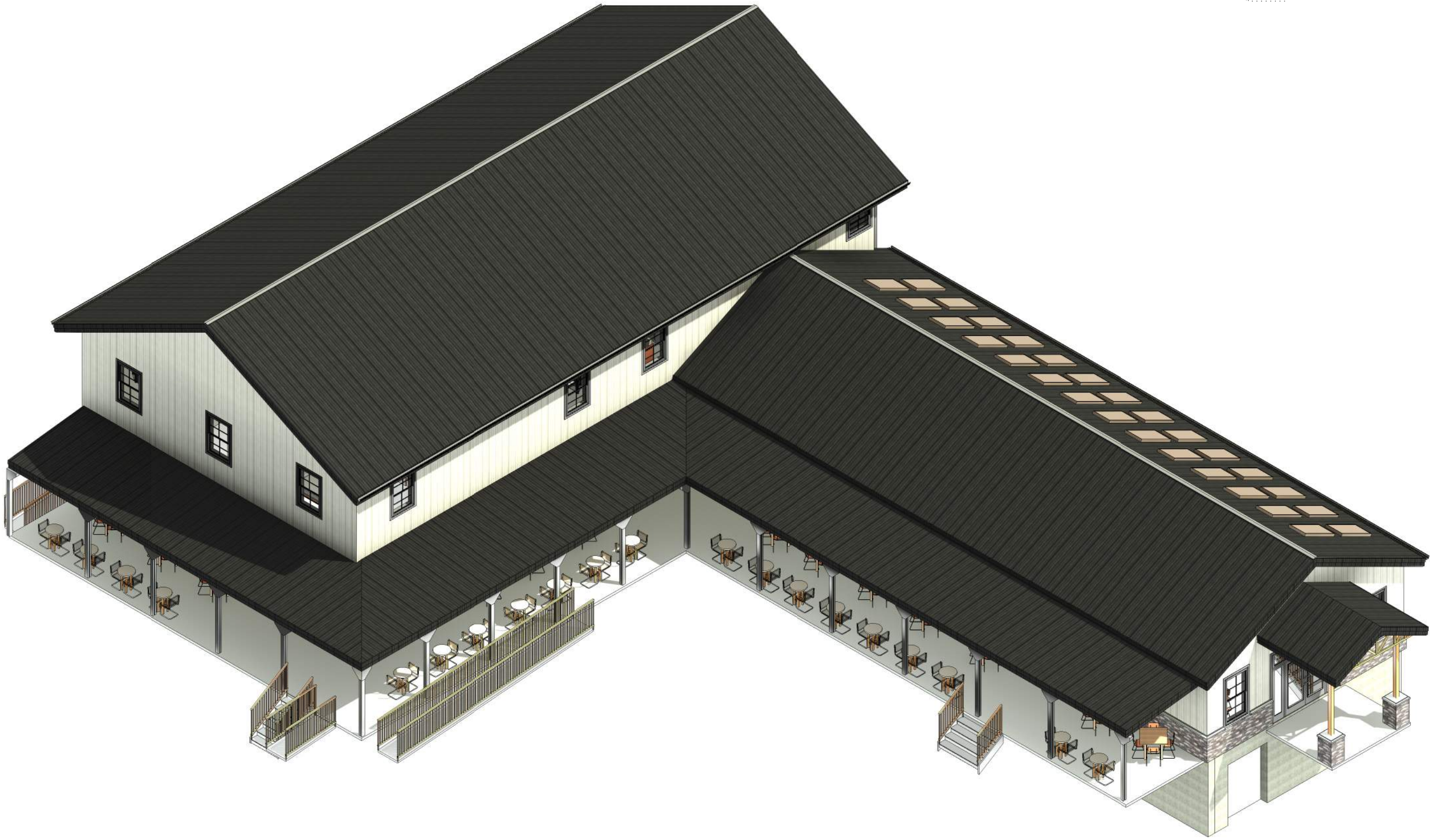
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1/8" = 1'-0"



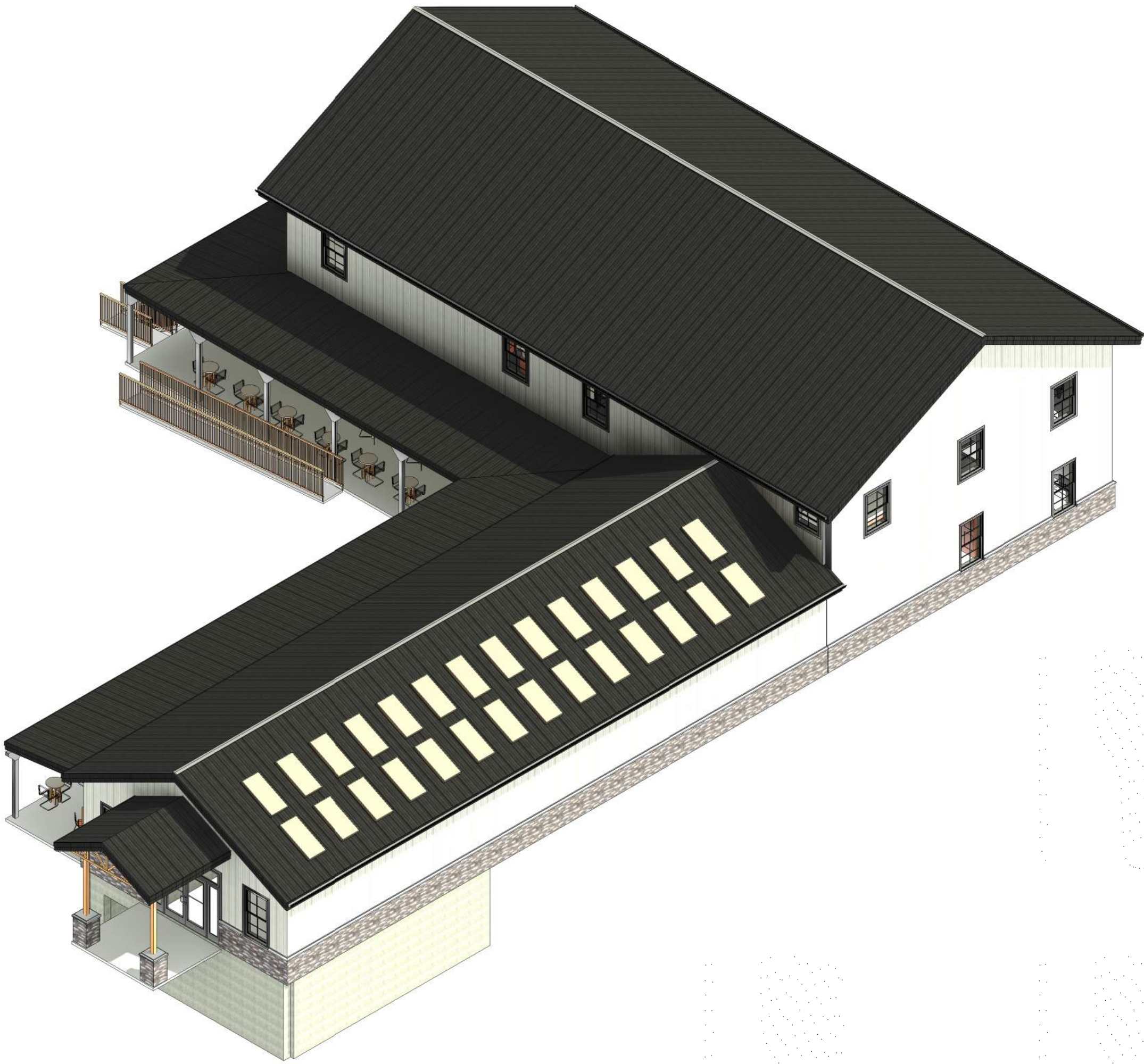
3 East
1/8" = 1'-0"



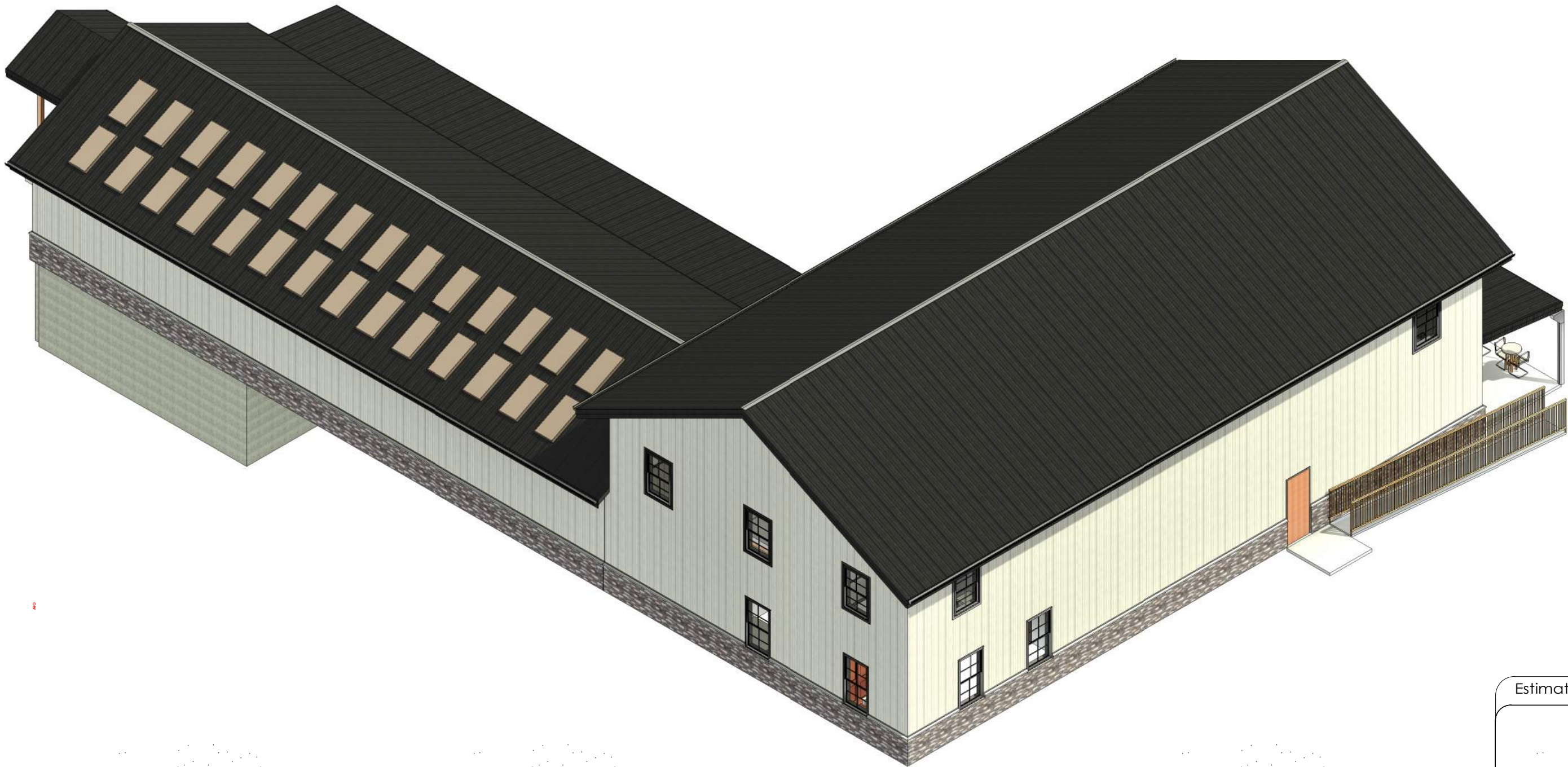
④ NORTHEAST VIEW



③ NORTHWEST VIEW



② SOUTHEAST VIEW



① SOUTHWEST VIEW

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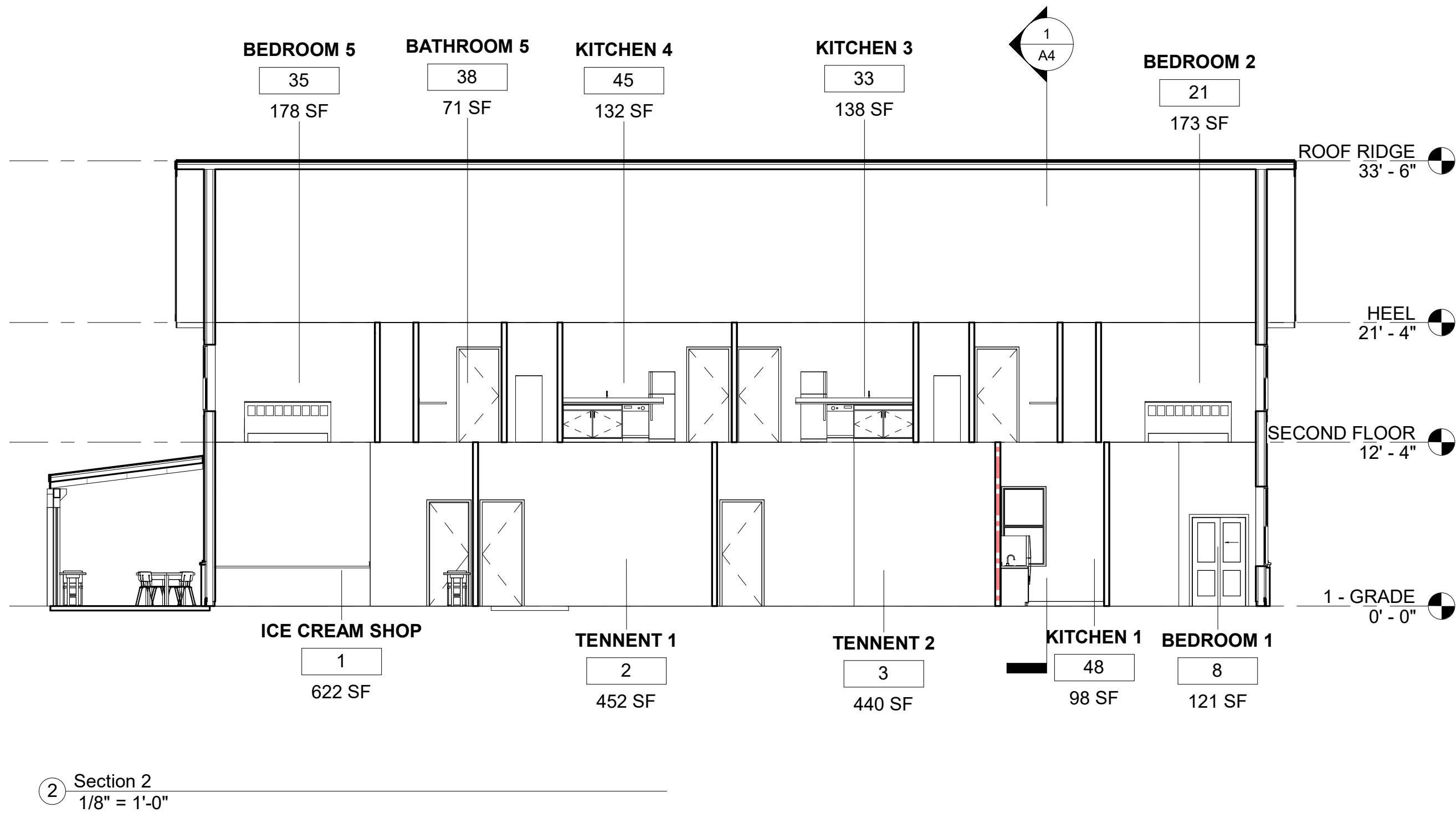
Estimated Project Budget: Project Status

PRELIMINARY DRAWING
FOR OWNER'S APPROVAL

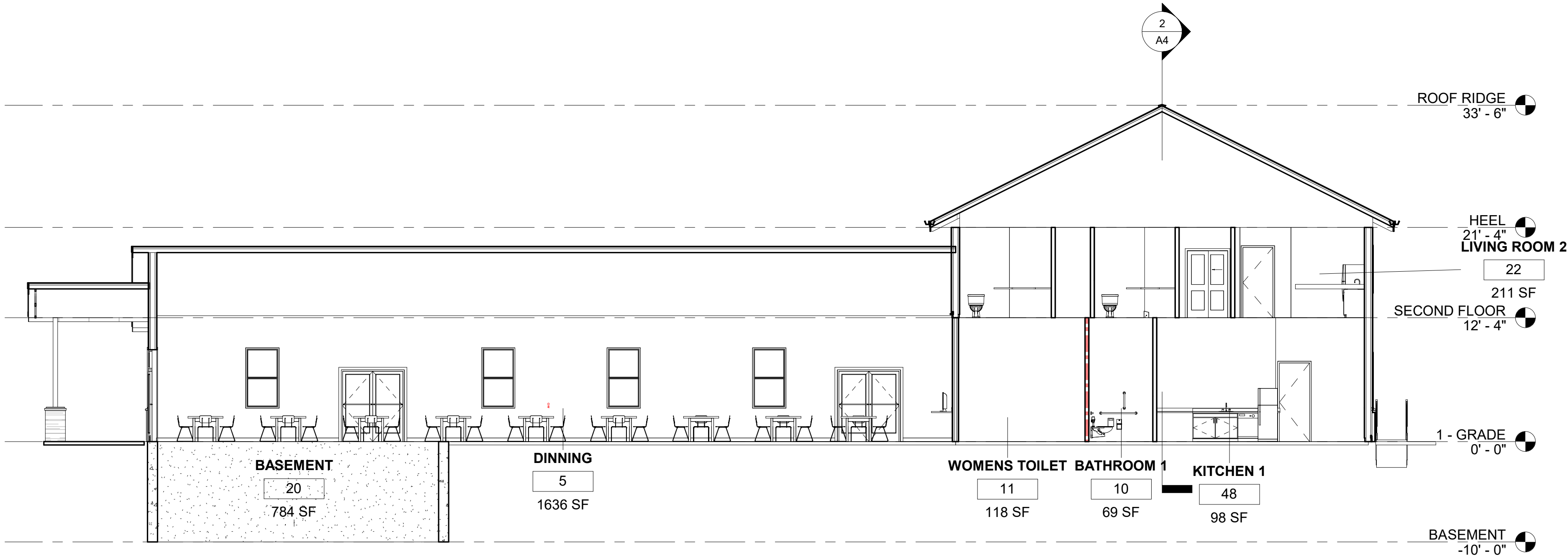
- ☐ - DRAWING APPROVED AS SUBMITTED
- ☐ - DRAWING APPROVED PENDING CHANGES NOTED
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Section 2
1/8" = 1'-0"



Section 1
1/8" = 1'-0"

Estimated Project Budget: Project Status

PRELIMINARY DRAWING
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SHEET NO.
A4 OF A4



Early 1900 photo looking east. McFarland House not pictured but left/behind this image.



Early 1900 photo looking west. McFarland House center/right behind Eighmy grain elevator.



Early 1900 photo of McFarland House and Depot.



1974 aerial view of McFarland House. Garden building not shown.



1976 aerial view of McFarland House. Garden building shown.