

Tuesday, May 6, 2025

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 Note: Virtual attendance is offered as a convenience, but technical difficulties beyond the Village's control may prevent or limit its availability at any meeting. The public is encouraged to attend the meeting in person to assure full access to the proceedings.*

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

<https://us02web.zoom.us/j/89869807654>

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

Webinar ID: 898 6980 7654

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 Parks & Recreation Committee meeting from April 2, 2025.

4. BUSINESS.

- a. Committee member introductions and committee overview
- b. Discussion and action to recommend approval to the Village Board of Resolution #2025-07, a resolution to adopt the 2025-2029 Comprehensive Outdoor Recreation Plan.
- c. Discussion and action to make a recommendation to the Village Board regarding the final design for the Community Park Phase 2 improvements and authorize the project for bid.

5. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, June 3, 2025 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.

**Minutes
Parks and Recreation Committee Meeting
April 2, 2025**

Committee Members Present: Luke Fessler, Alisa Leamy (6:38 p.m.), Sarah Kuba, Anita Iwanski, Jessica Tokar, Lori Wisnicky

Committee Members Absent: Tanya Lancaster

Staff Present: Andrew Bremer, Community and Economic Development Director; Lee Igl, Public Works Director; Sayer Larson, Parks Superintendent; Kong Thao, Associate Planner; Phil McDade, Utility Clerk.

1. CALL TO ORDER

Committee Chairman Luke Fessler called the meeting to order at 6:30 p.m.

2. PUBLIC APPEARANCES.

Kathy Annen, 5011 Falling Leaves Lane spoke on the Comprehensive Outdoor and Recreation Plan, and fees associated with parkland dedication and park development.

3. APPROVAL OF MINUTES

a. Motion to approve the minutes of the March 4, 2025 Parks & Recreation Committee meeting.

Motion by Fessler, second by Kuba, to approve the minutes of the March 4, 2025 Parks & Recreation Committee meeting. Motion carried 5-0.

4. BUSINESS

a. Discussion and action regarding placement of an educational bird sign.

Larson discussed the development and placement of a sign promoting Purple Martins and volunteer efforts in the village to promote Purple Martin habitat, with input from the village's Bird Festival Committee. Larson said placement of the sign is appropriate at Lewis Park as it's a habitat area for the birds, including houses for nesting. The sign would be placed near the observation boardwalk overlooking Lower Mud Lake. Fessler motioned, second by Leamy, to approve the placement of an educational sign at Lewis Park from the Bird Festival Committee. Motion passed 6-0.

b. Discussion regarding the updated Village Comprehensive Outdoor and Recreational Plan.

Thao discussed the village Comprehensive Outdoor and Recreational Plan, including village parkland impact fees and payments in lieu of land dedication. Committee members discussed village standards for park acreage per 1,000 people, and the village's impact fees relative to other suburban Dane County communities. Committee members also promoted public participation in a public information meeting on the plan held April 3, 2025.

5. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, May 6, 2025 at 6:30 p.m.

6. ADJOURNMENT.

Leamy motioned to adjourn; Kuba seconded. Motion carried by unanimous consent. Meeting adjourned at 7:40 p.m.

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, May 6, 2025

SECTION: Business

DEPARTMENT: Public Works

CONTACT:

AGENDA ITEM: Committee member introductions and committee overview

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

This is an opportunity for committee member introductions and an overview of the committee responsibilities as outlined in the village municipal code.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

[2-385 Parks and Recreation Committee](#)

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

No action is required on this item

ATTACHMENTS:

None

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, May 6, 2025

SECTION: Business

DEPARTMENT: Community Development

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

AGENDA ITEM: Discussion and action to recommend approval to the Village Board of Resolution #2025-07, a resolution to adopt the 2025-2029 Comprehensive Outdoor Recreation Plan.

PREVIOUS ACTION:

Refer to Chapter 1 of the plan for a summary of prior meeting and public engagement activities.

ISSUE SUMMARY:

A resolution to adopt the Comprehensive Outdoor Recreation Plan, 2025-2029. The update to the 2019-2023 Outdoor Recreation and Open Space Plan began in March 2024 and was a project taken on internally by Village Staff. The new plan adopts a new name but may be referred to interchangeably as the Comprehensive Outdoor Recreation Plan, or CORP. The CORP is updated every five years to remain relevant to community needs while also maintaining eligibility for state and federal recreational grant opportunities. The CORP is an update to the previous 2019-2023 Outdoor Recreation and Open Space Plan, continuing the task of providing guidance on outdoor recreational planning and park growth. The CORP is a continuation of the previous 2019-2023 Outdoor Recreation and Open Space Plan while expanding on the recommendations and growth of the Village. The purpose of the plan is to help guide development of parks and recreational amenities within the Village.

The development of the CORP included over 12 public engagement meetings including committee meetings with the Parks & Recreation Committee, Sustainability & Natural Resources Committee, Plan Commission, and public information meetings. A community survey was available from May 9–June 9, 2024 and received 523 responses. The CORP includes background analysis on the Village's achievements, physical characteristics, population trends, a park inventory, data analysis, maps, recommendations, and State and County information.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:



Motion, and second, to recommend approval to the Village Board on Resolution #2025-07, a resolution to adopt the 2025-2029 Comprehensive Outdoor Recreation Plan.

ATTACHMENTS:

1. Resolution #2025-07 - Adoption of Comprehensive Outdoor Recreation Plan 04.18.25
2. 2025-2029 CORP Final Draft PDF_05.01.2025

RESOLUTION #2025-07

A RESOLUTION ADOPTING THE 2025-2029 COMPREHENSIVE OUTDOOR RECREATION PLAN

WHEREAS, for over three decades the Village of McFarland has utilized Outdoor Recreation and Open Space Plans as the foundation for creating active and passive parks that enhance the quality of life in the Village; and,

WHEREAS, the 2019-2023 Outdoor Recreation and Open Space Plan has served as a guide for making future decisions relating to the preservation, development, and expansion of needed passive and active recreation areas in the community since its adoption on May 28, 2019; and,

WHEREAS, the Village has identified a need to update the 2019-2023 Outdoor Recreation and Open Space Plan so the plan remains relevant, and the Village remains eligible for state and federal recreational grant opportunities provided through the Wisconsin Department of Natural Resources; and

WHEREAS, the updated Outdoor Recreation and Open Space Plan will now be referred to as the 2025-2029 Comprehensive Outdoor Recreation Plan (CORP); and,

WHEREAS, the planning process was led by the Village's Parks and Recreation Committee with additional input from the Village's Sustainability & Natural Resources Committee and Plan Commission; and

WHEREAS, the planning process included a total of 13 committee meetings, an online community survey and two Public Information Meetings; and

WHEREAS, information regarding the planning project, survey and public information meetings was shared with the public via a dedicated project website, posting flyers at Village Parks with QR codes to encourage survey responses, postings on Village social media platforms, publications within Village newsletters, postcard mailing invitations to all property addresses in the 53558-zip code, and posting of posters at local elections; and

WHEREAS, the 2025-2029 CORP was reviewed and recommended for approval by the Parks and Recreation Committee at their regularly scheduled meeting on May 6, 2025; and,

NOW, THEREFORE, BE IT RESOLVED that the Village Board of the Village of McFarland does hereby adopt the 2025-2029 Comprehensive Outdoor Recreation Plan for the Village of McFarland.

BE IT FURTHER RESOLVED, that the adopted 2025-2029 CORP replaces the previous 2019-2023 Outdoor Recreation and Open Space Plan; and,

BE IT FURTHER RESOLVED, that the term “CORP” is interchangeable with “Comprehensive Outdoor Recreation Plan” and the previously used term Outdoor Recreation and Open Space Plan.

The above and foregoing Resolution was duly adopted at the McFarland Village Board meeting this ____ day of May, 2025.

APPROVED:

Stephanie Brassington, Village President

ATTEST:

Cassandra Suettinger, Deputy Administrator/Clerk

RESOLUTION # 2025-07	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Annen	Leamy
Boyd	Peña
Brassington	Prill
Fessler	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	



Adopted May XX, 2025

Comprehensive Outdoor Recreation Plan *2025-2029*

Acknowledgements

2025 Village Board

Stephanie Brassington, Village President

Kathy Annen, Village Trustee

Ken Boyd, Village Trustee

Luke Fessler, Village Trustee

Alisa Leamy, Village Trustee

Miguel Peña, Village Trustee

Lowell Prill, Village Trustee

2025 Parks & Recreation Committee

Luke Fessler, Chairperson and Village Trustee

Alisa Leamy, Village Trustee

Anna Bartz, Citizen Member

Anita Iwanski, Citizen Member

Sarah Kuba, Citizen Member

Tanya Lancaster, Citizen Member

Lori Wisnicky, Citizen Member

Village Staff

Kong Thao, Associate Planner

Andrew Bremer, AICP, Community & Economic Development Director

Lee Igl, Public Works Director

Sayer Larson, Parks Superintendent and Village Forester

Melanie Camellia, Communications Manager

Eleanor Kay, Communications Specialist

Ben Becs, Media Producer

Mapping Assistance

MSA Professional Services, Inc.

Intentionally left blank for
Adoption Resolution
To be inserted upon plan adoption

Land Acknowledgement

On May 3, 2023, the Village Board adopted Resolution 2023-07, 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, as follows:

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 remove 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.

Executive Summary

The Village of McFarland is a community just under a population of 10,000 and located adjacent to the southeast side of the City of Madison south of US Highway 12 & 18 (Beltline). The purpose of this Comprehensive Outdoor Recreation Plan (CORP) is to guide short and long-term investments in the Village's parks, conservancy areas, and recreational trails. The Village's first CORP was adopted in 1995, and amended in 2001, 2007, 2013, and 2019. The CORP is typically updated every five years, so the plan remains relevant, and the Village remains eligible for state and federal recreational grant opportunities. The 2025-2029 Comprehensive Outdoor Recreation Plan (CORP) is an update to the previous [2019-2023 Outdoor Recreation and Open Space Plan](#) continuing the task to provide guidance on outdoor recreational planning and park growth. The plan update process included two public information meetings, a community survey that doubled the previous 2019 CORP survey's responses, and expanded on the interpretation and analysis of open spaces through the analysis in Chapter 4 and the maps provided in Appendix B. Over the course of March 2024 to May 2025, the plan was reviewed and discussed at over a dozen public meetings as led by the Village's Parks & Recreation Committee.

Parks offer an essential service to public health, both to locally residents and visitors. The range of amenities offered varies depending on locational and community needs, from hosting public/private local events to organized sporting events, or conservation of natural areas such as wetlands and floodplains. From scenic hiking trails embedded in conservations to paved pathways connecting park amenities, McFarland's parks strive to meet a diverse set of community needs. The Village of McFarland includes three mini-parks (tot lots), nine neighborhood parks, five community parks, eleven conservancy areas, and three special purpose parks for a total of 31 parks and conservancies and 280 acres of open space, not counting McFarland School District, Dane County, or Wisconsin Department of Natural Resources properties located within or adjacent to the Village.

The recommendations and implementation strategies within this plan will be utilized to aid annual updates to the Village's Capital Improvement Plan, Village Board Strategic Plan, and Municipal Budget. The goals, objectives, and policies within this plan will also be utilized to inform the Village's parkland dedication requirements and park impacts fees. Chapter 6 of this plan includes recommendations for improvements to existing and future parks, trails, and conservancies within the greater Village-area. It should be noted that not all recommendations in this plan are expected to be implemented during the five-year lifetime of this plan. Some items may require additional collaboration with other entities including the McFarland School District, local recreational associations, adjacent municipalities, Dane County and the State of Wisconsin. Other recommendations may rely on market opportunities (e.g. new land division requests), which may not present itself within the next five years.

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APPENDIX A: Survey Results

APPENDIX B: Maps 1 - 8

Map 1: Existing Parks & Trails

Map 2: Existing Parks Classification

Map 3: 10-Minute Walk Time to Village Park

Map 4: Village Park Service Areas

Map 5: 10-Minute Walk Time to Village Playground

Map 6: 10-Minute Walk Time to Village Restroom

Map 7: 10-Minute Walk Time to Village Active Park

Map 8: Future Parks & Trails

APPENDIX C: Park Master Plans *(site plan only, refer to each plan for additional details)*

C1: Arnold Larson Park, 2020

C2: Brandt Park, 2006

C3: Inclusive Park Playground Master Plan, 2020

C4: Lewis Park, 2015 as amended 2024

C5: McDaniel Park Master Plan, 2017

C6: McFarland & Community Park Master Plan, 2023

C7: Urso Schuetz Park, 2017



Chapter One

Introduction & Plan Background

CHAPTER 1: Introduction & Plan Background

1.1 Plan Purpose

Park and recreation planning has become an essential element of long-range community planning. Increased leisure time, renewed emphasis on physical and mental fitness, and the need to find relief from the pace of life in urbanizing communities has underlined the need for expanded recreational facilities. Parks also serve a valuable function of providing open space in an increasingly urbanizing environment creating important habitats for urban wildlife and laboratories for environmental/conservation education. As a community grows and densities increase, parks also function as a focal point for community aesthetics. Park and recreational amenities also play an increasingly important role in supporting economic development. Community events and festivals often take place in parks, adding direct financial benefits to the Village and event organizers. In addition, having a unique or high-quality recreational facility can attract users from outside of the Village that may then make secondary trips to local businesses. Finally, having high-quality park and recreational amenities helps to maintain and attract new residents to the Village. More people are choosing locations to live in based on quality-of-life factors such as parks and recreational amenities. The ability to retain or attract new residents has direct economic benefits to the Village. The Village's [2023 Economic Strategic Plan](#) includes six core strategies including *"focusing on improving quality of life."*

As McFarland continues to grow, additional parks should be dedicated with private land development and/or acquired by the Village. The purpose of this Comprehensive Outdoor Recreation Plan (CORP) is to guide short and long-term investments in the Village's parks, conservancy areas, and recreational trails. The Village's first CORP was adopted in 1995, and amended in 2001, 2007, 2013, and 2019. The CORP is typically updated every five years so the plan remains relevant and the Village remains eligible for state and federal recreational grant opportunities. The Village of McFarland is dedicated to maintaining current park locations, managing open space and natural resources, and improving the park and trail system for future growth.

The CORP is also intended to be a support document and component of the Village of McFarland's Comprehensive Land Use Plan. This plan, along with the Village's other long-range plans (e.g. 2023 East Side Plan) and development-related ordinances, will be used to guide the implementation of improvements to the Village's parks, conservancies, and recreational trails.

Specifically, the plan provides:

- Information regarding demographic trends
- An inventory of existing park and recreational facilities

- An analysis of parkland and recreational needs and demands
- General policy direction regarding park and open space planning and maintenance
- Recommendations for improving existing park facilities
- Recommendations for new parks and trails
- Implementation strategies

This plan identifies conceptual locations and recommendations for different types of parks, trails, conservancy areas, and recreational facilities. In nearly every case, more detailed planning, engineering, budgeting, and discussion will be necessary before decisions are made to acquire land, accept parkland dedications, or construct recreational facilities.

The recommendations and implementation strategies within this plan will be utilized to aid annual updates to the Village's Capital Improvement Plan, Village Board Strategic Plan, and Municipal Budget. The goals, objectives, and policies within this plan will also be utilized to inform the Village's parkland dedication requirements and park impacts fees.

Parks are no longer viewed as single-use facilities serving only limited groups in a community; rather, there is now an emphasis on providing diverse outdoor recreational opportunities for all ages, social groups, and physical abilities. In viewing parks as part of a system, such issues as access, safety, neighborhood aesthetics and multiple uses of environmental resources become elements of park and recreation planning.

1.2 Planning Methodology

The Planning Team consisted of two staff from the Village's Community & Economic Development Department (Andrew Bremer, AICP, Community & Economic Development Director; and Kong Thao, Associate Planner) and Public Works Department (Sayer Larson, Parks Superintendent/Village Forester; and Lee Igl, Public Works Director), with Kong Thao as the project lead. Mapping assistance was provided by MSA Professional Services. The Village's Parks & Recreation Committee (P&R) provided project oversight with input from the Village's Sustainability & Natural Resources Committee (S&NR). The following is a summary of project meetings and activities:

2024

- March 25 – Kick off meeting with Planning Team
- April 3 – Parks and Rec Committee (P&R) Meeting #1: discussion of project scope and schedule
- April 8 – Sustainability & Natural Resources Committee (S&NR) Meeting #1: discussion of project scope and schedule

- April 23 – Stakeholder meeting with Dane County Park Staff
- May 3 – Stakeholder meeting with McFarland School District Staff
- May 7 – P&R Meeting #2: discussion of goals, objectives, and policies; finalized survey questions
- May 9 – Public survey goes live and published in Outlook newsletter
- May 15 – Planning team holds Public Information Meeting #1
- June 9 – Public survey closes
- July 2 – P&R Meeting #3: Discussion and analysis of survey results
- July 7 – S&NR Meeting #2: Discussion and analysis of survey results
- August 6 – P&R Meeting #4: Discussion on draft maps, survey responses, and upcoming Capital Improvement Projects
- October 1 – P&R Meeting #5: Discussion on revised CORP maps, including future parks and trails
- December 3 – P&R Meeting #6: Discussion of draft CORP
- December 9 – S&NR Meeting #3: Discussion of draft CORP

2025

- February 4 – P&R Meeting #7: Review of draft CORP and Public Information Meeting #2 preparations
- March 18 – Plan Commission Meeting #1: Review of draft CORP
- April 2 – P&R Meeting #8: Review of draft CORP
- April 3 – Public Information Meeting #2: Open house on draft CORP
- May 6 – P&R Meeting #9: Review of draft CORP and recommendation to Village Board for adoption
- May 13 – Village Board adopts 2025-2029 CORP

1.3 Public Participation

In addition to the public meetings summarized in the prior section, the public was invited to participate in the creation of this plan via an online survey and two public information meetings. The 2024 public survey was available May 9 through June 9 and collected 523 total responses. Response rates from the 2024 survey were doubled in comparison to the 2018 survey for the outdoor and open space plan, which received 259 total responses. An initial Public Information Meeting was scheduled May 15, 2024, engaging attendees in conversations concerning missing amenities and services throughout Village parks. The discussion was largely focused on data gathering. A second Public Information Meeting was held on April 3, 2025, to review the final 2025-2029 CORP draft prior to proceeding with plan adoption. Summaries of public input can be reviewed in Chapter 4, Qualitative Analysis, and Appendix A

Survey Results. Regular project updates were provided to the public via the Community and Economic Development's monthly email newsletter, the Lookout, Outlook, Village social media accounts, and a dedicated project website was developed tracking available links to packets, presentations, and sources. In addition, a postcard regarding the second Public Information Meeting was mailed to all properties within the McFarland zip code.

1.4 Referenced Village Plans

The 2025-2029 CORP refers to several Village plans to help identify aspects of the community. These plans provided useful background analysis while working to maintain consistency among goals, policies, and standards described in their respective work. The Village plans referenced are as follows:

Comprehensive Plan, 2017

The Village of McFarland's [2017 Comprehensive Plan](#) identifies action on maintaining and improving natural resources, securing recreational opportunities throughout the community. Volume 2, Chapter 7, Initiative 4 includes updating the Village's Outdoor Recreation & Open Space Plan, identifying actionable projects to be pursued, moving community health forward, incorporating accessibility throughout the Village park system, and improving multimodal opportunities of transportation.

Outdoor Recreation and Open Space Plan, 2019-2023

The [2019-2023 Outdoor Recreation and Open Space Plan](#) established goals, objectives, and policies on recreational activities for the Village. Many sections of the previous plan were reviewed then reconsidered in this CORP update if the underlying themes were still identified as a priority.

Sustainability Plan, 2021

The [2021 Sustainability Plan](#) was the first of its kind in the Village, establishing a baseline for climate action planning. The plan identifies actionable recommendations among six factors: Transportation, Land Use, Energy, Water, Solid Waste, and Community Health. Several near-, mid-, and long-term actions in Transportation, Land Use & Development, and Community Health identify ways the Village can enhance recreational spaces, encourage safety, and achieve sustainable action.

East Side Plan, 2023

The [2023 East Side Plan](#) provides guidance for future growth east as the Village is landlocked to the north, west, and south. The plan recommendations include a variety of residential housing types combined with recreational and commercial opportunities. The plan encourages safe, multimodal transportation along roads and arterial corridors and encourages a variety of park types and sizes (mini parks, neighborhood parks, and community parks).

Other Village plans referenced throughout this CORP include:

- Park Master Plans, Various¹
 - Brandt Park, 2006
 - McDaniel Park, 2017
 - Urso Schuetz Park, 2017
 - Inclusive Park Playground, 2020
 - Arnold Larson Park, 2020
 - McFarland Park and Community Park, 2021
 - Lewis Park, 2015, as amended 2024
- Economic Strategic Plan, 2023
- Housing Needs Assessment, 2023
- Conservation Management Plan, 2023
- Preservation and Maintenance of Native American Mounds Plan, 2023
- Urban Forestry Management Plan, 2024
- Capital Improvement Plan, 2025-2029 (as annually amended)²

1.5 Dane County and Wisconsin Resources

County and regional recreational amenities can often overlap with local municipalities. One example is Babcock County Park located off Highway 51, which offers recreational camping and lake access to park-goers, or the County's Lower Yahara River Trail (LYRT) which connects McFarland to Madison. While the Village was developing this plan, Dane County Parks was updating their Dane County Parks & Open Space Plan. This plan may not contain all the recommendations or updates of the County's most recent plan. County and State plans reviewed as part of this planning project included:

- [Dane County Parks and Open Space Plan, 2025-2030](#)
- Lower Mud Lake Natural Resource Area Project Plan
- Lower Yahara River Trail
- [Wisconsin Statewide Comprehensive Outdoor Recreation Plan \(SCORP\), 2025-2030](#)



¹ Refer to Appendix C for Park Master Plans. Appendix C only includes the site plan drawing from each plan. Readers are encouraged to consult the separate park master plan for additional details. As new park master plans are completed, they may be accepted as amendments to this CORP with the applicable site plans added to Appendix C.

² The Village maintains a rolling Capital Improvement Plan (CIP) to guide current and projected capital borrowing related to various Village projects. The 2025-2029 CORP includes projects identified in the 2025-2029 CIP related to park improvements but may also include additional projects not in the latest CIP.



Chapter Two **About McFarland**

CHAPTER 2: About McFarland

The Village of McFarland (2024 pop. 9,676) is located in Dane County, in south-central Wisconsin. The Village is 4.85 square miles in area and has a population density of 1,995 inhabitants per square mile. The Village is directly southeast of Madison, Wisconsin's capital, and shares borders with the City of Madison and Town of Blooming Grove to the north, the Town of Dunn to the south and east, Town of Cottage Grove to the northeast, and Town of Pleasant Springs to the southeast. The Village is 80 miles west of Milwaukee, 150 miles northwest of Chicago, and 250 miles southeast of Minneapolis. Spurred by a strong regional economy and educational opportunities, housing demand is strong across the entire region. The Village is notably located along U.S. Highway 51 and I-90/39, providing convenient access to Madison, Janesville, and Chicago. Its location along Lake Waubesa, Upper and Lower Mud Lakes, and the Yahara River provides recreational and wildlife amenities contributing to McFarland's tagline, *Naturally Connected*.

2.1 Population Trends & Projections

The Village of McFarland (VOM) has steadily experienced growth in recent decades. Table 1 shows Census data between the Village and Dane County from 1970 to 2020. The percent increase is calculated using the growth change from the previous year. The table shows the Village is growing at a faster rate compared to the County with both showing their lowest change in 2020. From 2000 to 2020 the Village averaged an annual population growth rate of 2.0%, compared to the County average of 1.4%. According to the Wisconsin Department of Administration, the 2024 population estimate for the Village is 9,676, or an annual increase of 1.9% since 2020 as compared to the County average increase of 1.7% over the same period.

Table 1: Population Trends 1970s - 2020s

Year	VOM	Increase from Prev. Census	% increase	Dane County	% increase
1970	2,386	-	0	290,272	0
1980	3,783	1,397	58.5%	323,545	11.5%
1990	5,232	1,449	38.3%	367,085	13.5%
2000	6,416	1,184	22.6%	426,526	16.2%
2010	7,808	1,392	21.7%	488,073	14.4%
2020	8,991	1,183	15.2%	542,459	11.1%
2024	9,676	685	7.6%	599,930	10.6%

Source: ACS Census Data and Department of Administration

The Village's 2023 [Housing Needs Assessment](#) provides population projection estimates on growth trends and housing gaps. The population estimate included three (high, medium, low) projections forecasting out to 2040. The CORP utilizes the medium population projections provided in the report for future park demand discussed in Chapter 4. Table 2 compares the medium population projection of the Village and Dane County. By 2030, the next scheduled CORP update, the Village is projected to have a population of 10,967, an increase of 1,976, or an average growth rate of 2.2% per year since 2020.

Table 2: Population Projections 2020-2040

Year	McFarland		Dane County	
	Population	Increase since 2020	Population	Increase since 2020
2020	8,991		542,459	
2025	9,930	939	555,100	12,641
2030	10,967	1,976	577,300	34,841
2035	12,113	3,122	593,440	50,981
2040	13,378	4,387	606,620	64,161

2.2 Housing Trends & Projections

According to the 2020 US Census, McFarland had 3,598 households. From 2000 to 2020, the Village averaged an annual household growth rate of 2.4%, slightly higher than the population growth rate of 2.0% per year. The average household size in McFarland in 2020 was 2.47, down from 2.54 in 2000. Average household size has steadily declined over the last 50 years following national trends attributed to smaller family sizes, increases in life expectancy, and increases in single person and single parent households.

Table 3 uses the medium-growth projection from the 2023 Housing Needs Assessment, estimating households in McFarland to reach 4,455 by 2030, or an average growth rate of 2.4% per year since 2020. Additional estimates on the number of households in the Village and the projected households are provided in Table 3. Table 3 estimates there will be 857 new households by 2030, an increase of 86 households per year.

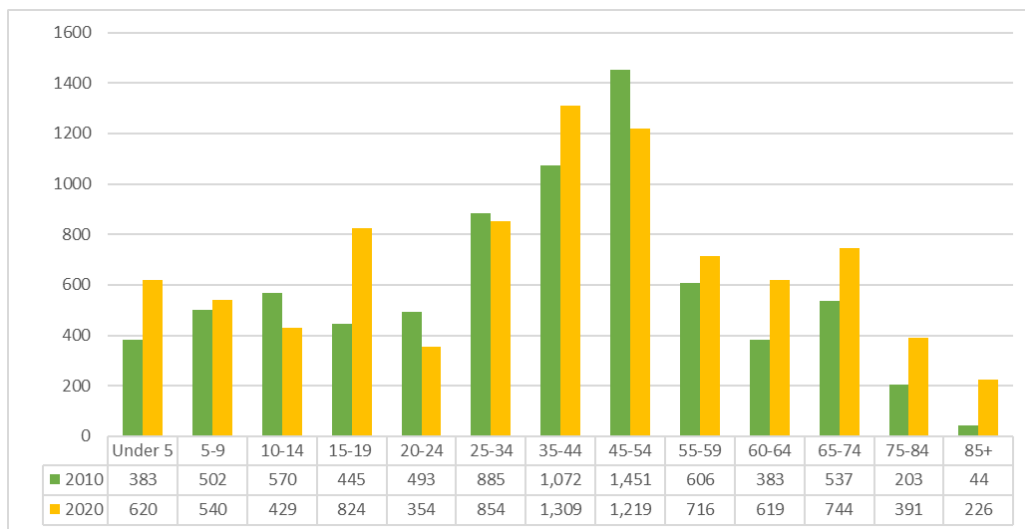
Table 3: Household Projections 2020-2040

Year	Medium Growth Increase since 2020	
1990	1,846	-
2000	2,434	-
2010	3,079	-
2020	3,598	-
2025	4,004	406
2030	4,455	857
2035	4,958	1,360
2040	5,517	1,919

2.3 Age Distribution

The 2010 & 2020 American Community Survey (ACS) 5-year estimate data are comparatively shown in Figure 1. The highest age group in 2010 for the Village was 45-54 years at 1,451 people, or 19.2%. This age cohort saw the largest decline from 2010 to 2020, without a corresponding increase in the 55-59 age cohort in 2020, suggesting an outward migration of individuals in this age range. It should be noted that the ACS data reports some age groups with a 5 year-range, and some a 10-year range, creating comparison inconsistencies among age cohorts. In 2020, the age group with the highest population was 35-44 at 1,309 people, or 14.8%. In 2010, individuals 19 or younger comprised 25.1% of the Village population, while those ages 60 and over comprised 15.5% of the population. In 2020, individuals 19 or younger comprised 27.3% of the population, while those ages 60 and over comprised 22.4%. The percentage of the population age 60 and over is likely to continue to increase following state and national trends.

Figure 1: Age Distribution

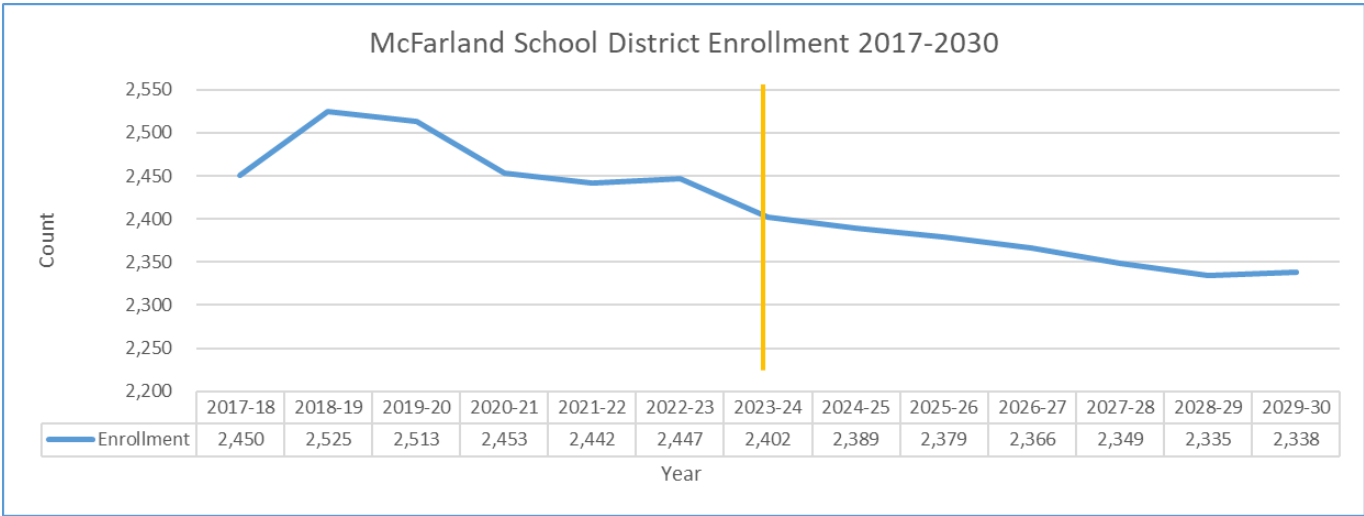


Source: ACS Census Data

2.4 McFarland School District

The Village and some of the surrounding communities are served by the [McFarland School District](#). The District maintains four facilities in the Village: Conrad Elvehjem Primary School (grades 4K-2), Waubesa Intermediate School (grades 3-5), Indian Mound Middle School (grades 6-8) and McFarland High School (grades 9-12). In the 2023-24 school year, the school district reported an enrollment of 2,402 students. This is slightly down from the previous 2022-23 school year at 2,447 enrolled students. Figure 2: McFarland School District Enrollment 2017-2030 includes enrollment numbers from previous academic school years and predicted enrollment into 2030. The vertical line indicates the year the data was drawn and projected enrollment values. The District projects enrollment numbers will continue to decline over the next few years until 2028-29.

Figure 2: McFarland School District Enrollment 2017-2030



Source: McFarland School District

The Wisconsin Department of Public Instructions issues a District Report Card through the Wisconsin School Performance Report³. This is intended to evaluate and measure each public school and district on overall accountability, giving a score from 0 to 100 based on four priority areas: Student Achievement, Student Growth, Target Group Outcomes, and On-Track to Graduation. In the 2022-23 school year, the McFarland School District received a score of 78.6, with *On-Track to Graduation* as its highest priority area at 89.3. Although the School District’s enrollment is steadily decreasing, the School District continues to perform well.

³ <https://dpi.wi.gov/spr/about>

2.5 McFarland Recreation Activities & Play (MRAP)

MRAP is a coalition of 501c(3) community recreation partners offering organized recreational activities for youths in McFarland. Club and recreational sports offerings include basketball, football, softball, soccer, among others. MRAP partners are frequent users of Village and School District recreational facilities. Participation is open to all that apply, and all MRAP partners are approved by the McFarland School Board. Other recreational organizations around McFarland exist, but MRAP stands as one of the more recognizable organizations.

2.6 Physical Character & Environmental Resources

Water Resources

Two bodies of water provide natural borders for McFarland. To the west is Lake Waubesa and Upper Mud Lake and to the south is the Yahara River and Lower Mud Lake. Upper Mud Lake includes approximately 264.6 acres and has a maximum depth of 8 feet. Lake Waubesa, the larger body of water, has a maximum depth of 38 feet, and is over 2000 acres in size⁴. With approximately 9.4 miles of shoreline, there are four municipalities that border its waters. These municipalities include the Village of McFarland, Town of Dunn, Town of Blooming Grove, and City of Madison. The Yahara River connects the region's lakes and provides a physical separation with the Town of Dunn to the southwest. Lower Mud Lake includes marshlands and a mostly shallow body of water with a maximum depth of 7.5 feet at approximately 33 acres in size. The formation of this lake extends the Yahara River south into Lake Kegonsa.

McFarland has eight lake access points along its eastern border with Lake Waubesa. Including McDaniel Park, these provide residents with viewing opportunities of the lake. The lake access points provide limited to no amenities excluding McDaniel Park as it is an actual park.

Wetlands and Floodplains

McFarland includes conservancy areas dedicated to the protection and conservation of wetland areas and floodplains adjacent to the bodies of water mentioned. These are located to the northwest corridor near McDaniel Park and along McFarland's southern border, naturally making up the wetland areas. These natural resources are essential in maintaining wildlife habitats and mitigating property damage.

⁴ More information on Wisconsin lakes can be found through the Wisconsin Department of Natural Resources.
https://apps.dnr.wi.gov/doclink/lakes_maps/0803700a.pdf

Topography

The land elevation ranges from around 845 feet above sea level along Lake Waubesa and the Yahara River, to around 960 feet above sea level. One of the highest points in McFarland is also the location of one of the two water towers. This is most notable for its hiking trails and location within Indian Mound Conservancy, located west of McFarland's Middle and High Schools.

Environmental Corridors

Environmental corridors are continuous systems of open space in urban and urbanizing areas. These corridors include environmentally sensitive lands, natural resources requiring protection from disturbance and development, and lands needed for open space and recreational use⁵. McFarland is a community that holds its commitment to the conservation of natural habitats which supports ecological health. Parks are often associated with balancing recreational space with wetlands and woodland areas. To maintain conservation areas, McFarland frequently does maintenance in these areas as part of ecological restoration projects. The designation of environmental corridors is administered by the Capital Area Regional Planning Commission.

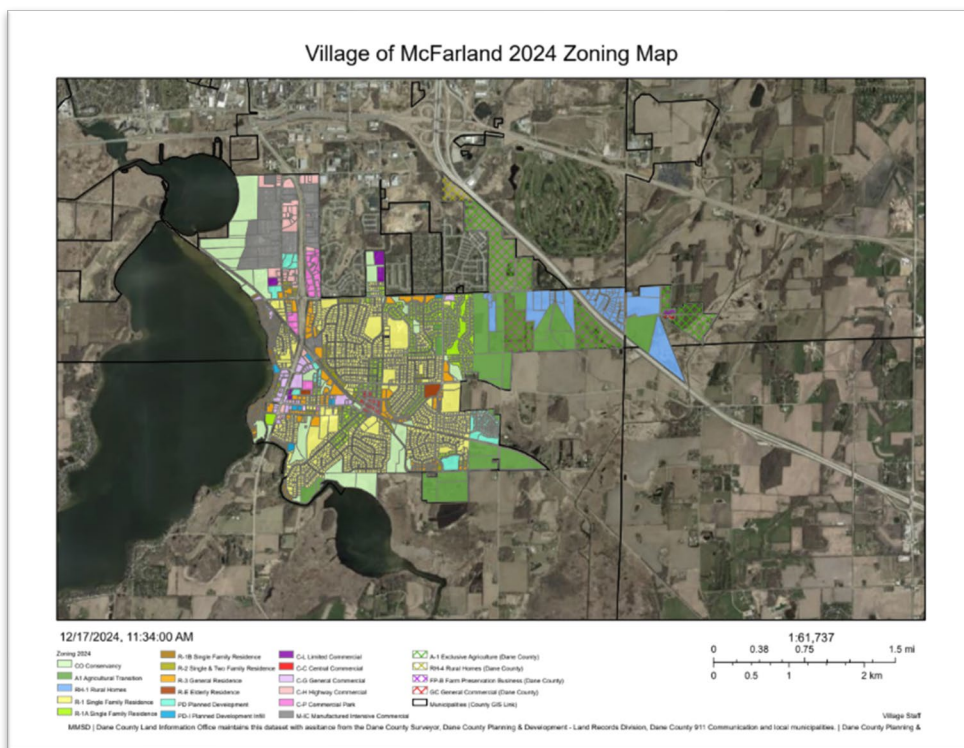
2.7 Boundary & Intergovernmental Agreements

The Village of McFarland maintains a boundary agreement with the Town of Dunn that prevents annexation of town lands south of the Yahara River, while providing restrictions on the Town of Dunn's purchase of conservation easements on the Village's east side. The existing boundary agreement will expire at the end of 2025. At the time of adoption of the CORP, the Town and Village are considering a new boundary agreement.

2.8 Existing Land Use & Zoning

The zoning map identifies the classification for land uses throughout the Village. The Village's standards on permitted and conditional uses can be found in Division 62-II-2 Zoning Districts and District Regulations of the Zoning Code. Established provisions provide details on each district's uses, including boundaries and standards. Under *Public uses* of Sec. 62-69 Permitted Uses of the zoning code, "Greenways, open space, parks and pools" are identified as permitted uses under all residential districts. This includes A-1 Agricultural Transition and CO Conservancy.

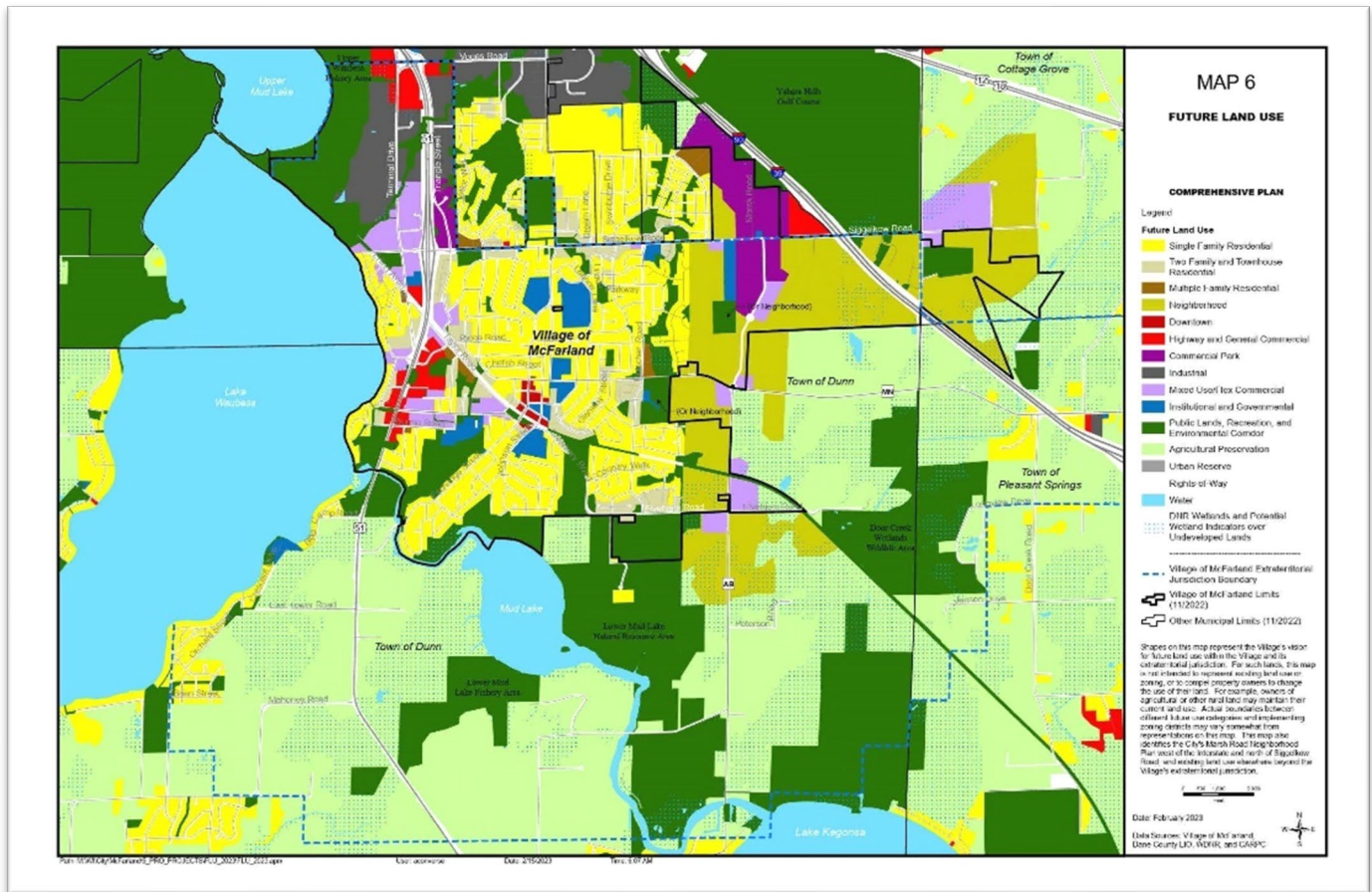
⁵ Definition provided by Capital Area Regional Plan Commission, <https://www.capitalarearpc.org/environmental-resources/environmental-corridors/>



2.9 Comprehensive Plan, 2017

The Village's [Comprehensive Plan](#) was adopted in 2017 and is updated every 10 years as required by Wisconsin State Statutes. Figure 3 is the Comprehensive Plan's Map 6 Future Land Use Map and identifies properties planned for Public Lands, Recreation, and Environmental Corridors. This does not include additional parks that would be expected to be dedicated as part of future residential growth of the Village, particularly on the Village's east side under the "Neighborhood" future land use category. Refer to the Village's [2023 East Side Plan](#) for additional information on potential future parks and trails within this planned neighborhood, as well as Map 8 of this CORP.

Figure 3: Comprehensive Plan 2017, Map 6 Future Land Use Map



Source: Village of McFarland Comprehensive Plan, 2017, updated April 25, 2023 with inclusion of 2023 East Side Plan.

2.10 East Side Plan, 2023

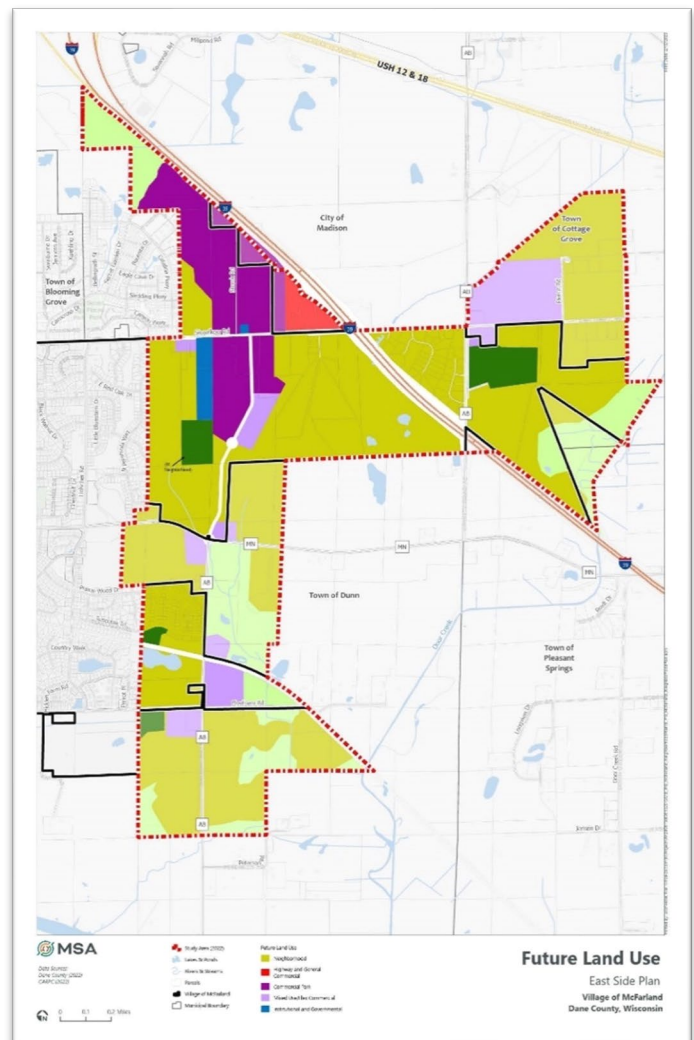
The East Side Plan provides guidance for McFarland's future growth eastward since the Village is landlocked by bodies of water and the City of Madison. Figure 4 shows the future land use map for the parcels identified in its boundaries. The future land use map uses similar land use classification as Figure 3 for consistency. This would mean that future locations identified for neighborhood and residential developments have the potential to be developed, or partially developed, as parks and open spaces as new parks are dedicated within new residential subdivisions.

Chapter 4 of the East Side Plan includes a more detailed Master Plan Concept that further breaks down the Neighborhood future land use category into areas appropriate for low and medium density residential development. The Master Plan Concept also includes conceptual locations for future streets, stormwater basins, parks and trails. Some of the more prominent or strategic future parks and trails from the Master Plan are incorporated into Map 8 of this CORP.

The East Side Plan states that *“this chapter (4) contains a Master Plan concept that is meant to provide a vision for how the East Side planning area may develop. While the general pattern of land uses and major streets shown in this concept should be reflected in actual development, it is recognized that more detailed elements within the concept, such as the locations of minor streets, location/ sizing of stormwater management areas, precise boundaries of land uses, or the specific dimensions of blocks, are only concepts.”*

Therefore, as more detailed land use proposals are developed additional locations for future public parks, trails and conservancies may emerge that are not shown on Map 8 of this CORP. More details on policies of park development can be found in Chapter 2 of the 2023 East Side Plan including Policy 4.2 – *“A variety of park types and sizes, ranging from small pocket parks to a community park, should be planned to meet the needs of East Side residents.”*

Figure 4: East Side Plan, 2023 Future Land Use Map



Source: Village of McFarland East Side Plan, 2023



Chapter Three

Park, Open Space, Conservancy & Recreational Inventory

CHAPTER 3: Park, Open Space, Conservancy & Recreational Inventory

The following chapter contains an inventory on recreational facilities and trails within the Village. The list does not include a complete inventory of amenities located within McFarland School District, Dane County, or privately-owned properties as the CORP is focused on jurisdictional oversight of Village-owned properties and facilities.

The National Recreational and Park Association (NRPA) Agency Performance Review gathers data annually from park and recreation agencies nationwide⁶. The NRPA identifies three park types: Mini Parks, Neighborhood Parks, and Community Parks. The discussion of the park inventory in this chapter also includes additional recreational spaces within dedicated conservancy areas and special use parks. The NRPA does not include standards for conservancies and special use parks as there are other existing standards for conservancies and community definitions for special use parks can vary significantly.

Table 5 includes the park inventory of Village parks and amenities. Maps in Chapter 4 provide several locational analyses on park locations, amenities offered, and accessibility based on certain features. The following notes are included with Table 5:

- Boxes highlighted in **green** identify planned for construction.
- Boxes highlighted in **yellow** indicate available lighting.
- Discovery Garden counts the number of off-street parking at the McFarland Public Library.
- Picnic tables are sometimes moved from the park during winter months and may vary on availability.
- An “X” indicates the item is present in the park. A number indicates how many of that item is in the park.



⁶ [NRPA Agency Performance Review, 2024](#)

Table 4: Park Inventory (2024)

Park Name	Batting Cages	Basketball Court	Beaches	Benches	Bike Racks	Bike Rideshare/Rental	Bike/Walk Trails	Bleachers	Boat Launch	Bocceball	Campground	Canoe/Kayak Storage	Concessions	Disc Golf	Drinking Fountain	Entrance Sign	Free Library Box	Football Field	General Open Area	Grills	Ice Skating	Parking lot (Status)	*Picnic Tables	Playground	Porta potty	Restroom	Sand Play Area	SB/BB Diamond	Shading Structure	Shelter (closed)	Shelter (open)	Shore Fishing Access	Sidewalks	Skiing/hill	Soccer Field	Tennis/Pickleball Court	Volleyball Court	Other features		
PEDESTRIAN LAKE ACCESS																																								
Beckler Street																															X									
Bellevue Court			1																												X									
Field Avenue																															X									
Lake View Avenue																															X									
Larson Street																															X									
South Court																															X									
Wisconsin Avenue																															X									
MINI PARKS/TOTLOTS																																								
Discovery Garden			6	2		X								1	2							44	2	1								X								
Ridgeview			2												1	2		X					1				1					X								
Valley			2												1	2		X					1																	
NEIGHBORHOOD PARKS																																								
Arnold Larson				10(+4)		X								1	1			X				4		1						1		X								
Autumn Grove		2 half co	1											2				X					1																	
Cedar Ridge			1			X								3				X				2	1			1				1		X		1						
Egner		1				X	1							1	1			X				3	1	1						1		X								
Highland Oaks		1	2			X								1	2			X				3	1	1	1					1		X								
Juniper Ridge			2	1		X								2				X				X	1							1		X								
Rosewood Fields			4			X												X					1									X								
Siggetkow Road						X								1				X														X								
Woodland Estates														2				X	1			4	1	1						1		X		1		1	Backstop			
COMMUNITY PARKS																																								
Brandt		1	4			X	4							2	1			X	1			10	1		2		2			1		X								
Community			X	X		X										X		X			X		1		X		X	X	X	X	X	X		X						
Lewis	1		8			X		X			X			2	2						2	23	9	1	3		1		1	1		X					1			
McDaniel			2	7	2	X	X	X		X	1			2	1			X	1			59	12	1	1	2	2			1	2	X	X				1	Bike repair station		
William McFarland	1		24			X	2		4					3	2			X	2			267	21	1	1	3		1	10					8	8			Curling & Hockey Club, Skate park		
SPECIAL PURPOSE PARKS																																								
Waubesa Intermediate School - Inclusive			5			X	X							1	X							6	4	14	2				3			X						ADA accessible		
Legion Memorial						X																																		
Orchard Hill			3	1		X							X		1							20	2		1					X										
Urso			8			X								1	1			X				18	1			2					1							Dog Park; Dog Showering Station		
CONSERVANCIES																																								
Babcock															1																									
Grandview						X									1																									
Indian Mound						X									1																									
Juniper Ridge Eco						X																												X						
Marsh Woods			2			X									1																									
Prairie Place						X																												X						
Taylor Road						X									1			X																	X					
Thrun Marsh						X									2																		X							
Woodland Commons						X									2																			X						
Yahara River															1																	X								
NON-PROFIT/SCHOOL DISTRICT																																								
McFarland School District Ballfield	1		X				X					X						X				X				X		X			1		X							
Indian Mound Middle & McFarland High	X	X	X	X		X	X									1		X				X											X		X			School Stadium; Track Field; Swimming Pool,		
McFarland Community Garden			2												1			X															X					Owned by the McFarland United Church of Christ		
McFarland Waubesa Intermediate School	X		X			X	X					X	1					X				X				4		2	10		1		X		1					
Primary and Conrad Elementary		X	X	X			X											X				X		1									X			8		Backstop;		
DANE COUNTY & DNR PARKS																																								
Babcock County									X		X				1			X				X								X	X	X								
Jaeger			2	X		X		X			X				1			X				3										X								
Upper Mud Lake - Capital Springs									X																															

3.1 Village-Owned Facilities

Mini/Tot Lot Parks

Mini parks include specialized facilities that serve a concentrated or limited population or specific group such as young children (“tots”) or senior citizens. Desirable size is 1 acre or less. Mini Parks are expected to serve areas within a quarter-mile radius. In some cases, a mini park may be developed from repurposed Village property (e.g. a former well site) or added to an existing public property that serves a different primary purpose (e.g. Discovery Garden Park adjacent to the E.D. Locke Library).

Discovery Garden, 5920 Milwaukee Street

This park is 0.3 acres and is located adjacent to the Village’s E.D. Locke Public Library, across from the Municipal Center. The park was redeveloped in 2018, offering new playground equipment and outdoor programming opportunities for the Public Library with available seating and benches. Well House #1 is located on the same parcel with plans to be retired in the future with the development of the Village’s new Well #5. The site is included in the plans to redevelop McFarland’s Municipal Center into a Community Center.

Ridgeview Tot Lot, 5323 Black Walnut Dr

This 0.4-acre mini park is located at the corner of Black Walnut Drive and Chestnut Lane. Amenities include playground equipment and an open play area. An existing underground easement runs from the park’s northwest corner to its southeast.



Valley Tot Lot, 5100 Broadhead Street

This mini park is approximately 0.4 acres and located near the intersection of Valley Drive and Church Street. The mini park is part of a 1.3-acre parcel, partially dedicated as a stormwater retention basin. The park includes playground equipment, picnic table, and an open area for play. The stormwater retention basin is fully fenced.

Neighborhood Parks

Neighborhood parks are larger, open-space areas compared to mini parks and are capable of multiple, and sometimes more intensive, recreational activities. Facilities may include athletic fields, sports courts, playgrounds, skate parks, trails, picnic areas, and places of gathering including shelters and restrooms. Their typical size is between 3 to 10 acres, serving areas up to a half-mile radius.

Arnold Larson Park, 6002 Exchange Street

This 1.5-acre park is a reclaimed brownfield site located within the Village's downtown, formally home to the Badger Petroleum Company. The brownfield site was remediated in 2007⁷. There is an existing clay cover barrier surface over the eastern 2/3rds of the property to prevent human contact with residual soil contaminants that might otherwise pose a threat to human health.

The park includes a gazebo, benches, picnic tables, connection to the Lower Yahara River Trail, and sidewalks.

Arnold Larson Park is a hotspot for community gatherings (e.g. Lion's Club Food Truck Frenzy and Chamber Winter Wonderland in the Village) due to its high visibility and central location within the community. Some limitations on the property include the railroad to the north, no permanent restroom and off-street specific parking.



Autumn Grove Park, 5207 Falling Leaves Lane

This 1.5-acre park is located in the Autumn Grove neighborhood near the intersection of Falling Leaves Lane and Summer Trail Road. This park includes two half-court basketball hoops, playground equipment, and an open play area. A pathway connects pedestrians from Valley Drive to the west of this park as well.

Cedar Ridge Park, 5303 Wild Cherry Lane

This 3.9-acre park provides a mix of uses to the surrounding neighborhood. The park includes playground equipment added in 1999, a gazebo, an open field with soccer goal posts, paved walking paths, and sidewalks. The park includes a connector path at the southeast corner to Black Walnut Drive. This park is located just 200 feet east of McFarland School District's Waubesa Intermediate School.



⁷ WDNR Bureau for Remediation and Redevelopment Tracking System (BRRT No. #03-13-000811)

Egner Park, 5703 Bird Song Court

This 2.2-acre neighborhood park lies along Creamery Road and the Lower Yahara River Trail. The existing building is dual functioning as a Well House (Well #4) and an open-air park shelter. The park includes a basketball court, benches, two separate playground structures for varying ages, a free library box, a porta-potty, and an open space area. The playground was partially replaced in 2018.

Highland Oaks Park, 5945 Osborn Drive

This neighborhood park received updates in 2024 which included a new, permanent seasonal all-gender restroom, drinking fountain, and playground equipment. The 2.2-acre park includes an open-air shelter, basketball court, seating, paved walking paths, and picnic tables. At the southeast corner of the park, there is a paved connector path to Holscher with a park sign.



Playground and restroom replacement in 2024.

Juniper Ridge Park

This 1.5-acre park is located on the north side of Juniper Ridge neighborhood, adjacent to the water tower. A paved pathway cutting west to east through the properties connects pedestrians from Holscher Road and around the water tower to Lodgecliffe Lane. The neighborhood park includes an open-air shelter, benches, a bike rack, an open play area, and playground equipment.

Rosewood Fields Park

This 3.2-acre neighborhood park is one of the latest additions to the Village's park system. The park is located along Tuscobia Trail and Dragonfly Way. The park includes an open area, paved walking pathways, playground equipment, and seating.

Siggelkow Road Park, 5002 Valley Drive

This 5.6-acre undeveloped neighborhood park is half open-space and half conservancy. The conservancy area on the park's west side includes documented Native American mounds along its slopes. This mound group, referred to as the Siggelkow Mounds, is on the State and National Register of Historic Places. The remaining east side of the park is approximately 1.9-acres of open space with the potential for the development of recreational facilities to serve the neighborhood. The site is limited to on-street parking only and high-volume traffic on Siggelkow Road.

Woodland Estates Park, 5601 Glenway St

This neighborhood park serves an east-central neighborhood of McFarland. The 2.3-acre park includes an open-air shelter, an outside grill, a half-court basketball hoop, playground equipment, a sand volleyball court, picnic tables, benches, and an open playfield with backstop and soccer goals posts. There is a 16-foot-wide grass public right-of-way on the east side of the park connecting to Cardinal Drive.

Community Parks

Community parks are the largest of the three park classifications, capable of providing a wider range of recreational activities that may include all the amenities of the previous parks mentioned. These amenities include athletic complexes (indoor and outdoor), trails, and large swimming pools. Community parks are typically 10 acres or larger and serve populations up to a 2-mile radius but may vary depending on the amenities offered. With more acreage, they usually include park shelters capable of supporting larger public and private events.

Brandt Park, 4601 Siggelkow Road

This popular 5.0-acre park is located just off US HWY 51. Users of the Lower Yahara River Trail coming from McDaniel Park will see Brandt Park as the trail guides them east along Siggelkow and south onto Terminal Drive. Brandt Park includes two lit and fenced softball diamonds, bleachers, and park benches. A park shelter is equipped with restrooms, a concessions counter, and plenty of picnic tables. The park also includes a playground added in 2010, fencing along Siggelkow Road, and a full basketball court. In 2024-25, the shelter's restrooms and concessions area will be updated to include a new all-gender restroom.



Community Park, 3234 County HWY AB

This 26-acre park was acquired by the Village in 2019. A park master plan⁸ was accepted by the Village Board in November 2021, which also includes updates to William McFarland Park. At the time of this

⁸ [William McFarland Park & New Community Park Master Plan, 2021](#)

plan being drafted, no official name has been assigned to this park other than “Community Park.” In 2023, the park completed installation of turf fields and irrigation systems for the anticipation of the McFarland Soccer Club. The site is still being prepped for future amenities to include off-street parking lot, a shelters with restrooms, playgrounds, an internal trail/path network, sledding hill, and a BMX course. The park may still have opportunities for other recreational amenities, including a potential public or private indoor athletic facility.

Lewis Park, 5012 Highland Drive

This 10.4-acre community park is located along the northern edge of Lower Mud Lake. This is a central gathering place for ice skating in the winter and wildlife viewing along its observation deck. Recreational amenities found in Lewis Park include a sand volleyball court, baseball field, a batting cage, playground equipment added in 2007, off-street parking and picnic tables. An enclosed heated shelter was completed in 2016, including restrooms, concession, and glass overhead doors which can be left open during warm days.

McDaniel Park, 4806 McDaniel Lane

Acquired in 1976, this community park is a popular destination for many travelers and locals. This 7.9-acre park includes the Lower Yahara River Trail which connects McFarland to Madison’s trail network and Dane County’s William G. Lunney Farm County Park via a boardwalk and bridge over the Yahara River. This project was completed in 2017 serving as a trail head of the Lower Yahara River Trail. The northern half of the park is approximately 3.8 acres of mostly undeveloped conservancy, while the southern half and park amenities are approximately 4.1 acres. The park includes off-street parking, three different shelters (one shelter with concession and restrooms, and two open-air shelters), a sand volleyball court, playground equipment added in 2008, bike share (BCycle) station, two beaches, boat/canoe storage, a pier, and a trail marker and description board.

William McFarland Park, 4802/4820 Marsh Road

This park was named after the Village’s founder, William H. McFarland. McFarland Park makes up 19.8-acres of recreational space and is the Village’s most northern park. The park includes 4 bocce ball lanes (run by the Four Lakes Bocce Association), a skate park (updated in 2023), drinking fountains, shade structures, benches, and eight pickleball courts (added in 2022). The park includes a baseball diamond, over 100 off-street parking stalls, a park shelter with overhead doors,



playground equipment added 1998, and multiple soccer fields of various sizes. The Madison Curling Club leases a portion of the property. Adjacent to the park is the McFarland Community Ice Arena, which is used by the McFarland Hockey Club and the School District. McFarland Park is the location for the McFarland Soccer Club with open fields painted for various ages of soccer players. The establishment of the Community Park will relocate the McFarland Soccer Club to the new park, whilst providing an opportunity to update McFarland Park. The park master plan is included with the Community Park Master Plan.

Special Use Parks

Special use parks are specialized areas of single purpose recreational activities or unique in their use not fitting the NRPA's three park types, such as frisbee golf, dog parks, nature centers, etc. In some cases, through continued facility improvements (e.g. playground installation), a specialized park may transition into a neighborhood or community park.

Inclusive Park, 5318 Leanne Lane (Waubesa Intermediate School)

Completed in 2024, this 1-acre special purpose park was achieved through the collaborative effort between the School District and Village. Through the implementation of the [Inclusive Playground Master Plan](#), a portion of the Waubesa Intermediate School green space area was dedicated as the land for the Inclusive Park. The park completed its construction at the start of the 2024-25 school year. The Inclusive Park was built to meet the diverse access needs of community members and their families across many abilities. At the time of the CORP's development, no formal name has not been determined for the park at this time.

Legion Memorial, 5301 Marsh Woods Drive

The Edwards-Foye American Legion Post 534 Memorial Monument and flagpole, (~2,500 square feet) is located in the round about area front of the Lewis Park shelter. A dedicated memorial plaque gives recognition to the memory of servicemen and past veterans who sacrificed their lives in service of the United States military.

Orchard Hill Park, 2860 Hidden Farms Road

This 16.9-acre special purpose park is immediately adjacent to John Urso Park (Urso Park). Previously considered part of Urso Park, this park was formally the "Schuetz Property." The park includes a disc golf course, green



space, and recreational walking pathways that connect east to Urso Park. Orchard Hill Disc Golf Course is a nine-hole course designed to meet Professional Disc Golf Association (PDGA) standards. Each hole has two tee pads and two fixed DGA Mach 7 baskets allowing for varied play and skill types. Additional plans include the construction of a new park shelter with restrooms and off-street parking.

John Urso Park (Urso Park), 6201 Elvehjem Road

This 40.1-acre special purpose park was acquired as part of the parkland dedication requirements for Park View Estates. The park includes 8-acres of off-leash dog exercise area at the northeastern portion of the parcel along Elvehjem Road. In 2020, several amenities were added to the park which include a dog wash station, drinking fountains, permanent restrooms, and seating area. Trails were added to the west portion in 2011. Dane County's Lower Yahara River Trail currently ends at this park on the north side of Elvehjem Road picking up at Fish Camp.

Conservancies

Conservancies are dedicated lands, such as forests and marshlands, that are ecologically restricted for the purpose of passive recreation and land conservation due to their unique contribution. This may include the protection of natural resources that contribute to wildlife habitats. Additionally, conservancies are regulated under different standards compared to parks and may require alternative methods of management, for example Native American Mounds. Although the NRPA does not identify minimum standards for conservancies, the community of McFarland strongly supports the protection of its natural resources that contribute to McFarland's tagline, "Naturally Connected". The following conservancy areas make up approximately 127.5 acres of protected lands, marshlands, floodplains and other natural spaces.

Babcock Conservancy, South Court

This 7.8-acre conservancy, located on Lake Waubesa, was deeded to the Village in 1986. It is relatively unimproved and consists of marshland and floodplain. A public right-of-way called South Court includes a cul-du-sac adjacent to this location. This conservancy provides excellent views of Lake Waubesa and is a popular fishing spot.

Grand View Conservancy, 5602 Creamery Road

This conservancy area was acquired in 1984. The total 32.8 acres is made up of a southern 26.3 acres received by dedication and the northern 6.5 acres received by purchase. A small part of the conservancy area west of Creamery Road includes an Alliant natural gas substation. A path and new boardwalk were installed in 2017, providing a connection to Marsh Woods Conservancy near the Village's sanitary sewer Lift Station #2.

Indian Mound Conservancy, 4901 Burma Road

This conservancy area with 15.8-acres of forested hills includes a Village water tower and passive recreational trails that take users through nine documented Native American mounds (Indian effigy mound cultural tradition). The mounds are designated on the State and National Registers of Historic Places. The conservancy includes limited passive recreational trails with some made of asphalt and some gravel. In 2023, this park was expanded to its current size through a dedication by the McFarland School District of the McFarland School Forest. This dedication extended the boundaries of the conservancy to Exchange Street. The trail system connects Exchange Street to Thrun Marsh, Conrad Jaeger Park, Yahara Drive, and Burma Road.

Eco Park, located within the Juniper Ridge Subdivision

The 15.2-acre conservancy includes a series of stormwater detention basins and prairie areas. A linear paved walking pathway follows the outline of the detention basins while including various fitness stations along the path. Eco Park dual functions as both a stormwater detention for the subdivision and a respite on urban sprawl. The path continues south to the adjacent Prairie Place Conservancy.⁹

Marsh Woods Conservancy, 5399 Marsh Woods Dr

This conservancy area is located just north of Lower Mud Lake between Lewis Park and MaHunt Dunn #1 (a privately held conservancy). The area is stretched across two parcels for a total of 28.6-acre. Predominantly wetland area with a quarter of the parcel (~7.6 acres) included with Lewis Park, the conservancy includes an existing observation deck extending south overlooking Lower Mud Lake. In 2025 a new boardwalk, ADA-compliant kayak launch, and kayak storage rack will be added to the conservancy. The conservancy offers park goers opportunities for trail hiking and educational uses. A nature trail constructed of wood chips with benches and informational signage has been completed by volunteer youth groups.

Prairie Place Conservancy

This conservancy is located behind the Prairie Place Condominiums off Holscher Road and consists of three parcels totaling 9.9 acres. Most of the conservancy consists of wetland and prairie areas with a shared pedestrian and bike trail on the west side connects riders north all the way to Siggelkow Road. An additional undeveloped outlot (Prairie Place Outlot 5) lies along Holscher Road and connects the trail system to the trails within the Juniper Ridge Conservancy. This 1.0-acre parcel has the potential to be developed as a mini-park to serve the neighborhood.

⁹ Eco Park primarily serves as stormwater basins and is not included in the Conservancy Management Plan. Funds for improvements of maintenance will come from the storm management fund.

Taylor Road Conservancy

Three parcels make up this 4.7-acre hillside conservancy, preserving the northeastern slope of the drumlin adjacent to Taylor Road. A Native American mound is located on the west side of the development. The park includes limited hiking trails, a sledding hill, and a paved pathway.

Thrun Marsh Conservancy

Accessible from Jaeger Road, this conservancy is a combination of mostly wetlands and dedicated forested trails. The 5.8-acre conservancy is located between Jaeger Park and Indian Mound Conservancy. Hiking trails start at Jaeger, then connects to Thrun Marsh Conservancy and onto Indian Mound Conservancy.

Woodland Commons Conservancy, 5604 Lexington Street

Woodland Commons includes visible signs on the west along Larson Beach Road and east along Lexington Street. This 5.2-acre conservancy was acquired as a result of parkland dedication requirements for the Woodland Commons Subdivision. The park includes two documented Native American mounds (Woodland Commons Outlot 3). The park is used for passive recreation.

Yahara River Conservancy, 6623 Meredith Way

This conservancy area is located along the Yahara River where Meredith Way changes into Sleepy Hollow Road. The 1.7-acre conservancy includes a detention pond, wetlands, and access to the river and canoe launch. The conservancy includes the Village's sanitary sewer Lift Station #3.

Other Village Recreational Facilities/Assets

Lake Access Points

There are seven lake access points in McFarland that overlook Lake Waubesa. These are dead-end streets of several neighborhood roads and include "Pedestrian access only" signs listed at the access points. This list excludes McDaniel Park and Lewis Park as the access points provide limited park improvements and amenities to be designated as mini-parks.

- Beckler Street
- Bellevue Court
- Field Avenue
- Lake View Avenue
- Larson Street
- South Court
- Wisconsin Avenue

3.2 McFarland School District Facilities

The McFarland School District is a separate public entity within the Village with their own recreational facilities located onsite at their schools. As these are not Village-owned, maintenance and changes to the facilities are not within the jurisdiction of the Village, with the exception of the Inclusive Park at Waubesa Intermediate School. Nonetheless, school properties continue to provide recreational amenities for the greater community. The following is not a comprehensive overview of the School District's facilities.

McFarland Baseball Field, 6008 Osborn Drive

This School District property is 17.7 acres and includes two baseball diamonds, one with artificial turf and one with natural grass. This park is currently the only park not located next to a school. Additional amenities include an off-street parking lot, bleachers, dugouts, a batting cage, concessions stand, and passive recreational green area.

McFarland Primary School & Conrad Elvehjem Early Learning Center, 6009/6013 Johnson Street

The school includes students in grades 4K-2. The recreational activities are situated away from street view and located in the rear yard of the property. The outdoor recreational amenities include playground equipment, basketball courts, green space areas, sledding hills, a backstop, seating, bleachers, and eight tennis courts.

Waubesa Intermediate School, 5605 Red Oak Trail

This school includes students in grades 3-5. The outdoor recreational amenities include two softball fields, an educational prairie grass area, a council ring, playground equipment, sports fields, and the Inclusive Park. A park shelter with restrooms, concessions, seating, off-street parking, and drinking fountains was completed in 2024 for the site with driveway access from Leanne Lane. The school's location also includes Inclusive Park.

Indian Mound Middle School, 6330 Exchange Street & McFarland High School, 5103 Farwell Street

The high school and School District offices are in the same building. The middle school building is located adjacent to Indian Mound Conservancy. The recreational amenities are located between both buildings and are generally shared between the two schools. Outdoor recreational amenities include a football stadium, bleachers, two basketball courts, and green space area. The high school also includes an indoor swimming pool, available to the public at designated hours.

3.3 Privately-Owned Facilities

The following privately-owned facilities are identified as recreational uses but are not owned by the Village. These share similar jurisdictional challenges with the School District recreational facilities. The following is not a comprehensive assessment of the amenities offered.

McFarland Community Garden, 5710 Anthony Street

This community garden is located on land owned by the McFarland United Church of Christ. The community garden is operated by the Friends of McFarland Parks, under a three-party lease agreement with the Village. This location is the only community garden in the Village. The garden includes 62 plots, with a 4-H youth playground. The garden is mostly maintained and operated by volunteer efforts of participants. The Village provides water and refuse collection services.

McFarland Community Ice Arena, 4812 Marsh Road

This 4.5-acre property is located adjacent to William McFarland Community Park. Operated by the McFarland Hockey, Inc., an addition of approximately 14,000 square feet along the street facing side was approved in August 2024 for additional space for locker rooms, a smaller practice hockey rink, storage, office space, and restrooms.

Madison Curling Club, 4802 Marsh Road

The Madison Curling Club occupies a recreational facility located on Village property. The building is owned by the Village and leased to the club. The curling club has been a long-time member of the McFarland community and hosts many opportunities of all skill levels. The indoor facility includes six curling sheets.

MaHunt Dunn #1

This privately owned 39.3-acre land is located in the Town of Dunn directly south of Grandview Conservancy in the Village. This land includes recreational hiking trails, limited access to Lower Mudd Lake, and hunting opportunities. No hunting is permitted in the northern 400 feet of the property. The land includes eight recorded Native American mounds.

Hope Rod & Gun Club, 3435 Siggelkow Road

This privately owned property includes the Hope Rod & Gun Club. The property is 14 acres and is for private members use only. A private road runs along the two parcels north of this location from Siggelkow Road. The location includes a large berm along the south lot line, offering its members various firearm shooting options down the range, from trap and skeet to archery. In the event the gun club decides to relocate, the property is identified in the Village's 2023 East Side Plan as a potential

park. Possible recreational uses for this park could include a sledding hill and neighborhood park with passive recreational uses.

3.4 Dane County & Wisconsin Department of Natural Resources Parks & Trails

Babcock County Park, 6214 US Highway 51

This Dane County Park includes sections along US Highway 51 in McFarland and across the river in the Town of Dunn (2909/2971 US Highway 51). The county park offers recreational water access, boat launching, playground equipment, camping, boat trailer parking, and limited hunting across its 37-acres of land¹⁰. The property also includes wetlands.



Informational kiosk located in McDaniel Park near the connection to the Lower Yahara River Trail.

Jaeger Park, Parcel #061-033-6705-4

Located along the Yahara River adjacent to the trail head of Thrun Marsh Conservancy, this park offers a boat launch, limited boat storage, and a small fishing platform. The park includes off-street parking, benches, and hiking access to Thrun Marsh Conservancy. A 40-foot easement bisects the property north to south, providing ingress and egress to the adjacent properties to the north. The property is owned by the Wisconsin Department of Natural Resources (WDNR) and is leased to the Village for use and maintenance responsibilities.

Lower Yahara River Trail (LYRT)

This Dane County multimodal trail connects Dane County's William G. Lunney Farm County Park along the northern marshlands of Lake Waubesa to McFarland. The trailhead in McDaniel Park runs along Taylor Road, then switches onto Creamery/Elvehjem Road, and finishes east along Urso Park. The trail includes accessible facilities, fishing opportunities, shared bike/pedestrian uses, and wildlife viewing. The County is planning additional extensions of the trail to Fish Camp County Park along Lake Kegonsa. In 2024, the County completed a portion of the LYRT from Fish Camp to Lake Kegonsa State Park. Ultimately the County intends to connect the LYRT to the City of Stoughton.

¹⁰ <https://parks-lwr.danecounty.gov/park/Babcock>



Chapter Four

Quantitative, Qualitative & Geographical Analysis

CHAPTER 4: Qualitative, Quantitative & Geographical Analysis

This chapter provides an analysis of existing park and recreational facilities using standards recommended by the National Recreational and Park Association (NRPA). The analysis discusses the results obtained from public engagement (qualitative), data analysis of recreational activities in the Village (quantitative), and a review of park locations (geographical).

4.1 Quantitative Analysis

Summary of Village Parks

Table 5: Park Acreage Inventory summarizes the parks identified in McFarland and their acreages. The table organizes the existing parks by park classification, ownership, and function. The total acreage of dedicated parkland and conservancy space including McFarland School District and Dane County parklands is about 482 acres. For Babcock County Park, this only includes lands in the Village. The total acreage of Village-owned parks is 279.7 acres, including conservancies and special purpose parks. Excluding areas designated as “Wetlands and Floodplains” (previously “Natural Areas”), the total acreage of active and passive recreation areas for Village-owned parks is 154.9 acres.

Table 5: Park Acreages Inventory

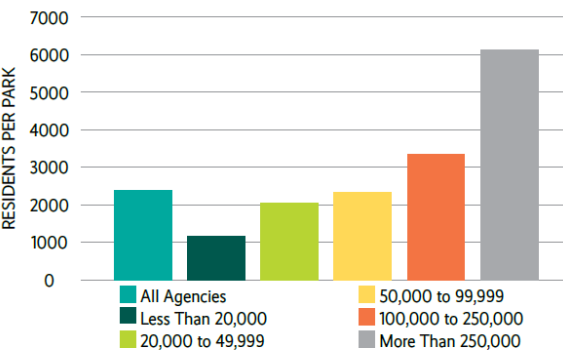
Recreation Areas by Ownership, Park Type, and Function					
Type of Park & Ownership	Active Recreation Area	Passive Recreation Area	Wetland or Floodplain	Special Facilities Area	Total Park Acreage
Totlot/Mini - Village					
Discovery Garden	0.3				0.3
Ridgeview	0.4				0.4
Valley Greenway	0.4				0.4
Total - Totlots	1.1	0.0	0.0	0.0	1.1
Neighborhood Parks - Village					
Arnold Larson	1.5				1.5
Autumn Grove	1.5				1.5
Cedar Ridge	3.9				3.9
Egner	2.2				2.2
Highland Oaks	2.2				2.2
Juniper Ridge	1.5				1.5
Rosewood Fields	3.2				3.2
Siggelkow Road	1.9	3.7			5.6
Woodland Estates	2.3				2.3
Total - Neighborhood Parks	20.3	3.7	0.0	0.0	24.0
Community Parks - Village					
Brandt	5.0				5.0
Community	26.0				26.0
Lewis	10.4				10.4
McDaniel	3.8		4.1		7.9
William McFarland	19.8				19.8
Total - Community Parks	65.1	0.0	4.1	0.0	69.2
Conservancy Areas - Village					
Babcock		1.5	6.3		7.8
Grandview		6.5	26.2		32.8
Indian Mound		13.0	2.8		15.8
Eco Park		15.2			15.2
Marsh Woods		7.6	21.0		28.6
Prairie Place		3.2	6.7		9.9
Taylor Road		4.7			4.7
Thrun Marsh		2.1	3.7		5.8
Woodland Commons		5.2			5.2
Yahara River		0.4	1.2		1.7
Total - Conservancy Areas	0.0	59.5	68.0	0.0	127.5
Special Purpose Parks					
Waubesa Intermediate - Inclusive				0.9	0.9
Legion Memorial				0.06	0.1
Orchard Hill			2.2	14.7	16.9
Urso			25.7	14.4	40.1
Total - Special Purpose Parks	0.0	0.0	27.9	30.1	58.0
Other Public Parks and Recreation					
Primary and Elementary				12.9	12.9
Waubesa Intermediate				23.3	23.3
CTH. MN Ballfield				17.7	17.7
McFarland Highschool				22.3	22.3
Indian Mound Middle School				14.3	14.3
Babcock County Park			0.7	5.9	6.6
Jaeger Park		1.1	0.1		1.2
Upper Mud Lake - Capital Springs		3.5	100.6		104.1
Total School Dist. And Dane Co.	0.0	4.6	101.4	96.4	202.4
Total VOM Only	86.5	63.2	100.0	30.1	279.7
Grand Total	86.5	67.8	201.3	126.5	482.1

Residents per Park

The 2024 NRPA Agency Performance Review report¹¹ was used as a reference within this chapter’s analysis. The report creates categories for three various park types and organizes the data by population size, with the Village falling within the “Less Than 20,000” classification as shown in Figure 1 of the NRPA report. A lower reported number would indicate more parks space present in a community.

For jurisdictions with populations less than 20,000 people, the median number of residents per park is 1,172. Currently, there are 21 Village parks, excluding lake access points and conservancies, giving the Village a ratio of 460.76 residents per park, based on the 2024 DOA population estimate of 9,676. If the calculations include all Village-owned facilities (adding 11 conservancies, excluding lake access points) this ratio decreases to 302.4 residents per park, which is still better than the reported nationwide average for communities under 20,000 residents.

**FIGURE 1: NUMBER OF RESIDENTS PER PARK
(BY JURISDICTION POPULATION)**



	All Agencies	Less Than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More Than 250,000
Median	2,386	1,172	2,062	2,346	3,344	6,120
Lower Quartile	1,333	659	1,233	1,489	2,173	3,274
Upper Quartile	5,000	1,944	3,000	4,048	7,039	18,586

Source: 2024 National Agency Performance Review

Acres per 1,000 Residents

The 2001 CORP recommended a rate of 15 acres of parkland and open space per 1,000 residents, up from the previous goal of 10.5 acres per 1,000 residents from the 1995 CORP. The change from 10 to 15 acres per 1,000 residents was increased by the Village in 2001 to align with the recommendations used by Dane County at that time. In 2020, the Village updated the parkland dedication requirement based on a goal of 18.5 acres, excluding natural areas (i.e. wetlands and floodplains), per 1,000 residents, up from 15.0 in the 2019 CORP ([see Ordinance 2020-08](#)). This change was based on the existing level of service as of 2020.

When determining this ratio for the current active parklands in the Village only (86.5 acres), the Village currently has 8.94 acres per 1,000 residents. For all Village parklands excluding wetland and floodplain areas (179.8 acres), the Village has 18.55 acres per 1,000 residents.

¹¹ <https://www.nrpa.org/siteassets/research/2024-agency-performance-review.pdf>

Figure 5 compares McFarland’s total acreage for active parkland and total acreage, excluding wetland and floodplain areas, among other jurisdictional agencies with populations less than 20,000. For active parks only, McFarland is between the lower quartile and median. For total acreage including wetland and floodplain areas (shown as “Active, Passive, Special”), McFarland is between the median and upper quartile. This comparison helps determine the progress on meeting the demand for park space within McFarland and whether McFarland is undersupplying dedicated parkland space. Meeting the standard or exceeding this does not mean the work is complete. Table 6 identifies deficiencies and growth opportunities still possible.

Figure 5: Acres parkland per 1000 Residents (by jurisdiction population)

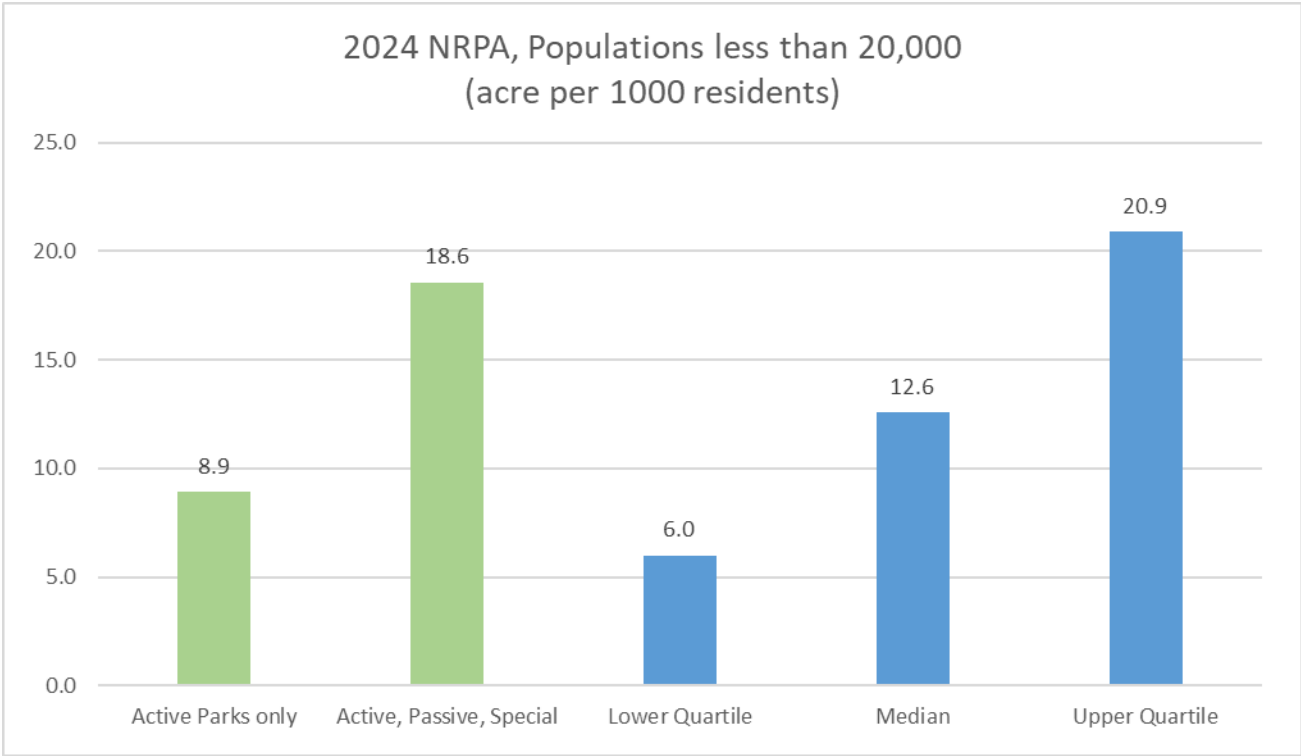


Table 6 compares the NRPA’s 2024 guidelines for communities with populations of 20,000 or less with McFarland. As stated previously, the NRPA does not establish standards for school districts, conservancy areas, privately-owned properties, and special purpose parks, therefore the values are only for the primary three park types (miniparks, neighborhood parks, and community parks). Based on McFarland’s current acreage in park facilities, McFarland is below the NRPA’s guideline of 10.5 acres per 1,000 by 15.09 acres using the estimated population of 9,676 as of January 1, 2024. This excludes Passive/Conservancies and Special Purpose parks.

Table 6: Recreation acres per 1,000 persons

	NRPA Guidelines	Current Village Park Facilities			School and Dane Co. Active and Passive Facilities		Total
Type of Park	Acres/1000 persons	Total Acres	Acres per 1,000 person	DEMAND	Total Acres	Acres per 1,000 persons	Acres per 1,000 persons
Mini-park	0.50	1.14	0.12	4.84	0	0	0.12
Neighborhood Park	2.00	20.28	2.10	19.35	0	0	2.10
Community Park	8.00	65.09	6.73	77.41	0	0	6.73
Village Active Parks	10.50	86.51	8.94	101.60	0.00	0.00	8.94
Passive	NA	63.18	6.53	NA	0	0	6.53
Special Purpose	NA	30.07	3.11	NA	0	0	3.11
Village Total	10.5	179.77	18.58	NA	0	0	18.58
Wetland or Floodplain Areas	NA	99.97	10.33	NA	0.00	0	10.33
School and Dane Co.	None	0	0	0	202.38	20.9	20.92
Total	None	279.73	18.58	NA	202.38	20.92	49.83

Table 6 also calculates the total acreage demand needed to meet the NRPA's guidelines among each park type. The demand column in Table 6 shows McFarland has a small surplus in acreage for Neighborhood parks and deficits in Mini Parks and Community Parks. The NRPA guideline of 10.5 acres per 1,000 residents suggests 3.7 additional acres for mini parks and 12.32 additional acres for community parks. The deficits do not compel McFarland to add the missing amount in only the two park types. Instead, the goal should be to consider strategic locations where these park types are most beneficial, adding to gaps in services and areas of most impact. Generally speaking, it is more advantageous to focus on having a sufficient supply of neighborhood and community parks as these parks can serve larger areas while accommodating a broader range of recreational facilities.

Table 7: Park Supply compares the NRPA's guidelines of 10.5 acres per 1,000 residents and Village's current standard of 18.5 acres per 1,000 residents to total acreages. The difference of 8 acres was incorporated as the Passive/Conservancy and Special Purpose areas. To achieve comparable standards, the three categories of parks maintained the same distribution with the NRPA's guidelines. For each guideline and standard, a demand column provides the minimum acreages required for the type of park. Based on McFarland's standard, current facilities show that the Village is deficient among Mini and Community park types. There is a slight surplus for Neighborhood Parks.

Table 7 gradually incorporates the remaining park types (Passive, Conservancy and Special Purpose Parks) to accommodate all dedicated parkland and natural areas. Based on the core demand and existing active total acreage, the Village appears to be at a deficit of 15.09-acres among all core park types. The addition of Passive/Conservancy and Special Purpose Parks includes an additional 93.26-acres, showing a surplus of 15.85-acres in this Village Standard for the 8.0-acres. When Table 7

includes park types identified (Active + Passive + Special Purpose), the Village is at a surplus of 0.76 acres, based on the Village's standard 18.5 acres per 1,000 residents. This value combines the deficit from the active total acreage demand and surplus of Passive and Special purpose. However, it is important to not dismiss the deficiencies shown for active parks, emphasizing what park types to pursue.

Table 7: Park Supply

Type of Park	NRPA Guidelines		Village Standards		Current Village Park Facilities		Surplus/Deficit	
	Acres/1,000 persons	DEMAND	Acres/1,000 persons	DEMAND	Total Acres	Acres/ 1,000 persons	NRPA Guideline	VOM Standard
Mini-park	0.50	4.84	0.50	4.84	1.14	0.12	-3.69	-3.69
Neighborhood Park	2.00	19.35	2.00	19.35	20.28	2.10	0.92	0.92
Community Park	8.00	77.41	8.00	77.41	65.09	6.73	-12.32	-12.32
Active Parks Only	10.50	101.60	10.50	101.60	86.51	8.94	-15.09	-15.09
Passive + Special Purpose	0.00	0.00	8.0	77.41	93.26	9.64	0.00	15.85
Active + Passive + Special Purpose	10.50	101.60	18.50	179.01	179.77	18.58	-15.09	0.76
Wetland & Floodplain Areas	0.00	0.00	0	0.00	99.97	10.33	0.00	0.00
Total in VOM	0.00	0.00	18.50	179.01	279.73	28.91	-15.09	100.73

Source: Used Wisconsin DOA population estimate: 9,676 to calculate acres per 1,000 persons

Comparison of Dane County Communities

Table 8 compares the park indicator (acres per 1,000 residents) from other Dane County communities. The data is reported from each community's respective adopted CORP. The table calculates active parks only and total acreages with each community's reported population.

McFarland's goal of 18.5 acres per 1,000 residents is similar to the average for communities with less than 20,000 residents. McFarland's current ratio is below the average for active park acreages but is on par with the average among total parkland acreages. This analysis is consistent with the data reported in Table 7 which shows a deficit in active parkland acreage for mini and community parks.

Feedback from the Plan Commission (on March 18, 2025), and Parks and Recreation Committee (on April 2, 2025) confirmed support for continuation of the 18.5 acres per 1,000 standard until necessary to change in the future. Comments included affirmation for good quality of parks and amenities and the continuation of the standard is consistent with the average.

Table 8: Comparing Acres per 1,000 Residents

Municipality		Standard	Active Only Acreages		Total Parkland Acreages	
	Yr of CORP	(Acres/1,000)	(Acres/1,000)	Active Parks	Acres/1,000	Total Acreage
McFarland	2025	18.5	9.74	94.3	28.91	279.7
Cottage Grove	2023		9.53	84.4	14.84	131.4
Deforest	2024	11.0	9.85	115.0	33.41	390.0
Fitchburg*	2024	12.0	10.99	386.0	23.20	815.0
Middleton*	2020	15.0	14.77	309.0	14.77	309.0
Monona	2021		10.92	89.30	54.14	442.6
Oregon	2023	30.0	22.18	262.0	29.37	347.0
Stoughton	2023		9.93	130.8	21.77	286.7
Sun Prairie*	2024	9.37	9.38	355.2	18.97	718.7
Verona	2022	17.0	8.91	125.0	13.90	195
Waunakee	2023	15.0	16.41	244.2	33.67	424.7
AVERAGE	2.09	15.98	12.06	199.56	26.09	394.53
AVERAGE for 20k or less		18.30	12.18	143.12	28.75	312.14

It should be noted that communities with an asterisk (*) in the table indicate a population of over 20,000, putting their community in a different category according to NRPA guidelines. Cottage Grove, Monona, and Stoughton did not indicate in their CORPS a standard goal for the number of acres per 1,000. Waunakee's CORP was completed with the Town of Westport, however the data has been updated to include only Waunakee. Middleton's CORP did not separate "active + passive" from total acreages.

Park Demand Projection by 2040

Table 9 utilizes the population projections cited in Chapter 2, Table 2, to project park demand until 2040. McFarland is projected to have a population of 13,378 by 2040, a growth of 3,702 since 2024. Assuming the 18.5 acres per 1,000 standard remains unchanged during this period, the following park type distribution should be as shown in Table 8. By 2040, the Village will need to add approximately 68.49 acres of active and passive parkland to meet the population growth demand. With the 17-year window, that is on average 4.03 acres per year. Included with that acreage growth should be staffing that must also increase to maintain the parks as needed.

Table 9: Park Demand Projection 2040 (18.5 ac./1000 residents)

	Village Standards	Current (WDOA Est.)	Housing Needs Assessment Medium Growth Projection				Difference 2024-2040
	Acres/1000 persons	2024	2025	2030	2035	2040	
Population		9,676	9,930	10,967	12,113	13,378	3,702
Mini Park	0.50	4.84	4.97	5.48	6.06	6.69	1.85
Neighborhood Park	2.00	19.35	19.86	21.93	24.23	26.76	7.40
Community Park	8.00	77.41	79.44	87.74	96.90	107.02	29.62
Passive + Special Purpose	8.00	77.41	79.44	87.74	96.90	107.02	29.62
Totals	18.50	179.01	183.71	202.89	224.09	247.49	68.49

Outdoor Park Facilities

Table 10 reviews existing facilities among the Village of McFarland (VOM), School District, and Dane County based on the 2024 NRPA Agency Performance Review. The NRPA includes a more comprehensive list of reported recreational facilities not used in the table analysis. Table 10 identifies future needs of the listed facilities for McFarland by 2040. The table uses the projected 2040 medium growth population of 13,378 residents from Table 8. A value below the current count for facilities would indicate a future need for the facility type. Numbers that are just over zero may include consideration for this facility type. Text in green indicates the facility type being met, and text in red indicate a deficit. This only includes McFarland facilities.

Table 10: Outdoor Park Facilities

Facility Type	NRPA Guideline Median Number of Residents per facility (<20,000 pop.)*	NRPA number of suggested facility (Pop. of 9,676)	VOM Current Facilities	School District & Dane County	VOM Future Needs (2040)	VOM Surplus/Deficit
Basketball Court	4,366	2.2	6	6	3.1	2.9
Community Garden	8,800	1.1	1	1	1.5	-0.5
Diamond (baseball/softball)	1,833	5.3	2	4	7.3	-5.3
Ice Rink	8,015	1.2	1	0	1.7	-0.7
Pickleball	3,390	2.9	8	8	3.9	4.1
Playground/play structure	1,990	4.9	14	2	6.7	7.3
Rectangular Fields	2,493	3.9	10	3	5.4	4.6
Splash pads, spray grounds or spray showers	12,756	0.8	0	0	1.0	-1.0
Synthetic rectangular fields	11,284	0.9	0	1	1.2	-1.2
Tennis Courts	3,074	3.1	8	8	4.4	3.6
Totlots	5,323	1.8	3	0	2.5	0.5

Source: NRPA 2024 Agency Performance Review

In summary of both Table 9 and Table 10, based on NRPA guidelines for each facility type for communities with a population of 20,000 or less, by 2040, among the 69 acres of parkland needed to meet the population growth, McFarland's park system should add the following facilities:

- 1 community garden
- 6 baseball/softball diamonds (analysis does not include school facilities as those are not owned by the Village)
- 1 ice rink (analysis does not include the McFarland Ice Hockey Arena as that is not a Village owned amenity)
- 1 splash pad
- 2 synthetic rectangular fields¹² (analysis does not include school facilities as those are not owned by the Village)

4.2 Qualitative Analysis

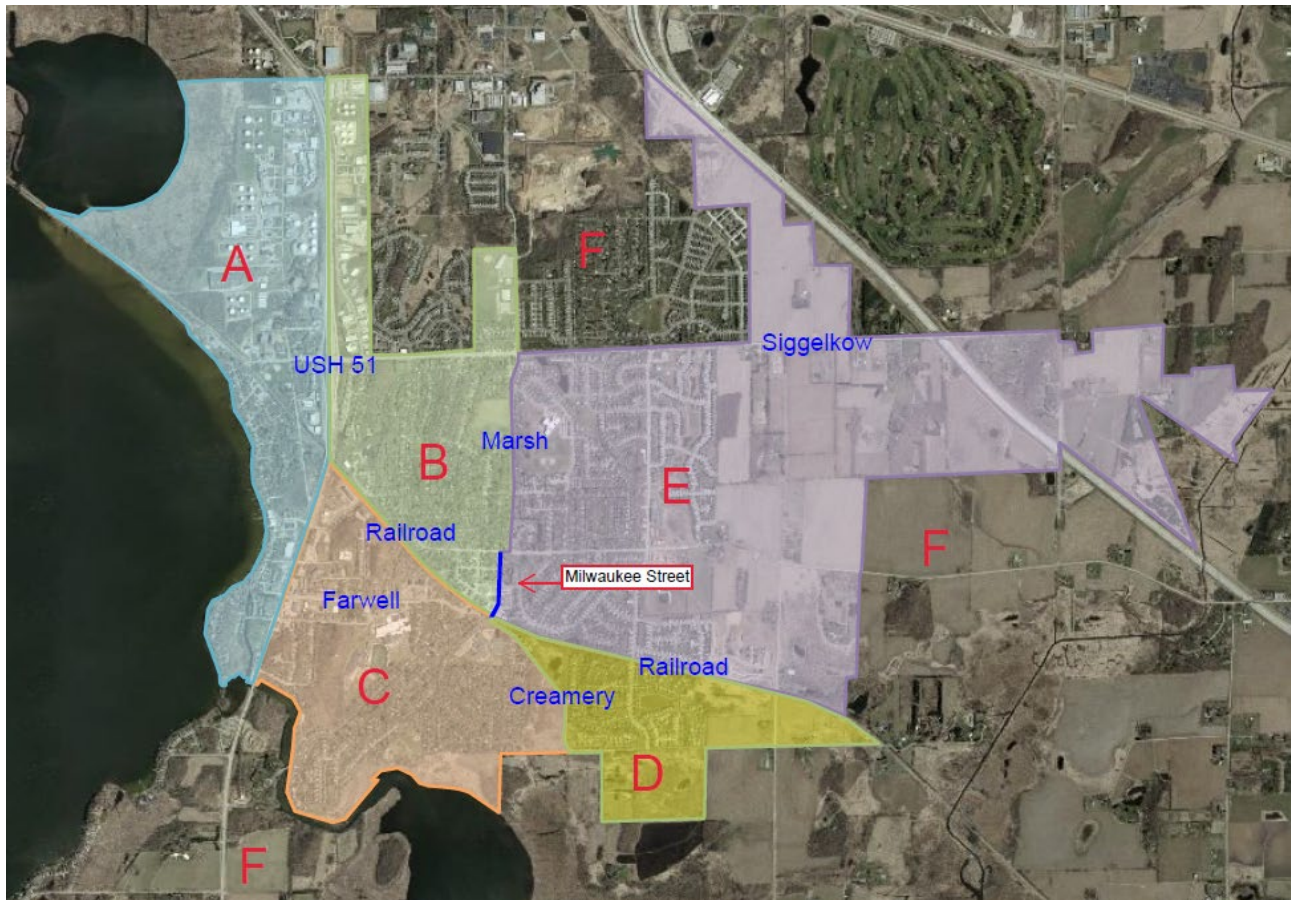
Public Survey

An online public survey was available from May 9, 2024, to June 9, 2024, receiving 523 total responses. Response rates from the 2024 survey were doubled in comparison to the 2018 survey for the outdoor and open space plan, which received 259 total responses. To achieve this, the planning team utilized multiple methods of distribution to capture a wide range of responders which included emails, posts on Village social media platforms, and park fliers with QR codes. See Appendix A for the complete survey results. The following takeaways are highlights from the survey.

- Largest age group of respondents: Ages 30-39 (29.5%)
- Highest response rate of households with children (ages 19 or younger) was in the 5-14 year category (58.7%)
- Area E is the area with the highest response rate (37.48%)
- 82% of McFarland residents reported going to McFarland Parks regularly

¹² Rectangular fields are sports fields flexible of hosting soccer, football, la crosse, and rugby, etc., the synthetic commonly refers to the material of field, typically not grass or soil; i.e. artificial turf.

Figure 6. The following map was included in Question 5 of the online survey. Area E includes areas north of the railroad tracks and east of Marsh Road and Milwaukee Street.



Survey responses showed that 82% of respondents regularly go to McFarland parks. Of the parks, trails and conservancy areas in McFarland's park system, the most popular parks destination were McDaniel Park (48.59%), Lewis Park (37.96%), Yahara River Conservancy (17.14%) and William McFarland Park (16.7%). When traveling to parks outside of McFarland, reasonings for leaving were mostly associated with amenities not available in McFarland, such as water amenities (i.e. splash pads and swimming pools), and camping.

Overall, respondents indicated park cleanliness as the most positive park amenity (72.81% combined). Drinking fountains and park grills were two amenities that received mixed or low satisfaction due to their lack of availability in the parks. The survey asked respondents to identify what recreational activity

Fitchburg Devil's Lake pads outdoor pools springs dog park Community Pool Winnequah Park
 swimming pool Madison Fitchburg Middleton pools summer Verona tennis
 Stoughton splash pad Elver area water County Park summer go Dog
 State Park kids Sun Prairie travel grove splash pad
 Mountain Bike Trail dog park Lake Kegonsa State dream park
 Dane county dog Stoughton Dane county Cottage Grove
 access Madison kayak splash pad around Park
 various Monona Lake Farm trails Secret Places pools
 County dog parks Monona pool Kegonsa State Park
 Monona Dream Park splash Cottage grove splash
 lake Beach city hiking one playgrounds Vilas bike trails walking swimming
 Viking Public pool UW Arboretum biking Capital Springs CamRock April Hills Oilbrich
 Lake Farm Park Goodman pool McKee Farms Park Splash pads outdoor facilities

they or members of their household participate in. The list of active and passive activities was separated into two questions with respondents able to choose from multiple activities. Active recreational activities were defined as “high intensity exercise or sports that included periods of elevated heart rate (i.e. soccer, football and basketball).” Passive recreational activities include light intensity physical activities that were more relaxing and less physically strenuous (i.e. walking/hiking, yoga, wildlife watching). The top responses among active and passive recreational activities residents reported engaged in include:

Active Recreational Activities

1. Bicycling – Road, (60.51%)
2. Swimming, (57.24%)
3. Using Playground Equipment, (46.03%)
4. Splashpad, (36.45%)
5. Pickleball, (30.37%)

Passive Recreational Activities

1. Hiking/Walking, (78.3%)
2. Canoeing/kayaking, (46.5%)
3. Bird/Wildlife viewing, (41.6%)
4. Fishing, (40.19%)
5. Camping, (36.45%)

	VERY UNSATISFIED	UNSATISFIED	NEITHER SATISFIED/UNSATISFIED	SATISFIED	VERY SATISFIED	TOTAL
Benches/picnic tables	3.69% 16	11.52% 50	34.56% 150	41.47% 180	8.76% 38	434
Bicycle racks	2.76% 12	10.37% 45	57.60% 250	24.65% 107	4.61% 20	434
Drinking fountains	4.84% 21	30.41% 132	41.71% 181	19.35% 84	3.69% 16	434
Grills	2.30% 10	9.68% 42	77.19% 335	8.29% 36	2.53% 11	434
Landscaping	3.23% 14	9.68% 42	36.87% 160	42.40% 184	7.83% 34	434
Lighting	2.53% 11	10.37% 45	43.55% 189	37.56% 163	5.99% 26	434
Park cleanliness	1.15% 5	4.84% 21	21.20% 92	59.68% 259	13.13% 57	434
Parking	2.53% 11	8.99% 39	27.42% 119	52.53% 228	8.53% 37	434
Playground equipment	3.00% 13	9.91% 43	33.87% 147	43.55% 189	9.68% 42	434
Recreational fields	2.53% 11	8.76% 38	39.63% 172	42.86% 186	6.22% 27	434
Restrooms	4.61% 20	19.82% 86	27.88% 121	40.09% 174	7.60% 33	434
Shelter/Shading structures	3.92% 17	12.67% 55	25.58% 111	52.07% 226	5.76% 25	434
Sidewalks & pathways	2.76% 12	16.36% 71	25.12% 109	48.39% 210	7.37% 32	434
#	ADDITIONAL COMMENTS (OPTIONAL)					DATE

The top responses for desired active and passive recreational facilities and amenities include:

Active Amenities (excluding “None of the above” at 12.62%).

1. Swimming, (41.3%)
2. Splashpad, (40.8%)
3. Bicycling – Road, (17.5%)
4. Using playground equipment, (14.08%)
5. Bicycling – Mountain, (10.68%)

Passive Amenities

1. Hiking/Walking, (24.03%)
2. Canoeing/Kayaking, (21.84%)
3. None of the above, (17.23%)
4. Aerobics/Fitness course, (13.83%)
5. Fishing, (11.89%)

Questions 15 and 16 asked how residents felt concerning accessibility and safety among McFarland's parks. The average response rate of 88.37% indicated no concerns with the current parks on accessibility and safety. Of the responses the survey did receive, the comments included recommendations for amenities to support wheelchair accessibility, additional lighting fixtures, regulation of high speeds along pedestrian shared paths (i.e. Lower Yahara River Trail boardwalk in McDaniel Park), and unleashed dogs.

Public Information Meeting on May 15, 2024

The Planning team hosted a Public Information Meeting to engage the public in discussion regarding desired amenities and identifying gaps within the current parks. The meeting included large, printed maps where attendees could identify locations and discuss concerns or recommended improvements to park facilities and trails. A comment form was completed by attendees to gather their input. Some of the responses encouraged the following initiatives:

- Dedicated space for event space planning (i.e. outdoor concerts or staging.)
- Expansion of facilities and programming to support biking for all ages. (assisted senior biking program)

Public Information Meeting, April 3, 2025

The Planning team hosted a second Public Information Meeting to present an updated draft of the 2025-2029 Comprehensive Outdoor Recreation Plan. To increase public participation, the Planning Team mailed postcard invitations with meeting dates and details to all property addresses within the 53558-zip code. The meeting discussed the plan's content, past activities, future park and trail locations, plan recommendations, and provided the public with the opportunity to review various maps and concepts from the plan. Comment forms were available for attendees to fill out and submit. A summary of the comments received from the meeting included:

- Multiple requests to prioritize the development of a trail project along Siggelkow Road leading east to Community Park citing safety concerns.
- Increase recreational opportunities for mountain biking and collaboration with regional mountain biking organizations.
- Exploration of indoor recreational facilities.
- Explore options to improve lake access points
- Inclusion of changing stations

McFarland School District

The Village Planning team met with McFarland School District staff in May 2024 to discuss their plans on recreational facility needs, maintenance schedules, and desired improvements to sports facilities. District facilities often include public amenities that support physical education such as gymnasiums, playgrounds, and sports fields. As a user of public parks when their facilities are at capacity, the District’s recommendations included park amenities that would support extracurricular activities such as football and cross country and improvements for equitable use of parks.

Although the District’s facilities are outside the jurisdiction of the Village, collaboration projects have proven to be successful, such as the development of Inclusive Park at Waubesa Intermediate School. The primary focus of this plan is on Village-owned parks and conservancy areas. District facilities are excluded from the 10-minute maps analysis in the following section for these reasons. The District is not obligated to abide by the recommendations and implementation included in this CORP.

4.3 Geographical Analysis

Appendix B includes eight maps providing a visual representation of the current parks and open spaces within McFarland. This section describes each map and its features, analysis of the intended data, and how this information can be used to improve McFarland’s park system. The analysis focuses on Village-owned properties and amenities, recognizing there may be school or county owned facilities that aid in addressing some locational deficiencies. The tables in all eight maps are numerically and categorically organized to highlight the variety of parks offered. Since some facilities are not owned or managed by the Village, consideration should be given to increasing Village amenities in relationship to its surroundings.

Map 1: Existing Parks & Trails

This map shows all existing parks and pathways within the Village as of 2024, including non-Village owned parks and recreational amenities.

Map 2: Existing Parks by Type

This map identifies park types by NRPA classification for mini parks, neighborhood parks, and community parks. Map 2 uses various colors to visually showcase the different types of parks in McFarland. The same colors are used in the table which includes details for more categories that include Special Purpose Parks, Conservancies, Non-profit/School District Parks, Dane County & DNR Parks, and Privately owned parks. The map highlights parks owned by the Village and parks not owned by the Village.

Map 3: 10-Minute Walk Time to Village Park

This map includes an analysis based on The Trust for Public Land¹³ 10-minute walk. The analysis aims to promote equitable access to high-quality parks within a 10-minute walk. The metric is equivalent to approximately a half mile distance traveled. The analysis takes into consideration physical barriers such as traffic, elevations, and pedestrian pathways that may impact the areas highlighted. The same analysis strategy is used in maps 5, 6, and 7.

Within Map 3, each park's location serves as the center points for where the yellow areas originate from. The areas not covered in yellow are areas outside the 10-minute walk analysis. This information can be helpful when looking at future park and trail locations to improve accessibility, while reducing barriers to recreational spaces. It should be noted that the analysis does not include pedestrian lake access points as these locations include minimal to no park amenities.

Map 4: Park Service Area

This map provides three buffer zones based on park types regardless of barriers and limitations. The buffer zones increase with each type of park. Larger park types include more acreage, more amenities, and thus are capable of a larger service area compared to categorically smaller parks. The points of buffer do not include pedestrian lake access points as these locations are not parks and offer little to no amenities. The buffer areas are 0.25 miles for mini parks and neighborhood parks, and 0.5 miles for community parks. An additional 2-mile buffer was added to community parks. This buffer serves to include survey responses that residents may sometimes travel further distances for a specific park amenity.

Map 5: 10-Minute Walk Time to Village Parks with a Playground

This map uses the 10-minute walk analysis to review parks with playground structures. The analysis excludes existing structures that are not Village-owned parks, such as School District parks. A playground structure or equipment would include, but are not limited to, a swing set, slide, monkey bars, etc. The yellow areas within Map 5 have decreased compared to Map 3's service area since not all parks include a playground. Gaps found in Map 5 identify areas in the community where families and children of a certain age may have to travel further to enjoy playgrounds. One gap is present southeast of Siggelkow Park (see label 18) from this analysis, highlighting a deficiency in services of playgrounds for the area. Another gap includes the southwest corridor of McFarland where residential properties are located near USH 51; however, there is a playground located within the Babcock County Park that helps to fill this service gap.

¹³ Trust for Public Land website: <https://10minutewalk.org/>

Map 6: 10-Minute Walk Time to Village Parks with Restrooms

This map uses the 10-minute analysis to look at parks with temporary and permanent restrooms. Permanent restrooms include physical buildings with running water and flushing toilets, whereas temporary restrooms are porta potties. A hashed overlap layer shows locations that are served by both temporary and permanent restrooms. The analysis does not consider shelters and facilities that are winterized, becoming temporarily unavailable for public use.

Analysis of the map shows that current services are predominantly located in the northwest and southeast corners of McFarland. One possible explanation for this could be that smaller parks and conservancies are more prominent in the center and do not typically include restroom amenities. Another observation is that school facilities are centrally located, meeting some public need for this amenity. Gaps along US Highway 51 include the central location of commercial properties where parkland is limited. A likely opportunity would be a permanent restroom at Autumn Grove Park (see label #12), Juniper Ridge Park (see label #16) or Siggelkow Road (see label #18), and a temporary restroom at Taylor Road Conservancy (see label #35). The map does not consider District facilities, Dane County & DNR parks, or other private entities. The Community Park is not included in this analysis since at the time of this plan's development, the park is currently being developed.

Map 7: 10-Minute Walk Time to Village Parks with Sports Amenities

This map uses the 10-minute analysis to look at parks with sports amenities. In the same approach as Map 5 and 6, Map 7's analysis focuses on sports amenities offered for the walk-time analysis. The planning team wanted to highlight parks that were capable of hosting sporting events and catered to multiple uses. The identification of such parks had to include sports fields such as soccer and football fields, volleyball courts, pickleball courts, baseball diamonds, etc. In general, these parks offer larger green space areas that can support formal and informal active recreational uses.

Analysis of this map shows a gap near the southwest corner extending to the center of McFarland. The surrounding corridor includes Farwell Street and Main Street, which are where the majority of McFarland commercial establishments are located. The McFarland High School and Indian Mound Middle School help to fill this service gap.

Map 8: Future Parks and Open Space

This map identifies potential future parks and trails throughout the Village. Further discussion on the details of the parcels identified are included in Chapter 6: Recommendations. Acquisition of these parcels may be through a combination of developer land dedication, donation, or sale of property. The

inclusion of properties for future parkland areas in the CORP does not create an obligation on the Village to acquire any parcels and properties listed, either through land dedication or outright purchase. The parcels on Map 8 with a capital letter identify or point to parcels for potential future parks or trails.

See Chapter 6, 2. New Parks and Trails for a full description of parks identified and their potential uses.

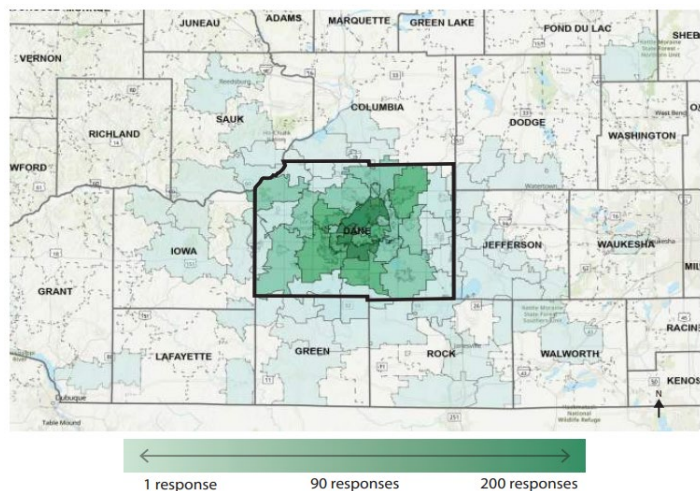
Discussion of 10-Minute Walk Time Maps 3, 5, 6 & 7

The 10-minute walk time analysis maps (Maps 3, 5, 6, and 7), show visual gaps in the community. One of these gaps is consistently shown within the southwest quadrant of McFarland along South Court (west of HWY 51) and Yahara Drive (east of HWY 51). This is likely due to the lack of Village parks in the area and the barrier of Highway 51, creating limitations along the entire corridor. Although it is possible to assume that Babcock County Park can provide recreational opportunities, these are not Village owned properties and therefore improvements to the site may alter the park use. Additionally, HWY 51 and Farwell Street serve as commercial corridors in McFarland, further limiting recreational opportunities. Gaps shown in the maps present opportunity for analysis and can be considered as priority locations because of their vacancies. Throughout all of the maps, the Community Park is rarely included due to the facility being constructed during the time of this plan.

4.4 State and Dane County Recreation Planning

Dane County Parks and Open Space Plan, 2025-2030 (POSP)

The Village's Planning Team met with Dane County Parks team to discuss plan updates at the County level and upcoming county park improvements. Concurrently, Dane County was updating their 2018-2023 Parks and Open Space Plan when the Village began the update to the CORP. Dane County Staff presented at the May 7, 2024 Parks and Creation Committee meeting to gather information on their plan update which included identifying recreational needs and park improvements. Their [2025-2030 survey](#) was opened from January 29 to May 1, 2024 gathering 1,958 responses (partially or completely filled). The data showed the high response rate was highest in the City of Madison's central area.

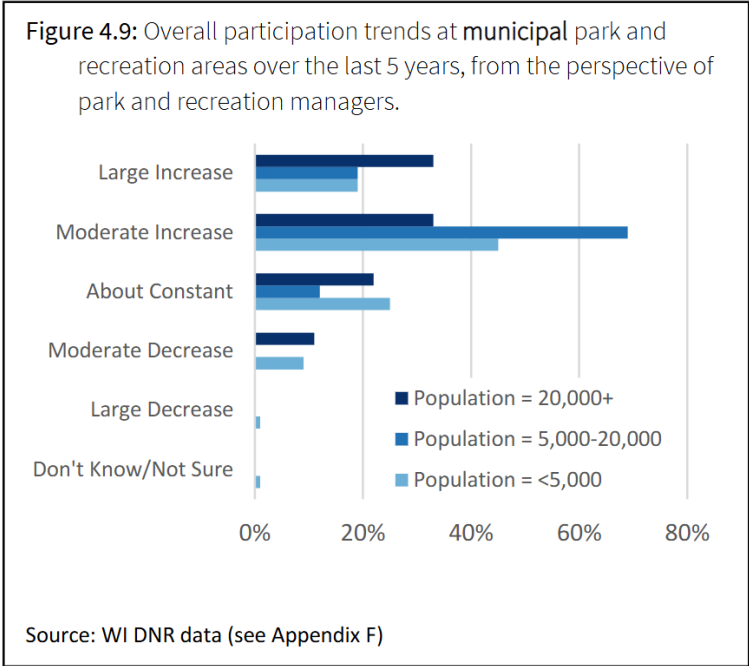


Questions #2 from Dane County’s survey provides the following top five outdoor activities people participated in. The full draft plan can be found at <https://www.danecountyparks.com/openspaceplan>. The top responses for recreational activities correspond with McFarland’s survey responses:

- 1. Walking/Running/Hiking – 1,682 responses
- 2. Biking/Mt. Biking – 1,016 responses
- 3. Water sports (Swim, paddleboard, canoe, etc.) – 1,008 responses
- 4. Dog walking/Dog Park – 952 responses
- 5. Picnics/Playgrounds/Family Gatherings – 906 responses

Wisconsin Statewide
Comprehensive Outdoor
Recreation Plan (SCORP)

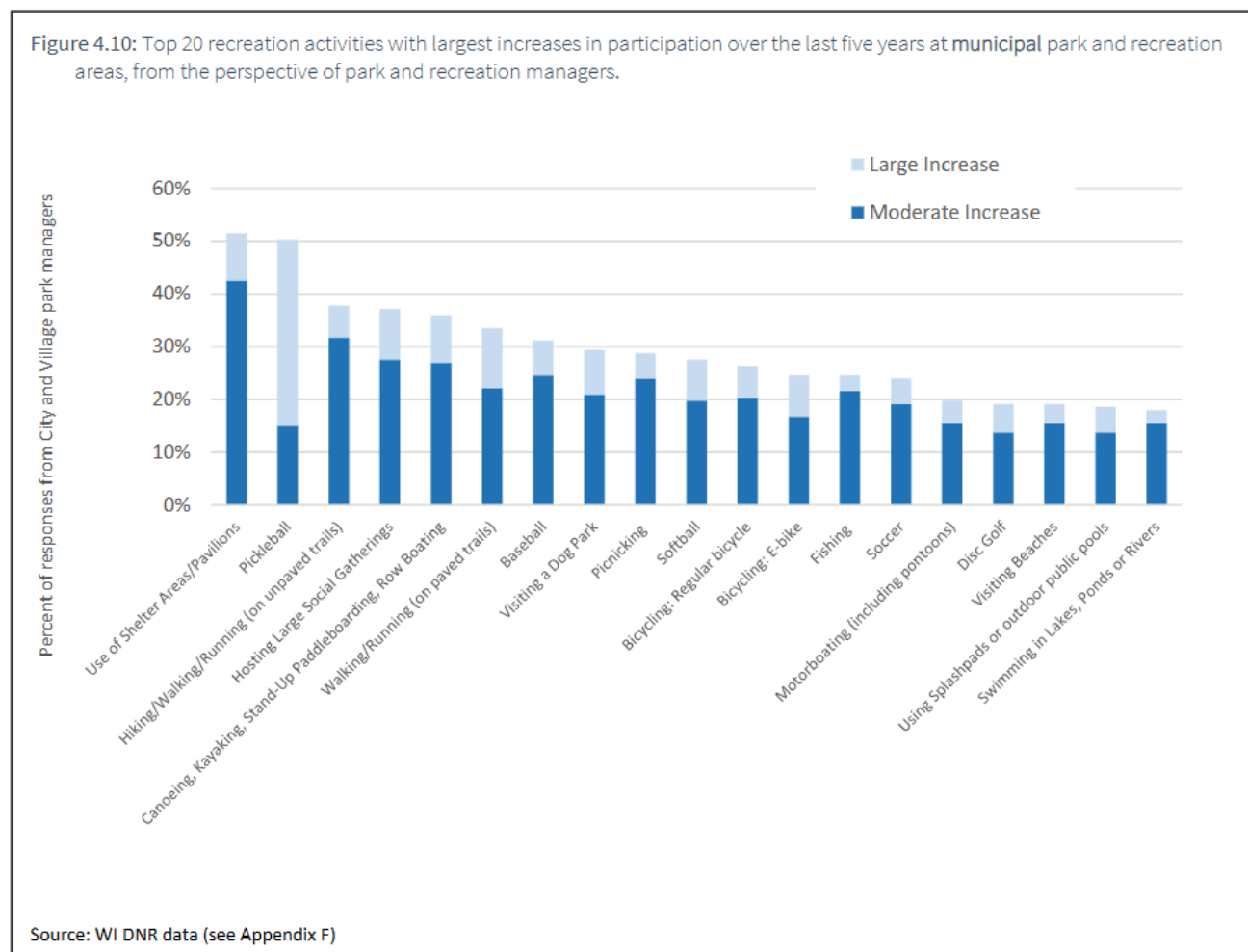
The [2025-2030 SCORP](#) is a useful source for recreational planning for local communities. There are no recommendations specific to McFarland within the SCORP; however, comparative data can be a useful tool. For example, Figure 4.9 (also Appendix F, Figure F.9) from the SCORP includes responses on recreational activity participation within municipalities. This same question is consistent with McFarland’s community survey question 6¹⁴.



The analysis of Figure 4.10 from the SCORP lists the recreational activities with the largest participation in the last five years reported by municipalities. This table showcases popular recreational activities and demand among Wisconsin communities. The top three increases in participation include use of *Shelter Areas/Pavilions*, *Pickleball*, and *Hiking/Walking/Running (on unpaved trails)*. Simply, these categories identify popular or trending activities and why people engage in recreational activities.

¹⁴ The Village of McFarland’s 2025-2029 CORP Community Survey Questions 6: *On average, how often do you or members of your household visit or use the following parks and trails?*

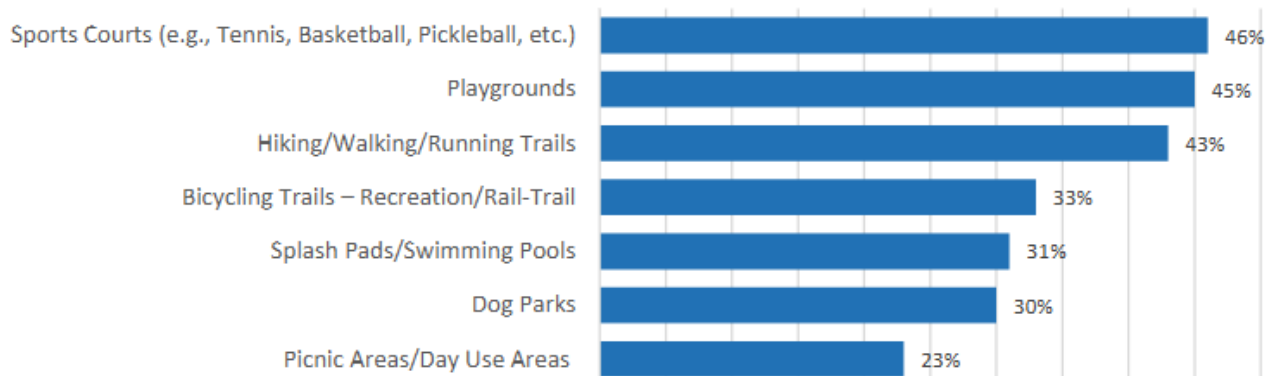
Additionally, *Figure 4.10* is a combination of McFarland's community survey questions 17 and 18 where the questions ask about participation on active and passive recreation. When comparing the data, Walking/Hiking/Running are both high in participation rates (68% DNR and 78% VOM).



From the SCORP's Appendix F¹⁵, Figure F.18 identifies the percentage of municipalities that selected an activity or facility as a need within their recreation offerings. The responses showed that *municipalities appear to prioritize sports based and infrastructure related outdoor recreation related needs and opportunities (e.g. playgrounds, trails, pools/splash pad)*. The top seven responses are shown. The complete list may be used to identify what people around the state are interested in as well as trending recreational activities.

¹⁵ Appendix F: Results from the 2024 County, City and Village Park Questionnaire - https://widnr.widen.net/s/hwzwxftxl/fl_mp_scorp_2025_2030_appendixf

Figure F.18: Recreation needs at **municipal** park and recreation areas, from the perspective of municipal park and recreation representatives.





Chapter Five

Goals, Objectives, Policies & Strategies

CHAPTER 5: Goals, Objectives, Policies & Strategies

The following section describes the goals, objectives, policies and strategies to guide the maintenance, improvement and expansion of the Village's parks, trails, and conservancies. These goals are intended to capture underlying themes present in accepted plans (e.g. Village's Comprehensive Plan, Sustainability Plan, etc.), while focusing on areas most relevant to the Village's park system.

5.1 Goals, Objectives & Policies

Goal #1: To ensure parks and recreational amenities continue to serve all the residents of McFarland regardless of age, gender, ethnic and racial background, ability, and socioeconomic status.

Objectives:

- a. Implement ADA accessible improvements and amenities within existing and future parks.
- b. Increase the number of parks that have permanent restroom facilities, including all-gender restrooms.
- c. Provide a variety of recreational amenities to meet the needs of varying park users.

Policies & Strategies:

1. All new facilities should be accessible, and improvements should be made to existing facilities to make them as accessible as possible, including accessible routes from the public street to park facilities and amenities, as required under ADA Standards for Accessible Design.
2. During the design of modifications to existing park shelters and new park shelters, consideration should be given to including all-gender restrooms and consider amenities for all age types (i.e. changing rooms, nursing rooms, etc.). Consider the use of temporary/seasonal restrooms in parks that don't warrant permanent facilities until permanent facilities are constructed.
3. During the development of park master plans, consideration should be given to adding new types of recreational facilities that are not currently available or have limited availability within the immediate neighborhood or Village-wide, in order to diversify the types of recreational amenities available to Village residents, including year-round recreational amenities.
4. New playground equipment should include amenities that are designed for children of various age cohorts (e.g. 6-23 months, 2-5 years and 5-12 years) and abilities.

ADA Standards for Accessibility Design

The Department of Justice adopted the first ADA Standards for Accessible Design (“ADA Standards”), on July 26, 1991, known as the “[1991 ADA Standards](#)” and adopted revised ADA Standards on September 15, 2010, known as the “[2010 ADA Standards](#)”, along with the [Guidance on the 2010 Standards](#). The Guidance on the 2010 Standards addresses the changes to the ADA Standards, the reasoning behind those changes, and responses to public comments received on these topics.¹ In summary, the ADA Standards establish any new recreational facilities design, constructed, or shaped after March 15, 2012, excluding maintenance, are subject to the 2010 standards which promote accessibility for people of all physical needs and backgrounds. ADA design standards vary depending on the amenity and the park’s physical features. There are different standards between indoor and outdoor accommodation as well as existing parks. One exception to this is within Sec. 35.151(a)(2), *to provide that full compliance with the requirements of this section is not required where an entity can demonstrate that it is structurally impracticable to meet the requirements.*

Goal #2: To provide an adequate supply of dedicated parkland and conservancies to continue to meet McFarland’s existing and future needs.

Objectives:

- a. Maintain a minimum of 18.5 acres of Village parkland (excluding wetland and floodplain areas) per 1,000 residents within the Village.
- b. Ensure that residents of McFarland are within 0.5 miles, or a 10-minute walk, of a Village park.
- c. Maintain adequate Village Staffing to meet the maintenance required from park demand.

Policies & Strategies:

1. Developers shall dedicate usable land to provide parks, playgrounds, and recreational and open spaces to meet the needs of their subdivision, land division, or development project in accordance with the requirements of the Village’s Park and Public Land Dedications requirements of the Village Municipal Code of Ordinance (Chapter 56).
2. Where a proposed development property is not identified for future park and open space uses within this plan, the Village’s Comprehensive Plan, or any approved subarea plans, the Village may consider fees in lieu of parkland dedication, or a combination of land dedication and fees in lieu, per the requirements of the Village’s Park and Public Land Dedications requirements of the Village Municipal Code of Ordinance (Chapter 56).
3. Developers shall provide the Village with a park improvement impact fee for each new dwelling unit constructed on a lot per the requirements of the Village Municipal Code of Ordinances (Chapter 8).

4. The Village may consider waiver or partial waiver of park impact fees for the purpose of developing affordable housing, or for infill development projects, particularly those outside of a Tax Incremental Finance District.
5. Consider strategic purchases of property to add to the Village's system of parks and conservancies to address existing deficiencies and projected growth. Refer to Chapter 6 Map 8 for potential parcels for future parkland and trails. The Village may consider other parcels not listed within Chapter 6 and Map 8.
6. Update this plan every five years as a matter of best practice and to maintain eligibility for state and federal park and recreational grant programs.
7. Update the Village's Park Impact Fee, Fee in Lieu of Land Dedication, and Public Facility Needs Assessment every five years following completion of updates to the CORP. Annually adjust park impact fees based on the Consumer Price Index-All Urban Consumers-Midwest Region prepared by the United States Department of Labor.

Goal #3: To provide a safe and interconnected system of on- and off-road pedestrian and bicycle facilities.

Objectives:

- a. Expand the Villages network of on- and off-road pedestrian and bicycle lanes, sidewalks, paths and trails.
- b. Connect existing and future trails to trails within neighboring communities.

Policies & Strategies:

1. Developers shall dedicate usable land to provide recreational trails to connect to existing and planned Village recreational trails.
2. In review of new subdivisions and other developments, plans should require new sidewalks, paths, and trails generally advised within Map 8 of this plan, within the Village's Comprehensive Plan, or other approved subarea plans of the Village. Final locations of trails may deviate slightly from the conceptual routes shown in adopted plans based on more in-depth site analysis, planning, and engineering design.
3. Design new and reconstructed roads as Complete Streets to serve their multiple intended functions. Consider the installation of sidewalks, trails, bicycle lanes, narrowed streets, and traffic calming devices (e.g. RRFB, intersection bulb outs, speed tables, signage, etc.) to improve pedestrian and bicycle safety, particularly near public parks and schools.
4. Add bicycle racks to Village parks to support the use of non-motorized transportation.

5. Consider strategic purchases of property to add to the Village's system of trails to address existing deficiencies and projected growth. Refer to Chapter 6, and Map 8 for potential parcels identified. The Village may consider other parcels not listed within Chapter 6 and Map 8.
6. Work with neighboring townships, municipalities, Dane County, and the WisDOT to promote and develop the connection of on- and off-road pedestrian and bicycle facilities adjacent to the Village.
7. Add wayfinding signage where appropriate to increase awareness of public trails (e.g. Lower Yahara River Trail) including potentially branding existing and new bicycle routes within the Village (e.g. creating a "park loop" bicycle route).

Goal #4: Serve as a steward to increase public enjoyment and awareness of lakes, rivers, wetlands, and other natural, cultural, and historic areas.

Objectives:

- a. Increase public access to local lakes and rivers.
- b. Conserve and enhance other natural areas, like wetlands, floodplains, and environmental corridors.
- c. Support environmental sustainability in the design, use, and maintenance of Village parks.
- d. Improve and increase the Village's tree canopy through adequate staffing.
- e. Protect and maintain Native American mounds located within the Village.
- f. Increase awareness and celebrate the history of McFarland and its natural resources.

Policies & Strategies:

1. Maintain and improve access to local waterways within existing waterfront public lands. Consider strategic purchases of property that increase public access to local lakes and rivers.
2. Enforce the Village's erosion control and stormwater management ordinances, ground water protection ordinance, shoreland-wetland ordinance, floodplain, and other zoning ordinances to protect environmentally sensitive areas.
3. Use environmental best management practices in the management of Village-owned properties and roads, including, but not limited to, reductions in winter salt use, use of native landscaping, full cut-off lighting fixtures, and water and energy efficient fixtures and facilities.
4. Consider the addition of renewable energy systems (e.g. solar PV, EV charging stations, etc.) to existing and future parks.
5. Implement recommendations within the Village's Conservancy Management Plan¹⁶. Update the plan as needed to reflect best practices and new conservancy additions.

¹⁶ See the Conservancy Management Plan 2023, <https://www.mcfarland.wi.us/DocumentCenter/View/2969/Conservancy-Management-Plan-2023-PDF>

6. Implement recommendations within the Village's Urban Forestry Management Plan¹⁷, including annual funding for tree trimming, removal, and planting within Village parks and right-of-way. Update the plan as needed to reflect best practices and changes in the urban canopy.
7. Implement recommendations within the Village's Policy for Preservation & Maintenance of Native American Mounds¹⁸. Update the plan as needed to reflect best practices in collaboration with representatives of the Ho-Chunk Nation.
8. Add outdoor educational signage to Village parks and trails to raise awareness of the history, culture, and environmental ecosystems.

Goal #5: To provide safe, reliable, and high-quality parks, trails, and recreational equipment.

Objectives:

- a. Equipment, facilities, and play surfaces should be maintained to meet or exceed safety standards prescribed by applicable regulatory agencies.
- b. Maintain a Capital Improvement Plan for park improvements consistent with adopted park master plans.
- c. Develop or update park master plans to guide long term improvements and assure the highest and best use of properties.
- d. Reinforce the Village's brand through the development of park facilities.

Policies & Strategies:

1. Provide annual funding for the replacement of old and deteriorating equipment and safety surfacing.
2. Provide funding for the creation of park master plans for new parks, or existing parks that do not have an existing park master plan. Update existing park master plans as needed. Park master plans should be adopted as an appendix to the CORP so future improvements are eligible for recreational grants.
3. As new parks are developed, and existing parks improved, utilize consistent park signage and facilities that reinforce the Village's brand.
4. Explore ways to better market our parks, conservancies, and trails to the public.
5. Utilize the recommendations within this plan when updating the Village's Capital Improvement Plan and Annual Village Board Budget.

¹⁷ See the Urban Forestry Management Plan 2024, <https://www.mcfarland.wi.us/DocumentCenter/View/2968/Urban-Forestry-Management-Plan-2024-PDF>

¹⁸ See the Policy for Preservation Maintenance of Native American Mounds 2023, <https://www.mcfarland.wi.us/DocumentCenter/View/2841/Policy-for-Preservation--Maintenance-of-Native-American-Mounds-2023-PDF>

Goal #6: To use partnerships and all available resources to further enhance the use and development of parks, conservancies, trails, and recreational programming.

Objectives:

- a. Maintain mutual beneficial relationships with the local sports organizations, friends group, conservation organizations, other units of government, and the McFarland School District to advance community park and recreation goals, objectives, and strategies.
- b. Maintain and increase public awareness of third-party certifications that align with promoting McFarland's recreational and environmental resources.
- c. Seek alternative funding sources to implement park, conservancy, and trail improvements.

Policies & Strategies:

1. Participate in regional planning of parks and outdoor recreational facilities that impact the Village, including neighboring municipalities, the Dane County, the Wisconsin Department of Transportation, and the Wisconsin Department of Natural Resources.
2. Coordinate use and planning of public park and open space lands with local organizations such as local sports groups, MRAP, and friends groups to ensure adequate schedule of use and maintenance.
3. Coordinate with the McFarland School District to provide mutually beneficial park facilities and recreational programming to meet the needs of neighborhoods and the Village.
4. Support and foster volunteer programs in the maintenance of Village parks.
5. Maintain or improve existing third-party certifications (e.g. Bird City, Tree City, etc.) and seek new designations from value-aligned organizations that would elevate the status of McFarland's parks and recreation system.
6. Develop a non-lapsing endowment fund for parks donations to be used for park facility enhancements or land acquisition.
7. Consider alternative forms of financing including park permit fees, event fees, corporate sponsorships, fundraising, etc. to pay for the development and maintenance of park and recreational amenities.
8. Continue to research and apply for grant funding opportunities to support park, trail, and recreational improvements. This includes collaborative applications with public and private entities.



Chapter Six **Recommendations**

CHAPTER 6: Recommendations

This chapter provides recommendations for Village-owned parks and trails. This chapter is divided into four subsections: 1) Existing Parks, 2) New Parks & Trails, 3) Other Bicycle & Pedestrian Improvements, and 4) General Recommendations. It should be noted that not all recommendations in this section will be completed during the five-year lifetime of this plan. Some items may require additional collaboration with entities including the McFarland School District, MRAP or other recreational associations, adjacent municipalities, Dane County and the State of Wisconsin. Other recommendations rely on market opportunities, which may not present itself within the next five years. The purpose of this chapter is to guide the Village on the administration of improvements to be incorporated through annual Capital Improvement Plans and municipal budgets. The Village may consider carrying over any unfinished recommendations into the next CORP update as needed.

The recommendations for each park include a list of improvements to be implemented. The Village Parks Superintendent, or designee, will identify priority projects with the Parks & Recreation Committee, and other related Village committees as needed, to determine which recommendations are to be initiated or added to the five-year Capital Improvement Plan and annual municipal budget.

While it is essential to consider improvements that enhance the enjoyment and use of existing parks, this plan does not abandon ongoing tasks the Village Parks crew routinely completes throughout the year. These tasks may include, but are not limited to:

- mowing, landscaping, and weeding
- replacing/repairing existing facilities and equipment
- replenishing playground surface materials
- snow removal and winterization of park shelters
- maintaining a safe and accessible environment across all Village-owned facilities and trails
- maintenance of walkable and usable recreational trails
- maintenance of public trees among active use parks
- performing ecological restorative activities on conservation lands

6.1 Existing Parks

This section of the chapter includes a list of recommendations for existing Village parks. The park inventory from Chapter 3, analysis from Chapter 4, existing park master plans, the Village's 2020 Inclusive Park Playground Master Plan, and 2025-2029 Capital Improvement Plan were used to develop

the following recommendations. A summary table listing all the recommendations for each existing park is included at the end of this section.

Pedestrian Lake Access

There are currently seven lake access points located along Lake Waubesa. Each location provides the public passive lake viewing and non-motorized lake water access. These seven locations include: Beckler Street, Bellevue Court, Field Avenue, Lake View Avenue, Larson Street, South Court, and Wisconsin Avenue.

Recommendations:

- Maintain visibility of public access signage at each location.
- Assess the feasibility of pathway installation leading to the water, shoreline fishing enhancements, and benches at lake access points.

Mini Parks

Discovery Garden, 5920 Milwaukee Street

Existing Facilities: This 0.2-acre mini park includes a new playground installed in 2018, available outdoor seating, and benches. A seasonal lion head drinking fountain is installed from spring through fall. Consideration for the following items may be included in the Community Center improvements. Such amenities as permanent restrooms may be accessed through public buildings.

Recommendations:

- Following the future decommissioning of Well House #1, add an open-air shelter or alternative use of the building's structure.
- Expand the park to include an outdoor plaza space per the recommendations in the [2023 Municipal Center Campus Plan](#) as part of the renovation of the Municipal Center into a Community Center. If Milwaukee Street is not closed to vehicular traffic from Long Street to Anthony Street, improve the existing mid-block crosswalk pavement marking that connects the library to the Municipal Center, similar to the crosswalk painting at Long and Main Street.
- Add musical instruments for sensory play.
- Provide at least one ADA picnic table with paved access.



Ridgeview Tot Lot, 5323 Black Walnut Drive

Existing Facilities: The mini park is 0.4-acres and includes a playground structure installed in 2021, and an open play area. A large portion of this park sits over an underground easement, limiting opportunities for improvements. Additional coordination with easement holders would be required. Some of the following recommendations might be achieved with the expansion of the park east.

Recommendations:

- Add a temporary restroom.
- Add an accessible path from the sidewalk/street to the playground equipment.
- Add street signs approaching the park on the east side of Chestnut Lane to alert drivers to the presence of children.
- Diversify the play equipment including adding sensory and imaginative elements like musical instruments, low steppers, and balance bar.
- Consider expansion of the park as part of future development of land to the east (Future Parks & Trails Recommendation “H”). Develop a park master plan for the expanded park.



Example of street sign.

Valley Tot Lot, 5100 Broadhead Street

Existing Facilities: This mini park is located on a 1.35-acre parcel with approximately 0.5-acres comprised of the park itself, and the remaining parts as dedicated stormwater retention. The park includes a playground structure installed in 2007, picnic tables, and an open play area.

Recommendations:

- Add an accessible path from the sidewalk/street to the playground equipment.
- Diversify the play equipment including adding sensory and imaginative elements like musical instruments, low steppers, and balance bar.

Neighborhood Parks

Arnold Larson, 6002 Exchange Street

Existing Facilities: This 1.5-acre park is a reclaimed brownfield, formally home to the Badger Petroleum Company. The brownfield site was remediated in 2007. There is an existing clay cover barrier surface over the eastern 2/3rds of the property to prevent human contact with residual soil contaminants that might otherwise pose a threat to human health. The park includes a gazebo, benches, picnic tables, connection to the Lower Yahara River Trail, and sidewalks.

Recommendations:

- Installation of band shell/shelter with permanent restrooms and event storage room
- Create dedicated space/plaza suitable for electrical connections: for food trucks and other gathering attachments
- New turf, lawn, bermed seating, and landscaping
- Improvements to existing Lower Yahara River Trail (west side) and new sidewalk (east side) parallel with the railroad along the north lot line to the existing Exchange Street sidewalk
- Add additional Village-branded bike racks.
- Install outdoor community history signs
- Install electronic community information sign at the corner of Farwell, Exchange, and Bashford Streets.
- Consider the location for a second bike share station (alternative location if the public parking lot on Bashford Street is not viable).



Example of McFarland Bike Rack with symbol.

Autumn Grove Park, 5207 Falling Leaves Lane

Existing Facilities: This 1.5-acre park includes two half-court basketball hoops, playground equipment installed in 2007, an open play area, and an existing pathway from Valley Drive between two single family residential homes to the park.

Recommendations:

- Add an accessible path from the Falling Leaves Lane to the playground equipment.
- Determine use of the property for a supporting playground structures such as benches, shade structures, and drinking fountains or a small, open-air shelter.
- Add a permanent seasonal restroom (e.g. similar to the structure added at Highland Oaks)

Cedar Ridge Park, 5303 Wild Cherry Lane

Existing Facilities: This 3.9-acre park includes playground equipment added in 1999, a gazebo, open space with soccer with goal posts, and trails and sidewalks. This park is located just 200 feet east of McFarland School District's Waubesa Intermediate School.

Recommendations:

- A new concept plan from the 2020 Inclusive Park Playground Master Plan given the 2024 construction of Inclusive Park at Waubesa Intermediate School.

Egner Park, 5703 Bird Song Court

Existing Facilities: This 2.3-acre park includes an existing building, dual-functioning as a Well House (Well #4) and an open park shelter, basketball court, benches, two separate playground structures for varying ages, free library box, a porta potty, and an open space area. The playground was partially replaced in 2018.

Recommendations:

- Add accessible paths to the basketball court and playground.
- Replace/rehabilitate the existing shelter/Well House #4 including permanent, all-gender restrooms, drinking fountains, and accessible picnic tables and benches.
- Diversify the play equipment including adding sensory and imaginative elements like musical instruments, low steppers, and balance bar.
- Add a pour-in-place rubber path to the ground level components.
- Replace the stairs on the smaller structure and consider installation of an accessible ramp.
- Replace small playground structure.

Highland Oaks, 5945 Osborn Drive

Existing Facilities: This park received updates in 2024 which included a new permanent seasonal all-gender restroom, drinking fountain, and updated playground equipment replacing the 2004 equipment. The 2.2-acre park includes an open-air park shelter, basketball court, available seating, walking paths, and picnic tables.

Recommendations:

- Add street signs approaching the park on the east side of Osborn Drive to alert drivers to the presence of children.

Juniper Ridge

Existing Facilities: This 1.5-acre park is located on the north side of Juniper Ridge neighborhood, adjacent to the water tower. A paved pathway cutting west to east through the properties connects pedestrians from Holscher Road and around the water tower to Lodgecliffe Lane. The park includes an open-air shelter, benches, a bike rack, an open play area, and playground equipment installed in 2016.

Recommendations:

- Add an accessible path to the existing shelter and playground from the existing path.
- Plant trees as consistent with the tree planting schedule or tree management plan.
- Install a drinking fountain.
- Add a temporary restroom.

Rosewood Fields

Existing Facilities: Prior to the approval of this plan, the Village had not officially accepted the parkland from the developer. The developer installed the initial park improvements, following the transfer of ownership to the Village. The following are additional recommendations. The park includes an open playfield, walking pathways, playground equipment installed in 2022, and available seating.

Recommendations:

- Consider the addition of shading structures and a water drinking fountain.
- Include pet waste bag and disposal.
- Include Village-branded bike rack.
- Install park signage.
- Add a permanent seasonal restroom (e.g. similar to the structure added at Highland Oaks)



Siggelkow Road, 5002 Valley Drive

Existing Facilities: This 5.6-acre undeveloped neighborhood park is half open space and half conservancy. The Native American mounds are located on the west side of the property. The remaining east side includes approximately 2-acres of open space, tree lines along Siggelkow Road and Valley Drive, and a park entrance sign at its northeast corner.

Recommendations:

- Develop a park master plan for the eastern undeveloped portion of the property. Public input for master park planning should consider comments from the neighborhood north across Siggelkow Road in the City of Madison.
- Maintain preservation of adjacent Native American mounds.

Woodland Estates Park, 5601 Glenway Street

Existing Facilities: The 2.4-acre park includes an open-air shelter, an outside grill, a half-court basketball hoop, playground equipment installed in 2011 with slides and a climbing wall, a sand volleyball court, picnic tables, benches, and an open playfield with backstop and soccer goal posts.

Recommendations:

- Develop a park master plan. Plan to include replacement of play structures and playground surface material, additional pathway surfaces with ADA accessibility, drinking fountain, and permanent seasonal all-gender restrooms.
- Add an accessible path from Cardinal Drive to the park between 5512 and 5602 Cardinal Drive.

Community Parks

Brandt Park, 4601 Siggelkow Road

Existing Facilities: This park is 4.9 acres and includes two lit and fenced softball diamonds, bleachers, and park benches. A seasonal park shelter is equipped with restrooms, a concessions counter, and plenty of picnic tables. The park also includes a playground added in 2010, fencing along Siggelkow Road, and a full basketball court. In 2024-25, the shelter restrooms and concession area will be updated, including a new all-gender restroom. Limitations to this site include the railroad to the west and only designated on-street parking.

Recommendations:

- Update existing main shelter facility to include all-gender restroom.
- Add batting cage(s).
- Consider the following site improvements
 - Identified in the [2006 Park Master Plan](#), if the adjacent property located at 4519 Siggelkow Road (Future Parks & Trails Recommendation “A”) becomes available for purchase the Village may consider acquisition for a parking lot addition, includes reposition of playground area as needed.
 - Erling Avenue on-street parking and path improvements (possible diagonal street parking, trail, and fencing in coordination with railroad)
 - Terminal Drive off-street parking lot and path improvements (if the first two options above can’t be advanced)
- Diversify the play equipment including adding sensory and imaginative elements like musical instruments or group spinner with accessible surfacing.



Brandt Park Ball Diamonds.

Community Park, 3234 County HWY AB

Existing Facilities: The construction of this 26-acre park is ongoing during the time of this drafting plan. The park includes limited amenities and is mostly unfinished. Playing field and irrigation were installed in 2023. Refer to Appendix C for the park master plan concept.

Recommendations:

- Continue implementation of the [2021 park master plan](#) and maintain ongoing conversations with stakeholders and park users on future facility amenities.
- Develop an off-road path along Siggelkow Road and CTH AB to the park entrance (Future Parks & Trails Recommendation “L”).
- Consider future expansion for the park (Future Parks & Trails Recommendations “M” and “N”).

Lewis Park, 5012 Highland Drive

Existing Facilities: This 6.4-acre park includes seasonal ice skating, an observation deck, a sand volleyball court, a baseball field, a batting cage, playground equipment added in 2007, off-street parking, picnic tables, and a heated shelter completed in 2016 with overhead doors. The shelter includes restrooms, concessions, and picnic tables.

Recommendations:

- Continue implementation of the 2024 water access plan, including ADA accessible boardwalk, kayak rack, and kayak launch.
- Update the 2015 park master plan as needed.
- Add an accessible path to the playground.
- Provide accessible play surfacing to transfer station and nearest slide.
- Move sand digging area close to the path and provide an accessible route and differ.
- Replace one of the swing sets with a group swing with accessible surfacing.
- Add street signs approaching the park on the west side of Lewis Lane to alert drivers to the presence of children.
- Provide amenities to support opportunities for passive recreational activities and connections to adjacent trails.
- Install additional shared bike and pedestrian pathways that connect to adjacent hiking trails



McDaniel Park, 4806 McDaniel Lane

Existing Facilities: The park includes two parcels totaling 7.9 acres. The northern parcel is approximately 3.6 acres and is mostly undeveloped natural areas. The southern parcel of 4.3 acres

includes the bulk of park facilities improvements. These include off-street parking, three different seasonal shelters (one shelter with a food service area and restrooms and two open-air shelters), a sand volleyball court, playground equipment added in 2008, a bike share (BCycle) station, two beaches, boat/canoe storage, a pier, and trail marker and description board.

Recommendations:

- Complete implementation of [McDaniel Park Master Plan, 2017](#). If the existing parking lot is proposed for expansion, consider an expansion parallel to the existing parking lot in lieu of perpendicular to the Lake Waubesa as shown in the 2017 plan in order to maintain green space closer to the lakefront.
- Maintain current pier and consider second public pier along the north beach based on availability and demand.
- Should the adjacent residential properties to the south become available for acquisition, consider opportunities to expand park amenities
- Provide accessible play surfacing to transfer station and nearest slide.
- Replace one of the swing sets with a group swing with accessible surfacing.
- Continue to collaborate with the WDNR on a public beach and water filtration system.
- Continue to collaborate with Dane County on lake water access projects and Lower Yahara River Trail.



McDaniel Park Playground Structure, added 2008.

William McFarland Park, 4802/4820 Marsh Road

Existing Facilities: This park includes two parcels totaling 19.8 acres. The park includes four bocce ball lanes (run by the Four Lakes Bocce Association), a skate park (updated in 2022), drinking fountains, shade structures, benches, eight pickleball courts (added in 2023), a baseball diamond, over 100 off-street parking stalls, a year-round park facility with overhead doors and concessions, playground equipment added in 1998, and multiple soccer fields of various sizes.

Other organizations near or on the property include:

- Madison Curling Club (leases a portion of the property)
- McFarland Community Ice Arena (owns adjacent 5-acre property. Building used by McFarland Hockey Club and School District.)
- McFarland Soccer Club. Regularly uses the soccer fields mentioned. The establishment of the Community Park will relocate the McFarland Soccer Club to the new park, providing opportunities for improvements.

Recommendations:

- Continue implementation of the [2021 park master plan](#) including:
 - Installation of additional bocce ball lanes
 - Installation of new playground equipment
 - Installation of new youth baseball and softball diamonds. Consider inclusion of moveable pitching mounds and outfield fencing in order to utilize diamonds for multiple age groups and uses.
 - Installation of basketball courts
 - Installation of outdoor fitness area/equipment
 - New recreational paths along Marsh Road and connecting to existing paths in the City of Madison
 - New community swimming pool and/or splash pad
- Maintain dialogue with the McFarland Hockey Club and McFarland Curling Club for future improvements, including expansion projects.

Special Purpose Parks

Inclusive Park, 5318 Leanne Lane (Waubesa Intermediate School)

Existing Facility: This new, 1-acre park was completed in 2024. The park is only preceded by the 2023 Inclusive Park Master Plan used to guide the desired amenities on the property. The park includes picnic tables accessible for wheelchairs, playgrounds, restrooms (accessible at park shelter to south), a soccer field, off-street parking, soft rubber surfacing around playground equipment, shade structures, a drinking fountain, and sensory and imaginative elements.

Recommendations:

- Continue collaborative implementation of the 2023 Inclusive Park Master Plan with the McFarland School District.
- Continue cooperative responsibilities associated with the maintenance and upkeep of Inclusive Park installation.

Orchard Hill Park, 2860 Hidden Farm Road

Existing Facilities: This 16.9-acre park includes nine holes of disc golf, recreational walking pathways, benches, an existing building, and off-street parking.

Recommendations:

- Continue implementation of the 2017 Urso Schuetz Park Master Plan. Amenities should include:
 - Explore options for permanent restrooms (similar to the Highland Oaks Park)
 - Drinking fountain
 - Additional park benches and bike racks
 - Assess the condition of existing buildings and structures on the property for updates, replacement, or additions
 - Assess future bike and pedestrian trail connections at this park location
- Update the existing park master plan as needed, including conceptual uses expanding park use, such as the adjacent properties 3625 Elvehjem Road (Future Parks & Trails Recommendation "G") and 2840 Hidden Farm Road (Future Parks & Trails Recommendation "O").
- Coordinate with the Dane County Parks Department on connections to trails on adjacent County-owned properties including potential connections to the Lower Yahara River Trail.



John Urso Park, 6201 Elvehjem Road

Existing Facilities: This 40.1-acre park includes mostly conservation and wetlands. The park includes 8 acres of off-leash dog exercise area, off-street parking, a dog wash station (indoor and outdoor),

drinking fountains, restrooms, seating areas, and walking trails added in 2011 with crushed gravel add in 2023. This park marks the end of Dane County's Lower Yahara River Trail along Elvehjem Road. The facility is a year-round building.

Recommendations:

- Continue implementation of the 2017 Urso Schuetz Park Master Plan. Update the plan as needed.
- Collaborate with Dane County Parks to assess the park for future connections to the Lower Yahara River Trail.
- Coordinate with the Dane County Parks Department on connections to trails on adjacent County-owned properties.
- Consider expansion of the park to the east with development of adjacent properties per the 2023 East Side Plan.



6.2 New Parks & Trails

The addition of new parks ensures that the Village continues to meet the recreational demand of a growing community. Discussed in Chapter 4, Table 9, the Village projects a population growth of 3,702 residents and the resulting need for approximately 68.49 acres of additional parkland by 2040.

Potential parks and trails identified in Map 8 provide a starting point for potential park improvement locations and desired parkland dedication. This plan does not require the acquisition or dedication of all the identified properties, especially within the next five years. Some parcels and properties may rely on market availability and the pace of new subdivision developments (land dedication), leaving some parcels unattainable within the next five years. This plan identifies conceptual locations and recommendations for different types of parks, trails, conservancy areas, and recreational facilities. In

nearly every case, more detailed planning, engineering, budgeting, staffing and discussion will be necessary before decisions are made to acquire land, accept land dedications, or construct recreational facilities.

Map 8 identifies future parks and trails throughout the Village. For the Village to obtain DNR grant funding to support any potential future acquisition, properties need to be identified within the plan for future park use. Acquisition of these parcels may be through a combination of developer land dedication or Village acquisition as properties become available for purchase. The inclusion of properties for future parkland areas in the CORP does not create an obligation on the Village to acquire any parcels and properties listed, either through land dedication or outright purchase. The following parcels identified with a capital letter indicate the parcels for potential future acquisition, donation, or dedication during subdivision approvals. The list below summarizes the parcels, their address (if available), and the potential use of that parkland dedication. In many cases, additional analysis will be necessary to determine appropriate recreational uses of the property.

- A. Parcel #: 154-0710-343-2288-1; 4519 Siggelkow Road is adjacent to Brandt Park. Possible uses include expansion of park uses and parking lot.
- B. Parcel #: 154/0710-343-5455-1; Former Well House #2, vacant lot along Bremer Road is already owned by the Village. Possible uses include a mini park or community garden.
- C. Parcel #: 154/0610-102-8971-1; A vacant lot along Sleepy Hollow and Exchange Street, before the bridge that goes over Yahara River. This lot is currently owned by the Town of Dunn. There may be an opportunity for a jurisdictional transfer.
- D. Parcels #: 154/0610-102-8320-1 & 154/0610-101-8660-1. The two parcels present opportunities for trails, conservancy space, and to maintain as wetlands.
- E. Parcel #: 154/0610-031-7105-0, 5410-12 Bashford Street. The parcel is adjacent to a Village owned lot, 6001 Bashford Street, a public parking lot. Potential use of this property would be to widen the existing sidewalk to meet Lower Yahara River Trail design requirements and expand the existing public parking lot.
- F. Parcel #: 028/0610-112-8500-1, MaHunt Dunn #1. The parcel will maintain continuation of trails, conservancy space, and wetlands from Legion Memorial to Urso Park.
- G. Parcel # 028/0610-112-8000-6, 3625 Elvehjem Road. Adjacent to Orchard Hill Park. May be utilized to improve amenities to the park, future trails, and reuse of existing shed for public works/parks staff and equipment.
- H. Parcel #: 154-0710-353-9553-1, 3179 Holscher Road. Currently used as a horse stable farm. If redevelopment of this property is proposed a partial parkland dedication can provide an expansion or connection to the adjacent Ridgeview Park from Holscher Road.

- I. Parcel #: 154/0710-354-5225-1; Juniper Ridge Outlot 2 (1.4 acres). Currently owned by the Village. The East Side Plan identifies the potential to expand this outlot for future park development through adjacent parkland dedication. The future use could be combined with #J.
- J. Parcel #: 154/0710-354-8091-1. Potential future neighborhood park with development of the property. Note this does not include the entire property but somewhere located within the property, per the 2023 East Side Plan. The ideal location may be adjacent to site #I to develop a larger park to serve the existing and future neighborhoods.
- K. Parcel #: 154-0710-354-9811-1, 3435 Siggelkow Road; Currently the Hope Rod & Gun Club. The property is included in the East Side Plan as a future parkland space, should the Gun Club decide to relocate. The existing berm could support a sledding hill.
- L. Bike and Trail south side of Siggelkow Road towards Community Park, east of I-39, then south along County AB per East Side Plan. Extension of this bike and trail will support safety to the park.
- M. Parcel #: 154/0711-313-8045-1; Property is owned by the School District. Potential acquisition or land exchange with the School District for compatible uses with Community Park if the School District were to decide they no longer need to hold property for a future school.
- N. Parcels #: 154/0711-313-8004-1 & 154/0711-314-9002-1, 3055 Siggelkow Road. This property is adjacent to the Community Park with possible uses to include mountain bike trails, pedestrian trails, and other park uses.
- O. Parcel #: 028-0610-112-8320-9, 2840 Hidden Farm Road. Similar to #G, the parcel may be utilized to improve amenities of the Orchard Hill Park or for future trails.
- P. Lower Yahara River Trail; continuing from Urso park along Elvehjem Road, to Fish Camp. This is the County's final connection of the LYRT from McFarland to Lake Kegonsa State Park. Final location, whether on or off road, to be determined by the Dane County Parks. However, the Village should continue to advocate and facilitate the completion of this portion of the LYRT.
- Q. Parcel #: 154/0610-021-2775-1; Village-owned property. This 1-acre outlot was acquired through land dedication during the development of Prairie Place subdivision. The parcel may be utilized as a recreational sledding hill or a mini park. Minimal pathway connections would need to be installed to connect to the surrounding sidewalks and trails.
- R. Parcel #: 154/0610-033-6502-9; 6402 Jaeger Road. The parcel includes a through road connecting to Jaeger Park and the Thrun Marsh Conservancy entrance but is otherwise undeveloped and could provide an opportunity to expand Jaeger Park if the property becomes available for purchase. *Note, at the time this plan was adopted the property owner submitted a building permit for a new single-family home that was in the process of permit review.*
- S. Parcel #: 028/0610-111-8020-0; Property in the Town of Dunn. A northwest portion of this private property is identified within the 2023 East Side Plan for future park. The potential use of this space could be possible expansion of Urso Park.

The above list is not intended to serve as an exhaustive list of potential areas for new parks, trails, or conservancies. Other locations not on this list, or on Map 8, may emerge in the future. Readers should refer to this CORP, the accepted Park Master Plans, the Village's Comprehensive Plan, and approved subarea plans (e.g. 2023 East Side Plan) when considering policies and locations for potential parks, trails, and conservancies. To the extent precise locations of future parks, trails, conservancies, or amenities may differ between this CORP, Park Master Plans, the Comprehensive Plan or an approved subarea (e.g. 2023 East Side Plan), the applicable Village committee, commission, or board will determine the final location during the time of review of applicable land division applications or during the design phase of acquisition or improvement projects. Acquisition of any property must be consistent with [Sec. 2-133\(b\)](#) of the Municipal Code.

6.3 Other Bicycle and Pedestrian Improvements

The previous section includes references to some of the more high-profile future public trails. Map 8 also identifies many other locations for future bicycle lanes, sidewalks, walking paths and multi-use trails. Similar to the future park locations, development of these futures amenities is likely to occur either with development of properties or when roads are reconstructed. Locations shown on Map 8 are conceptual, but often reflect improvements planned within the Village's existing Capital Improvement Plan or conceptual locations shown in the Village's Comprehensive Plan or 2023 East Side Plan. Locations shown in new development areas are conceptual and final locations would be considered during future land development proposals or public road reconstruction projects. Amenities to consider along dedicated public trails may include bike repair stations, drinking fountains, and bike racks.



Located near Arnold Larson Park, a bike repair station with Village symbol bike rack.

Walking pathways and sidewalks share similarities when discussing their purpose. The key differences include location and materials used. Both provide dedicated pedestrian space connecting users to their destination. Sidewalks are typically located along the outside of a parcel, in the right-of-way, adjacent to streets and roadways. Materials typically include concrete, asphalt or brick¹⁹. Pathways vary a bit more, accommodating various multimodal uses. Pathways also vary in their width compared to sidewalks

¹⁹ <https://constructowiki.com/pathways-vs-walkways-whats-the-real-difference/>

and can be located along right-of-way and within parcels, often used to connect one use to another. Materials vary depending on their locations from gravel, mulch, asphalt, or concrete.

6.4 Conservancy, Wetland or Floodplain

The adoption of the 2023 Conservancy Management Plan provides the latest initiatives and recommendations on management practices for conservancy areas in McFarland. Similarly, the 2023 Policy for Preservation & Maintenance of Native American Mounds plan was updated and adopted as a separate planning document, guiding the maintenance of Native American mounds. The full list of recommendations can be found within their respective plans. The mentioned plans should be updated as needed, as a matter of best practice or as future conservancy are added to the Village within the next 5-years.

6.5 General Recommendations

This section includes recommendations not associated with any one park but may apply to one or more parks. Some of the following recommendations are ongoing tasks and do not have an associated timeframe with them.

- A. Consider the installation of “little libraries” within Village parks.
- B. The Village to complete annual years review of park impact fees and park assessment fees related to zoning and park land dedication, fees in lieu of based on the Consumer Price Index-All Urban Consumers-Midwest Region prepared by the United States Department of Labor.
- C. New construction for proposed development prompting the requirements under Article 56-VI Park and Public Land Dedications of the Village Code of Ordinance, shall meet the standards established in this section related to land dedications, park-land impact, fees in lieu of, and parkland dedication.
- D. Ensure the safeguard of natural resources throughout the Village continues to contribute to the hydrologic systems and wildlife habitat. This includes but is not limited to: protection of wetland and floodplain areas, marshes, and rivers, which add to passive recreational opportunities in the Village as potential focal points of natural beauty and exploration.
- E. Evaluate feasibility to include multiple access points throughout Village parks compliant with ADA standards.
- F. Installation of interpretative signs along sidewalks, pathways, trails, and throughout the Village parks system, where appropriate.

- G. Cooperate in coordinated regional planning with other governmental bodies, the School District, and organizations in recreational projects. For example, provide shared recreation programs and services or work with School District for Safe Routes to School²⁰ improvements.
- H. Develop parks as multi-use fields when feasible. For example, a field could be designed so that it is useful for both football and lacrosse. Care should be taken so that overuse of the fields does not limit use and playability. This may include artificial turf material or any alternative permeable non-grass material.
- I. Continue to expand and apply for additional third-party park and natural resource designations. Current recognitions to maintain include Bird City USA and Tree City USA. Example designations to pursue:
 - 1. [Wisconsin Bike Federation](#)²¹
 - 2. [Playful City USA](#)²²
 - 3. [Bee City USA](#)²³
- J. Development of park master plans should continue to include elements for green infrastructure²⁴, features which help to reduce the impacts of stormwater and weather-related events leading to flooding and contamination of natural wetland systems.
- K. Include the use of native and pollinator-friendly landscaping in existing and new parks.
- L. Maintain Village Parks webpage to include most up to date information concerning park improvements, closures, shelter rentals, and other offerings.
- M. Review and update this plan every five years as a matter of best practice and to maintain eligibility for state and federal park and recreational grant programs.
- N. Review of annual staffing plan to meet the needs of maintenance schedules and upkeep of Village parks.



²⁰ <https://www.saferoutesinfo.org/>

²¹ <https://wisconsinbikefed.org/>

²² <https://www.pgpedia.com/p/playful-city-usa>

²³ <https://beecityusa.org/>

²⁴ [The EPA defines Green Infrastructure in Section 502 of the Clean Water Act as](#) "...the range of measures that use plan to soil systems, permeable pavement or other permeable surfaces or substrates, stormwater harvest and reuse, or landscaping to store, infiltrate, or evapotranspiration stormwater and reduce flows to sewer systems or to surface waters."

Summary of Recommendations for Existing Parks	
Totlot/Mini	
Discovery Garden, 5920 Milwaukee Street	
	Following decommissioning of Well House #1, add open air shelter and all-gender restroom
	Expand park to include outdoor plaza space per recommendations in 2023 Municipal Center Campus Plan
	Add musical instruments for sensory play
	Provide at least one ADA picnic table with paved access
Ridgeview Tot lot, 5323 Black Walnut Drive	
	Add a temporary restroom
	Add accessible path from sidewalk/street to playground
	Add street signs approaching park on east side of Chestnut Lane
	Add diverse play equipment
	Consider expansion of park per Future Parks & Trails Recommendation "H". Develop park master plan for expanded park
Valley Tot Lot, 5100, Broadhead Street	
	Add accessible path from sidewalk/street to playground
	Add diverse play equipment
Neighborhood Parks	
Arnold Larson, 6002 Exchange Street	
	Installation of band shell/shelter with permanent restrooms and even storage room
	create dedicated space/plaza suitable for electrical connections
	New turf, lawn bermed seating and landscaping
	Improvements to existing Lower Yahara River Trail and new sidewalk alongside railroad
	Add additional Village-branded bike racks
	Install outdoor community history signs
	Install electronic community information sign
	Consider the location for a second bike share station (or at Bashford Street parking lot)
Autumn Grove, 5207 Falling Leaves Lane	
	Add accessible path from Falling Leaves Lane sidewalk/street to playground
	Installation of supporting playground structures (i.e. benches, shade structures, and drinking fountains)
	Add a permanent restroom (e.g. similar to the structure added at Highland Oaks)
Cedar Ridge, 5303 Wild Cherry Lane	
	Update the concept plan from the 2020 Inclusive Park Playground Master Plan given the 2024 construction of Inclusive Park
Egner, 5703 Bird Song Court	
	Add accessible paths to the basketball court and playground
	Replace/rehabilitate the existing shelter/Well House #4 including permanent all-gender restroom and drinking fountain
	Add diverse play equipment
	Add a pour in place rubber path to the ground level components.
	Replace the stairs on the smaller structure with an accessible ramp.
	Replace small playground structure.
Highland Oaks, 5945 Osborn Drive	
	Add street signs approach the park on the east side of Osborn Drive
Juniper Ridge	
	Add an accessible path to the existing shelter and playground from existing path
	Plant trees as needed, consistent with tree management plan
	Install drinking fountain
	Add temporary restroom
Rosewood Fields	
	Consider addition of sharing structures and water drinking fountain
	Include pet waste bag and disposal
	Include Village-branded bike rack
	Install park signage
	Add a permanent restroom (e.g. similar to Highland Oaks)
Siggelkow Road, 5002 Valley Drive	
	Develop a park master plan. Public input should consider neighborhood north across Siggelkow Road in City of Madison
	Maintain preservation of adjacent Native American mounds
Woodland Estates, 5601 Glenway Street	
	Develop a park master plan. Include replacement of structures and additional permanent amenities
	Add an accessible pathway from Cardinal Drive to park between 5512 and 5602 Cardinal Drive

Community Parks	
Brandt, 4601 Siggelkow Road	
	Update existing main shelter facility to include all-gender restroom
	Add batting cages
	Consider other site improvements for Future Park & Trails Recommendation A, expansion of parking lot
	Earling Avenue on-street parking and path improvements
	Terminal Drive off-street parking lot and path improvements
	Diversify the play equipment
Community Park, 3234 County HWY AB	
	Continue implementation of the 2021 park master plan, maintain ongoing conversations with stakeholders and park users
	Develop an off-road path along Siggelkow Road and CTH AB to the park entrance
	Consider future expansion for the park (Future Parks & Trails Recommendations "M" and "N")
Lewis, 5012 Highland Drive	
	Continue implementation of the 2024 water access plan, including ADA accessible boardwalk, kayak rack and launch
	Update the 2015 park master plan as needed
	Add an accessible path to the playground
	Provide accessible play surfacing to transfer station and nearest slide
	Move sand digging area close to the path and provide an accessible route and differ
	Replace one of the swing sets with a group swing with accessible surfacing
	Add street signs approaching the park on west side of Lewis Lane
	Provide amenities to support opportunities for passive recreational activities and connections to adjacent trails
	Install additional shared bike and pedestrian pathways that connect to adjacent hiking trails.
McDaniel, 4806 McDaniel Lane	
	Complete implementation of McDaniel Park Maser Plan, 2017
	Implement site improvements included in the 2025 Redevelopment District 1 concept; expanded parking lot
	Maintain pier and construct second public pier along the north beach per demand
	Should the adjacent residential properties become available, consider opportunities to expand park amenities
	Provide accessible play surfacing to transfer station and nearest slide
	Replace one of the swing sets with a group swing with accessible surfacing
	Continue to collaborate with the WDNR on a public beach and water filtration system
	Continue to collaborate with the Dane County on lake water access projects and Lower Yahara River Trail
William McFarland, 4802/4820 Marsh Road	
	Continue implementation of the 2021 park master plan and amenities to be added
	Maintain dialogue with McFarland Hockey Club and McFarland Curling Club for future improvements, including expansion pro
Special Purpose Parks	
Inclusive Park, 5318 Leanne Lane (Waubesa Intermediate School)	
	Continue collaborative implementation of the 2023 Inclusive Park master plan with the McFarland School District
	Continue cooperative responsibilities associated with the maintenance and upkeep of Inclusive Park installation
Orchard Hill, 2860 Hidden Farm Road	
	Continue implementation of the 2017 Urso Schuetz Park Master Plan
	Update the existing park master plan as needed including potential acquisitions identified in Map 8 (items G and O)
	Coordinate with the Dane County Parks Department on connections to adjacent County owned properties (potential LYRT)
John Urso, 6201 Elvehjem Road	
	Continue implementation of the 2017 Urso Schuetz Park Master Plan. Update the plan as needed
	Coordinate with the Dane County Parks to assess the park for future connections to the Lower Yahara River Trail
	Coordinate with the Dane County Parks Department on connections to trails on adjacent County owned properties
	Consider expansion of the park to the east with development of adjacent properties per the 2023 East Side Plan
General Recommendations	
	A. Consider the installation of "little libraries" within Village Parks
	B. Annual review of park impact fees and park assessment fees
	C. New construction to meet requirements under Article 56-VI of Village Code of Ordinance
	D. Ensure the safeguard and maintenance of natural resources throughout the Village
	E. Evaluate feasibility to include multiple access points throughout Village parks compliant with ADA standards
	F. Installation of interpretive signs along sidewalks, pathways, and trails throughout Village Park system, where appropriate
	G. Cooperate in coordinated regional planning with other governmental bodies and public agencies in recreational projects
	H. Develop parks as multi-use fields when feasible
	I. Consider applying for additional third-party park and natural resouce designations
	J. Development of park master plans should continue to include elements for green infrastructure
	K. Include the use of native and pollinator friendly landscaping in existing and new parks
	L. Maintain Village Parks webpage
	M. Review and update this plan every five years as a matter of best practice
	N. Review of annual staffing plan to meet the needs of park maintenance schedules

6.6 State and Regional Planning

Recreational planning at all levels of government helps to advance local and regional projects. One way to improve this process starts with asking similar questions in public engagement activities. At the State, County and local levels, this helps carryover consistency among reporting where data can help to compare and identify key similarities or differences. There are no state parks or trails located in McFarland, but there are Dane County Parks and trails.

Wisconsin Statewide Comprehensive Outdoor Recreation Plan (SCORP)

The SCORP does not include any recommendations specific to McFarland, however discussion on the usefulness of the plan's data in Chapter 4 can help guide recreational planning.

Dane County Parks & Open Space Plan, 2025-2030

County parks and trails located within McFarland helps to connect visitors from adjacent regions to the community. Recreational amenities owned by the County in McFarland include Babcock Park and the Lower Yahara River Trail. Babcock Park offers McFarland residents a short commute to camping opportunities and lake water access. Recommendations for Babcock Park from the [2025-2030 Parks and Open Space Plan](#) can be found on page 65 of the plan. The recommendations include:

- *Construct shore fishing pier at shoreline on north side of lock.*
- *Maintain shore fishing access at lock and dam structure. • Construct accessible canoe/kayak launch at lock and dam.*
- *Implement accessible improvements at existing boat landing and newly acquired waterfront property. • Resurface pavement areas at lock, shower building and campground and incorporate stormwater infiltration areas. • Reconfigure bicycle/pedestrian path between shower building and lock.*
- *Continue discussions with WDOT on mitigation activities required for the proposed USH 51 roadway expansion project.*
- *Develop east overflow lot and public access improvements with Yahara River sediment removal dewatering basin restoration.*
- *Investigate opportunities for work unit facility improvements or expansion*

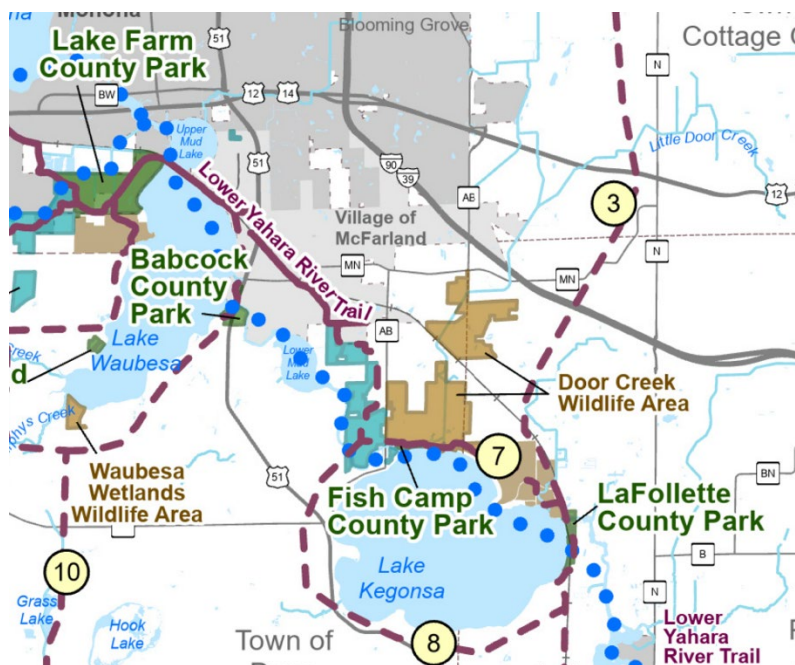
The Lower Yahara River Trail (LYRT), a regional shared-use trail, bisects the Village taking users from McDaniel Park across to Urso Park. Proposed regional bicycle/pedestrian shared-use trail included within the new [2025-2030 Dane County Parks & Open Space Plan Map](#) identifies continuation of the LYRT (path 7) from Urso Park to Fish Camp which connects to Lake Kegonsa State Park, LaFollette County Park, and eventually to the City of Stoughton. The exact path from Urso Park to Fish Camp has not been determined by the County. Other proposed regional trails within the vicinity of McFarland

include a trail from McCarthy County Park (Cottage Grove) to Lake Kegonsa State Park (path 3) and a Lake Waubesa Lake Loop (path 10).

Recommendations for the Lower Yahara River Trail within section *i. SHARE USE TRAILS* on page 102, identifies the trail sections located in McFarland as follows:

- *Dane County will continue efforts to advance planning and development of the trail from Urso Park in the Village of McFarland to Fish Camp County Park as time and resources allow.*
- *Continue to coordinate with Dane County Highway on future road and trail improvements.*

This section of the LYRT serves the surrounding communities of Town of Pleasant Springs, Town of Dunn, and when the trails are complete, City of Stoughton. It should be noted that these are Dane County recommendations for their assets. If resources and schedules permit, McFarland should act as good partners in providing support or collaboration on the improvements recommended, particularly those within the jurisdiction of the Village. These projects will be primarily Dane County driven.



Finally, not specific to any park, the responses from the County's survey helped develop several general themes and recommendations for Dane County Parks (see page 42):

- **Maintain and Enhance Popular Features:** Prioritize trail maintenance, restroom facilities, and seating.
- **Improve Accessibility and Inclusivity:** Address barriers for individuals with disabilities and transportation challenges.
- **Promote Alternative Transportation:** Enhance biking infrastructure and public transit connectivity to parks.
- **Expand Outreach and Communication:** Increase engagement through newsletters, social media, and community events.
- **Support Environmental Conservation:** Align future planning efforts with water conservation and natural resource protection.



Chapter Seven **Implementation**

CHAPTER 7: Implementation

This chapter discusses the process used to adopt and amend this plan and the tools the Village can use to implement the strategies in Chapter 5 and the recommendations from Chapter 6.

7.1 Plan Adoption, Amendments & Updates

This plan shall be adopted by the Village Board via approval of a resolution, following review and recommendation from the Parks & Recreation Committee. The 2025-2029 CORP is a document used to guide the park system as new parkland is received and the Village grows. Adoption of the 2025-2029 CORP is a commitment from the Village, recognizing that recreational opportunities and dedicated open space add to the overall health and enjoyment of our community. The goals, objectives, policies, strategies, and recommendations outline the direction of future recreation while upholding the values of the community.

A comprehensive update to this plan should be completed every five years. Plan updates should begin within the last year of the five-year window to maintain continuous eligibility for certain grant programs. Plan updates not only maintain eligibility, but reassess current demographic trends, open space additions, and accommodates for major community shifts. Minor plan amendments may be required in between the five-year updates, particularly where the Village may be seeking Wisconsin DNR grant funds for a project not specifically included within the CORP. As new park master plans are adopted, they should be approved as an amendment to this CORP with a copy of the park master plan concept included in Appendix C.

7.2 Funding

The following section identifies funding opportunities to implement the recommendations within this plan in addition to annual capital borrowing and General Fund financing.

WDNR Stewardship Local Assistance²⁵

The Wisconsin DNR includes several grant opportunities the Village should pursue relating to recreational grant improvements. These competitive grant programs operate on a rolling basis with applications typically due May 1. There are four Stewardship Local Assistance (SLA) and two federal recreation grant programs. The following summarizes each funding program and what they are used

²⁵ Wisconsin DNR Knowles-Nelson Stewardship Grants, <https://dnr.wisconsin.gov/topic/Stewardship/GrantHome>

for. All grant opportunities require a cost match of 50% or more. Each grant amount varies depending on local, state, or regional distribution.

Agency	Funding Program Name	Description
WDNR	SLA - Acquisition and Development of Local Parks (ADLP)	Planning nature-based projects
WDNR	SLA - Acquisition of Development Rights (ADR)	Acquisition of land or land rights for preservation
WDNR	SLA - Urban Green Space (UGS)	Preservation of gardens within or near urban areas.
WDNR	SLA - Urban Rivers (UR)	Related to streams and river restoration.
Federal	Land and Water Conservation Fund (LWCF)	Acquisition for development of recreational spaces.
Federal	Regional Trails Program (RTP)	Develop and maintain trails and associated facilities.

Dane County

Dane County offers a number of grant funds for parkland acquisition and development including the [Conservation Fund Grant](#) and [PARC and Ride Grant Program](#). Applications are typically accepted on a rolling basis while annual funding is available.

NRPA Grant and Fundraising Resources

The National Recreation and Park Association (NRPA) periodically posts information about grant and fundraising opportunities that are available for park and recreation agencies, affiliated friends groups, and 501(c)(3) nonprofits. With several opportunities to choose from, this increases the likelihood of collaborative projects.

- <https://www.nrpa.org/our-work/grant-fundraising-resources/>
- Funding Amount: Varies
- Availability: Rolling and Upcoming

Tax Increment Financing

As of the adoption of this plan, the Village has four Tax Increment Districts (TIDs). TIDs located close to or including Village parks have the potential to receive financing assistance for possible parkland/trail acquisition and development, depending on the type of TID. Per State Statute 66.1105, a municipality can use tax increment to complete public improvements within a 0.5-mile radius of the TID, so long as they are an eligible expense in the TID Project Plan. Some projects may include trails, sidewalks, or multimodal shared road improvements. One example completed in the Village is the roadway reconstruction of Terminal Drive in 2024, which included sidewalks and a multi-use path. There are some limitations to what revenues from a TID can be used to pay for, generally the costs of constructing public buildings (e.g. park shelters) cannot be funded with tax increment financing.

Park Impact Fees

Requirements for parkland dedication, or fees in lieu of parkland dedication, and park improvement impact fees are regulated under [Chapter 56, Article VI Park and Public Land Dedication, Sec. 56-172](#) of the Village Municipal Code of Ordinances. The section describes the Village's standards for minimum requirements of land dedication, park-land impact fee in lieu of parkland dedication, and park improvement impact fees as of January 1, 2025. [Chapter 8, Article x, Section 8-464](#) of the McFarland Municipal Code, also provides regulations regarding park improvement impact fees, parkland impact fees, and other impact fees. The associated fees can be found in [Appendix A: Fees](#), of the McFarland Municipal Code. All fees paid and accepted land dedication, are utilized by the Village toward future park and trail improvements and land acquisition. Park impact fees are established based on this CORP and the Village's Public Facility Needs Assessment, which was last updated in 2020 following adoption of the 2019 CORP. The 2020 Public Facility Needs Assessment should be updated following adoption of this plan. Park impact fees are also adjusted annually by the Village based on the Consumer Price Index—All Urban Consumers-Midwest Region prepared by the United States Department of Labor.

Table 11 provides a comparative look at park impact fees from other Dane County communities. The table compares impact fees imposed by dwelling unit types. The values reflected are accurate as of December 2024. Calculations for the average values shown used only communities which includes a known value. Missing or unknown data is represented with the “#” symbol in the table. Since Cottage Grove and Monona's Park Improvement Impact Fees could not be determined, the total community count is reduced for that calculation. Among the communities compared, Verona is the only community to charge per bedroom and was excluded from this category's average calculations. The City of Madison was intentionally excluded as they were a community not comparable to all other communities within Dane County, based on population and available resources.

Table 11: Comparison of Community Impact Fees (2024)

Municipality	Parkland Dedication Requirement (sq. ft./DU)				Park Land Impact Fee / DU				Park Improvement Impact Fee / DU			
	SF	D	MF	GQ	SF	D	MF	GQ	SF	D	MF	GQ
McFarland	2,106	1,463	1,463	804	\$4,716.75	\$3,276.52	\$3,276.52	\$1,800.29	\$3,059.01	\$2,124.95	\$2,124.95	\$1,167.56
Cottage Grove	2,919 sq. ft. / DU				\$4,600.00	\$3,300.00	\$1,900.00	\$8,100.00	#	#	#	#
Deforest	1,921	1,921	1,440	#	\$3,308.00	\$3,308.00	\$2,486.00	#	\$1,739	\$1,739	\$1,308	#
Fitchburg*	2,900 sq. ft. / DU				\$4,330.00	\$4,330.00	\$4,330.00	\$4,330.00	\$670	\$335	\$160	#
Middleton*	1,450 sq. ft. / DU				\$2,901.00	\$2,901.00	\$1,741.00	\$1,741.00	\$2,901	\$2,901	\$1,741	\$1,741
Monona	2,000 sq. ft. / DU				\$714.00	\$714.00	\$714.00	\$714.00	#	#	#	#
Oregon	878 sq. ft. / DU				\$1,975.00	\$1,975.00	\$1,975.00	\$1,975.00	\$2,374	\$2,374	\$2,374	\$2,374
Stoughton	1,468	1,019	1,019	#	\$2,647.00	\$1,838.00	\$1,838.00	\$952.00	\$3,741	\$2,597	\$2,597	\$1,346
Sun Prairie*	823 sq. ft. / DU				\$2,078.00	\$2,078.00	\$2,078.00	\$2,078.00	\$1,501	\$1,501	\$1,501	#
Verona	1,800	1,800	1,250	#	\$2,450.00	\$2,450.00	\$1,700.00	\$1,700.00	\$300/bedroom			
Waunakee	10% of total area proposed				\$2,826.54	\$1,922.05	\$1,922.05	\$945.18	\$2,826.54	\$1,922.05	\$1,922.05	\$945.18
AVERAGE	1,827	1,717	1,614	1,682	\$2,958.75	\$2,553.87	\$2,178.23	\$2,433.55	\$2,351.44	\$1,936.75	\$1,716.00	\$1,514.75

NOTE: (SF) = Single Family, (D) = Duplex, (MF) = Multifamily, (GQ) = Group Quarters

As of 2024, McFarland is above the average impact fee imposed by communities. However, the research does not include details on how fee amounts are determined from other communities or if they are regularly updated like the Village's.

Table 12: Comparison of Community Parkland Dedication Requirements (2024)

Parkland Dedication Requirement (sq. ft. per DU)				
	SF	D	MF	GQ
McFarland	2,106	1,463	1,463	804
Cottage Grove	2,919 sq. ft. / DU			
Deforest	1,921	1,921	1,440	#
Fitchburg	2,900 sq. ft. / DU			
Middleton	1,450 sq. ft. / DU			
Monona	2,000 sq. ft. / DU			
Oregon	878 sq. ft. / DU			
Stoughton	1,468	1,019	1,019	#
Sun Prairie	823 sq. ft. / DU			
Verona	1,800	1,800	1,250	#
Waunakee	10% of total area proposed			
AVERAGE (by type)	1,824	1,551	1,293	804
AVERAGE (by DU)	1,828	1,828	1,828	1,828
AVERAGE (ALL)	1,827	1,717	1,614	1,682

NOTE: (SF) = Single Family, (D) = Duplex, (MF) = Multifamily, (GQ) = Group Quarters

Table 12 compiles the parkland dedication requirement of comparable communities in Dane County. The values shown are in square feet (sq. ft.) and are current as of 2024. Similarly, the City of Madison is again excluded for the same reasons stated related to Table 11. The Village of Waunakee has also been excluded from all average calculations due to their standard being different in format from all other communities. From the remaining ten communities, there are four communities that define their requirement with minimum square footage by dwelling type (i.e. single-family residence, duplex, etc.) and six communities by total number of dwelling units proposed.

Three average calculations are identified from Table 12's data. The first average includes communities that define their parkland dedication by types of dwelling units (McFarland, Deforest, Stoughton, and Verona). The second average includes communities that define their parkland dedication by the number of dwelling units proposed (Cottage Grove, Fitchburg, Middleton, Monona, Oregon, and Sun Prairie). The last average includes all communities shown. For communities that included one value based on the number of dwelling units proposed, that one value was used across all dwelling types (i.e. Fitchburg: 2,900 sq. ft. was used for SF, D, MF, GQ). From the averages shown, McFarland appears to

be above the average for single-family homes. For all other categories of dwelling unit types, McFarland is below the average. There is an exception with group quarters as there are limited communities that identified this type of dwelling unit.

Community Fundraising & Volunteer Groups

Community groups (e.g. friends of parks) and civic organizations (e.g. Lions Club) are sometimes willing to organize fundraising efforts to assist with costs, programming, and upkeep. These groups can support specific parks on an ongoing basis or lead one-time large capital fundraising efforts. They may also be able to organize volunteer labor to assist with small development projects such as trail creation, maintenance, or playground installations. Local business and corporate support should also be sought. Both non-profit and for-profit organizations can be rewarded for their support with acknowledgment on a plaque or sign at the site.

Park Endowment Fund

The Village could establish an endowment fund as an additional means of providing continual financial support for park acquisition and development. An endowment fund is a self-sustaining account in which assets are invested. The annual disbursement amount of the fund is a set percent of assets, generally smaller than the accrued interest amount, which allows the value of the fund and assets to grow over time. A park endowment fund can provide a means for residents to provide ongoing donations to the Village's park system with the certainty that the money donated will only be used for the advancement of recreation in the community. Gifts to an endowment fund are tax deductible under federal and state law.

7.3 Collaboration and Partnerships

McFarland School District

The Village and School District have collaborated on many projects together. Both public entities should continue their efforts to communicate and find opportunities to work on cost-sharing project planning to advance recreational opportunities. The following items are some of the School District's priority recreational needs:

- The school stadium field is constrained with many scheduled users. As an alternative, District Coaching Staff are finding alternative fields for sport practices and are struggling to find spaces that do not create barriers to student athletes.
- At William McFarland Park, the conceptual baseball/softball diamonds fields shown in the park's master plan should be constructed to accommodate a wide range of age groups, such as wiffleball, kickball, and t-ball. To achieve this, installation of movable pitching mounds and

adjustable outfield fencing suitable for various age groups and recreational tournament use can make the fields multi-use.

- At the Community Park, a home field cross-country course is desired to meet the needs for future events.
- General indoor court space. The repurposing of the old fire truck bay at the Municipal Center as part of the planned Community Center would help to provide additional indoor recreational space.
- Additional recreational uses include additional electrical outlets at park site locations for sporting equipment as needed.

Village Staffing

As more parkland and amenities are added, the Village should continue to annually review its projected staffing plan to ensure that there is sufficient staffing to maintain all parks, trails, and conservancies within the Village.

McFarland Recreation Activities & Play (MRAP) & Other Recreational Organizations

MRAP is a coalition of recreational organizations that facilitates the participation of youth and adults in recreational sports throughout the Village. There are other recreational organizations in and around the Village, including youth soccer, baseball, and hockey organizations. The Village should maintain ongoing communication with recreational organizations on facility needs, sporting events, and collaborate to develop improvements to grow programming needs.

Volunteers

Volunteers help contribute to the success of projects throughout the Village. Recruitment of volunteers can be a great source for help and labor assistance. Creating volunteer opportunities and stewardship on the growth of recreational facilities such as trail construction, can provide intrinsic rewards. The Village should utilize community fundraising, volunteer labor, and donated materials to the greatest extent possible. From community groups to youth organizations, these individuals make significant contributions to our community.

State and Dane County

Collaborate with the state and county officials on regional recreational planning projects as they occur. One example from the Dane County's Parks and Open Space Plan identifies natural areas east and south of the Village (i.e. Door Creek Wildlife Area) that may impact future growth and future parkland space. It would be advantageous to coordinate projects that work towards a shared vision while also exploring cost-share opportunities. Additionally, the county manages lakes and bodies of water (i.e. Lake Waubesa and Lower Mud Lake), a major contributor towards wildlife viewing and recreational water activities.

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, May 6, 2025

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Lee Igl, Public Works Director, Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board regarding the final design for the Community Park Phase 2 improvements and authorize the project for bid.

PREVIOUS ACTION:

The Parks & Recreation Committee recommended approval to the Village Board regarding a proposal from Parkitecture for design services related to Community Park Phase 2 in the amount of \$139,896 at their June 4, 2024, meeting.

The Village Board approved a proposal from Parkitecture for design services related to Community Park Phase 2 at their June 10, 2024, meeting.

The Parks and Recreation Committee discussed the improvements for the Phase 2 development at its meeting on November 6, 2024.

The Parks and Recreation Committee reviewed a conceptual proposal for the Phase 2 development at its meeting on March 4, 2025.

ISSUE SUMMARY:

Community Park Phase 1 started and was completed in 2023. It included digging the well for irrigation, installation of the irrigation system along with grading and seeding all the soccer fields. The fields will need to grow and mature for two years and could be ready to play as soon as the Fall of 2026. Phase 2 of this project began in 2024 with design work leading to possible bidding later this Summer and construction to begin in the Fall.

The following improvements were initially planned for inclusion within Phase 2 of the project:

- Final site work including grading, utilities, and storm sewer improvements.
- Park shelter including restrooms, concessions, gathering space, and related storage areas.
- Parking Lot including paving, curb, and gutter.
- Final landscaping and accessory structures where needed.
- Park accessibility and trail network development.
- Playground.

The objective of Phase 1 was to rough grade the park to get the field locations settled and allow



enough time for grass/turf to properly grow. Phase 2 was to take the next step to construct was is needed within the park to allow for operations of the McFarland Soccer Club to transition from their current location to the new location. These are the most expensive pieces of transition but this does include the key elements to allowing for that transition which are the creation of the parking lot and park shelter. Since the last presentation on this project, Staff has been working with the Consultant to adjust the design to align with the comments received and reduce the anticipated overall cost of the project. An updated proposed site plan and shelter plan is included in the packet along with the estimated cost for the project. The following changes were made since the last meeting:

- Reduction in the size of the shelter by 1,800 square feet. All of the desired space needs are met, the overall size of these spaces are condensed.
- Deferring final paving of asphalt to a future park phase. The parking lot will still be paved but utilize the base course for the first few years until the final asphalt is added.
- Playground will be deferred to a future phase.
- Some additional hardscape and pathways were condensed.

These changes reduced just under \$1 million from the project scope that is outlined below, but as will be shown the project is still a large financial endeavor.

Additionally since the last meeting, we have engaged the McFarland Soccer Club and McFarland School District (Cross Country) to be partners on the development of this project with the Village. We have held initial meetings with both groups to discuss the plans for the project, how their operations align with the use of the park, and ultimately what all parties need going forward in the future location. From the Village's perspective, it is our desire to enter into a use agreement with these group for their dedicated use of the park as is needed in exchange for a long term financial commitment to help offset our capital costs to create the space. Both groups were receptive to creating this partnership pending further discussions, and appreciated being included in the design process to create this new amenity.

We are presently at the intermediary step to agree on the final design for the site and facility to allow the Consultant to take the project to bid. Recommending acceptance of the design to the Village Board and asking them to authorize the project for bidding will help to take the next step in order to finalize our costs which are presently assumptions. The final costs based on received bids will be brought back to Committee and Village Board for decision before a contract can be awarded to proceed. So there is another step in the process later once all the details are known to officially move forward with the project. Also while the project goes to bid, Staff will be working with the Club and District on formalizing the use agreements to bring to Committee and Board at the same time so the terms of these agreements are also known at the same time we consider contract award.

FINANCIAL/BUDGET IMPACT:

Expenses

\$ 114,000 General

\$ 534,651 Paving



\$ 285,450 Utilities
\$1,740,000 Park Shelter
\$ 143,300 Site Amenities/Landscaping
\$ 139,896 Design/Bidding Services
\$ 75,000 Construction Administration
\$ 303,230 Contingency (10%)
(\$ 527) Rounding
\$3,335,000 Total Estimated Project Expenses

This represents the current estimated cost to complete the project as included in your packet.

This is not the final cost nor is approval to proceed the ultimate approval to do the work. This is simply the architect/engineer's opinion of what the costs might be once the project is advertised for bids and those bids submitted to complete the work. We use this as a measuring stick against our budget to plan the financial resources necessary to be able to advance the project, but these costs are not final until we open bids in order to bring forth a recommendation to award a contract. That would be anticipated at the meeting in September should be move forward to the next step.

Revenues

\$2,000,000 2025 Borrowing
\$ 660,000 Funding Gap (to be determined)
\$ 500,000 2025 Parks Fund (Parks Impact Fees)
\$ 175,000 2024 Borrowing (Design)
\$3,335,000 Total Estimated Project Revenues

Based on the opinion of probable costs included here, we have a funding gap of around \$660,000 to make up yet with this budget. The 2024 Budget provided some money for the initial design work and then 2025 Budget allocated the rest of the current funding through new borrowed money and already collected parks impact fees. Sources to make up the remainder of the funding gap are not presently identified but will be addressed once final bid numbers are received. While the project is going out to bid, we will be working with the Soccer Club and School District on developing use agreements meant to help address this gap to align our existing sources of funds with the final numbers to construct the project. Additionally we can consider value engineered design choices by the architect, current unspent debt proceeds, additional debt service, or increased use of the parks fund. As the contract comes forward for a recommendation of award, our objective will be to bring the Committee and Board funding aligned that will have addressed this gap.

VILLAGE PLAN REFERENCE:

[Outdoor Recreation and Open Space Plan 2019-2023](#) - One of the key recommendations of this plan was the acquisition of 20-40 acres of land for a future Community Park on the Village's eastside (page 2). The Village acquired the land in 2019 and then established the master plan for its development in 2021. Guidelines for Community Park development are located on Page 13 of this plan.

[McFarland 2020-2030 Strategic Plan](#) - This plan established a goal to "support the development



of active and passive recreational amenities that appeal to all age groups and abilities" (Page 10). One of the strategies to achieve this goal as outlined within the plan is to "develop individual park master plans that prioritize future developments, including a new community park" (Page 10). The master plan for this park was completed in the fall of 2021. Annually the Village Board has reviewed this as part of its goals and objectives from year to year, and continues to place an emphasis through the funding adopted for the project.

[2021 William McFarland Park and New Community Park Master Plan \(Appendicies\)](#) - The master plan was created to help chart out future growth of this park. The first phase of implementation was the mass grading as described in this memorandum.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended Action:

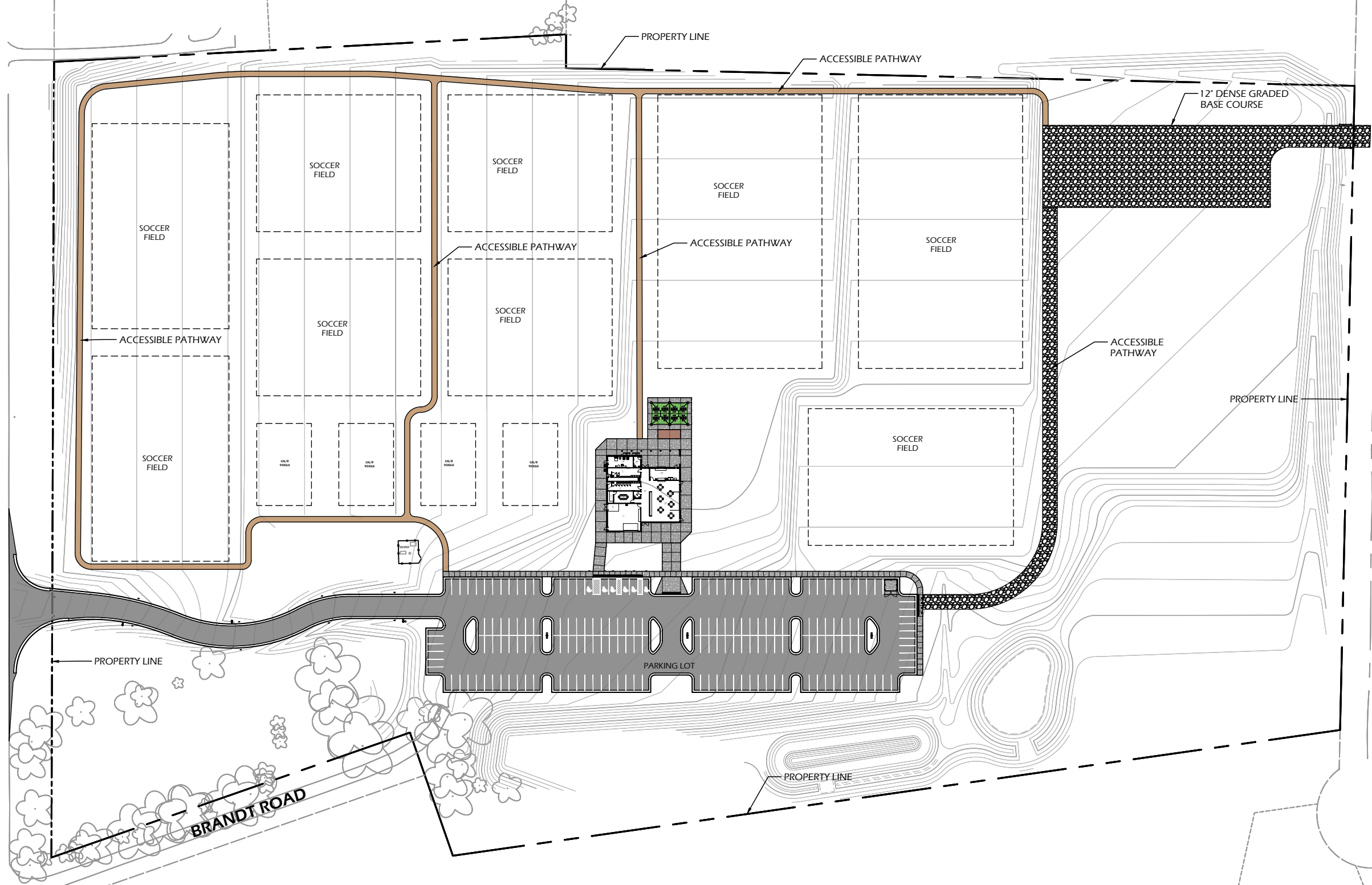
Motion, second to make a recommendation to the Village Board to approve the final design for the Community Park Phase 2 improvements and authorize the project for bid.

ATTACHMENTS:

1. Community Park Phase 2 - Site Plan
2. Community Park Phase 2 - Proposed Shelter
3. Community Park Phase 2 - Cost Estimate

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CTH AB



Revisions:

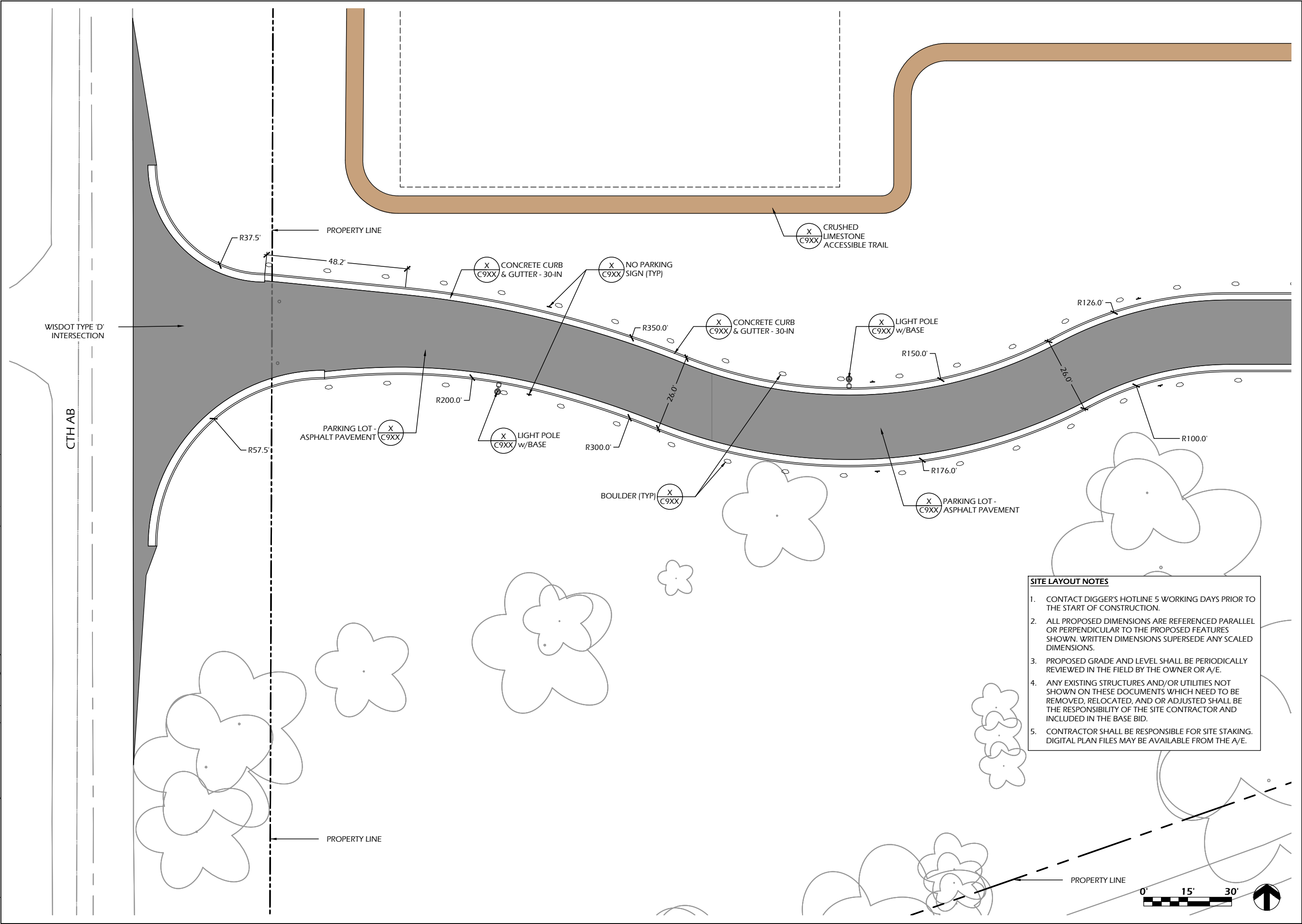
Project #:
Issued For:
Date:

24.029
Review
4/22/2025

Sheet Number

C200

File: V:\24.029 McFarland Community Park Phase 2 CDS\CAD\P-SP.dwg Layout: C210 User: bluem Plotted: Apr 22, 2025 - 4:34pm



- SITE LAYOUT NOTES**
1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
 2. ALL PROPOSED DIMENSIONS ARE REFERENCED PARALLEL OR PERPENDICULAR TO THE PROPOSED FEATURES SHOWN. WRITTEN DIMENSIONS SUPERSEDE ANY SCALED DIMENSIONS.
 3. PROPOSED GRADE AND LEVEL SHALL BE PERIODICALLY REVIEWED IN THE FIELD BY THE OWNER OR A/E.
 4. ANY EXISTING STRUCTURES AND/OR UTILITIES NOT SHOWN ON THESE DOCUMENTS WHICH NEED TO BE REMOVED, RELOCATED, AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR AND INCLUDED IN THE BASE BID.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STAKING. DIGITAL PLAN FILES MAY BE AVAILABLE FROM THE A/E.



**PARKITECTURE
+ PLANNING**
901 Deming Way, Suite 201
Madison, WI 53717
608.203.8203

Project Name: **COMMUNITY PARK - PHASE II**
3234 County Highway AB
McFarland, WI 53558

Revisions:

Project #:	24.029
Issued For:	Review
Date:	4/22/2025

Sheet Title: **SITE LAYOUT PLAN**

Project #: 24.029
Issued For: Review
Date: 4/22/2025

Sheet Number: **C210**

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COMMUNITY PARK - PHASE II
33234 County Highway AB

COMMUNITY PARK
3234 County Highway AB
McFarland, WI 53558

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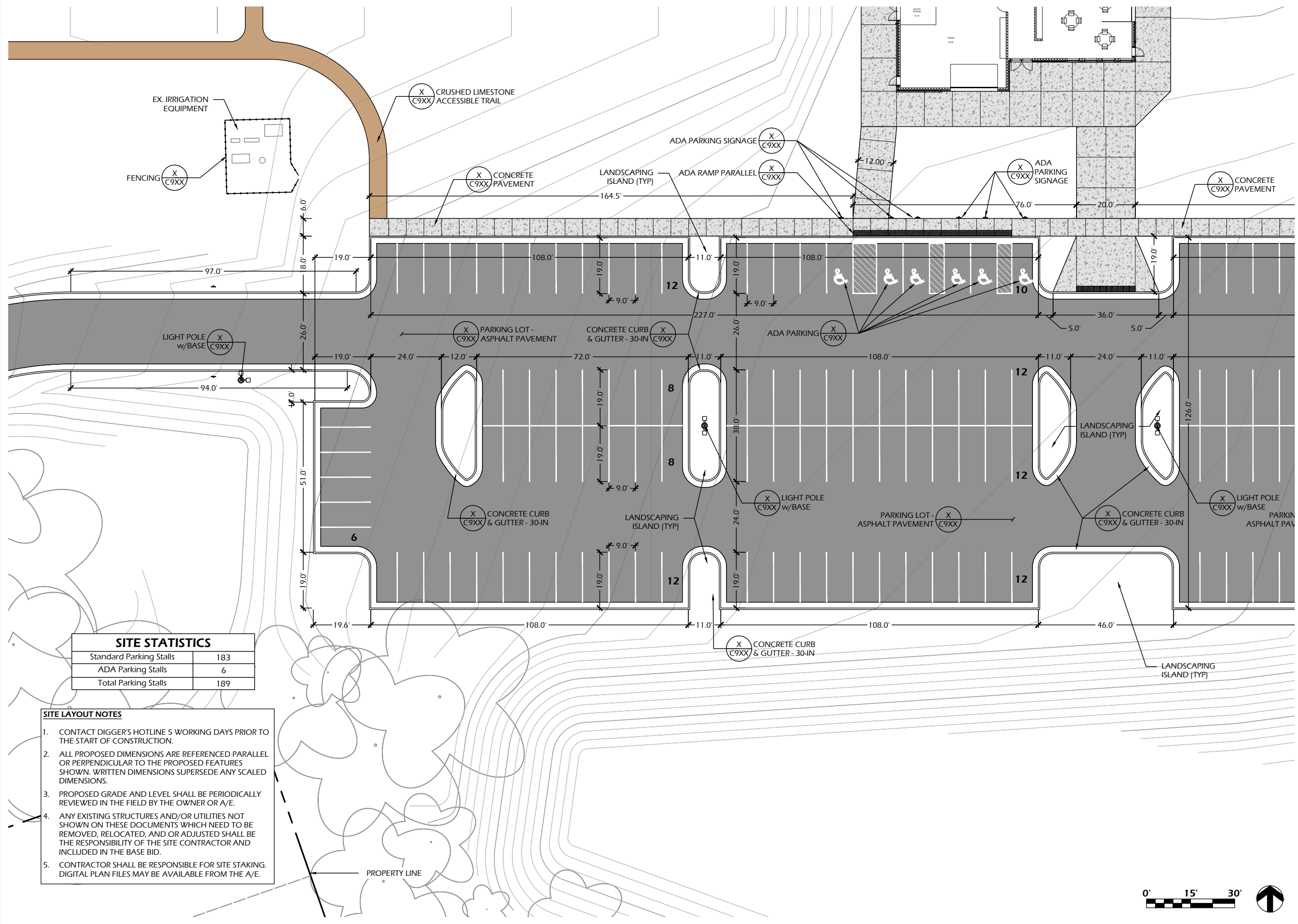
visions:

Project #: 24.029
 Submitted For: Review
 Date: 4/22/2025

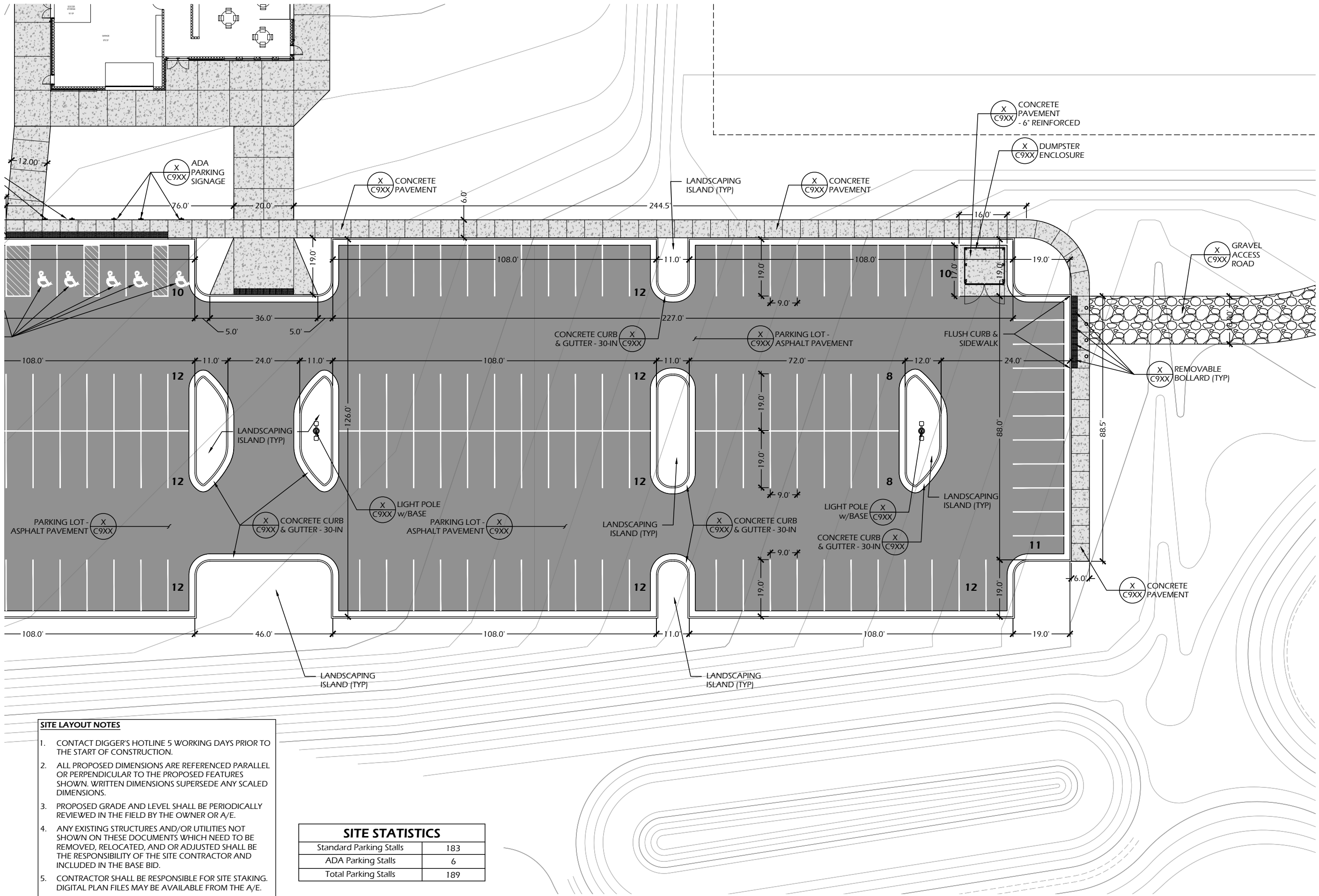
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C211

Page 111 of 123



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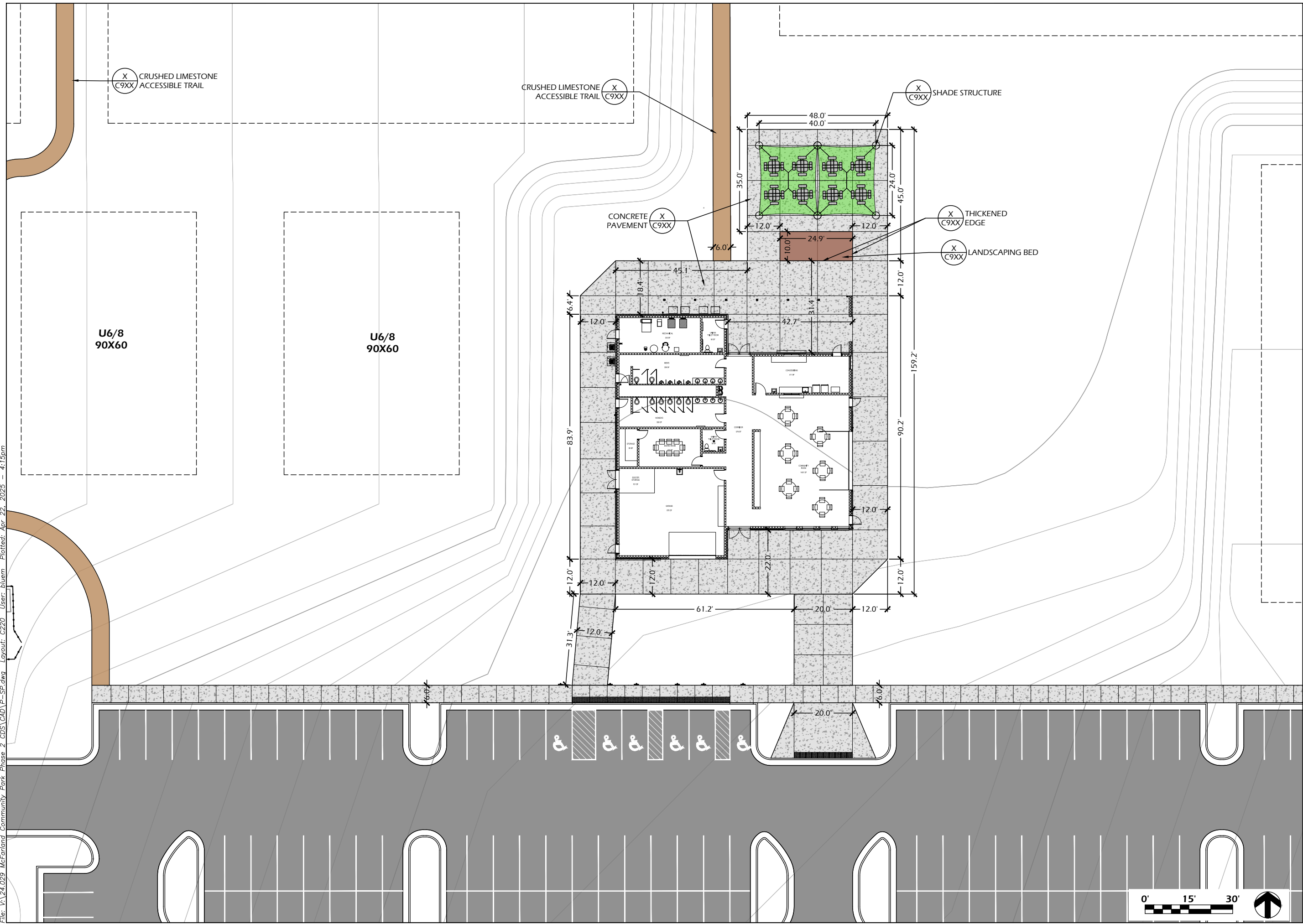
SITE LAYOUT NOTES

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- ALL PROPOSED DIMENSIONS ARE REFERENCED PARALLEL OR PERPENDICULAR TO THE PROPOSED FEATURES SHOWN. WRITTEN DIMENSIONS SUPERSEDE ANY SCALED DIMENSIONS.
- PROPOSED GRADE AND LEVEL SHALL BE PERIODICALLY REVIEWED IN THE FIELD BY THE OWNER OR A/E.
- ANY EXISTING STRUCTURES AND/OR UTILITIES NOT SHOWN ON THESE DOCUMENTS WHICH NEED TO BE REMOVED, RELOCATED, AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR AND INCLUDED IN THE BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STAKING. DIGITAL PLAN FILES MAY BE AVAILABLE FROM THE A/E.

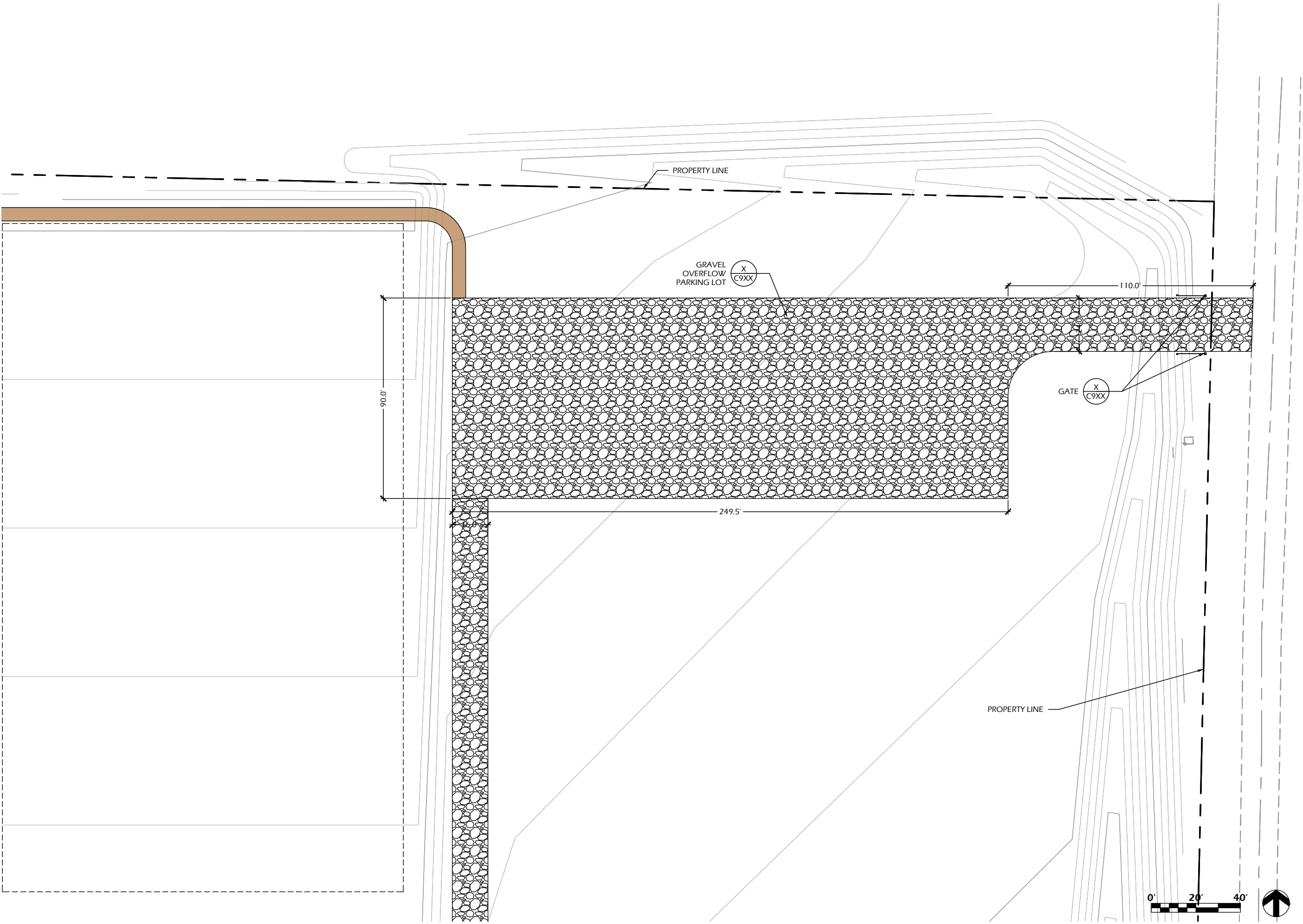
SITE STATISTICS

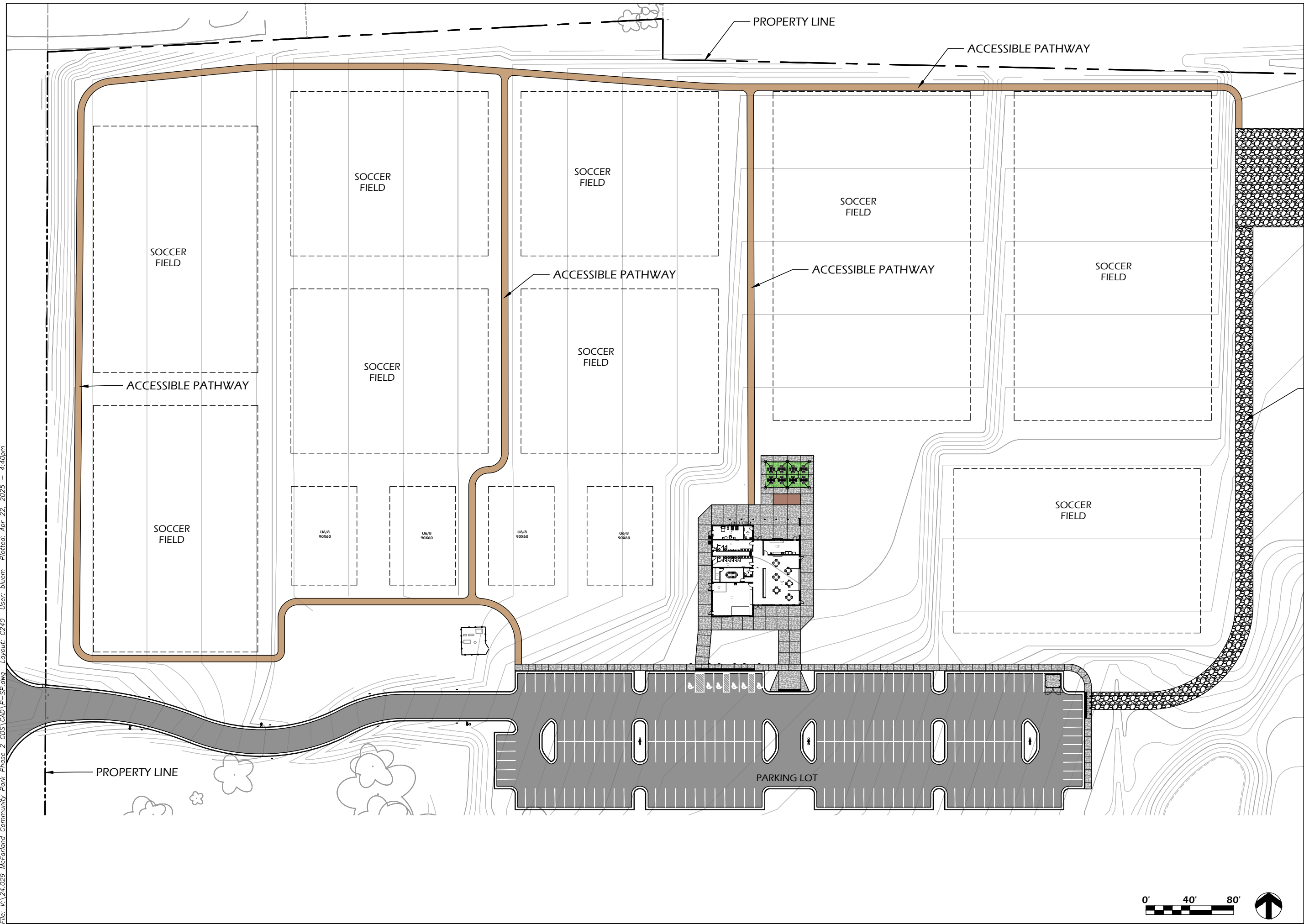
Standard Parking Stalls	183
ADA Parking Stalls	6
Total Parking Stalls	189

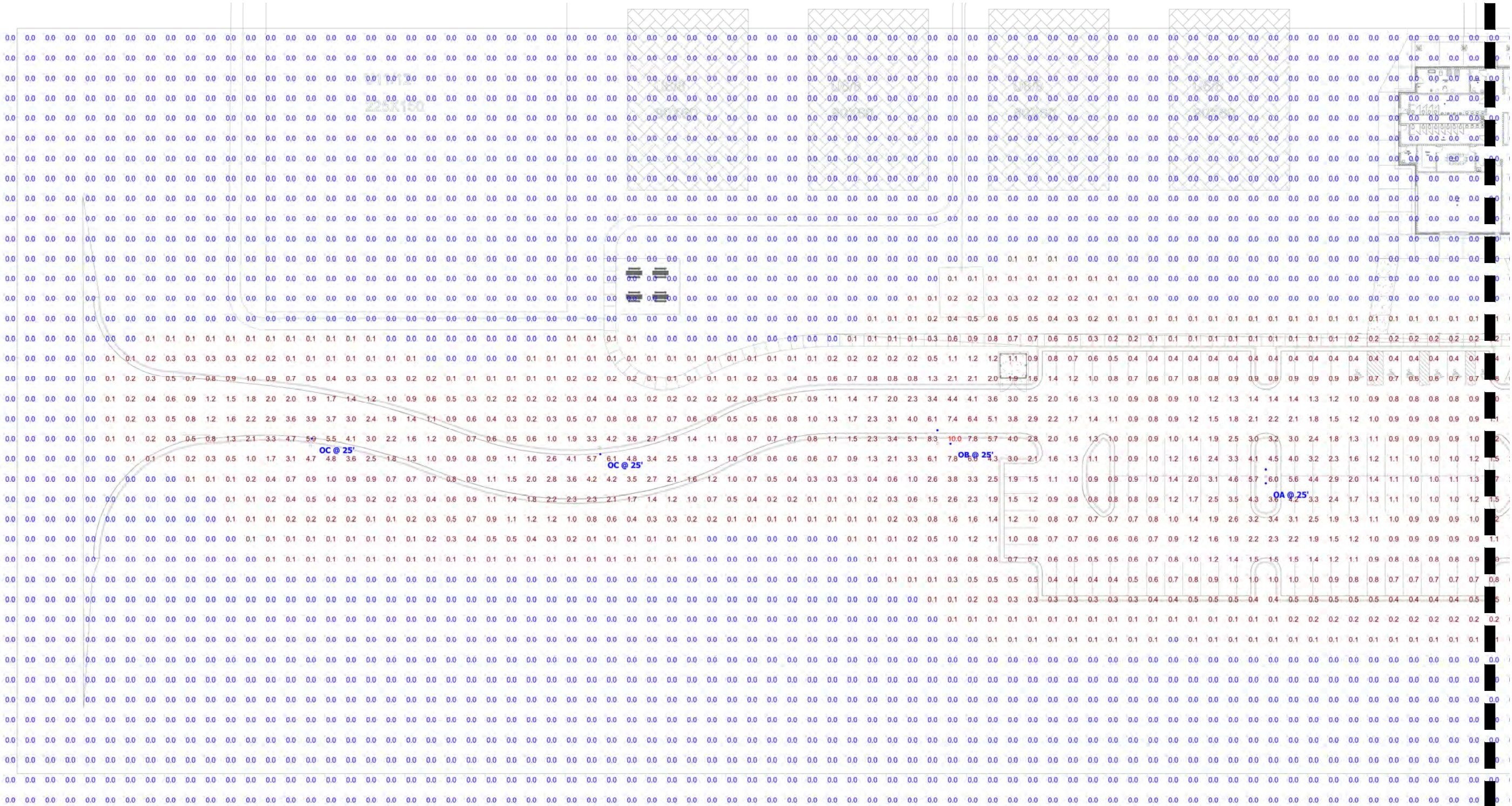




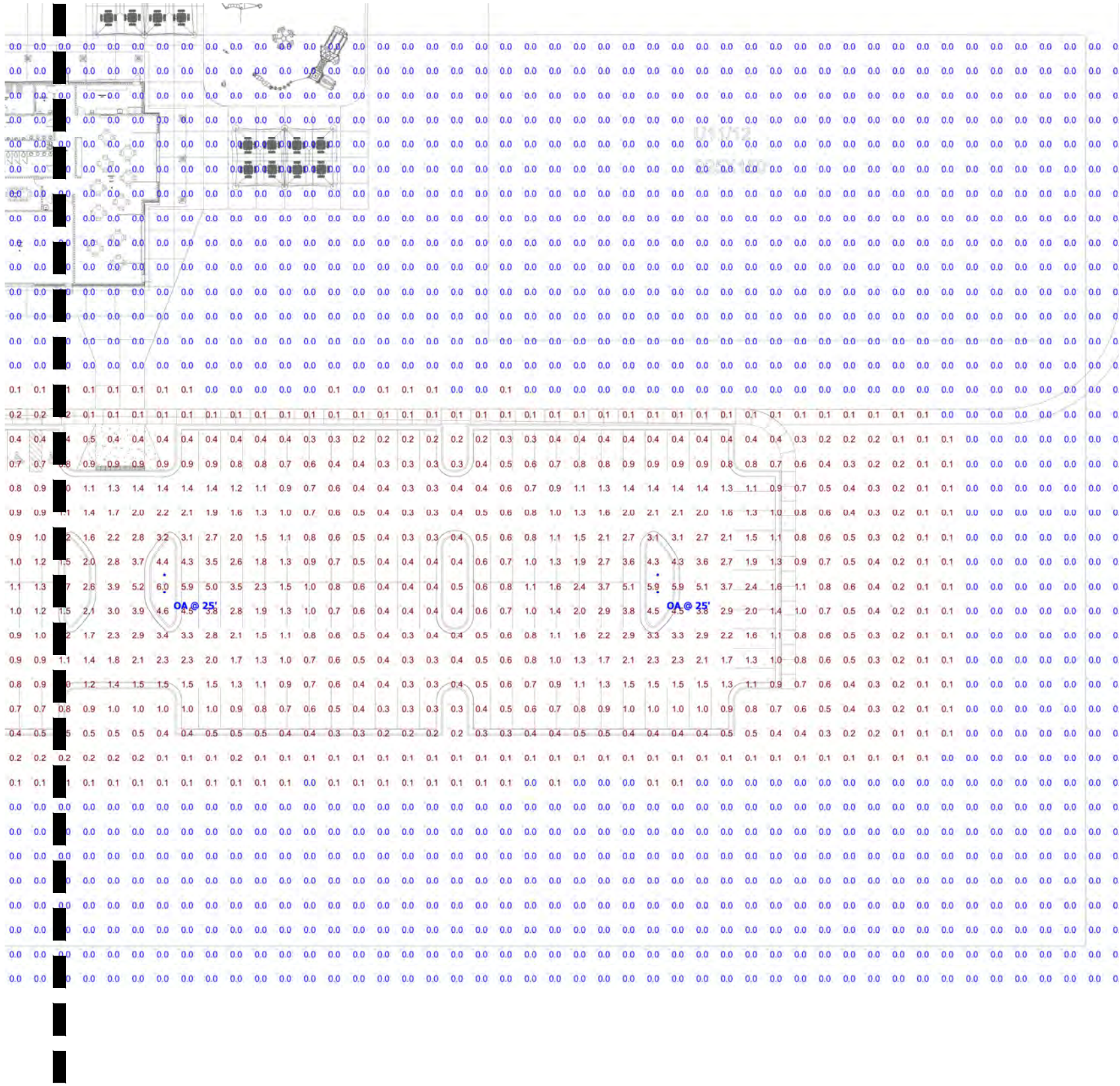
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MATCH LINE
C500



Project Name:
COMMUNITY PARK - PHASE II
3234 County Highway AB
McFarland, WI 53558

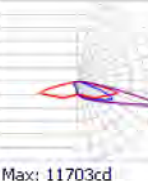
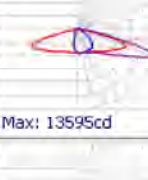
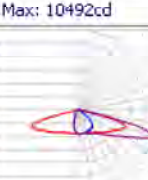
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Issued For: Review
Date: 2/7/2025

Sheet Number
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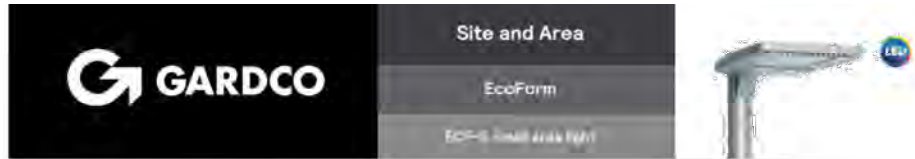
Sheet Title:
SITE PHOTOMETRIC PLAN

File: V:\24.029 McFarland Community Park Phase 2 CDS\CAD\P-Photometrics.dwg Layout: C502 User: bluem Plotted: Feb 07, 2025 - 3:46pm

Schedule											
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	OA		3	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-3	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 3 OPTIC, No Shield	1	14851	1	243.2	 Max: 11703cd
	OB		1	SIGNIFY GARDCO	[...]	[...]	1	[...]	1	243.2	
				SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-2	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 2 OPTIC, No Shield	1	15178	1	121.6	 Max: 13595cd
				SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-4	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 4 OPTIC, No Shield	1	15536	1	121.6	 Max: 10492cd
	OC		2	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-2	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 2 OPTIC, No Shield	1	15178	1	121.6	 Max: 13595cd

*No substitutions shall be allowed without prior approval from engineer of record and lighting designer.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot and Drive	+	1.5 fc	10.3 fc	0.2 fc	51.5:1	7.5:1
Property Line	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A



Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Ordering guide

Example: ECF-S-64L-900-NW-G2-AR-S-120-HIS-MGY

Profile	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage	
ECF-S	32L 32 LEDs (2 modules)	365 365mA 530 530mA 700 700mA 1A 1050mA 1.2A 1200mA	WW-G2 Warm White 2000K, 70CRI Generation 2 NW-G2 Neutral White 4000K, 90CRI Generation 2 CW-G2 Cool White 5000K, 90CRI Genus Micro 2	AR ¹ Arm Mount (standard) The following mounting kits must be ordered separately (See enclosures): SP ⁴ Slip Fitter Mount (fits to 2" - 2.5" diam) WS ⁵ Wall mount, with surface conduit, pre-wired, pre-terminated RAM ⁶ Retrofit arm mount kit	Type 2 2-90° Rotated left 90° 2-270° Rotated right 270° Type 3 3-80° Rotated left 80° 3-270° Rotated right 270° Type 4 4-90° Rotated left 90° 4-270° Rotated right 270° Type 5 5-90° Rotated left 90° 5-270° Rotated right 270°	AFR-90 Auto Front Row, Rotated left 90° AFR-270 Auto Front Row, Rotated right 270° BLC-90 Back Light Control, Rotated left 90° BLC-270 Back Light Control, Rotated right 270° LCL ⁷ LED Corner Optic Left RCL ⁸ LED Corner Optic Right	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 60-277V (50/60Hz) UNV 94.5-480V (50/60Hz)
Options	Accessories	Photometrics	Options	Accessories	Notes		
DP ¹⁰ 0-10V External Dimming (for continuity dimming) DQ ¹¹ Dual Circuit Control FAB ¹² Field Adjustable Bracket Selection SRD ¹³ SRD driver connected to 24ga socket DynaDimmer Automatic Profile Dimming C800 ¹⁴ Safety 50% Dimming, 7 hours C850 ¹⁵ Motion 50% Dimming, 8 hours C900 ¹⁶ Safety 20% Dimming, 7 hours C950 ¹⁷ Motion 20% Dimming, 8 hours	WIR ¹⁸ Wireless interface (includes SR driver and SR receptacle - do NOT select SRD) LB Low (7'-10' mounting height) sensor, Black color housing LW Low (7'-10' mounting height) sensor, White color housing HB High (15'-40' mounting height) sensor, Black color housing HW High (15'-40' mounting height) sensor, White color housing	PCB ¹⁹ Photocell control TLR0 ²⁰ (Tight Lock) Receptacle 5 Pin TLR07 ²¹ (Tight Lock) Receptacle 7 Pin TLR07 ²² (Tight Lock) Receptacle w/PhotoCell	ESG ²³ Single (200, 271, 347VAC) F2 ²⁴ Double (208, 240, 480VAC) Pole Mount Fixing FP1 ²⁵ Single (200, 271, 347VAC) FP2 ²⁶ Double (208, 240, 480VAC) FP3 ²⁷ Canadian Double Pole (240, 240, 480VAC) Surge Protection (UL94V-0) SP2 ²⁸ Incorporated 20A BAC ²⁹ Meets the requirements of the Buy American Act of 1933 (BAA)	Square Pole Adapter included in standard product T8 ³⁰ Terminal Block RPA ³¹ Round Pole Adapter (fits to 2" - 3" O.D. poles) HSE ³² Internal House Side Shelf RAL ³³ Specify optional color or RAL (see RAL 7034) CC Custom color (Must supply color chip for required factory quote)	Tested: BK Black WH White BR Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (see RAL 7034) CC Custom color (Must supply color chip for required factory quote)		

1. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 2. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 3. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 4. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 5. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 6. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 7. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 8. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 9. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 10. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 11. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 12. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 13. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 14. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 15. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 16. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 17. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 18. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 19. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 20. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 21. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 22. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 23. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 24. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 25. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 26. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 27. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 28. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 29. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 30. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 31. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 32. All wiring connections with wire-nuts or other approved means. Do not use wire ties. 33. All wiring connections with wire-nuts or other approved means. Do not use wire ties.





SOUTHEAST



SOUTHWEST



NORTHEAST



NORTHWEST

OPINION OF PROBABLE CONSTRUCTION COSTS

GENERAL	Item	Qty.	Unit	Unit cost	Item Total	Comments
	MOBILIZATION	1	LS	\$75,000.00	\$75,000.00	
	EROSION CONTROL	1	LS	\$9,000.00	\$9,000.00	
	DEMOLITION	1	LS	\$5,000.00	\$5,000.00	
	EARTHWORK	1	LS	\$25,000.00	\$25,000.00	
				SUBTOTAL	\$114,000.00	
PAVEMENT	DENSE GRADED BASECOURSE					
	CONCRETE	710	TN	\$18.00	\$12,777.60	8"
	FIRE ACCESS ENTRY AREA	68	TN	\$18.00	\$1,224.96	8"
	DUMPSTER PAD	16	TN	\$18.00	\$290.40	8"
	PARKING AND WEST ACCESS ROAD	3095	TN	\$18.00	\$55,717.20	6"
	CURB AND GUTTER	531	TN	\$18.00	\$9,564.19	8"
	EAST PARKING LOT & CONNECTOR	3215	TN	\$18.00	\$57,868.67	8"
	CRUSHED LIMESTONE TRAIL	847	TN	\$18.00	\$15,250.95	6"
	ASPHALT					
	BINDER COURSE	1011	TN	\$100.00	\$101,128.13	2.25"
	CONCRETE PAVEMENT 5-INCH					
	SIDEWALKS	12100	SF	\$8.50	\$102,850.00	
	CONCRETE PAVEMENT 6-INCH REINFORCED					
	FIRE ACCESS ENTRY AREA	1160	SF	\$11.00	\$12,760.00	
	DUMPSTER PAD	275	SF	\$11.00	\$3,025.00	
	THICKENED EDGE WALK	70	LF	\$9.00	\$630.00	
	CURB AND GUTTER	3019	LF	\$30.00	\$90,570.00	
	CRUSHED LIMESTONE TRAIL TOPPING	17775	SF	\$2.25	\$39,993.75	
	PAVEMENT MARKINGS	1	LS	\$24,000.00	\$24,000.00	
	DETECTABLE WARNING PANELS	200	SF	\$35.00	\$7,000.00	
				SUBTOTAL	\$534,650.85	
UTILITIES						
	1.5" WATER LAT	50	LF	\$60.00	\$3,000.00	
	WATER SERVICE CONNECTION	1	EA	\$6,500.00	\$6,500.00	VALVES, FITTINGS, ETC
	DRINKING FOUNTAIN	1	EA	\$5,500.00	\$5,500.00	
	SANITARY LATERAL TO SEPTIC	100	LF	\$45.00	\$4,500.00	
	WELL SYSTEM	1	LS	\$35,000.00	\$35,000.00	BY OWNER
	SEPTIC SYSTEM	1	LS	\$100,000.00	\$100,000.00	BY OWNER
	ELECTRIC SERVICE	1	LS	\$25,000.00	\$25,000.00	
	PARKING LOT LIGHT POLES	6	EA	\$6,500.00	\$39,000.00	
	UNDERDRAIN - 4"	260	LF	\$25.00	\$6,500.00	
	STORM SEWER – 4"	80	LF	\$35.00	\$2,800.00	
	STORM SEWER – 8"	100	LF	\$45.00	\$4,500.00	
	STORM SEWER – 12"	110	LF	\$55.00	\$6,050.00	
	STORM SEWER – 18"	200	LF	\$80.00	\$16,000.00	
	STORM SEWER – 36"	40	LF	\$130.00	\$5,200.00	
	STORM INLETS	3	EA	\$3,000.00	\$9,000.00	
	60" MH	1	EA	\$6,500.00	\$6,500.00	
	18" ENDWALL	1	EA	\$2,400.00	\$2,400.00	
	36" ENDWALL	2	EA	\$4,000.00	\$8,000.00	
				SUBTOTAL	\$285,450.00	
SITE AMENITIES	COMMUNITY SHELTER BUILDING	5800	SF	\$300.00	\$1,740,000.00	
	MONUMENT SIGN	1	EA	\$3,500.00	\$3,500.00	
	REMOVEABLE BOLLARD	4	EA	\$800.00	\$3,200.00	
	PICNIC TABLES	12	EA	\$1,500.00	\$18,000.00	
	BIKE RACK	2	EA	\$800.00	\$1,600.00	
	SHADE STRUCTURE	1	EA	\$40,000.00	\$40,000.00	
	IRRIGATION EQUIPMENT FENCE	1	LS	\$7,500.00	\$7,500.00	
				SUBTOTAL	\$1,813,800.00	
LANDSCAPING	TREE PLANTINGS	87	EA	\$500.00	\$43,500.00	
	LANDSCAPING BEDS	1	LS	\$5,000.00	\$5,000.00	
	RESTORATION	1	LS	\$21,000.00	\$21,000.00	
				SUBTOTAL	\$69,500.00	

TOTAL **\$2,817,400.85**
10% Contingency **\$281,740.08**
TOTAL COST **\$3,099,140.93**

Project: -McFarland Community Shelter
Location: McFarland, WI



Owner:
Estimate: PF-2 4/10/2025 5,422 SF

Category of Work	Estimate		
Sitework	\$50,000	to	\$55,000
Concrete	\$110,000	to	\$121,000
Masonry	\$283,000	to	\$311,000
Steel	\$2,000	to	\$2,200
Carpentry Labor, Materials, Cabinets & Countertops	\$220,000	to	\$242,000
Thermal & Moisture Protection	\$110,000	to	\$121,000
Doors, Frames, Hardware, Glass	\$94,000	to	\$104,000
Finishes	\$54,000	to	\$59,000
Specialties	\$22,000	to	\$24,000
MEPFP	\$320,000	to	\$352,000
General Conditions and Construction Management	\$319,000	to	\$350,000
Estimated Total	\$1,584,000		\$1,741,200

Baseline Estimate Details:

1. This level 1 estimate, at approximately 20% documents or information available, is intended for concept study and feasibility. Used to assist in budgeting a project, a conceptual estimate is based on general construction understanding, experience, historic data and a basic knowledge of the intended project type and size. Pricing was estimated using square foot costs and historic unit rates, with adjustments for significant conditions.

Exclusions:

1. Site survey, topography and soil borings
2. Builders risk insurance
3. Architectural and Engineering (MEP & Civil) Fees
4. Impact fees of any kind
5. Parking Lot to include any curb and gutter
6. Subsoil undercutting and frost removal
7. Dewatering or pumping
8. Kitchen Equipment
9. Gas, water and electric service company installation or use fees
10. Landscape irrigation system, piping installation or repair work
11. Winter conditions
12. Project phasing
13. Off-hours and premium time work