

Tuesday, August 19, 2025

7:00 PM

**McFarland Municipal Center**  
5915 Milwaukee St, McFarland  
Community Room

## AGENDA

The public may attend in-person or remotely through the Zoom webinar or telephone options listed below. *Please 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/85755749643>

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

Webinar ID: 857 5574 9643

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

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

## 3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the June 17, 2025 Plan Commission meeting.

## 4. BUSINESS.

- a. Discussion and action on a Site Design Review Permit submitted by Matt Schuenke, Village Administrator, for Phase 2 improvements to the Community Park located at 3234 County Highway AB.
- b. Discussion and action to make a recommendation to the Village Board regarding Resolution 2025-17, a resolution authorizing the Village Administrator to execute a pre-development agreement with Elvehjem Acres LLC and Bliffert Southwest Holdings LLC.
- c. Discussion regarding land division and zoning public notices.

## 5. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, September 16, 2025 at 7:00PM.

## 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](mailto: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.

## **Plan Commission Minutes June 17, 2025, at 7:00 P.M.**

**Members Present:** Stephanie Brassington, Luke Fessler, Austen Conrad, Karen Pominville, Chris Reynolds

**Members Absent:** Scott Peters, Eric Johnson (excused)

**Staff Present:** Andrew Bremer, Kong Thao

### **1. CALL TO ORDER, ROLL CALL**

Chair Brassington called the meeting to order at 7:02 P.M.

### **2. PUBLIC APPEARANCES.**

There were no public appearances during this section.

### **3. APPROVAL OF MINUTES.**

- a. Motion to approve the minutes of the May 20, 2025, meeting.

Brassington motioned to approve the minutes of the May 20, 2025, Plan Commission meeting. Conrad seconded the motion. Motion passed 5-0.

### **4. BUSINESS.**

- a. Discussion and action to make a recommendation to the Village Board regarding Ordinance 2025-07, an ordinance rezoning parcel #0610-024-9691-1 from A-1 Agricultural Transition to PD – Planned Development District – General Plan Approved. Rezoning requested by Lakestone Properties.

Bremer provided a summary of the Applicant's changes to the General Plan Development following the May 20, 2025 Plan Commission meeting. Bremer's comments discussed the traffic impact analysis study, comments received from Dane County, and the Village Engineer and Fire Chief's letters. Lee Gibbs, Traffic Engineer consultant, was present to provide additional comments on the traffic impact analysis. Bremer stated that several of the details discussed in the letter are to be included within the Detailed Plan when submitted. Bremer explained potential next steps if the project moved forward and if no future action was taken by the Applicant the zoning would revert back to A-1 per the terms within Ordinance 2025-07. Brett Reimen and Brian Spanos, Lakestone Properties and Applicant, were present and provided additional comments.

The Commission discussed owner-occupied uses of the duplex properties and possible next steps.

Brassington motioned to recommend to the Village Board approval of Ordinance 2025-07, an ordinance rezoning parcel #0610-024-9691-1 from A-1 Agricultural Transition to PD – Planned Development District - General Plan Approved with the following conditions of approval:

1. The applicant to provide at least one phase of the PD Detailed Plan within one (1) year after adoption of this ordinance, or submit a request for extension. Failure to complete either will result in rescinding the PD zoning back to A-1 Agricultural Transition District.
2. The applicant to address the Village Fire Chief's comments included in the letter dated June 12, 2025 as part of the Planned Development Detailed Plan or Final Plat as applicable.
3. The applicant to address the Village Engineer's comments included in the letter dated June 12, 2025 as part of the Planned Development Detailed Plan or Final Plat as applicable.

Fessler seconded the motion. Motion passed 5-0.

- b. Discussion and action to make a recommendation to the Village Board regarding Sperle Corners, a preliminary plat submitted by Lakestone Properties for a proposed 147-unit residential subdivision at the northwest intersection of Elvehjem Road and CTH AB, parcel #061002496911.

Bremer provided a summary on the agenda item discussing the conditions of approval within the motion. The Commission did not have additional comments or concerns.

Fessler motioned, to recommend to the Village Board to approve Sperle Corners, a preliminary plat submitted by Lakestone Properties for a proposed 147-unit residential subdivision at the northwest intersection of Elvehjem Road and CTH AB, parcel #061002496911, conditioned on the following:

1. Lakestone to include a note on the Final Plat noting the grading and development restrictions in the 75' wetland setback area.
2. Lakestone shall have 24 months after the date of approval of the Preliminary Plat to file the Final Flat for review and approval by the Village Board, otherwise the Preliminary Plat will be considered void unless an extension is requested in writing and granted by the Village prior to the 24 month termination date.
3. The applicant to address the Village Fire Chief's comments included in the letter dated June 12, 2025 as part of the Planned Development Detailed Plan or Final Plat as applicable.
4. The applicant to address the Village Engineer's comments included in the letter dated June 12, 2025 as part of the Planned Development Detailed Plan or Final Plat as applicable.



5. Concurrent with the Final Plat, review and approval of a development agreement between Lakestone and the Village.

Brassington seconded the motion. Motion passed 5-0.

5. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, July 15, 2025, at 7:00PM

6. ADJOURNMENT.

Conrad motioned to adjourn. Fessler seconded the motion. Motion passed 5-0. Meeting adjourned at 7:29 PM.



**VILLAGE OF  
McFarland  
SUMMARY SHEET**

**MEETING DATE:** Tuesday, August 19, 2025

**SECTION:** Business

**DEPARTMENT:** Community Development

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

**AGENDA ITEM:** Discussion and action on a Site Design Review Permit submitted by Matt Schuenke, Village Administrator, for Phase 2 improvements to the Community Park located at 3234 County Highway AB.

**PREVIOUS ACTION:**

November 8, 2021 - The Village Board accepted the master plan for the new Community Park at its meeting.

November 22, 2021 - The Village Board adopted the 2022 Budget at this meeting, which included funding for the project as presented within this design. Design services proposal was also authorized to proceed at this meeting.

April 11, 2022 - The Village Board authorized bidding the Community Park Phase 1 design.

April 11, 2022, the Village Board approved updates to the 2021 Community Park Master Plan based on the Phase 1 detailed plans included in the packet.

June 4, 2024 - Parks & Recreation Committee recommended approval to the Village Board proposal from Parkitecture for design services for Phase 2

June 10, 2024 - Village Board approved a proposal from Parkitecture for design services for Phase 2.

March 4, 2025 - Parks & Recreation Committee reviewed the conceptual proposal for Phase 2 development.

May 6, 2025 - Parks & Recreation Committee recommends approval of the final design for Community Park Phase 2 improvements and authorizes the project for bid.

May 13, 2025 - Village Board approved the final design for Community Park Phase 2 improvements and authorized the project for bid.

**ISSUE SUMMARY:**

The Village Administrator has submitted a Site Design Review Permit for Phase 2 improvements to the Community Park located at 3234 County Highway AB. The submittal for Phase 2 includes construction of a new 5,800 sq. ft. 4-season park shelter, asphalt parking lot for 187 proposed parking stalls (6 ADA stalls), and associated trails and sidewalks. The

improvements also include a temporary gravel overflow parking lot at the northeast corner of the lot separated by temporary bollards connecting a 16' gravel pathway to the main parking lot.

The Community Park will include connections to future bike trail networks. The review of the Community Park site design will be a multi-phase process, over several years, with details of development possibly undergoing changes through each submittal. Phase 2 began in 2024 with design work for possible bidding later this summer and construction planned for Fall 2025 with



completion in August of 2026. At the May 6, 2025 Parks & Recreation Committee meeting, it was decided that certain design features of the site were condensed or deferred to future phases for budget purposes. Some of these improvements included asphalt for the temporary overflow parking lot to the northeast, playground structure, and additional shading and outdoor seating.

### **Phase 1 Summary**

The Plan Commission previously approved Phase 1 at the May 17, 2022 meeting. Phase 1 included removal of previously existing buildings, mass grading of the site to establish future grades for the 13 playing fields, two years of turf establishment, and site amenities like parking lot, wells, and installation of an irrigation system. For a more thorough account of the Community Park project plans, additional conceptual alternatives and final recommendations can be found within the McFarland Parks' Master Plans

(<https://www.mcfarland.wi.us/DocumentCenter/View/1589/McFarland-Parks-Master-Plans-Final-PDF>).

### **Existing Conditions**

The existing property is 26 acres and is currently zoned RH-1, Rural Homes. Following Phase 1's completion, the Community Park includes 13 outdoor grass fields for ages U6 – U14, two stormwater management areas, and a temporary gravel driveway and parking lot. The relocation of the soccer fields from McFarland Park to this location provides the Village opportunities for improvements to McFarland Park. The following properties are adjacent to the project location.

- Adjacent to the west is the Freeway Manor subdivision, which includes all single-family homes. All properties are zoned RH-1, Rural Homes. CTH AB runs north-south, separating this subdivision from the Community Park. This highway is a Dane County road and not owned or maintained by the Village.
- Adjacent to the east is a private road for three properties. The private road separates a 25-acre private property that is used as a botanical nursery. This property is zoned A-1 Exclusive Agriculture (Dane County)
- Adjacent to the south is a 36-acre parcel of undeveloped property used as farmland. This property is zoned A1 Agricultural Transition.
- Adjacent to the north are three properties. Beginning from west to east:
  - 3274 CTH AB, a 1-acre single-family home zoned RH-1.
  - 3111 Siggelkow Road, a 1.9-acre single-family residence with two barns. This property is in the Town of Cottage Grove and is zoned RR-1 Rural Residential ([Dane County zoning](#)).
  - Parcel No. 154/0711-313-8045-1. An undeveloped 9.0-acre parcel owned by the McFarland School District. This property is currently used for community gardening. This property is zoned RH-1 Rural Homes.

### **Sec. 62-310(e) Site Design Review Standards**

- Grading. Phase 2 will increase the existing impervious surface area from Phase 1's 88,500 sq. ft. to 142,500 sq. ft., an increase of 54,000-sq. ft. The increase includes new building areas, additional temporary gravel overflow/special event parking lot, and



paved/impervious pathways. Phase 1 also included the creation of two detention ponds for the site. The packet includes a review letter from the Village Engineer. The Village Engineer's letter includes comments on the limestone trails for future ease of maintenance on site and inclusion of gutter openings every 50-100 feet along the proposed driveway (over 400 foot long) to redirect heavy flow to adjacent ditchline. The applicant has updated the site plan to include radii on trails that have been softened where feasible relative to the soccer field zones and adding curb cuts along the southern curb section of the driveway, approximately every 50 ft.

- **Landscaping.** The landscaping plan can be found on Sheets C801-C805, dividing the property into quadrants for clarity. Staff review of the landscaping plan includes 41 canopy trees, 29 tall evergreen trees, and 23 medium deciduous trees, along with an assortment of perennials and grasses. The grand total number of trees proposed is 93 trees. This equates to 3,035 total proposed landscaping points. This value does not include existing mature trees on the property. The proposed landscaping plan includes trees to be planted along the north and west lot line, driveway, and within the parking lot. Minimal trees are planned to be planted in the parcel's center, to avoid potential erosion and grade changes for field activities. Per Sec. 62-70, the only residential districts that have minimum requiring landscaping points are the R-3 and R-E districts. The current zoning for this property is RH-1, which does not require a minimum number of landscaping points. However, this does not preclude plans from adding landscaping as needed for the site. For informational purposes, the table below provides the minimum required landscaping points if the property were zoned R-3 General Residence. The proposed improvements would require 2,084 landscaping points.

|                                   | Site Measurement | Point required       | Points Required |
|-----------------------------------|------------------|----------------------|-----------------|
| Building Foundation (ft)          | 330              | 50 per 100 ft        | 165             |
| Gross Floor Area (sq. ft)         | 5,800            | 20 per 1000 sq ft    | 116             |
| Street Frontage (ft)              | 873              | 50 per 100 ft        | 436             |
| Paved area (sq. ft)               | 136,700          | 100 per 10,000 sq ft | 1,367           |
| Total Landscaping Points Required |                  |                      | 2,084           |

- Per Appendix B (h) Off-street Parking Lot Landscaping Requirements - *All required off-street parking areas designed to accommodate five (5) or more vehicles in any zone, shall be landscaped according to the standards in this subsection. The requirements of this subsection are in addition to the minium landscape points required by district regulations.* This standard is for projects which include off-street parking areas.
  - (1) *Landscaping Objective.* The objective of this requirement is to soften the sensory impacts of parking areas through well-designed landscaped areas. In Staff's opinion, the proposed landscaping plan achieves this with a variety of canopy tree species planted along the driveway and entrance as vehicles enter the lot. This treeline screens adjacent soccer fields and assists with the transition



onto the property.

- (2) *Canopy Tree and Curbed Island and Peninsula Requirements.* The proposed parking lot includes 11' wide curbed islands for every 12 single row configuration of parking stalls. Curbed islands are also located in the parking lot's center, where there are two double-row configurations of parking stalls. Each curb island includes either a canopy tree or a full-cut-off downward-casting light pole. The RH-1 District is not listed among the required districts for curbed islands. The landscaping plan still includes trees planted on curbed islands.
  - (3) *Parking Area Screening.* The proposed parking lot is located beyond 25' of a residential zoned parcel. The plan includes additional trees to be planted along the south lot line to provide additional screening for the project site. Along the southwest corner, additional existing trees are expected to remain. Per Sec. 44-23, all public parks are closed from 10:00 PM to 6:00 AM. In Staff's opinion, potential light spillover from vehicle headlights will mostly be screened or will fall short of adjacent residential properties.
- 
- **Building Relationship.** The proposed park shelter is mostly located in the center of the parcel. The proposed park shelter is set back over 600' from CTH AB and over 400' from the north lot line. There are concrete pads surrounding the park shelter with connecting limestone trails throughout the property.
  - **Lighting.** The lighting plan is included on sheets C500-C502. The proposed lighting plan does not appear to show any spillover of light to adjacent properties. The lighting plan includes downward-cast full light cutoff fixtures, illuminating the park's driveway and areas within the parking lot. Staff's review of the lighting plan also showed that the lighting fixtures on the park shelter were not included in the lighting plan, but were shown within the building elevation drawings. Staff are recommending full cutoff downcast fixtures be installed on the building's exterior and around exits and entrances to minimize light pollution.
  - **Utility Service.** The utility plan is included on sheets C300, C310-C312, C320, C330, and C340. The plan includes a network of stormwater pipes redirecting runoff to the wet detention ponds and infiltration basins. Access to water was established in Phase 1 with the connection to a well, north of the proposed park shelter. The Village Engineer's letter includes relabeling on several pages, which the applicant has addressed within the updated site plans.
  - **Building Design.** The building design will use high-quality materials and colors



consistent with the Village-approved brand. The proposed building will be a 4-season building, open year round. Mechanical equipment is located internally except for two air conditioning units located outside. The building's entrance faces south towards the parking lot and includes an overhead garage door for loading activities. A 20' wide walking path connects the entrance to the parking lot. Another overhead door faces east, giving potential access to the proposed building's central room. The building's interior includes a boardroom, gendered and unisex restrooms, concessions, a community room, garage, storage space, and mechanical room. North of the proposed building is a proposed shade structure providing shade to patio seating, and a drinking fountain.

Concrete pads encircle the building's exterior. The Fire & Rescue Chief's letter comments on the proposed building not requiring automatic fire sprinkler system; however, if the building were modified or expanded, additional requirements would be needed.

- **Parking & Access.** The site plan includes 181 standard parking stalls, 6 ADA parking stalls, not counting the overflow parking lot. The Zoning Code does not provide minimum requirements for parking stalls for public outdoor recreation and athletic fields and instead indicates that parking spaces shall be provided in adequate numbers as determined by the Zoning Administrator, Sec. 62-172(j)(2). For comparison purposes, the existing soccer parking lot at McFarland Park has approximately 100 parking stalls, not counting stalls on the adjacent Madison Curling Club and McFarland Hockey Rink parcels. In the Zoning Administrator's opinion the site plan provides an adequate number of parking stalls. The site plan also includes 15 "U" bike racks, designed with the Village's Logo at its center (see Sheet C906). Seven bike racks will be located north of the ADA parking stalls and 8 bike racks adjacent to the drinking fountain. The Zoning Code does not require a minimum number of bike stalls. Per Sec. 62-172(h) of the Zoning Code, gravel parking lots are not allowed. On Sheet C230, the proposed site design plan identifies the northeast parking lot as a "temporary gravel overflow parking lot". Staff recommend the parking lot be paved as part of Phase 4, or at such a time that the parking lot is intended to be used for purposes other than an overflow or special event parking lot. At that time, the improved parking lot shall include landscape screening to shield vehicle headlights. The Fire & Rescue Chief's letter comments on the access road serving only the proposed building. If new buildings are constructed in future phases, access roads will need to be revised. The consulting engineer are aware and will consider fire access route improvements to the temporary 16-foot gravel drive in future phases. The Police Chief provided comments to consider reducing the speed limit on CTH AB to 45 or 35 mph and adding dedicated turning lanes for both northbound and southbound traffic. In 2026, the Dane County Highway Department will be designing improvements to CTH AB for construction in 2027. As part of that process, the Director of Public Works has indicated that Village staff will be requesting turn lanes on CTH AB. Village staff can also advocate for speed limit reductions, but the County maintains final approval authority over speed limit changes.



### **Other C&ED Comments**

Per Sec. 62-310(f) of the Zoning Code, *"the Plan Commission may, during the site/design review process, suggest features of site/design, and construction, building and structural design, that are not a part of site/design standards but that, in the opinion of the Village Plan Commission, would be desirable to make the development a positive asset to the visual appearance of the community and a positive contribution to the growth and stability of the community tax base. Compliance with such recommendations shall not be required of the developer."* Per this section of the code, the Commission may also make similar recommendations. The following are not required or included as conditions of approval for the Site Design Review under the Zoning Code but are staff's suggestions to improve the sustainability features of the park to be considered in future phases of the site as budgets allow.

1. Installation of EV-ready charging stations in off-street parking lot. Given the intentions to host travel teams and tournaments at this park, the Village may want to consider adding EV charging stations at some point in the future. Additional electrical capacity is available in the existing transformers if the Village chooses to add them in the future.
2. Installation of rooftop solar panels given the 4-season use of the shelter building. This is recommended given that the HVAC system will be electrical. The draft 2025-2026 Village Board Strategic Plan includes an action item to complete a solar feasibility study to assess the size of the system that would be required upon completion of the shelter.

### **Public Comments**

The Department received one written comment as provided in the packet, including responses from the Village Administrator.

### **FINANCIAL/BUDGET IMPACT:**

The project's estimated total expenses is approximately \$3,335,000, as determined from the architect/engineer. This includes general expenses, paving, utilities, site amenities/landscaping, design/bidding services, construction administration, contingency of 10%, and the park shelter. The park shelter alone is estimated at \$1,740,000. Final costs will be confirmed upon successful project bids received, anticipated in September 2025.

Revenues sources to cover the estimate project total are sourced from 2025 Borrowing, Funding Gap (to be determined), 2025 Parks Fund (Parks Impact Fees), and 2024 Borrowing (Design).

A funding gap of around \$660,000 within the budget is still yet to be determined. The planning team will be working with the McFarland Soccer Club and McFarland School District on developing use agreements to address this gap and to align existing sources to fund the final numbers to construct the project. Other considerations include engineered design choices by the architect, current unspent debt proceeds, additional debt service, or increase use of the parks fund.

### **VILLAGE PLAN REFERENCE:**

Comprehensive Plan, 2017 - Map 6, Future Land Use map identifies the property as Public Lands, Recreation, and Environmental Corridor. This proposed use and improvements are consistent with the classification of the property as recreational space.



East Side Plan, 2023 - The property is identified as a community park within the East Side Plan's Future Land Use Map. Policy #4.2 states, "*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.*" Further, this policy states: "*Parks should be within 1/4- to 1/3-miles from residents with at least one neighborhood park within a 10-minute walk. Larger neighborhoods should consider more than one park with varying programs, where practical.*" The location of this park will be able to support future neighborhoods of the Village's growth east. The public park will be accessible to adjacent communities also.

[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.

[Comprehensive Outdoor Recreation Plan, 2025](#) - The plan discusses the Community Park as under construction and includes references to the implementation of the 2021 park master plan. The plan includes future recreational amenities that expand bike trails and other amenities on the property.

#### **ORDINANCE REFERENCE:**

Sec. 62-172. - Required Off-Street Parking Facilities

Sec. 62-310. - Site Design Review

Appendix B. - Village of McFarland Landscaping Standards

#### **BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

Recomended motion:

*Motion, and second, to approve a site design review permit requested by Matt Schuenke, Village Administrator, for Phase 2 improvements to the Community Park at 3234 County Highway AB, with the following conditions of approval:*

- 1. All exterior park shelter lighting fixtures shall be full cutoff downcast fixtures.*
- 2. The temporary gravel overflow parking lot is to be paved as part of future Phase 4 construction, or at such time as the parking lot is intended to be used for purposes other than as an overflow or special event parking lot.*

#### **ATTACHMENTS:**





1. 3234 CTH AB\_Community Park Phase 2 Site Design\_08.13.25 (updated)
2. 3234 CTH AB Phase 2 Village Engineer Ltr\_07.31.25
3. 3234 CTH AB Phase 2 Village Engineer Ltr\_07.31.25\_COMMENTS
4. 3234 CTH AB Phase 2 Fire Chief Ltr\_07.31.25
5. 3234 CTH AB Phase 2 Police Chief Ltr\_08.05.25
6. Community Park Phase 2 Hamm Comments\_08.13.25



## Plan Commission Application – 2025

**~Application must be completed in full~**

|                               |                                        |                   |                                              |
|-------------------------------|----------------------------------------|-------------------|----------------------------------------------|
| Applicant                     | Village of McFarland                   | Applicant's Agent | Parkitecture & Planning, LLC                 |
| Property Owner (if different) |                                        | Name              | Katie MacDonald, PE                          |
| Address                       | 5915 Milwaukee St, McFarland, WI 53558 | Address           | 901 Deming Way, Suite 201, Madison, WI 53717 |
| Email                         | matt.schuenke@mcfarland.wi.gov         | Email             | katie@parkitecture.org                       |
| Phone #                       | 608-838-3153                           | Phone #           | 608-203-8203                                 |

**Parcel No(s).** 154/0711-313-8065-1

**Type of Proposal – Please check boxes below that apply**

| Requires Public Hearing<br>(Class One)                    | FEES     | Requires Public Hearing<br>(Class Two)           | FEES    | Public Hearing<br>Not required                              | FEES     |
|-----------------------------------------------------------|----------|--------------------------------------------------|---------|-------------------------------------------------------------|----------|
| <input type="checkbox"/> Preliminary Plat                 | \$500+AF | <input type="checkbox"/> Conditional Use         | \$425+F | <input type="checkbox"/> Annexation                         | At cost  |
| <input type="checkbox"/> Preliminary Plat (reapplication) | \$500+BF | <input type="checkbox"/> Rezoning (map)          | \$475+F | <input type="checkbox"/> Dev. Agreement Including Addendums | \$400+F  |
| <input type="checkbox"/> Certified Survey Map             | \$300+FG | <input type="checkbox"/> Zoning Amendment (text) | \$475+F | <input type="checkbox"/> Final Plat                         | \$500+CF |
| <input type="checkbox"/> Condominium                      | \$300+EF | <input type="checkbox"/> USA/MMSD Annexation     | At cost | <input type="checkbox"/> Final Plat (reapplication)         | \$400+DF |
| <input type="checkbox"/> Comprehensive Plan Amendment     | \$500+F  |                                                  |         | <input checked="" type="checkbox"/> Site/Design Review      | \$400+F  |

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

B = Any preliminary plat which has previously been reviewed/revised within the last 36 months

C = Plus \$50.00 for each lot within the final plat

D = Any final plat which has been previously reviewed/revised within the last 36 months

E = Plus \$40.00 for each unit shown

F = Plus actual legal, engineering and financial consulting costs incurred by the Village

G = Plus \$25.00 per lot for two or more lots.

**Escrow Deposits**  
(covers costs for outside consultants; e.g., engineers, attorneys, etc.)

☐ R-E, R-3 & PD (up to 50 acres) \$5,000

☐ R-E, R-3 & PD (greater than 50 acres) \$10,000

☐ Site/Design Review (less than 2,000 sq. ft.) \$1,000

☒ Site/Design Review (2,000 sq. ft. or more) \$2,000

☐ All Plats including condominiums \$5,000

**Nature of the development proposal: Must provide address of proposed development, legal description, current zoning and description of proposal/request. (Attach additional papers if needed)**

Phase 2 improvements including a 4-season shelter building, asphalt parking lot, & associated trails and sidewalk at McFarland Community Park.

3234 CTY AB, McFarland, WI 53558. LOT 2 CSM 15350 CS110/18&21-2/10/2020 DESCR AS SEC 31-7-11 PRT SW1/4

26 acre parcel zoned RH-1. New well and septic system will be installed for the building. Site-wide tree planting planned.

26 acre parcel zoned RH-1. New well and septic system will be installed for the building. Site-wide tree planting planned.

**PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE**

Has this specific proposal been previously discussed or acted upon by the Plan Commission?

☐ YES ☐ NO (If “yes” state the nature and the date(s) of the previous application.)

**Submittal Requirements:** One (1) hard copy 8 ½ x 11, except site plan sheets which should be 11 x 17, and one (1) electronic (pdf) copy. A completed in full application can be submitted to the Community Development Department (5915 Milwaukee Street, McFarland, WI 53558, [community.development@mcfarland.wi.gov](mailto:community.development@mcfarland.wi.gov)), with fees included with submittal **by \*NOON of the deadline day**, according to the schedule below.

## Village of McFarland Plan Commission 2025 Schedule

The Village of McFarland Plan Commission normally conducts meetings on the third Tuesday of each month, unless otherwise noted below at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices, potential agenda item materials are required to be submitted per the schedule listed below.

**\*Submittal Deadline Noon on:**

**For Scheduled 2025 Meeting date of:**

|                         |                  |
|-------------------------|------------------|
| December 10 (2024)----- | January 21       |
| January 7-----          | February 18      |
| February 4-----         | March 18         |
| March 4-----            | April 15         |
| April 8-----            | May 20           |
| May 5-----              | June 17          |
| June 3-----             | July 15          |
| July 8-----             | August 19        |
| August 5-----           | September 16     |
| September 9-----        | October 21       |
| October 7-----          | November 18      |
| November 4-----         | December 16      |
| December 9-----         | January 20, 2026 |

Applications requiring a public hearing will be scheduled for a hearing according to the schedule above. If there is written or verbal public opposition submitted as part of the public hearing the Plan Commission will postpone action on the application to a subsequent meeting so that concerns can be analyzed if concerns can’t be addressed during the hearing. If there is no public opposition and no unresolved issues by Village Staff or Plan Commission members, the Plan Commission may take action on the application at the same meeting as the public hearing. Applicants are encouraged to contact the Community & Economic Development Director for a pre-application meeting to review the project and submittal requirements prior to submitting an official application.

**Acknowledgements:**

- I understand failure to provide required materials/information/fees by the submittal deadline can result in this application being withdrawn for consideration by the Plan Commission. Materials submitted for review after the submittal deadline date, or incomplete submittals, may be held over until the next scheduled meeting.
- I understand any fees not paid for (i.e. legal notices, mailings, consultant review costs, etc.) will require any permits to be withheld until all payments are made in full. In addition, all application fees are non-refundable.
- I understand Plan Commission applications requiring a Public Hearing may not be acted on the same night as the Public Hearing.

**X** Katie MacDonald, PE

Digitally signed by Katie MacDonald, PE  
Date: 2025.07.09 13:16:00 -05'00'

7/8/2025

**Signature of Applicant/Agent**

**Date**

# Site and Design Plans

## Check List

Date received: 7/8/2025

Subject property address: McFarland Community Park  
3234 CTY AB, McFarland, WI

Landowner's name: Village of McFarland

Landowner's address: 5915 Milwaukee St  
McFarland, WI 53558

Landowner's phone/fax: 608-838-3153

Landowner's email: matt.schuenke@mcfarland.wi.gov

Agent's name: Katie MacDonald, PE  
Parkitecture & Planning, LLC

Agent's address: 901 Deming Way, Ste 201  
Madison, WI 53717

Agent's phone/fax: 608-203-8203

Agent's email: katie@parkitecture.org



A. Title Block that indicates name and address of the current property owner.



B. Name and signature of the designer.



C. Date of original plan and latest date of revised plan.



D. North arrow and graphic scale. Said scale shall not be smaller than 1 inch equals 100 ft.



E. Existing zoning RH-1 Proposed rezoning \_\_\_\_yes Xno



F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.



G. All required building setback lines.



H. The location of all access points and connections to public streets, off-street parking, and loading areas on the subject property including a summary of the number of parking stalls, accessible parking stalls, and labels indicating the dimension of such areas.



I. All existing and proposed building structures and paved areas, including walks, drives, decks, patios, balconies, fences, retaining walls, utility poles, exterior utility and mechanical equipment, and any accessory structures.



J. Existing and proposed site and building signage. By Village



K. Color exterior façade elevations of all proposed buildings including descriptions of materials and colors.



L. The location of all outdoor storage areas; including proposed screening materials and colors.\_



M. The location of existing and proposed drainage facilities including stormwater and erosion control plan. Approved & constructed in Phase 1



N. The location and type of any permanently protected green space areas.



O. The location and elevation of any wetlands or floodplains. None present.



P. Grading Plan including existing & proposed topography shown at a contour interval of not more than two (2) ft.



Q. In the legend, data for the subject property: [See plan sheet C200](#)

(1) Lot area

(2) Building area

(3) Paved area

(4) Total impervious area

(5) Landscaping points provided and required for building foundations, gross floor area, street frontage, and paved area.

(5) Building height

(6) Existing zoning, proposed zoning

(7) Number of parking stalls provided and required.



R. Landscaping Plans including proposed species, quantity and planting size. Refer to Appendix B of the Village's Zoning Code for more information.



S. Hydrant locations and Fire Department Connection.



T. Lighting Plans including photometrics and description of fixture types, heights and orientation.



U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances.



V. Existing or proposed easements.



W. A legal description of the subject property.

General Comments: [Phase 2 improvements at Community Park include a new 4-season shelter building with community space and restrooms, utilizing a new well and septic system. Concrete pavement gathering areas and shade structures will be added for patron use. The parking lot will be paved with curb & gutter, a storm sewer system, and lighting \(minimized to preserve dark skies\). Stormwater management facilities were constructed in Phase 1. Landscaping trees and pedestrian pathways will be added. Typical park sign by the road. Chainlink with privacy slats for dumpster enc.](#)

**Note: In addition to Site and Design Permit approval, a building permit from the Village Building Inspector is required prior to the start of construction of any building, fence, or sign.**

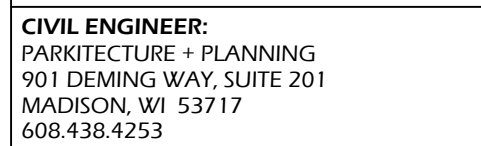


[illegible]

The site plan illustrates the proposed development layout. Key features include:

- Building Footprints:** Several rectangular building footprints are shown, some with labels like "10000 104", "10000 105", "10000 106", "10000 107", "10000 108", "10000 109", "10000 110", "10000 111", "10000 112", "10000 113", "10000 114", "10000 115", "10000 116", "10000 117", "10000 118", "10000 119", "10000 120", "10000 121", "10000 122", "10000 123", "10000 124", "10000 125", "10000 126", "10000 127", "10000 128", "10000 129", "10000 130", "10000 131", "10000 132", "10000 133", "10000 134", "10000 135", "10000 136", "10000 137", "10000 138", "10000 139", "10000 140", "10000 141", "10000 142", "10000 143", "10000 144", "10000 145", "10000 146", "10000 147", "10000 148", "10000 149", "10000 150", "10000 151", "10000 152", "10000 153", "10000 154", "10000 155", "10000 156", "10000 157", "10000 158", "10000 159", "10000 160", "10000 161", "10000 162", "10000 163", "10000 164", "10000 165", "10000 166", "10000 167", "10000 168", "10000 169", "10000 170", "10000 171", "10000 172", "10000 173", "10000 174", "10000 175", "10000 176", "10000 177", "10000 178", "10000 179", "10000 180", "10000 181", "10000 182", "10000 183", "10000 184", "10000 185", "10000 186", "10000 187", "10000 188", "10000 189", "10000 190", "10000 191", "10000 192", "10000 193", "10000 194", "10000 195", "10000 196", "10000 197", "10000 198", "10000 199", "10000 200".
- Parking Lots:** Two large parking lots are shown, one on the left and one on the right, with individual parking spaces marked.
- Landscaping:** Various landscaping features are indicated, including trees, shrubs, and open green spaces.
- Callouts:** Numbered callouts (1-10) highlight specific areas of interest, such as building footprints, parking spaces, and landscaping features.
- Future Development:** Labels for "FUTURE SCHOOL" and "FUTURE RESIDENTIAL DEVELOPMENT" are present, indicating planned future additions to the site.

| INDEX TO DRAWINGS |                                                  |
|-------------------|--------------------------------------------------|
| T100              | TITLE SHEET                                      |
|                   |                                                  |
| SHEET 1 OF 1      | TOPOGRAPHIC SURVEY, PROVIDED BY MSA              |
|                   | REINDERS OVERALL IRRIGATION PLAN (FOR REFERENCE) |
|                   |                                                  |
| C100              | EXISTING CONDITIONS & SITE DEMOLITION PLAN       |
| C120              | EXISTING SITE IMAGES                             |
|                   |                                                  |
| C200              | SITE LAYOUT PLAN OVERVIEW                        |
| C210              | SITE LAYOUT PLAN                                 |
| C211              | SITE LAYOUT PLAN                                 |
| C212              | SITE LAYOUT PLAN                                 |
| C220              | SITE LAYOUT PLAN - BUILDING AREA                 |
| C230              | SITE LAYOUT PLAN - EAST GRAVEL LOT               |
| C240              | SITE LAYOUT PLAN - TRAILS                        |
| C290              | FIRE ACCESS PLAN                                 |
|                   |                                                  |
| C300              | SITE GRADING & UTILITY PLAN OVERVIEW             |
| C301              | EROSION CONTROL PLAN                             |
| C310              | SITE GRADING & UTILITY PLAN                      |
| C311              | SITE GRADING & UTILITY PLAN                      |
| C312              | SITE GRADING & UTILITY PLAN                      |
| C320              | SITE GRADING & UTILITY PLAN - BUILDING AREA      |
| C330              | SITE GRADING & UTILITY PLAN - EAST GRAVEL LOT    |
| C340              | SITE GRADING PLAN - TRAILS                       |
|                   |                                                  |
| C500              | SITE PHOTOMETRIC PLAN                            |
| C501              | SITE PHOTOMETRIC PLAN                            |
| C502              | SITE PHOTOMETRIC NOTES AND SCHEDULE              |
|                   |                                                  |
| C800              | LANDSCAPE PLAN OVERVIEW                          |
| C801              | LANDSCAPE PLAN - NORTHWEST                       |
| C802              | LANDSCAPE PLAN - SOUTHWEST                       |
| C803              | LANDSCAPE PLAN - SOUTHEAST                       |
| C804              | LANDSCAPE PLAN - NORTHEAST                       |
| C805              | LANDSCAPE PLAN PLANT SCHEDULE & DETAILS          |
| C806              | SITE RESTORATION PLAN                            |
|                   |                                                  |
| C900              | CONSTRUCTION DETAILS                             |
| C901              | CONSTRUCTION DETAILS                             |
| C902              | CONSTRUCTION DETAILS                             |
| C903              | CONSTRUCTION DETAILS                             |
| C904              | CONSTRUCTION DETAILS                             |
| C905              | CONSTRUCTION DETAILS                             |
| C906              | CONSTRUCTION DETAILS                             |



**PARKITECTURE  
+ PLANNING**  
901 Denning Way, Suite 201  
Madison, WI 53717  
608-203-8203

**TITLE SHEET**

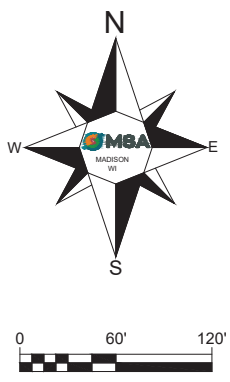
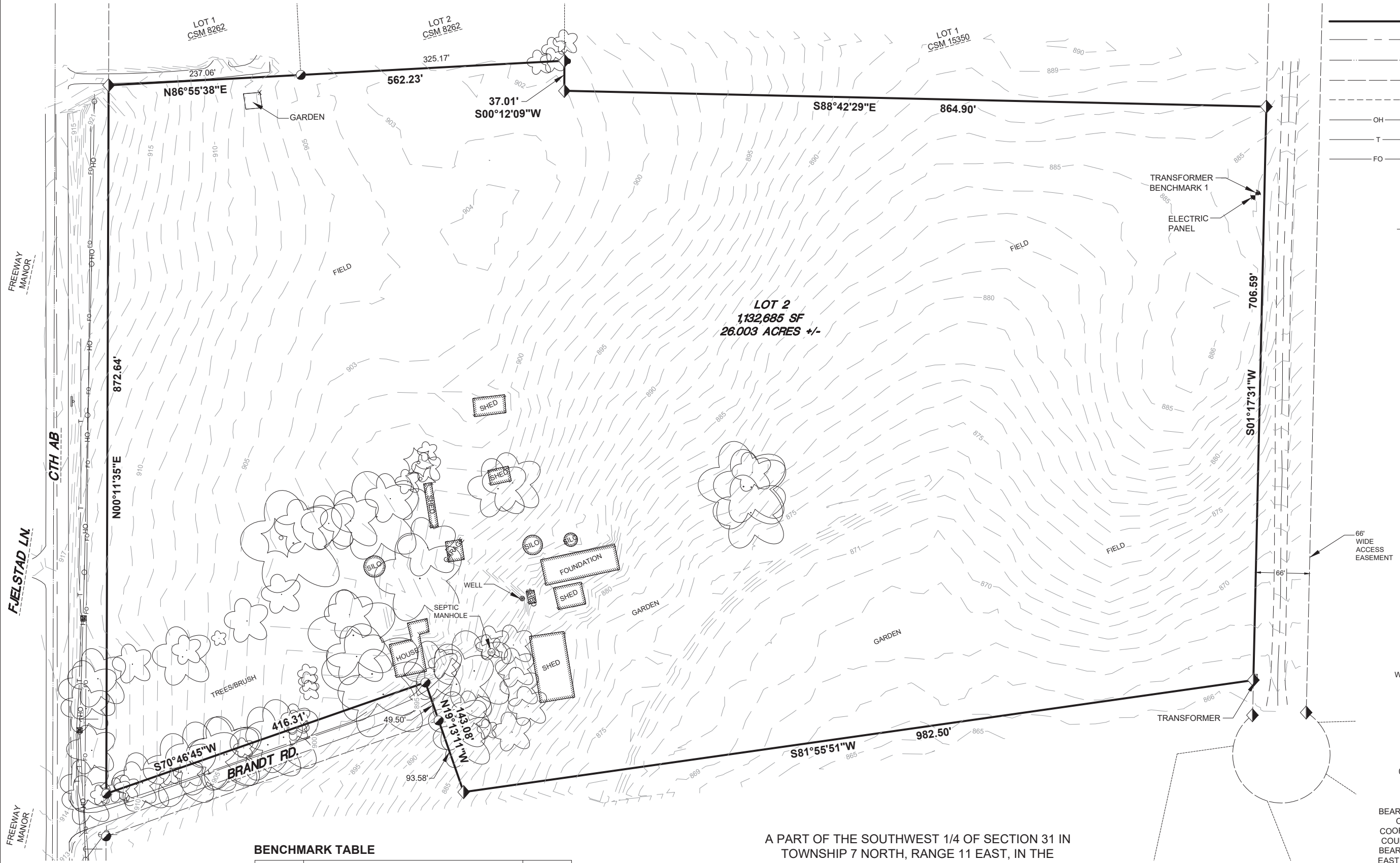
# T100

FOR REFERENCE ONLY FOR BENCHMARKS & PROPERTY BOUNDARIES.  
CONTOURS & SITE ELEMENTS REFLECT EXISTING CONDITIONS PRIOR TO 2023.

# TOPOGRAPHIC SURVEY

## Legend of Symbols & Abbreviations

- BOUNDARY LINE
- CENTERLINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- OH OVERHEAD POWER LINE
- T UNDERGROUND TELEPHONE
- FO UNDERGROUND FIBEROPTIC
- DECIDUOUS TREE
- CONIFEROUS TREE
- POWER POLE
- PEDESTAL
- WELL
- FOUND 1" IRON PIPE
- FOUND 3/4" IRON REBAR



BEARINGS FOR THIS CSM ARE BASED  
ON THE WISCONSIN COUNTY  
COORDINATE SYSTEM (WCCS), DANE  
COUNTY NAD 83, 2011 ADJUSTMENT.  
BEARINGS ARE REFERENCED TO THE  
EAST LINE OF LOT 2 OF CSM NO 15350  
BEARING S01°17'31"W.

### BENCHMARK TABLE

| BM. NO. | DESCRIPTION                         | ELEV.  |
|---------|-------------------------------------|--------|
| 1       | SOUTHWEST CORNER OF TRANSFORMER PAD | 884.74 |

A PART OF THE SOUTHWEST 1/4 OF SECTION 31 IN  
TOWNSHIP 7 NORTH, RANGE 11 EAST, IN THE  
VILLAGE OF MCFARLAND,  
DANE COUNTY, WISCONSIN

|                 |                 | NO. | DATE     | REVISION |  | BY |
|-----------------|-----------------|-----|----------|----------|--|----|
| PROJECT DATE: . | DRAWN BY: KCL   | .   | 09/04/21 | .        |  | .  |
|                 | DESIGNED BY:    | .   | .        | .        |  | .  |
|                 | CHECKED BY: KCL | .   | .        | .        |  | .  |

PLOT DATE: 9/4/2021 3:48 PM, G:\09\09361\09361023\CADD\Survey\09361023 McFarland Extpow.dwg



ENGINEERING | ARCHITECTURE | SURVEYING  
FUNDING | PLANNING | ENVIRONMENTAL  
www.msa-ps.com  
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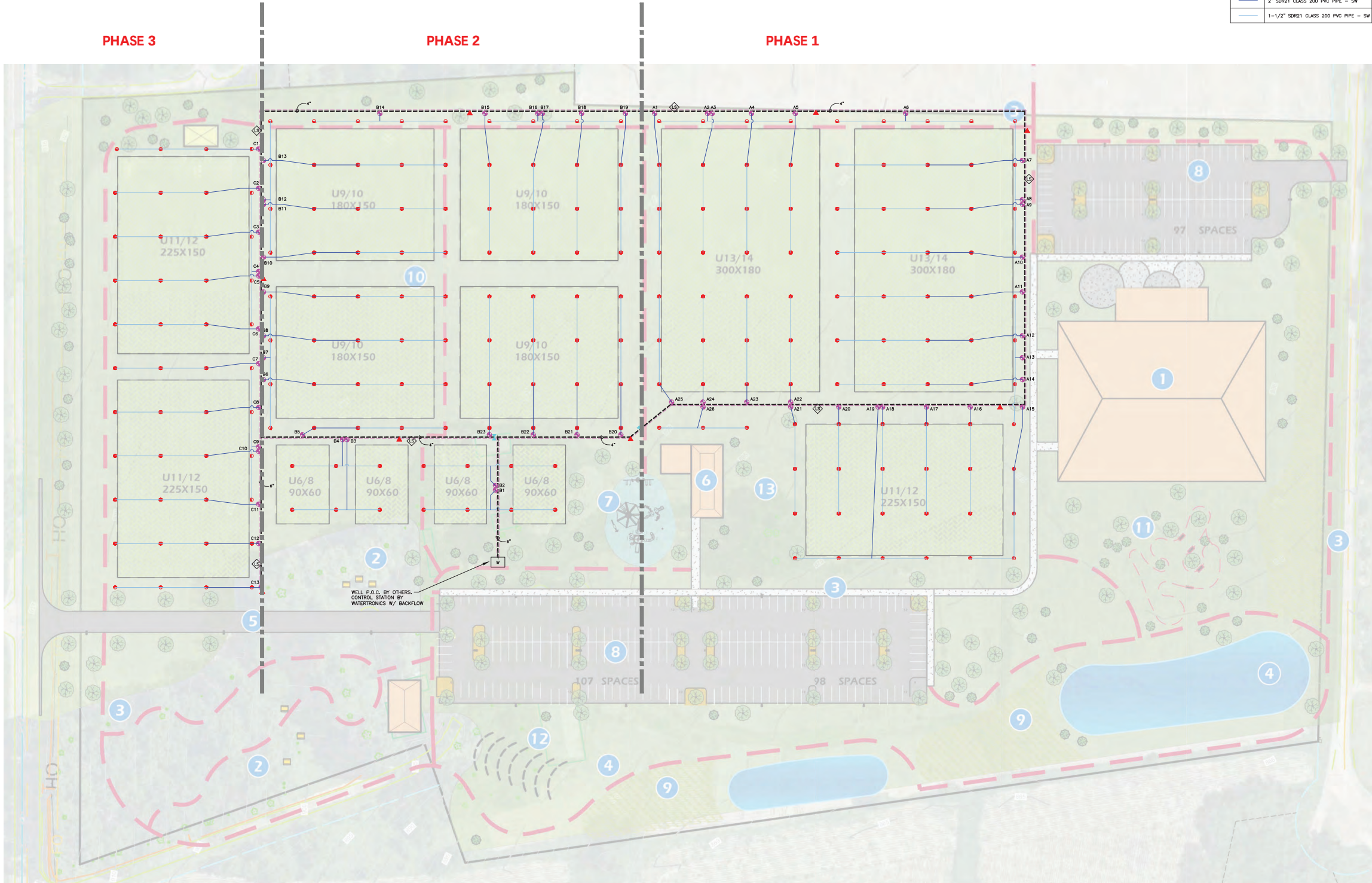
LOT 2 CSM NO 15350  
VILLAGE OF MCFARLAND  
MCFARLAND, WI

TOPOGRAPHIC SURVEY

PROJECT NO.  
09361023  
SHEET  
1 OF 1



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NOTE: ANY MATERIAL QUOTED FROM REINDERS, INC. PROVIDED WITH THIS PLAN ARE COMPLETE IN OUR ESTIMATION BASED ON THE INFORMATION PROVIDED. HOWEVER DUE TO THE VARIATIONS IN INSTALLATION, TECHNIQUE, AND CONTRACTOR PRACTICES, MORE OR LESS MATERIALS MAY BE REQUIRED. WE RECOMMEND THAT YOUR CONTRACTOR REVIEW THIS PLAN AND TAKE-OFF.



1 OVERALL IRRIGATION PLAN NORTH  
IR1 SCALE: 1" = 40'-0"

**NOTES**

- PRIOR TO CUTTING INTO THE SOIL, LOCATE ALL CABLES, CONDUITS, & OTHER UTILITIES THAT ARE COMMONLY FOUND UNDERGROUND, & TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS.
- THE INSTALLATION OF THE IRRIGATION SYSTEM SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS & CODES. THE IRRIGATION SYSTEM IS SHOWN DIAGNOSTICALLY FOR CLARITY. PIPE & HEAD PLACEMENT MAY NEED TO BE ADJUSTED TO ACCOMMODATE SITE CONDITIONS.
- ADJUST ALL SPRAY HEADS TO AVOID OVERTHROW ONTO WALLS OR STREETS. AVOID UTILITY BOXES, TRANSFORMERS, ETC. USE DIFFERENT SPRAY PATTERNS THAN SHOWN IF OBSTACLES ENCOUNTERED REQUIRE IT.
- ALL PIPE & WIRING UNDER PAVING & ROADWAYS SHALL BE SLEEVED. PIPES MAY BE SLEEVED TOGETHER IF AN EQUIVALENT INCREASE IN SLEEVE SIZE IS MADE.
- CONTROLLER IS TO BE MOUNTED AS DETAILED. COORDINATE ELECTRICAL WORK WITH ELECTRICAL CONTRACTOR.
- CONTRACTOR TO INSTALL A GROUNDING LINE SURGE DEVICE A MIN. EVERY 500' & END OF LINE ALONG TWO-WIRE PATH.
- THE USE OF MANUFACTURER'S NAME AND MODEL OR CATALOG # IS FOR THE PURPOSE OF ESTABLISHING THE STANDARD OF QUALITY & CONFIGURATION DESIRED. DESIGN OF IRRIGATION SYSTEM IS BASED ON THESE MATERIALS. IF OTHER EQUIPMENT IS SUBSTITUTED, WITH APPROVAL, DESIGN REQUIREMENTS ARE TO BE ADJUSTED ACCORDINGLY.
- IRRIGATION SYSTEM REQUIRES A MIN. OF 300GPM @ 95PSI AT POINT OF CONNECTION.

| IRRIGATION<br>LEGEND                                                                |                                                             |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------|
| SYMB.                                                                               | DESCRIPTION                                                 |
|  | HUNTER 1-25-04 - #15 NOZZLE<br>27' RAB 14.3 GPM @ 95 PSI    |
|  | RAIN BIRD ELECTRIC VALVE<br>200-POA W/ INTEGRATED LXVM SOL  |
|  | QUICK COUPLING VALVE                                        |
|  | NIBCO GATE VALVE FOR ISOLATION<br>SIZED TO LINE             |
|  | WATERTRONICS CONTROL STATION<br>PUMP AND CONTROLLER HOUSING |
|  | RAIN BIRD ELECTRIC CONTROLLER<br>ESP-LXVM 2-WIRE SYSTEM     |
|  | RAIN BIRD LINE SURGE DEVICE<br>RW-SO                        |
|  | 14/2 RAIN BIRD MAIN CABLE                                   |
|                                                                                     | 4\"/>                                                       |
|                                                                                     | 2\"/>                                                       |
|                                                                                     | 1-1/2\"/>                                                   |

**Reinders**  
SERVING WISCONSIN, ILLINOIS, KANSAS, MINNESOTA & MICHIGAN  
W227 N6225 Sussex Rd., WI 53089-3969  
PH(262) 786-3300 FAX: (262) 786-6111

MCFARLAND COMMUNITY PARK  
MCFARLAND, WI  
IRRIGATION PLAN

SCALE: 1" = 40'  
DRAWN BY: R.G.  
DATE: 11/30/2022  
DRAWING: 2022-026  
DESIGN BY: R.G.  
SHEET 1 OF 4

| REVISED |  |
|---------|--|
|         |  |
|         |  |
|         |  |



[illegible]

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. WORKING HOURS TO BE APPROVED BY VILLAGE.
3. COORDINATE SITE ACCESS, STAGING AND SECURITY WITH VILLAGE STAFF.
4. DAMAGE TO EXISTING HARDSCAPE, TREES, IRRIGATION SYSTEM, OR SOCCER FIELDS MUST BE REPLACED IN KIND.

1. SITE AND CONTOURS AS SHOWN ARE A COMBINATION OF A TOPOGRAPHIC SURVEY OF THE SITE COMPLETED BY MSA, DATED SEPTEMBER 4, 2021, DESIGN CONTOURS FROM PHASE 1 (FIELD AREAS) AND AN ASBLUIT SURVEY OF THE GRAVEL LOT COMPLETED BY TOWN & COUNTRY ENGINEERING ON OCTOBER 16, 2024.
2. DESIGN CONTOURS IN FIELD AREAS MAY NOT REFLECT FINAL ASBLUIT CONDITIONS, AND SITE GRADES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION IF NEEDED.
3. ACTUAL FIELD CONDITIONS MAY VARY. CONTRACTOR TO VERIFY DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

**C100**



File: V:\24.029 McFarland Community Park Phase 2 CDS\CAD\P-T.dwg Layout: C120 User: Blake Plotted: Aug 11, 2025 - 5:44pm



**COMMUNITY PARK - PHASE II**

3234 County Highway AB  
McFarland, WI 53558

**EXISTING SITE IMAGES**

Project Name:

Revisions:

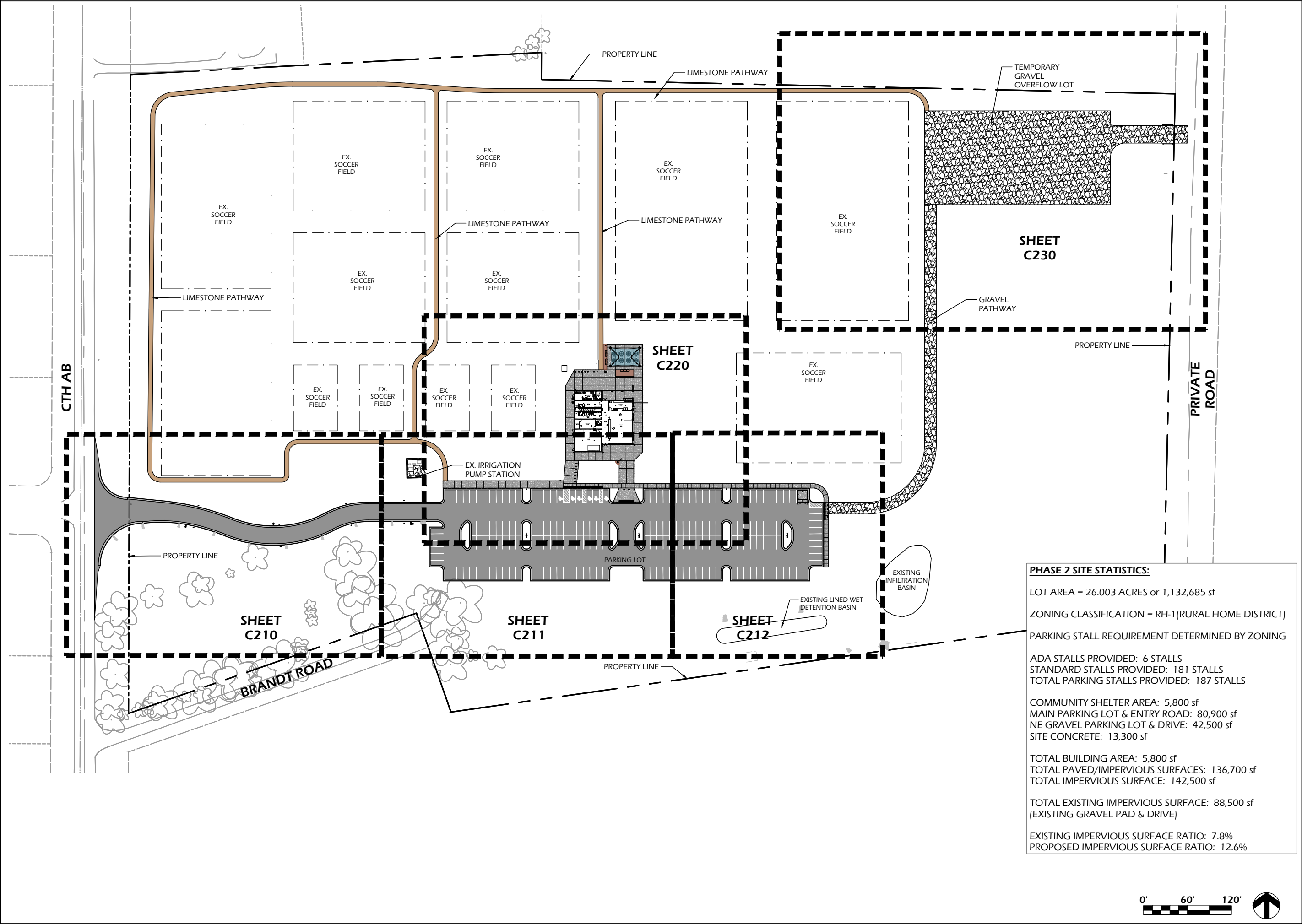
Project #: 24.029  
Issued For: Bidding  
Date: 8/11/2025

Sheet Number

**C120**



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**PARKITECTURE + PLANNING**

901 Deming Way, Suite 201  
Madison, WI 53717  
608.203.8203

Parkitecture

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

Sheet Title: **SITE LAYOUT PLAN OVERVIEW**

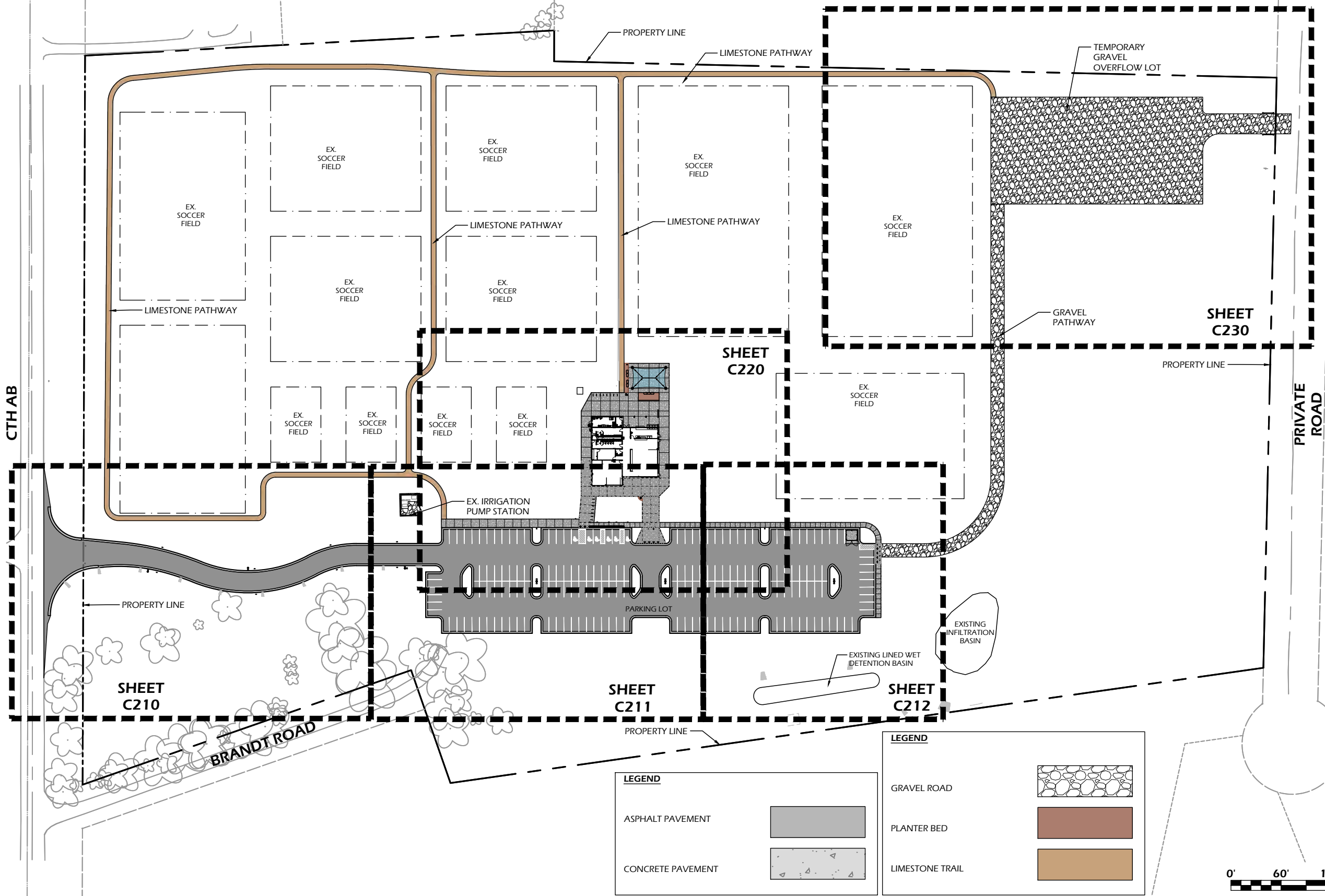
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Issued For: Bidding  
Date: 8/11/2025

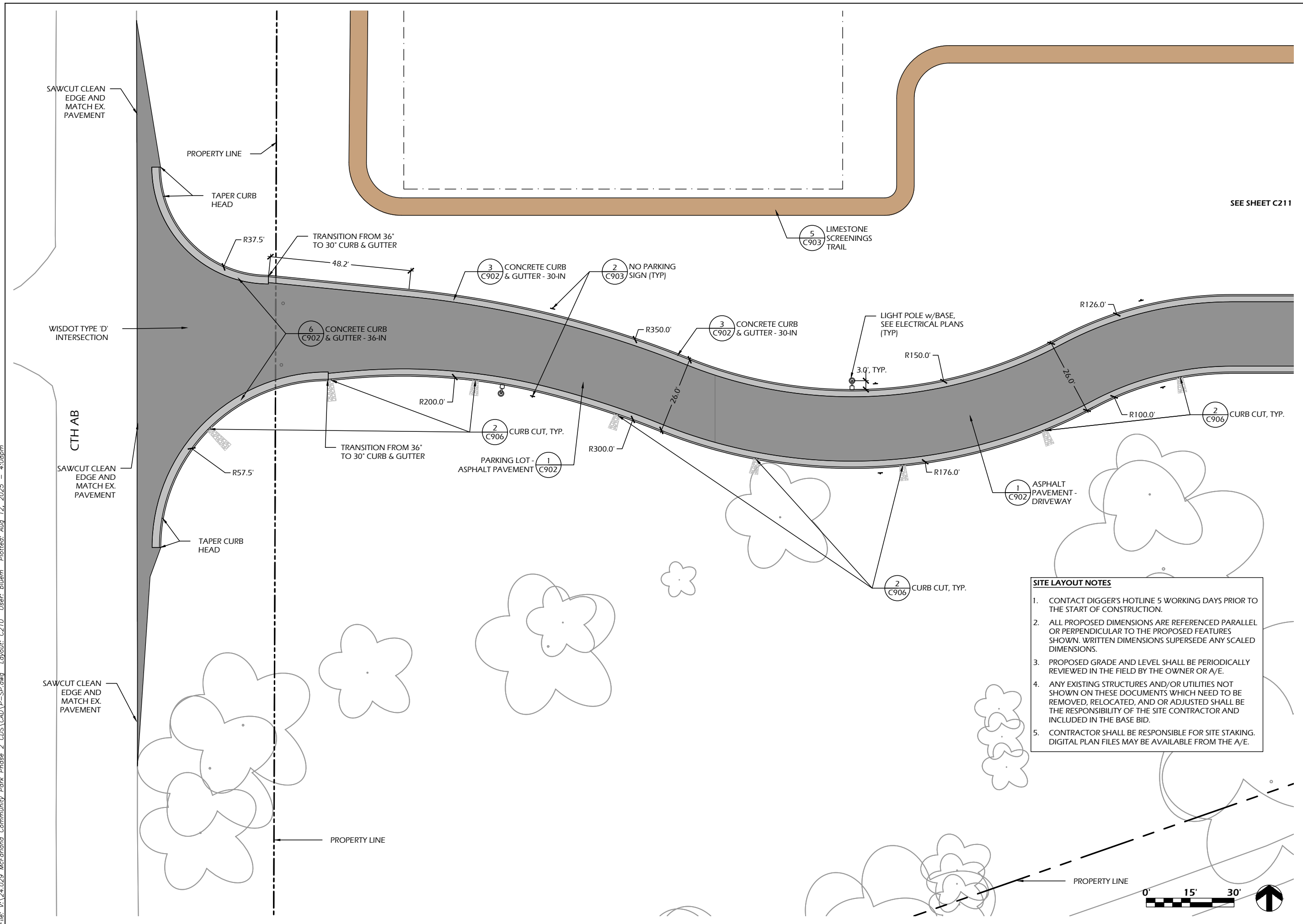
Sheet Number: **C200**

Page 23 of 89

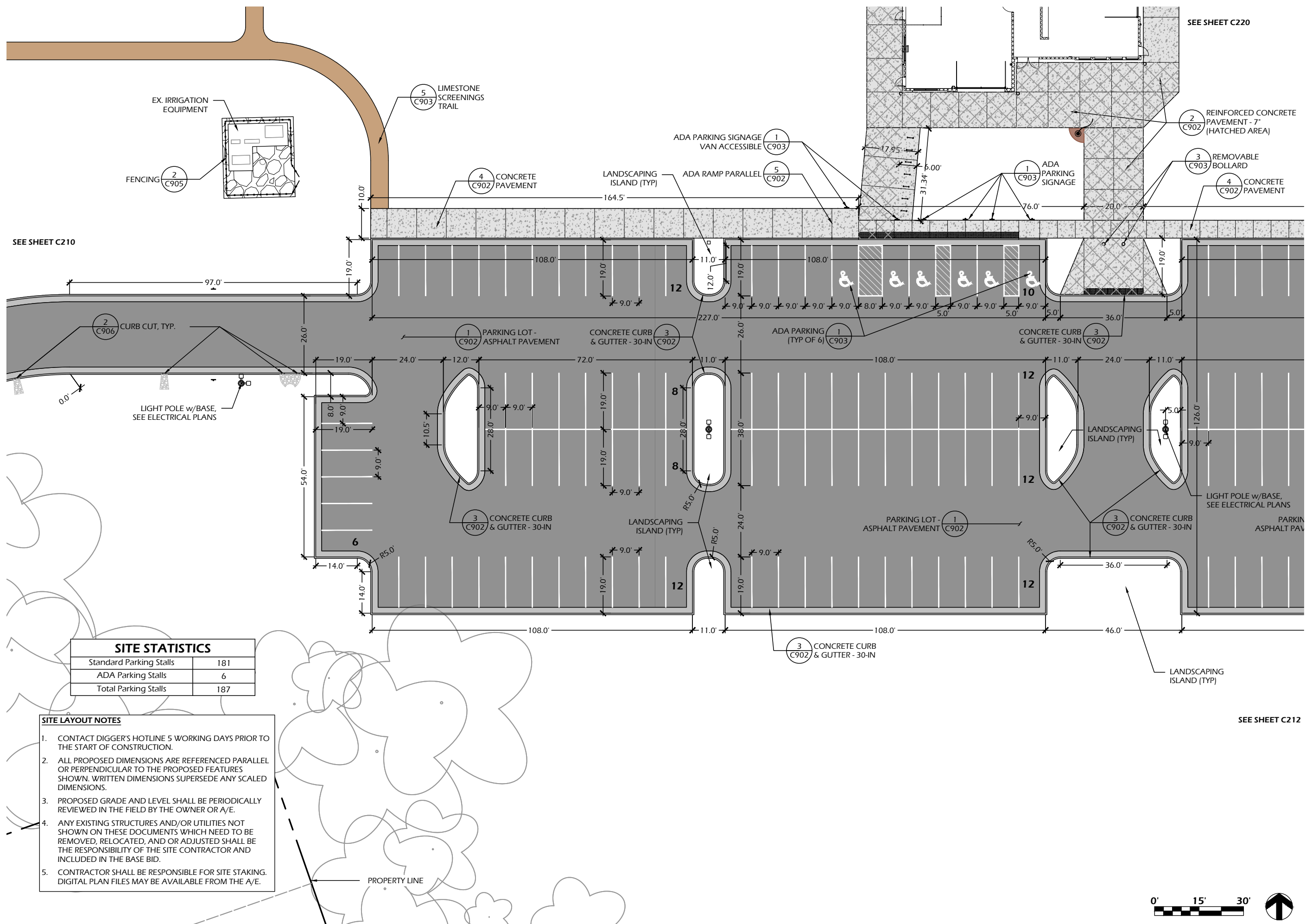
File: V:\24.029 McFarland Community Park Phase 2 CDS\CAD\P-SP.dwg Layout: C200 User: bluem Plotted: Aug 12, 2025 -- 4:08pm

- 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.









Project Name: **COMMUNITY PARK - PHASE II**  
**3234 County Highway AB**

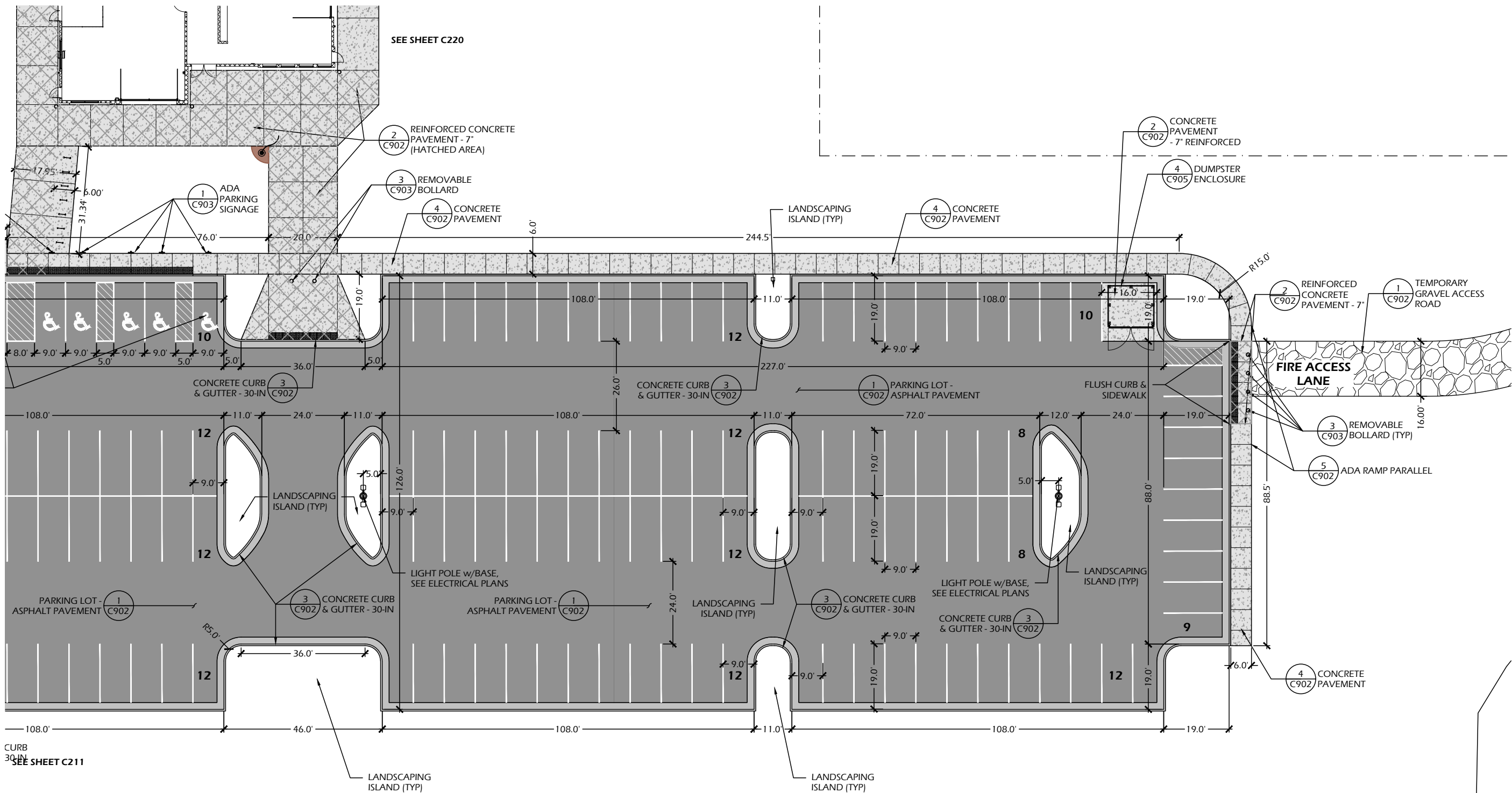
Project Name: **COMMUNITY PARK**  
**33234 County Highway AB**  
**McFarland, WI 53558**

|             |           |
|-------------|-----------|
| Project #:  | 24.029    |
| Issued For: | Bidding   |
| Date:       | 8/11/2025 |

**C211**



File: V:\24.029 McFarland Community Park Phase 2 CDS\CAD\P-SP.dwg Layout: C212 User: bluem Plotted: Aug 12, 2025 -- 4:10pm



**SITE LAYOUT NOTES**

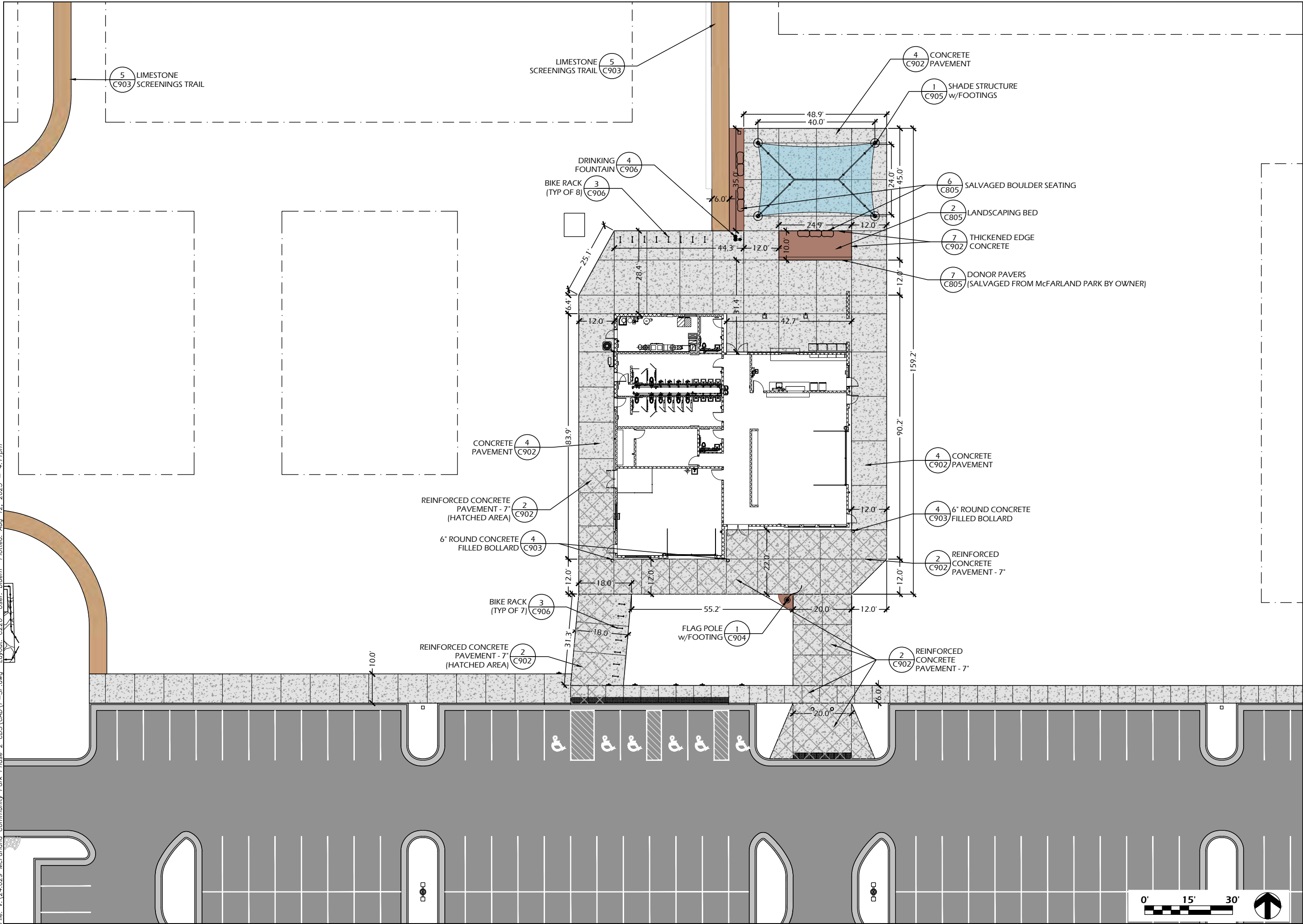
1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. ALL PROPOSED DIMENSIONS ARE REFERENCED PARALLEL OR PERPENDICULAR TO THE PROPOSED FEATURES SHOWN. WRITTEN DIMENSIONS SUPERSEDE ANY SCALED DIMENSIONS.
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5. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STAKING. DIGITAL PLAN FILES MAY BE AVAILABLE FROM THE A/E.

**SITE STATISTICS**

|                         |     |
|-------------------------|-----|
| Standard Parking Stalls | 181 |
| ADA Parking Stalls      | 6   |
| Total Parking Stalls    | 187 |



File: V:\24.029 McFarland Community Park Phase 2 CDS\CAD\P-SP.dwg Layout: C220 User: bluem Plotted: Aug 12, 2025 - 4:11pm



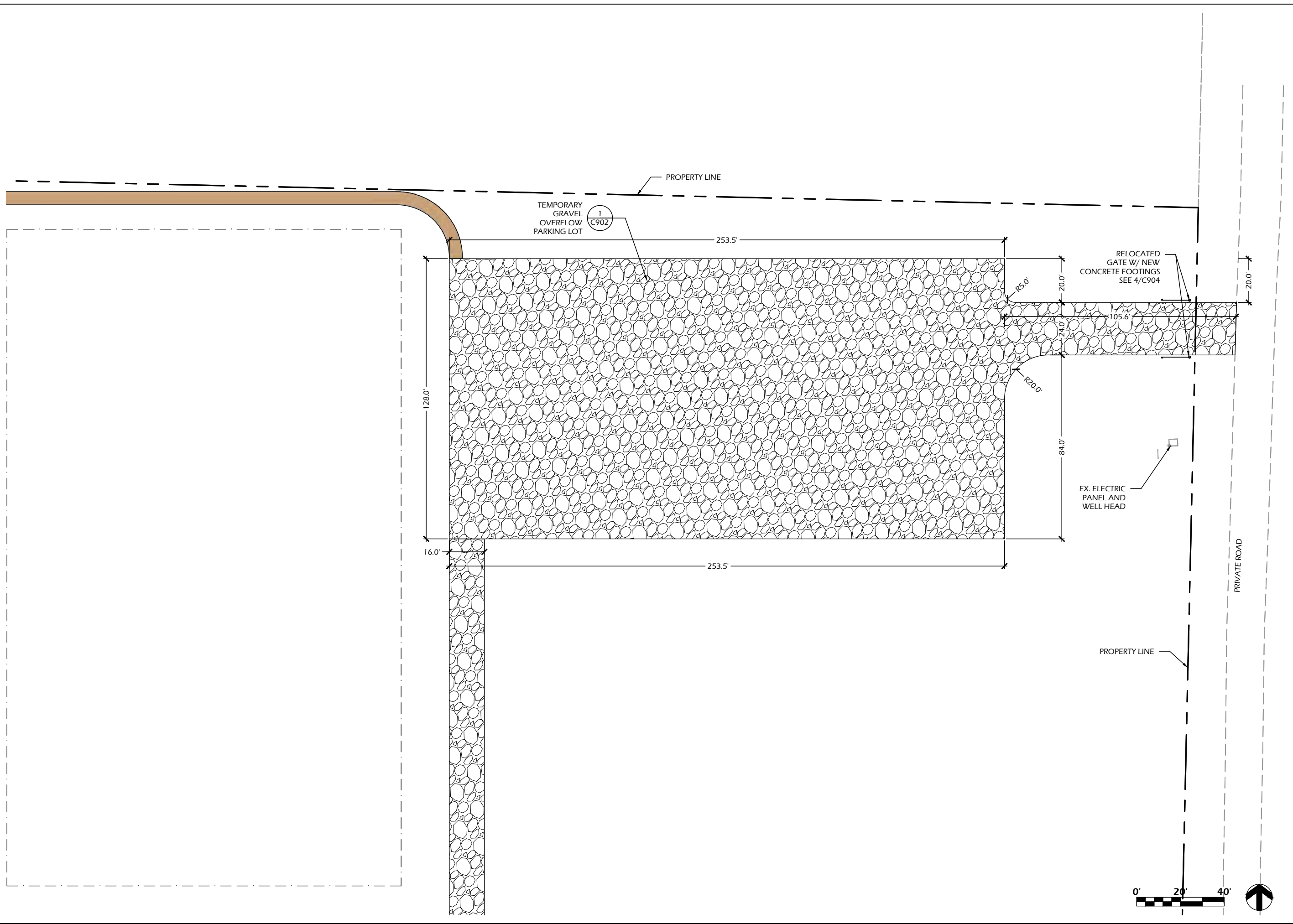
Project Name:

Revisions:

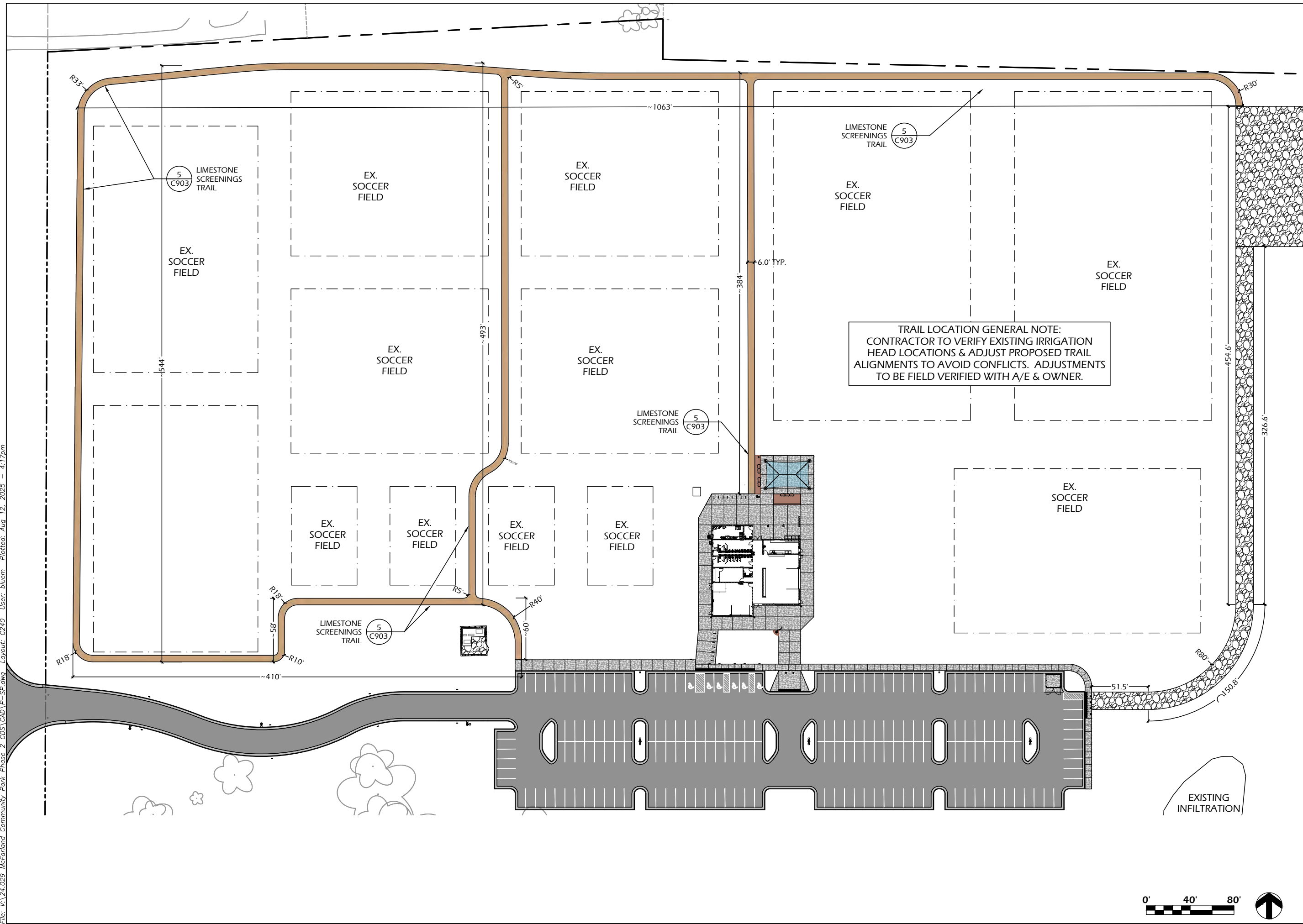
Project #: 24.029  
Issued For: Bidding  
Date: 8/11/2025

Sheet Title:

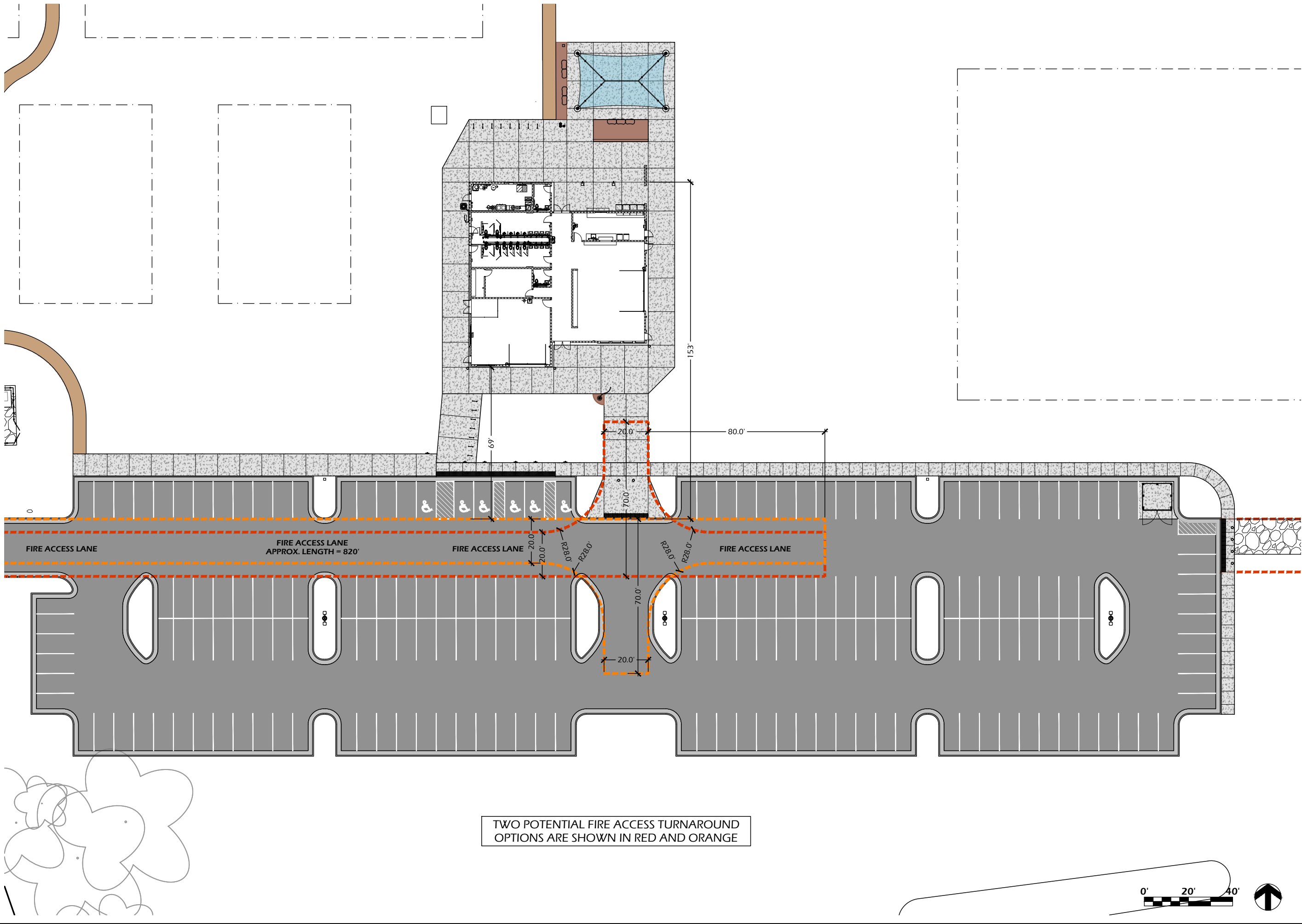
**C220**











# COMMUNITY PARK - PHASE II

**3234 County Highway AB  
McFarland, WI 53558**

Sheet Title:

**FIRE ACCESS PLAN**

Project Name:

Project #: 24.029  
Issued For: Bidding  
Date: 8/11/2025

Sheet Number

# C290

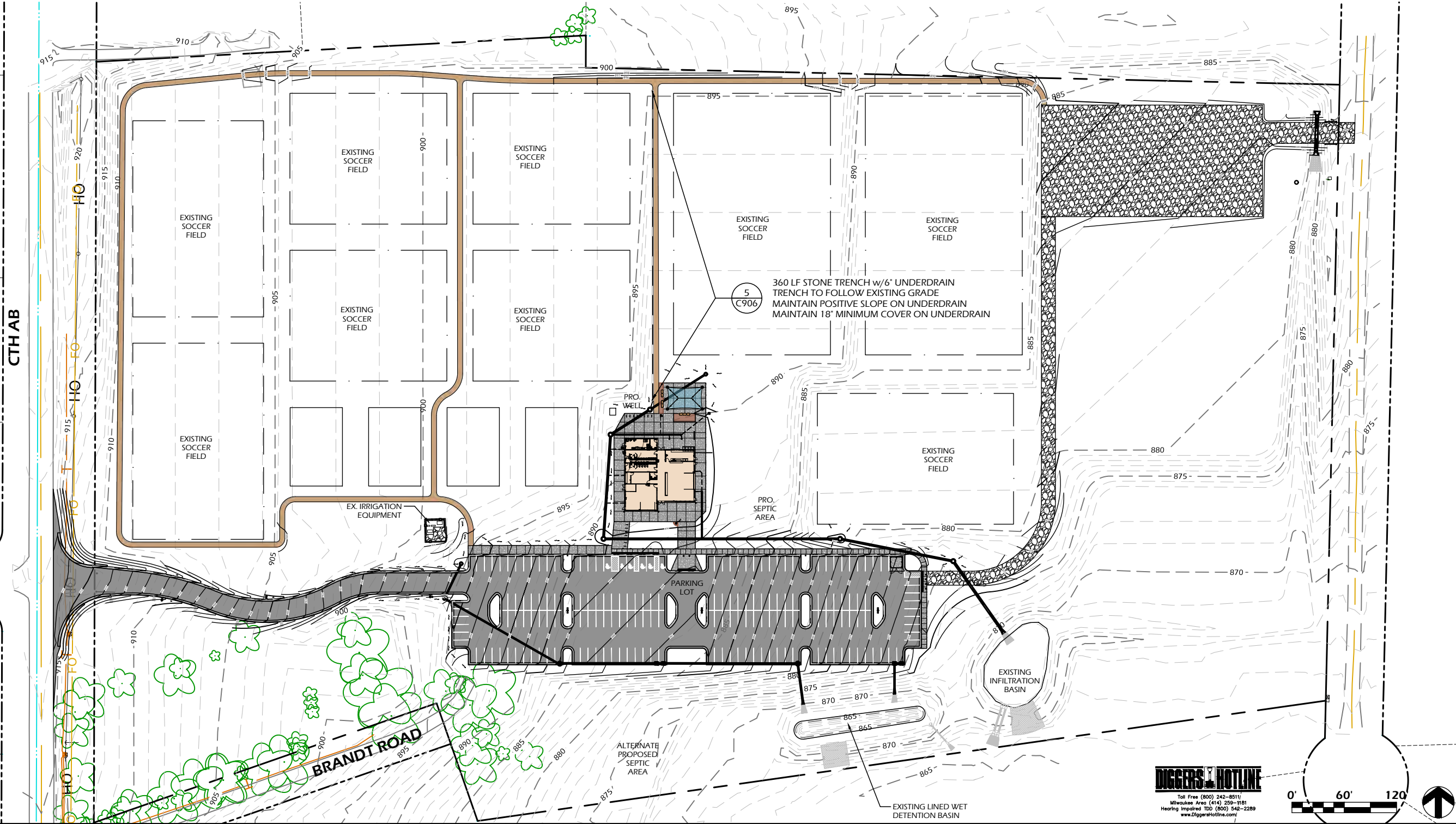
File: V:\24.029 McFarland Community Park Phase 2 CDS\CAD\P-SG.dwg Layout: C300 User: bluem Plotted: Aug 12, 2025 -- 12:26pm

| SPOT GRADE ABBREVIATIONS: |                           |
|---------------------------|---------------------------|
| (XXX.XX)                  | = EXISTING GRADE          |
| XXXX.XX                   | = PROPOSED CONCRETE       |
| PXXX.XX                   | = PROPOSED PAVEMENT       |
| FSXXX.XX                  | = PROPOSED FINISH SURFACE |
| RXXX.XX                   | = STRUCTURE RIM           |
| IEXXX.XX                  | = INVERT ELEVATION        |
| TOCXXX.XX                 | = TOP OF CURB ELEVATION   |

- UTILITY NOTES:**
- THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
  - STANDARD SPECIFICATIONS: PERFORM ALL WORK IN ACCORDANCE WITH THE PROVISIONS OF:
    - "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" (WSWS) LATEST EDITION
    - STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (WISDOT) LATEST EDITION
  - CONTRACTOR SHALL OBTAIN A CURRENT COPY OF ANY LOCAL MUNICIPAL STANDARD SPECIFICATIONS, PRIOR TO THE START OF CONSTRUCTION.
  - ALL UTILITIES SHALL BE INSTALLED WITH TRACER WIRE.
  - ALL APPLICATIONS AND FEES FOR SANITARY SEWER AND WATER MUST BE COMPLETED AND PAID PRIOR TO CONNECTION TO SEWER/WATER SYSTEMS.
  - CONTRACTOR SHALL PROVIDE 72 HOURS NOTICE TO THE APPROPRIATE UTILITY WHEN WATER OR SANITARY CONNECTION ARE TO BE MADE.
  - ANY UTILITY WORK IN THE RIGHT-OF-WAY AND ALL SANITARY SEWER AND WATER CONNECTIONS TO BE INSPECTED BY THE LOCAL UTILITY. NOTIFY 48 HOURS IN ADVANCE OF WORK.

- STORM SEWER:**
- STORM SEWER OR CULVERTS WITHOUT DESIGNATED PIPE TYPES MAY BE SELECTED FROM THE MATERIALS LISTED IN THE SPECIFICATIONS.
  - STORM SEWER SPECIFIED AS RCP SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO THE FOLLOWING SPECIFICATIONS:
    - 12" DIA - CLASS V RCP
    - 15" DIA - CLASS IV RCP
    - 18+" DIA - CLASS III RCP
  - STORM SEWER SPECIFIED AS HDPE SHALL BE CORRUGATED HDPE, SMOOTH INTERIOR.
  - STORM SEWER SPECIFIED AS PVC SHALL BE SCHEDULE 40 OR SDR 26 PVC. POLYETHYLENE MATERIAL SHALL CONFORM TO ASTM D3350. AN APPROVED RUBBER GASKET JOINT SHALL BE USED FOR EITHER OPTION. JOINTS FOR RCP SHALL CONFORM TO ASTM D-471. JOINTS FOR HDPE SHALL CONFORM TO ASTM F-477.
  - ALL APRON ENDWALLS SHALL BE PROVIDED WITH PIPE GRATES (TRASH GUARDS).
  - 2" INSULATION MUST BE PROVIDED AT ANY CROSSINGS WITH WATER MAINS OR LATERALS WITH LESS THAN 24 INCHES OF VERTICAL SEPARATION.

- SITE GRADING NOTES**
1. ALL BIDDERS SHOULD VISIT THE SITE PRIOR TO SUBMITTING A BID AND REVIEW THE EXISTING CONDITIONS OF THE SITE.
  2. CONTACT DIGGER'S HOTLINE A MINIMUM OF 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
  3. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE OWNER OR A/E.
  4. THE SITE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL ELEMENTS IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND THE LOCAL GOVERNING AUTHORITY'S REGULATIONS.
  5. PLACE SILT FENCE OR INLET PROTECTION AT ALL PROPOSED AND EXISTING CATCH BASINS, MANHOLES, AND INLETS FOR THE DURATION OF CONSTRUCTION.
  6. ALL EXISTING STRUCTURES AND/OR UTILITIES WHICH ARE 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.
  7. CONTOUR INTERVAL SHOWN REPRESENTS ONE VERTICAL FOOT AND SHALL BE CONSTRUED AS FINISH GRADE.
  8. ALL HARDSCAPE SURFACES SHALL NOT EXCEED 5% RUNNING OR 2% CROSS SLOPES UNLESS OTHERWISE INDICATED.
  9. ALL TURF AREAS SHALL MAINTAIN A MINIMUM SLOPE OF 2% UNLESS OTHERWISE INDICATED.
  10. PROPOSED PATHS GENERALLY FOLLOW EXISTING FINISH GRADES EXCEPT WHERE PROPOSED CONTOURS DEMONSTRATE FILL CONDITIONS.
  11. MATCH TO EXISTING GRADE AT 5:1 MAXIMUM SLOPES BEYOND PROPOSED HARDSCAPE LIMITS EXCEPT WHERE SHOWN OTHERWISE.



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

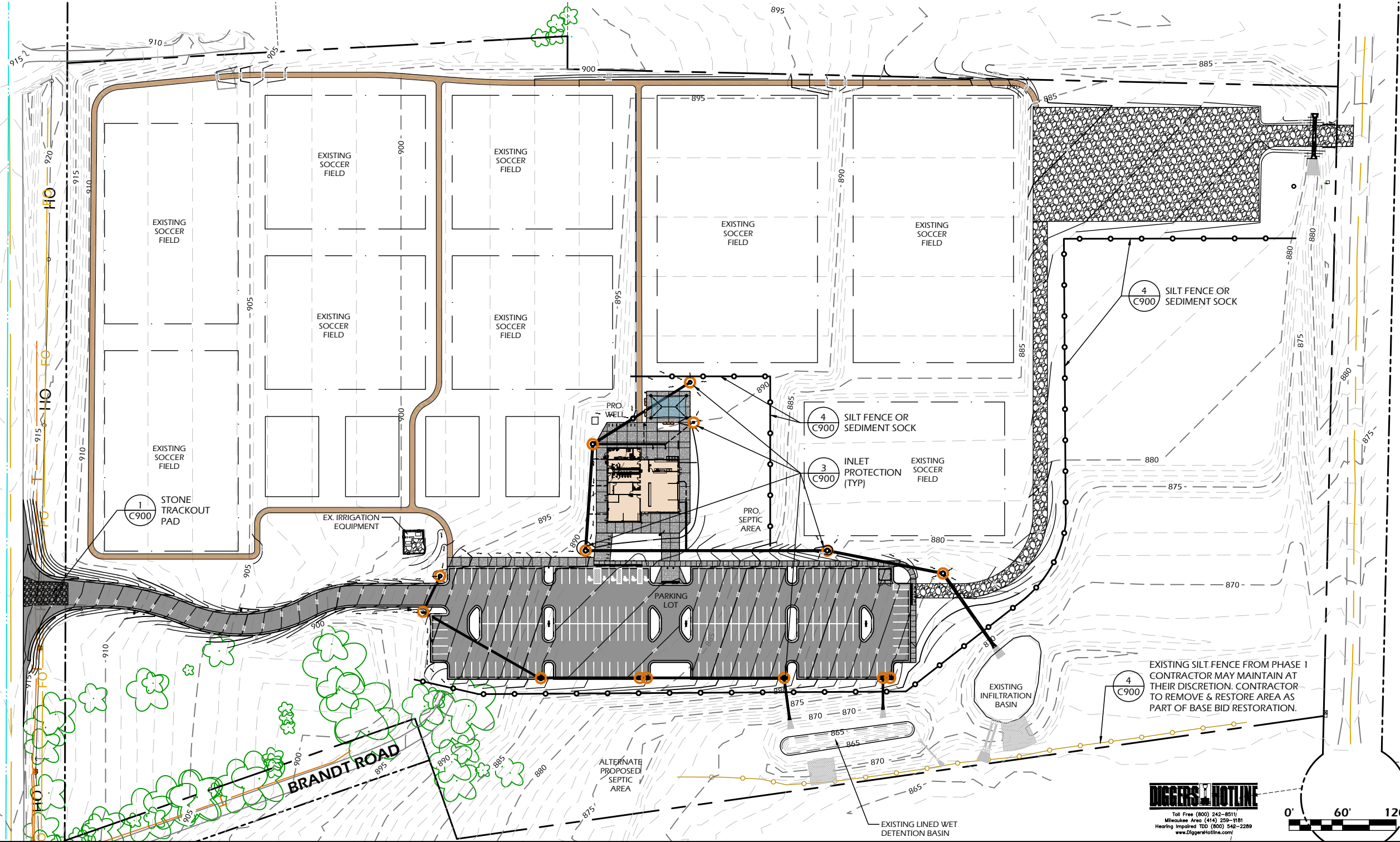
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|             |           |
| Project #:  | 24.029    |
| Issued For: | Bidding   |
| Date:       | 8/11/2025 |

Sheet Number  
**C300**



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CTH AB



**EROSION CONTROL NOTES:**

1. THE SITE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL ELEMENTS IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND THE LOCAL GOVERNING AUTHORITY'S REGULATIONS.
2. CONTRACTOR SHALL PLACE RIGID FRAME INLET PROTECTION IN EACH OF THE EXISTING INLETS ON SITE OR ADJACENT TO THE SITE AND PROPOSED INLETS UPON FINAL INSTALLATION. INLET PROTECTION SHALL BE REMOVED AFTER SUBSTANTIAL COMPLETION.
3. ADDITIONAL EROSION MEASURES SHALL BE INSTALLED AS NEEDED, OR AS DIRECTED BY CITY STAFF OR A/E.
4. SOIL PILES LEFT UNDISTURBED FOR 7 OR MORE DAYS WILL NEED TO BE STABILIZED BY AN APPROVED METHOD.
5. ALL DISTURBED AREAS NOT COVERED BY PERMANENT STRUCTURES OR PAVEMENT SHALL BE FINISH GRADED WITH 4"-6" TOPSOIL, SEEDED, AND STABILIZED WITHIN 7 DAYS OF REACHING FINAL GRADE.

Project Name:

**COMMUNITY PARK - PHASE II**

**3234 County Highway AB**  
**McFarland, WI 53558**

Sheet Title:

**EROSION CONTROL PLAN**

Revisions:

Project #: 24.029  
Issued For: Bidding  
Date: 8/11/2025

Sheet Number

**C301**

**PARKITECTURE**  
**+ PLANNING**

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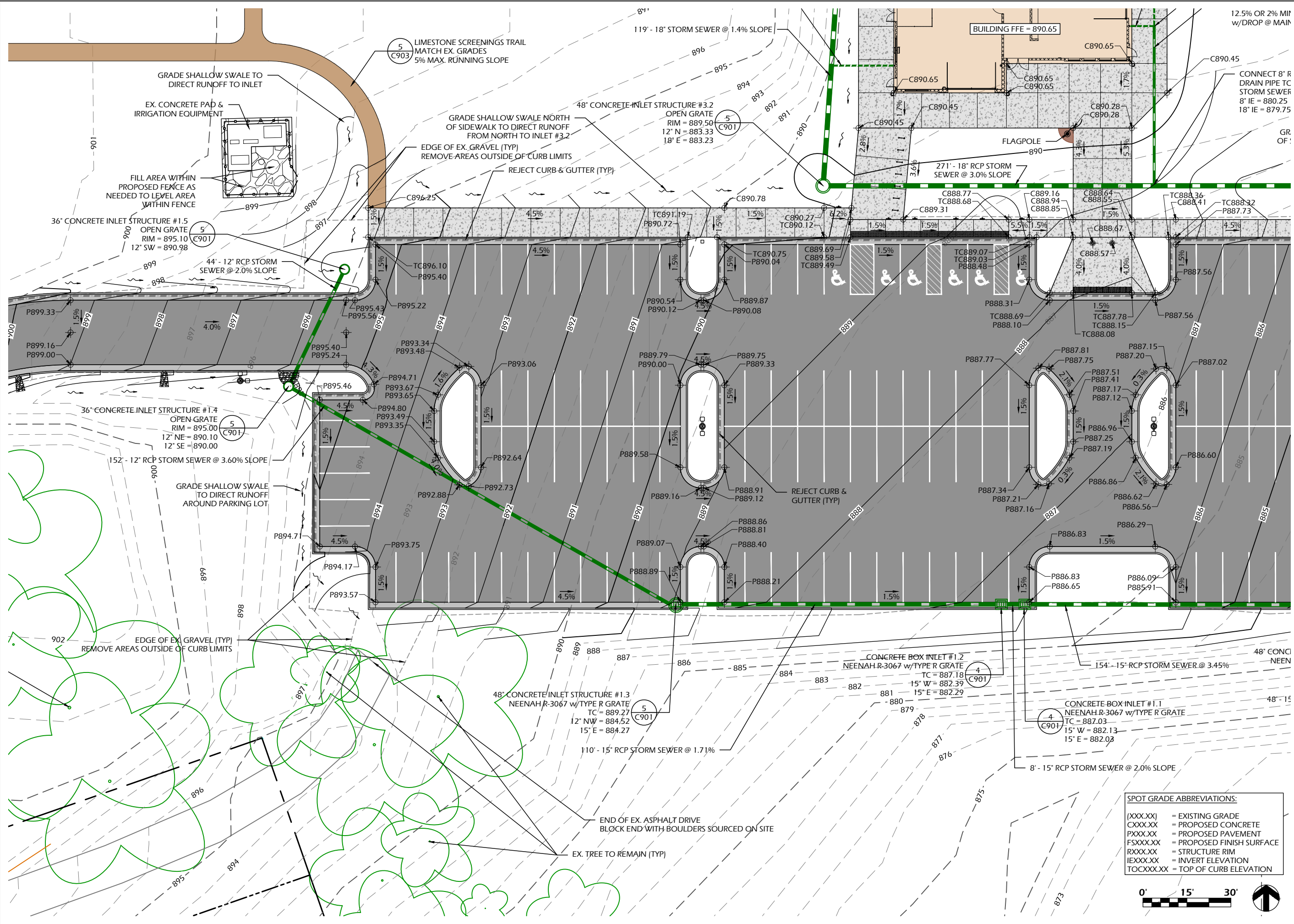


0' 60' 120'

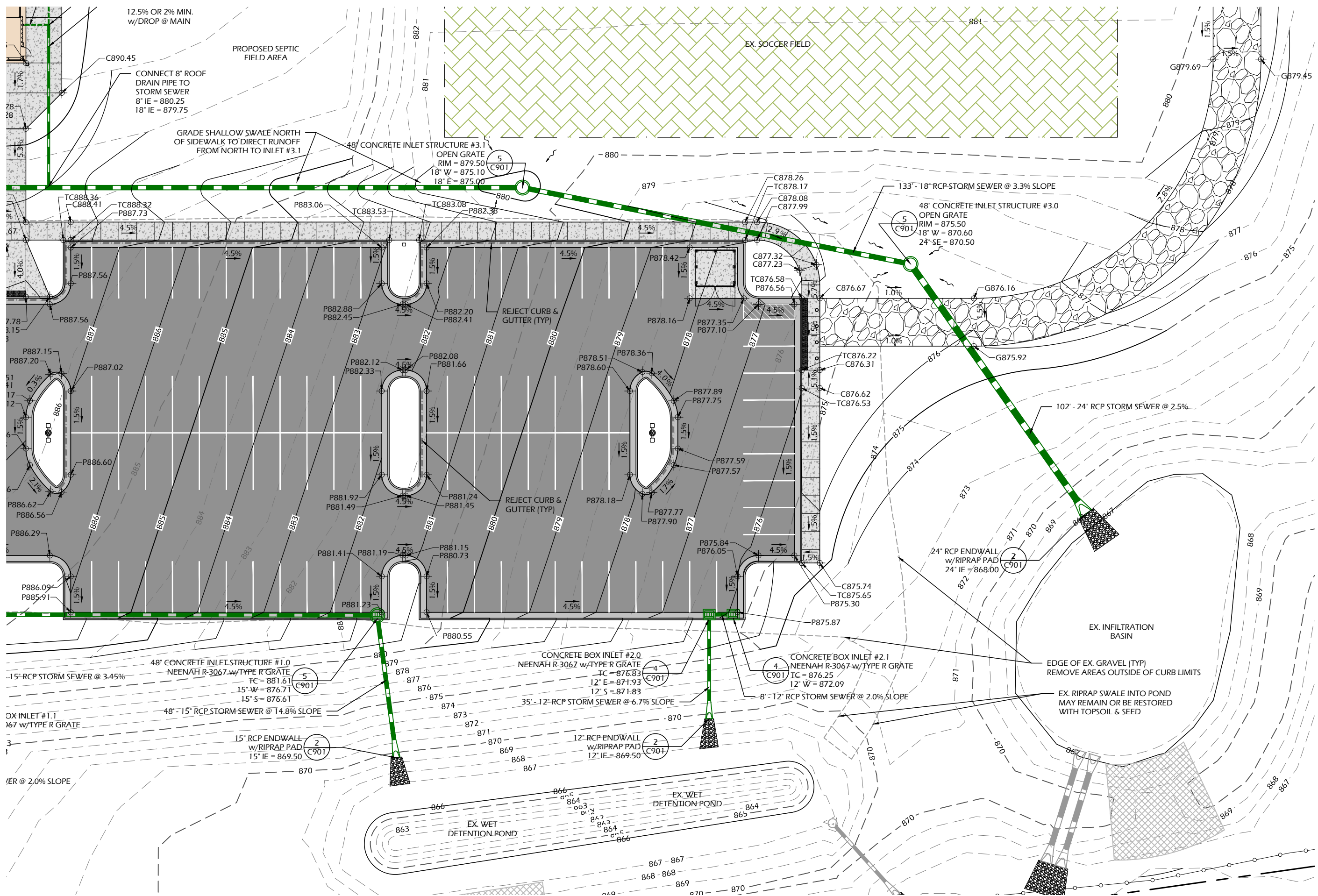






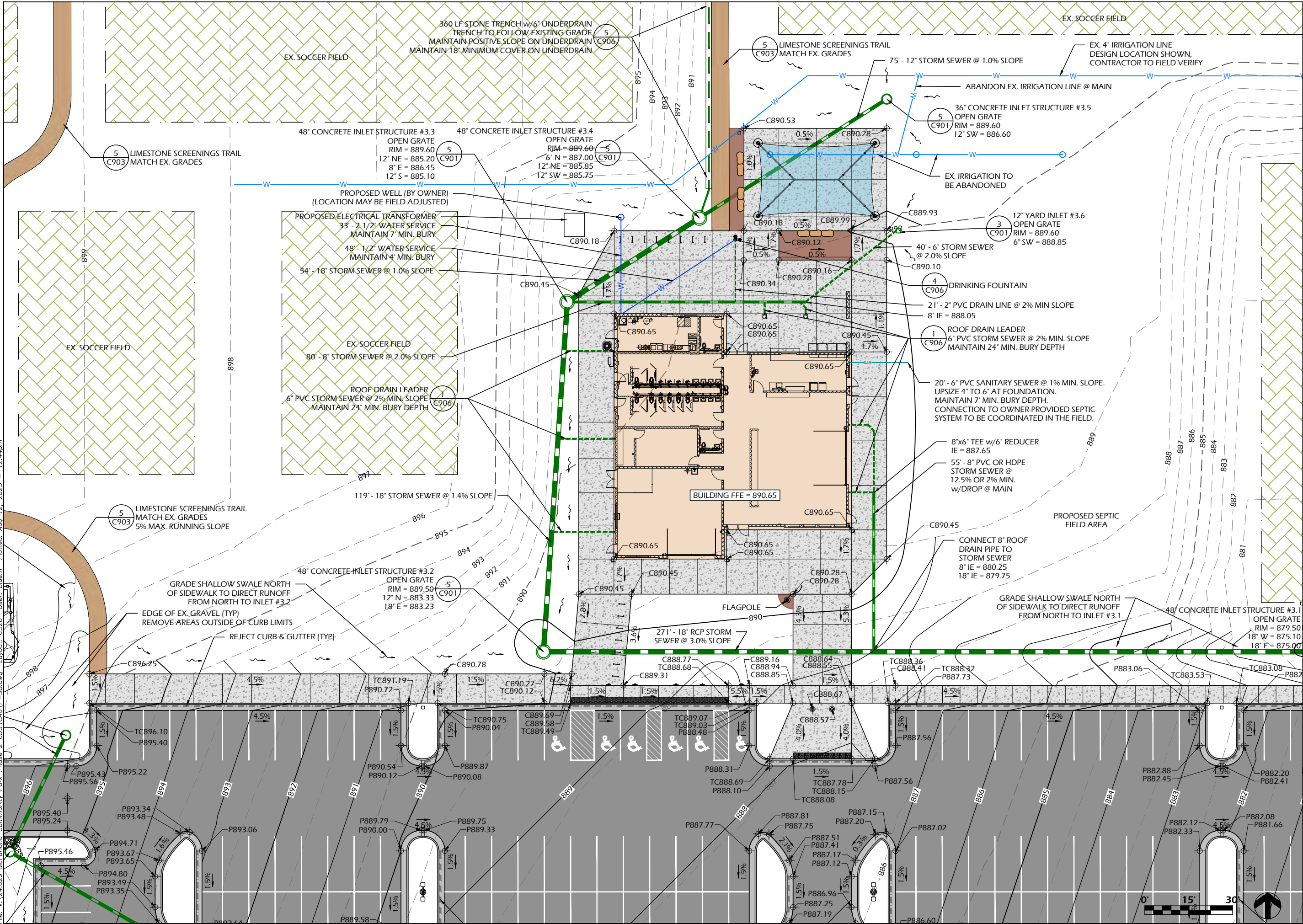


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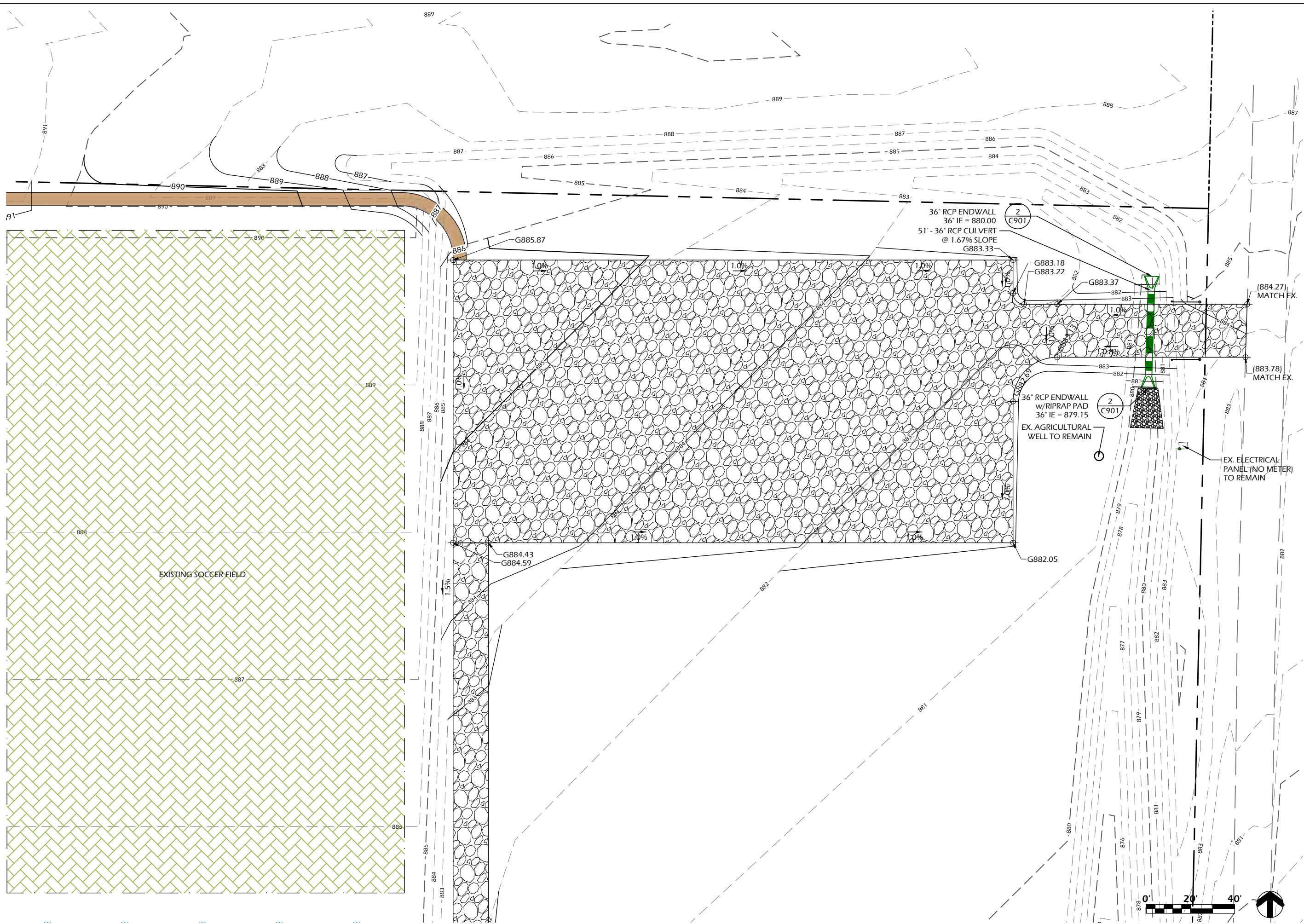




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Project Name: **COMMUNITY PARK - PHASE II**  
**3234 County Highway AB**  
**McFarland, WI 53558**

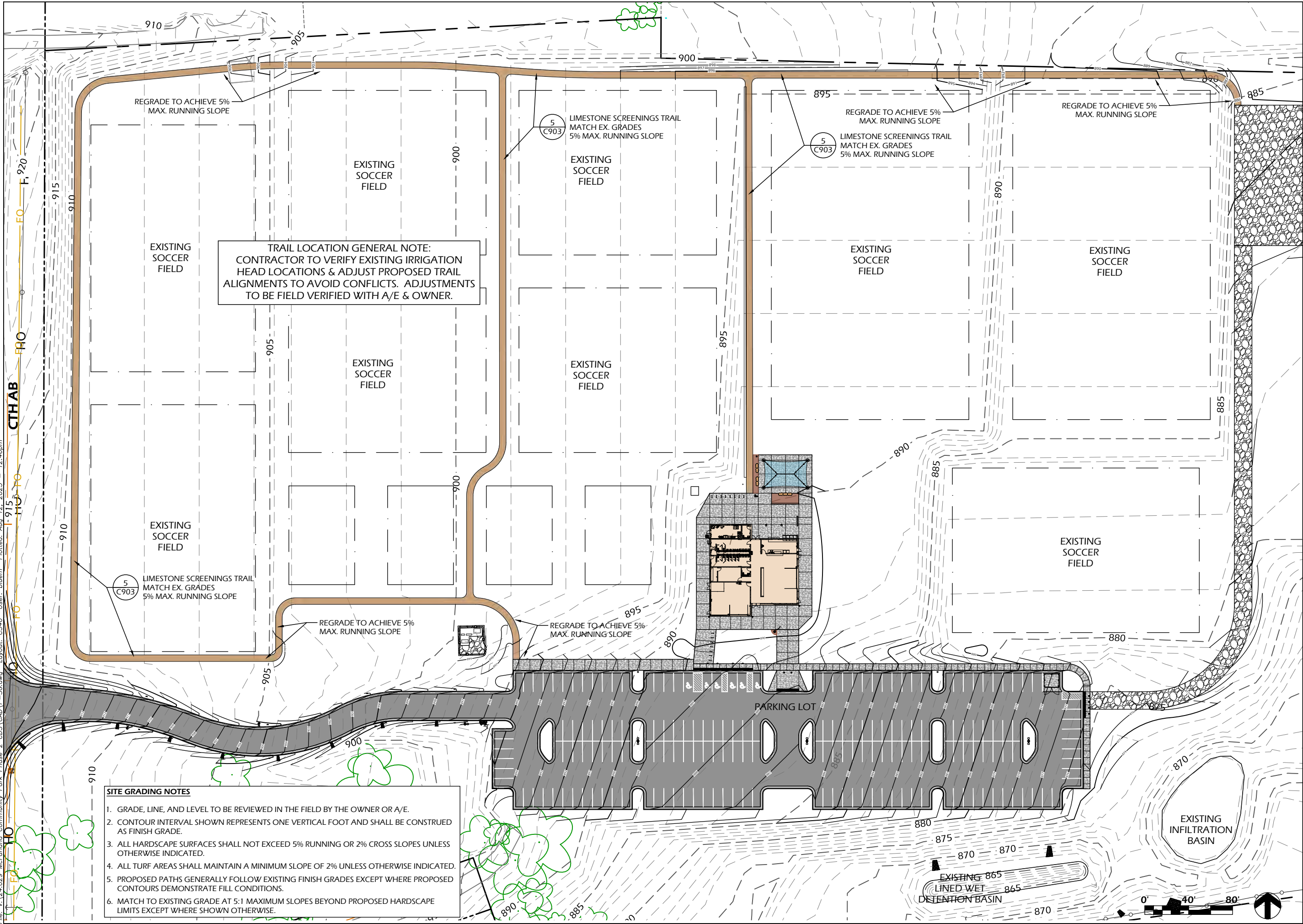
Sheet Title: **GRADING & UTILITY PLAN - EAST GRAVEL LOT**

3234 County Highway AB  
McFarland, WI 53558

## GRADING & UTILITY PLAN - EAST GRAVEL LOT

|              |           |
|--------------|-----------|
| Revisions:   |           |
|              |           |
| Project #:   | 24.029    |
| Issued For:  | Bidding   |
| Date:        | 8/11/2025 |
| Sheet Number |           |
| <b>C330</b>  |           |

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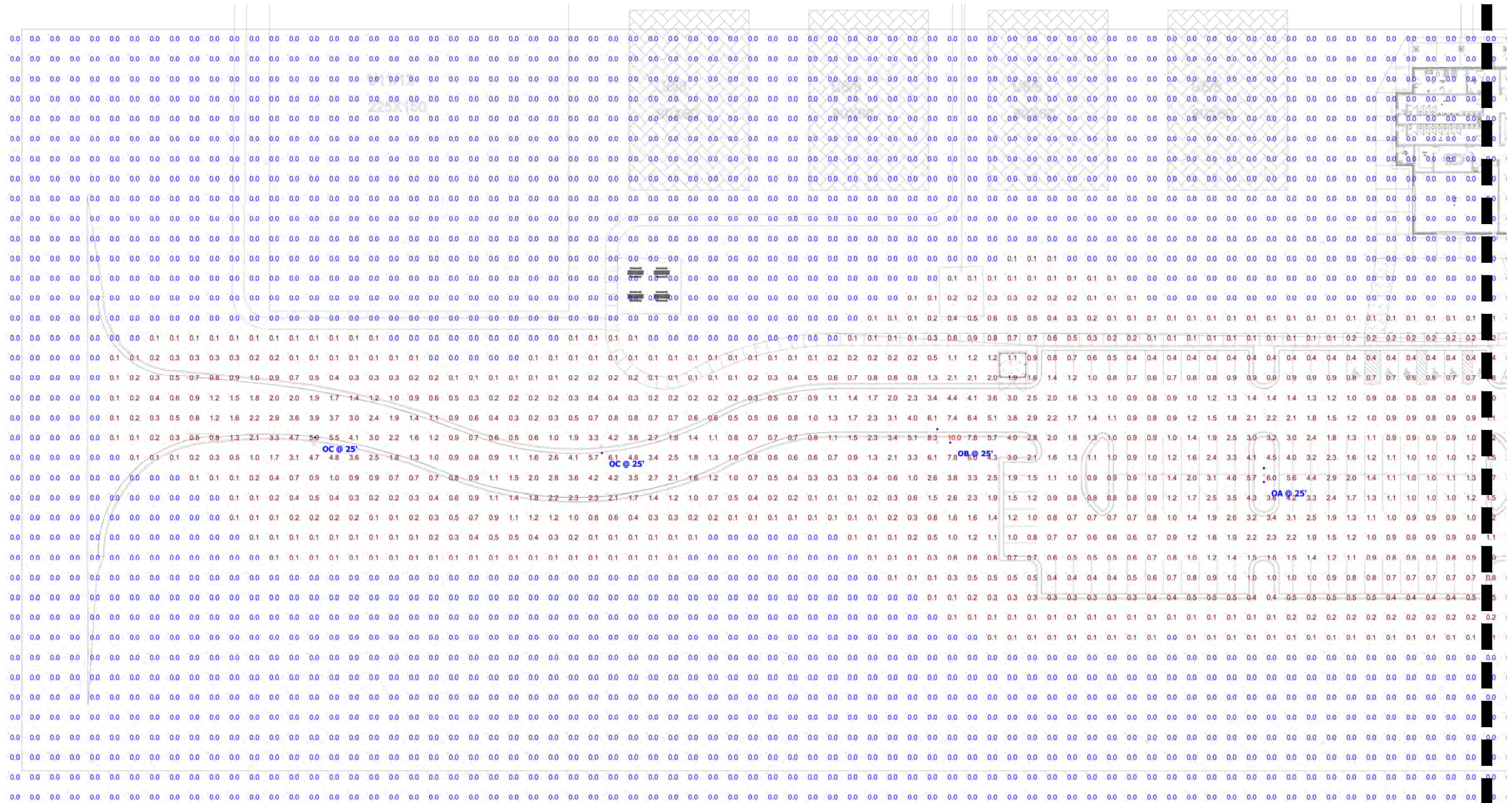


- SITE GRADING NOTES**
1. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE OWNER OR A/E.
  2. CONTOUR INTERVAL SHOWN REPRESENTS ONE VERTICAL FOOT AND SHALL BE CONSTRUED AS FINISH GRADE.
  3. ALL HARDSCAPE SURFACES SHALL NOT EXCEED 5% RUNNING OR 2% CROSS SLOPES UNLESS OTHERWISE INDICATED.
  4. ALL TURF AREAS SHALL MAINTAIN A MINIMUM SLOPE OF 2% UNLESS OTHERWISE INDICATED.
  5. PROPOSED PATHS GENERALLY FOLLOW EXISTING FINISH GRADES EXCEPT WHERE PROPOSED CONTOURS DEMONSTRATE FILL CONDITIONS.
  6. MATCH TO EXISTING GRADE AT 5:1 MAXIMUM SLOPES BEYOND PROPOSED HARDSCAPE LIMITS EXCEPT WHERE SHOWN OTHERWISE.

TRAIL LOCATION GENERAL NOTE:  
CONTRACTOR TO VERIFY EXISTING IRRIGATION  
HEAD LOCATIONS & ADJUST PROPOSED TRAIL  
ALIGNMENTS TO AVOID CONFLICTS. ADJUSTMENTS  
TO BE FIELD VERIFIED WITH A/E & OWNER.



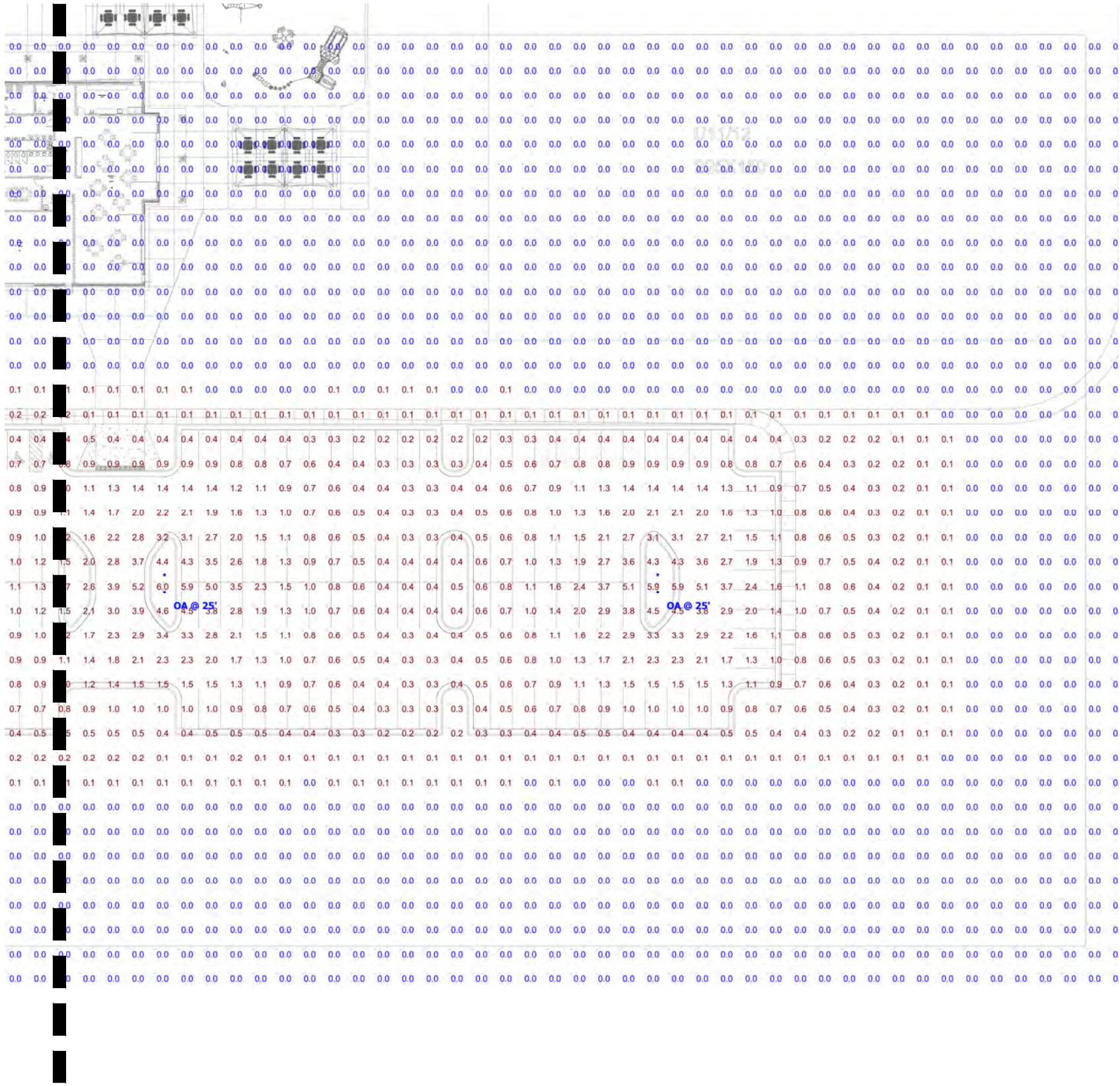
PHOTOMETRIC PLANS SHOWN FOR  
REFERENCE ONLY. REFER TO ELECTRICAL  
PLANS FOR FINAL POLE PLACEMENT AND  
WIRING, ETC.



**MATCH LINE**  
**C501**



MATCH LINE  
C500



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

Sheet Title:  
**SITE PHOTOMETRIC PLAN**

| Revisions: |  |
|------------|--|
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Project #: 24.029  
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Date: 8/11/2025

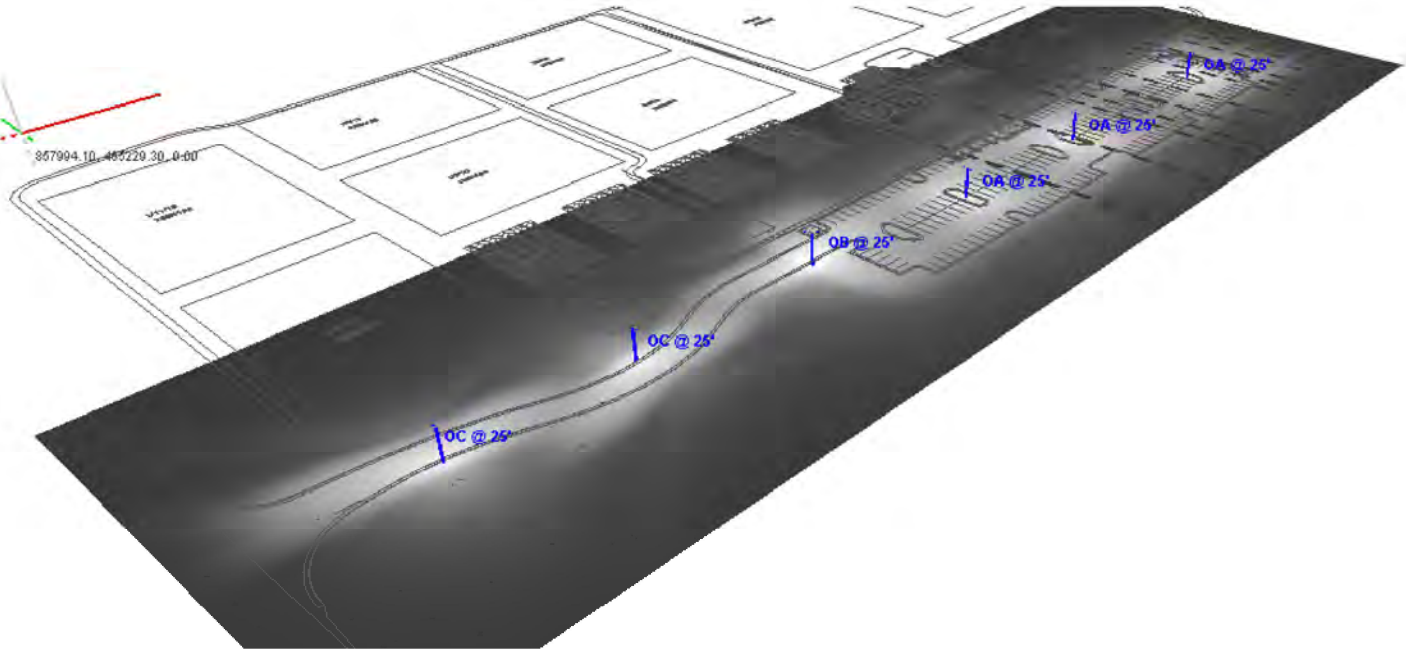
Sheet Number  
**C501**



| 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   | <br>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   | <br>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   | <br>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   | <br>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     |





Site and Area

EcoForm

ECF-S small area light



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.

| Example: ECF-S-64L-900-NW-G2-AR-S-120-HIS-MGY                                         |                                                                                                                                                                                                                                                              |                                                                 |                                                                                                                                           |                                                                                                                                                                                                                                                          |                                                                     |                                                                                                            |                                                                                                                          |                                                                      |        |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|--------|
| Prefix                                                                                | Number of LEDs                                                                                                                                                                                                                                               | Drive Current                                                   | LED Color - Generation                                                                                                                    | Mounting                                                                                                                                                                                                                                                 | Distribution                                                        |                                                                                                            | Voltage                                                                                                                  |                                                                      |        |
| ECF-S                                                                                 |                                                                                                                                                                                                                                                              |                                                                 |                                                                                                                                           |                                                                                                                                                                                                                                                          |                                                                     |                                                                                                            |                                                                                                                          |                                                                      |        |
| ECF-S EcoForm site and area small                                                     | 32L 32 LEDs (2 modules)                                                                                                                                                                                                                                      | 365 365mA<br>530 530mA<br>700 700mA<br>1A 1050mA<br>1.2A 1200mA | WW-G2 Warm White 3000K, 70CRI Generation 2<br>NW-G2 Neutral White 4000K, 70CRI Generation 2<br>CW-G2 Cool White 5000K, 70CRI Generation 2 | AR* Arm Mount (standard)<br><br>The following mounting kits must be ordered separately (See accessories)<br>SF* Slip Fitter Mount (fits to 2 1/2" O.D. banjo)<br>WS* Wall mount with surface conduit rear entry permitted<br>RAM* Retrofit arm mount kit | Type 2<br>2-90 Rotated left 90°<br>2-270 Rotated right 270°         | AFR-90 Auto Front Row<br>AFR-270 Auto Front Row<br>BLC-90 Back Light Control<br>BLC-270 Back Light Control | 120 120V<br>208 208V<br>240 240V<br>277 277V<br>347 347V<br>480 480V<br>UNV 120-277V (50/60Hz)<br>HVU 147-480V (50/60Hz) |                                                                      |        |
|                                                                                       | 48L 48 LEDs (3 modules)                                                                                                                                                                                                                                      | 900 900mA<br>1A 1050mA<br>1.2A 1200mA                           |                                                                                                                                           |                                                                                                                                                                                                                                                          | Type 3<br>3-90 Rotated left 90°<br>3-270 Rotated right 270°         | BLC-90 Back Light Control<br>BLC-270 Back Light Control                                                    |                                                                                                                          |                                                                      |        |
|                                                                                       | 64L 64 LEDs (4 modules)                                                                                                                                                                                                                                      | 900 900mA<br>1A 1050mA                                          |                                                                                                                                           |                                                                                                                                                                                                                                                          | Type 4<br>4-90 Rotated left 90°<br>4-270 Rotated right 270°         | LCL* LEED Corner Optic Left<br>RCL* LEED Corner Optic Right                                                |                                                                                                                          |                                                                      |        |
|                                                                                       |                                                                                                                                                                                                                                                              |                                                                 |                                                                                                                                           |                                                                                                                                                                                                                                                          | Type 5<br>5 SW Type 5W                                              |                                                                                                            |                                                                                                                          |                                                                      |        |
| Options                                                                               |                                                                                                                                                                                                                                                              |                                                                 |                                                                                                                                           |                                                                                                                                                                                                                                                          |                                                                     |                                                                                                            |                                                                                                                          |                                                                      |        |
| Dimming controls                                                                      |                                                                                                                                                                                                                                                              | Motion sensing lens                                             |                                                                                                                                           | Photo-sensing                                                                                                                                                                                                                                            |                                                                     | Options                                                                                                    |                                                                                                                          | Luminaire                                                            | Finish |
| DD** 0-10V External dimming (for controls by others)                                  |                                                                                                                                                                                                                                                              |                                                                 |                                                                                                                                           | PDB** Photocell Button                                                                                                                                                                                                                                   | Fusing                                                              | Square Drive Adapter (included in standard product)                                                        |                                                                                                                          | Textured                                                             |        |
| DCC*** Dual Circuit Control                                                           |                                                                                                                                                                                                                                                              |                                                                 |                                                                                                                                           | TLRD5** Twist Lock Receptacle 5 Pin                                                                                                                                                                                                                      | F1* Single (120, 277, 347VAC)                                       |                                                                                                            |                                                                                                                          | BK Black                                                             |        |
| FAWS*** Field Adjustable Wattage Selector                                             |                                                                                                                                                                                                                                                              |                                                                 |                                                                                                                                           | TLRD7** Twist Lock Receptacle 7 Pin                                                                                                                                                                                                                      | F2* Double (208, 240, 480VAC)                                       | RPA** Round Pole Adapter (fits to 3" - 3 3/4" O.D. pole)                                                   |                                                                                                                          | WH White<br>BZ Bronze<br>DGY Dark Gray<br>MGV Medium Gray            |        |
| SRDR*** SR driver connected to Zhaga socket                                           |                                                                                                                                                                                                                                                              |                                                                 |                                                                                                                                           | TLRPC*** Twist Lock Receptacle w/Photocell                                                                                                                                                                                                               | Pole Mount Fusing                                                   |                                                                                                            |                                                                                                                          | Customer specified                                                   |        |
| DynaDimmer, Automatic Profile Dimming                                                 |                                                                                                                                                                                                                                                              |                                                                 |                                                                                                                                           |                                                                                                                                                                                                                                                          |                                                                     | FP1* Single (120, 277, 347VAC)                                                                             | HIS** Internal House Side Shield                                                                                         | RAL Specify optional color or RAL (see RAL7024)                      |        |
| CS50** Safety 50% Dimming, 7 hours                                                    |                                                                                                                                                                                                                                                              |                                                                 |                                                                                                                                           |                                                                                                                                                                                                                                                          | FP2* Double (208, 240, 480VAC)                                      |                                                                                                            |                                                                                                                          | CC Custom colors (Must supply color chip for required Factory quote) |        |
| CM50** Median 50% Dimming, 8 hours                                                    |                                                                                                                                                                                                                                                              |                                                                 |                                                                                                                                           |                                                                                                                                                                                                                                                          | FP3* Canadian Double Pull (208, 240, 480VAC)                        |                                                                                                            |                                                                                                                          |                                                                      |        |
| CS30** Safety 30% Dimming, 7 hours                                                    |                                                                                                                                                                                                                                                              |                                                                 |                                                                                                                                           |                                                                                                                                                                                                                                                          | Surge Protection 10kA standstill                                    |                                                                                                            |                                                                                                                          |                                                                      |        |
| CM30** Median 30% Dimming, 8 hours                                                    |                                                                                                                                                                                                                                                              |                                                                 |                                                                                                                                           |                                                                                                                                                                                                                                                          | SP2 Increased 20kA                                                  |                                                                                                            |                                                                                                                          |                                                                      |        |
| BL*** Bi-level functionality                                                          |                                                                                                                                                                                                                                                              | IMR13** Integral with #3 lens<br>IMR17** Integral with #7 lens  |                                                                                                                                           |                                                                                                                                                                                                                                                          | BAC*** Meets the requirements of the Buy American Act of 1933 (BAA) |                                                                                                            |                                                                                                                          |                                                                      |        |
| WIAP*** Wireless Interact (includes SR driver and SR receptacle - do NOT select SRDR) | LB Low (7'-15' mounting height) sensor, Black color housing<br>LW Low (7'-15' mounting height) sensor, White color housing<br>HB High (15'-40' mounting height) sensor, Black color housing<br>HW High (15'-40' mounting height) sensor, White color housing |                                                                 |                                                                                                                                           |                                                                                                                                                                                                                                                          |                                                                     |                                                                                                            |                                                                                                                          |                                                                      |        |

1. BL-IMR13/7 equipped with vul-boarded sensor housing when voltage is HVU (147-480V)

2. Mounts to a 4" round pole with adapter included for square poles.

3. Limited to a maximum of 45 degrees spring adjust horizontal.

4. Not available with other dimming control options.

5. Not available with motion sensor.

6. Not available with photocell.

7. Must specify a motion sensor lens.

8. Not available in 347 or 480V.

9. Must specify input voltage.

10. TLRD5, TLRD7 and TLRPC receptacle pins 4 & 5 are capped off when ordered with any of the dimming controls DD or FAWS or LLC.

11. Not available in 480V. Order photocell separately with TLRD5/7.

12. Not available with DCC.

13. Not available with SF and WS. RPA's provided with black finish standard.

14. HIS not available with Type 5, SF, SLC, SLC-90, SLC-270, LCL or RCL inputs.

15. Not available with DD, DCC, FAWS, SRDR, or WIAP dimming control options.

16. WIAP must be combined with Motion sensing lens LB or LW or HB or HW.

17. When ordering SRDR, controller (by others) to be used on socket must be SR compatible (See specifications for more details). Consult factory for lead time. All 7 pins in NEMA receptacle are connected to SR driver. SRDR not available with TLRD5 or TLRPC.

18. 0-10V dimming driver standard.

19. LCL and RCL not available with 48L-1.2A or 64L-1A.

20. Extended lead times apply. Contact factory for details.

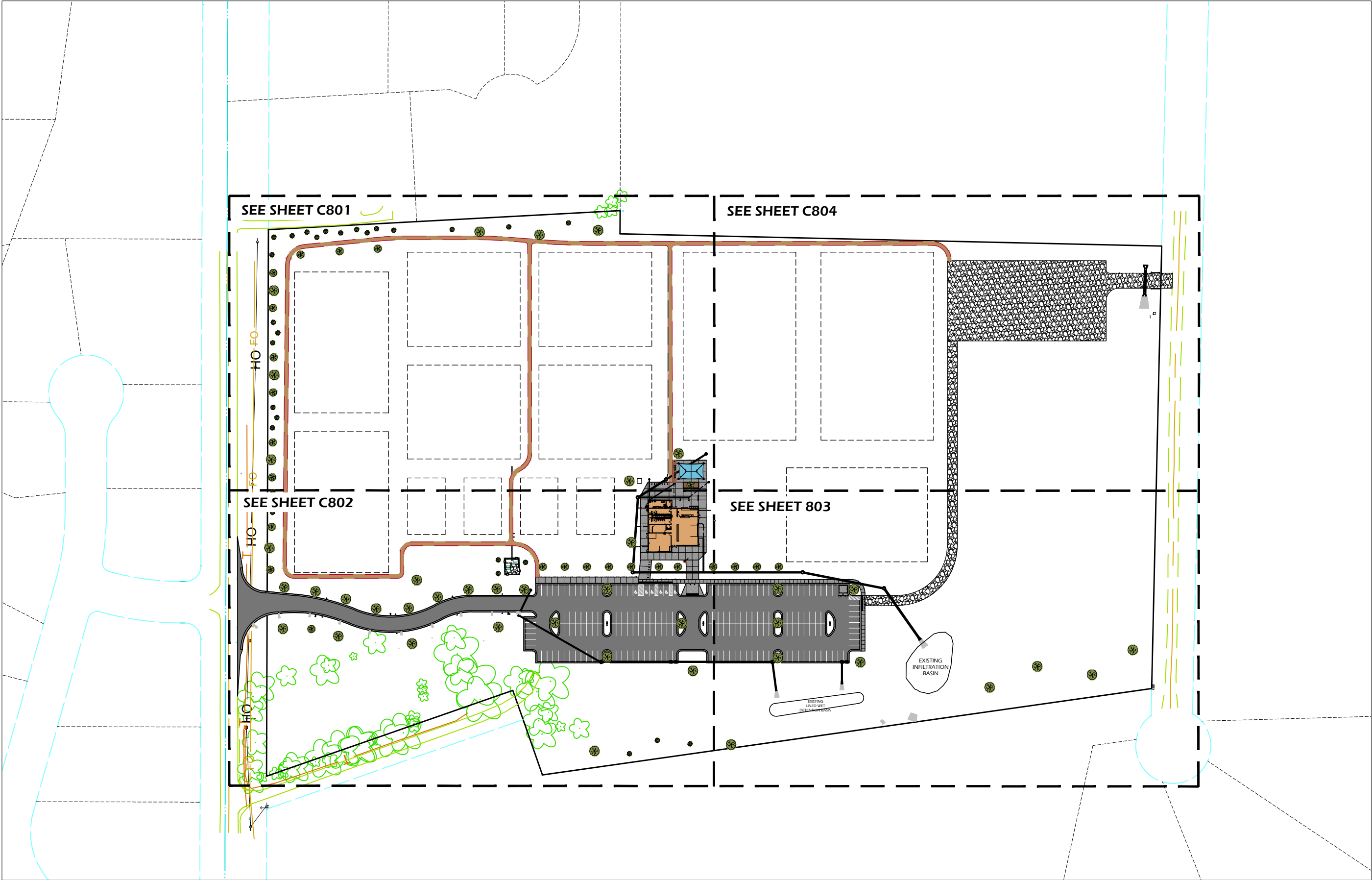
21. Failure to properly select the "BAC" option could result in you receiving product that is not BAA compliant product with no return for an RMA or refund. This BAC designation has no effect on the address of the applicability of, or availability of a waiver under, the Trade Agreements Act, or (i) the "Buy American" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.

ECF-S\_EcoForm\_area\_small 24/24 page 1 of 1



PHOTOMETRIC PLANS SHOWN FOR REFERENCE ONLY. REFER TO ELECTRICAL PLANS FOR FINAL POLE PLACEMENT AND WIRING, ETC.

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608.203.8203

Parkitecture

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

Sheet Title:  
**LANDSCAPE PLAN OVERVIEW**

Revisions:

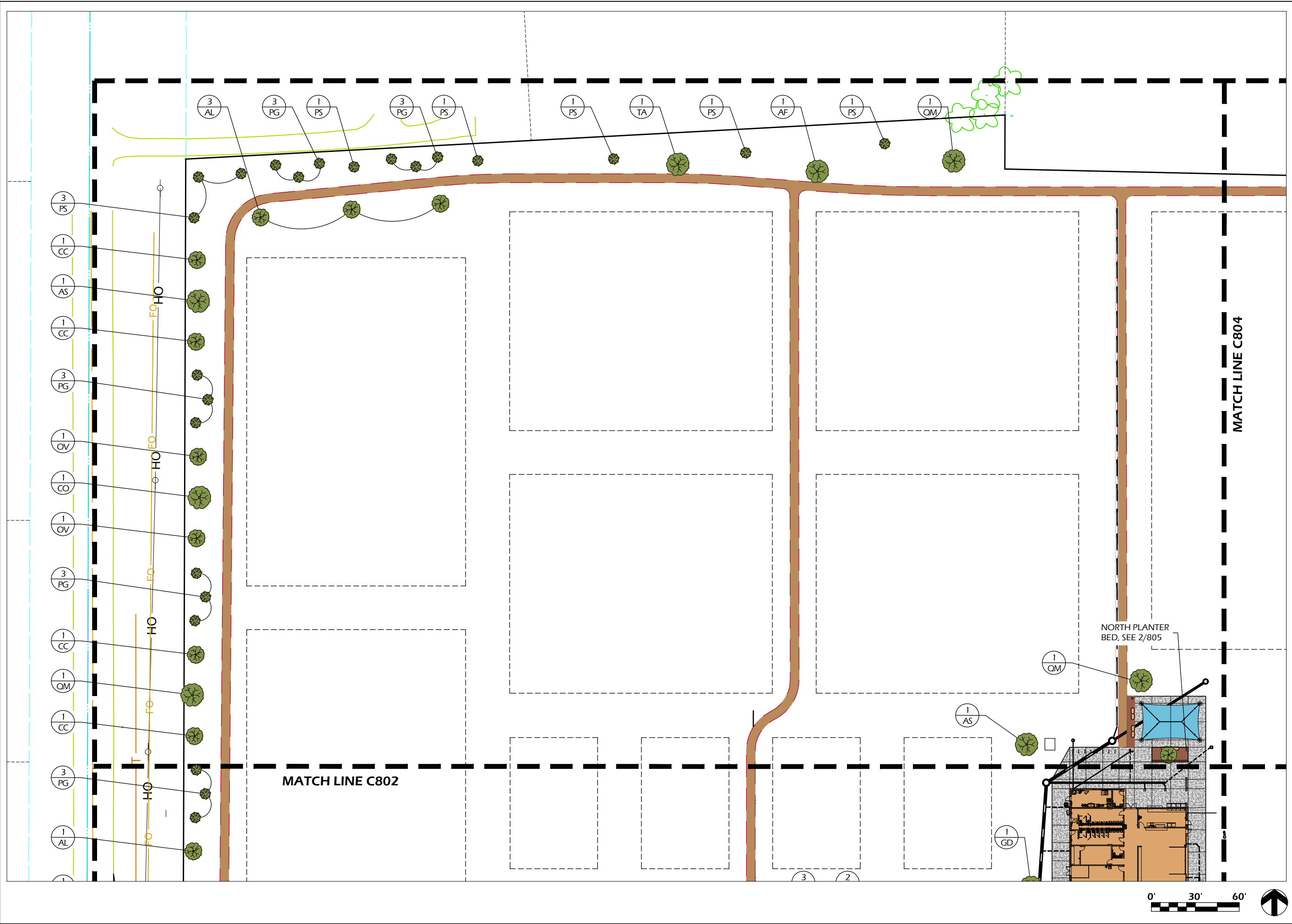
Project #:  
Issued For:  
Date:

24.029  
Bidding  
8/11/2025

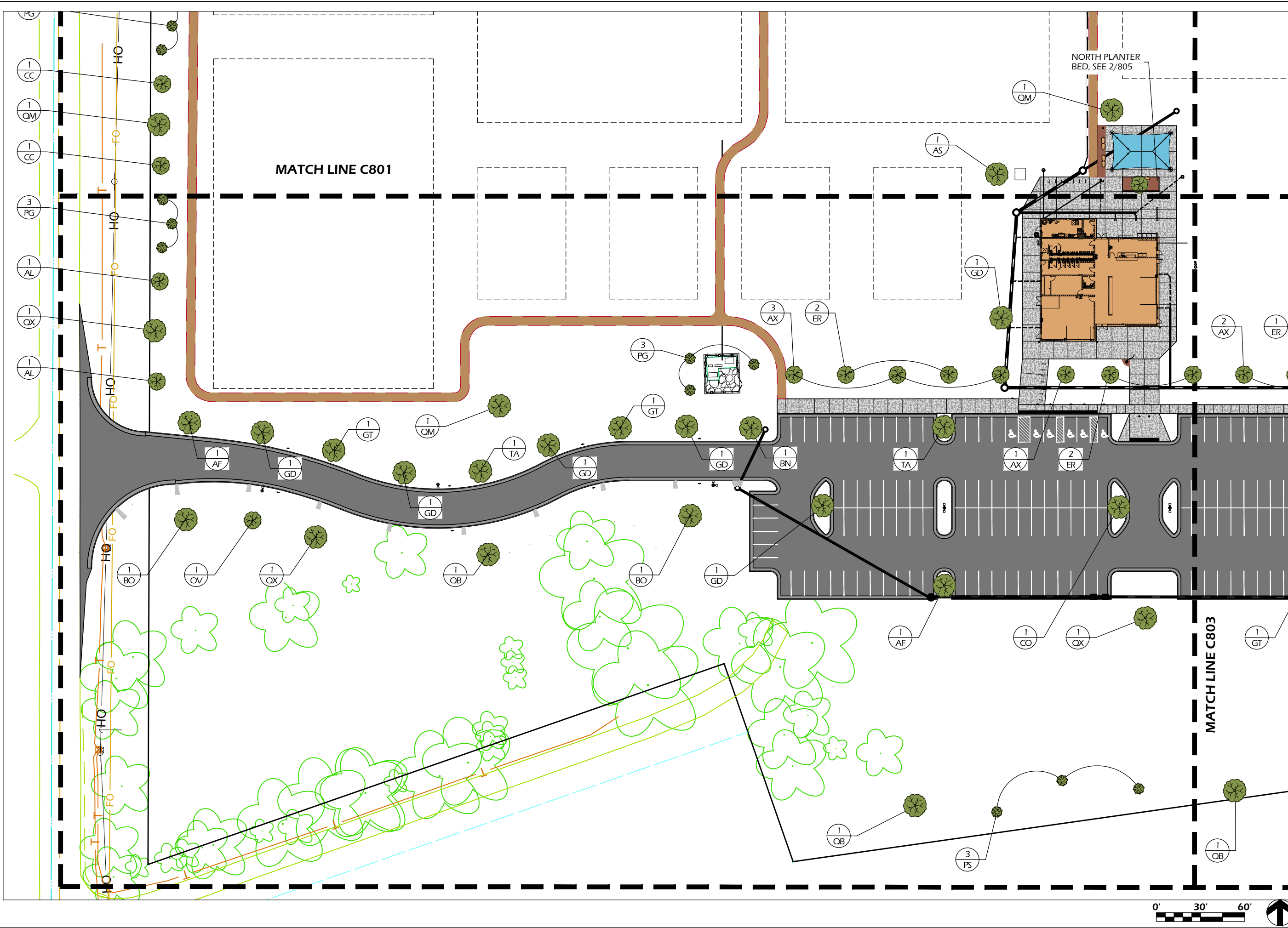
Sheet Number  
**C800**

Page 43 of 89





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

Sheet Title:  
**LANDSCAPE PLAN - SOUTHWEST**

Revisions:

| Rev | Description |
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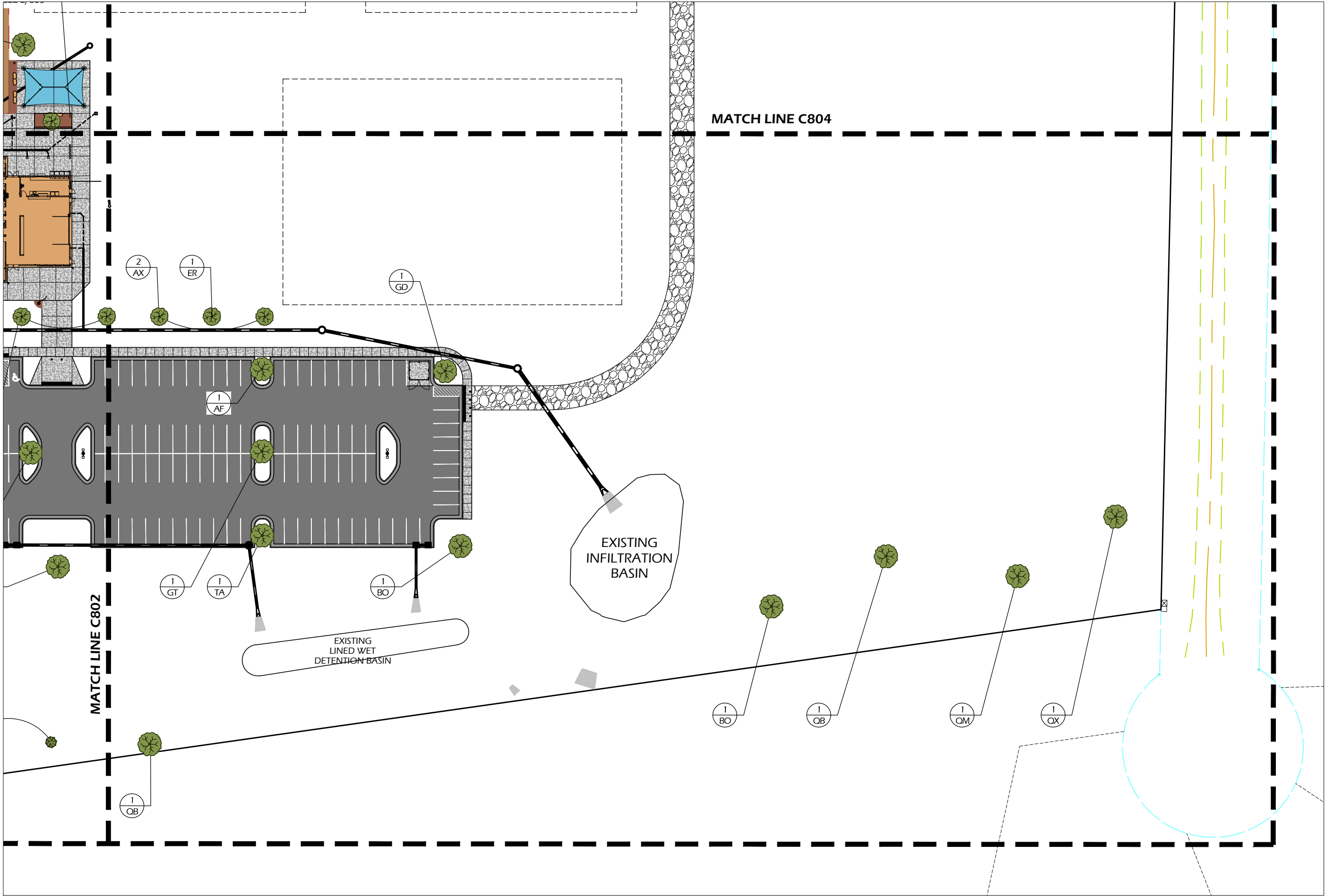
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24.029  
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Sheet Number  
**C802**

Page 45 of 89

File: V:\24.029 McFarland Community Park Phase 2 CDS\CAD\LS.dwg Layout: C803 User: parki Plotted: Aug 12, 2025 - 3:44pm





This site plan shows the North Planter Bed area. A large rectangular area is defined by a dashed line. To the right of this area is a stone wall, and to the left is a building. The plan includes match lines C801 and C803. A scale bar (0' to 60') and a north arrow are located in the bottom right corner. A label 'NORTH PLANTER BED, SEE 2/805' points to the planter bed area. The plan also shows a road with a dashed line and a solid line, and a building with a blue roof. A match line C801 is located on the left side of the plan, and a match line C803 is located on the bottom side of the plan. A scale bar (0' to 60') and a north arrow are located in the bottom right corner.

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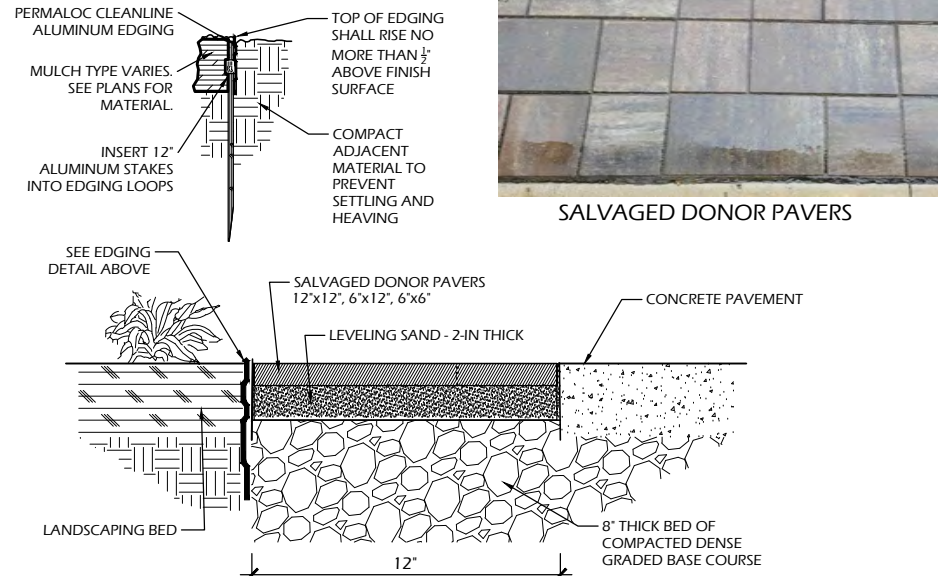
PLANT MATERIAL SCHEDULE

| Symb                      | Botanical Name                                       | Common Name                      | Size (min)    | Qty |
|---------------------------|------------------------------------------------------|----------------------------------|---------------|-----|
| OVERSTORY DECIDUOUS TREES |                                                      |                                  |               |     |
| AS                        | Acer Saccharum                                       | Sugar Maple                      | 2" Cal. B&B   | 2   |
| AF                        | Acer x freemanii 'Sienna'                            | Sienna Glen Maple                | 2" Cal. B&B   | 4   |
| BN                        | Betula nigra                                         | River Birch                      | 2" Cal. B&B   | 1   |
| CO                        | Celtis occidentalis                                  | Hackberry                        | 2" Cal. B&B   | 2   |
| GT                        | Gleditsia triacanthos var. inermis 'Skycole'         | Skyline Thornless Honeylocust    | 2" Cal. B&B   | 3   |
| GD                        | Gymnocladus dioicus 'Espresso'                       | Espresso Kentucky Coffeetree     | 2" Cal. B&B   | 7   |
| QB                        | Quercus bicolor                                      | Swamp White Oak                  | 2" Cal. B&B   | 4   |
| BO                        | Quercus macrocarpa                                   | Bur Oak                          | 2" Cal. B&B   | 4   |
| QM                        | Quercus muehlenbergi                                 | Chinkapin Oak                    | 2" Cal. B&B   | 5   |
| OR                        | Quercus robur x alba 'Crimschmidt'                   | Crimson Spire™ Oak               | 2" Cal. B&B   | 1   |
| OX                        | Quercus x schuettei                                  | Hybrid Swamp x Bur Oak           | 2" Cal. B&B   | 4   |
| TA                        | Tilia americana                                      | American Linden                  | 2" Cal. B&B   | 4   |
| UPRIGHT EVERGREEN TREES   |                                                      |                                  |               |     |
| PG                        | Picea glauca                                         | White Spruce                     | 6' B&B        | 18  |
| PS                        | Pinus strobus                                        | Eastern White Pine               | 6' B&B        | 11  |
| ORNAMENTAL TREES          |                                                      |                                  |               |     |
| AL                        | Amelanchier laevis                                   | Allegheny Serviceberry           | 1.5" Cal. B&B | 5   |
| AX                        | Amelanchier x grandiflora 'Autumn Brilliance'        | Autumn Brilliance® Serviceberry  | 1.5" Cal. B&B | 6   |
| CC                        | Carpinus Caroliniana 'Wisconsin Red'                 | WISCONSIN RED Muscledwood        | 1.5" Cal. B&B | 4   |
| ER                        | Cercis canadensis                                    | Eastern Redbud                   | 1.5" Cal. B&B | 5   |
| OV                        | Ostrya virginiana                                    | Ironwood / Hophornbeam           | 1.5" Cal. B&B | 3   |
| PERENNIALS & GRASSES      |                                                      |                                  |               |     |
| am                        | Allium 'Millenium'                                   | Millenium Ornametal Onion        | 1 Gal.        | 6   |
| at                        | Asclepias tuberosa                                   | Butterfly Weed                   | 1 Gal.        | 6   |
| kf                        | Calamagrostis x acutiflora 'Karl Foerster'           | Karl Foerster Feather Reed Grass | 1 Gal.        | 6   |
| cn                        | Calamintha nepeta nepeta 'Montrose White'            | Montrose White Calamint          | 1 Gal.        | 7   |
| ep                        | Echinacea pallida                                    | Pale Purple Coneflower           | 1 Gal.        | 4   |
| fg                        | Pennisetum alopecuroides 'Hameln'                    | Hameln Dwarf Fountain Grass      | 1 Gal.        | 8   |
| pa                        | Perovskia atriplicifolia 'Baby Jean Baby'            | Baby Jean Russian-sage           | 1 Gal.        | 6   |
| rf                        | Rudbeckia fulgida var. sullivantii 'Little Goldstar' | Little Goldstar Black-Eyed Susan | 1 Gal.        | 4   |
| ss                        | Sedum spectabile 'Autumn Joy'                        | Autumn Joy Sedum                 | 1 Gal.        | 5   |

LANDSCAPE AND RESTORATION NOTES

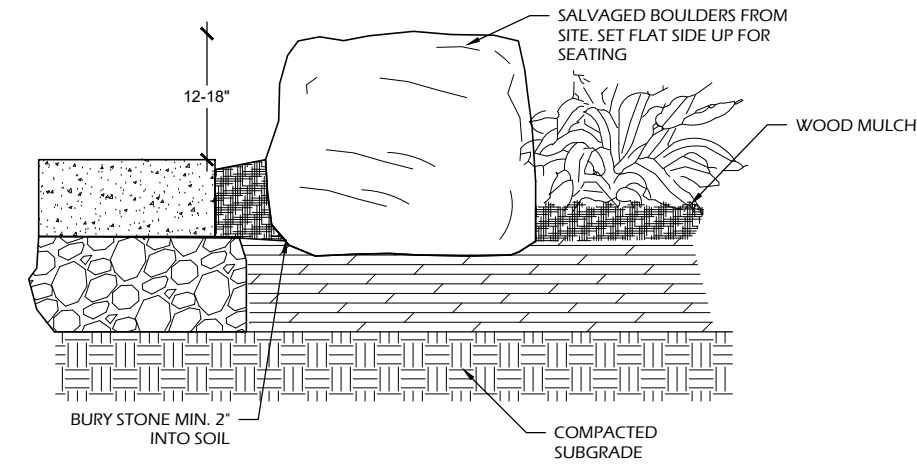
1. FINAL PLANT MATERIAL LOCATIONS SHALL BE FIELD ADJUSTED AS NEEDED TO AVOID CONFLICT WITH OTHER OBSTACLES. FINAL LOCATIONS SHALL BE APPROVED BY CITY PRIOR TO INSTALLATION.
2. PLANT MATERIAL SHALL BE REVIEWED BY OWNER OR A/E PRIOR TO INSTALLATION FOR QUALITY AND UNIFORMITY.
3. ALL LANDSCAPE BEDS AND TREE RINGS SHALL HAVE A MINIMUM OF 3" DEPTH SHREDDED HARDWOOD MULCH.
4. TREES AND SHRUBS SHALL BE INSTALLED PER DETAILS AND SPECIFICATIONS. EDGING SHALL BE SHOVEL CUT.

- NOTES:
1. SIZE: 3/16" X 4" - 0.116" THICK WITH 0.187" EXPOSED TOP LIP
  2. FINISH: MILL FINISH-NATURAL ALUMINUM
  3. INSTALL PER MANUFACTURER'S INSTALLATION GUIDELINES
  4. 8" SECTIONS TO INCLUDE (3) 12" ALUMINUM STAKES
  5. 16" SECTIONS TO INCLUDE (5) 12" ALUMINUM STAKES
  6. CORNERS: CUT BASE EDGING UP HALFWAY AND FORM A CONTINUOUS CORNER
  7. CONTACT PERMALOC AT 1.800.356.9660



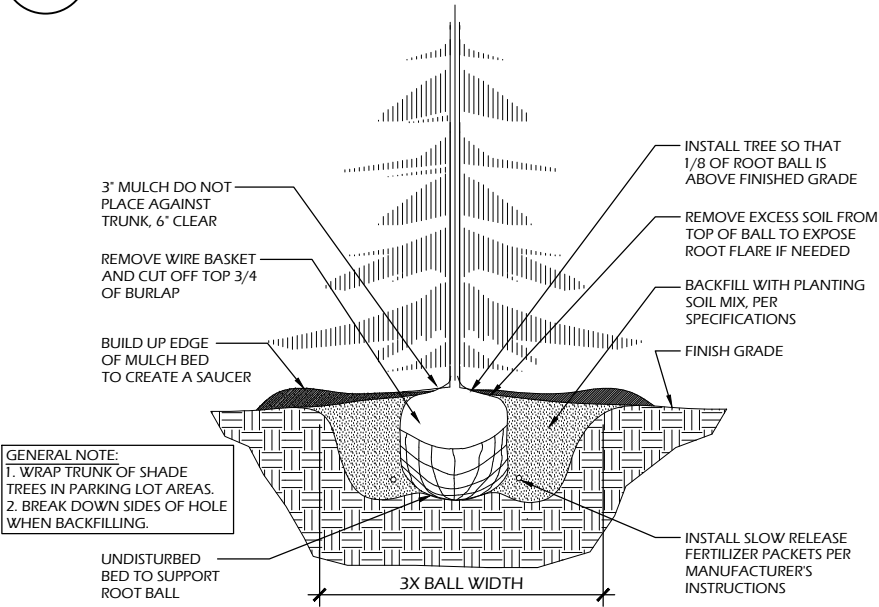
7 DONOR PAVERS

C805 SCALE: NTS



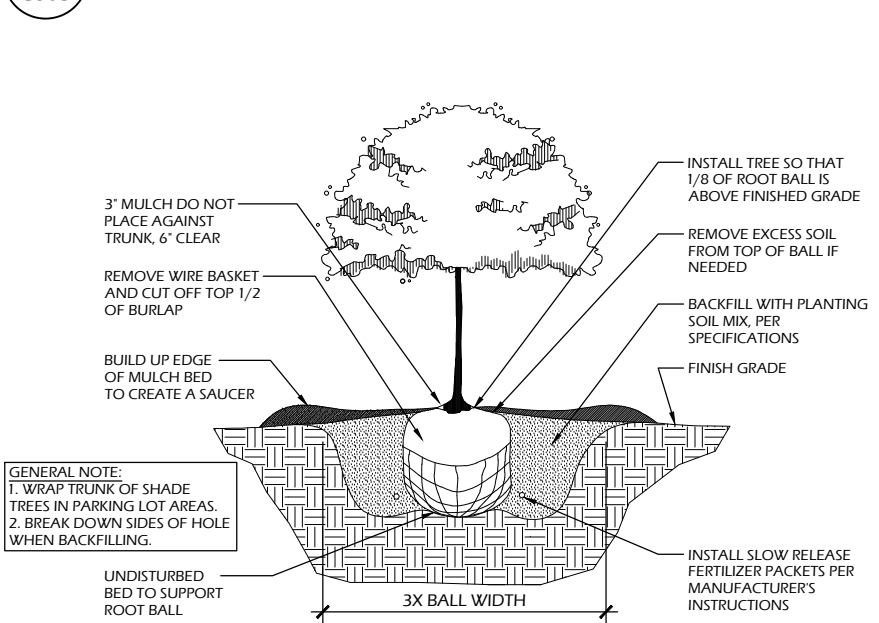
6 BOULDER SEATING

C805 SCALE: NTS



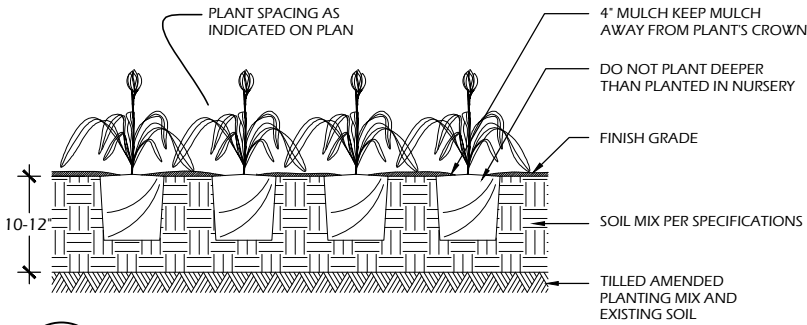
5 B&B EVERGREEN TREE PLANTING

C805 SCALE: NTS



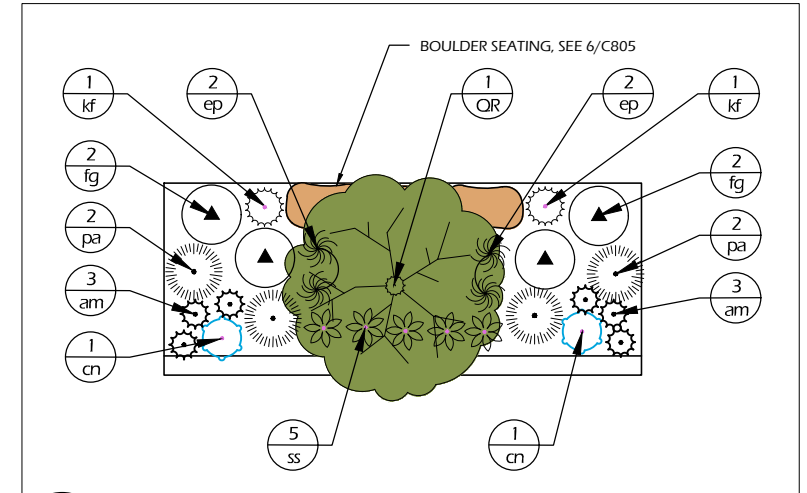
4 B&B TREE PLANTING

C805 SCALE: NTS



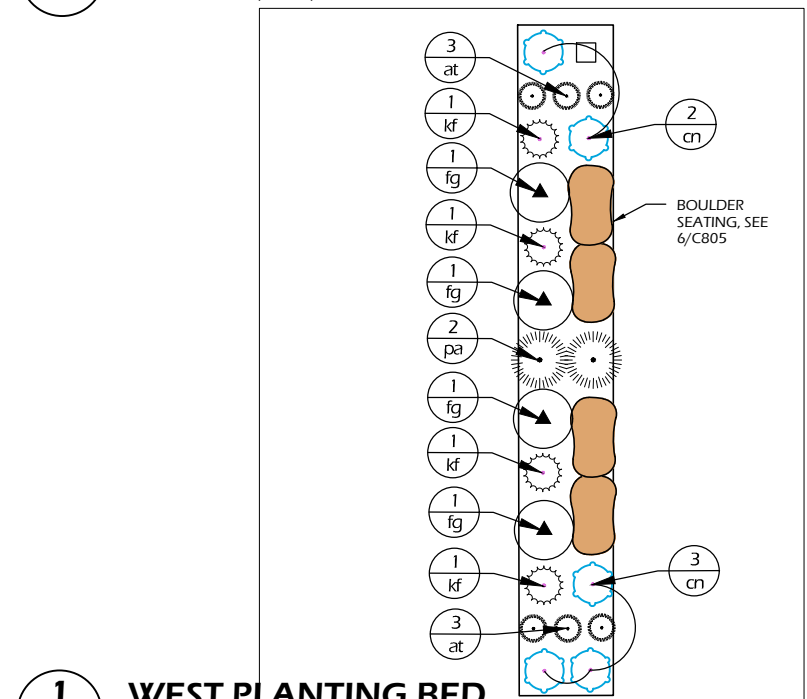
3 PERENNIAL PLANTING

C805 SCALE: NTS



2 NORTH PLANTING BED

C805 SCALE: 1" = 10' (11x17)



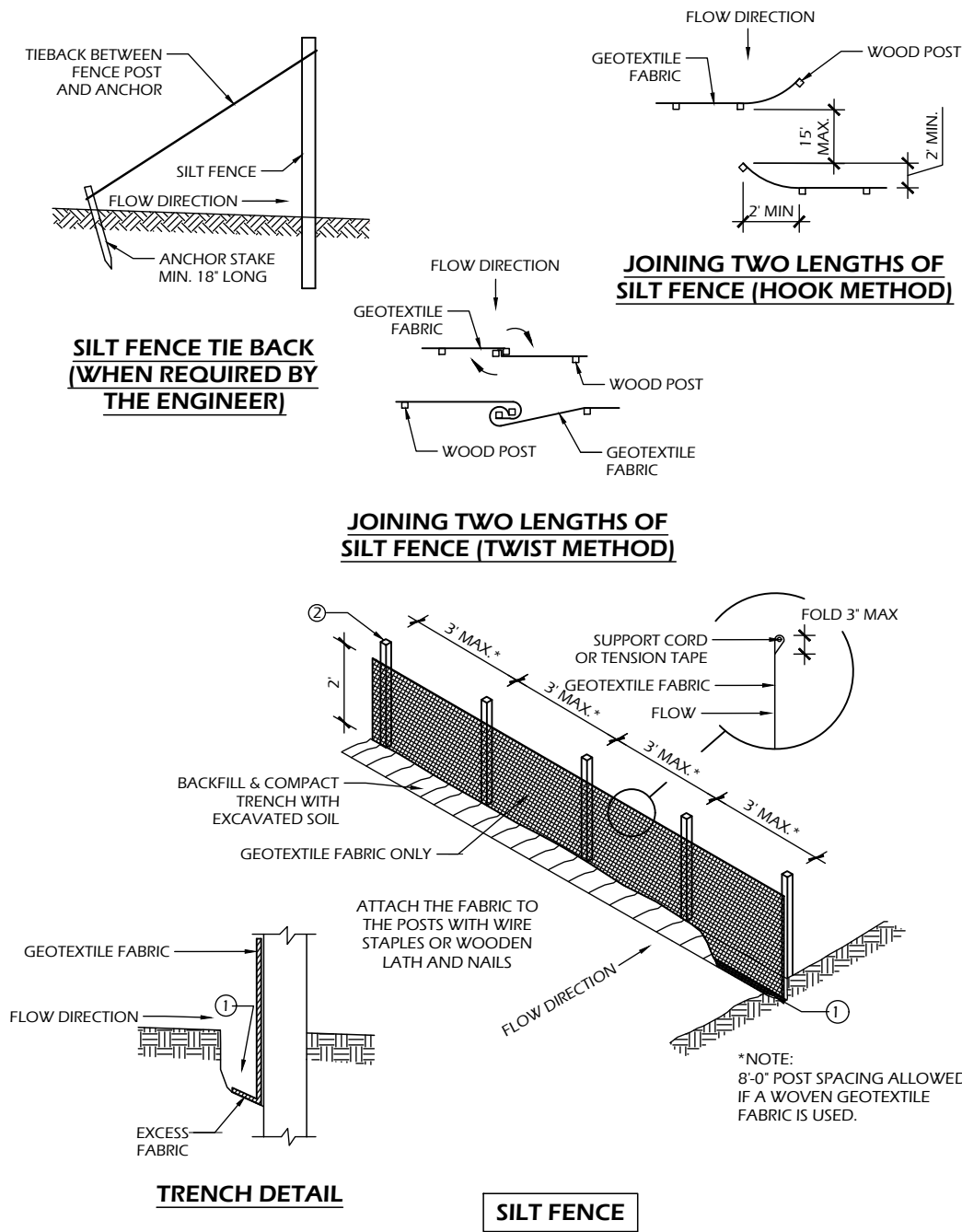
1 WEST PLANTING BED

C805 SCALE: 1" = 10' (11x17)





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**SILT FENCE GENERAL NOTES:**

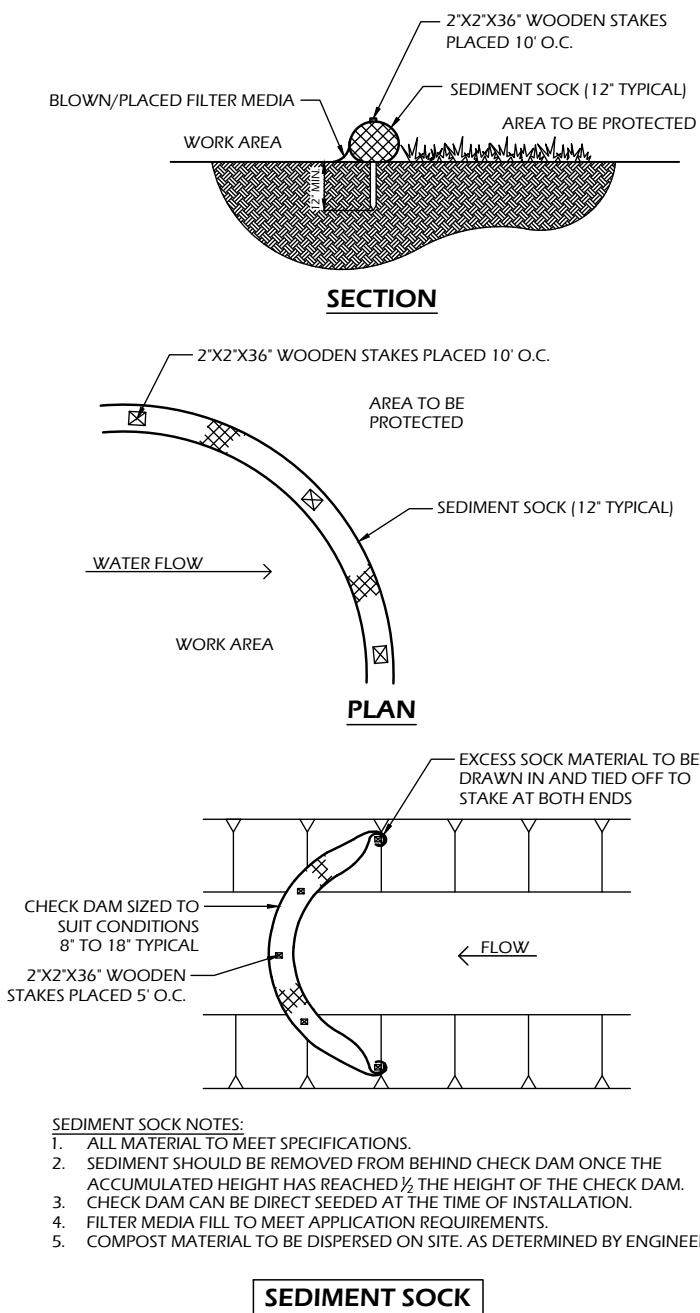
1. FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POSTS SHALL BE A MINIMUM SIZE OF 3' LENGTH OF OAK OR HICKORY
3. ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS
4. DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS.
5. 8" OF FENCE FABRIC REQUIRED BELOW GRADE IN TRENCH PER DNR TECH STD. 1056
6. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WISDOT PRODUCT ACCEPTABILITY LIST (PAL) MAY BE SUBSTITUTED.
7. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10' AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
8. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"X4".

9. EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD AND TECHNICAL SPECIFICATIONS.
10. CROSS BRACE WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.
11. MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
12. WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B)
13. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)
14. STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS./LIN. FT. (WITHOUT ANCHOR) FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
15. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: A.) TWIST METHOD - OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B.) HOOK METHOD - HOOK THE END OF EACH SILT FENCE LENGTH.

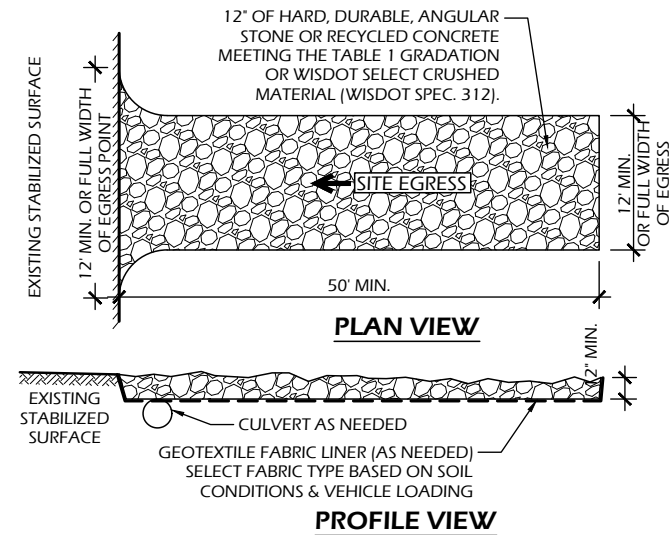
**4 SILT FENCE OR SEDIMENT SOCK**

C900

SCALE: NTS



**SEDIMENT SOCK**



**1 STONE TRACKING PAD**

C900

SCALE: NTS

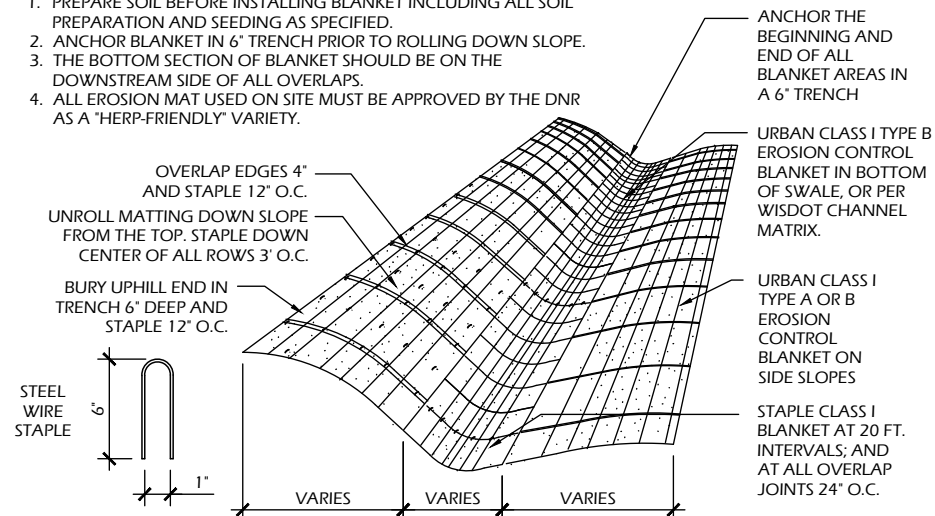
**3 INLET PROTECTION - RIGID FRAME**

C900

SCALE: NTS

**NOTES**

1. PREPARE SOIL BEFORE INSTALLING BLANKET INCLUDING ALL SOIL PREPARATION AND SEEDING AS SPECIFIED.
2. ANCHOR BLANKET IN 6' TRENCH PRIOR TO ROLLING DOWN SLOPE.
3. THE BOTTOM SECTION OF BLANKET SHOULD BE ON THE DOWNSTREAM SIDE OF ALL OVERLAPS.
4. ALL EROSION MAT USED ON SITE MUST BE APPROVED BY THE DNR AS A "HERP-FRIENDLY" VARIETY.



**2 EROSION MAT**

C900

SCALE: NTS

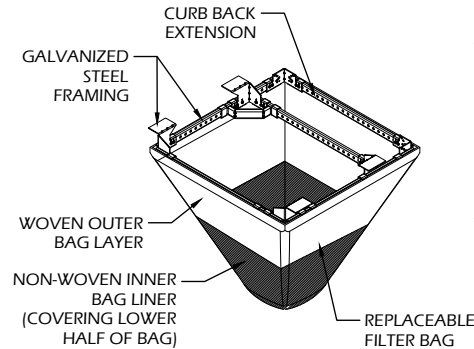
| TABLE 1<br>AGGREGATE GRADATION |                           |
|--------------------------------|---------------------------|
| SIEVE SIZE                     | PERCENT PASSING BY WEIGHT |
| 3"                             | 100                       |
| 2 1/2"                         | 90 - 100                  |
| 1 1/2"                         | 25 - 60                   |
| 3/4"                           | 0 - 20                    |
| 3/8"                           | 0 - 5                     |

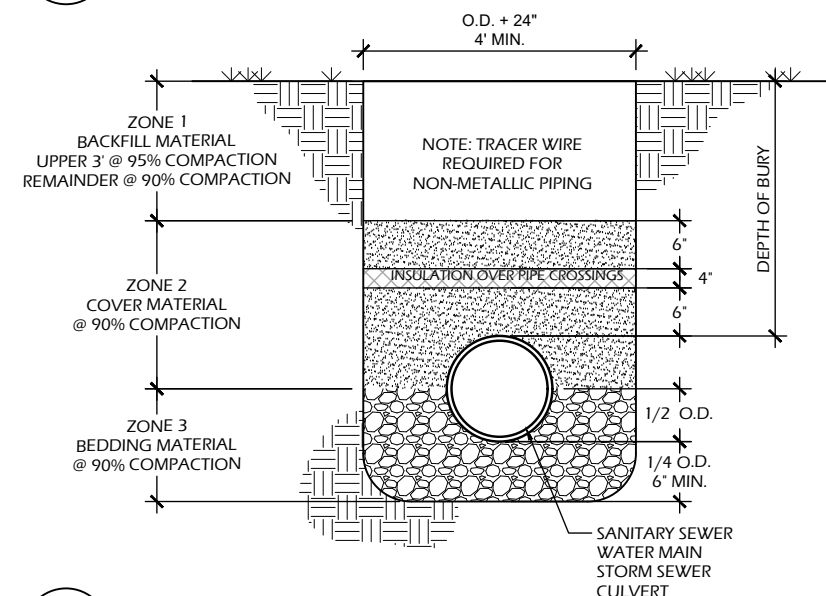
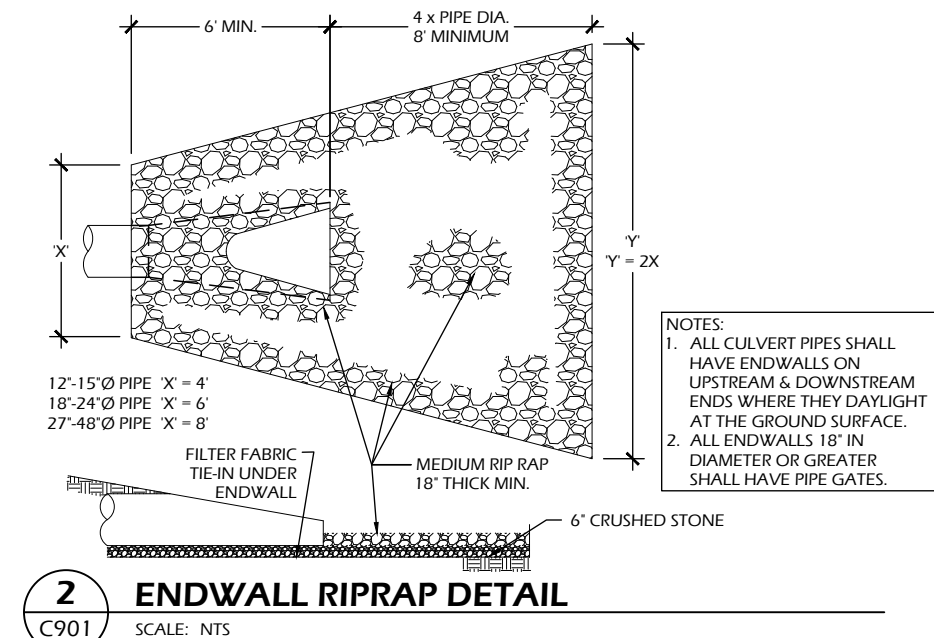
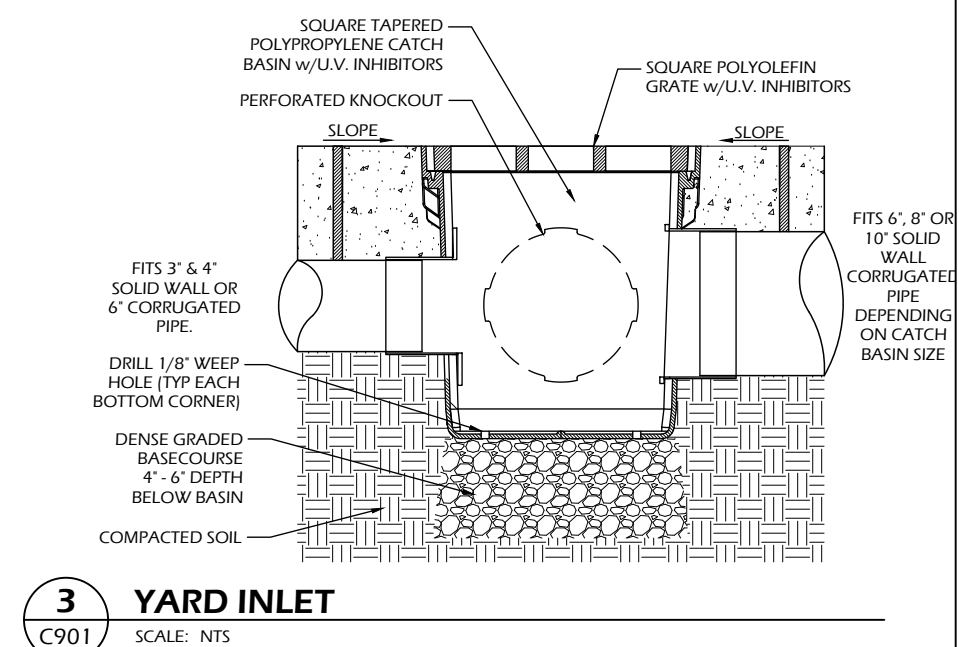
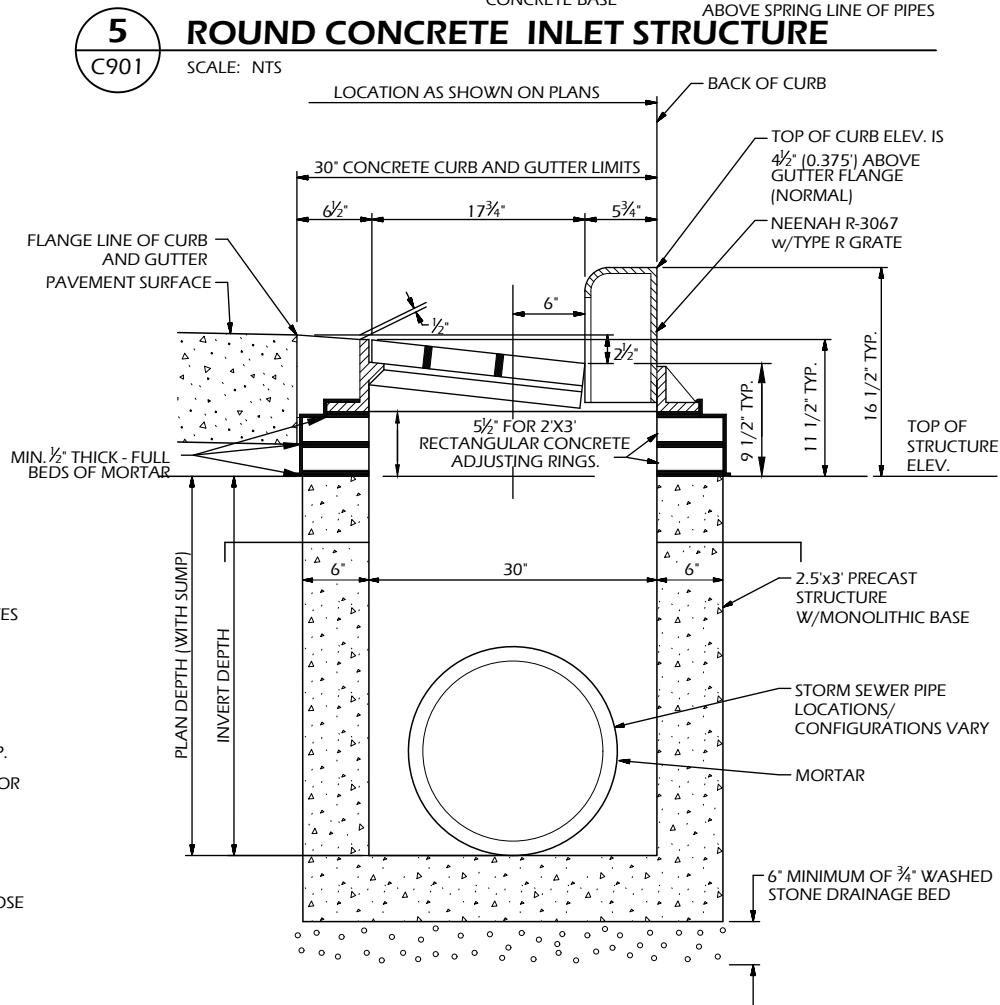
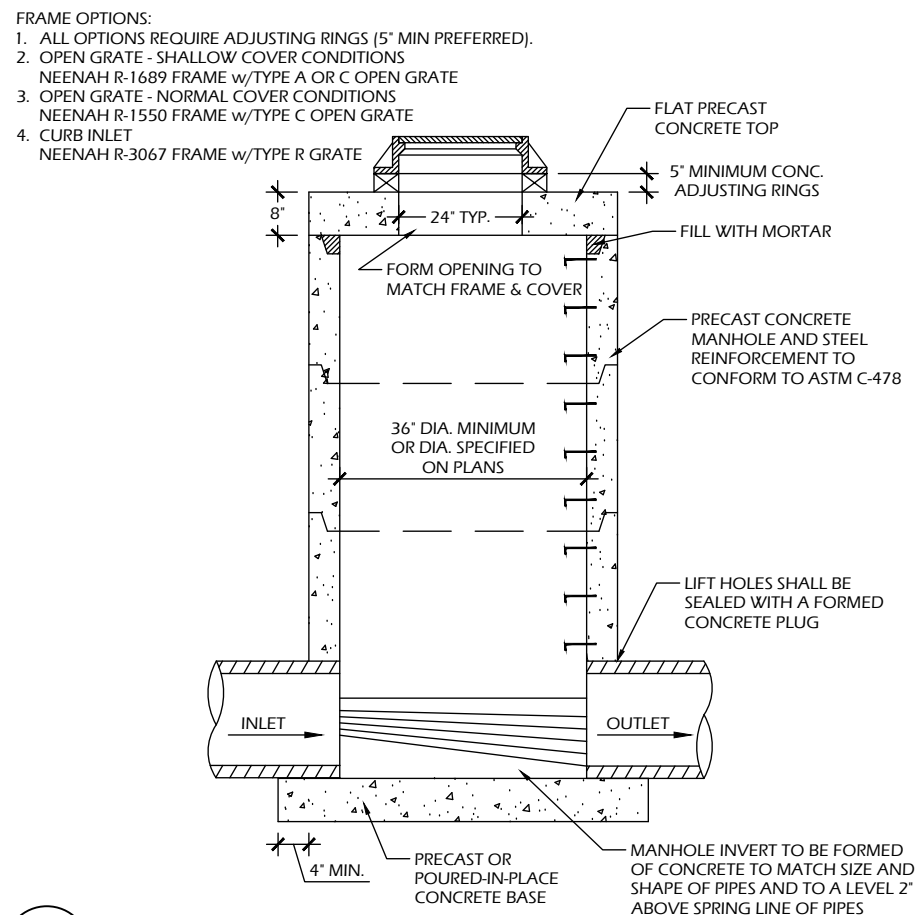
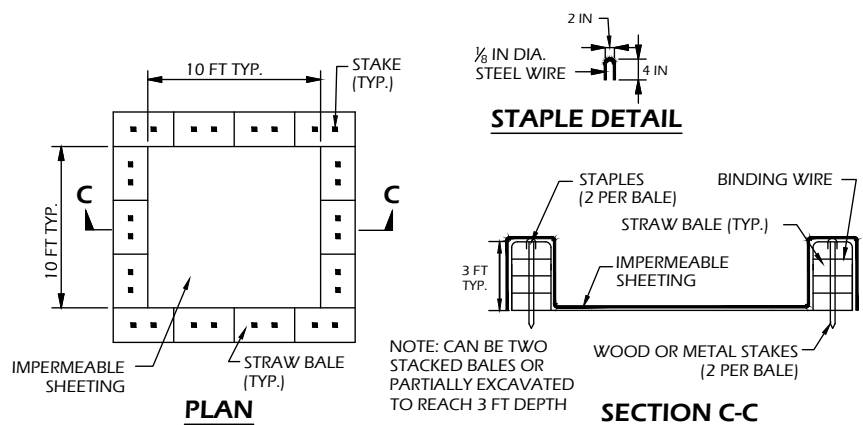
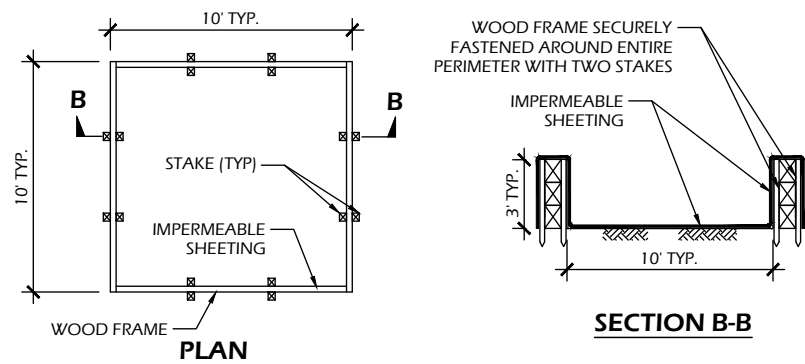
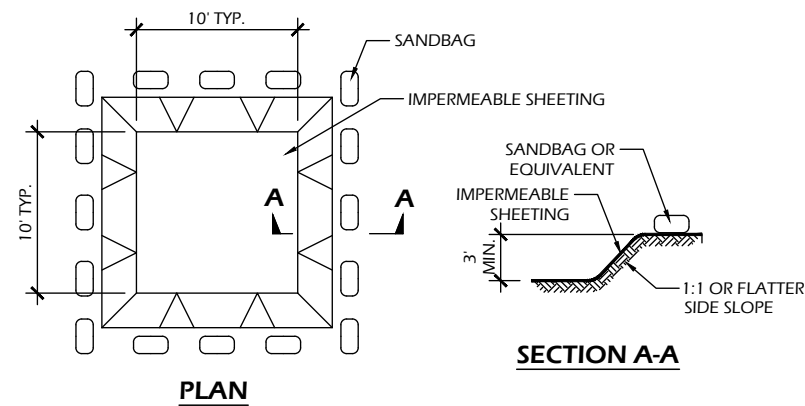
**OPERATION & MAINTENANCE:**

1. MONITOR TRACKING PADS FOR COMPACTION, SOIL DEPOSITS, AND MIXING OF UNDERLYING SOILS AND STONE LAYERS.
2. MAINTAIN A LOOSENED, ROUGH SURFACE BY SCRAPING, LOOSENING, OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
3. REPLACE GEOTEXTILE AND STONE IF LESS-INTENSIVE MAINTENANCE EFFORTS FAIL TO REESTABLISH EFFECTIVENESS.
4. ADD STONE AS NEEDED TO MAINTAIN THE MINIMUM PAD THICKNESS.
5. REPLACE DAMAGED OR CRUSHED CULVERTS UNDER TRACKING PAD.

**INLET PROTECTION NOTES:**

1. INSTALL PER WDNR STORM WATER CONSTRUCTION TECHNICAL STANDARD 1060.
2. ROUTINELY INSPECT FOR INTEGRITY AND NEEDED MAINTENANCE.
3. EMPTY SEDIMENT WHEN THE BAG IS HALF FULL OR SEDIMENT IS WITHIN 6 INCHES OF THE OVERFLOW HOLES, OR AS DIRECTED BY THE OWNER OR A/E.
4. IMMEDIATELY REMOVE ANY SEDIMENT FALLING INTO THE INLET DURING MAINTENANCE ACTIVITIES.
5. INLET PROTECTION SHALL BE REMOVED AFTER THE SITE HAS ACHIEVED 80% STABILIZATION OR AT THE END OF THE PROJECT.





## CONSTRUCTION SPECIFICATIONS

1. TEMPORARY CONCRETE WASHOUT STRUCTURE SHALL BE USED TO WASH DOWN CONCRETE TRUCK CHUTES AND OTHER EQUIPMENT AFTER USE TO PREVENT WASHDOWN WATER FROM POLLUTING THE SITE.
2. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
3. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
4. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
5. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
6. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

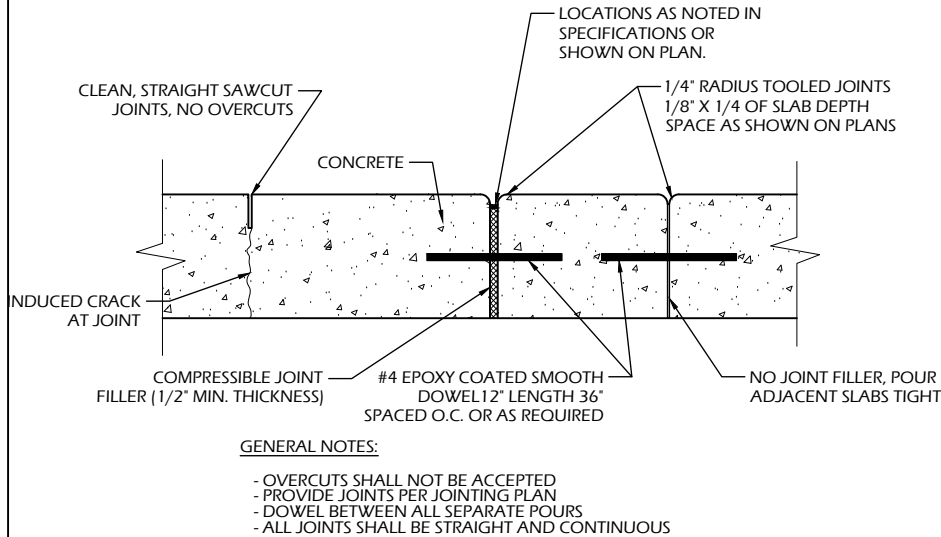
# 6 CONCRETE WASHOUT STRUCTURE (TEMP)

# 4 CONCRETE BOX INLET

# 1 UTILITY TRENCH SECTION

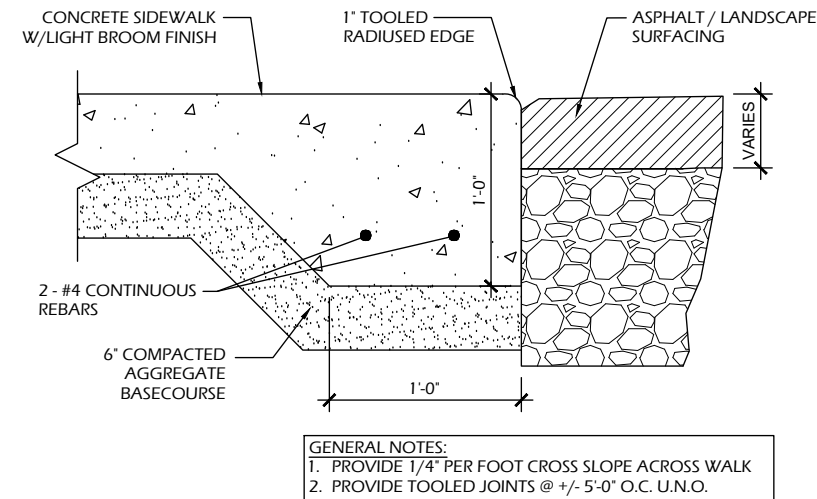


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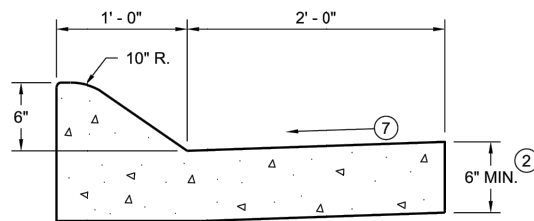
## 8 CONCRETE JOINTS

C902 SCALE: NTS



## 7 THICKENED EDGE

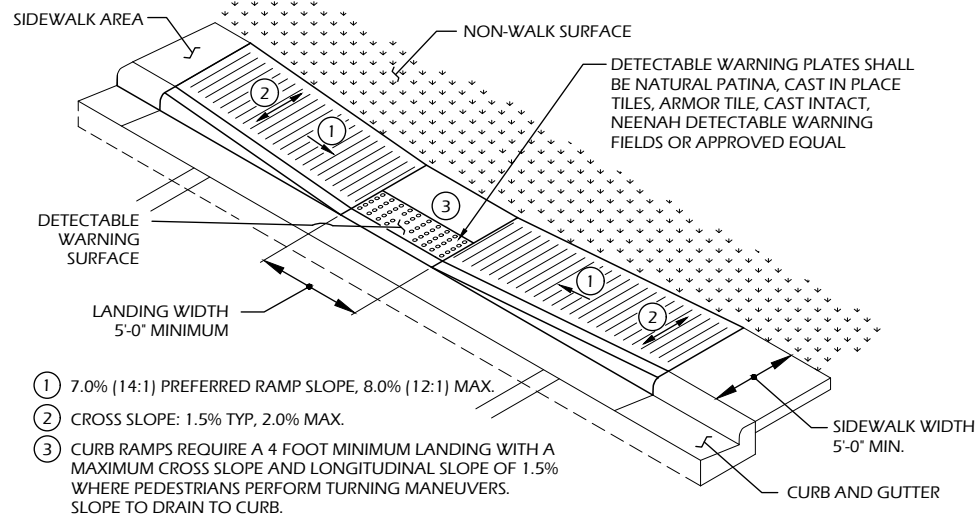
C902 SCALE: NTS



- ① TIE BARS ARE REQUIRED FOR CURB AND GUTTERS TYPES A, G, K, R, AND TBTT.
- ② THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.
- ⑦ USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.

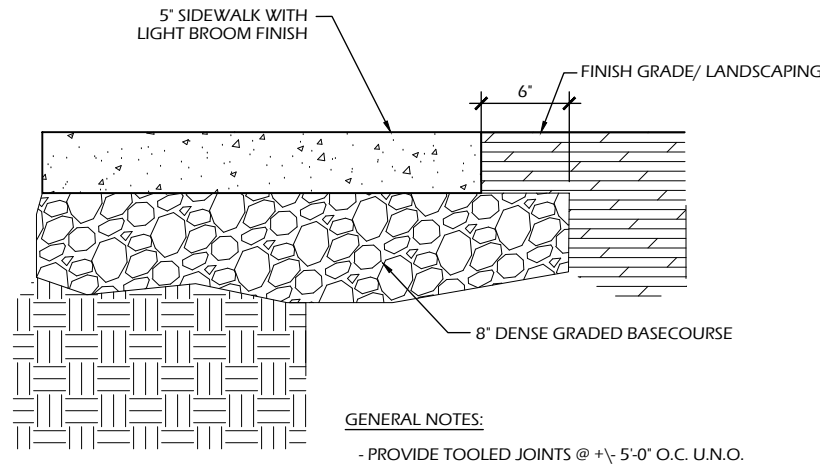
## 6 CURB & GUTTER - 36-IN

C902 SCALE: NTS



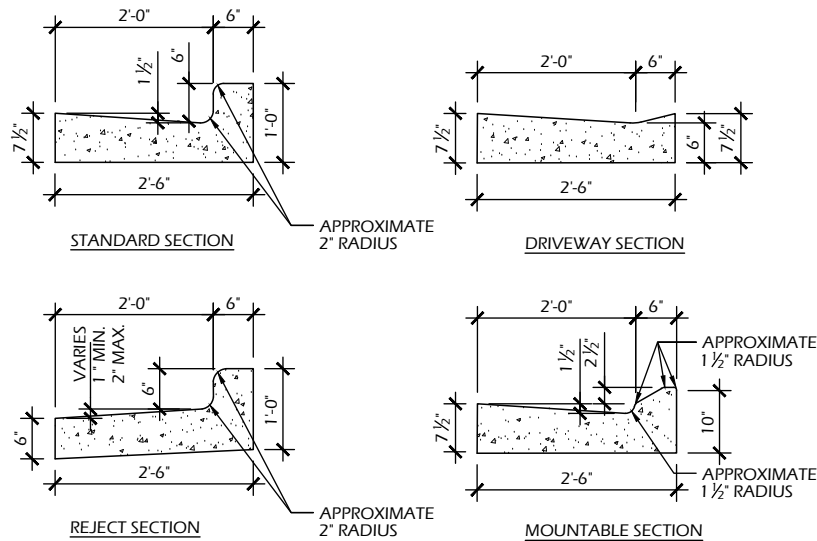
## 5 ADA RAMP - PARALLEL

C902 SCALE: NTS



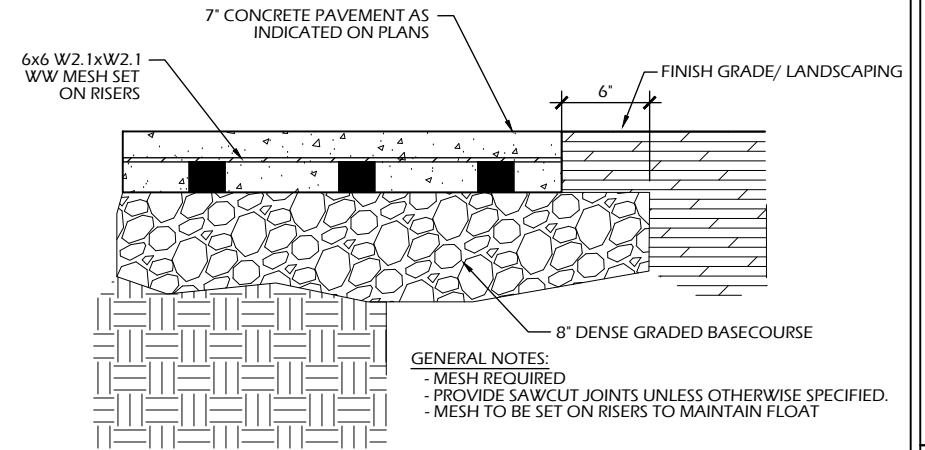
## 4 CONCRETE PAVEMENT

C902 SCALE: NTS



## 3 CURB & GUTTER - 30-IN

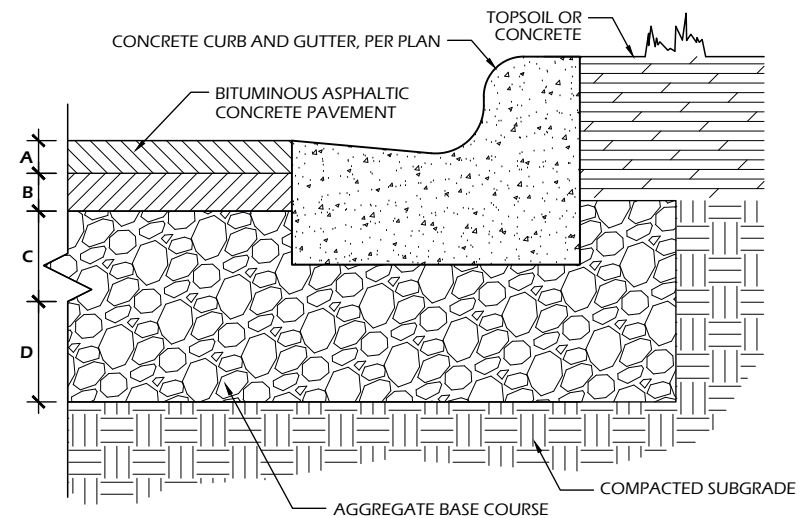
C902 SCALE: NTS



## 2 REINFORCED CONCRETE PAVEMENT

C902 SCALE: NTS

| ASPHALT PAVEMENT TYPICAL SECTION |                                   |                                   |                                   |                           |
|----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|---------------------------|
|                                  |                                   | DRIVEWAY/<br>PARKING LOT          | EAST<br>GRAVEL LOT                |                           |
| MATERIAL                         |                                   | MATERIAL<br>THICKNESS<br>(INCHES) | MATERIAL<br>THICKNESS<br>(INCHES) | PAVEMENT TYPE<br>(WISDOT) |
| A                                | BITUMINOUS UPPER LAYER            | 1.75                              | 1.75 (FUTURE)                     | 4 LT 58-28 S              |
| B                                | BITUMINOUS LOWER LAYER            | 2.25                              | 2.25 (FUTURE)                     | 3 LT 58-28 S              |
| C                                | ¾ IN DENSE GRADED BASE COURSE     | 2.0                               | 0.0                               |                           |
| D1                               | 1 ¼ IN DENSE GRADED BASE COURSE   | 2.0                               | 12.0                              |                           |
| D2                               | EXISTING DENSE GRADED BASE COURSE | 6.0                               | 0.0                               |                           |
| TOTAL THICKNESS (INCHES)         |                                   | 14.0                              | 12.0                              |                           |



## 1 ASPHALT PAVEMENT - PARKING LOT

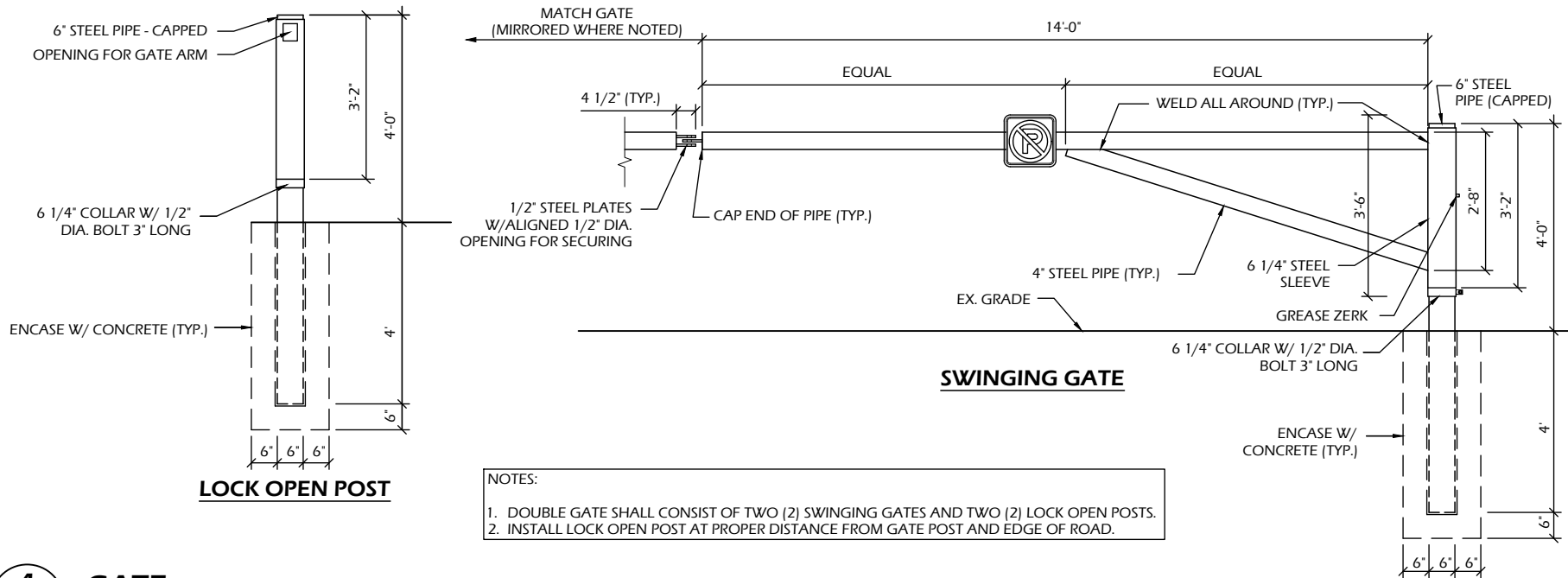
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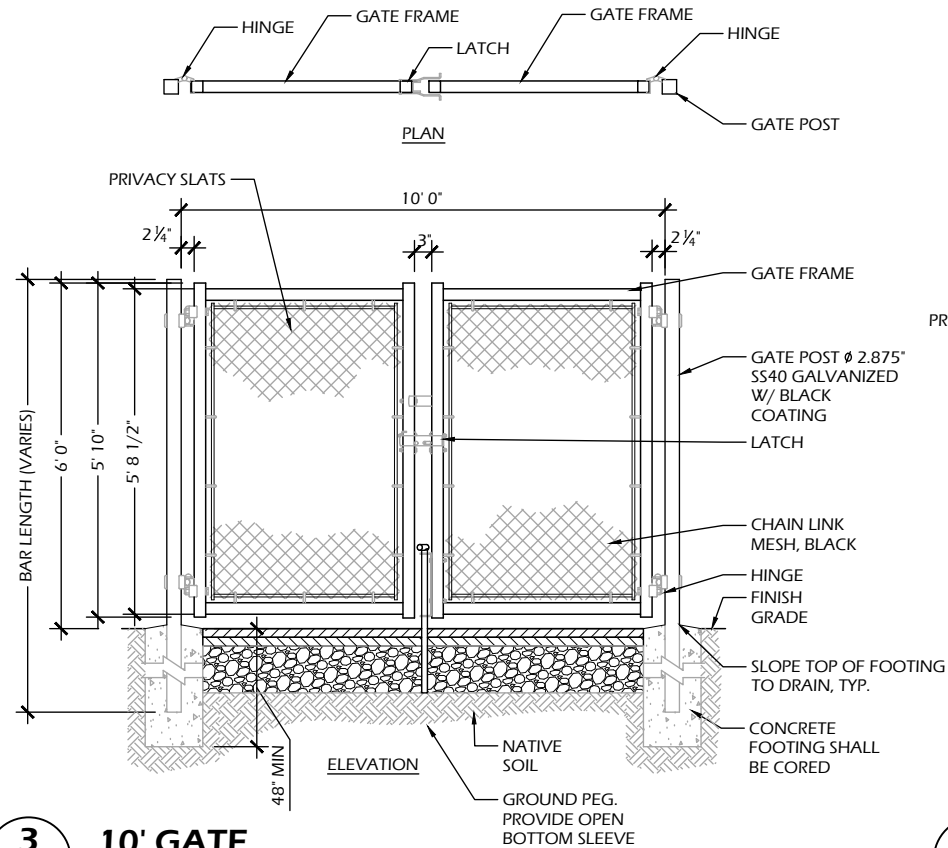
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SALVAGE AND REUSE EX. GATE AND POSTS



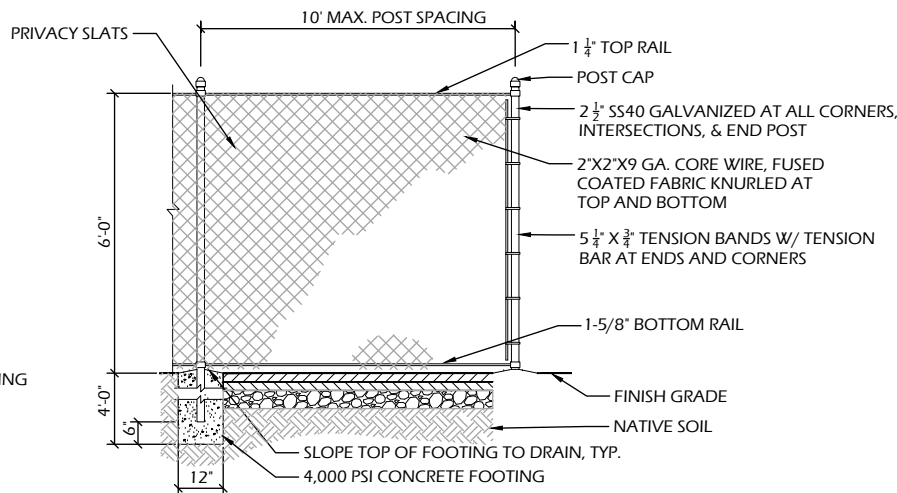
4 GATE  
C904 SCALE: NTS

- NOTES:
1. ALL FENCING SHALL BE BLACK FINISH.
  2. MAX POST SPACING SHALL BE 8'.
  3. ALL FENCING & GATES SHALL BE PROVIDED WITH PRIVACY SLATS, COLOR TO BE DETERMINED DURING SHOP DRAWING REVIEW.



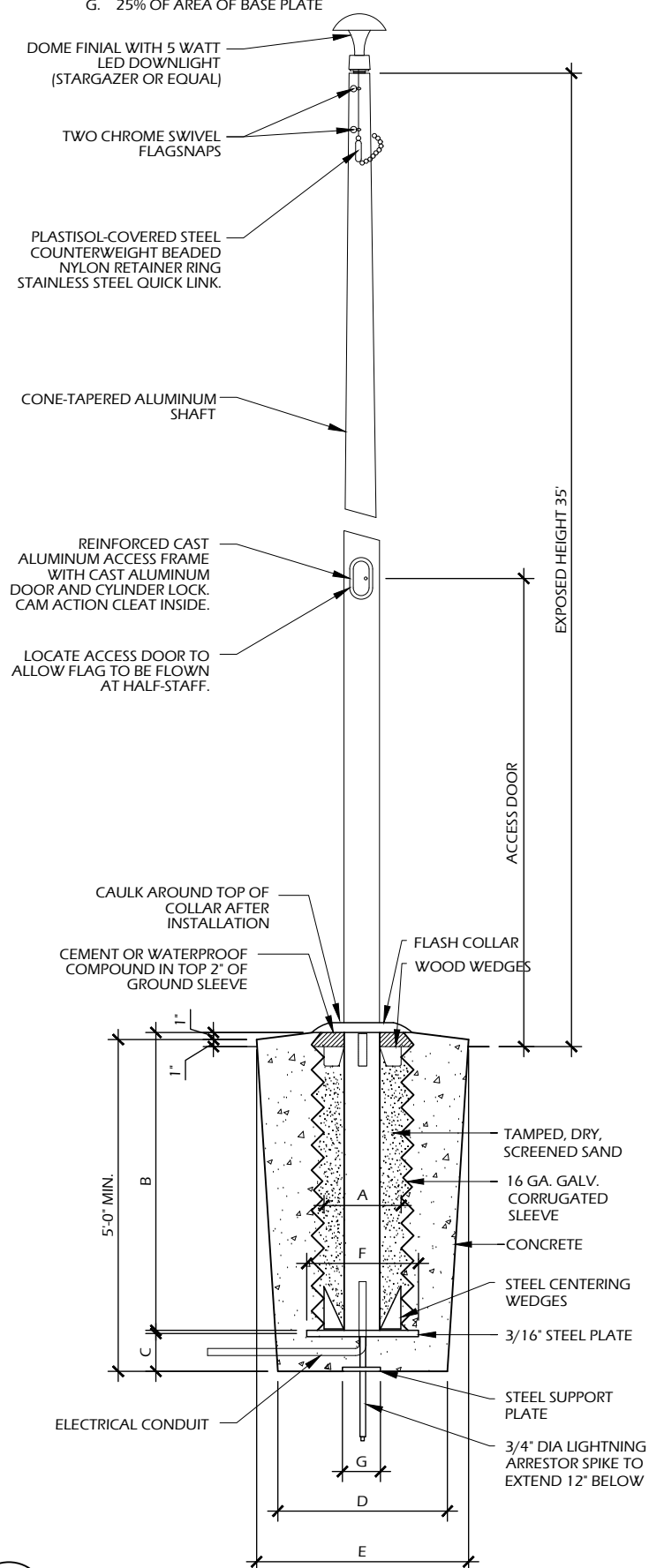
3 10' GATE  
C904 SCALE: NTS

- NOTES:
1. ALL FENCING SHALL BE BLACK FINISH.
  2. MAX POST SPACING SHALL BE 8'.
  3. ALL FENCING & GATES SHALL BE PROVIDED WITH PRIVACY SLATS, COLOR TO BE DETERMINED DURING SHOP DRAWING REVIEW.



2 6' FENCING  
C904 SCALE: NTS

- FOUNDATION SIZING LEGEND
- A. APPROXIMATELY 3" LARGER THAN OUTSIDE BUTT DIA. OF FLAGPOLE
  - B. 10% OF EXPOSED HEIGHT OF POLE
  - C. 15% IN INCH OF POLE HEIGHT IN FEET (MIN. 3" COVER OVER CONDUIT)
  - D. 4 TIMES OUTSIDE BUTT DIA OF POLE (24" MIN.)
  - E. 5 TIMES OUTSIDE BUTT DIA. OF POLE (30" MIN.)
  - F. MIN. 6-INCH LARGER SQUARE THAN INSIDE DIA. OF FOUNDATION TUBE
  - G. 25% OF AREA OF BASE PLATE



1 FLAGPOLE  
C904 SCALE: NTS

Revisions:

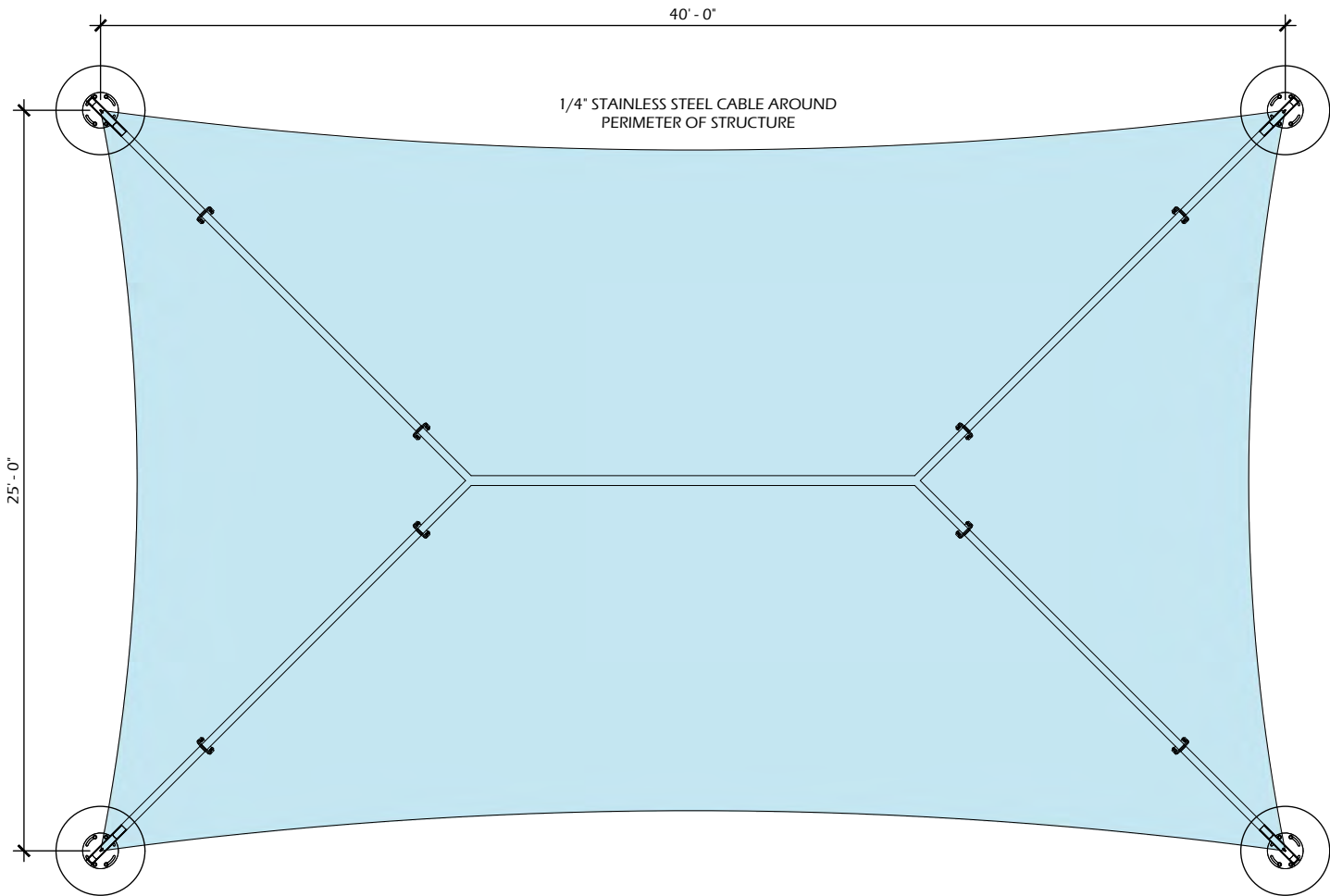
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Issued For: Bidding  
Date: 8/11/2025

Sheet Number

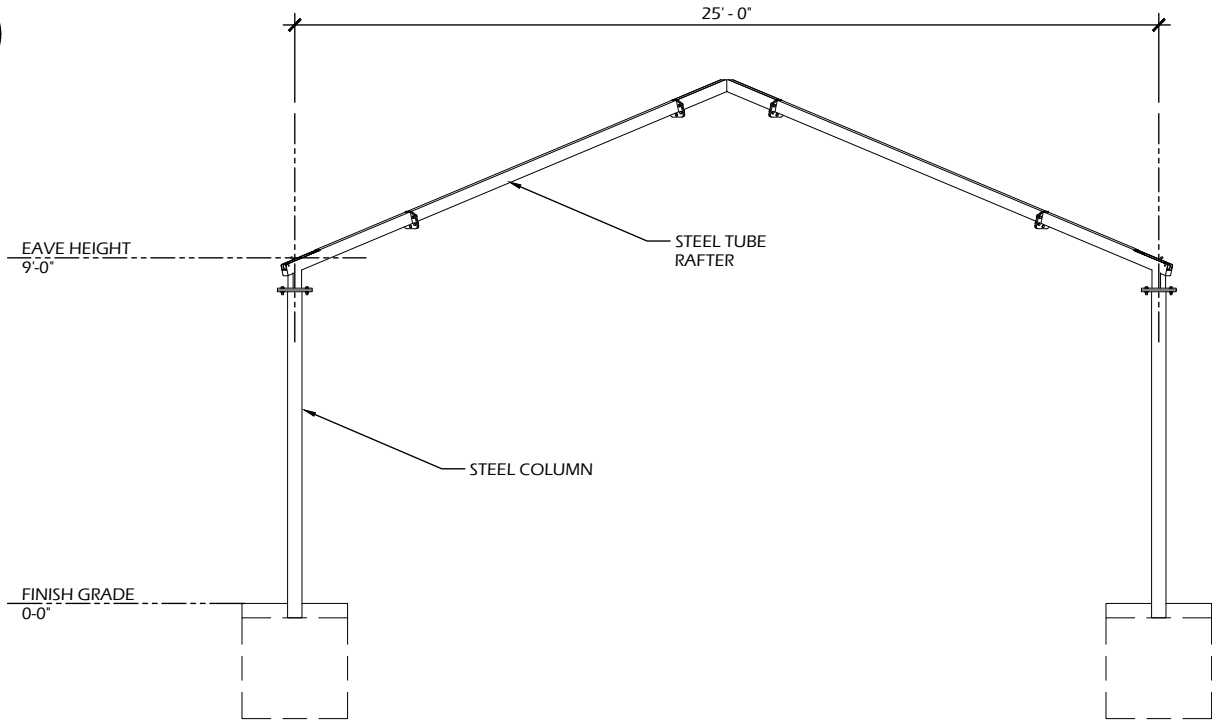
C904

CONSTRUCTION DETAILS

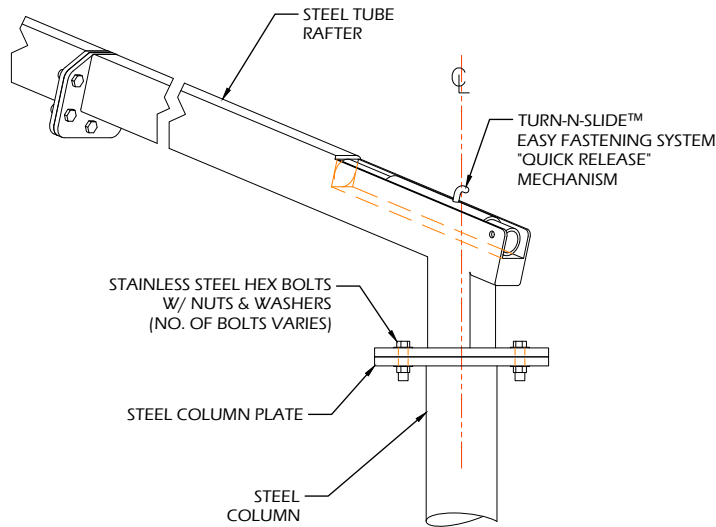
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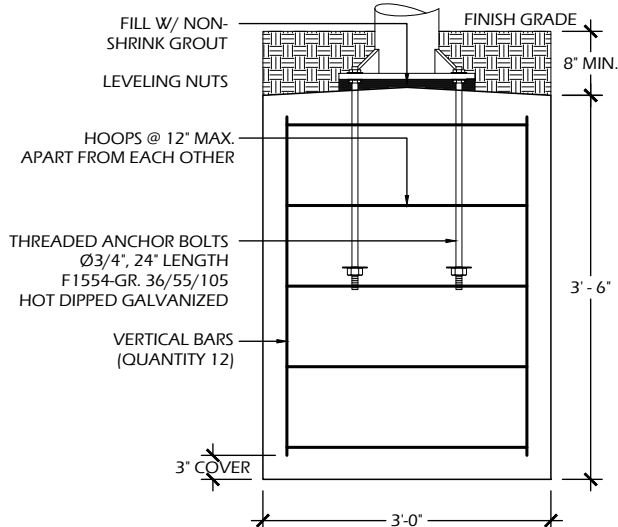
PLAN VIEW



ELEVATION VIEW



RAFTER TO COLUMN CONNECTION DETAIL



FOOTING DETAIL

- NOTES:
1. 'SHADE SYSTEMS' MODEL RECTANGULAR MEGA SPAN R2540- OR EQUAL. 9'-0" EAVE HEIGHT, PIER MOUNT FOOTINGS.
  2. ALL FASTENERS SHALL BE STAINLESS STEEL.
  3. ASSEMBLE AND PLACE PER MANUFACTURER RECOMMENDATIONS.
  4. IF MANUFACTURER RECOMMENDATIONS DIFFER FROM THIS DETAIL, MANUFACTURER RECOMMENDATIONS SHALL PREVAIL.
  5. CONTRACTOR SHALL SUBMIT ENGINEER SEALED DRAWINGS AND CALCULATIONS FOR SHADE STRUCTURES AND FOOTINGS.
  6. COLORS TO BE CONFIRMED DURING SHOP DRAWING REVIEW. POSTS SHALL BE "GUNMETAL GRAY", FABRIC "LIGHT BLUE".

LOCAL REP CONTACT INFORMATION:  
COMMERCIAL RECREATION SPECIALISTS  
BRIAN STRACKE, 608.333.6451  
BrianS@crs4rec.com



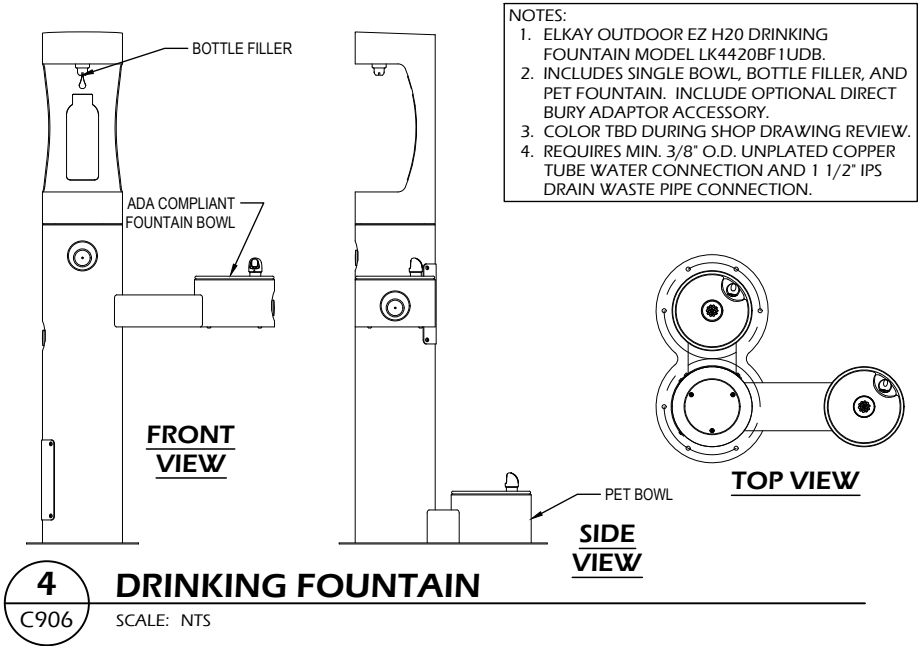
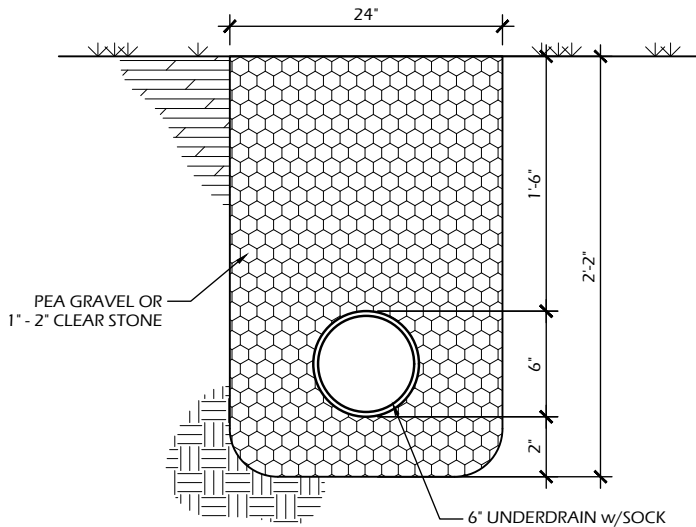
File: V:\24.029 McFarland Community Park Phase 2 CDS\CAD\P-Dwg Layout: C906 User: bluem Plotted: Aug 12, 2025 - 8:49am

5

C906

STONE TRENCH w/UNDERDRAIN

SCALE: NTS



4

C906

DRINKING FOUNTAIN

SCALE: NTS

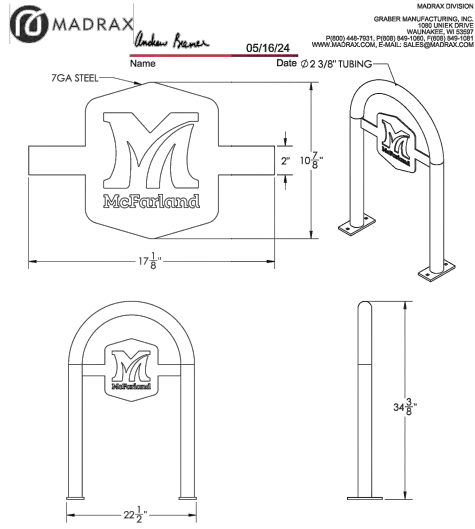
3

C906

BIKE RACK

SCALE: NTS

- NOTES:
1. MADRAX U238-2 BIKE RACK AS MANUFACTURED BY GRABER MANUFACTURING, WAUNAKEE WI. WWW.MADRAX.COM EMAIL: LSEIPLE@MADRAX.COM
2. QUANTITY (2) BIKE RACKS TO BE ORDERED WITH CUSTOM 'McFARLAND' LOGO.
3. REMAINING QUANTITY SHALL BE STANDARD U238 RACKS WITHOUT LOGO.
4. COLOR 'BLACK'
5. CONTRACTOR TO PROVIDE LAG BOLTS AS SPECIFIED BY MANUFACTURER.

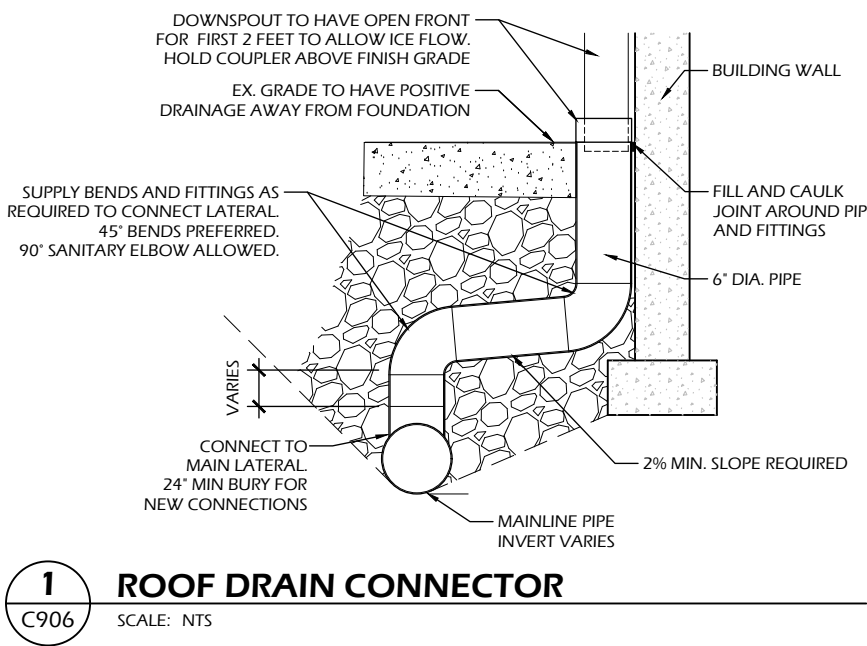
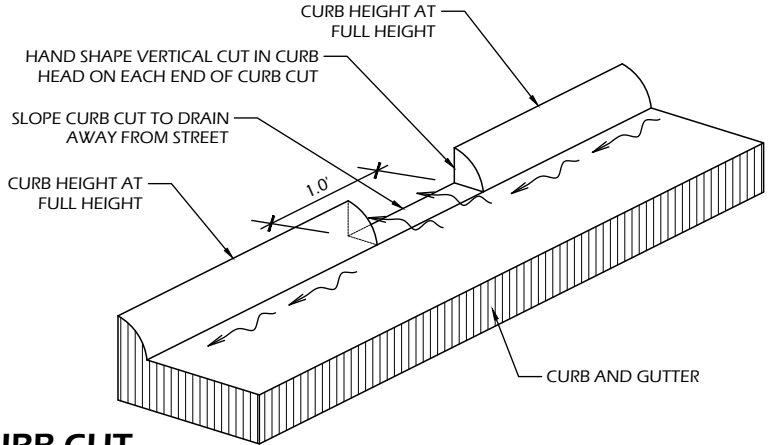


2

C906

CURB CUT

SCALE: NTS



1

C906

ROOF DRAIN CONNECTOR

SCALE: NTS



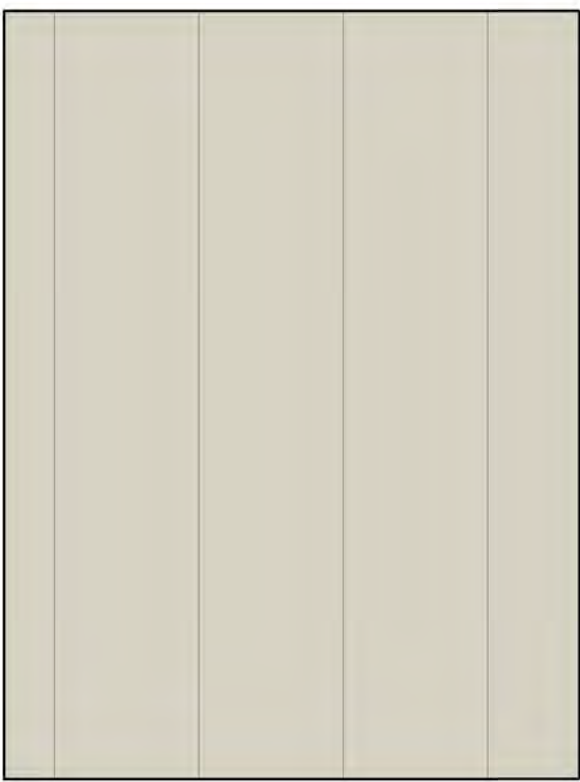
EXTERIOR MATERIAL LEGEND

**MASONRY:**



**OMNI SYSTEM:**  
- OMNI BLOCK SYSTEM 8 BLOCK  
- COLOR: COFFEE BLEND  
- FINISH: SMOOTH FACE  
- MORTAR: TBD

**ROOF SYSTEM:**



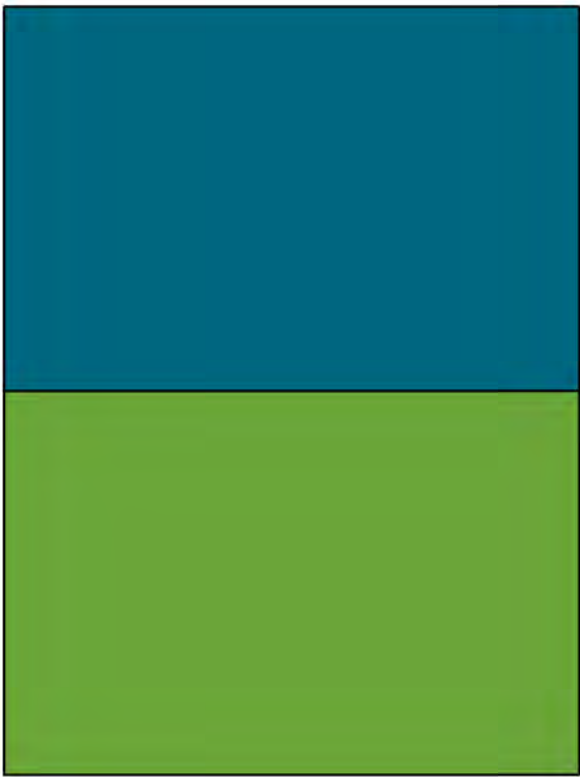
**ROOFING:**  
- PAC-CLAD PAC-150 90 DEG. SINGLE LOCK  
- COLOR: SANDSTONE

**MASONRY:**



**OMNI SYSTEM:**  
- OMNI BLOCK SYSTEM 12 BLOCK  
- COLOR: DESERT EDGE  
- FINISH: SPLIT FACE  
- MORTAR: TBD

**ROOF SYSTEM:**



**SOFFIT & FASCIA: MAIN ROOFS**  
- LP SMARTSIDE 38 SERIES  
- COLOR: LAKE BLUE (FASCIA)  
SANDSTONE BEIGE (SOFFIT)

**SOFFIT & FASCIA: CANOPY**  
- LP SMARTSIDE 38 SERIES  
- COLOR: SPROUTING GREEN (FASCIA)  
SANDSTONE BEIGE (SOFFIT)

MASONRY:

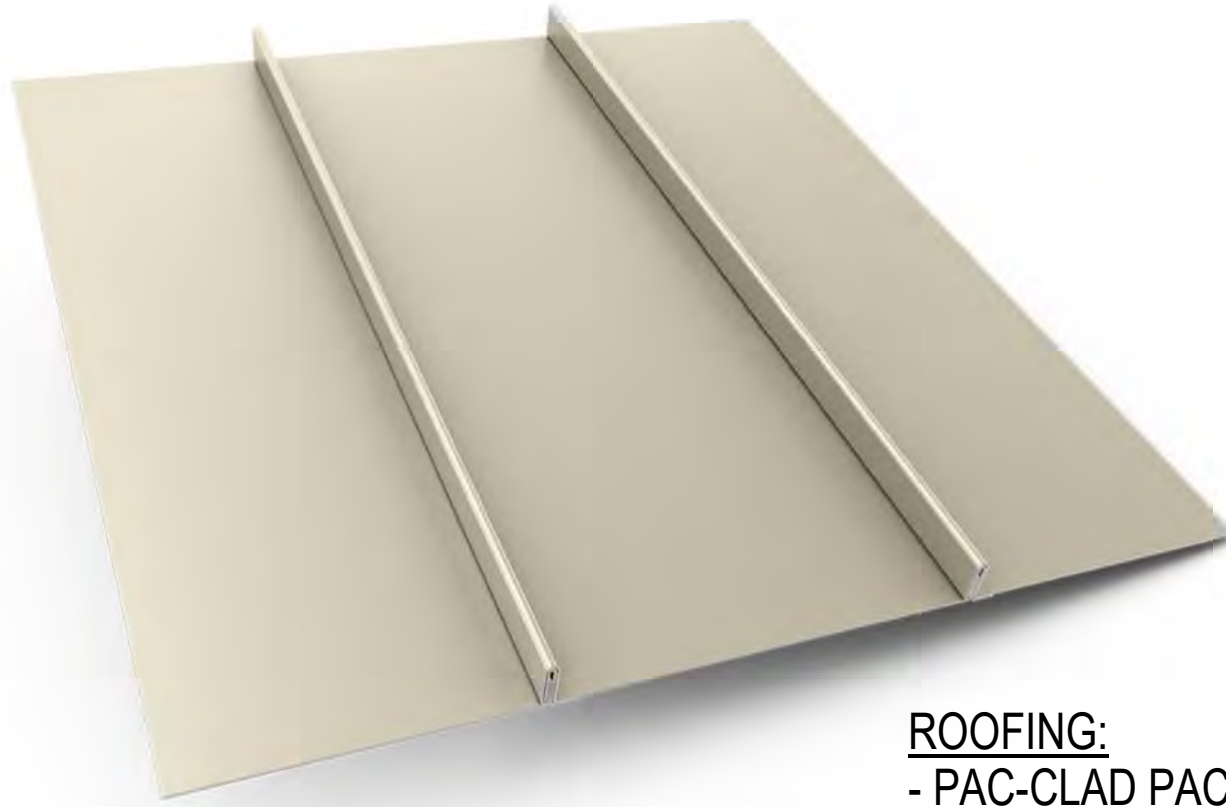


**OMNI SYSTEM:**  
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- FINISH: SPLIT FACE  
- MORTAR: TBD

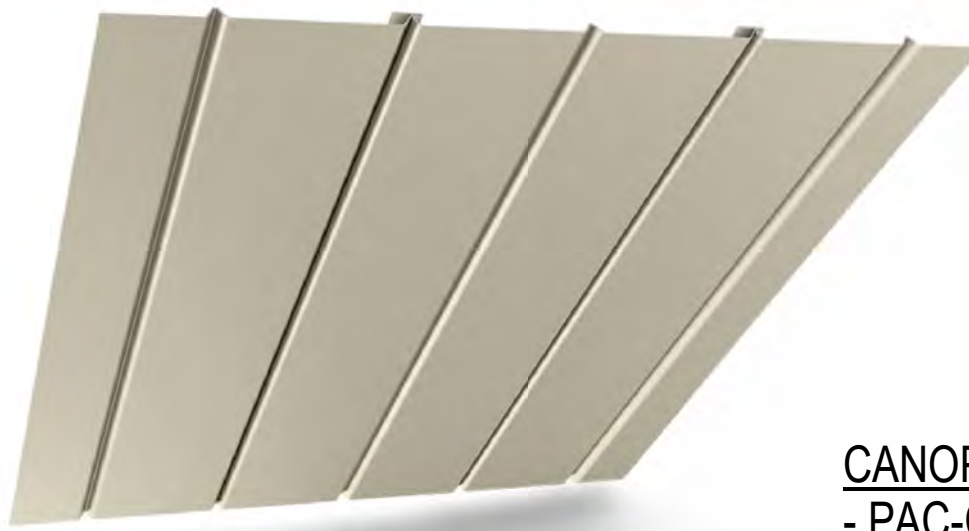


**OMNI SYSTEM:**  
- OMNI BLOCK SYSTEM 8 BLOCK  
- COLOR: COFFEE BLEND  
- FINISH: SMOOTH FACE  
- MORTAR: TBD

ROOF SYSTEM:



**ROOFING:**  
- PAC-CLAD PAC-150 90 DEG. SINGLE LOCK  
- COLOR: SANDSTONE



**CANOPY SOFFIT:**  
- PAC-CLAD FLUSH REVEAL PANEL  
- COLOR: SANDSTONE



4 EAST ELEVATION - OPTION B  
Z301 SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION - OPTION B  
Z301 SCALE: 3/16" = 1'-0"

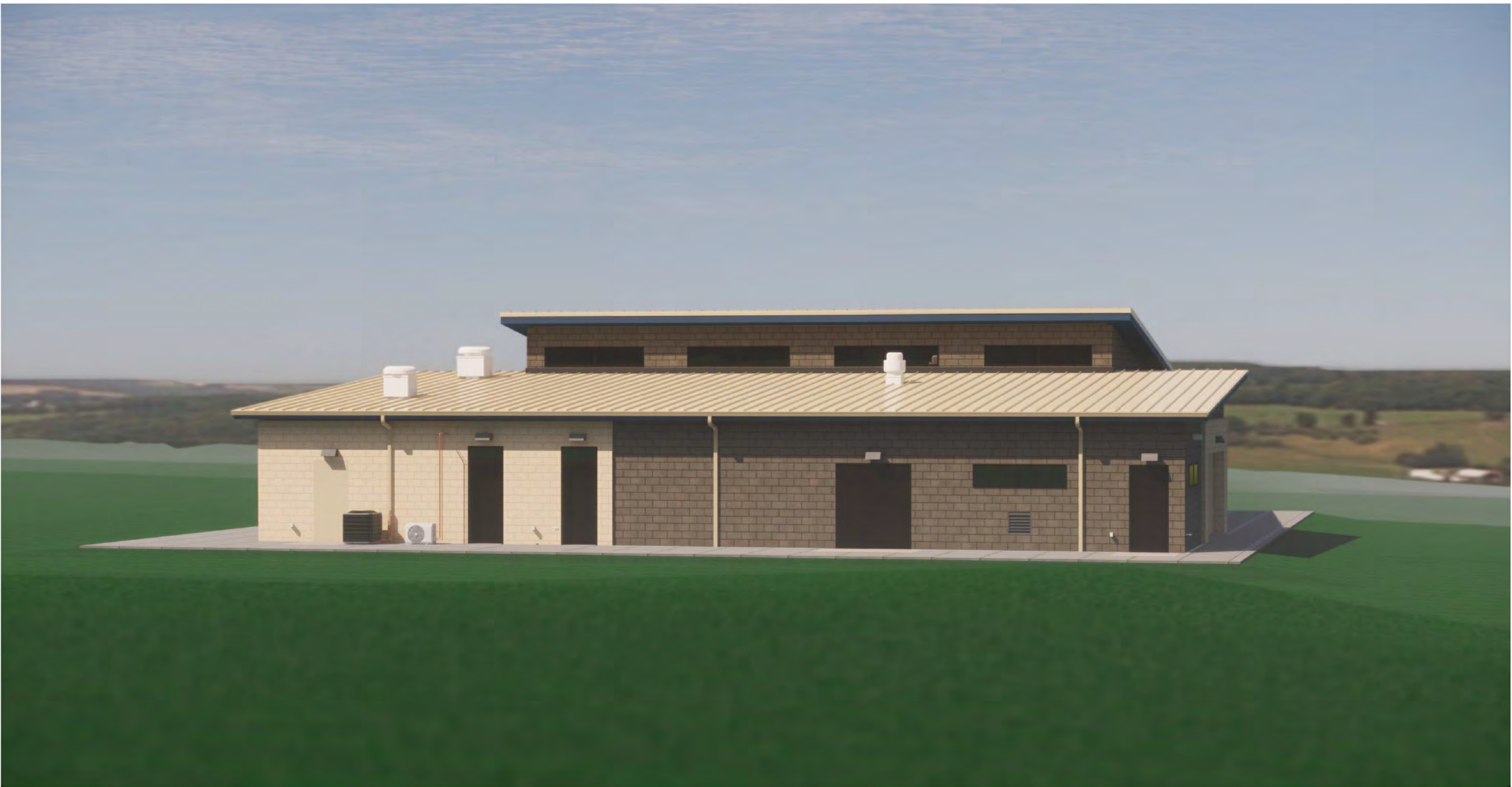
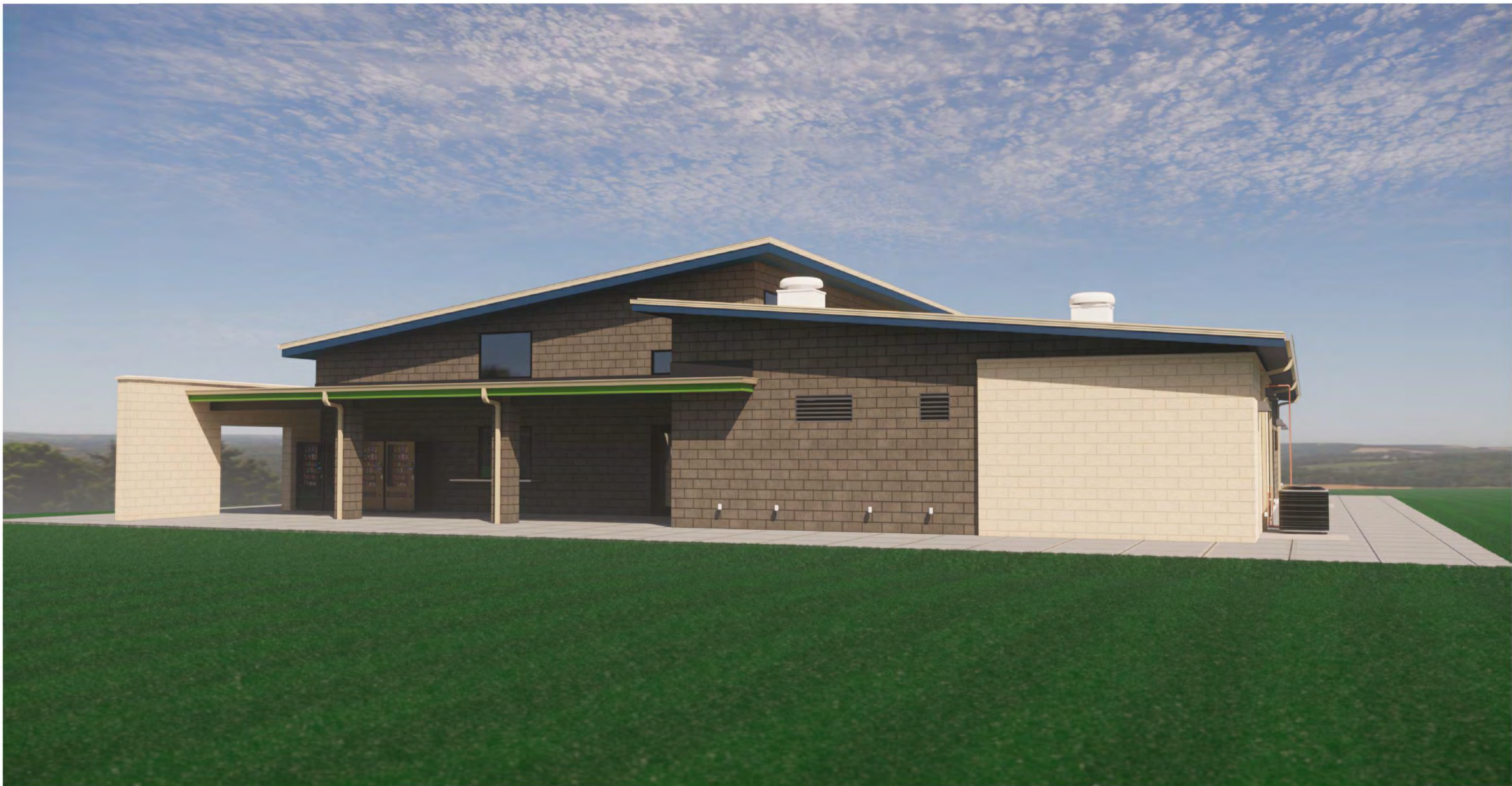


2 SOUTH ELEVATION - OPTION B  
Z301 SCALE: 3/16" = 1'-0"



1 WEST ELEVATION - OPTION B  
Z301 SCALE: 3/16" = 1'-0"







July 31, 2025

Mr. Andrew Bremer, AICP  
Community & Economic Development Director  
Village of McFarland  
5915 Milwaukee Street  
P.O. Box 110  
McFarland, WI 53558

Subject: Community Park - Phase 2 Submittal Review

Dear Andrew:

We have received the proposed plans for Phase 2 improvements to Community Park, a Village-owned 26-acre site immediately east of CTH B and south of Siggelkow Road. Our comments are shown below, organized by the appropriate document and/or drawing sheet number.

Many of these comments can be conditions of approval at the Plan Commission.

### **General Items**

Stormwater management for the site was already permitted and constructed in Phase 1. No additional stormwater management is currently required. Erosion control will still be needed for this phase.

We have met with Village and Dane County Highway staff several times to discuss the pending Dane County improvements to CTH AB, which are anticipated in 2027 and will meet up with the currently proposed intersection.

### **Site Plans**

#### Sheet C2

- A network of limestone trails is proposed. We recommend that the radii at 90-degree turns be softened to make future maintenance easier, particularly in the reverse curve sections. Something similar to the radius used near the existing irrigation equipment would be sufficient.
- A portion of the trail near to the shade structure should be moved immediately next to the concrete surface to eliminate an area that may be hard to mow/grow grass.

#### Sheet C290

- Fire access is shown for the site. The Fire Chief should weigh in on the 16-foot width of the gravel access on the east side of the main parking area.

Sheet C300

- The main vehicle driveway coming off of CTH AB is just over 400 feet long, with a super-elevated cross-section (no crown) to allow drainage to be collected along the southern curb line, which may occasionally overwhelm it. We suggest creating gutter openings every 50-100 feet to allow heavy flows to empty into the adjacent ditchline, or crowning the roadway.

Sheet C311

- The 270 foot run of storm sewer should be labelled as RCP.

Sheet C330

- The driveway culvert and endwalls should be labelled as RCP.

Please feel free to contact us with any questions or comments regarding this review.

Very truly yours,  
TOWN & COUNTRY ENGINEERING, INC.



Brian R. Berquist, P.E.  
President

cc: Mr. Lee Igl, Director of Public Works, Village of McFarland (*via email*)

Mr. Matthew Schuenke, Administrator, Village of McFarland (*via email*)

Ms. Katie MacDonald, Parkitecture and Planning, LLC (*via email*)

BRB:sai

J:\TCDead\McFarland\MC-196-M9 2022 Park Reviews\Community Park\Phase 2 2025\Review Letter 1.docx



July 31, 2025

Mr. Andrew Bremer, AICP  
Community & Economic Development Director  
Village of McFarland  
5915 Milwaukee Street  
P.O. Box 110  
McFarland, WI 53558

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Many of these comments can be conditions of approval at the Plan Commission.

### **General Items**

Stormwater management for the site was already permitted and constructed in Phase 1. No additional stormwater management is currently required. Erosion control will still be needed for this phase.

We have met with Village and Dane County Highway staff several times to discuss the pending Dane County improvements to CTH AB, which are anticipated in 2027 and will meet up with the currently proposed intersection.

### **Site Plans**      *Radii on trails have been softened where feasible. Some tighter radii are needed to avoid encroaching into soccer field zones.* Sheet C2

- A network of limestone trails is proposed. We recommend that the radii at 90-degree turns be softened to make future maintenance easier, particularly in the reverse curve sections. Something similar to the radius used near the existing irrigation equipment would be sufficient.
- A portion of the trail near to the shade structure should be moved immediately next to the concrete surface to eliminate an area that may be hard to mow/grow grass.      *A planted landscaping barrier is proposed in this area.*

### Sheet C290

- Fire access is shown for the site. The Fire Chief should weigh in on the 16-foot width of the gravel access on the east side of the main parking area.  
*Fire chief comments received. Temporary 16-ft gravel drive is not part of the current required fire access route.*

Sheet C300

- The main vehicle driveway coming off of CTH AB is just over 400 feet long, with a super-elevated cross-section (no crown) to allow drainage to be collected along the southern curb line, which may occasionally overwhelm it. We suggest creating gutter openings every 50-100 feet to allow heavy flows to empty into the adjacent ditchline, or crowning the roadway.

*Curb cuts have been added approximately every 50 feet along the driveway.*

Sheet C311

- The 270 foot run of storm sewer should be labelled as RCP.

*All storm sewer under pavement areas has been labeled as RCP.*

Sheet C330

- The driveway culvert and endwalls should be labelled as RCP.

*All storm sewer under pavement areas has been labeled as RCP.*

Please feel free to contact us with any questions or comments regarding this review.

Very truly yours,  
TOWN & COUNTRY ENGINEERING, INC.



Brian R. Berquist, P.E.  
President

cc: Mr. Lee Igl, Director of Public Works, Village of McFarland *(via email)*

Mr. Matthew Schuenke, Administrator, Village of McFarland *(via email)*

Ms. Katie MacDonald, Parkitecture and Planning, LLC *(via email)*

BRB:sai

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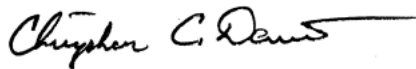
July 31, 2025

Re: 3234 CTH AB Site Design Review

We have reviewed the site design for 3234 CTH AB in the Village McFarland for the McFarland Community Park dated July 8, 2025. The submission complete and the Fire & Rescue Department notes all items comply with the International Fire Code and Village Ordinance in regard to fire prevention requirements. The following items should be noted as items that could change compliance.

- The provided fire department access road serves the proposed building only. The access may need to be extended and revised if future buildings are built.
- The proposed building as currently designed doesn't require automatic fire sprinkler system. If it is modified additional requirements may become required.

Sincerely,



Christopher C. Dennis, Chief

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# **McFarland** VILLAGE OF

## *Police Department*

5915 Milwaukee St, McFarland, WI 53558 | 608.838.3151 | [www.mcfarland.wi.us/police](http://www.mcfarland.wi.us/police)

**Date:** August 5, 2025

**To:** Andrew Bremer

**From:** Brian Redman, Interim Chief of Police

**Re:** McFarland Community Park

Andrew,

I reviewed the site plan for the proposed McFarland Community Park. My only concern at this time is the amount of traffic that would be utilizing the driveway to the large parking lot accessed off County Highway AB. Would we consider the following:

1. Reducing the speed limit on County Highway AB to 45 mph at a minimum with 35 mph being optimal. Traffic moves fast through that area, and you cannot see too far to the north on AB because of the hill at Siggelkow Road.
2. Adding dedicated turning lanes for both northbound and southbound traffic.

Thank you,

Brian Redman  
Interim Chief of Police



**From:** [Matt Schuenke](#)  
**To:** [PAT HAMM](#)  
**Cc:** [Sayer Larson](#); [Lee Igl](#); [Community Development](#)  
**Subject:** RE: Phase 2 improvements to McFarland Community Park  
**Date:** Thursday, August 14, 2025 2:39:23 PM

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Patricia,

Thank you for your questions. See my responses below in red. Let us know if there is anything else we can assist you with.

Thanks,  
Matt

---

**From:** Community Development <community.development@mcfarland.wi.us>  
**Sent:** Wednesday, August 13, 2025 5:08 PM  
**To:** PAT HAMM <pshamm88@gmail.com>; Community Development <community.development@mcfarland.wi.us>  
**Cc:** Matt Schuenke <Matt.Schuenke@mcfarland.wi.gov>  
**Subject:** RE: Phase 2 improvements to McFarland Community Park

Hi Patricia,

Confirming receipt of your email. We will get back to you later this week with responses to your questions.

Thanks,  
Andrew

Andrew Bremer, AICP  
Community & Economic Development Director  
Village of McFarland  
5915 Milwaukee Street  
PO BOX 110  
McFarland, WI 53558  
P: 608-838-2313  
[www.mcfarland.wi.us/communityandeconomicdevelopment](http://www.mcfarland.wi.us/communityandeconomicdevelopment)

---

**From:** PAT HAMM <pshamm88@gmail.com>  
**Sent:** Wednesday, August 13, 2025 4:22 PM  
**To:** Community Development <[community.development@mcfarland.wi.us](mailto:community.development@mcfarland.wi.us)>  
**Subject:** Phase 2 improvements to McFarland Community Park

1. How do you plan to control traffic safely in and out of the park from a dangerous road like Hwy AB? Dane County is responsible for County Highway AB. They are currently studying design improvements for the entire roadway that they hope to construction in 2027. This would be from County Highway MN to where the new roundabouts were constructed near USH 12-18 to the north.
2. Why do you need a 4 season shelter for soccer fields? This was identified within the planning for the project to help support year round utilization of the site. While outside uses might be limited in the Winter, we anticipate still using the facility for other indoor recreational purposes. This is the same approach to how the facility was used in McFarland Park currently.
3. Is that an additional parking pad that leads to the private road and if so will it have access from Siggelkow Rd? Utilization of the private road will be unchanged and will not serve presently as the primary access point for the park. This is for overflow parking for tournaments or other large events where applicable and will likely be gated shut when not in use kind of how the park is currently controlled off of CTH AB.
4. Will there be lighting anywhere on the property? The fields are not planned for lighting at the present. Lighting will be added to the parking lot and building for safety purposes.
5. Is there fencing planned along the property line? A fence is presently not planned for the property.

Thank you,

Patricia Hamm  
3131 Siggelkow Rd.



  
VILLAGE OF  
**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Tuesday, August 19, 2025

**SECTION:** Business

**DEPARTMENT:** Community Development

**CONTACT:** Andrew Bremer, Comm & Eco Dev Director

**AGENDA ITEM:** Discussion and action to make a recommendation to the Village Board regarding Resolution 2025-17, a resolution authorizing the Village Administrator to execute a pre-development agreement with Elvehjem Acres LLC and Bliffert Southwest Holdings LLC.

**PREVIOUS ACTION:**

August 13, 2025, CDA unanimously recommended approval of Resolution 2025-17.

**ISSUE SUMMARY:**

Included in the packet is a resolution and predevelopment agreement between Elvehjem Acres LLC (member: Kevin Urso, Urso Builders) and Bliffert Southwest Holdings LLC (member: Eli Bliffert, Bliffert Lumber). The purpose of the predevelopment agreement is to authorize further planning and design work to consider the construction of a small business park on [Elvehjem Acres property](#) located at the northeast corner of Elvehjem Road and CTH AB for the primary purpose of aiding in the relocation of Bliffert Lumber from the Downtown to the property. At a high-level the goals of this project include:

- To aid in the development of road, utility, and railroad infrastructure necessary to develop the business park. Bliffert Lumber currently has a rail spur that serves the existing downtown lumberyard and is essential to the operations of the business. The location of the Elvehjem Acres property is adjacent to the same Wisconsin and Southern Railroad; however, there is no existing rail spur that services the property so one will need to be constructed. The parties have completed initial concept planning for three different rail spur configurations that could be developed to serve the new lumberyard. These concepts are illustrated in Exhibits 1-4 of the predevelopment agreement, noting the rail spur concept in Exhibit 4 is the same as Exhibit 3 but with an additional proposed lot. These rail spur concepts were developed by engineers from [WATCO](#), which operates the railroad.
- To aid in the relocation of the existing lumberyard from the Downtown to Lot 1 of the proposed business park to enable improved operations and growth of the business. The predevelopment agreement includes some conceptual lot configurations for the Elvehjem Acres property. In all cases, it is anticipated that Bliffert would occupy Lot 1 given the proximity to the proposed rail spur. Noting that the final number, location and size of lots may vary based on more detailed planning and design work. Currently, Lot 1 is proposed in the range of 4.7-5.7 acres and that could further vary based on whether each lot in the business park provides its own stormwater basins or if there is one regional



stormwater basin. The remaining lots range in size from 1–2 acres, and it may be conceivable to combine adjacent lots to create larger 4-acre lots based on the needs of future owners/tenants. There are no known users for any of the other lots at this time.

The Elvehjem Acres property is 22.9 acres in size and is zoned A-1 Agricultural Transition and includes delineated wetlands on the east side of the property. The property would need to be rezoned to a commercial zoning district to allow for the development of commercial businesses, including lumberyards and outdoor storage.

- To acquire the existing downtown lumberyard for the purpose of redeveloping the property. The existing lumberyard includes 8 separate parcels totaling 1.7 acres in size.

The property is zoned C-C Central Commercial and is a non-conforming use in this district. This means that the owner of the property is limited in the ability to make structural alterations, additions, or enlargements to the buildings on the property. In addition, the ability to expand the business is limited by the small size of the existing parcels, the configurations of existing buildings, and the presence of Milwaukee Street bisecting the lumberyard operations. The latter is increasingly problematic given Milwaukee Street is used by pedestrians and bicyclists to access the adjacent primary school, Library and Municipal Center. The configuration of Milwaukee Street can also be more challenging for truck deliveries to and from the site, whereas, the Elvehjem Acres property is adjacent to County Highway AB, the same Wisconsin and Southern Railroad, and offers a larger site to design and develop to meet the needs of the business.

Once the Village has acquired the property, it could move forward with marketing the property for redevelopment purposes for uses better suited for the Downtown.

In order to implement a three-party project of this nature, each party will have to take on certain responsibilities to move the project from concept planning, to design, and then on to construction. Currently, we are in the concept phase, and the purpose of the predevelopment agreement is to outline the terms and conditions that will allow the project to advance further.

Since this is a predevelopment agreement, there are no specific financial terms or conditions for the acquisition of property or the payment of tax increment financing development incentives.

That is part of the work that lies ahead if the Village approves the predevelopment agreement.

As proposed, Bliffert Lumber will develop a concept plan(s) for Lot 1 of the business park by the end of this year to illustrate the potential size and location of their proposed new lumberyard facility. This will aid the parties in determining the final lot layout, spur line configurations, and estimated tax increment the project would generate. By April 30, 2026, the Village would create a Project Plan for a new tax incremental finance district that includes the Elvehjem Acres property. Note, approval of the predevelopment agreement does not bind the Plan Commission, Village Board, or Joint Review Board to approve the Project Plan. Assuming a TID is created, by June 30, 2026, the three parties will enter into a series of real estate and development agreements with binding commitments including:

- Village and Bliffert (Village acquisition of existing Downtown lumberyard properties)
- Village and Bliffert (acquisition and development of Lot 1 for proposed new lumberyard)
- Village and Urso (business park infrastructure)





The redevelopment agreement includes additional commitments from Urso and Bliffert for the submittal of land division, zoning, conditional use, and site design review permits, etc. by September 8, 2026 to enable review and potential approval of those permits by the end of 2026.

This would then enable construction of the business park infrastructure and new lumberyard facilities to occur in 2027 with the goal of completing the project by the end of 2027, at which point the Village and Bliffert would close on the acquisition of the existing lumberyard properties Downtown. The remaining lots in the business park would be developed or sold by Urso for other commercial uses as permitted based on the future zoning of the property. Noting that the terms of the future real estate and development agreements mentioned above may supersede these permitting, construction, and closing dates and timelines as needed.

The predevelopment agreement will be reviewed and recommended to the Village Board at both the CDA and Plan Commission's regular August meetings. If approved by the Village Board, the CDA will take on the role of aiding in the development and review of the TID Project Plan and additional real estate acquisition and development agreements over the next 8 months.

Once a draft of the TID Project Plan is developed, it will be brought forward for public hearing and approval by the Plan Commission, Village Board and Joint Review Board as required under state statutes. The Plan Commission would also be involved in the review of various land division and zoning permits required to develop the business park at the appropriate time.

#### **FINANCIAL/BUDGET IMPACT:**

Some funding will be required for the Village to complete the proposed TID Project Plan. Most of this work is anticipated to be done in-house with assistance from the Village Engineer. The Village will need to hire a surveyor to assist with creating a legal description of the proposed TID boundary and the Village Attorney will be included in the review of the TID and the creation of proposed real estate and development agreements contemplated in the predevelopment agreement. The cost to create the TID (\$5-\$20K) can be accounted for within the Village's 2026 budget. Costs to provide assistance with land acquisition, railroad, road, and utility infrastructure, and the costs to acquire the existing Downtown lumberyard would be finalized as part of the proposed real estate and development agreements contemplated in the predevelopment agreement. These expenses would then likely occur in 2027, allowing the Village to plan for those expenditures as part of the 2027-2031 CIP and 2027 Budget.

#### **VILLAGE PLAN REFERENCE:**

This proposed project is supported by a number of existing Village plans.

#### **2024-2025 Village Board Strategic Plan**

- *Objective 1: Attract and enhance new and existing restaurants, retail, light industrial, office, mixed-use, and civic uses in the downtown area, USH 51/Farwell corridor, East Side Growth Area, and surrounding areas.*
- *Objective 2: Develop incentives for business growth such as incubator programs, tax increment financing districts, and recruitment/retention.*
- *Action Step VI: Consider property acquisition where appropriate including funding.*
- *Action Step VII: Advance East Side Plan through consideration of its recommendations,*



*associated engineering for additional analysis, partnerships with applicable municipalities, and continued public engagements as projects are proposed.*

### **2023 East Side Plan**

The Elvehjem Acres property is identified in [Chapter 4, Master Plan Concept](#), for future Business Park or Medium Density Residential, including Map Note #2 which further explains: *This 22-acre parcel is adjacent to an existing rail corridor, which offers an opportunity for a niche rail-support industry. The property is uniquely buffered by wetlands and a major road. Siting an industrial use should take advantage of these buffers, as well as use building architecture to minimize its impact on adjacent uses. If a niche industrial use is not found, medium-density residential is preferred.*

### **2023 Economic Strategic Plan**

*Strategy #2: Expand Commercial and Industrial Land Base. McFarland only has one remaining vacant industrial zoned property and needs additional commercial and industrial land. The Village is in the unique position to be programming new space in the community via the East Side Plan as the property along McFarland's east side is available and prime for development to meet the community's needs for the next several years. Additional work to be done in tandem with development includes extending utilities, road construction, and potentially creating Tax Increment Districts. Expanding the land available for commercial and industrial development is an invitation for investment which facilitates wage and income growth, growth in the tax base, and quality of life for residents. Expanding the land base allows for existing businesses to grow locally - retaining the relationships between themselves and their labor force as well as the communities that have nurtured them. Additionally, land availability can be a competitive advantage to attract outside investment into the community.*

*Strategy #6: Attract New Commercial/Retail/Service Businesses. Retail and commercial businesses will be best located in existing commercial corridors, downtown, and newly planned mixed-use buildings within the East Side neighborhood. The redevelopment of the existing lumberyard is specifically mentioned on page 30: The lumberyard and several of the older residential lots present opportunities for redevelopment to higher density residential, mixed-use, and commercial development and on page 44: "The current site of Chase Lumber near downtown is a prime redevelopment site. Village staff should engage in conversation with company representatives to initiate or continue the discussion."*

### **2017 Comprehensive Plan**

The [Future Land Use Map](#) identifies the existing lumberyard property for future Downtown uses. Figure 4.1 further defines this as *"land uses and activities here are designed to create vibrant places and community gathering spots. Desirable land uses include commercial services, retail, restaurants, lodging, office, multiple family residential (mainly in upper stories), and institutional, including on sites and/or buildings that mix uses."* Redevelopment of the Downtown lumberyard is also supported by the following:

- *Land Use Initiative #4: Implement and Update Plans for Downtown Revitalization.*
- *Land Use Policy #5: Actively promote infill development and redevelopment where*





*opportunities present themselves, particularly for underutilized properties along Terminal and Triangle Drive, Highway 51, Farwell Street, and the downtown area.*

In 2023, the Comprehensive Plan was amended to include the 2023 East Side Plan. The Future Land Use Map identifies the Elvehjem Acres property for future Mixed-Use/Flex Commercial with additional details regarding preferred land uses and policies as provided within the 2023 East Side Plan.

#### **2010 Downtown Strategic Market Analysis**

*Page 19: Chase Lumber - As an operating business that generates activity, the lumber yard brings benefits to the downtown. Pursuing a relocation strategy for the business should not be a near-term priority. Particularly given that the current economic situation will limit near-term private development. However, in the longer term, utilizing the lumber yard site for development that is more appropriate for its central and highly-visible downtown location may become a priority.*

#### **2008 Tax Increment District #4**

The existing lumber yard is located within TID #4. Map 4 of the Project Plan identifies the existing lumberyard as a future redevelopment site.

#### **ORDINANCE REFERENCE:**

#### **BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

*Recommended motion:*

Motion, second, to recommend to the Village Board approval of Resolution 2025-17, a resolution authorizing the Village Administrator to execute a pre-development agreement with Elvehjem Acres LLC and Bliffert Southwest Holdings LLC.

#### **ATTACHMENTS:**

1. 2025-17 Elvehjem Acres-Bliffert Predevelopment Agreement

**RESOLUTION 2025-17**  
**A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO EXECUTE A**  
**PRE-DEVELOPMENT AGREEMENT WITH ELVEHJEM ACRES LLC AND**  
**BLIFFERT SOUTHWEST HOLDINGS LLC**

WHEREAS, Elvehjem Acres LLC ("Elvehjem Acres") desires to develop a business park ("Business Park") on property it owns located at the northeast corner of CTH AB and Elvehjem Road, Dane County tax parcel 154/0610-013-9161-1 ("Property") in the Village; and

WHEREAS, Bliffert Southwest Holdings LLC ("Bliffert") desires to build a new facility ("Facility") on a portion of the Property to relocate its existing lumber yard business located at 5417 Long Street, McFarland, WI; and

WHEREAS, the Village of McFarland ("Village") desires to assist Elvehjem Acres in the development of the Business Park, assist in relocating Bliffert to the Business Park, and to acquire from Bliffert those properties that collectively contain the existing lumber yard at 5417 Long Street, McFarland, WI including Dane County tax parcels 154/0610-031-6801-9, 154/0610-034-0287-2, 154/0610-031-6812-6, 154/0610-031-6823-3, 154/0610-031-6834-0, 154/0610-031-6851-9, 154/0610-031-6862-6, 154/0610-031-6873-3 (collectively "Existing Lumber Yard"); and

WHEREAS, Bliffert desires to sell to the Village the Existing Lumber Yard upon completion of the Facility on the Property; and

WHEREAS, Village staff have negotiated the proposed pre-development agreement attached hereto as Exhibit A outlining certain basic terms and obligations assumed by Elvehjem Acres, Bliffert and the Village; and

WHEREAS, the Village Board finds that the development of the proposed Business Park on the Property will expand the Village's nonresidential tax base, promote economic development, and is envisioned within the Village's 2023 East Side Plan and 2023 Economic Strategic Plan, which are components of the Village's 2017 Comprehensive Plan, and is, therefore, in the public interest; and

WHEREAS, the Village Board finds that the relocation of Bliffert will support the retention and expansion of an existing McFarland business, while acquisition of Bliffert's existing location will provide redevelopment opportunities within downtown McFarland, and is envisioned within the Village's 1999 Village Center Master Plan, 2010 Strategic Market Analysis and Opportunities Assessment, and 2023 Economic Strategic Plan, which are components of the Village's 2017 Comprehensive Plan, and is, therefore, in the public interest; and



WHEREAS, the Village Board finds that the terms and conditions of the proposed pre-development agreement are fair and reasonable.

NOW, THEREFORE, BE IT RESOLVED, that the pre-development agreement attached as Exhibit A, is hereby approved and the Village Administrator is authorized to execute and deliver said agreement on behalf of the Village.

BE IT FURTHER RESOLVED, that the Village Administrator is authorized to approve modifications to the pre-development agreement prior to such signatures, provided that such changes do not materially increase any cost or risk to the Village or otherwise materially affect the rights of the Village thereunder.

Adopted at a regular meeting of the Village Board this \_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED:

\_\_\_\_\_  
Stephanie Brassington  
Village President

ATTEST:

\_\_\_\_\_  
Cassandra Suettinger  
Deputy Administrator/Clerk

| RESOLUTION 2025-17       |           |
|--------------------------|-----------|
| MOTION                   | SECOND    |
|                          |           |
| ACTION                   | DATE      |
| Adopted                  |           |
| Referred                 |           |
| Tabled                   |           |
| Withdrawn                |           |
| Defeated                 |           |
| Published                |           |
| INDIVIDUAL VOTING RECORD |           |
| Annen –                  | Boyd –    |
| Brassington –            | Fessler – |
| Leamy –                  | Peña –    |
| Prill –                  |           |
| VOTING RESULTS           |           |
| Motion Carried           |           |
| Motion Defeated:         |           |

**EXHIBIT A, RESOLUTION 2025-17**  
**PRE-DEVELOPMENT AGREEMENT BETWEEN ELVEHJEM ACRES LLC,**  
**BLIFFERT SOUTHWEST HOLDINGS LLC, AND**  
**THE VILLAGE OF MCFARLAND, WISCONSIN**

This pre-development agreement (“Agreement”) is entered into as of the \_\_\_\_ day of \_\_\_\_\_ 2025 (“Effective Date”), by and between the Village of McFarland (“Village”), a Wisconsin municipal corporation whose principal address is 5915 Milwaukee Street, McFarland, WI 53558, and Elvehjem Acres LLC (“Elvehjem Acres”), a Wisconsin limited liability company whose principal address is 4720 Farwell Street, McFarland, WI 53558, and Bliffert Southwest Holdings LLC (“Bliffert”), a Wisconsin limited liability company whose principal address is 1014 E. Chambers Street, Milwaukee, WI 53122.

**RECITALS**

A. WHEREAS, Elvehjem Acres desires to develop a business park (“Business Park”) on property it owns located at the northeast corner of CTH AB and Elvehjem Road, consisting of Dane County tax parcel 154/0610-013-9161-1 (“Property”) in the Village; and

B. WHEREAS, the Property is currently located within the Village, is zoned A1 Agricultural Transition, is located within the Village’s Urban Service Area but does not have municipal sewer or water utilities and is not located within an existing tax incremental finance district (“TID”); and

C. WHEREAS, Bliffert desires to build a new facility (“Facility”) on a portion of the Property to relocate their existing lumber yard business located at 5417 Long Street, McFarland, WI; and

D. WHEREAS, the Village desires to assist Elvehjem Acres in the development of the Business Park, assist in relocating Bliffert to the Business Park, and acquire from Bliffert those properties that collectively contain the existing lumber yard at 5417 Long Street, McFarland, WI including Dane County tax parcels 154/0610-031-6801-9, 154/0610-034-0287-2, 154/0610-031-6812-6, 154/0610-031-6823-3, 154/0610-031-6834-0, 154/0610-031-6851-9, 154/0610-031-6862-6, 154/0610-031-6873-3 (collectively “Existing Lumber Yard”); and

E. WHEREAS, Bliffert desires to sell to the Village the Existing Lumber Yard upon completion of the Facility on the Property; and

F. WHEREAS, development of the Business Park on the Property will require extension of municipal Utilities (“Utility Improvements”), construction of a railroad spur (“Railroad Improvements”) to service the Facility, construction of roadway improvements on County Highway AB, Elvehjem Road, and the property (collectively “Roadway Improvements”); and

G. WHEREAS, the parties understand that this Agreement is intended to establish the general terms and obligations of each party in order to develop the Business Park, Facility and sale of the



Existing Lumber Yard and is not intended to replace or supplant the need for a complete development agreement(s), real estate acquisition agreement(s), tax increment finance district creation, or any utility, land division or zoning approvals required to commence construction of any public or private improvements within or associated with the Business Park, Facility or sale of the Existing Lumber Yard.

## **PRE-DEVELOPMENT AGREEMENT**

NOW, THEREFORE, in consideration of the foregoing recitals, and the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the parties agree as follows:

### **ARTICLE 1 DEFINITIONS/EXHIBITS**

- A. Definitions. As used in this Agreement, the following terms shall have the following meanings:
1. Agreement. This Pre-Development Agreement between the Village, Elvehjem Acres LLC, and Bliffert Southwest Holdings LLC, as amended and supplemented from time to time.
  2. Business Park. A proposed business park on property located at the northeast corner of CTH AB and Elvehjem Road, consisting of Dane County tax parcel 154/0610-013-9161-1, as conceptually shown in Exhibits 1-4.
  3. Existing Lumber Yard. Those properties that collectively contain the existing lumber yard at 5417 Long Street, McFarland, WI owned by Bliffert Southwest Holdings LLC, including Dane County tax parcels 154/0610-031-6801-9, 154/0610-034-0287-2, 154/0610-031-6812-6, 154/0610-031-6823-3, 154/0610-031-6834-0, 154/0610-031-6851-9, 154/0610-031-6862-6, 154/0610-031-6873-3.
  4. Facility. A lumber yard business to be located on the Property within the Business Park consisting of an office/retail building, warehouse(s), various accessory storage buildings and structures meant for the purpose of storing lumber and construction materials, outdoor storage of lumber and construction materials, railroad spur, railroad transload pad, parking, fencing, landscaping, stormwater management areas, and private water and sewer lateral connections to public utilities.
  5. Property. Dane County tax parcel 154/0610-013-9161-1, within the Village of McFarland.
  6. Railroad Improvements. The construction of a railroad spur(s) and associated turnouts from the existing Wisconsin & Southern Railroad (WSOR) mainline generally extending along the existing Wisconsin Department of Transportation (WisDOT) right-of-way from CTH AB to Elvehjem Road, and including a lumber

transload spur, transload access crossing, and transload pad within the Business Park on the Property, as conceptually shown in Exhibits 1-4.

7. Roadway Improvements. The construction of turn lanes on CTH AB, including intersection deflection improvements with the intersection of Elvehjem Road; urban reconstruction improvements to Elvehjem Road including curb, gutter, storm sewer, street lighting, and bicycle and pedestrian facilities; and construction of a new cul-de-sac within the Property including curb, gutter, storm sewer, street lighting, and bicycle and pedestrian facilities to support the development of the Business Park as conceptually shown in Exhibits 1-4.
  8. TID. A Tax Incremental Finance District proposed to be created pursuant to Wis. Stat. §66.1105 including the Property within its boundaries.
  9. TIF. Tax Incremental Finance.
  10. Tax Increment Law. Wis. Stats. §66.1105, as may be amended from time to time, as such amendments may apply to the TID.
  11. Tax Increments. The tax increments (as defined in the Tax Increment Law) derived from the Facility and the individual real estate tax parcel on which it is located which are received and retained by the Village in accordance with the provisions of the Tax Increment Law.
  12. Utility Improvements. The construction of public sewer and water mains to and within the Business Park, along with other private sewer and water laterals, telecommunication utilities, data transmission lines, natural gas utilities, electric utilities, public and private stormwater management facilities, and street lighting within the Business Park.
- B. Exhibits 1-4 depict conceptual site plan alternatives for a proposed five to six lot Business Park including various conceptual alternatives for the construction of Railroad Improvements.

## **ARTICLE 2 VILLAGE OBLIGATIONS**

- A. Village Obligations. Village shall be responsible for the following obligations and liabilities, and shall perform and discharge such obligations in a timely manner, as provided for herein:
1. Village shall collaborate with Elvehjem Acres and Bliffert to conceptually design Utility Improvements, Railroad Improvements, and Roadway Improvements to and within the Property including coordination with the Dane County Highway Department, Wisconsin Department of Transportation, and the Wisconsin & Southern Railroad (WSOR).



2. Village shall be responsible for creating a Project Plan for the TID including the Property, as prescribed under Wis. Stat. §66.1105, for consideration of approval by the Village Plan Commission and Village Board, final approval by the McFarland Joint Review Board, and certification by the Wisconsin Department of Revenue. The Village shall complete the Project Plan on or before April 30, 2026. Nothing contained within this Agreement shall be construed to create an obligation on the Village or Joint Review Board to approve the Project Plan for the TID.
3. Village shall process in a timely manner all complete requests and applications for land division, zoning, and site design review permits and other Village approvals required for development of the Business Park, Facility, Utility Improvements, Railroad Improvements, and Roadway Improvements to and within the Property.
4. On or before June 30, 2026, Village shall provide Elvehjem Acres a real estate acquisition agreement for the purchase by the Village of Lot 1 of the Business Park. Terms of said purchase and sale agreements shall be as mutually agreed to within said real estate acquisition agreements. Village and Elvehjem Acres mutually agree that the purchase and sale of Lot 1 of the Business Park shall be conditioned on prior approval of a Certified Survey Map (CSM) or subdivision plat (Plat), the creation of the TID and the execution of a TIF development agreement between the Village and Elvehjem Acres. The closing date on said purchase shall be no later than December 31, 2026, or as specified in the acquisition agreement. Alternatively, Bliffert may enter directly into a real estate acquisition agreement with Elvehjem Acres on or before June 30, 2026 for Lot 1 of the Business Park on terms, contingencies and conditions satisfactory to those parties, in which case all Village obligation under the first sentence of this paragraph shall be deemed satisfied.
5. On or before June 30, 2026, Village shall provide Elvehjem Acres with a proposed TIF development agreement outlining the terms and conditions for the sharing of future Tax Increments from the TID in contribution toward the construction of Railroad Improvements, Roadway Improvements, and Utility Improvements. The terms of said TIF development agreement shall be as mutually agreed to within said agreement. Village and Elvehjem Acres mutually agree that approval of said TIF development agreement shall be conditioned on prior approval of the TID.
6. If the Village has entered into a purchase agreement with Elvehjem Acres pursuant to paragraph 4, then on or before June 30, 2026, Village shall provide Bliffert a proposed real estate acquisition and development agreement for the purchase of, and development of the Facility by Bliffert on, Lot 1 of the Business Park. Terms of said agreement shall be as mutually agreed to within said agreement. Village and Bliffert mutually agree that approval of said real estate acquisition and development agreement shall be conditioned on prior approval of the TID and acquisition by the Village of Lot 1 from Elvehjem Acres. The closing date on said purchase shall be no later than December 31, 2026.

7. On or before June 30, 2026, Village shall provide Bliffert a real estate acquisition agreement for purchase by the Village of the Existing Lumber Yard. The terms of said purchase agreement shall be as mutually agreed to within said real estate acquisition agreement. Village and Bliffert mutually agree that approval of said real estate acquisition and development agreement shall be conditioned on prior approval of the TID, acquisition by the Village or Bliffert of Lot 1 from Elvehjem Acres and the execution of TIF development agreements between the Village and both Elvehjem Acres and Bliffert providing for the development of the Property and the Facility. The closing date on said purchase shall be no later than December 31, 2027.

### **ARTICLE 3 ELVEHJEM ACRES LLC OBLIGATIONS**

- A. Elvehjem Acres Obligations. Elvehjem Acres shall be responsible for the following obligations and liabilities, and shall perform and discharge such obligations in a timely manner, as provided for herein:
  1. Elvehjem Acres shall collaborate with the Village and Bliffert to design Utility Improvements, Railroad Improvements, and Roadway Improvements to and within the Property including coordination with the Dane County Highway Department, Wisconsin Department of Transportation, and the Wisconsin & Southern Railroad (WSOR).
  2. Elvehjem Acres shall be responsible for the final design of Utility Improvements, Railroad Improvements, and Roadway Improvements to and within the Property, subject to review and approval by the Village and other applicable public utility service providers. Elvehjem Acres shall complete said design on or before September 8, 2026.
  3. Elvehjem Acres shall be responsible for the creation and submittal of a CSM or Plat to the Village to divide the Property into multiple lots for the creation of the Business Park substantially as conceptually shown in Exhibits 1-4. Elvehjem Acres shall submit the CSM or Plat, including associated permit fees, to the Village on or before September 8, 2026.
  4. Elvehjem Acres shall be responsible for submitting a Plan Commission Application to the Village to rezone the Property from A1 Agricultural Transition to one or more Village zoning districts suitable for the development of the Facility and the Business Park. Elvehjem Acres shall submit the Plan Commission Application, including required legal description(s) and associated permit fees, on or before September 8, 2026.
  5. Elvehjem Acres shall work in good faith with the Village and Bliffert to enter into a real estate acquisition agreement for the sale of Lot 1 of the Business Park for the purpose of constructing the Facility.



6. Elvehjem Acres agrees not to sell all or any part of the Property or enter into any agreements granting rights in the Property to any party therefor other than the Village or Bliffert, from the Effective Date of this Agreement through November 30, 2026. This provision shall not apply to any lots, excluding Lots 1 and 6, as shown in Exhibits 1-4, after a CSM or Plat has been approved by the Village and duly recorded for the Property.
7. On or before December 31, 2027, Elvehjem Acres shall complete construction of the Railroad Improvements, Road Improvements, and Utility Improvements as described in a proposed TIF development agreement outlining the terms and conditions for the sharing of future Tax Increments from the TID in contribution toward the construction of Railroad Improvements, Roadway Improvements, and Utility Improvements. The terms of said TIF development agreement shall be as mutually agreed to within said agreement. Village and Elvehjem Acres mutually agree that approval of said TIF development agreement shall be conditioned on prior approval of the TID.

#### **ARTICLE 4**

#### **BLIFFERT SOUTHWEST HOLDINGS LLC OBLIGATIONS**

- A. Bliffert Obligations. Bliffert shall be responsible for the following obligations and liabilities, and shall perform and discharge such obligations in a timely manner, as provided for herein:
  1. Bliffert shall collaborate with Elvehjem Acres and the Village to design Utility Improvements, Railroad Improvements, and Roadway Improvements to and within the Property including coordination with the Dane County Highway Department, Wisconsin Department of Transportation, and the Wisconsin & Southern Railroad (WSOR).
  2. Bliffert agrees not to sell the Existing Lumber Yard or enter into any agreements granting any rights in the Existing Lumber Yard with any party other than the Village, from the Effective Date of this Agreement through June 30, 2026.
  3. Bliffert shall be responsible for providing the Village and Elvehjem Acres with a conceptual site plan(s) of the proposed Facility on or before December 31, 2025.
  4. Bliffert shall work in good faith with the Village and Elvehjem Acres to enter into a real estate acquisition agreement for the purchase of Lot 1 of the Business Park for the purpose of constructing the Facility.
  5. If Bliffert enters into a purchase agreement directly with Elvehjem Acres for the acquisition of Lot 1 of the Business Park, then on or before June 30, 2026, Bliffert shall provide Village a copy of that agreement and a proposed development agreement between Bliffert and the Village for the development of the Facility by Bliffert on Lot 1. The terms of said agreement shall be as mutually agreed to within

said agreement. Village and Bliffert mutually agree that approval of said development agreement shall be conditioned on prior approval of the TID and acquisition by Bliffert of Lot 1 from Elvehjem Acres. The closing date on said purchase shall be no later than December 31, 2026.

6. Bliffert shall be responsible for the design and construction of the Facility on the Property, excepting the Railroad Improvements, Roadway Improvements, and public Utility Improvements. Bliffert shall be responsible for submitting a Plan Commission application, including applicable Conditional Use Permits and Site Design Review Permits forms and fees, to the Village on or before September 8, 2026.

## **ARTICLE VI MISCELLANEOUS PROVISIONS**

A. Permits and Approvals. Village shall reasonably assist Elvehjem Acres and Bliffert in obtaining all necessary governmental authorizations for the construction and operation of the Business Park, Facility, Railroad Improvements, Roadway Improvements, and Utility Improvements as contemplated by this Agreement, provided, however, that nothing in this Agreement shall be construed to limit the authority of any governmental board, commission, agency or officer in the determination of whether to grant or deny any such authorization, nor to guaranty that any authorization will be granted. The parties acknowledge that such approvals will be granted or denied in accordance with applicable legal requirements.

B. Notices. Any notice required or permitted to be given hereunder by the parties may be delivered personally, sent electronically via e-mail or facsimile or delivered by nationally recognized commercial overnight courier. Notices shall be addressed as follows:

IF TO VILLAGE:

Village of McFarland  
5915 Milwaukee Street  
McFarland, WI 53558  
Attn: Village Administrator  
Email: Matt.Schuenke@mcfarland.wi.us

COPY TO:

Allen D. Reuter  
Reuter, Whitish & Evans, S.C.  
4600 American Parkway  
Madison, WI 53718  
Email: areuter@rwelaw.net



IF TO BLIFFERT:

Bliffert Southwest Holdings, LLC  
1014 E. Chambers Street  
Milwaukee, WI 53122  
Attn: Eli Bliffert  
Member

IF TO ELVEHJEM:

Elvehjem Acres, LLC  
4720 Farwell Street  
McFarland, WI 53558  
Attn: Kevin Urso  
Member

C. Entire Agreement. This Agreement represents the entire agreement between the parties hereto and may be amended only by a written agreement executed by both parties.

D. Severability. The various provisions in this Agreement are intended to be mutually interdependent. In the event that any material term in this Agreement is determined to be invalid or unenforceable, this Agreement shall be void.

E. Governing Law. This Agreement shall be governed by and construed according to the laws of the State of Wisconsin. In the event of a dispute, venue shall lie for all parties in Dane County, Wisconsin.

F. Section Captions. The captions or headings of the various sections of this Agreement are intended for ease of reference only and shall not be deemed to define, limit or describe the scope or intent of this Agreement and are not part of this Agreement.

G. Effect. This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors or assigns. The obligations shall run with the land and be binding on any party acquiring title to the Property or Existing Lumber Yard.

H. Neutral Construction. The parties acknowledge that this Agreement is the product of negotiations between the parties and that, prior to the execution hereof, each party has had full and adequate opportunity to have this Agreement reviewed by, and to obtain the advice of, its own legal counsel with respect hereto. Nothing in this Agreement shall be construed more strictly for or against either party because that party's attorney drafted this Agreement or any part hereof.

I. Recording. This Agreement shall not be recorded, but either party may record a memorandum providing notice of this Agreement in the office of the Register of Deeds for Dane County.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the date and year first written above.

**ELVEHJEM ACRES LLC:**

By: \_\_\_\_\_  
Kevin Urso, Member

**BLIFFERT SOUTHWEST HOLDINGS LLC:**

By: \_\_\_\_\_  
Eli Bliffert, Member

**VILLAGE OF McFARLAND**

By: \_\_\_\_\_  
Stephanie Brassington, Village President

By: \_\_\_\_\_  
Cassandra Suettinger, Clerk/Treasurer

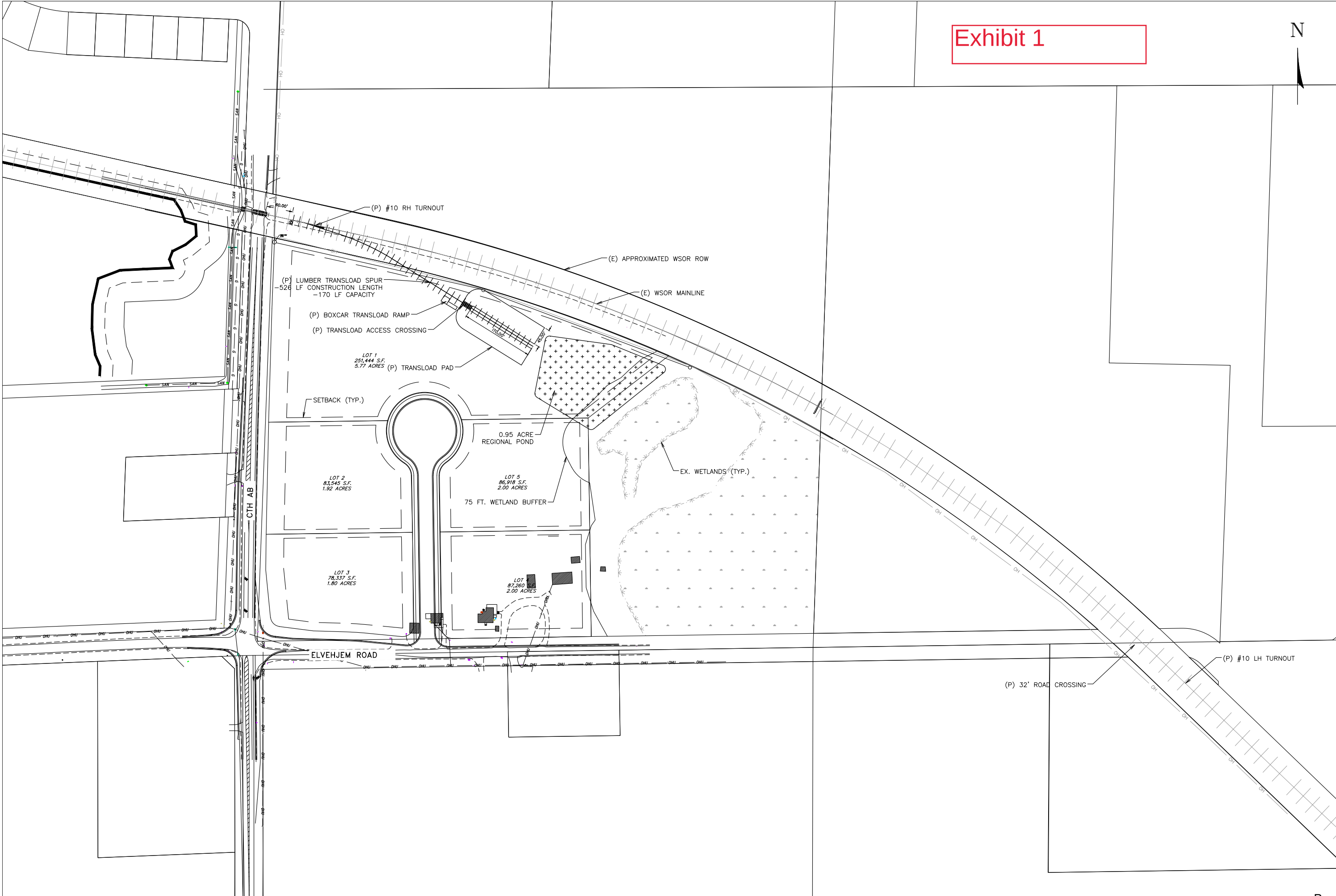


Exhibit 1



6264 Nesbitt Road  
Madison, WI 53719  
(608) 273-3350  
www.tceengineers.net

tc

TOWN & COUNTRY  
ENGINEERING, INC.

ELVEHJEM ACRES

CONCEPT PLAN - SPUR 1

PROJECT NO.:

DRAWING FILE:  
ELVEHJEM ACRES - NEW.DWG

DRAWN BY:

CHECKED BY:

DATE:  
8-1-25

REVISIONS:

SCALE:  
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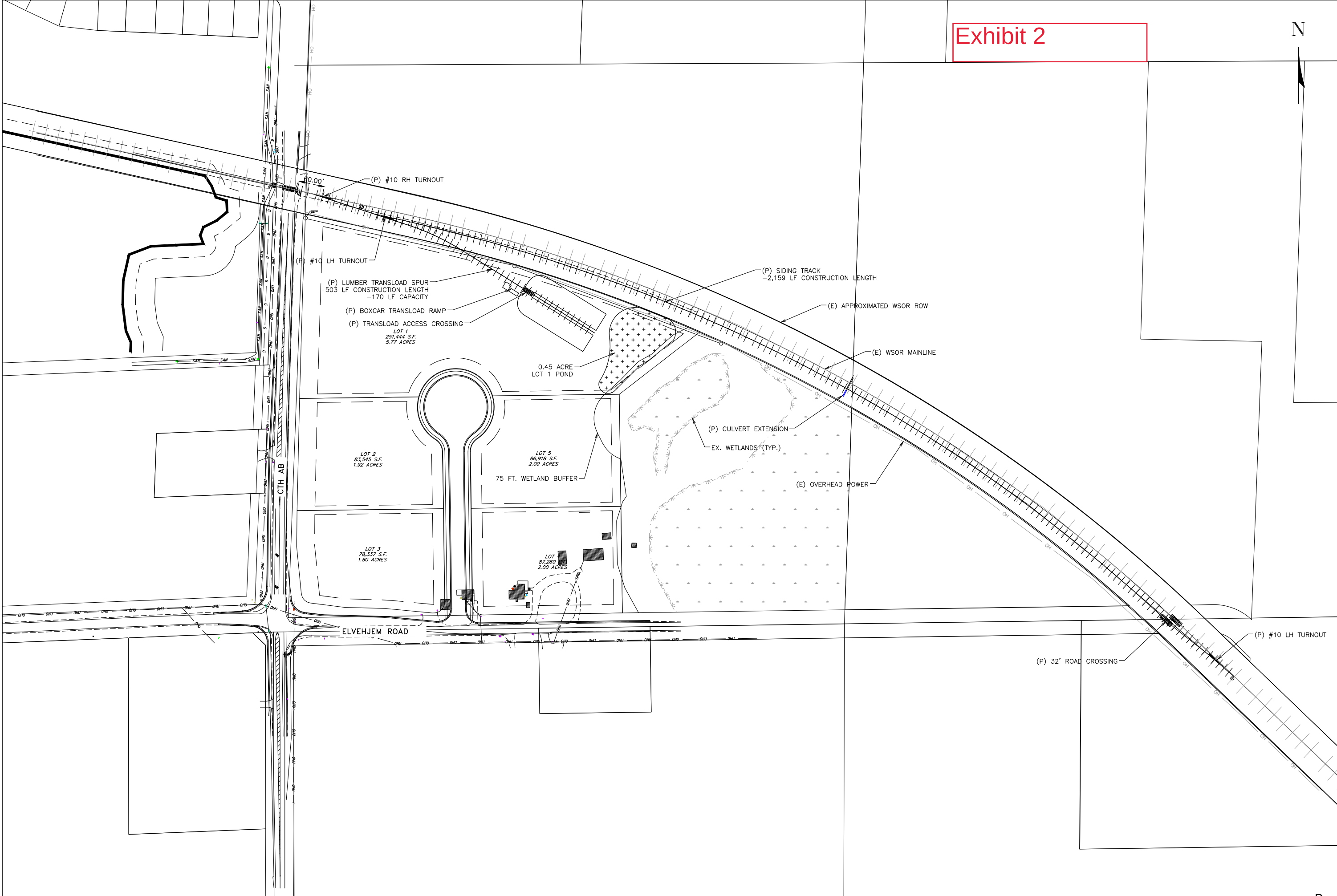


Exhibit 2



ELVEHJEM ACRES  
CONCEPT PLAN - SPUR 2

**tc** TOWN & COUNTRY  
ENGINEERING, INC.  
6264 Nesbitt Road  
Madison, WI 53719  
(608) 273-3350  
www.tcengineers.net

|                          |
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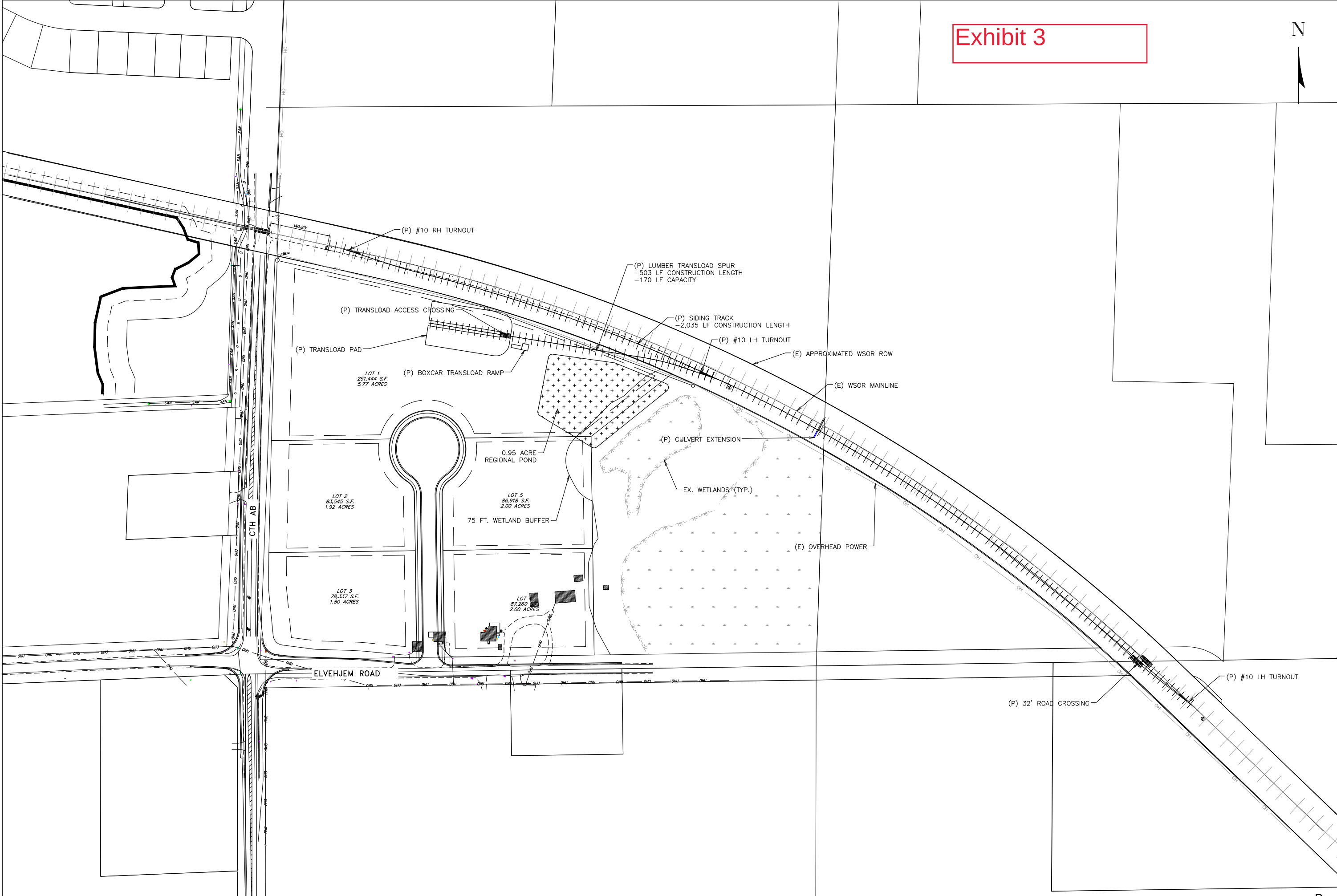
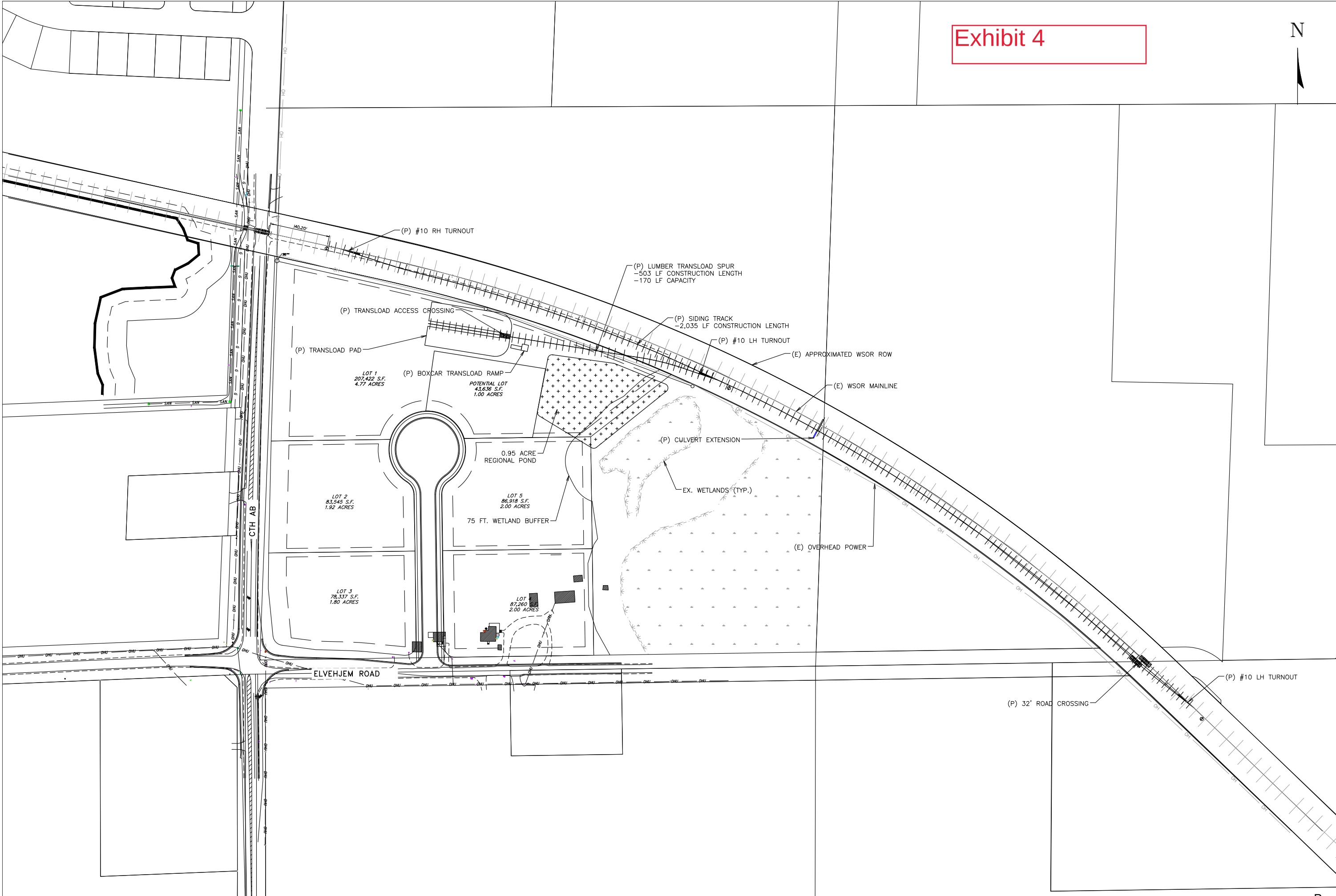


Exhibit 3



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Exhibit 4



ELVEHJEM ACRES  
CONCEPT PLAN - SPUR 3.1

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**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Tuesday, August 19, 2025

**SECTION:** Business

**DEPARTMENT:** Community Development

**CONTACT:** Andrew Bremer, Comm & Eco Dev Director

**AGENDA ITEM:** Discussion regarding land division and zoning public notices.

**PREVIOUS ACTION:**

**ISSUE SUMMARY:**

As part of recent Village Board discussions on communications and the public notice policy, staff recommend reviewing the public notice requirements for various land division and zoning permits. Included in the packet is a matrix that lists the notice requirements for these types of permits as required under State Statute, Village ordinances, and C&ED Department practices.

The matrix also includes notification requirements for creation of new TID districts by the Village. The matrix is not intended to be a comprehensive list of all types of potential notice requirements under the Municipal Code, but instead focuses on the most common types of applications, permits, or projects. Notice requirements typically include three parts:

- Posting meeting agendas at least 24 hours in advance of a meeting.
- Publication of public hearing notices (when required) in the local paper
- Written notifications to adjacent property owners or municipalities (when required)

Historically, the Department has provided written notice to adjacent property owners in excess of what is required under State Statute and Village ordinances. This includes both the mailing radius, number of days the notice is mailed to adjacent property owners, and notifications for items that otherwise don't require written notifications (e.g. site design review permits, preapplication meetings, etc.). For property owners that fall outside a mailing radius, tenants, or other interested parties, the Village utilizes additional public communication tools including, but not limited to:

- C&ED monthly email listserv
- This Week in Meetings blog
- On-site sandwich board
- Social media posts
- Notify Me email and text alerts

The purpose of this agenda item is to discuss any potential desired changes to Village ordinance requirements for notifications of land division or zoning applications, including potential



impacts on Department operations or applicants. Based on the feedback provided, staff will then work on drafting an ordinance with the Village Attorney for any proposed changes to the Village's Municipal Code of Ordinances to be brought back for further discussion, public hearing, and recommendation to the Village Board.

**FINANCIAL/BUDGET IMPACT:**

**VILLAGE PLAN REFERENCE:**

**ORDINANCE REFERENCE:**

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

Recommended for discussion.

**ATTACHMENTS:**

1. C&ED Notice Matrix\_08.14.25

| Type of Application or Project             | State Statute Notice Requirement |                                                                                                                                                                           | McFarland Ordinance Notice Requirement |                          | C&ED Department Practice |                                         | Responsibility of Notification Fees |
|--------------------------------------------|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|--------------------------|--------------------------|-----------------------------------------|-------------------------------------|
|                                            | Publication                      | Adjacent Property Owners                                                                                                                                                  | Publication <sup>1</sup>               | Adjacent Property Owners | Publication              | Adjacent Property Owners                |                                     |
| Appeals (Administrative or Area)           | Class not specified              | None required                                                                                                                                                             | Class 2                                | 100 ft; 10 days          | Class 2                  | 300 ft.; 10-15 days                     | Applicant                           |
| Certified Survey Map                       | Class 2                          | None required                                                                                                                                                             | Class not specified                    | 200 ft; 10 days          | Class 2                  | 300 ft.; 10-15 days                     | Applicant                           |
| Comp Plan Amendment                        | Class 1 (30 days)                | Only required if property owner has previously requested written notification of changes that affects the allowable use of the property owned by the person, then 30 days | Same as State                          | Same as State            | Class 1 (30 days)        | 300 ft.; 10-15 days                     | Applicant                           |
| Conditional Use Permit                     | Class 2                          | None required                                                                                                                                                             | Class 2                                | 100 ft; 5 days           | Class 2                  | 300 ft.; 10-15 days                     | Applicant                           |
| Final Plat (and reapplication)             | None required                    | None required                                                                                                                                                             | Class not specified                    | 200 ft; 10 days          | Class 2                  | 300 ft.; 10-15 days                     | Applicant                           |
| Landmarks - Certificate of Appropriateness | None required                    | None required                                                                                                                                                             | None required                          | None required            | None required            | None required                           | Village                             |
| Preapplication                             | None required                    | None required                                                                                                                                                             | None required                          | None required            | None required            | 300 ft.; 10-15 days                     | Village                             |
| Preliminary Plat (and reapplication)       | None required                    | None required                                                                                                                                                             | Class not specified                    | 200 ft; 10 days          | Class 2                  | 300 ft.; 10-15 days                     | Applicant                           |
| Rezone                                     | Class 2                          | None required                                                                                                                                                             | Class 2                                | 100 ft; 10 days          | Class 2                  | 300 ft.; 10-15 days                     | Applicant                           |
| Site Design Review                         | None required                    | None required                                                                                                                                                             | None required                          | None required            | None required            | 300 ft.; 10-15 days                     | Village                             |
| TID - Mixed Use                            | Class 2                          | None required                                                                                                                                                             | None required                          | None required            | Class 2                  | All property owners in the TID, 15 days | Village                             |
| TID - Industrial                           | Class 2                          | None required                                                                                                                                                             | None required                          | None required            | Class 2                  | All property owners in the TID, 15 days | Village                             |
| TID - Blighted                             | Class 2                          | 15 days, only to those properties identified as Blighted                                                                                                                  | None required                          | None required            | Class 2                  | All property owners in the TID, 15 days | Village                             |
| TID - Rehabilitation & Conservation        | Class 2                          | 15 days, only to those properties identified as Rehab/Conserv                                                                                                             | None required                          | None required            | Class 2                  | All property owners in the TID, 15 days | Village                             |

<sup>1</sup> Where the Village Municipal Code may not list a publication or adjacent property notification requirement ("none required") State Statute requirements still apply