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Memorandum

To: Village Board of Trustees

From: Matthew G. Schuenke, Village Administrator *MGS*
matt.schuenke@mcfarland.wi.us
(608) 838-3153

Cc: Department Heads
Residents of McFarland

Date: April 16, 2020

Re: **Bi-Monthly Village Administrator Staff Report**

Recent Meetings Held

- April 8th – Community Development Authority/Plan Commission
- April 13th at 7:00 pm – Village Board
- April 16th – Parks, Recreation and Natural Resources Committee

Current Events

The following is a list of issues, projects, or activities that have transpired recently:

- Spring Local Election – The Village held its Spring Election and locally elected three new Village Trustees to the Village Board. They are Carolyn Clow, Michael Flaherty, and Justin Rupert. They will officially begin their first day in office on Tuesday, April 21st and begin their 2 year term. Three Trustees will be leaving the board at this same time and they are Jerry Adrian, Dan Kolk, and Mary Pat Lytle. We thank them for their many years of service to the Community as Village Board members. The process for this last election was quite unique; however, we still had a turn out of 59% of registered voters thanks in part to a record setting absentee turnout (84% of the voters participating in this election did so via absentee). This was certainly a stressful election to endure and our Administration Staff did a remarkable job navigating many different obstacles. Seeing a turnout like this thought makes it all the more rewarding knowing how responsive the Community is to the election process.

- Park Project Updates – The Parks, Recreation, and Natural Resources Committee is planning to meet the night of April 16th and has several projects they are reviewing. A summary of which is provided as follows:
 - *Dog Park Facility Improvement* – A new bathroom facility and parking lot is being planned at the dog park that will feature indoor and outdoor dog washing stations. This will also offer a small shelter area with a picnic table and serve as a point of refuge for the nearby Lower Yahara River Trail. The Committee tonight will review the proposed improvement, provide feedback, and if agreeable authorize the project for bidding.
 - *McDaniel Park Facility Improvements* – Two facility related improvements are planned within this park and have been in the works for several years. The larger of the two projects is an addition to the bathroom facility that will create programmable space within the park that can be used for concessions once complete. Additionally the bathrooms will be renovated to bring them into compliance with ADA guidelines. The smaller project is the construction of a second open air shelter on the north side of the park to mirror the existing open air shelter on the south side of the park. The Committee tonight will review the proposed improvement, provide feedback, and if agreeable authorize the project for bidding.
 - *Outdoor Aquatics Planning* – Earlier this year the Village began work on planning either a swimming pool improvement or splash pad at Lewis Park. The Consultant has been working on these two ideas within this location and has prepared plans for review and feedback by the Committee. Based upon the response received, work will be developed to solicit input from the public on the proposed improvements later this Spring. This is a planning project and the objective is to see what if anything we want to advance as far as outdoor aquatics within the Village following completion of the feasibility study in 2019.
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- *Pickleball Court Project* – Conceptual designs for pickleball courts are provided at Siggelkow Road Park and Lewis Park. Siggelkow Road Park has very little by way of current development and requirements more infrastructure to support the improvement depending on what level of development is desired. Lewis Park has some basic amenities in place that this type of use would latch onto but is a park that already has seen a lot of activity. The proposal accepted included planning, design, and bid for the project, and we need to provide input to the consultant as well as solicit feedback from the public on the improvement desired.
- *Larson Park Hardscape Project* – It is desired to develop the western edge of this park with some hardscape improvements that are better at supporting the special events held at this park. This location has become increasingly more popular with band concerts, food truck nights, family events, holiday events, and other gatherings. The conceptual plan looks at different ideas that if constructed would help improve the use of the park through a stage, bathrooms, hard surfaces, etc. as part of these events. This is a planning proposal that eventually would lead to design and construction as authorized.
- 4313 Triangle Street Proposed Redevelopment – The Village acquired 4313 Triangle Street within TID #3 in March of this year in order to incentivize its redevelopment and remove the blight that currently exists. A potential project has already surfaced in order to remove the structure that is present and replace with a new building to house Midwest Equipment Specialists. They have outgrown their current space on Farwell Street within TID #5 and are looking to expand into this site with a new facility. The business provides residential and commercial vehicle lifts for cars, trucks, buses, etc. as part of maintenance garages. Attached to this report is the proposed site plan and rendering for the facility. The Community Development Authority and Plan Commission held a joint meeting in order to conduct a conceptual review of the project whereby members found the project very favorable, and a good repurpose for the site. Further study will go into the development plan and project finances in order to potentially utilize Tax Increment Financing. The project is enticing as it would add a significant amount of new value to the proposed site and vacate a site within another district that is underutilized. The project will continue to be reviewed in May by the Community Development Authority.

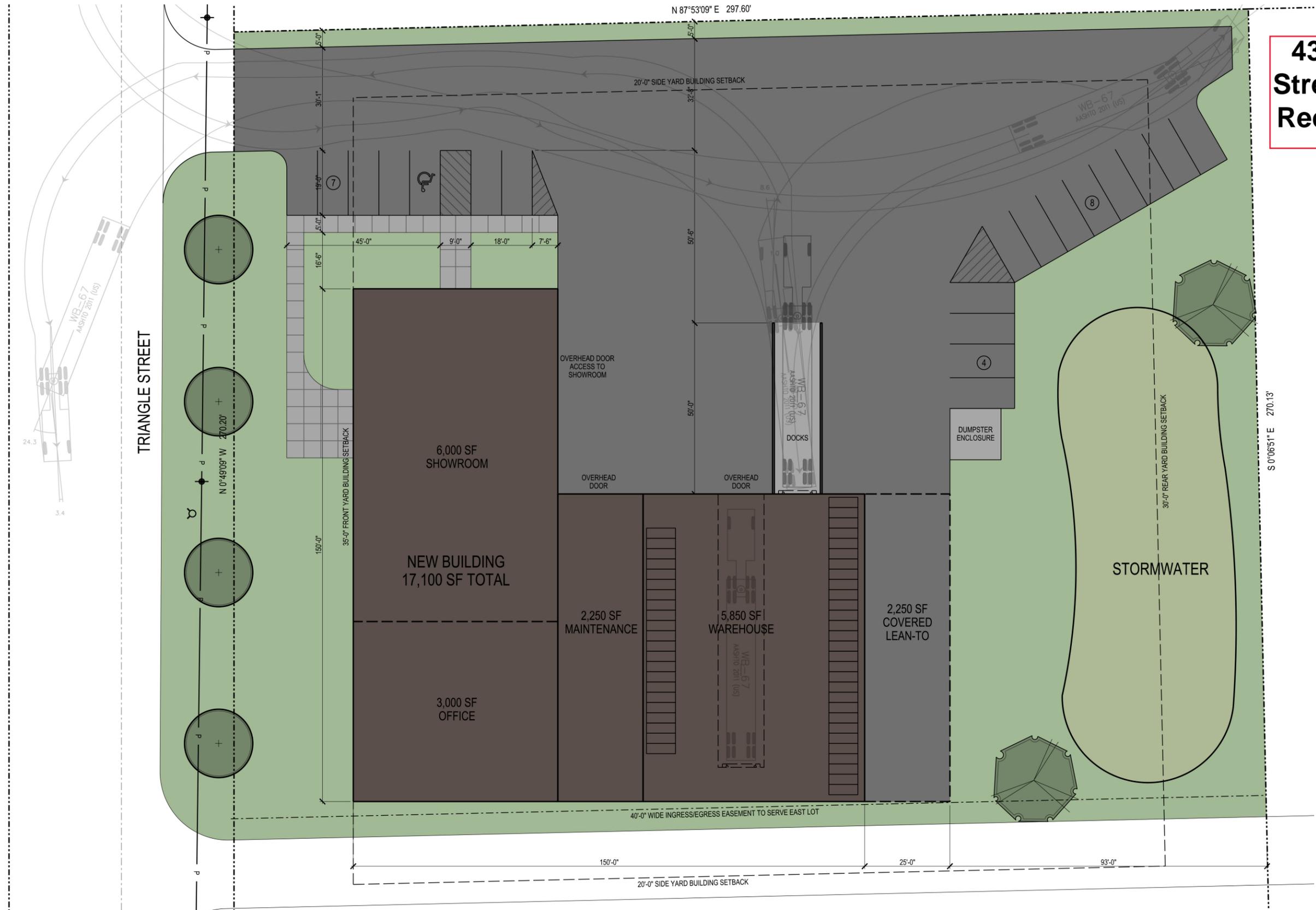
- Rosewood Fields Single Family Subdivision – Plan review has begun regarding a submitted development plan by Veridian Homes for a new single-family subdivision. The preliminary plat has been submitted for review by the Plan Commission in May along with the petition to annex the property intended for development. This property is generally located on the eastside of the Village along County Highway AB north of the railroad tracks. The development plans for 117 new parcels that will include a wide mix of dwelling types through the variation of density throughout the project. The development includes a 3.17 acre park along with a mixed use trail running through it to eventually connect to trails north within the Juniper Ridge and Prairie Place Subdivisions for future off road pedestrian activity. Please find attached their submitted master plan that will be reviewed by the Plan Commission in May.

Upcoming Schedule

Please note the following schedule of upcoming meetings:

- April 21st at 6:00 pm – Village Board (Organizational Meeting)
- April 27th at 7:00 pm – Village Board

4313 Triangle Street Proposed Redevelopment







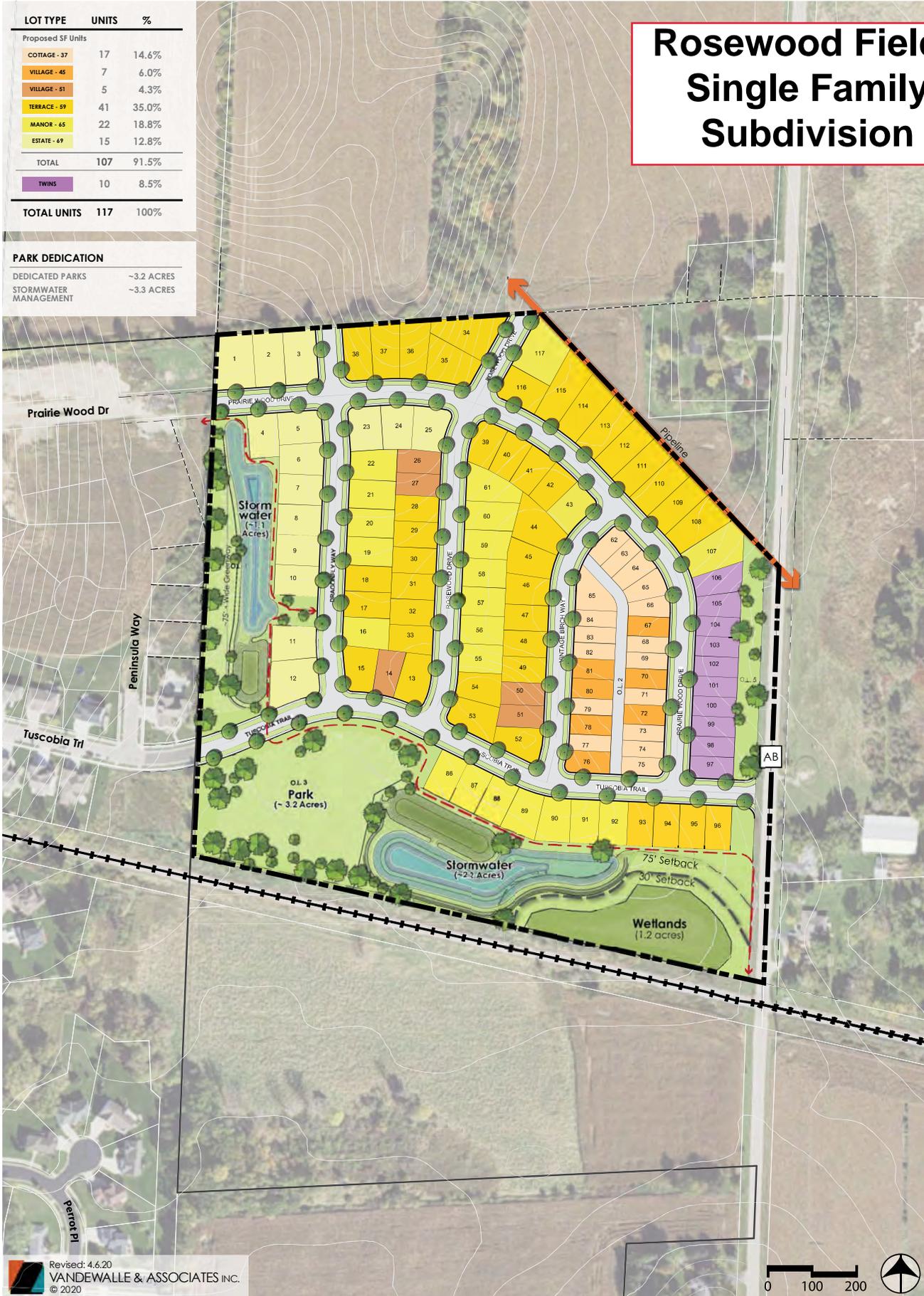


Rosewood Fields Single Family Subdivision

LOT TYPE	UNITS	%
Proposed SF Units		
COTTAGE - 37	17	14.6%
VILLAGE - 45	7	6.0%
VILLAGE - 51	5	4.3%
TERRACE - 59	41	35.0%
MANDR - 65	22	18.8%
ESTATE - 69	15	12.8%
TOTAL	107	91.5%
TWINS	10	8.5%
TOTAL UNITS	117	100%

PARK DEDICATION

DEDICATED PARKS	~3.2 ACRES
STORMWATER MANAGEMENT	~3.3 ACRES



Revised: 4.6.20
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**EXHIBIT G:
 MASTER
 PLAN**

ROSEWOOD FIELDS
 MCFARLAND, WISCONSIN

