



## Master Plan

for

# Anderson Farm County Park

Dane County, Wisconsin

March, 2013



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# Introduction



## INTRODUCTION

Anderson Farm County Park is located within the Town of Oregon in southcentral Dane County. The study area includes property currently owned by the county as well as additional lands within the Town of Oregon.

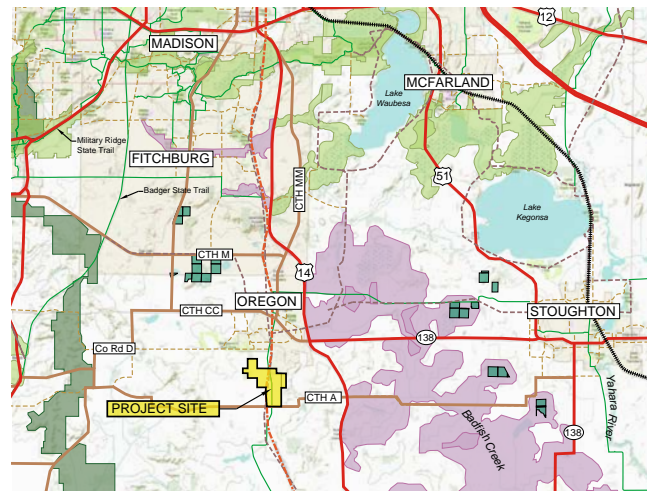
In 2009, Dane County purchased 127 acres of land from the Patricia E. Anderson Living Trust and secured an option to purchase an additional 207 acres from the Trust and other family members. The trust has also indicated a commitment to donate an additional 60 acres that are currently leased by Payne & Dolan, an asphalt production and construction services company, under use as a quarry. The quarry is expected to remain active for its useful life and the land would be converted to park upon closure.

The Dane County Parks and Open Space Plan, 2012-2017, identifies the need for a new recreation park near the Village of Oregon in order to help complete an even distribution of recreation classification parks across the southern portion of Dane County.

Establishing a clear vision of the future recreational use, restoration opportunities, and overall character of the park is critical to the development of short and long term development plans.

Creating regional draw to Anderson Farm County Park is an important consideration and incorporating amenities that will encourage this draw is a priority. According to the Dane County Parks and Open Space Plan, trails are the most frequently used recreation facility in the park system. The Land Use Concept Plan and the Anderson Farm County Park Master Plan recommend over 9 miles of trail facilities designed to accommodate a variety of uses including hiking, equestrian use, cross country skiing and snowshoeing. In addition, a regional bicycle trail linking Evansville and Madison has been proposed alongside the existing rail corridor just west of the 127

acres currently owned by the county. Other elements that have been incorporated to stimulate regional use include a dog exercise area, sledding hill, primitive campground, market farm plots and a farm learning and education center.



A site inventory and analysis for the project area includes planning considerations such as slopes, soils, hydrology, access and circulation as well as existing vegetation patterns and opportunities for landscape restoration. The presence of existing quarries within the planning area poses particular challenges, but, when no longer active, they may lend a unique character to the park. A land use inventory was conducted to review existing and future land uses surrounding the parkland as well as to identify opportunities to create connections with other open spaces, environmental corridors and residential areas.

This study includes long term recommendations for the land that Dane County currently has under option as well as additional lands recommended for future

acquisition. In addition, the master plan provides more specific recommendations for the 127 acres currently owned by Dane County.



## PLAN SUMMARY

The 127 acre site is predominantly under agricultural use and a small woodlot, known as the Arthur Sholtz Memorial Wildlife Area, exists on the north end. The northern portion of the site is bordered by residential development and the remainder of the adjacent lands are primarily under agricultural use.

The Anderson family properties have a long history of agricultural use, dating back to 1886 when the original 400 acre farmstead was founded. The Anderson family has expressed interest in maintaining the property as open space to preserve its beauty and agricultural heritage while allowing the public to enjoy the openness of the rural landscape.

The Dane County Parks and Open Space Plan, 2012-2017, recognizes that the ability to grow and harvest food locally is a viable means of getting the public outdoors and connected to the land. The relatively recent surge of interest in local, sustainable food production techniques and land management may help spark interest in creating a framework for agriculture and gardening on county parkland. The plan recommends, among other related items, the establishment of an agricultural incubation and demonstration farm in Dane County. While Anderson Farm County Park is not specifically identified as a potential site for this use, the strong agricultural history, context within a largely rural setting and the wishes of the Anderson Family make this property an excellent starting point for the county's Agriculture, Gardening and Foraging initiative.

In addition to the agricultural component, the county has identified Anderson Farm County Park as a recreation park, to be designed for both active and passive use. According to the Dane County Parks and Open Space Plan, active recreation generally refers to activities that can only occur on developed park land or facilities such as soccer, disc golf, dog exercise areas and camping. Passive recreation refers to activities that occur in natural areas with little or no development of facilities required, such as kayaking, hiking, wildlife observation and snowshoeing.

The master plan includes recommendations for a network of multi-use trails, a day use area with a shelter/restroom structure and playground, an informal baseball/softball field, a dog exercise area, market



farm plots and an agriculture learning center on the 127 acres currently owned by the county. In addition to these amenities, the plan recommends woodland restoration activities in the existing woodlot and native landscape restoration where appropriate.

The master plan also includes recommendations for the future land acquisition areas identified. Recommendations include additional trail connections, woodland and landscape restoration, additional market farm plots and a potential cooperative use area (to be coordinated with the Village of Oregon and Town of Oregon) that could be utilized for competitive sport fields. The existing quarries, once exhausted, create a unique opportunity to introduce visually striking and much more varied topography. The Land Use Concept Plan recommends working with the quarry operators to modify restoration plans to maintain some of the quarry face where feasible, to allow the incorporation of a series of "canyon trails" and other park elements which may include target archery and disc golf. Acquisition of these lands would also provide a direct connection to the existing Town of Oregon Bicentennial Park and allow vehicular access from County Highway MM.

## PLANNING AREA

The project planning boundary (See Appendix A) was expanded beyond the county owned and optioned lands in order to capture a comprehensive approach and maximize connections to existing parkland and residential developments as well as to take advantage of unique man-made and natural features within the landscape.

## PROJECT GOALS

Anderson Farm County Park straddles the line between urban and rural areas. The north end of the Park touches the Village of Oregon while the remaining sides are surrounded by the Town of Oregon. The Park and surrounding area has a rich agricultural history and the Anderson Family, which sold the land to the County, has lived in the community for over 100 years and has civic ties to local, county and state government.

Anderson Farm County Park is envisioned to be a destination that brings the community together and encourages interaction and service through recreational activities,

land stewardship and agricultural programming. The Park should continue to serve local youth, such as the Boy Scouts of America, while also encouraging new users. Recognition of the agricultural heritage should present in the development and use of the Park.

## ANALYSIS

### Regional Context

The project area is situated in south central Dane County between the communities of Oregon and Brooklyn. Regional vehicular access to the park will be primarily from STH 14 to the east and CTH A on the south edge of the parcel. These traffic corridors provide easy access to the park for patrons coming from nearby communities of Madison, Fitchburg, McFarland, Stoughton, and beyond. CTH MM and Union Road provide easy vehicular access from the Village and Town of Oregon from the north. With the expansion of STH 14, increased vehicular loading is anticipated as commuter traffic to this route will increase.

The existing configuration of the CTH A and CTH MM intersection is likely to be a problem with the anticipated increase in traffic. Consideration should be given to a realignment of CTH A to provide a safer intersection treatment in the future.

An abandoned rail corridor splits the project site and much discussion has occurred over a conversion to a multi-use trail system (Fitchburg/Oregon Rail Trail) stretching from Oregon to Brooklyn. This potential connection would provide continuous off-road bicycle and pedestrian access from Madison to the southern county line.

The project study area is comprised of 4 parcels currently owned by the Anderson Family, 1 parcel owned by Dane County Parks, and also includes connection recommendations to the town owned Bicentennial Park. The primary focus of this study is centered on the parcel under County ownership (Phase 1), but looks at the broader long term vision for the entire study area. The County owned parcel is approximately 126 acres and if/when the full study area is complete, the Anderson County Farm Park has the potential to span more than 568 acres providing a true regional destination facility.

## Land Use and Site Analysis

The majority of the land within the study area is currently under agricultural use. Several large woodlots are situated in the northern and far western reaches of the site with other small remnant treelines and hedgerows separating crop fields. The Anderson farmstead (house, barns, machine storage buildings, etc.) is located on the west side of Union Road and is surrounded by many large oak and other mature trees. A secondary set of residential structures is located south of Locust Grove Road and is currently rented by the Anderson Family. The parcel under County ownership is located entirely on the east side on Union Road stretching from CTH A on the south to the neighborhood street of Red Ridge Trail on the north. The eastern edge of the study area is currently occupied by a large stone quarry owned and operated by Payne and Dolan. This operation has produced aggregate material for 30 years and is expected to yield material for another 30 years until the reclamation process will be necessary. The quarry area provides a land use and circulation pattern challenge while still in operation, but offers an opportunity for interesting land form and spatial use if integrated into the park once reclaimed (see recommendations). Lands immediately to the east of the county owned parcel are privately owned and offer a potential connection to the Town of Oregon Bicentennial Park if acquired. Other surrounding parcels are primarily under agriculture use with future residential growth areas to the north as proposed in the Town of Oregon Comprehensive Plan.

The terrain of the study area is gently rolling topography with good soil classifications and defined drainage patterns. A small depression with poor soils is found west of Union Road and the rail corridor. This feature accepts much of the site drainage as well as runoff from the north. The land east of Union Road drains south toward CTH A and offers an opportunity for a stormwater feature along the south boundary of the site. The wooded areas within the study area should be classified as a southern mesic forest and is largely comprised of Burr Oak, Hickory, and Sugar Maple. Other species of deciduous and evergreen trees are interspersed and include box elder, white ash, and white pine. Much of the understory has become clouded with invasive

species such as buckthorn, honeysuckle, garlic mustard, etc. The windrows between agriculture fields are comprised of large lilac shrubs and stately Burr Oak specimens. Efforts should be made to retain these plant communities.

## PROCESS

The project approach focused heavily on gathering public input prior to concept development as well as throughout the design process. Dane County Parks staff worked with SAA Design Group to guide the development of concept alternatives and make a recommendation to the Dane County Park Commission on a preferred concept alternative and master plan.

To keep the public and stakeholders informed, all plans, meeting notes and related documents were posted on a Community Comment page associated with the SAA Design Group website. This public forum allowed participants to voice concerns, raise issues and react to progress exhibits. Ongoing discussions between community members and the design team were cataloged as public record in this online forum.

Public meetings were also held on the following dates:

- Project Kickoff Meeting | November 14, 2011
- Stakeholder Interviews | December, 2011
- Public Information Meeting #1 | Dec. 5, 2011
- Ag Summit | January 11, 2012
- Review Meeting-Village of Oregon | Feb. 29, 2012
- Public Informational Meeting #2 | March 19, 2012
- Community Comment Period | January-April, 2012
- Concept Review Meeting | March 23, 2012

## LAND USE CONCEPT PLAN

### Long Term Master Plan

Anderson Farm County Park will be an essential addition to the Dane County Park system. The addition of a new recreation park near the Village of Oregon will help provide an even distribution of recreation parks across southern Dane County and provide a major asset to the surrounding community. Anderson Farm County Park will become a regional and regular family recreation destination with unique programming, such as the market farm, farm learning and dog exercise areas, that will help draw a diverse group of park users to the site. The market farm not only reflects the site's agricultural heritage, but provides the first opportunity for agricultural incubation and demonstration on Dane County parkland.

The Long Term Master Plan provides recommendations for the land currently owned by Dane County, land under option as well as land recommended for future acquisition. Connections to existing and planned residential areas, expanded market farm use and an extension of the trail network are among the many elements considered in the long term planning and the opportunities identified help inform the design and implementation of the Phase 1 Master Plan.

The following elements, while included in the Long Term Master Plan, are discussed in more detail under the Phase I Master Plan heading:

- Woodland Restoration and Arthur Sholts Memorial Wildlife Area
- Day Use Area
- Dog Exercise Area
- Market Farm and Farm Learning

### Woodland Restoration and Camp Area

The Woodland Restoration and Camp Area is located at the northwest corner of the study area and is comprised of Anderson property that is currently under option by Dane County as well as land recommended for future acquisition. A proposed east-west road connection linking Union Road to Glenway Road defines the northern border of this area and existing agricultural fields (outside the planning area) border the area to the south and west.

The existing woodlot should be considered as part of a comprehensive landscape and vegetation management

plan. Invasive species removal, selective clearing and re-establishment of native plant communities could provide another opportunity within the park education and interpretive programming as well as improved wildlife habitat.

A primitive camp area, intended to be available through the use of special permit, is recommended for this area. Camp features and amenities would be minimal and would only accommodate hike-in tent camping.

### Native Landscape Restoration

The majority of this zone is currently under agricultural use with the exception of a small area that contains a stormwater pond and fallow open field. Comprehensive prairie restoration, under the direction of the Dane County Naturalist, would help reduce soil erosion, provide habitat and provide an attractive foreground to the adjacent woodlot. The existing pond is a natural low point and there is opportunity to expand this area to accommodate greater stormwater management.

### Market Farm

Approximately 70 acres of land are identified for market farm, farm learning and interpretation in the Long Term Master Plan with approximately 30 acres to be developed in the Phase I area. Leased market farm plots, available in a range of sizes, will be made available to individuals and groups looking to establish small scale or "start-up" farming operations.

Infrastructure improvements, such as water service, storage and operational buildings may be shared between the market plots and, where feasible, existing facilities located on Anderson Family property may be used.

The Phase I Master Plan identifies approximately 30 acres to be used as the market farm startup as well as the park's agricultural education and interpretation center.

### Union Road Relocation

The planning area is currently bisected by two significant transportation corridors; Union Road and a rail corridor which both run essentially north-south. Union Road crosses the rail corridor at the north end of the planning area and the two routes diverge to the south leaving approximately 800 feet of future park land between.

In addition, a proposed bike path connection from Madison to Evansville would likely be routed parallel to the rail line through Anderson Farm County Park.

The relocation of Union Road from the existing rail crossing to County Road A, using an alignment that parallels the rail corridor would reduce conflict points within the park and eliminate the sense of isolation that is created by the existing rail and roadway corridors.

### **Trail Network**

Approximately 4.75 miles of multi use trails for equestrian, pedestrian, cross country skiing and snowshoe use are routed throughout the planning area and create several continuous loops and provide direct connections to parking areas and major park activity centers. In addition, approximately 3.4 miles of pedestrian trails (intended for pedestrian and ski/snowshoe use only) are located primarily on the east side of Union Road. These trails provide important neighborhood connections and serve as the primary circulation route within the park area. They are not suitable for equestrian use due to the more active programming (dog exercise area, market farm, day use area, etc.) in this area. Opportunities exist within a larger neighborhood context to develop a network of equestrian trails that could connect to Anderson Farm County Park, allowing for expanded use. All trails within the park, with the exception of the path system in the dog exercise area, are anticipated to be mowed turf.

### **Cooperative Use Area**

This 40 acre area presents an opportunity to coordinate with The Town of Oregon and The Village of Oregon, or other non-profit partners, to develop competitive sports fields. Dane County Parks role would be to provide some form of leased lands that would be operated and maintained by an agreement with the local unit of government(s) and/or non-profit athletic organizations. Given this area's proximity to existing and planned residential development as well as separation from incompatible park uses, the area identified as a cooperative use area is appropriate.

### **Snowmobile Trail**

State Trail Corridor #38 enters the park property at County Road A (across from the proposed Dog Exercise

Area), follows County Road A west on park land crossing Union Road before proceeding to the railroad corridor. The trail will then turn north and follow the railroad corridor north to Locust Grove Road, where the trail turns west and crosses under the rail line. Once under the rail line it will connect with Club Trail #52. At this trail intersection Trail #38 will go north through the park lands and Trail #52 will head south on the west side of the rail corridor on private lands. Dane County cooperates with snowmobile clubs and the pre-existing trail routes/corridors will not be moved or merged without agreement from the snowmobile clubs.

### **Stormwater Management**

Stormwater management areas are intended to be developed around existing low points and function with natural drainage patterns. Stormwater management for the site will be accommodated, to a large extent, on the northeast and southwest portions of the planning area. Drainage swales currently exist and may be expanded or modified to better accommodate stormwater as needed. Additional management techniques that may be utilized include rain gardens, retention and detention basins and stormwater harvesting systems. Stormwater management will be carefully analyzed as the design progresses into design development and specific management techniques will be recommended. This study should occur in tandem with a larger regional stormwater analysis.

### **Future Land Acquisition**

Several areas are identified on the Land Use Concept Plan, totaling approximately 170 acres, for future land acquisition. The intention is for Dane County to purchase these lands as they become available in order to create a more contiguous park.

Acquisition of the existing Payne & Dolan quarry as well as the land planned for quarry expansion (once quarry viability is exhausted) could provide a direct connection to the existing Bicentennial Park. Planning recommendations for this area include coordination between Dane County and the quarry owners to negotiate a remediation plan that would maintain some of the limestone quarry face and topographic variation in order to create the "Canyon Trail" park element discussed throughout the planning process.

Acquisition of the quarry land and development of the

"Canyon Trail" element would allow for additional vehicular access and parking off of County Highway MM while adding approximately 2.5 miles of trail to the planned network. The varied topography and careful manipulation of the stone quarry face could introduce a dynamic and visually striking element to the larger park. The varied topography lends itself to other possible uses including target archery and disc golf.

Areas recommended for acquisitions to the west of Union Road may be used for future park expansion or traded for other lands. The northernmost properties may be developed as a cooperative use area with the Village of Oregon, Town of Oregon or a non-profit organization for competitive sports fields. The land bordering Locust Grove Road (also identified for future acquisition) may be used for trail network expansion, stormwater and woodland expansion. Farmstead properties are also recommended for future acquisition and, where feasible, existing buildings and facilities should be repurposed and/or utilized for market farm use.

## **PHASE I MASTER PLAN**

### **Arthur Sholts Memorial Wildlife Area**

The Arthur Sholts Memorial Wildlife Area, located at the northern edge of the site is a wooded area currently bordered by residential neighborhoods to the north and west, Union Road to the west and agricultural fields to the south. A pedestrian trail network within the wooded area provides linkages to the planned day use area to the south as well as connections to the residential neighborhoods at S. Main Street and Ridge View Lane. A small stand of maple trees within the Wildlife Area are currently being used for maple syrup production. There is opportunity to expand the grove of maples and creating a maple syrup demonstration area.

The aesthetics and woodland quality could benefit greatly from efforts to remove invasive species and the establishment of appropriate species. Woodland and vegetation restoration efforts should be coordinated by the Dane County Parks Naturalist and may be completed in partnership with volunteer groups.

The Arthur Sholts Memorial Wildlife Area presents an

opportunity to provide interpretive and educational signage within Anderson Farm County Park. This type of signage can help park users understand the unique history of the site and develop a more meaningful connection to the property. Potential topics include the educational signage regarding woodland restoration, forest history and the Anderson Family's heritage.

### **Market Farm**

The Phase I Master Plan identifies approximately 30 acres to be used for agricultural use, research, interpretation and sales. Market farm plots, ranging in size from 3 to 8 acres may be leased to individuals or groups to be used for "small scale" or "start-up" farming. Infrastructure, such as secure access, water service, storage and operational buildings are to be provided in the Phase I planning. Access to the market farm plots will be limited to those actively farming the area and will be restricted through gated access roads.

To the south of the market farm area, a farm learning area is planned. Demonstration farm plots, orchards, edible landscape gardens and produce sales and event areas would be accessed off of Union Road and will be open to the public. The produce sales area will provide a service to the farmers operating on site while creating additional draw to the park as a whole. A farm history and interpretive center will reflect the regional agricultural heritage and recognize the contribution that the Anderson Family has made to the recent agricultural history and the park itself.

### **Day Use Area**

The Day Use Area, located just south of the Arthur Sholts Memorial Wildlife Area is likely to be the major activity hub on the north portion of the site. A parking area, accessed off of Union Road, provides off street parking for the Day Use Area, pedestrian and multi-use path networks as well as the Arthur Sholts Memorial Wildlife Area. A shelter and rest room building is centrally located and serves a picnic area, playground and informal baseball diamond.

The baseball diamond, a meaningful park element to the Anderson Family, is intended to be used for casual pick up games and is not anticipated to be constructed with lighting, bleachers or formal fencing.

## **Dog Exercise Area**

The dog exercise area encompasses approximately 40 acres at the south end of the master plan area. Off street parking with access from Union Road serves the dog exercise and market farm area. The dog exercise area will be fenced and buffer plantings will be installed to screen views and noise from adjacent uses. A network of gravel trails within the exercise area create a series of loops and several shelters may be located to provide shade and informal gathering areas.

## **Quarry Access**

Access through the park to the Payne & Dolan quarry will be required for the foreseeable future. The existing access road, located near the southern edge of the quarry site will remain and bisect the market farm area. A system of fencing and gates will be necessary to limit public access to the quarry from Union Road.

## **Implementation**

Implementation of the recommendations derived from this planning process will likely take place over many years. It is the desire of the County as well as the Anderson family to see this plan come to fruition and provide a high quality regional recreation destination, as well as a lasting legacy of Lyman, Patricia, and the rest of the Anderson family. The graphic exhibits that follow provide the visual representations of the analysis and proposed recommendations for the Anderson Farm County Park.

## **ACTION PLAN**

The recommendations for the Anderson Farm Park Master Plan shall be implemented over a projected period of 20 years. Many incremental steps must occur in order for full realization of this plan to occur. The Action Plan outlines a potential implementation strategy and key tasks, priorities, responsible parties, and possible funding sources. The tasks are separated into three time frame categories based on funding and staffing availability. Priority I tasks should be carried out within 1-3 years, Priority II tasks within 3-10 years, and priority III tasks become long term goals of 10-20 years or sooner if funding and political will is available. (See Action Plan Table)

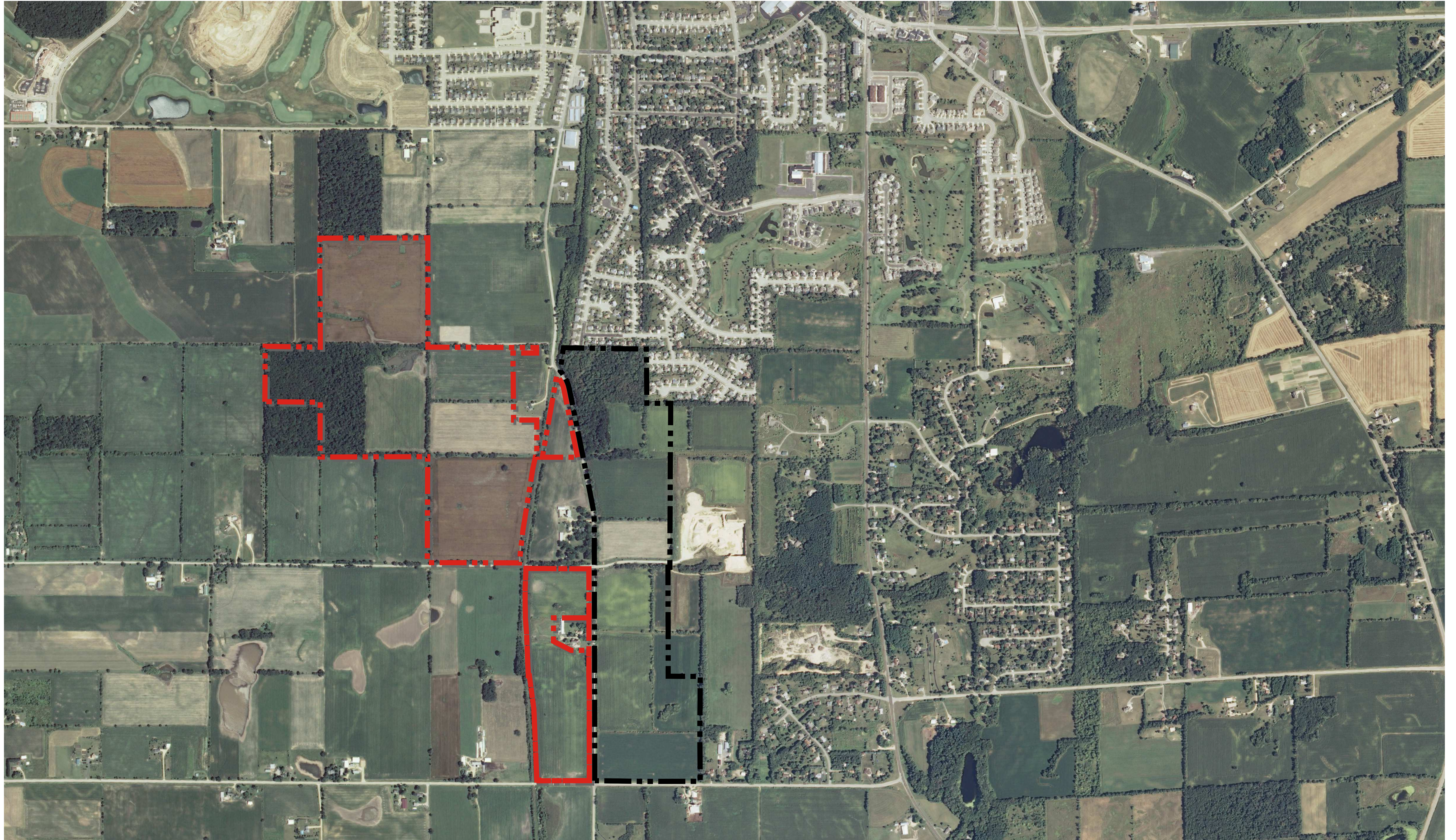
| <b>Task</b>                                                              | <b>Priority</b> | <b>Task Description</b>                                                                                                                                                                           | <b>Concept Plan Key</b> |
|--------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Northern woodlot restoration                                             | I               | Remove invasive species, restore forest ground layer, interpret forest history                                                                                                                    | 1                       |
| Acquire parcels west of Union Road (owned by Anderson Family)            | I               | Fill out western boundary and connect to Locust Grove Road on the south to expand trail system and add pond features                                                                              | 11                      |
| Establish market farm plots and education center                         | I               | 3-8 acre leased market garden plot for full time farmers, produce sales area, water service, storage and operational buildings for farmers                                                        | 5,6                     |
| Construct dog exercise area                                              | I               | Trails and gathering area                                                                                                                                                                         | 4                       |
| Develop cooperative use area                                             | I               | Coordinate with Town of Oregon, Village of Oregon and/or non-profit partners to develop competitive sports fields                                                                                 | 10                      |
| Relocate existing snowmobile trails                                      | II              | Consolidate the two trails passing through the park into one corridor                                                                                                                             | 9                       |
| Develop day use area                                                     | II              | Parking, shelter, restrooms, play area, informal ball field, open lawn areas, trail access, sledding hill                                                                                         | 2                       |
| Establish native landscape restoration areas                             | II              | Restored native savannah and prairie throughout the park, wildlife ponds and constructed wetlands, interpretive signage, parking for trail users including horse trailers and snowmobile trailers | 13                      |
| Develop trail system on western parcels                                  | II              | Multi use trails for hiking, horseback riding, cross country skiing and snowshoeing, some trails may be segregated for specific use (ie. Hiking or horse use only)                                | 8                       |
| Acquire land and construct sledding hill                                 | II              | See above (Day use area)                                                                                                                                                                          |                         |
| Acquire existing rental residential parcel                               | II              | Incorporate existing farmstead buildings into Marker Farm if feasible                                                                                                                             | 12                      |
| Construct primitive campsite area                                        | III             | Remove invasive species, camp area for educational use with special permit                                                                                                                        | 7                       |
| Acquire land east of current County owned parcel                         | III             | Restore quarry edges with native landscape, develop trails, create access off CTH M, consider disc golf and target archery, link trails to BiCentennial Park                                      | 3                       |
| Coordinate quarry reclamation efforts and develop canyon recreation area | III             | See above                                                                                                                                                                                         | 3                       |
| Complete connections to adjacent parcels including Bicentennial Park     | III             | Multi use trails for hiking, horseback riding, cross country skiing and snowshoeing, some trails may be segregated for specific use (ie. Hiking or horse use only)                                | 8                       |
| Relocate Union Road                                                      | III             | Potential relocation of Union Road to follow rail corridor                                                                                                                                        | 14                      |

## Appendix

|           |                                         |
|-----------|-----------------------------------------|
| Exhibit A | Study Area                              |
| Exhibit B | Regional Context                        |
| Exhibit C | Land Use Inventory                      |
| Exhibit D | Site Context                            |
| Exhibit E | Site Analysis                           |
| Exhibit F | Preliminary Land Use Concepts - A, B, C |
| Exhibit G | Final Long Range Land Use Concept Plan  |
| Exhibit H | Long Range Concept Plan - Trail Network |
| Exhibit I | Phase I Development Master Plan         |
| Exhibit J | Character Images                        |
| Exhibit K | Ag Summit Report                        |



## **Exhibit A - Study Area**

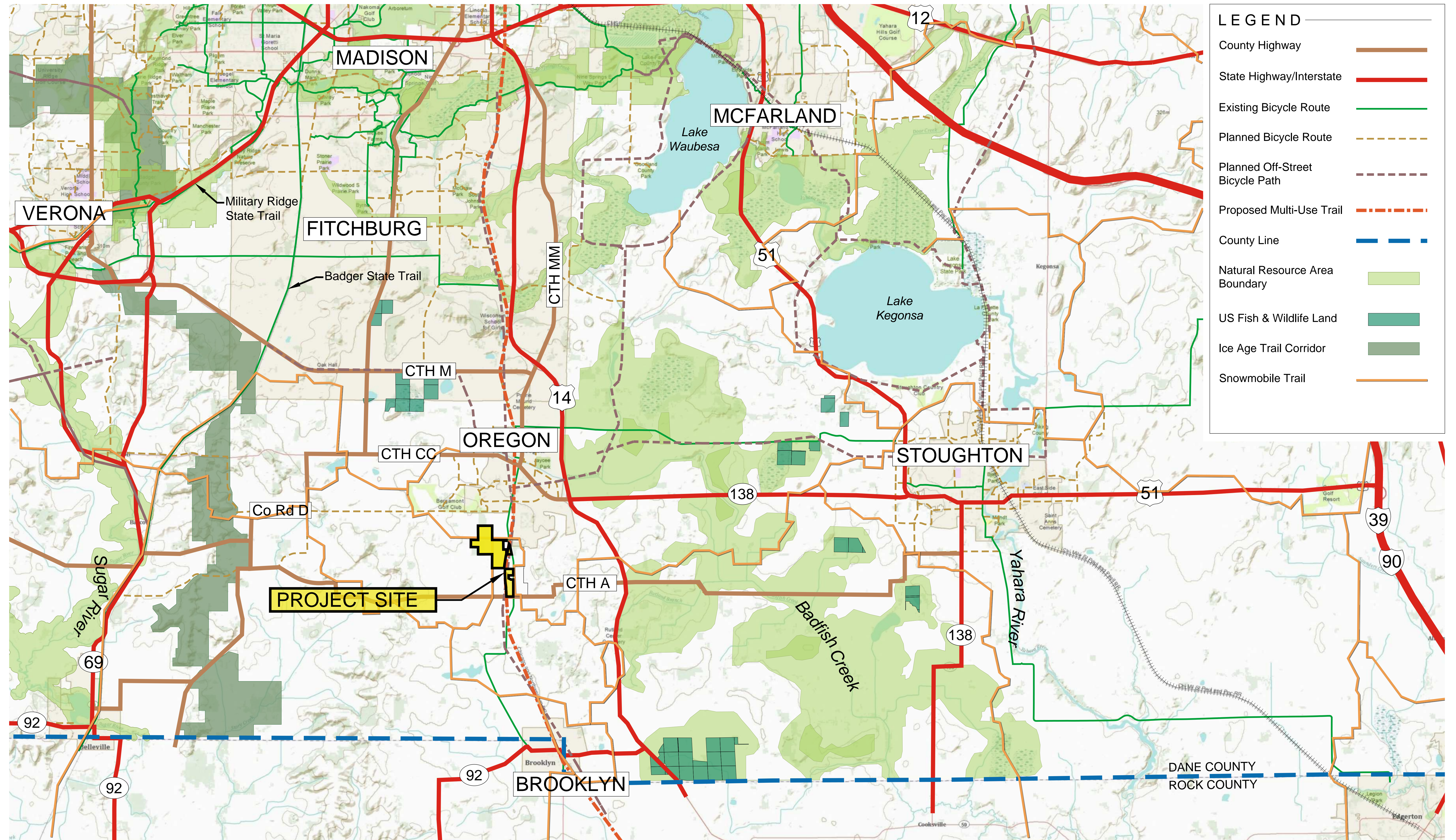


# Project Area





## **Exhibit B - Regional Context**



**LEGEND**

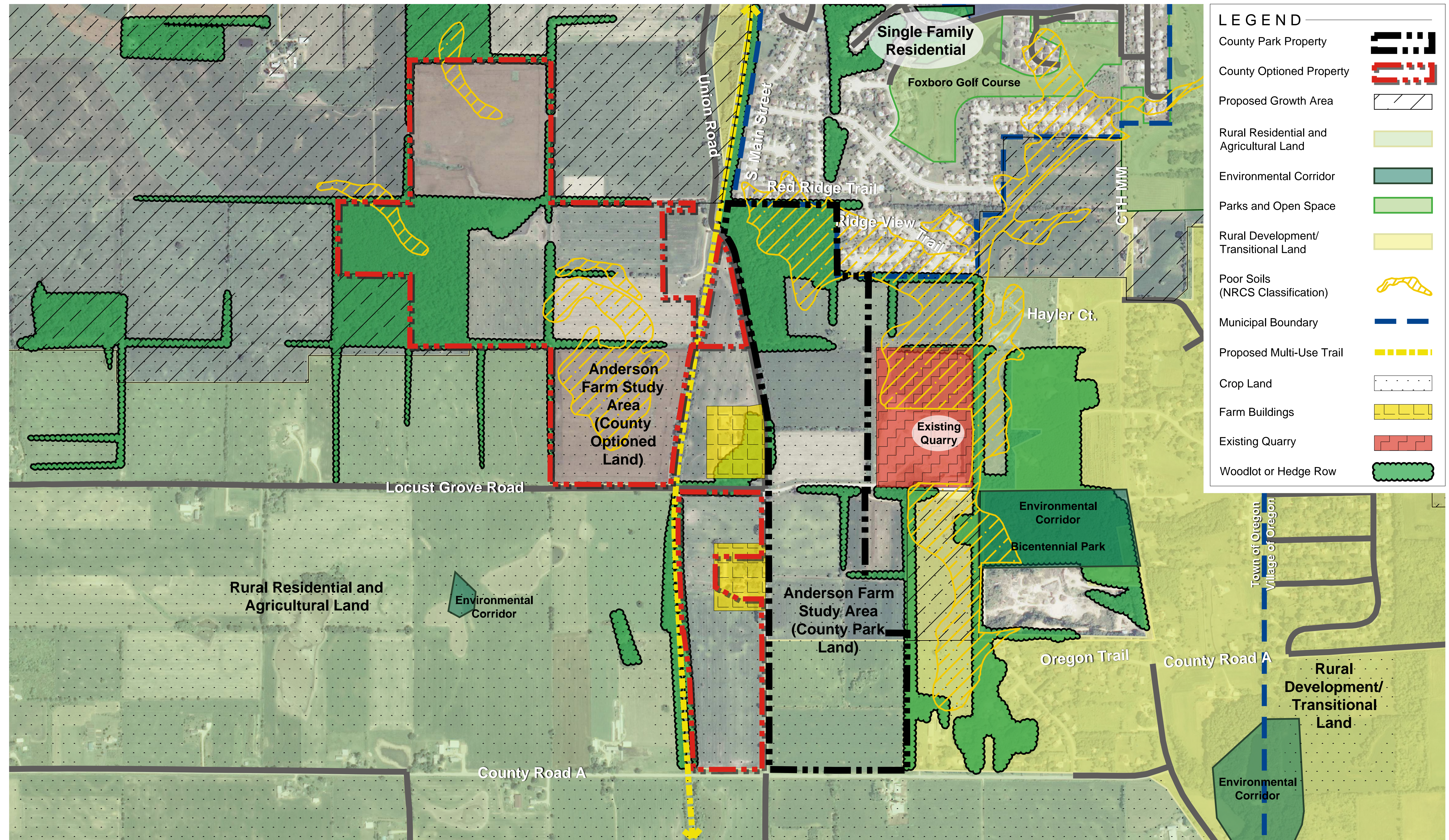
- County Highway
- State Highway/Interstate
- Existing Bicycle Route
- Planned Bicycle Route
- Planned Off-Street Bicycle Path
- Proposed Multi-Use Trail
- County Line
- Natural Resource Area Boundary
- US Fish & Wildlife Land
- Ice Age Trail Corridor
- Snowmobile Trail



# Regional Context and Circulation



## **Exhibit C - Land Use Inventory**

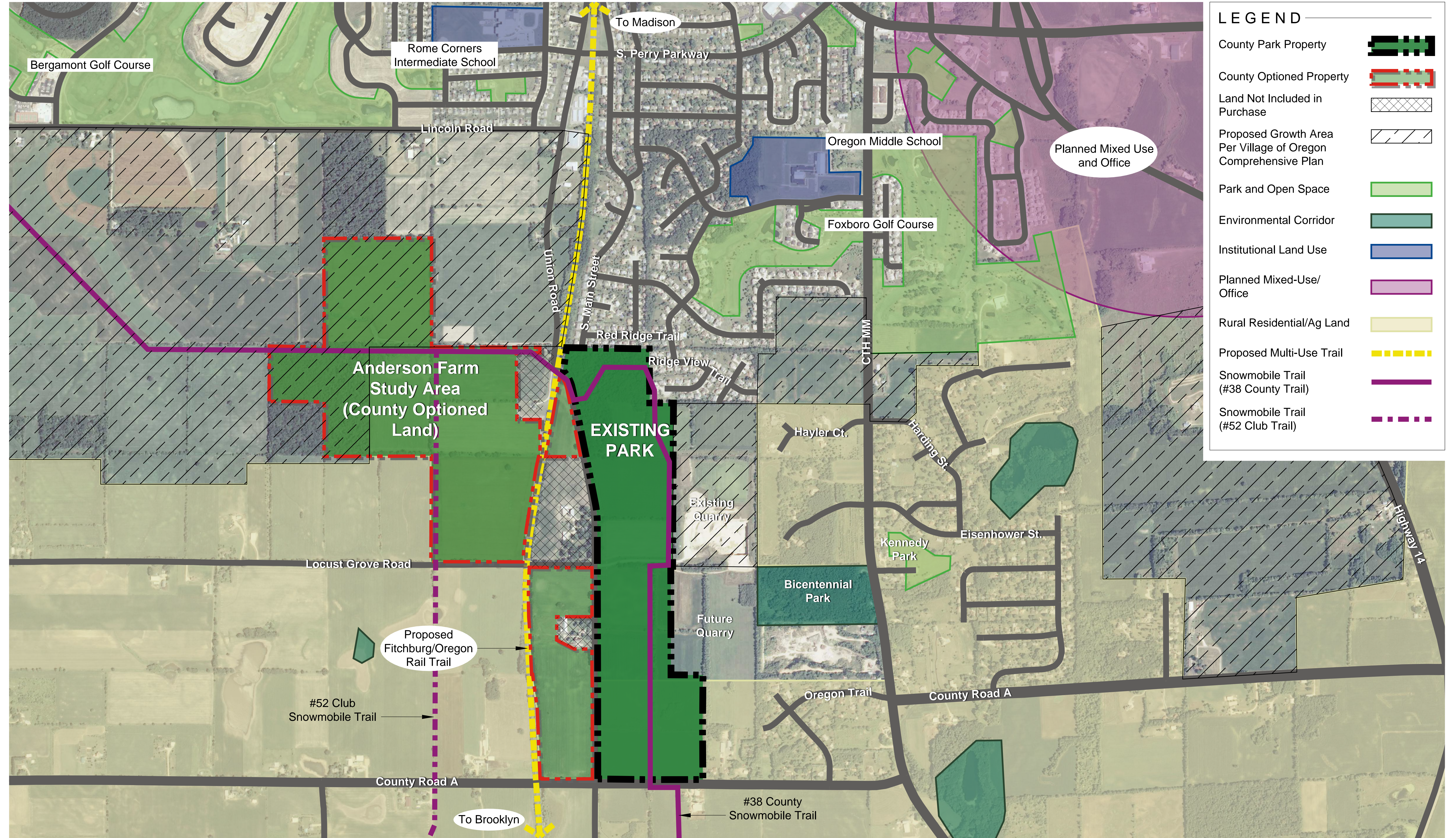


# Land Use Inventory





## **Exhibit D - Site Context**



| LEGEND                                                        |  |
|---------------------------------------------------------------|--|
| County Park Property                                          |  |
| County Optioned Property                                      |  |
| Land Not Included in Purchase                                 |  |
| Proposed Growth Area Per Village of Oregon Comprehensive Plan |  |
| Park and Open Space                                           |  |
| Environmental Corridor                                        |  |
| Institutional Land Use                                        |  |
| Planned Mixed-Use/Office                                      |  |
| Rural Residential/Ag Land                                     |  |
| Proposed Multi-Use Trail                                      |  |
| Snowmobile Trail (#38 County Trail)                           |  |
| Snowmobile Trail (#52 Club Trail)                             |  |



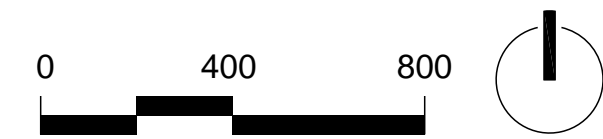
# Site Context



## **Exhibit E - Site Analysis**



| LEGEND                   |  |
|--------------------------|--|
| County Park Property     |  |
| County Optioned Land     |  |
| Steep Slope              |  |
| High Point/Low Point     |  |
| Drainage Way             |  |
| Access Node              |  |
| Municipal Boundary       |  |
| Proposed Multi-Use Trail |  |
| Street End               |  |

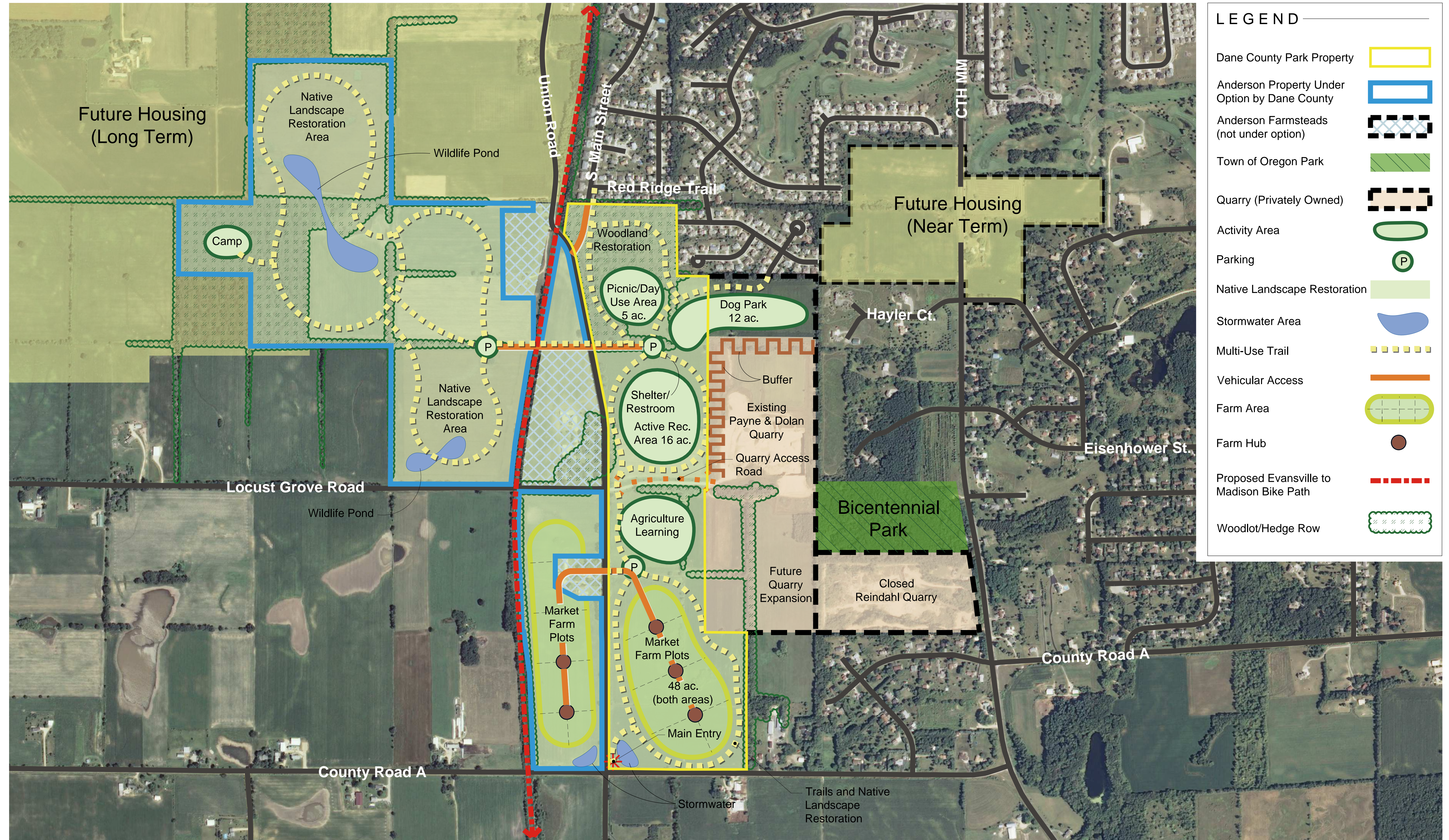


# Site Analysis



**Exhibit F - Preliminary Land Use Concept Plans - A, B, C**

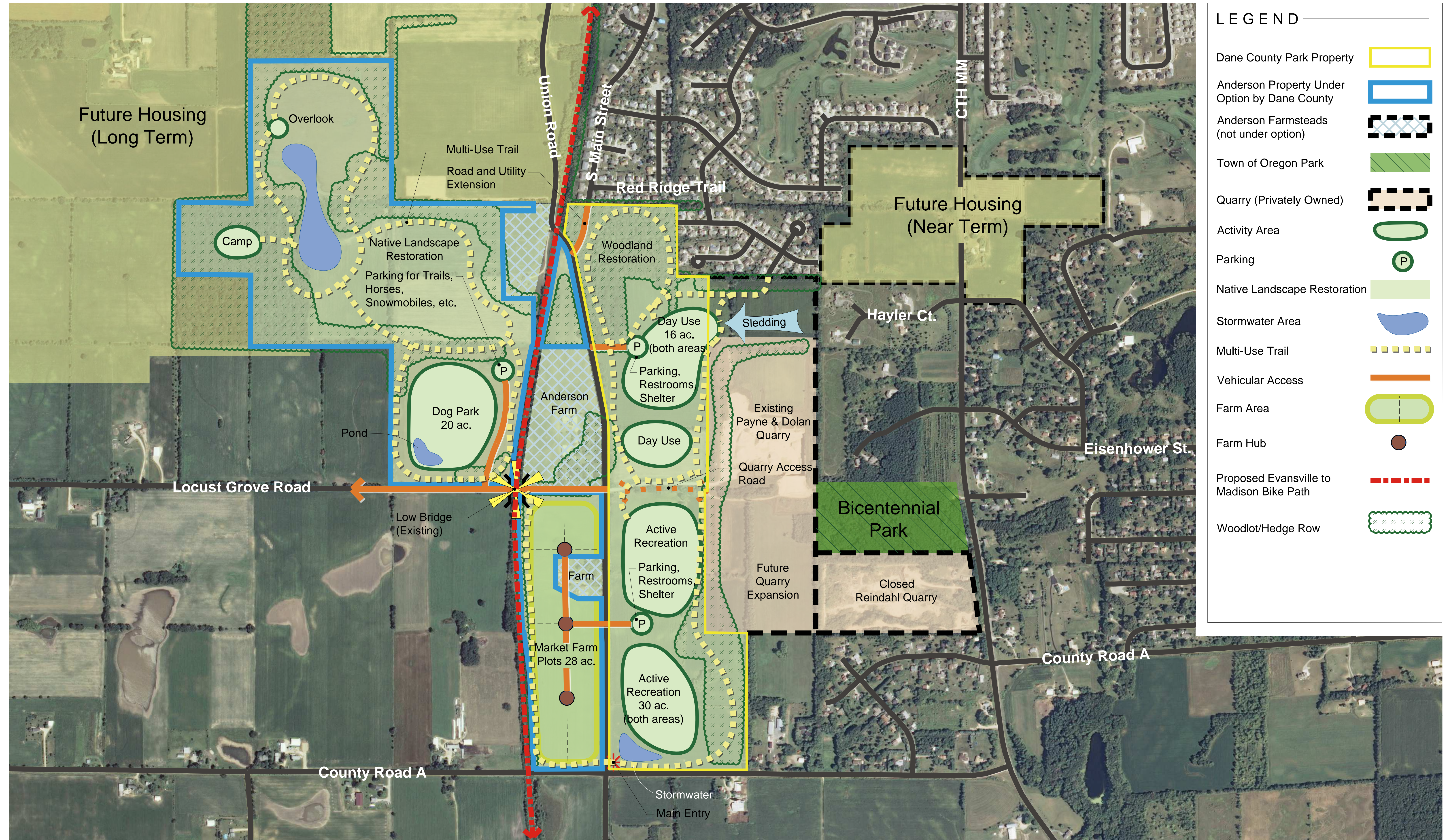




| LEGEND                                        |  |
|-----------------------------------------------|--|
| Dane County Park Property                     |  |
| Anderson Property Under Option by Dane County |  |
| Anderson Farmsteads (not under option)        |  |
| Town of Oregon Park                           |  |
| Quarry (Privately Owned)                      |  |
| Activity Area                                 |  |
| Parking                                       |  |
| Native Landscape Restoration                  |  |
| Stormwater Area                               |  |
| Multi-Use Trail                               |  |
| Vehicular Access                              |  |
| Farm Area                                     |  |
| Farm Hub                                      |  |
| Proposed Evansville to Madison Bike Path      |  |
| Woodlot/Hedge Row                             |  |



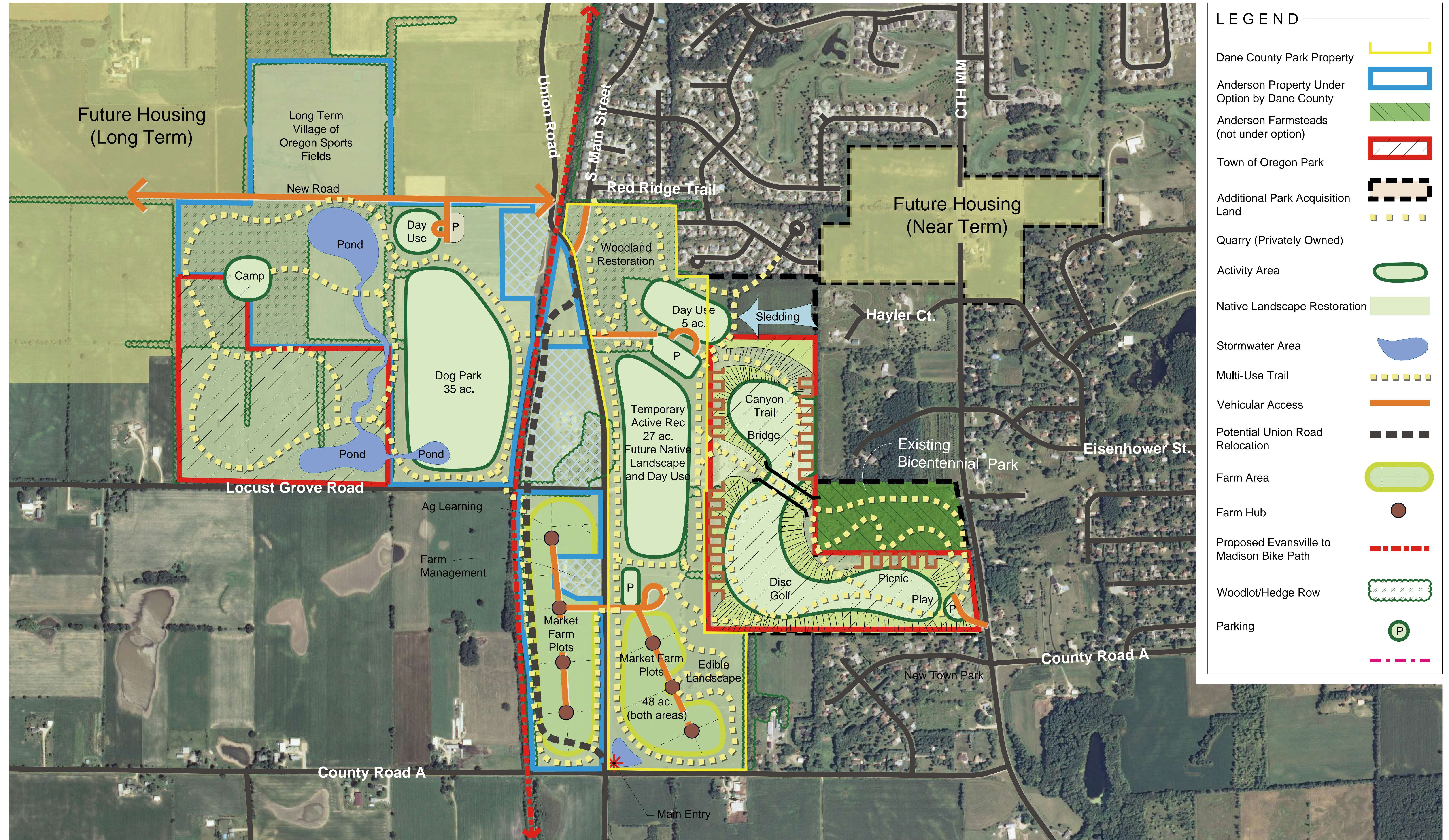
# Preliminary Master Plan A



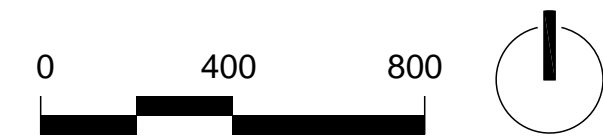
| LEGEND                                        |  |
|-----------------------------------------------|--|
| Dane County Park Property                     |  |
| Anderson Property Under Option by Dane County |  |
| Anderson Farmsteads (not under option)        |  |
| Town of Oregon Park                           |  |
| Quarry (Privately Owned)                      |  |
| Activity Area                                 |  |
| Parking                                       |  |
| Native Landscape Restoration                  |  |
| Stormwater Area                               |  |
| Multi-Use Trail                               |  |
| Vehicular Access                              |  |
| Farm Area                                     |  |
| Farm Hub                                      |  |
| Proposed Evansville to Madison Bike Path      |  |
| Woodlot/Hedge Row                             |  |

# Preliminary Master Plan B





| LEGEND                                        |                         |
|-----------------------------------------------|-------------------------|
| Dane County Park Property                     | [Yellow outline]        |
| Anderson Property Under Option by Dane County | [Blue outline]          |
| Anderson Farmsteads (not under option)        | [Green hatched]         |
| Town of Oregon Park                           | [Red hatched]           |
| Additional Park Acquisition Land              | [Dashed black outline]  |
| Quarry (Privately Owned)                      | [Yellow dashed outline] |
| Activity Area                                 | [Green oval]            |
| Native Landscape Restoration                  | [Light green fill]      |
| Stormwater Area                               | [Blue fill]             |
| Multi-Use Trail                               | [Yellow dashed line]    |
| Vehicular Access                              | [Orange line]           |
| Potential Union Road Relocation               | [Red dashed line]       |
| Farm Area                                     | [Yellow-green hatched]  |
| Farm Hub                                      | [Brown dot]             |
| Proposed Evansville to Madison Bike Path      | [Red dashed line]       |
| Woodlot/Hedge Row                             | [Green hatched]         |
| Parking                                       | [Green circle with P]   |



File: P:\12400\2458-AndersonFarm\CADIP-Concept.dwg Layout: Concept C User: phannon Plotted: Mar 18, 2013 - 12:50pm

# Preliminary Master Plan C

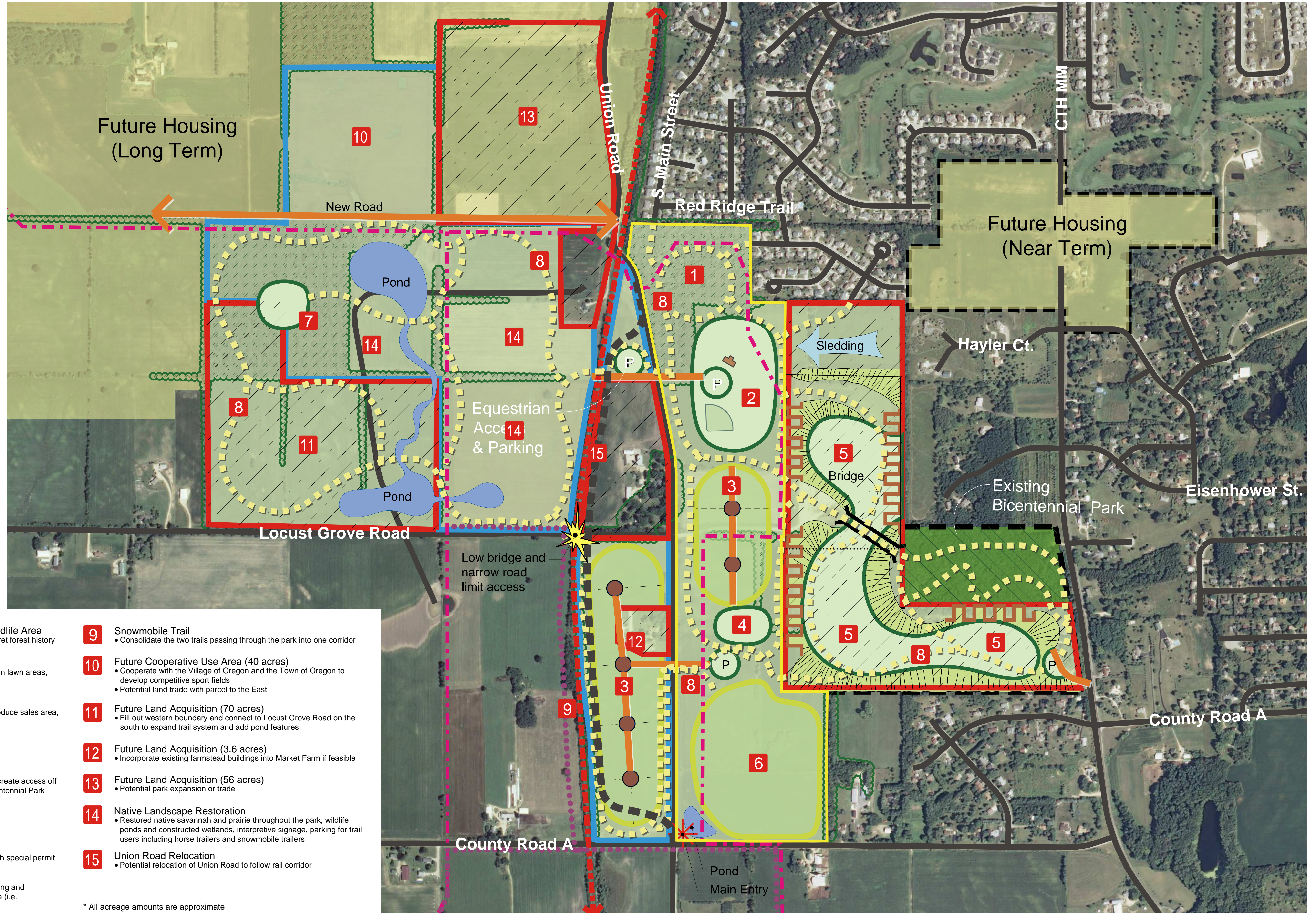


**Exhibit G - Final Long Range Land Use Concept Plan**

**LEGEND**

- Dane County Park Property
- Anderson Property Under Option by Dane County
- Town of Oregon Park
- \*Additional Park Acquisition Land
- Quarry (Privately Owned)
- Multi-Use path
- Proposed Evansville to Madison Bike Path
- Woodlot/Hedge Row
- Parking
- Existing Snowmobile Trail
- Proposed Snowmobile Trail Reconfiguration
- Proposed Vehicular Access
- Potential Union Road Relocation
- Stormwater Area

\*Note: All lands identified for acquisition will not be purchased unless there is a willing seller and that inclusion in this plan does not interfere with their right to develop and use they desire, subject to normal regulations.



- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li><b>1</b> Woodland Restoration/Arthur Shotts Memorial Wildlife Area                     <ul style="list-style-type: none"> <li>• Remove invasive species, restore forest ground layer, interpret forest history</li> </ul> </li> <li><b>2</b> Day Use Area (16 acres)                     <ul style="list-style-type: none"> <li>• Parking, shelter, restrooms, play area, informal ball field, open lawn areas, trail access, sledding hill</li> </ul> </li> <li><b>3</b> Market Farm Plots (41 acres)                     <ul style="list-style-type: none"> <li>• 3-8 acre leased market garden plots for full-time farmers; produce sales area, water service, storage and operational buildings for farmers</li> </ul> </li> <li><b>4</b> Farm Learning (3 acres)                     <ul style="list-style-type: none"> <li>• Agricultural research, interpretive area, farm history</li> </ul> </li> <li><b>5</b> Future Land Acquisition (98 acres)                     <ul style="list-style-type: none"> <li>• Restore quarry edges with native landscape, develop trails, create access off CTM, consider disc golf and target archery, link trails to Bicentennial Park</li> </ul> </li> <li><b>6</b> Dog Exercise Area (40 acres)                     <ul style="list-style-type: none"> <li>• Trails and gathering area</li> </ul> </li> <li><b>7</b> Woodland Restoration and Camp Area                     <ul style="list-style-type: none"> <li>• Remove invasive species, camp area for educational use with special permit</li> </ul> </li> <li><b>8</b> Trails (Approximately 5 miles)                     <ul style="list-style-type: none"> <li>• Multi use trails for hiking, horseback riding, cross country skiing and snowshoeing; some trails may be segregated for specific use (i.e. hiking or horse use only)</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li><b>9</b> Snowmobile Trail                     <ul style="list-style-type: none"> <li>• Consolidate the two trails passing through the park into one corridor</li> </ul> </li> <li><b>10</b> Future Cooperative Use Area (40 acres)                     <ul style="list-style-type: none"> <li>• Cooperate with the Village of Oregon and the Town of Oregon to develop competitive sport fields</li> <li>• Potential land trade with parcel to the East</li> </ul> </li> <li><b>11</b> Future Land Acquisition (70 acres)                     <ul style="list-style-type: none"> <li>• Fill out western boundary and connect to Locust Grove Road on the south to expand trail system and add pond features</li> </ul> </li> <li><b>12</b> Future Land Acquisition (3.6 acres)                     <ul style="list-style-type: none"> <li>• Incorporate existing farmstead buildings into Market Farm if feasible</li> </ul> </li> <li><b>13</b> Future Land Acquisition (56 acres)                     <ul style="list-style-type: none"> <li>• Potential park expansion or trade</li> </ul> </li> <li><b>14</b> Native Landscape Restoration                     <ul style="list-style-type: none"> <li>• Restored native savannah and prairie throughout the park, wildlife ponds and constructed wetlands, interpretive signage, parking for trail users including horse trailers and snowmobile trailers</li> </ul> </li> <li><b>15</b> Union Road Relocation                     <ul style="list-style-type: none"> <li>• Potential relocation of Union Road to follow rail corridor</li> </ul> </li> </ul> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

\* All acreage amounts are approximate

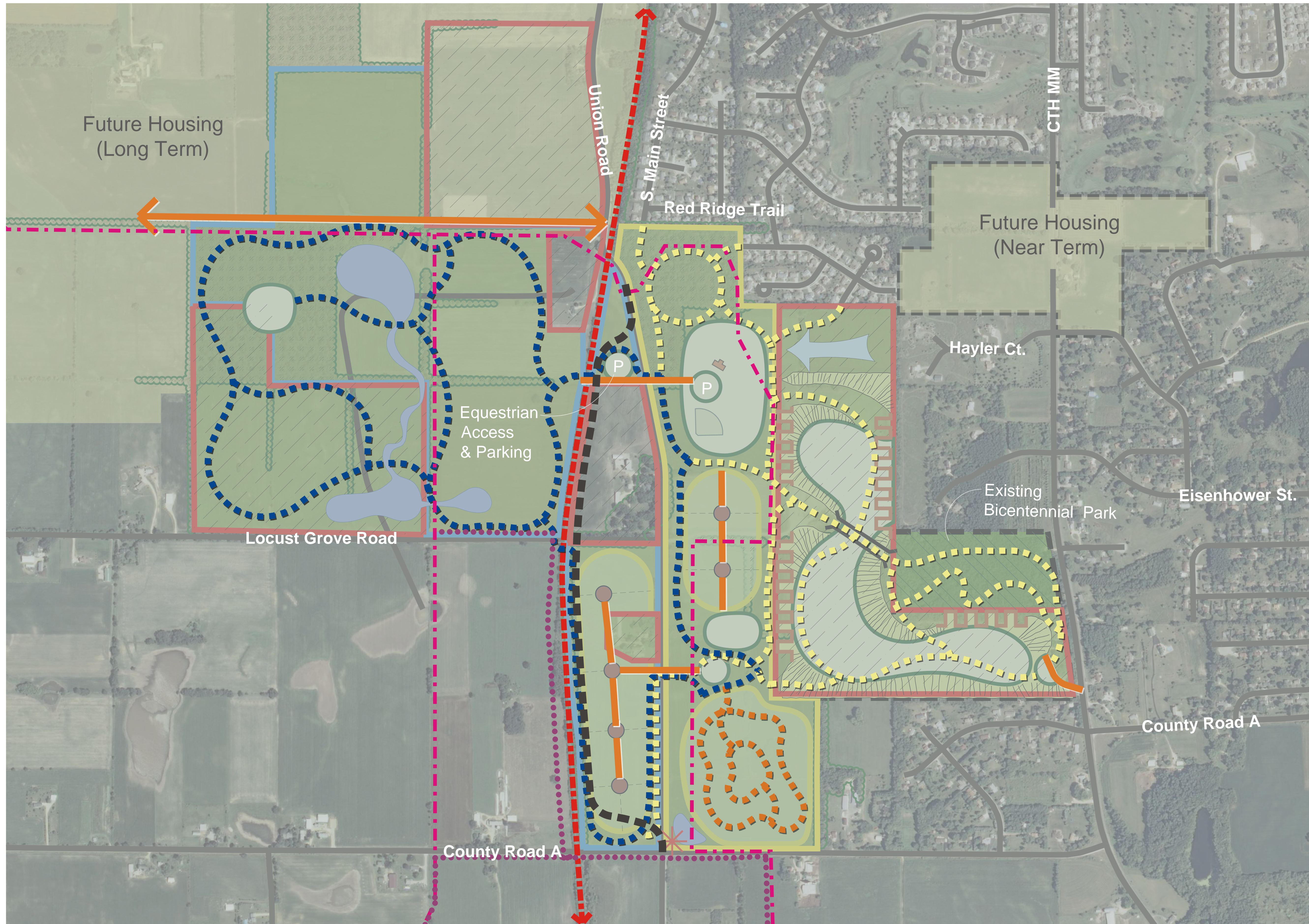


# Preferred Preliminary Master Plan



**Exhibit H - Long Range Land Use Concept Plan - Trail Network**





**TRAIL NETWORK**

|                                           |   |
|-------------------------------------------|---|
| Pedestrian Trail (mowed)                  | — |
| • Pedestrian                              | — |
| • Ski/Snowshoe                            | — |
| • ± 3.4 miles                             | — |
| Multi-Use Trail (mowed)                   | — |
| • Equestrian                              | — |
| • Pedestrian                              | — |
| • Ski/Snowshoe                            | — |
| • ± 4.75 miles                            | — |
| Crushed Limestone Trail                   | — |
| • ± 1.05 miles                            | — |
| Vehicular Access                          | — |
| Potential Union Road Relocation           | — |
| Proposed Evansville to Madison Bike Path  | — |
| Existing Snowmobile Trail                 | — |
| Proposed Snowmobile Trail Reconfiguration | — |



# Preferred Preliminary Master Plan - Trail Network

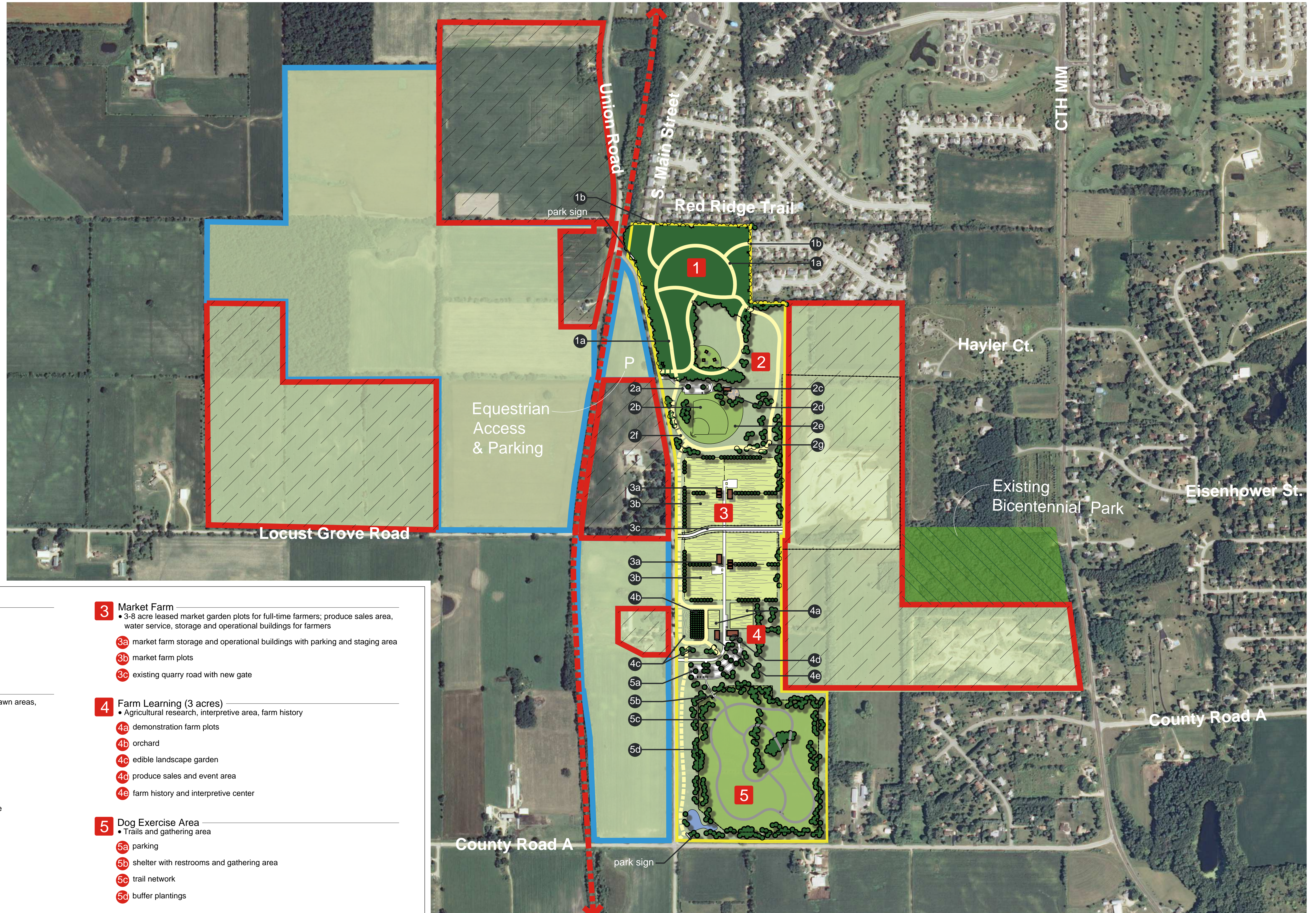


## **Exhibit I - Phase I Development Master Plan**

LEGEND

- Dane County Park Property
- Anderson Property Under Option by Dane County
- Town of Oregon Park
- \*Additional Park Acquisition Land
- Quarry (Privately Owned)
- Proposed Evansville to Madison Bike Path
- Stormwater Pond

\*Note: All lands identified for acquisition will not be purchased unless there is a willing seller and that inclusion in this plan does not interfere with their right to develop and use they desire, subject to normal regulations.



- 1 Arthur Sholts Memorial Wildlife Area**
- woodland Restoration
  - interpret forest history
  - invasive species removal
  - restore forest ground layer
- 1a pedestrian trail network | pedestrian, ski, snowshoe
- 1b neighborhood connection
- 2 Day Use Area (16 acres)**
- Parking, shelter, restrooms, play area, informal ball field, open lawn areas, trail access, sledding hill
- 2a parking area with path connection to shelter and play area
- 2b informal baseball field
- 2c shelter with restrooms
- 2d playground
- 2e open lawn
- 2f multi-use trail network | equestrian, pedestrian, ski, snowshoe
- 2g pedestrian trail network | pedestrian, ski, snowshoe

- 3 Market Farm**
- 3-8 acre leased market garden plots for full-time farmers; produce sales area, water service, storage and operational buildings for farmers
- 3a market farm storage and operational buildings with parking and staging area
- 3b market farm plots
- 3c existing quarry road with new gate
- 4 Farm Learning (3 acres)**
- Agricultural research, interpretive area, farm history
- 4a demonstration farm plots
- 4b orchard
- 4c edible landscape garden
- 4d produce sales and event area
- 4e farm history and interpretive center
- 5 Dog Exercise Area**
- Trails and gathering area
- 5a parking
- 5b shelter with restrooms and gathering area
- 5c trail network
- 5d buffer plantings



# Phase I Development Master Plan



## **Exhibit J - Character Images**



Open shelter



Entry feature



Picnic area

SHELTER AND DAY USE AREAS



Market farm plots & operational buildings



Produce sales area



Farm learning



Market farm plots & operational buildings

MARKET FARM AREA



Savanna/Prairie Restoration - Winter



Woodland restoration



Savanna/Prairie Restoration - Spring



Savanna/Prairie Restoration - Fall



Savanna/Prairie Restoration - Summer



Woodland opening

WOODLAND AND NATIVE LANDSCAPE RESTORATION



Soccer facilities



SOCCER AND BASEBALL FACILITIES



Baseball/Softball facilities



Stormwater pond



STORMWATER MANAGEMENT

Character Images



Multi-Use trail



Primitive camp area



Sledding area



Frisbee Golf



Pedestrian trail



Horse trail



Dog Park



Parking area - screening and planting



Canyon Trail/Quarry Reuse



Parking area - stormwater management



Canyon Trail/Quarry Reuse



Play Area

# Character Images





## **Exhibit K - Ag Summit Report**

## Market Farm and Farm Learning

The Anderson Farm County Park could have 20 acres available for agriculture activities during the spring of 2013. This size partial would fit well with “start-up, small scale” farming. Dane County is rich with diverse individuals, organizations and progressive farmers like Kevin Klein that could connect with land to grow value, contributing to farmland preservation, environmental harmony and economic development. An integrated sustainable agriculture demonstration that achieves educational goals to a broad client base with public access and economic viability is not an installation, but a journey. High priority goals and relationships need to be the focus of the immediate plan with secondary goals and benefits to grow over time.

**A Working Farm:** Dane County Parks can release a Request for Proposals (RFP) that would request a single entity to submit a proposal of how they could meet the requirements of the Parks within the defined parameter of the RFP. The RFP would frame these requirements to provide for the multiple uses of the park, public access, public safety and esthetics. The Wisconsin Constitution, Article I, Section 14 provides that a lease on agriculture land will not exceed 15 years. A long-term, self-renewing lease would allow the tenant to make leasehold improvements to enhance the property and benefit from the improvements without putting financial burden to the county. Leasehold improvements could also be a vehicle for the tenant to build equity.

Many similar working leases exist that can serve as examples to craft a working agreement that could achieve the goals of the county. McDonald Farm, Naperville, IL; Prairie Crossing, Grayslake, IL; Milwaukee Park District's Kohl Farm, Milwaukee serve as close examples. The goal of the first parcel of land leased should be limited to only short-term, achievable activities. An example would be market-based food, fiber, feed or fuel production that is appropriate to the land features that improves the soil rather than deplete this valuable resource. Adding additional value to any agriculture production would be another achievable short-term goal. These targets should be outlined in the RFP and the responders can innovate to the opportunity. Subsequent RFP's can incorporate more parcels of land while diversifying the enterprises and operations.

The program could also include programming funding supporting a “ramp-up” period for the tenant to achieve

specified milestones. The same could be accomplished with lease payment concessions in the start-up phase, with payments linked to profitability. To demonstrate a sustainable farm enterprise, the tenant must have the opportunity to succeed and also the opportunity to fail. Subsidies and safety nets have consistently assured unsustainable models. One current criticism of the local food movement is that unsustainable operations are being kept afloat with soft money, (grants, gifts, subsidies). Although there is a fine line between start-up assistance and ongoing subsidies, there is a big difference. Start-up funding recognizes a viable revenue generator and has a clear end. Subsidies recognize the revenue generator is not sufficient to cover cost but other intrinsic benefits justify the cost. This issue should be a guiding principle on enterprise selection, lease terms and future partnerships.

**An Educational Center:** Although education is a high priority, it will be a secondary benefit on the agriculture portion of the park. The question of who is educated will only be answered after the working model is established. The working farm needs a standalone profit and loss statement that makes sense and makes money. Educational opportunities will expand with the success of each unit and the addition of new successes. One current gap in education is the lack of broad consumer awareness and understanding of sustainable agriculture. This is a strong role for county owned land. Educating new farmers has become a crowded field as many funding sources have offered lavish funding for Hmong, disadvantage, at-risk youth or other new farmers. There are no fewer than ten new farmer training programs operating in southern Wisconsin today. However, few have any capacity to place new farmers on land. There are new farmers looking for farmland to get started. This ad appeared recently on Madison's Craig's List.

*I am a young farmer looking to get started. What I am looking for is a set of buildings to rent or go on a partnership to raise steers. I have steers at home now but I am out of room and looking to expand. I will be ready for a place this spring since I will be graduating from Blackhawk Technical College in Monroe with a degree in agribusiness, CDL, and a commercial applicator license. Also, I already have some of my own equipment. References available.*

*Thanks for looking, Joe*

Although this is not a good candidate for the Anderson Farm County Park, this type of ad frequently appears

indicating the marketability of good start-up farming opportunities. Perhaps an RFP could describe an opportunity to connect new farmers to land and land owners to new farmers, using a portion of the Park as a working farm to bring these disconnected groups together. The farm would demonstrate new models for landowners and tenants to share in the strategies and outcomes to produce a 21st century living while enhancing the environment in a manner that is socially just.

**A Cutting Edge Destination:** Without question, Dane County is a magnet of the Midwest from the arts and culture to the majestic beauty of the country side. A sustainable ag demonstration must be cutting edge to compliment the destination. If we knew what our agriculture would look like in 25 or 50 years, cutting edge would be simple. Since we don't know, there are some megatrends that are fairly certain to consider. The dietary pattern of American will shift for a variety of reasons from 15% consumption of fruits and vegetables to 30% of total food. This will require an additional 12 million acres of fruit and vegetable production. This production will mainly come from the Midwest. (Hamm 2008) The latest USDA Census of Agriculture reports 2.2 million farms. The largest number of farms is those between 1-49 acres. 853,283 farms with an average of 16 acres comprise 39% of our US farms have the ability to increase the scope of the operation. That is, these farms can integrate diverse enterprises where the waste from one can become the input for another achieving far greater efficiency than modern industrial agriculture in its current state.

In addition, today there are many calls for agriculture to grow energy and more food for a hungry world. In reality, the opportunity is to first provide energy for our own agriculture operations and produce our own food in a region. 39% of our farms are of a scale that can produce energy and food – for use or for sale.

Water scarcity will continue bring scrutiny to agriculture. According to the United Nations:

- Around 700 million people in 43 countries suffer today from water scarcity.
- By 2025, 1.8 billion people will be living in countries or regions with absolute water scarcity, and two-thirds of the world's population could be living under water stressed conditions.
- With the existing climate change scenario, almost half the world's population will be living in areas of high water stress by 2030, including between 75 million and 250 million people in Africa. In addition, water scarcity in some arid and semi-arid places will displace between

24 million and 700 million people.

Agriculture in the Midwest has become known for not only allowing, but facilitating rainfall runoff that ultimately ends up in the Gulf of Mexico hence unavailable for fresh water uses. The demonstration farm should employ innovative methods to demonstrate rainfall retention using all available methods. The largest storage of rainfall available is the soil. For each additional 1% organic matter, soil will hold an additional 16,000 gallons of water per acre. Strategies to increase soil organic matter by 2-4 percent could make a very compelling demonstration.

(Doetch, 2012)