



Becky Roberts
Fair Park Director

JEFFERSON COUNTY

FAIR PARK
503 N. Jackson Avenue
Jefferson, WI 53549

920-674-7148
JCFairPark.com



Frequently Asked Questions – Addenda II

Fair Park Master Plan RFP Process - 2026

Please find additional supportive information with regards to the Jefferson County Fair Park Master Plan RFP, resulting from some questions asked at the pre-bid Site Visit held on Feb. 26.

- How do you feel about **parking** and compression due to parking in the neighborhood?
 - Depending on the scope of the event, all of our clients have found solutions for parking. In general, we have very few concerns or hardships with parking.
- How often is the **Grandstand** used?
 - The Grandstand has a very specific function, best used at the annual Fair. We do host a rodeo in that space currently, and that has been done in the past as well. Location, length/width of the track, and placement of the grandstand itself causes us to ensure we are putting safety first. It is a relatively new element to Fair Park and is in good condition.
- Are there any **accessibility** concerns?
 - Accessibility is an active part of the County's Strategic Plan that was done in 2023. With that, an assessment of our spaces suggest that we could make some improvements. Operationally, our restrooms would be an area for obvious improvement. As we are mostly one level and most buildings have oversized doors/entry spaces, we are fairly friendly. That said accessibility is larger than just space – language, color, and other challenges are certainly an area to improve.
- Do you have enough **bathrooms**?
 - Offering restroom facilities to fully handle the scope of the Fair itself is not the best use of funds. We do host multiple events every year that invest in rented options to augment our four restroom facilities. This would suggest a need, yet is something that has been manageable.
- Are you concerned about the **land to the west** being on the market?
 - The availability of the land to the west of Fair Park has been on the agenda for the Fair Park Committee every month since May, 2025. While the Fair Park Committee is supportive of the acquisition, the purchase for the land at this stage of our operation/development is cost prohibitive, and the County Finance Committee has not moved that forward. It remains on the Fair Park Committee agenda monthly. The owner has had somewhat regular communications with Fair Park leadership to share the intention of use of the space and well communicates when there might be a change coming. We see the owner of this land as a partner and are hopeful the open communication will serve us all well in the future. Fair and the bi-annual car show events both rent some of that land to offer event parking.



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- How are you with **power** out here?
 - While you can never have enough infrastructure for utilities, we have a lot of power on the park that allows us to generally avoid the use generators during large events. Our electrician is a steadfast extension of our staff offering regular support and suggestions to create the best possible grounds we can. Historically when some work was being done on sewer lines there was active conversation about building it to allow for future growth.
- What is the status of all of the **buildings** at Fair Park?
 - Many of the buildings have stood the test of time, some date back more than 60 years. There are a few that are no longer “necessary” to the operation, so yes, there would be some flexibility. A review of the park, or a simple drive-through will call out the obvious nature of those spaces.
- What level of **architectural drawings** are expected with the deliverables?
 - We are focused on the concepts, direction, and overall master plan as just that – a plan. It is more important to put all resources into the possibilities and layering that with realities and approachability than it is to deliver significant architectural drawings at this point in time. We all know, as the master plan talking points continue, adjustments and changes will be made regardless.