

**PARKS, RECREATION,
& NATURAL
RESOURCES
COMMITTEE**

Thursday, October 22, 2020

6:30 PM

McFarland Municipal Center
Community Room

AGENDA

You are invited to this meeting through a Zoom webinar. The Public is strongly encouraged to watch and participate in these meetings remotely through either the webinar or telephone options listed below.

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

<https://us02web.zoom.us/j/82415884391>

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

Webinar ID: 824 1588 4391

1. CALL TO ORDER, ROLL CALL.

2. PUBLIC APPEARANCES.

- a. This is an opportunity for members of the public to address the Village Board. Please remember this is a virtual meeting conducted through the Zoom online meeting platform. Zoom meeting attendees wishing to address the board may do so using the Question and Answer feature within the Zoom online meeting platform. You may state your name, address, and provide your comments to the board for their consideration. Members of the public who are present in person and wish to address the board should fill out a public comment form and turn into the meeting chairperson. Members of the public may speak during public appearances or during their selected agenda item as they designate on the public comment form. Please adhere to the 3-minute time limit. Additionally, you may send your public comments to cassandra.suettinger@mcfarland.wi.us to be included as part of the meeting.

3. APPROVAL OF MINUTES.

- a. Discussion and action regarding the minutes from the Parks, Recreation and Natural Resources meeting held on September 24, 2020.

4. BUSINESS.

- a. Discussion regarding planning for pickleball court development project.
- b. Discussion and action to make a recommendation to the Village Board regarding the final plat and park plan for the proposed Rosewood Fields Subdivision.
- c. Discussion and action to make a recommendation to the Village Board regarding possible updates to park impact fees.

- d. Discussion and action to make a recommendation to the Village Board regarding the acceptance for the grant and purchase of playground equipment at the Ridgeview Tot Lot Park.
 - e. Discussion regarding parks project planning for 2021.
 - f. Presentation of the Parks Superintendent's monthly report.
5. SCHEDULE NEXT MEETING DATE.
- a. Thursday November 19, 2020 at 6:30 p.m.
 - b. Thursday, December 17, 2020 at 6:30 pm.
6. ADJOURNMENT.

This meeting notice constitutes an official meeting of the above referenced group and was posted in accordance with all applicable laws related to Open Meetings Law. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals. For additional information or to request this service, contact the McFarland Municipal Center at (608) 838-3153 or cassandra.suettinger@mcfarland.wi.us.

Parks, Recreation, and Natural Resources Committee

Meeting Minutes (DRAFT)

September 24, 2020

1. CALL TO ORDER, ROLL CALL. Meeting was called to order at 6:31 p.m. via Zoom by Village Trustee and Chair Carolyn Clow. Roll call: Clow, Clair Utter, John Feldner, Sarah Kuba, David Wilson, Chuck Rolfsmeyer, Darrell Waldera, Katharine Pease, Andy Jakubowski, Dan Kolk (joined meeting in progress).

Staff present: Matt Schuenke, Village Administrator; Jim Hessling, Public Works Director; Sayer Larson, Parks Superintendent; and Phil McDade, public works staff.

2. PUBLIC APPEARANCES. None.

3. APPROVAL OF MINUTES.

a. Discussion and action regarding the minutes of the meeting held on August 27, 2020. Kuba motioned, Waldera seconded, to approve the minutes of the meeting held on August 27, 2020. Motion approved 7-0-2 with Utter and Jakubowski abstaining.

4. BUSINESS.

a. Presentation and public input regarding planning for pickleball court development project.

Schuenke presented information on potential pickleball court sites at Siggelkow Road Park and Lewis Park. The first phase of the Siggelkow Road park would include parking, playground equipment, restrooms and four courts at a cost of \$529,000; the second phase would include additional parking and four more courts for a cost of \$126,000, for a total cost of both phases at \$655,000. The Lewis Park option, with six courts, would cost \$300,000, with parking and restrooms available at the Lewis Park Shelter.

Public comments on the project included:

-- Ron Main, 5006 Valley Drive, raised concerns about traffic, parking and the impact on nearby home values with the Siggelkow Road park location, and preferred it be located at Lewis Park.

-- Tom Blau, 5412 Calico Court, supported bringing pickleball to McFarland, but did not have a preference between the two proposed sites.

-- Jeff Kolpek, 5271 Lodgecliffe Lane, supported pickleball courts and preferred Lewis Park for a site because of its lower cost.

-- Judy Sauer, 6501 Lani Lane, supported pickleball development but didn't think Lewis Park was a good location for it and urged the village to fully implement the master plan for Lewis Park.

-- Sue Richards, 6325 Lani Lane, opposed using Lewis Park for pickleball courts, saying it would diminish opportunities for other outdoor activities at the park.

-- Jim Summers, 6110 Holscher Road, said he favored pickleball courts in McFarland but did not have a preference for a site.

-- Terry Kramer, 5906 Juniper Ridge, said he favored pickleball courts in McFarland but did not have a preference for a site.

-- Mike Derr, 2765 Tower Road in the town of Dunn, favored the Siggelkow Road Park site for the court location, and said he was active in promoting the sport through the Capital Area Pickleball Association.

-- Tom Dahl, 5009 Valley Drive, said he was concerned about increased traffic, particularly near a day-care center across the street, with courts at the Siggelkow Road Park site. He said Lewis Park would be a better option for locating the courts.

-- Anita O'Keefe, 6414 Lani Lane, said she didn't object to pickleball courts but said parking at the Lewis Park shelter was not adequate for placing pickleball courts in the park and would also lead to traffic congestion in the Lewis Park area.

-- Kevin Meier, 6321 Lani Lane, said he was concerned about lights and noise from courts located at Lewis Park, and said the village should consider other sites entirely different than Lewis Park and Siggelkow Road Park.

-- Mark Daspit, 5202 Rustic Way, said pickleball courts were a terrible idea for both Lewis Park and Siggelkow Road Park, and the village should look at entirely different locations.

-- Matt Karls, 5007 Rustic Way, said he preferred that Siggelkow Road Park remain an open green space, and putting courts there would add to traffic in the area. He said the village should undertake an environmental impact study before locating courts there.

b. Discussion regarding planning for pickleball court development project. Pease said she would like the committee to review master plans for Lewis Park. Utter asked for information on nearby communities that have pickleball courts. Feldner asked if the pickleball courts could be located in the new Community Park planned for recently annexed village land adjacent to County Highway AB south of Siggelkow Road. Committee members also discussed with Schuenke conducting a survey to gauge community interest in the project.

c. 7:45 p.m. TIME CERTAIN - Presentation of an Eagle Scout project title Marsh Woods Interpretive Trail Rehabilitation. Max Andrew presented information on a proposed Eagle Scout project to replace worn benches and informational kiosks in Marsh Woods Park. Andrew said he has created a GoFundMe fundraising page to help raise money for the project, and hoped to finish it prior to the onset of winter this year. The committee took no action on the agenda item.

d. Discussion and action to make a recommendation to the Village Board regarding park plan for the proposed Rosewood Fields Subdivision. Representatives of Veridian Homes discussed with the committee plans for a park at the Rosewood Fields Subdivision, east of Tuscobia Trail and Prairie Wood Drive and west of County Highway AB. Committee members discussed whether the playground surface would have accessibility issues. The committee took no action on the agenda item.

e. Discussion regarding parks project planning for 2021. Clow motioned, Utter seconded, to move the discussion of parks project planning for 2021 to the committee's October meeting. Motion approved 9-0-0.

f. Discussion and action to make a recommendation to the Village Board regarding the appointment of the Village Forester. Waldera motioned, Feldner seconded, to make a recommendation to the Village Board to appoint Sayer Larson, parks superintendent, as village forester. Village ordinances provide for the appointment of a forester by the village board. Motion passed 9-0-0.

g. Presentation of the Parks Superintendent monthly report. Larson provided updates on construction of a restroom and dog-washing facility at the Dog Park; fall tree plantings in the village; new signs installed in village parks; park volunteer clean-up initiatives; and water sampling at McDaniel Park beach.

5. SCHEDULE NEXT MEETING DATE.

a. Thursday, October 22, 2020 at 6:30 p.m.

b. Discussion and proposal to set the upcoming November and December meetings. Meetings were set for Thursday, Nov. 19, and Thursday, Dec. 17, as the fourth Thursdays in November and December – the normal meeting day for the committee – fell on holidays this year.

6. ADJOURNMENT. Utter moved, Feldner seconded, to adjourn the meeting. Approved by unanimous consent. Meeting adjourned at 8:59 p.m.



VILLAGE BOARD SUMMARY SHEET

MEETING DATE: Thursday, October 22, 2020

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion regarding planning for pickleball court development project.

PREVIOUS ACTION:

The Parks Committee met on January 23, 2020 to review the planning proposal and accepted it as a recommendation to the Village Board.

The Parks Committee met on April 16, 2020 to review options and desired to pursue this improvement within Lewis Park.

The Parks Committee met on May 28, 2020 to review options and still consider Siggelkow Road Park but with some changes to the initial plan at that location.

The Parks Committee met on August 27, 2020 to review both options for the improvements at the locations noted. They further requested public input on the project to assist in their review of the project.

The Parks Committee met on September 24, 2020 to receive public comment on the project. There was limited discussion at that meeting on the comments received which will take place at this meeting.

ISSUE SUMMARY:

At our last meeting the Committee received public input regarding places to develop Pickleball Courts at either Siggelkow Road Park or Lewis Park. Included also are all of the written comments submitted to date including messages received after the last meeting. The public input as received was to see how people felt about the projects and evaluate that input as part of the planning process to develop the courts.

Having now all heard this comment and likely read these messages, there are two things abundantly clear regarding the input received to date:

1. There is support for the development of Pickleball Courts within the park system.
2. Neither location was considered desirable based on the plans as presented. There was



some support for the locations; however, opposition came predominantly from those in close proximity to the parks in question while others who supported the project remained indifferent on location.

There may be other takeaways regarding the input received from Committee Members, but those were the most prevalent themes noted by Staff.

Our plan was to hold the public input session at the last meeting, discuss comments received as they related to the plan, and then at this meeting potentially take action. The discussion at the last meeting amongst the Committee was brief and essentially carried over to this meeting holding off action as might be desired for a future meeting. The objective for this upcoming meeting is to simply discuss the input received as it relates to the plan and also next steps in the project as might be applicable.

A summary of the plan at each location:

- **Siggelkow Road Park** - There are presently no constructed amenities within this park. Several opportunities are suggested within the Parks and Open Space Plan of which what is proposed here is consistent with. The enclosed plan for this park will add a four pickleball courts and an offstreet parking lot as part of the first phase. Future space is allocated on the plan for a second phase that will provide for four additional courts plus more parking off street. Phase 1 also includes a playground for kids, recreational trail into the woods, and public restroom to serve the courts, playground, and adjoining trail on Siggelkow Road.
- **Lewis Park** - This park is a bit more developed at the present with an existing shelter, bathrooms, parking facilities, playground, baseball, sand volleyball, and ice skating/hockey in the winter. The plan calls for the addition of six courts at this location generally where hockey is situated in the winter requiring it to be moved to a new location. It also allows for the expansion of the parking lot in the future as might be needed. The plan for the use of this amenity would be to draw from the existing amenities for parking and bathrooms that exist on the site and originally created for other purposes.

The timeline for the project is generally to design the amenity at its desired location in the winter, construct in the spring, and begin use the early summer of 2021. That is of course dependent upon figuring out a location to construct the amenity and whether or not we are ready to move forward this Fall.

FINANCIAL/BUDGET IMPACT:

The cost estimates for either project are as follows:



- **Siggelkow Road Park**
 - Phase 1 - \$529,510.18
 - Phase 2 - \$126,120.10
 - Total - \$655,630.29
- **Lewis Park**
 - Total - \$301,424.85

Funding for the project in either case could be supported through borrowed money in the Capital Project Fund (400), park impact fees within the Parks Fund (405), or a combination thereof. Historically for large projects such as these we have tried to split the cost between the two so that some of it is picked up by impact fees and then some also through borrowed money.

For reference, the Parks Fund had a fund balance of \$750,085 as of December 31, 2019 after we did not use any of these monies in the previous year. Collections in 2020 remain strong but we will use about \$75k in fund balance this year. This is less than what was projected when the budget was adopted which is a testament to another strong year of collections. This will lower the fund balance as of the end of this year likely under \$700k but would remain sizable to provide a significant contribution towards this project helping to lower the need for borrowed funds.

VILLAGE PLAN REFERENCE:

[Outdoor Recreation and Open Space Plan 2019-2023](#) - Pickleball is included within this plan trying to place an "emphasis on the provision of areas and facilities for those of varying physical abilities that can support lifetime recreational exercise activities" (Page 28). There are many different examples of this, this is not the only item that fits this definition. There were four locations identified within this plan for this improvement: 1) future Eastside (Community) Park; 2) William McFarland Park; 3) Highland Oaks Park; and **4) Siggelkow Road Park**. The latter is the only park most suitable for this improvement at the present while the other three proposed present certain challenges. This doesn't rule out Lewis Park but simply provides background on what this plan would suggest and that Lewis Park was not recommended for this amenity. Furthermore, earlier in this report the definition was provided on Neighborhood Park.

[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 new and diverse park system amenities for indoor and outdoor use that are not currently offered in our Community" (Page 10). While not something that has a league behind it or established programs through the Recreation Department, this amenity certainly fits the objective that was created here based on the interest we have seen from the public previously on the matter. As the Committee has discussed previously, it is more inclined to create the space and allow for those things to develop over time.



ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Information again is provided here as background. This item is presented for discussion and no action is requested nor planned for as part of this agenda for this item.

ATTACHMENTS:

1. Pickleball - Siggelkow Road Park
2. Pickleball - Lewis Park
3. Pickleball Feedback 10152020

File: Z:\20.010 McFarland Pickleball\CAD\w SIG_rev2.dwg Layout: SIGGELKOW User: bluem Plotted: Jul 28, 2020 -- 10:56am



OPINION OF PROBABLE CONSTRUCTION COSTS



Project: McFarland Pickleball – Siggelkow Park
Date: July 28, 2020

GENERAL

Item	Qty.	Unit	Unit cost	Item Total	Comments
MOBILIZATION	1	LS	\$8,000.00	\$8,000.00	
EROSION CONTROL	1	LS	\$3,000.00	\$3,000.00	
DEMOLITION	1	LS	\$5,000.00	\$5,000.00	
EARTHWORK	1	LS	\$15,000.00	\$15,000.00	
			SUBTOTAL	\$31,000.00	

PAVEMENT

DENSE GRADED BASECOURSE	1636	TN	\$18.00	\$29,455.38	
PARKING LOT	690	TN			12"
CONCRETE	231	TN			12"
COURTS	679	TN			12"
STREET REPAIR	37	TN			
ASPHALT PAVEMENT	424	TN	\$85.00	\$36,050.20	
PARKING LOT	240	TN			3.5"
COURTS	174	TN			3"
STREET REPAIR	10	TN			
CONCRETE PAVEMENT 5-INCH	3119	SF	\$7.00	\$21,833.00	
SIDEWALK	3119	SF			
THICKENED EDGE WALK	700	SF	\$7.00	\$4,900.00	
COURT SURFACING	9088	SF	\$1.33	\$12,087.04	
DETECTABLE WARNING PANELS	12	SF	\$35.00	\$420.00	
PAVEMENT MARKINGS	1	LS	\$3,500.00	\$3,500.00	
WHEEL STOPS	1	EA	\$400.00	\$400.00	
REGULATORY SIGNS	1	EA	\$250.00	\$250.00	
			SUBTOTAL	\$108,895.62	

UTILITIES

UNDERDRAIN - 4"	380	LF	\$20.00	\$7,600.00	
STORM SEWER – 6"	90	LF	\$35.00	\$3,150.00	
SANITARY SEWER – 4"	265	LF	\$60.00	\$15,900.00	TIE TO EX. LATERAL AT ROW
ELECTRICAL SERVICE	1	LS	\$6,000.00	\$6,000.00	
WATER LATERAL	100	LF	\$60.00	\$6,000.00	NEW SERVICE
SHUT OFF VALVE AND TAP	1	EA	\$2,500.00	\$2,500.00	NEW SERVICE
			SUBTOTAL	\$41,150.00	

SITE AMENITIES

RESTROOM BUILDING	1	EA	\$120,000.00	\$120,000.00	
BIKE RACK	1	EA	\$1,000.00	\$1,000.00	
BLEACHERS	2	EA	\$1,600.00	\$3,200.00	
SHADE STRUCTURES	2	EA	\$12,000.00	\$24,000.00	
COURT FENCING EXTERIOR	376	LF	\$50.00	\$18,800.00	8' HEIGHT
COURT GATES	3	EA	\$900.00	\$2,700.00	
COURT EQUIPMENT	4	EA	\$1,200.00	\$4,800.00	PER COURT
COURT LIGHTS	2	EA	\$5,000.00	\$10,000.00	
			SUBTOTAL	\$184,500.00	

LANDSCAPING

SHRUB BEDS	1	LS	\$2,000.00	\$2,000.00	
TREES	12	EA	\$425.00	\$5,100.00	
LAWN RESTORATION	1	LS	\$6,000.00	\$6,000.00	
WOODLAND PATH	1	LS	\$20,000.00	\$20,000.00	NATURAL SURFACING
STORMWATER MANAGEMENT AREA	1	LS	\$10,000.00	\$10,000.00	
			SUBTOTAL	\$43,100.00	

Total	\$408,645.62
10% Contingency	\$40,864.56
BASE BID COST	\$449,510.18

OWNER PURCHASED PLAYGROUND

EQUIPMENT AND SURFACING	1	LS	\$80,000.00	\$80,000.00	
			TOTAL BASE BID PROJECT COST	\$529,510.18	

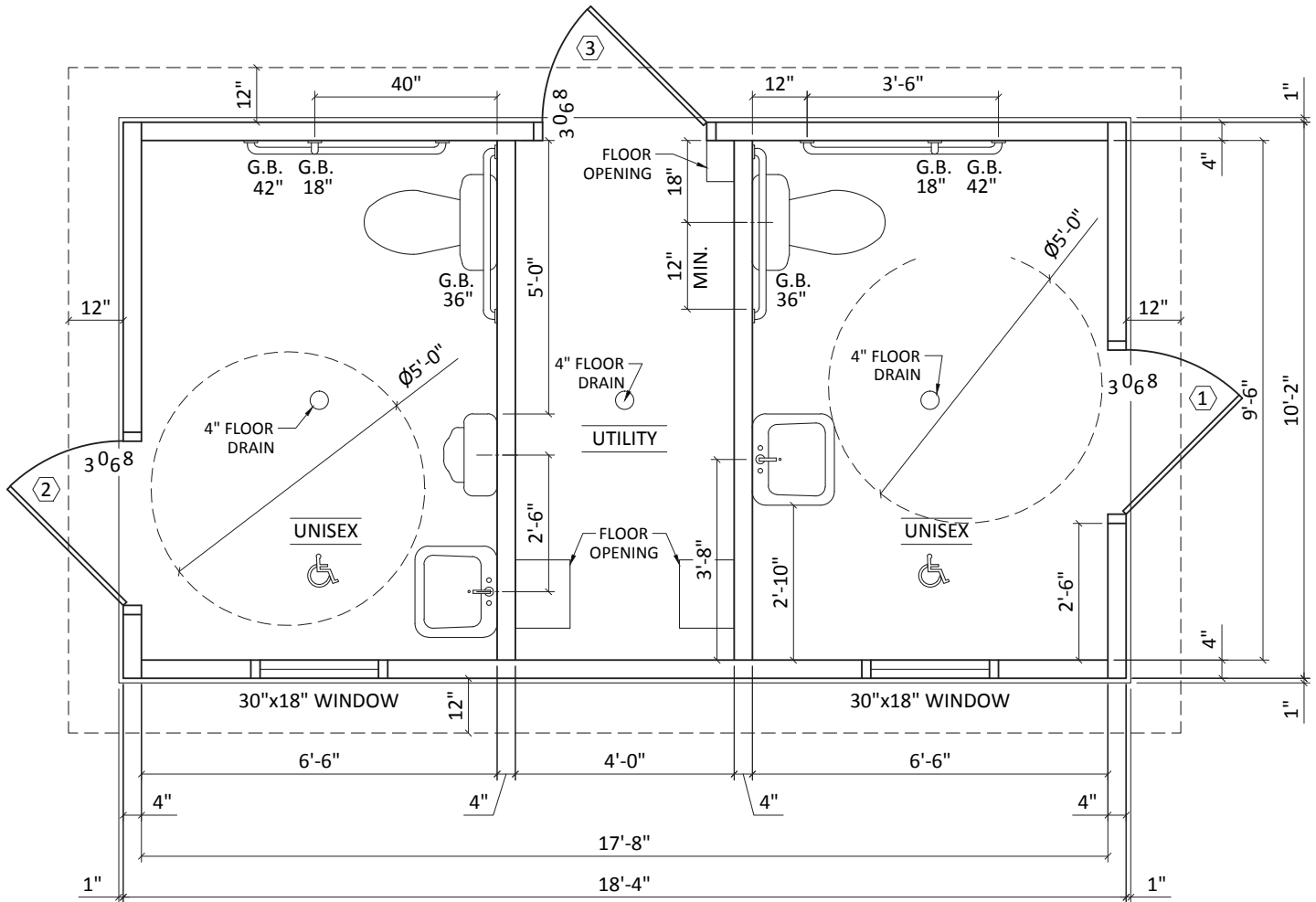
FUTURE PHASES						
EARTHWORK	1	LS	\$3,000.00	\$3,000.00		
DENSE GRADED BASECOURSE	781	TN	\$18.00	\$14,055.74		
PARKING LOT	238	TN			12"	
COURTS	543	TN			12"	
ASPHALT PAVEMENT	222	TN	\$85.00	\$18,891.82		
PARKING LOT	83	TN			3.5"	
COURTS	139	TN			3"	
CONCRETE PAVEMENT 5-INCH	620	SF	\$7.00	\$4,340.00		
SIDEWALK	620	SF				
COURT SURFACING	7276	SF	\$1.33	\$9,677.08		
PAVEMENT MARKINGS	1	LS	\$1,000.00	\$1,000.00		
BLEACHERS	2	EA	\$1,600.00	\$3,200.00		
SHADE STRUCTURES	2	EA	\$12,000.00	\$24,000.00		
COURT FENCING EXTERIOR	213	LF	\$50.00	\$10,650.00	8' HEIGHT	
COURT FENCING INTERIOR	204	LF	\$35.00	\$7,140.00	4' HEIGHT	
COURT GATES	1	EA	\$900.00	\$900.00		
COURT EQUIPMENT	4	EA	\$1,200.00	\$4,800.00	PER COURT	
COURT LIGHTS	2	EA	\$5,000.00	\$10,000.00		
SHRUB BEDS	1	LS	\$2,000.00	\$2,000.00		
LAWN RESTORATION	1	LS	\$1,000.00	\$1,000.00		
Total				\$114,654.64		
10% Contingency				\$11,465.46		
FUTURE PHASE COST				\$126,120.10		
TOTAL PROJECT COST				\$655,630.29		





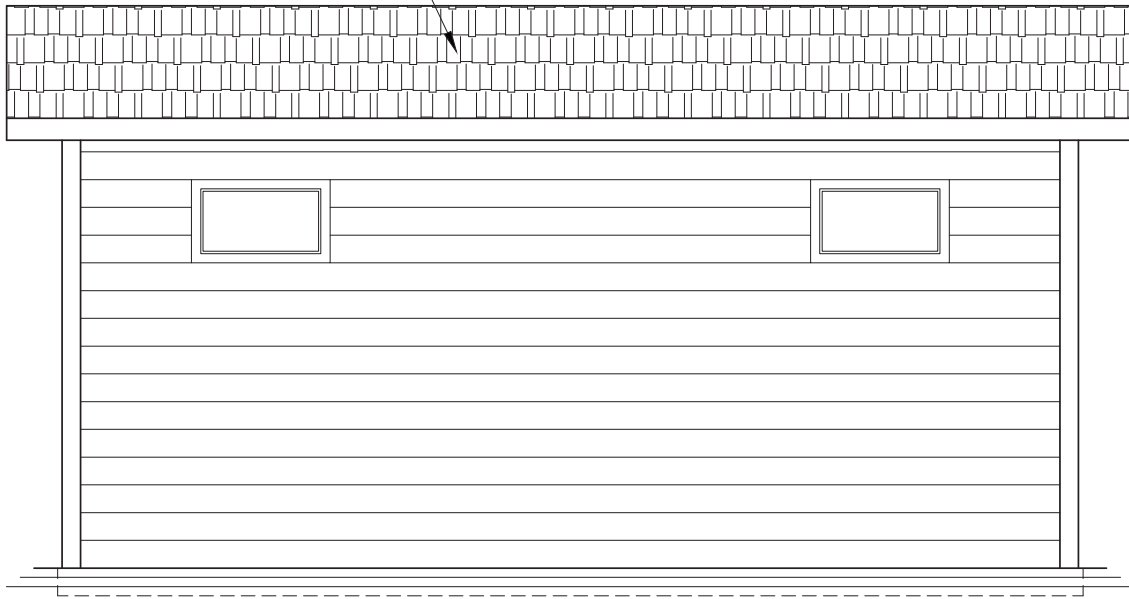
- RESTROOM -

BADGER



1 FLOOR PLAN
SCALE: 3/8" = 1'-0"

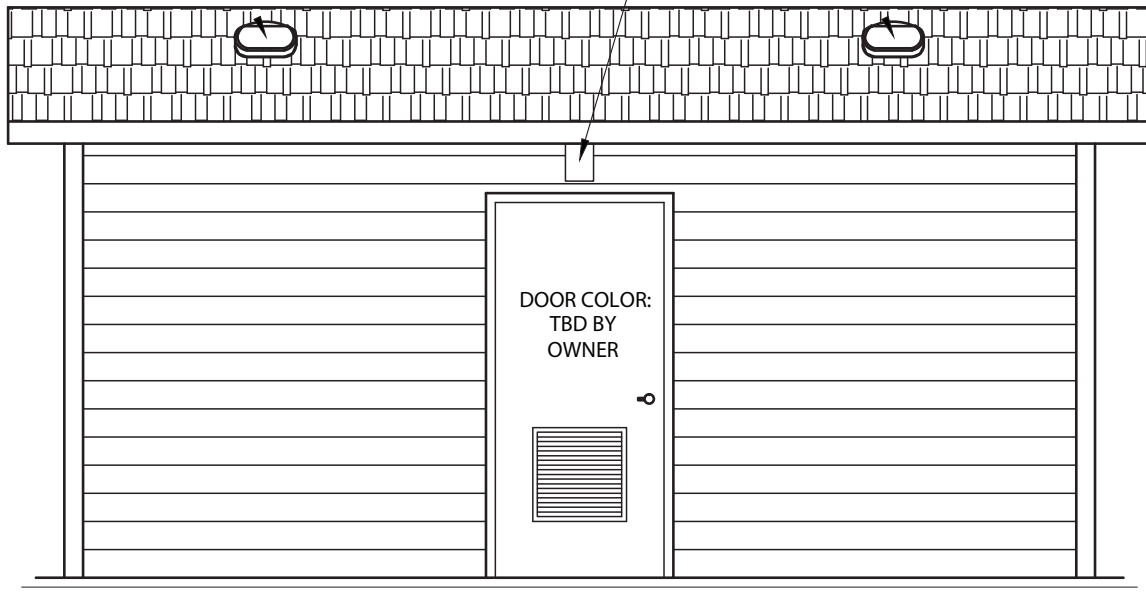
5" CONCRETE ROOF PANELS WITH
CEDAR SHAKE SHINGLE APPEARANCE
COLOR: TBD BY OWNER



1 FRONT ELEVATION

SCALE: 3/8" = 1'-0"

EXTERIOR LIGHT
(TYPICAL)



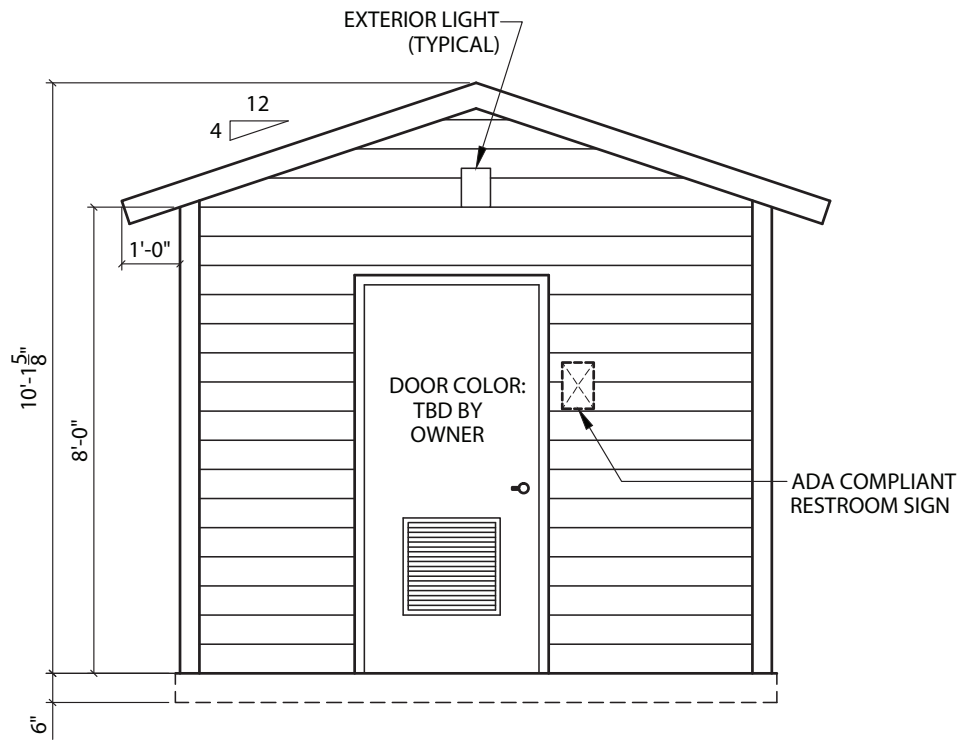
1 REAR ELEVATION

SCALE: 1/4" = 1'-0"

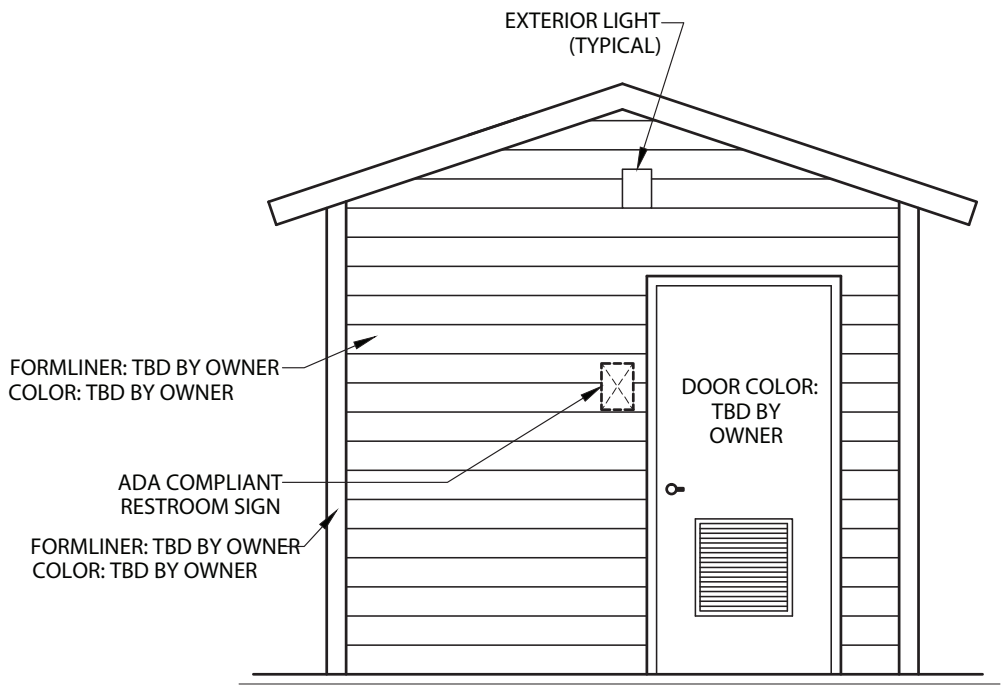


Floor plans are for reference only. This drawing shall not be copied or submitted to others without the consent of this company.

4154 123rd St. Chippewa Falls, WI 54729 | 715-723-7446
HUFFCUTT.COM



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

SPECIFICATIONS

PART 1 – GENERAL

1. SCOPE

- 1.1. Construction and onsite placement of a prefabricated precast concrete restroom building.

2. MANUFACTURER

- 2.1. Manufacturer shall be Huffcutt Concrete or a pre-approved equal.
- 2.2. Manufacturer shall be an NPCA Certified Plant or equal with verifiable references demonstrating quality, design and service upon request.
- 2.3. Manufacturer will provide a written warranty providing 20 years structural, manufacturer's warranty on all hardware and components not produced at precast concrete manufacturer's plant, and 3 years against defects in paint, caulk, and grout.

3. DESIGN

- 3.1. Building will be manufactured using precast concrete including the roof. Building's structural and foundation design will be relevant to the region and properties associated with its final placement. Design will also meet ADA and building code requirements.

4. SUBMITTALS

- 4.1. Manufacturer shall provide submittals and engineering if requested.

PART 2 – PRODUCTS

1. MATERIALS

1.1. Doors and Frames

- 1.1.1. Doors shall be 18ga galvanized metal, louvered with 16ga frames. Doors and frames shall include one coat of rust inhibitive primer and two finish coats of enamel paint.

1.2. Door Hardware

- 1.2.1. Aluminum drip cap. Reese or equal.
- 1.2.2. Door closure with hold open. Cal-Royal or equal.
- 1.2.3. Stainless hinges with non-removable pin. Cal-Royal or equal.
- 1.2.4. Grade 1 lockset. Function and keying to be verified with owner.
- 1.2.5. Brush style sweep. Reese or equal.
- 1.2.6. ADA compliant threshold. Reese or equal.

1.3. Windows

- 1.3.1. Vinyl frame, obscure glass, operable. Parco or equal.

1.4. Plumbing

1.4.1. Stools

- 1.4.1.1. Kohler porcelain wall mounted, ADA compliant, elongated bowl.

- 1.4.1.2. Sloan flush valve, concealed, hydraulic actuator.
 - 1.4.2. Urinal
 - 1.4.2.1. Kohler porcelain wall mounted, ADA compliant.
 - 1.4.2.2. Sloan flush valve, concealed, hydraulic actuator.
 - 1.4.3. Lavatories
 - 1.4.3.1. Kohler wall mounted sink, ADA compliant.
 - 1.4.3.2. Moen single handle ADA metering faucet.
 - 1.4.4. Water Heater
 - 1.4.4.1. Bradford white electric water heater. Size to be sufficient for number of showers and lavatories.
 - 1.4.5. Mixing Valve
 - 1.4.5.1. Honeywell thermostatic mixing valve, adjustable.
 - 1.4.6. Floor Drains
 - 1.4.6.1. Sioux Chief on grade adjustable floor drain.
 - 1.4.7. Sediment Filter
 - 1.4.7.1. Rusco sediment filter.
- 1.5. Electrical
 - 1.5.1. Interior
 - 1.5.1.1. RAB Vandalproof Tuff Dome motion sensor.
 - 1.5.1.2. RAB VAN1 lights.
 - 1.5.1.3. GFI receptacles.
 - 1.5.1.4. Murdock super secure.
 - 1.5.2. Exterior
 - 1.5.2.1. RAB Tallpack lights.
 - 1.5.3. Chase
 - 1.5.3.1. 100amp loadcenter.
 - 1.5.3.2. (2) 2 bulb florescent lamps. (1 per modular section)
 - 1.5.3.3. Soler & Palau exhaust fan.
- 1.6. Interior Hardware
 - 1.6.1. Stainless 3 roll toilet paper dispenser.
 - 1.6.2. ADA toilet stalls shall have (1) 18" stainless vertical grab bar, (1) 36" stainless horizontal grab bar, (1) 42" stainless horizontal grab bar.
 - 1.6.3. Stainless frame 18" x 36" mirror.
 - 1.6.4. (2) coat hooks
- 1.7. Sealers
 - 1.7.1. Floor shall be sealed using a deep penetrating, high alkali resistant, low volatility product. TK-290 or equal.
- 1.8. Caulks and Grout
 - 1.8.1. All joints between precast panels shall be caulked using a durable, flexible polyurethane sealant. BASF Sonolastic NP-1 or equal.

- 1.8.2. Weld plate panel connections shall be grouted flush with interior wall surface.
Speed Crete Red Line or equal.

2. FINISHES

2.1. Interior

- 2.1.1. Smooth trowel finish.

2.2. Exterior

- 2.2.1. Exterior wall appearance to be approved by owner using an architectural form liner.
- 2.2.2. Roof shall be cedar shake architectural form liner.

2.3. Paint

2.3.1. Interior

- 2.3.1.1. Wall panels shall be primed with a premium quality water based acrylic bonding primer moisture and alkali resistant. Finish coat shall be a high performance acrylic enamel.

2.3.2. Exterior

- 2.3.2.1. Roof shall be covered with a quality 100% acrylic satin paint. Owner to determine color.
- 2.3.2.2. Walls shall be covered with a quality concrete stain. Owner to determine color.
- 2.3.2.3. Doors shall be covered using 2 coats of a high performance 100% acrylic satin enamel. Owner to determine color.

Part 3 – Execution

1. PRECAST CONCRETE FAMILY STYLE RESTROOM – SHOWER BUILDING

- 1.1. Building manufacturer shall construct, assemble, paint, install plumbing and electrical at their plant so that it may be transported to the jobsite in finished modules and placed using a crane.
- 1.2. Building manufacturer shall provide mechanical rough in drawing showing where electrical, water supply line, waste line, and floor drains are to be located for hook up to building.
- 1.3. Contractor will make final mechanical connections after the building is placed by manufacturer.
- 1.4. Manufacturer will caulk interior and exterior seams between modules. Manufacturer will also perform any shipping and handling repairs during installation.

2. ONSITE

- 2.1. Contractor shall provide adequate access and a level pad for the crane and semis to sit side by side under their own power. Working radius shall be 35' from center pin on crane.
- 2.2. Contractor shall design and pour a foundation suitable for building to sit on. Foundation shall be level to within ¼".

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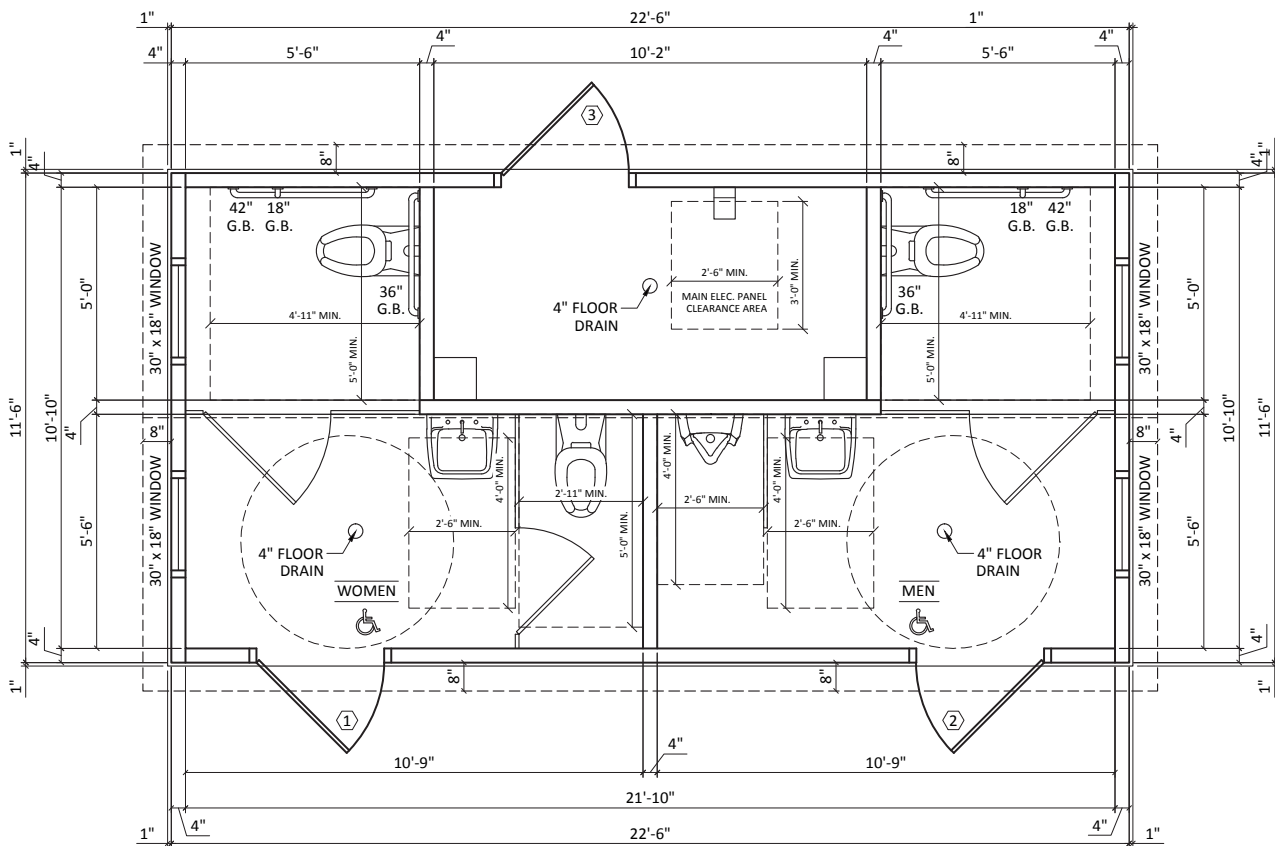
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- RESTROOM -

BOBCAT

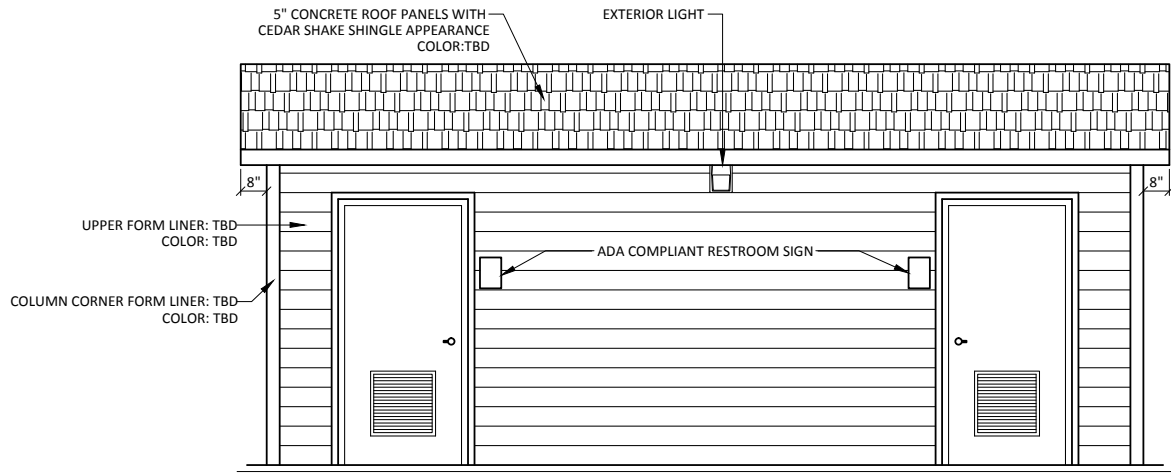


① FLOOR PLAN
SCALE: 1/4" = 1'-0"

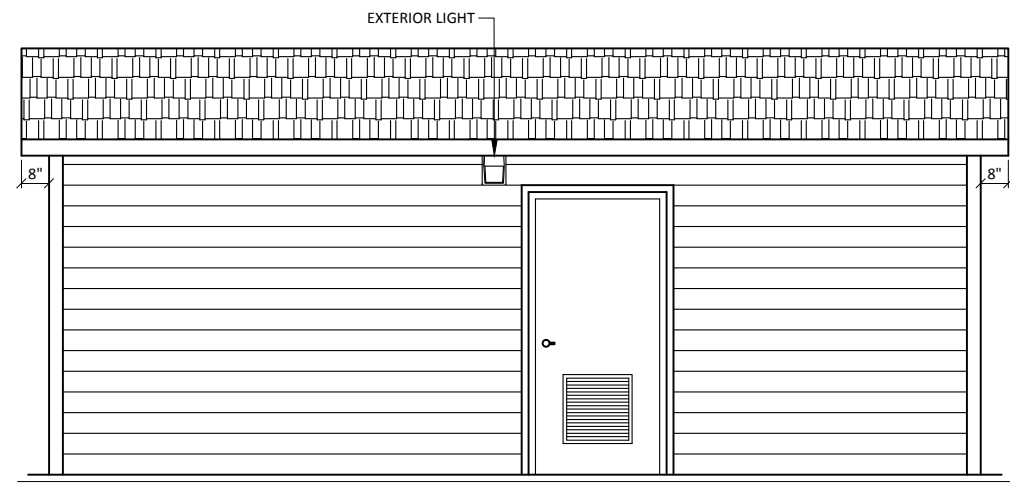


Floor plans are for reference only. This drawing shall not be copied or submitted to others without the consent of this company.

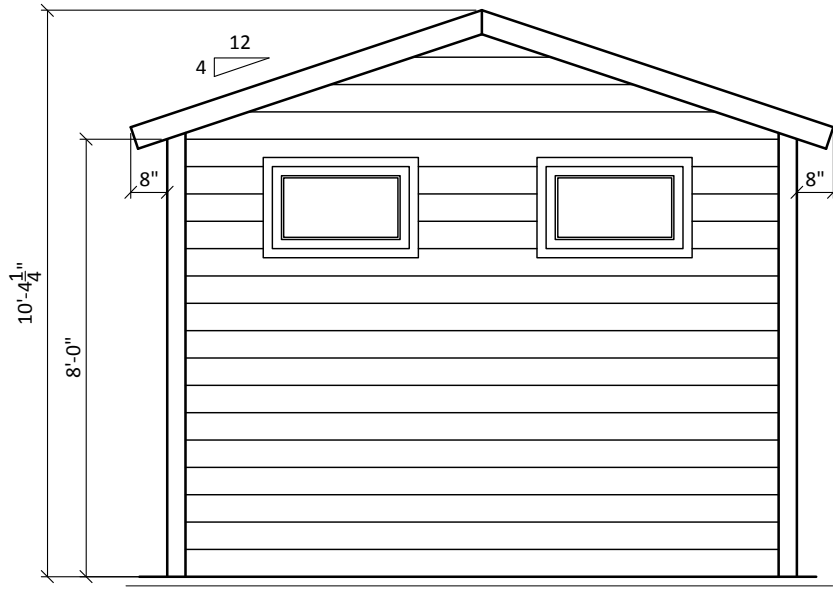
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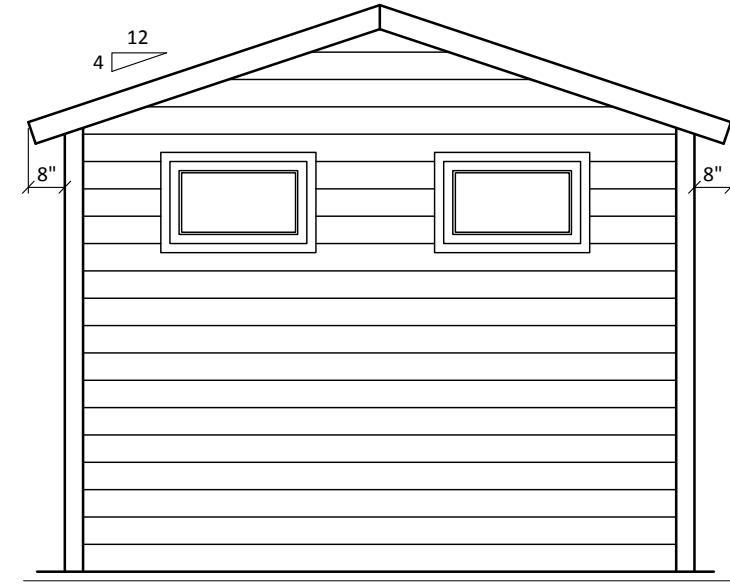
① **FRONT ELEVATION**
SCALE: 3/8" = 1'-0"



① **REAR ELEVATION**
SCALE: 1/4" = 1'-0"



② RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



③ LEFT ELEVATION
SCALE: 1/4" = 1'-0"

SPECIFICATIONS

PART 1 – GENERAL

1. SCOPE

- 1.1. Construction and onsite placement of a prefabricated precast concrete restroom building.

2. MANUFACTURER

- 2.1. Manufacturer shall be Huffcutt Concrete or a pre-approved equal.
- 2.2. Manufacturer shall be an NPCA Certified Plant or equal with verifiable references demonstrating quality, design and service upon request.
- 2.3. Manufacturer will provide a written warranty providing 20 years structural, manufacturer's warranty on all hardware and components not produced at precast concrete manufacturer's plant, and 3 years against defects in paint, caulk, and grout.

3. DESIGN

- 3.1. Building will be manufactured using precast concrete including the roof. Building's structural and foundation design will be relevant to the region and properties associated with its final placement. Design will also meet ADA and building code requirements.

4. SUBMITTALS

- 4.1. Manufacturer shall provide submittals and engineering if requested.

PART 2 – PRODUCTS

1. MATERIALS

1.1. Doors and Frames

- 1.1.1. Doors shall be 18ga galvanized metal, louvered with 16ga frames. Doors and frames shall include one coat of rust inhibitive primer and two finish coats of enamel paint.

1.2. Door Hardware

- 1.2.1. Aluminum drip cap. Reese or equal.
- 1.2.2. Door closure with hold open. Cal-Royal or equal.
- 1.2.3. Stainless hinges with non-removable pin. Cal-Royal or equal.
- 1.2.4. Grade 1 lockset. Function and keying to be verified with owner.
- 1.2.5. Brush style sweep. Reese or equal.
- 1.2.6. ADA compliant threshold. Reese or equal.

1.3. Windows

- 1.3.1. Vinyl frame, obscure glass, operable. Parco or equal.

1.4. Plumbing

1.4.1. Stools

- 1.4.1.1. Kohler porcelain wall mounted, ADA compliant, elongated bowl.

- 1.4.1.2. Sloan flush valve, concealed, hydraulic actuator.
 - 1.4.2. Urinal
 - 1.4.2.1. Kohler porcelain wall mounted, ADA compliant.
 - 1.4.2.2. Sloan flush valve, concealed, hydraulic actuator.
 - 1.4.3. Lavatories
 - 1.4.3.1. Kohler wall mounted sink, ADA compliant.
 - 1.4.3.2. Moen single handle ADA metering faucet.
 - 1.4.4. Water Heater
 - 1.4.4.1. Bradford white electric water heater. Size to be sufficient for number of showers and lavatories.
 - 1.4.5. Mixing Valve
 - 1.4.5.1. Honeywell thermostatic mixing valve, adjustable.
 - 1.4.6. Floor Drains
 - 1.4.6.1. Sioux Chief on grade adjustable floor drain.
 - 1.4.7. Sediment Filter
 - 1.4.7.1. Rusco sediment filter.
- 1.5. Electrical
 - 1.5.1. Interior
 - 1.5.1.1. RAB Vandalproof Tuff Dome motion sensor.
 - 1.5.1.2. RAB VAN1 lights.
 - 1.5.1.3. GFI receptacles.
 - 1.5.1.4. Murdock super secure.
 - 1.5.2. Exterior
 - 1.5.2.1. RAB Tallpack lights.
 - 1.5.3. Chase
 - 1.5.3.1. 100amp loadcenter.
 - 1.5.3.2. (2) 2 bulb florescent lamps. (1 per modular section)
 - 1.5.3.3. Soler & Palau exhaust fan.
- 1.6. Interior Hardware
 - 1.6.1. Stainless 3 roll toilet paper dispenser.
 - 1.6.2. ADA toilet stalls shall have (1) 18" stainless vertical grab bar, (1) 36" stainless horizontal grab bar, (1) 42" stainless horizontal grab bar.
 - 1.6.3. Stainless frame 18" x 36" mirror.
 - 1.6.4. (2) coat hooks
- 1.7. Sealers
 - 1.7.1. Floor shall be sealed using a deep penetrating, high alkali resistant, low volatility product. TK-290 or equal.
- 1.8. Caulks and Grout
 - 1.8.1. All joints between precast panels shall be caulked using a durable, flexible polyurethane sealant. BASF Sonolastic NP-1 or equal.

- 1.8.2. Weld plate panel connections shall be grouted flush with interior wall surface.
Speed Crete Red Line or equal.

2. FINISHES

2.1. Interior

- 2.1.1. Smooth trowel finish.

2.2. Exterior

- 2.2.1. Exterior wall appearance to be approved by owner using an architectural form liner.
- 2.2.2. Roof shall be cedar shake architectural form liner.

2.3. Paint

2.3.1. Interior

- 2.3.1.1. Wall panels shall be primed with a premium quality water based acrylic bonding primer moisture and alkali resistant. Finish coat shall be a high performance acrylic enamel.

2.3.2. Exterior

- 2.3.2.1. Roof shall be covered with a quality 100% acrylic satin paint. Owner to determine color.
- 2.3.2.2. Walls shall be covered with a quality concrete stain. Owner to determine color.
- 2.3.2.3. Doors shall be covered using 2 coats of a high performance 100% acrylic satin enamel. Owner to determine color.

Part 3 – Execution

1. PRECAST CONCRETE FAMILY STYLE RESTROOM – SHOWER BUILDING

- 1.1. Building manufacturer shall construct, assemble, paint, install plumbing and electrical at their plant so that it may be transported to the jobsite in finished modules and placed using a crane.
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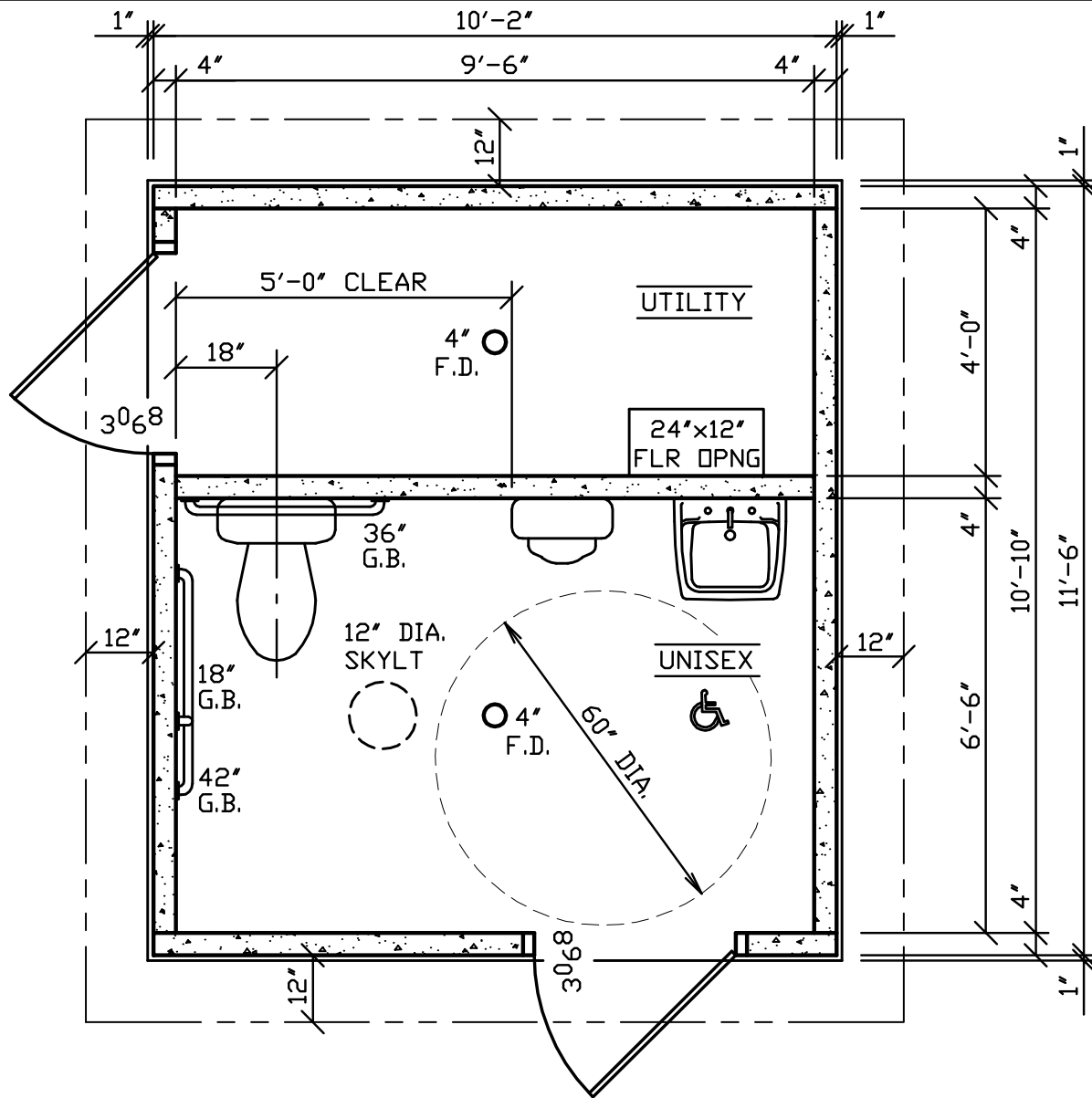
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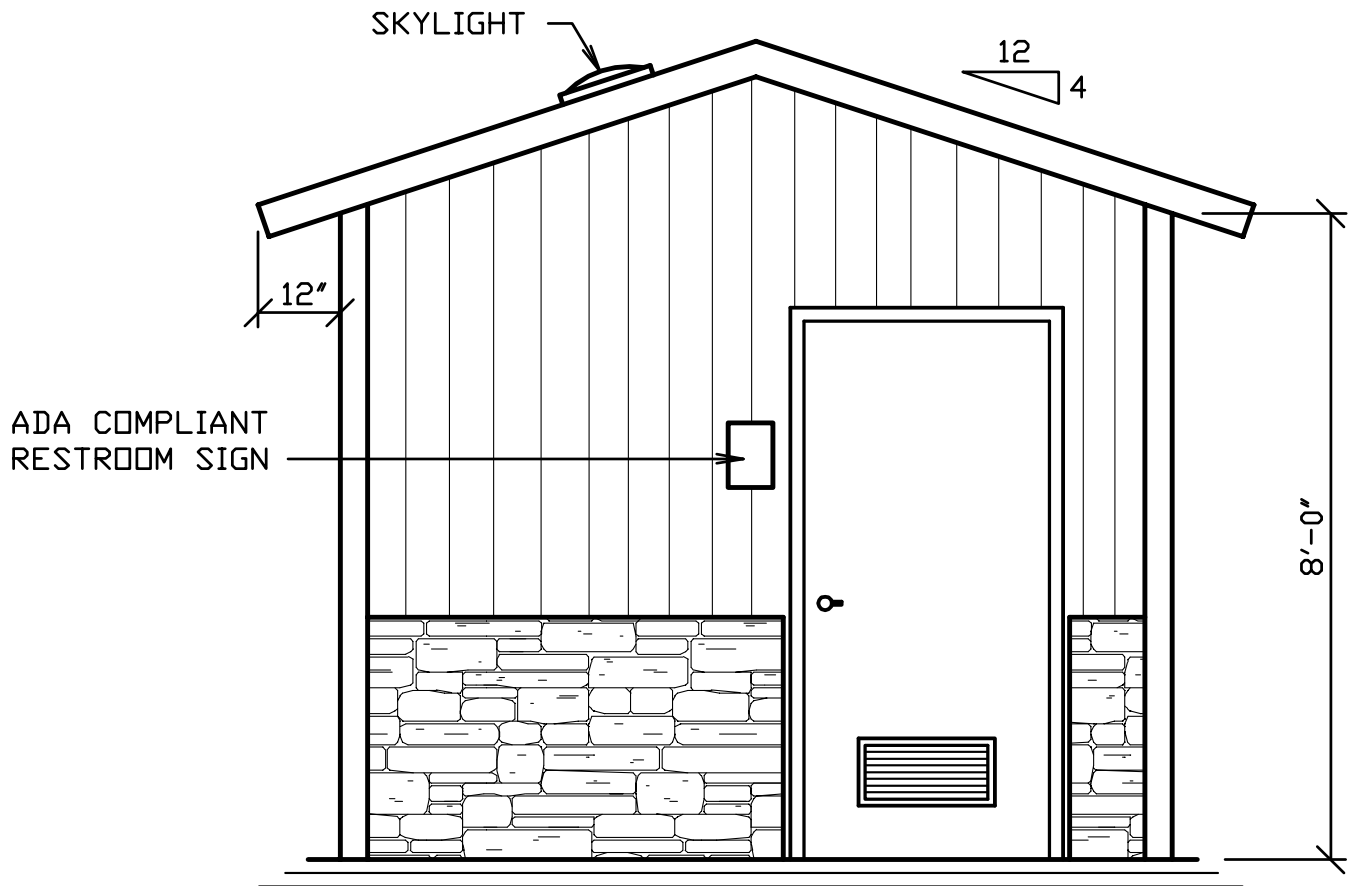




- RESTROOM -

LYNX





FRONT ELEVATION

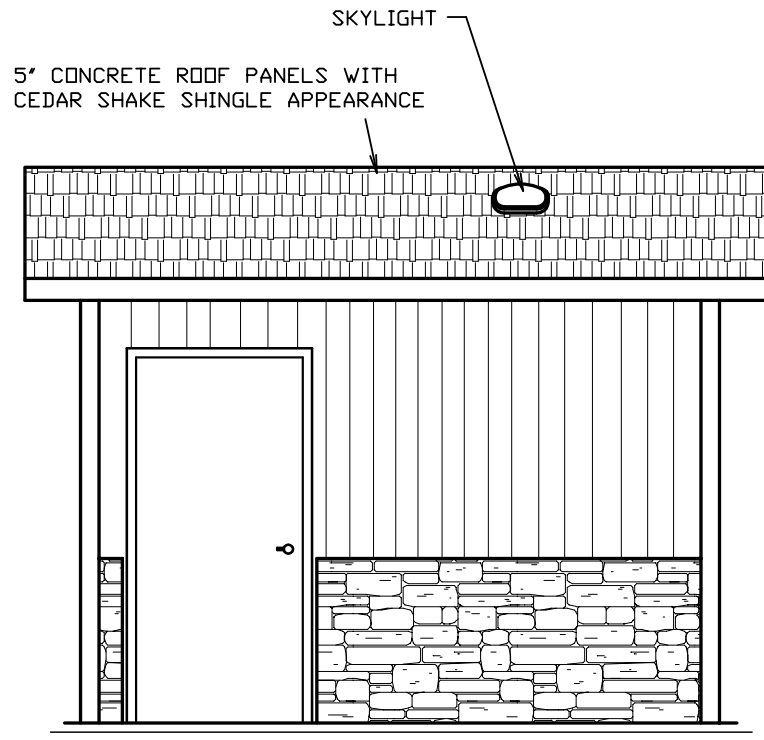
SCALE: 1/4" = 1'-0"

(REAR ELEVATION SIMILAR, EXCEPT NO DOOR)



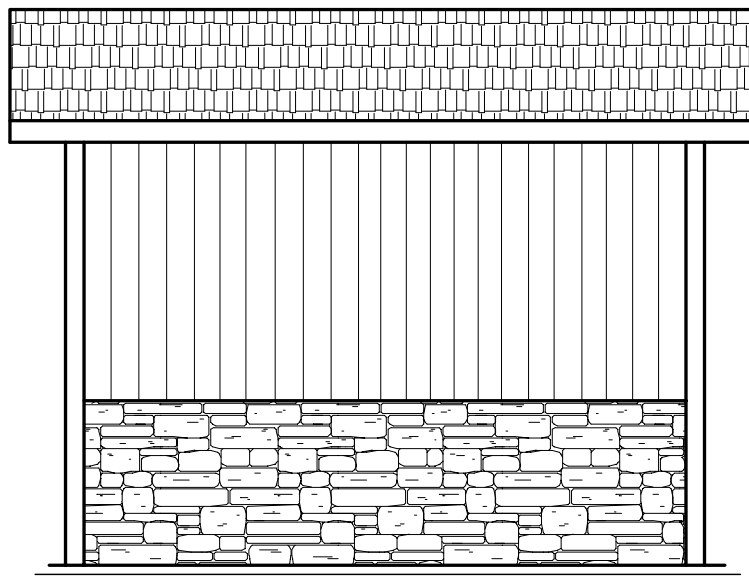
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LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

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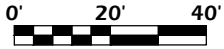
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File: P:\20.010 McFarland Pickleball\CAD\w rev 1.dwg Layout: LEWIS 2 User: baghd Plotted: May 14, 2020 - 4:30pm



**MCFARLAND PICKLEBALL FACILITY
CONCEPT PLAN**
MCFARLAND, WI

Project Name:

Revisions:

Project #: 20.011
Issued For: Review
Date: 5/14/2020

Sheet Number

C100

Sheet Title:
LEWIS PARK CONCEPT



OPINION OF PROBABLE CONSTRUCTION COSTS



Project: McFarland Pickleball – Lewis Park
Date: 20_0318

Parkitecture

GENERAL

Item	Qty.	Unit	Unit cost	Item Total	Comments
MOBILIZATION	1	LS	\$8,000.00	\$8,000.00	
EROSION CONTROL	1	LS	\$3,000.00	\$3,000.00	
DEMOLITION	1	LS	\$2,000.00	\$2,000.00	
EARTHWORK	1	LS	\$6,000.00	\$6,000.00	
			SUBTOTAL	\$19,000.00	

PAVEMENT

DENSE GRADED BASECOURSE	1189	TN	\$16.00	\$19,021.89	
CONCRETE	262	TN			12"
COURTS	926	TN			12"
ASPHALT PAVEMENT	238	TN	\$85.00	\$20,214.70	
COURTS	238	TN			3
CONCRETE PAVEMENT 5-INCH	3546	SF	\$6.00	\$21,276.00	
SIDEWALK	3546	SF			
COURT SURFACING	12408	SF	\$1.25	\$15,510.00	
			SUBTOTAL	\$76,022.59	

STORM SEWER

UNDERDRAIN - 4"	400	LF	\$20.00	\$8,000.00	
STORM SEWER – 6"	160	LF	\$35.00	\$5,600.00	
			SUBTOTAL	\$13,600.00	

SITE AMENITIES

BLEACHERS	6	EA	\$1,600.00	\$9,600.00	
SHADE STRUCTURES	6	EA	\$12,000.00	\$72,000.00	
COURT FENCING EXTERIOR	500	LF	\$50.00	\$25,000.00	8' HEIGHT
COURT GATES	6	EA	\$900.00	\$5,400.00	
COURT EQUIPMENT	8	EA	\$1,200.00	\$9,600.00	PER COURT
COURT LIGHTS	4	EA	\$5,000.00	\$20,000.00	
			SUBTOTAL	\$141,600.00	

LANDSCAPING

SHRUB BEDS	1	LS	\$3,000.00	\$3,000.00	
TREES	16	EA	\$425.00	\$6,800.00	
LAWN RESTORATION	1	LS	\$6,000.00	\$6,000.00	
STORMWATER MANAGEMENT AREA	1	LS	\$8,000.00	\$8,000.00	
			SUBTOTAL	\$23,800.00	

Total	\$274,022.59
10% Contingency	\$27,402.26
	\$301,424.85

Aimee Irwin

From: Matt Schuenke
Sent: Thursday, September 24, 2020 8:54 AM
To: Aimee Irwin
Subject: FW: Pickleball court at Siggelkow Park

From: Lori Koffarnus <lorikoff@ameritech.net>
Sent: Wednesday, September 23, 2020 4:20 PM
To: Matt Schuenke <Matt.Schuenke@mcfarland.wi.us>
Subject: Pickleball court at Siggelkow Park

Hello Mr. Schuenke. My name is Lori Koffarnus. I live at 5202 Rustic Way, McFarland. I am writing to let you know I oppose any pickleball court at the Siggelkow Park. First of all, that park is near a very busy street and intersection and the area doesn't seem big enough for pickleball courts and parking. We enjoy the greenspace that is currently there and the peace and quiet of our neighborhood. I fear, adding pickleball courts to that park would create traffic issues and noise and generally be a disaster. Lewis Park seems like the more ideal location for pickleball courts. It's a much bigger area, has parking and a shelter with bathrooms already. It makes the best sense to utilize that park, instead of destroying a green space the people in my neighborhood dearly love. And the cost of putting them in at Lewis Park is half of what it would cost at Siggelkow. Let's be smart and spend the taxpayer's money wisely. Thank you.

Lori Koffarnus
5202 Rustic Way
McFarland

Aimee Irwin

From: Matt Schuenke
Sent: Thursday, September 24, 2020 10:11 AM
To: Aimee Irwin
Subject: FW: Siggelkow park proposal

-----Original Message-----

From: Dick & Jane Southern <rscjas@charter.net>
Sent: Thursday, September 24, 2020 10:03 AM
To: Matt Schuenke <Matt.Schuenke@mcfarland.wi.us>
Subject: Siggelkow park proposal

Matt:

1. There already is too much traffic at the Siggelkow/valley Dr intersection to have any athletic facility added there. Talk to Chief Craig about that. I'm surprised there has not been a fatal accident there yet.
2. Any noisy Pickleball court should be added to our Villages current athletic parks. They have plenty of parking without spending more of tax dollars for new parking. It's amazing that the Village would spend a proposed \$529510.18 for a Pickleball court to be used by only a privileged few. It appears the Village would like to drive the retired folks out with excessive new taxes.
3. Please leave that small park area alone. Let the park continue to be used by families with small children. Let the young have a place to learn how to fly a kite with mom or dad, place catch with dad or a pickup soccer game with family.
4. The Village should try to have all athletic functions and facilities in one place. Many families have children playing in different sports and that way the parents would not be driving all over town to try to watch games on the same day or night.
5. Let our current parks be PARKS FOR FAMILY ACTIVITIES.

Sincerely,

Dick & Jane Southern
5009 Rustic Way
McFarland, WI 53558
608-838-8381

PS: As the Village administrator I should let you know our street is Rustic Way, not Rustling Way Lane. Thanks

Sent from my iPad

Aimee Irwin

From: Matt Schuenke
Sent: Thursday, September 24, 2020 8:41 AM
To: Aimee Irwin
Subject: FW: McFarland Parks, Recreation, and Natural Resources Committee Agenda Item

From: Bill Luetzow <bill.luetzow@gmail.com>
Sent: Wednesday, September 23, 2020 8:02 PM
To: Matt Schuenke <Matt.Schuenke@mcfarland.wi.us>
Subject: McFarland Parks, Recreation, and Natural Resources Committee Agenda Item

Matt,

If you could please relay the below message to the Parks, Recreation, and Natural Resources Committee, that would be much appreciated.

First, I wanted to thank you all for the work that you do volunteering your time to improve McFarland's parks and recreational activities.

Recently, I heard about the proposed plan for the Siggelkow Road Park involving pickleball courts, a parking lot (or two), a playground, and trails. My family lives on Rustic Way and uses the park weekly, so I wanted to send a few thoughts your way that may further inform your decision.

1. This park is one of the few areas left in McFarland that has a mixture of open field and mature forestry. In fact, the children in the neighborhood affectionately refer to it as "Adventure Park." This space allows the children to explore and experience unstructured play, whether that be adventuring through the trees, playing kickball/soccer, tossing around a frisbee, or whatever their minds think up. There have been numerous studies about the benefits of unstructured play for children's development (both social and physical). Putting in pickleball courts, parking lots, and a playground would remove much of that open space and inhibit this type of play and exploration. Instead, it would coax kids into playing in a structured environment (playground) or a structured game (pickleball).

2. During this COVID pandemic, we have all learned the importance (and premium) of open space and the ability to social distance. This park was especially a respite for families when playgrounds were shut down. It was large enough for several families to be there at once and appropriately distance without concerns of monitoring children around "high touch" areas. Developing another playground and pickleball court would remove that benefit from the park.

3. Keeping the park as-is falls squarely within the goals of the *Outdoor Recreation & Open Space Plan for 2019-2023*, specifically the goals of open space.

4. As I'm sure others have mentioned, the intersection of Siggelkow Road and Valley Drive has an increased level of traffic. While I agree that having cars parking on Valley Drive or Rustic Way is a concern, developing parking lots right off this intersection could lead to increased congestion and issues on Siggelkow. Additionally, a quick Google search shows that this would be the only pickleball court in the southeast corridor of Madison and its suburbs. It seems that there is a high likelihood that it would bring heavier traffic to an intersection that already has concerns. The McFarland Village President also raised a concern regarding traffic at this intersection on June 22, 2016, when the City of Madison was exploring what to do with the lot across Siggelkow.

Thank you for your time and consideration.

William Luetzow, J.D.

Email: bill.luetzow@gmail.com

Aimee Irwin

From: Matt Schuenke
Sent: Thursday, September 24, 2020 8:35 AM
To: Aimee Irwin
Subject: FW: Yes to pickle all courts in McFarland

-----Original Message-----

From: Melissa Smith <elnmel5@gmail.com>
Sent: Wednesday, September 23, 2020 8:27 PM
To: Matt Schuenke <Matt.Schuenke@mcfarland.wi.us>
Subject: Yes to pickle all courts in McFarland

That is all.

Thanks!

Melissa Smith

Sent from my iPad

Aimee Irwin

From: Eric Walk <emwalk750@gmail.com>
Sent: Thursday, September 10, 2020 7:29 PM
To: Public Works
Cc: Walk Sharon
Subject: Pickleball Court Sites

Follow Up Flag: Follow up
Flag Status: Completed

To Whom it May Concern,

We would like to put our voices on record as opposing the location of a proposed Pickelball Court facility at the Siggelkow Road Park site.

We do support most types of outdoor recreation opportunities, and in this instance we believe that the proposal for the Lewis Park location is a superior one.

The Siggelkow Road parks location, next to the increasingly highly travelled Siggelkow Road, greatly limits any available parking, and increases the possibilities of conflicting interactions with automobile traffic, as well as traffic on the adjacent heavily used pedestrian / bike path that runs along the northern side of the area.

Lewis Park, with it's larger available space, existing sanitary facilities, and off street parking in the existing shelter lot, would appear to be a much more welcoming area for the proposed court(s?).

Thank you for the opportunity to make our voices heard in this matter.

Respectfully,

Eric and Sharon Walk
5108 Rustling Oaks Lane
McFarland.

Eric Walk
emwalk750@gmail.com

" If you want to know what God thinks of money, just look at who he gave it to." Dorothy Parker

Aimee Irwin

From: Matt Schuenke
Sent: Monday, September 21, 2020 8:33 AM
To: Aimee Irwin
Subject: FW: Pickle Ball Courts

Follow Up Flag: Follow up
Flag Status: Completed

FYI – Please include with the other emails. Thanks.

From: Brian Hawn <hawnb@mcfsd.org>
Sent: Friday, September 18, 2020 8:44 PM
To: Matt Schuenke <Matt.Schuenke@mcfarland.wi.us>
Subject: Pickle Ball Courts

Dear Matt, I am writing today to tell you that I am in favor of the plan to place Pickle Ball courts off of Siggelkow Rd in McFarland. Thank you.--
Brian Hawn

High School Tech Ed Teacher
Assistant Football Coach
McFarland Spartans
B.T.D.L.
x4722
Room 122

715-210-4050

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Aimee Irwin

From: Matt Schuenke
Sent: Monday, September 21, 2020 4:15 PM
To: Aimee Irwin
Subject: FW: Comments on Pickleball project

Follow Up Flag: Follow up
Flag Status: Completed

Please include with the other emails. Thanks.

From: Matthew Reetz <mreetz@madisonaudubon.org>
Sent: Monday, September 21, 2020 4:01 PM
To: Matt Schuenke <Matt.Schuenke@mcfarland.wi.us>
Subject: Comments on Pickleball project

Good afternoon Mr. Schuenke,

I was alerted to the Parks Commission recent review of potential new pickleball courts in the Village of McFarland. It's my understanding that the projects will be presented and discussed at the Village Board meeting this Thursday and I wanted to provide some comments in writing, as I am unable to attend.

I am the executive director of Madison Audubon Society, one of the largest and most active bird conservation organizations in the Midwest. Many of our members live or work in McFarland and our organization has enjoyed celebrating and promoting your Village's unique natural resources. For example, Madison Audubon hosts a regular, very well-attended field trip to enjoy the early spring migrant birds at Lower Mud Lake. Our trip begins at Lewis Park and we walk along the paths on the north part of the lake to enjoy the diversity of birds that are attracted to this lake when it thaws, which is among the earliest in the area. It is a very special and important place for migrant birds and the people who enjoy them.

I am concerned with some of the project options that propose potential development of courts, a parking area, or future ice close to the lake edge. This area provides both extremely valuable habitat for birds and a buffer from human disturbance for birds using the open water. In my opinion, there seem to be significantly better plan options available that will provide the recreational opportunities this pickleball project is meant to, but without causing undue harm to the ecological, aesthetic, or passive recreational value of Lewis Park and the lake.

Please feel free to reach out to me with any questions. Thank you for your consideration of my comments.

Regards,
Matt Reetz

Aimee Irwin

From: Matt Schuenke
Sent: Wednesday, September 23, 2020 9:15 AM
To: Aimee Irwin
Subject: FW: Pickleball courts

Follow Up Flag: Follow up
Flag Status: Flagged

From: Miller Family <millers53558@gmail.com>
Sent: Tuesday, September 22, 2020 9:44 PM
To: Matt Schuenke <Matt.Schuenke@mcfarland.wi.us>
Subject: Pickleball courts

I think the costs of the courts are high especially the siggellkow park courts. I can't believe the usage will exceed the courts. How many people in the village wants the courts. I think the courts are a waste of our taxpayer taxes. Please impose users fees for the courts. Please rethink the court especially the over 600000 price tag for Siggellkow park

This are is so busy. It is hard to get onto Siggellkow red from valley now. It will be worst with the courts. There will be so much green space gone if you put the courts At Siggellkow park.

Denise Miller

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Aimee Irwin

From: Matt Schuenke
Sent: Wednesday, September 23, 2020 9:12 AM
To: Aimee Irwin
Subject: FW: RUSTIC WAY NEIGHBORS - Fwd: - News & Announcements - Village of McFarland, WI

Follow Up Flag: Follow up
Flag Status: Flagged

From: Mary Winter <mjwinter@charter.net>
Sent: Tuesday, September 22, 2020 10:13 PM
To: Matt Schuenke <Matt.Schuenke@mcfarland.wi.us>
Subject: Fwd: RUSTIC WAY NEIGHBORS - Fwd: - News & Announcements - Village of McFarland, WI

To: Matt Schuenke, regarding public hearing about Pickleball courts this Thursday evening.
Thank you for sending the proposals.

My concerns with the proposed Pickleball courts in Siggelkow Park are:

1. We love our green space park and use it freely and often, as is. We built and bought our homes in a wooded neighborhood for peace and quiet: Not to hear pickleballs in league play morning and evening.
2. Pickleball is played generally with doubles. 4 players to a court with others rotating in. The parking they have allotted would be way too small for the number of courts.
3. The parking lot enters and exits onto Valley drive, which connects to Siggelkow, and is a very busy 4 way corner. The block between Siggelkow and Rustic Way (not Rustling way, as stated on the diagram) is already a very short block. An entrance to a parking lot between Siggelkow and Rustic Way would be very hazardous.
4. A proposed camp-style bathroom located on this corner, as mentioned above, is almost laughable, if it weren't part of a proposal. This is the entrance to our neighborhood! This is not acceptable!
5. The budget for this park is double that of Lewis Park.
6. I play Pickleball. It would be nice to have courts in McFarland. While I'm not as familiar with Lewis Park in recent years, I think that Lewis Park is a more centrally located area for Pickleball at half the cost of construction.

MaryWinter. 608-217-6999
5205 Rustic Way

Aimee Irwin

From: Matt Schuenke
Sent: Wednesday, September 23, 2020 8:43 AM
To: Aimee Irwin
Subject: FW: Proposed Pickle Ball Court at Siggelkow & Valley

Follow Up Flag: Follow up
Flag Status: Flagged

From: Mark Daspit <mark.daspit@gmail.com>
Sent: Wednesday, September 23, 2020 8:16 AM
To: Matt Schuenke <Matt.Schuenke@mcfarland.wi.us>
Subject: Proposed Pickle Ball Court at Siggelkow & Valley

Matt,

My name is Mark Daspit and I live at 5202 Rustic Way, just down the block from the proposed Pickle Ball Court.

I object to placing the pickle ball court.

The green space at the corner is the entrance to our very small neighborhood. Many of us built homes, or moved to this street, because of the peace and quiet. The inclusion of a pickle ball court will destroy that. The proposed pickle ball court will destroy that.

I honestly don't believe that the space is sufficient in size to place the necessary number of parking spaces and respite areas. Nor is it large enough to provide the necessary buffer for noise, especially for the houses just on the other side of the street.

The intersection of Siggelkow and Valley is already a treacherous proposition and is very difficult to get out of the neighborhood with vehicles on Siggelkow that routinely exceed the speed limit by up to 10 miles per hour. In order to ensure that the additional traffic in and out of the pickleball court can be safely accomplished off of Valley, it will necessarily require a stop light at the intersection which will require the cooperation of the City of Madison and cost upwards of half a million dollars, just for the traffic light. Has a traffic impact study even been considered???

The proposed camp-style bathroom is ludicrous. Again, this is the entrance to a small neighborhood and you plan on putting a blight as the crowning gem?

This proposed court is also on the border with Madison and would be "inviting" to Madisonians to use and "hang out" at.

Lewis Park is the more appropriate spot. It is well protected by McFarland and would be enjoyed by McFarland residents. The space is set further away from the homes, can accommodate the vehicle traffic, already has parking, and already has respite accommodations. Lewis park would be positioned to become a recreational destination within McFarland. Families can come and participate in numerous activities simultaneously. A parent can be playing pickle ball while their children are playing on the structure, ball diamond or volleyball court. The addition of a pickle ball court at Lewis Park would also be half the cost. We need to be more fiscally sound here in McFarland and stop spending money unnecessarily.

If you must place a pickle ball court in McFarland, at least do it in a spot that already has the infrastructure to support the endeavour and would be FOR McFarland residents.

Please read this objection into the record at the meeting tomorrow night.

Thank you!

Mark Daspit
5202 Rustic Way
608-347-8697

Aimee Irwin

From: Matt Schuenke
Sent: Wednesday, September 23, 2020 8:24 AM
To: Aimee Irwin
Subject: FW: pickleball!

Follow Up Flag: Follow up
Flag Status: Flagged

From: Meg Chin <meg@danchinhomes.com>
Sent: Wednesday, September 23, 2020 8:16 AM
To: Matt Schuenke <Matt.Schuenke@mcfarland.wi.us>
Cc: Dan Chin <dan@danchinhomes.com>
Subject: pickleball!

Hi Matt,

I hope you are well. We live on Hickory Lane - right around the corner from what I understand is one of the proposed sites for pickleball courts. I'm not super familiar with pickleball, so take that into consideration as I share my thoughts! I think that open area on Rustic Way is a great spot for something small - but I don't know how small pickleball stuff is? It's right on the trail, so I think bathrooms and a playground would be awesome there, but it seems like the space isn't big enough for a parking lot, pickleball courts, a playground, bathrooms, etc. without completely taking away from the beauty of the open space & nature. Stations for working out like there is on the Juniper Ridge Trail would be another suggestion for the space - but something that maintains the park/open feel would definitely be more of our preference coming from someone in the neighborhood.

I also in general think that's one of the entry points to McFarland... to me it seems odd that pickleball courts would be welcoming people to McFarland.

I'm curious what the push is for pickleball courts specifically - why that is being prioritized? Is that a highly desired activity here? I know there are a lot of different types of people that live in the Village and it's awesome to diversify and have many activities. It seems like pickleball could also align with the bache ball activities? Not sure if there's room there at all. I know that your jobs are challenging to figure out the long-term and short-term planning, and everyone has an opinion. I'm not clear about how this particular project fits into an overall strategy/vision for the Village.

I wanted to share my thoughts, and please let me know if you have any questions.

Thank you,
Meg

--
Meg Chin
Director, Operations

Dan Chin Homes

Inventure Realty Group

p: [\(608\) 620-4177](tel:6086204177) | [Facebook](#) | [Twitter](#) | [LinkedIn](#) | [Youtube](#) | danchinhomes.com

Aimee Irwin

From: Matt Schuenke
Sent: Wednesday, September 23, 2020 11:53 AM
To: Aimee Irwin
Subject: FW: Pickleball Courts in McFarland--Yay!!!

From: Jim and Bon Summers <summersfamily5@msn.com>
Sent: Wednesday, September 23, 2020 10:57 AM
To: Matt Schuenke <Matt.Schuenke@mcfarland.wi.us>
Subject: Pickleball Courts in McFarland--Yay!!!

Matt,

Thank you for sharing the information about the pickleball courts in McFarland with my friend Mary Psyk. Jim, my husband and I are very excited to have courts here! Following is a copy of the email I sent to Mary and a group of pickleball friends this morning.

Thanks for sharing the latest news on the pickleball courts, Mary!
Looking at the pros and cons of the two locations, I can see why it is difficult to choose one over the other. I'm just glad that we are getting courts in McFarland! If it's built by Siggelkow, only 4 courts to start and more later, but it might be delayed or not done at all due to lack of funds. I'm leaning towards Lewis Park, but don't like the fact that the hockey rink would be lost. Is the zoom meeting tonight? What time?

Bonnie

Thanks, Matt

Bonnie Summers

Chris Olson
6403 Lani Lane
McFarland, WI 53558

Sept. 20, 2020

To The Public Works Dept of McFarland WI

I received the notification of a public forum regarding planning for a pickleball court and potentially a splash pad at Lewis park. Due to work I likely will not be able to attend so I am writing to share my comments. I think adding these to this park is a grave mistake on the ecosystem. I am quite surprised that this is even being considered when there is a large wetlands next to the park. The park supports the local wildlife. There are often Sandhill cranes feasting in the park. It was not that long ago that Sandhill cranes were close to extinction and now it is more important to remove more green space, part of their habitat, for a pickleball court!!! Also, there are Eagles that fly over and hunt in the area, another species that was on the brink of extinction. Furthermore, the wildlife including turtles, frogs, snakes, waterfowl, songbirds, hawks, insects etc. in the wetlands rely on the park as a buffer from suburban exhaust and other pollutants. Adding a pickleball court and splashpad will add more motorists and pollutants to the wetland environment. Furthermore, adding more pavement in the park will decrease the water drainage and there will be more houses with flooding issues, which is already a problem for some homeowners, and potentially more flooding in the park itself. Other considerations regarding this plan at Lewis park is the neighborhood itself. Many people in this area are more at the retirement age. There are not as many young children within walking distance to enjoy the splash pad.

Looking at the finances of the project, I do not see funds for the maintenance of the pickleball court which will be important to consider due to trees around the court, young people hanging out, etc.

I mostly am concerned about the effects this will have on the wildlife ecosystem which we as humans have already destroyed and fragmented the habitat. I hope you will reconsider this proposal.

Thank you,



Chris Olson

Aimee Irwin

From: Matt Schuenke
Sent: Wednesday, September 23, 2020 2:48 PM
To: Aimee Irwin
Subject: FW: PB courts

-----Original Message-----

From: Nancy Walsh-Boeder <nwalshboeder@gmail.com>
Sent: Wednesday, September 23, 2020 2:45 PM
To: Matt Schuenke <Matt.Schuenke@mcfarland.wi.us>
Subject: PB courts

Hi Matt,

I am weighing in on the location of the pickle ball courts in McFarland. My preference would be the Sigglekow park for the new courts. I would hate to see the ice rink be eliminated from Lewis Park.

Thanks, Nancy Walsh-Boeder

Sent from my iPhone

September 20, 2020

I have lived in McFarland for 44 years, moving here in 1976 when I was in the 8th grade. In 1997 I purchased a home on Iani Lane near Lewis Park. Growing up I used the park often to play basketball and tennis with my father and friends. I also ice skated and watched kids play hockey. Over the years numerous young children have played soccer and baseball in this park and used the playground equipment. In the summer an activity I enjoyed was flying kites. Recently I started flying them again. The breeze from the lake and the large area are perfect for this. People out walking enjoy seeing the different kites I fly and have commented on them.

I have observed other people using the park for aerobic exercise classes, playing volleyball and Frisbee. Many people walk their dogs through the park; it is the perfect place to relax at a picnic table or on a blanket with your family and view the lake from the observation bridge.

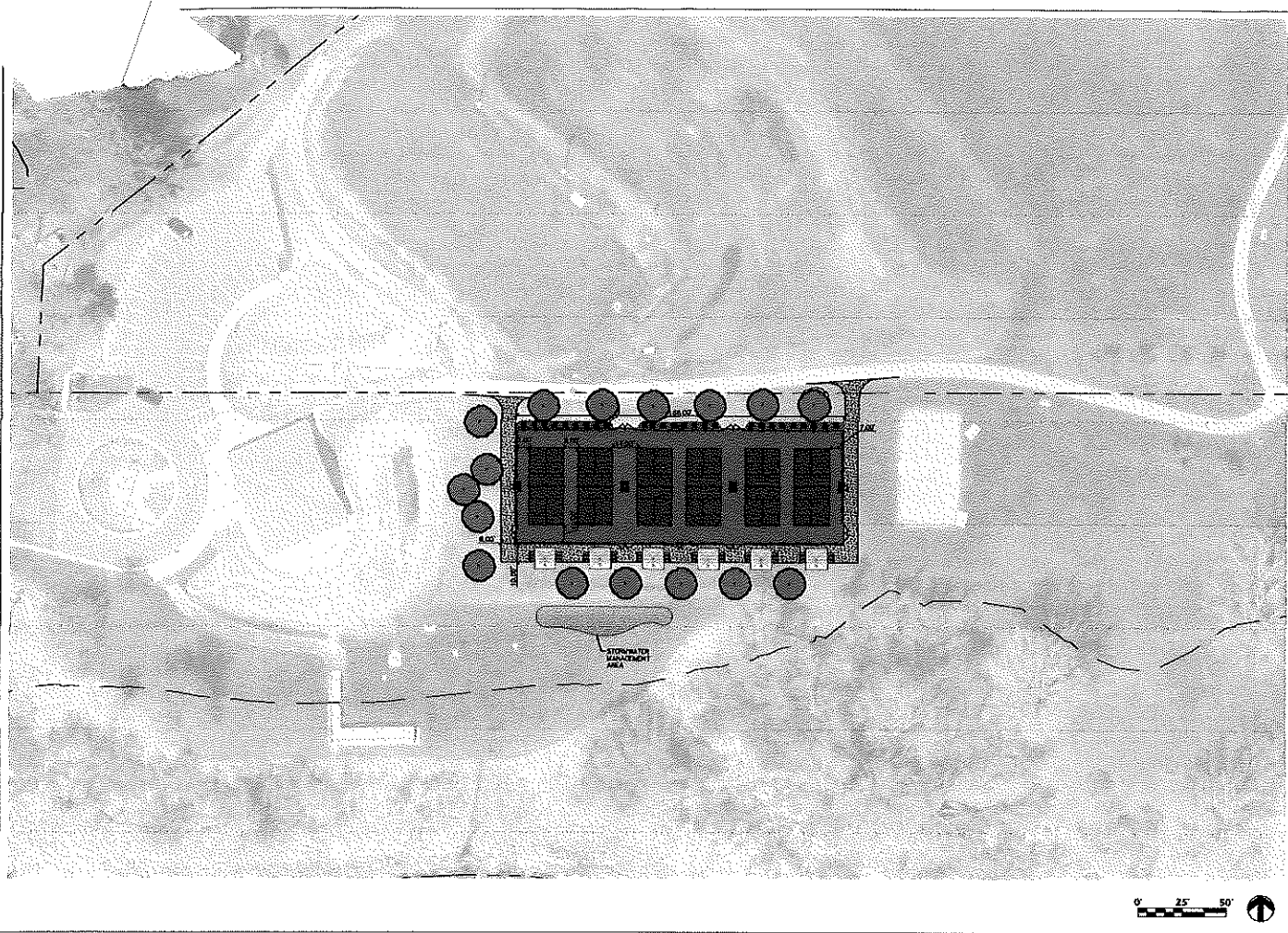
In the early morning hours I have gone for walks through the park for exercise; I have seen various wildlife including geese, herons, purple martin birds, and rabbits, along with frogs and toads. For these reasons I feel this green space should be left the way it is.

I would be very disappointed to see the entire park used for pickleball courts, parking and a pool area. If you do decide to use Lewis Park for this project I would prefer the option I have enclosed with this letter. Otherwise the Siggelkow Road Park is the location I would suggest.

Village resident,

A handwritten signature in cursive script that reads "John Buhn". The signature is written in dark ink and is positioned to the right of the typed name "John Buhn".

File: A:\2020\20\011\McFarland Pickleball Facility\Concept Plan.dwg, User: jlp, Date: Monday, May 18, 2020, 1:12:50pm



0' 25' 50'



McFARLAND PICKLEBALL FACILITY
CONCEPT PLAN
McFARLAND, WI

Drawn By: **LEWIS PARK**

Revisions:

Project #:	20.011
Drawn For:	Review
Date:	3/10/2020

Sheet Number
C101
Page 19 of 50

Aimee Irwin

From: mkarls2@charter.net
Sent: Thursday, September 24, 2020 7:31 AM
To: Public Works
Subject: Pickleball proposal feedback

This letter was previously sent to Matt Schuenke as indicated on the website, however in reading the notice we received in the mail, I am also sending it to this email address. If you are able to confirm receipt of this, I would appreciate it.

Mr. Schuenke and the Village Parks Committee,

We are writing to express our strong opposition regarding the proposal to use the Sigglekow Road Park as a potential location for pickleball courts.

As residents of Rustic Way, the Sigglekow Road Park is our direct neighbor, which has allowed our family the opportunity to directly view the usage this park gets in its current state. The *McFarland 2020-2030 Strategic Plan* which states, "support the development of active and passive recreational amenities that appeal to **ALL** age groups and abilities," is a perfect statement to define the current use of this park. We have truly enjoyed watching all of the creative ways this park gets used daily by people of all ages and abilities. Defining this park by developing pickleball courts limits its usage by the many people who enjoy the flexibility this park offers.

I would like to take this opportunity to add a few of the concerns we have about Pickleball courts being installed in the Sigglekow Road Park Location.

- The current green space is not a very large footprint. The original proposed plan called for the development of 8 courts and would eliminate open green space. It seems that when you consider the space necessary for the updated 4 court plan, the green space will be gone. This park is unique because of the green space.
- The proposed plan also leads to safety concerns. Putting a parking lot in with access on Valley Drive would impede the safe pedestrian, bicycle, and vehicle traffic on this heavily used street. It may also contribute to already increasing safety concerns pulling onto Sigglekow Road from Valley Drive.
- The strategic plan lists "supporting amenities as applicable." We would hope this would be further explained prior to decisions being made. The proposed plan calls for pickleball courts, a parking lot, a bathroom house, a hiking path, and a playground with supporting infrastructure of sewer and electricity but the plan lacks a detailed timeline on if or when these amenities would be implemented.
- Developing this park through the proposal will have an impact on the environment. Prior to passing this proposal, an environmental impact study should be done. There is already a history of flooding on Valley Drive and the south end of Rustic way during heavy rain and the spring thaw. By removing the greenspace which currently serves to absorb rainwater and runoff from the hill and replacing it with pavement (or other impervious surfaces) would further lead to runoff overwhelming the streets in this area. There is also active wild life in this park to include deer, turkey, geese, fox, eagles, hawks, and owls. Taking away the green space and increasing the noise pickleball courts generate will impact the animals which live in the park.

- What is the proposal for lighting the pickleball courts and parking area? If lighting is installed, will it be directed away from the residences on Rustic Way and the north end of Valley Drive. How will the houses which are neighboring the park be insulated from the excess noise and for this proposal?
- Has there been interest from the community in creating Pickleball Courts, or was this idea generated from a "revenue gaining" lens? We have viewed some of the previous meetings, and heard talk of the ability to gain revenue from hosting tournaments, but there was never any mention that pickleball courts are something that community members are requesting. Is there a need being generated from within the community?
- The development of this park and the impact it will have on our neighborhood is significant. Part of the planning process should have included transparent information to us and our neighbors. It was disheartening to hear the committee's discussion about not seeking our input until a vote was going to be conducted. That discussion is not representative of what we expect from committee members.

The Siggelkow Road Park is a multiple-use neighborhood park which is an asset to the Village of McFarland in its current condition. Paving it over and turning it into an asphalt and concrete jungle severely limits the multi-use purpose of this park. In the months since COVID-19 quarantining has been a part of our lives, it has been a bright spot to see people enjoying something as simple as a large open green space that meets so many people's needs.

In a time when financial struggles are weighing heavily on many families and our community, passing this proposal to spend a significant amount of money in a park embedded in a neighborhood which does not support it is not appropriate.

We strongly encourage the committee members to vote against funding and developing the Siggelkow Road Park into a park defined by pickleball courts.

Thank you.

Jessica and Matt Karls
5007 Rustic Way

Aimee Irwin

From: Matt Schuenke
Sent: Thursday, September 24, 2020 1:13 PM
To: Aimee Irwin
Subject: FW: Pickleball

-----Original Message-----

From: John Thomas <pjaytee@gmail.com>
Sent: Thursday, September 24, 2020 12:29 PM
To: Matt Schuenke <Matt.Schuenke@mcfarland.wi.us>
Cc: Justin Rupert <justin.rupert@mcfarland.wi.us>
Subject: Pickleball

Matt and Justin,

I truly believe that the addition of Pickleball courts in McFarland will be welcomed and used by not only our residents but visitors as well. Having learned and played this game in Florida for the last several winters, I have seen a huge growth in the popularity of this sport. This is a game that appeals not only to the Seniors, but youngsters as well. I totally concur and recommend that McFarland pursue adding a number of courts that will enhance our already beautiful parks.

My suggestion is to place the courts in a location as far from residences as possible. The sound of a hard plastic ball being struck by a wood paddle has a much higher decibel value than a tennis ball struck by a strung racquet. Neighborhood complaints of excessive Pickleball noise have been covered in depth by the media in Florida. The city of Port Charlotte had a neighborhood issue that eventually caused the city to pursue noise dampening options.

John & Judy Thomas

Sent from my iPad

From: [Kelly Maly](#)
To: [Matt Schuenke](#)
Subject: Pickle Ball courts
Date: Thursday, September 24, 2020 3:14:06 PM

Hello Matt,

I'm getting in touch regarding the proposed pickle ball court siting. I'm resending my message from February below. I would state that I am now one of those community members that plays pickle ball and I still oppose putting it at Siggelkow Park.

Additionally, I would add the following. The first is that as we have experienced the quarantining during COVID, it is even more clear how much we need green space nearby for the well-being of our residents. There is regular activity at Siggelkow park with kids/families running and playing, sports training, flying a kite and residents of all ages sitting outside in a space that allows for appropriate social distancing. It's good to see people being active and safe. That all goes away if that area gets paved/turned into courts. It's no longer multi-use.

Of great concern and perhaps part of the preliminary research should be the run-off that accompanies the courts and parking lot. This is not a good place to add impervious surfaces. Not only would you have the normal calculated run off from that pavement added to the sewer system, you would lose the absorption that area provides for the runoff coming down the hill. With recent vegetative clean up there, there is already faster water movement on that plane. Valley Drive itself has a history of flooding. Adding additional runoff would only exacerbate the problem a couple blocks down. Shifting the runoff to a high traffic street like Siggelkow is less than ideal, especially creating issue at an already difficult crosswalk. Pushing the water down the quieter stretch of Rustic Way would make the most sense, but essentially is just the long way to Valley since that's where that water travels to eventually.

It doesn't make sense to turn a multiple use- walkable neighborhood park into a drive to destination park. If the likely users are going to drive anyway, it would make more sense to include pickleball in the new Community Park. Furthermore, if this is likely to be a larger number of courts that are then going to be part of the Capital Area Pickleball Association, for example, it would be far better to allow those people to drive in from Hwy AB rather than adding traffic/congestion at an already busy intersection. Then it's a place to hold a tournament, providing great opportunities for many people, but not bringing disruptions with it. An alternative would be to move all the soccer fields to the new park thereby opening up William McFarland Park for more varied uses. That would put pickleball and bocce ball in the same location for example.

When considering the safety, environmental impact, need for multi-purpose walkable parks and growing importance for identifying the village as a separate entity from Madison, the Siggelkow Park location is not a place for courts, parking and bathrooms. There are other, better options.

Thank you for your consideration.

-Kelly Maly

5101 Rustic Way

Kelly Maly

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Staying smaller to serve you Better

From: Kelly Maly

Sent: Wednesday, February 19, 2020 12:36 PM

To: sayer.larson@mcfarland.wi.us

Cc: Matt Schuenke <Matt.Schuenke@mcfarland.wi.us>

Subject: Pickle ball

Hello Superintendent Larson,

I am encouraged to hear that the village is looking to move forward with pickle ball courts. As there has been increasing participation, this sounds like a nice addition for our community members.

If I understand correctly, one of the sites being considered is Siggelkow Road Park. I don't think this is a good location for pickleball or ANY ball sport related development. With the amount and speed of traffic coming down the hill eastbound and increasing pedestrian traffic crossing Siggelkow, I see large safety concerns. I would express caution with any development that is going to create driver distraction and/or reduce driver/pedestrian visibility in that corridor.

I would suggest that there is value in keeping that an open space and an introduction to McFarland, separating it from Madison. As there is growth in both communities, it is helpful in maintaining separate identities. Perhaps further branding would be appropriate.

With that said, if this space needs to be developed further, perhaps it would be a space that has some potential for the special needs community. It would depend on how much space is desired and what kinds of structures the park department has in mind. Safety is still first and foremost, but something to consider.

Thanks for your consideration,

-Kelly Maly

Kelly Maly

From: [Joe Rademacher](#)
To: [Cassandra Suettinger](#)
Cc: [Sayer Larson](#); [Matt Schuenke](#); [Clair Utter](#); [Carolyn Clow](#); birdwise@charter.net
Subject: Pickleball in Lewis Park.
Date: Thursday, September 24, 2020 3:24:52 PM

To whom it may concern,

Regarding a proposed pickleball area in Lewis Park;

1. I live on the corner of Lewis and Lani Lane. In talking to neighbors we find no one we know in our neighborhood is in favor of this project because of,
 - a. Lights in the nights/evenings
 - b. Noise in and around the courts
 - c. Additional litter and waste in the area
 - d. Will the pavilion be open for bathrooms in the evenings [who will monitor]?
 - e. Additional traffic in the evenings
 - f. Reduced property values
2. Is there a proved pent up need for 6 pickleball courts in McFarland?
3. Recently the city had a Lewis Park Pavilion/Ice rink project that ran seriously over budget, and left the west end of the park a poorly drained swampy mess. The ice rinks have been nearly unusable since. It appears the village did not have its own project manager overseeing the contractors, and any change orders did not have a proper authorization procedure. I believe any grant monies are required to be monitored for proper use by law.
4. Several years ago there was a playground system build in the north east corner of Lewis Park. There were no provisions for bathrooms, parking or paved walkways involved in this ¼ million dollar effort. This equipment is seldom used. What assurances are there that the 6 pickleball courts will be used?
5. There are tennis courts in town that are not used to capacity. In the "What is Pickleball" brochure included in the reading material regarding this project there was a statement that tennis courts can be re-purposed to be used for pickleball. Has the thought of re-working and promoting one or two of these courts been investigated or proposed to see if there is a demand for these types of facilities?
6. There had been tennis courts in Lewis Park in the past, but they were difficult to maintain because of the soil conditions. The same will apply to the pickleball ball courts necessitating more expensive construction.

Respectivly submitted

Joe Rademacher
6225 Lani Lane
McFarland WI 53558
608-577-7757

From: [Bob Dombroski](#)
To: [Matt Schuenke](#)
Subject: Proposed Pickleball Courts in Lewis Park
Date: Thursday, September 24, 2020 3:36:04 PM

Dear Mr. Schuenke,

We would like to express our serious concern over the proposed location of Pickleball courts in Lewis Park. Lewis Park is a unique environmental space which includes Lower Mud Lake, wetlands, and a beautiful and well-utilized green space. We have lived on Lani Lane for over 51 years and have come to appreciate this treasure which is part of the McFarland parks system. We marvel at how wildlife, such as sandhill cranes, deer, and many species of songbirds have made this space their home. This is evidenced by McFarland's designation as a Bird City as well as Madison Audubon Society's annual field trips to the park. Pickleball courts and splash pads are not in keeping with sustainability of the unique space and the environmental ethic for which the park was established.

We plan to participate in the Zoom meeting on September 24, 2020.

Carol & Bob Dombroski
6322 Lani Lane
McFarland, WI

From: [J&BFischer](#)
To: [Matt Schuenke](#)
Subject: Comment on pickleball project
Date: Thursday, September 24, 2020 3:42:10 PM

Hi Matt,

We will not be able to attend the McFarland Parks, Recreation and Natural Resources Committee meeting this evening, but we would like to comment on the siting choices for the pickleball project.

We do not believe that the Siggelkow Road Park is a viable option for the pickleball project. Here are our comments:

1. Siggelkow Park is a small green space on a very busy road. This green space is used by younger children for soccer game practices, baseball batting/catching, or a family badminton game. In other words, this is a flexible space for family fun with younger children.
2. There are no bathroom facilities at Siggelkow Park, and there is no need to spend the money to put them there because Lewis Park has facilities that were recently updated. Lewis Park also has space for a pickleball court. Because Siggelkow Park is a small space, there isn't much room to put the court(s) and bathroom facilities there.
3. There is no parking at Siggelkow Park other than on surrounding streets, and if a parking lot were to be placed at the Siggelkow Road Park, there would be little space left for the pickleball court(s) and needed facilities.
4. Finally, Siggelkow Road is a very busy road, and we worry about slowing traffic and the potential need for people to park on Valley Drive. The intersection of Valley Drive and Siggelkow Road is an extremely busy intersection, so slowing traffic in that area – coupled with pedestrians – could be a dangerous situation.

We recommend that any pickleball facility be placed at Lewis Park – or over near the ice rink on Marsh Road, which is not a busy road and where there is plenty of parking and bathroom facilities.

Thanks, Matt.

Jayne and Bruce Fischer
5209 Falling Leaves Lane
McFarland, WI 53558
(608-838-6116)

Sent from [Mail](#) for Windows 10

From: [Randy Lansing](#)
To: [Matt Schuenke](#)
Subject: Pickleball
Date: Thursday, September 24, 2020 4:48:31 PM

> Matt,

>

> As you probably are aware Pickleball is the fastest growing sport in the US. My wife Pam and I enjoy playing Pickleball and give our complete support to building courts in McFarland. We would be happy to help in anyway that we can. Please let us know if you need anything.

>

> Randy & Pam Lansing

> 608-201-4594

>

From: [Jackie Burger](#)
To: [Matt Schuenke](#)
Subject: Pickleball Court Recommendation
Date: Thursday, September 24, 2020 5:11:58 PM

Dear Matt,

I strongly recommend that the Pickleball Court be located at the McFarland Siggelkow Road Park for the following reasons:

- Lewis Park is surrounded by neighborhood streets. Therefore, access to the courts would make more sense if traffic from various communities would travel on Siggelkow Road.
- At present, Lewis Park is a green space that is enjoyed by persons of all ages and a variety of wildlife. Even during the time of Covid, small and large groups (socially distanced) have utilized the park daily for a myriad of purposes. Environmentally, it would not make sense to add further cemented areas that could affect the marsh and Mud Lake.
- As a neighbor of the park, I have witnessed full usage of the park. When permitted, the playground and shelter house have been in constant use. The sports areas such as the volleyball court, baseball diamond, hockey rink and public skating area have also been very busy.
- Since the park has just been improved, it would not make financial sense to spend taxpayers' money in revamping the area so soon.

Matt, I have searched several websites to find copies of the Open Space Plan 2019-2023 and the 2020-2030 McFarland Strategic Plan. I would really appreciate it if you would let me know where I can access these.

Thank you,
Jackie Burger

From: [Katie Kurtz](#)
To: [Matt Schuenke](#)
Subject: In Support of the Pickleball Courts
Date: Thursday, September 24, 2020 6:10:32 PM

My husband and I are very excited about the prospect of having pickleball courts in McFarland and support either option.

If we had to choose, we'd pick the Lewis Park option because it's less expensive. I'd also ask if bleachers are really needed - that seems like an expense that can be eliminated.

Feel free to email if you have any questions. Thanks for all that you do!

Katie Kurtz

From: corytkessenich@gmail.com
To: [Matt Schuenke](#); [Carolyn Clow](#)
Subject: Pickleball comments- Technical Issue during meeting
Date: Thursday, September 24, 2020 9:23:09 PM

Hi Matt and Carolyn,

I'm sorry about my technical issue tonight. When I tried calling in, the number didn't work. I'm hoping I can still provide a few comments and you are still able to disperse them to the committee.

My concern is with the proposed Lewis Park option. I am a board member for McFarland Youth Hockey and an avid user of the Lewis Park Rink when conditions permit. I would like to advocate for the rink. Many of our skaters got their start at Lewis. It provides a fun and safe environment for kids to play a winter sport, for free. Community members of all ages use the rink for both recreational skating and hockey.

I'd hate to see our community disrupt one of the few outdoor winter activities it currently supports. I think the rink is one of our busiest amenities when conditions are good. One of the biggest problems with low numbers in recent years has been lack of maintenance. In addition, the new building hasn't been open to use as a warming house. There's no benches or picnic table to put on skates. The new lighting is poor. I'm not sure why this has happened, but it coincides with the new shelter being installed and the rink being moved. I'm confident with better upkeep you'd see the number of people using the rinks return to what it used to be when it was in its previous location and be able to get a longer season out of it. Lewis should not be considered an option for pickleball if it comes at expense of the rink, temporarily or permanently. Why is the village considering removing one amenity to satisfy another? Can't we have both? McFarland has a long history with the rink at Lewis. It used to be a community staple. There was operating concession stand, a place for gathering, and a venue for winter events. Let's utilize what we already have and continue to support activities in all seasons. Pickleball would be a great addition to our village, but we must find another site.

McFarland Youth Hockey is willing to partner with the village to provide a safe and fun skating experience for our community, now and in the future. We have a few ideas of how we can help and planned on reaching out to the public works department this season to create a better plan for maintenance. Hopefully it won't be too late!

Thanks,

Cory Kessenich
6082195531
5807 Glenway St.
McFarland, WI

From: [Andy Paulios](#)
To: [Matt Schuenke](#)
Subject: Lewis Park Ice Rink
Date: Thursday, September 24, 2020 9:58:22 PM

Hi Matt,

My apologies that this is late. I just wanted to reach out formally on behalf of the McFarland Youth Hockey Association (MYHA) and express our concern about possible impacts to outdoor skating/hockey at Lewis Park. I believe some of our members attended the meeting tonight and expressed similar concerns but I just wanted to provide written comment on the record that MYHA values the rink and the opportunity for safe, healthy physical exercise outdoors in the winter - especially during COVID.

I will reach out to the Parks folks personally but MYHA would strongly encourage the Village to embrace outdoor skating as an important parks priority for the Village moving forward. MYHA members are willing to assist Parks staff with maintenance of the rink if that helps improve the quality of the experience for Village residents and makes the rink a more viable option for the Village moving forward.

Hockey and ice skating are very popular activities in the Village. Our youth association has more skaters per capita than most associations in Dane County and hasn't declined even during a global pandemic. Our hope is that the Village can prioritize hockey and skating on the same level with other outdoor activities currently being proposed.

Respectfully,

Andy Paulios
MYHA President

From: [Cassandra Suettinger](#)
To: [Matt Schuenke](#)
Subject: FW: Public Comment on Pickle Ball courts
Date: Friday, September 25, 2020 9:36:01 AM

I don't know if you want to hold this until it comes forward or how you want to handle this. I responded that I would forward it on.

Cassandra

From: David Rowe <muskyduck@hotmail.com>
Sent: Friday, September 25, 2020 7:27 AM
To: Cassandra Suettinger <Cassandra.Suettinger@mcfarland.wi.us>
Subject: Public Comment on Pickle Ball courts

To McFarland Village Board,

I am strongly opposed to the placement of the proposed pickle ball courts at Lewis Park.

My family and I, including our 8-year-old and 10-year-old sons, are regular users of Lewis Park. We use the green spaces for recreation and sports activities, the playground, and the ice rinks in the winter. We also walk through the park regularly and enjoy watching the wildlife and especially the waterfowl on the lake.

The loss of the ice rinks is the greatest concern for me. Both of our sons play hockey and we use the ice rinks a lot in the winter when they are useable. Having a park with an ice rink that we can walk to is something we really love about our neighborhood.

I also feel that because of the location of Lewis Park being on the water and having so many users birdwatching and appreciating the natural scenic beauty of the park, building a development that takes away from that element of the park is unwise. Not every park can have every amenity and activity. Please consider activities that are consistent with the park's setting and best uses and not just taking advantage of the existing restrooms to save money.

Listening to the other public comment last night I was also struck by the fact that this is not a development or activity that was called out in the Village's Master plan for Lewis Park. If you aren't going to follow the master plans in why have we paid for the development of them?

Thank you for consideration of my comments.

David Rowe
6312 Sighting Rd
McFarland

From: mrux@charter.net
To: [Matt Schuenke](#)
Subject: Pickleball Court Comments
Date: Friday, September 25, 2020 11:20:58 AM

Hello,

I viewed last night's meeting. Thank you for the helpful explanation. I appreciate your time and effort. I have the following comments to add based on what I saw and heard from other residents last evening.

I agree that Pickleball is a welcomed sport to the area.

One enthusiast who spoke seemed to say most matches would be in the AM hours due to heat. It seems there are few courts in the surrounding area so I think there will be more activity that will increase the 'lighted' hours as well as parking. If you build it they will come so I don't feel the use of the courts should be under-estimated. It is also a sport for all ages not just seniors so again, I expect there will be more activity on the courts once it's known they are available.

Has the committee considered repurposing and existing building/outdoor location? Take something ugly or seldom used and turn it into a repurposed resource. I don't believe something new has to be built for all activities. There doesn't need to be pavement and concrete taking more green space. People like McFarland for it natural settings not concrete jungles.

Is Pickleball only an outdoor sport? Should a location be considered that addresses indoor and outdoor to make it a year round activity? Again, consider repurposing and existing location.

I **do not** want the courts at Lewis Park. I concur with the comments from residents directly affected. The park should be left in a natural state not muddled with more traffic and noise. I hear the hockey pucks during the winter months and I live at the end of the block. Hockey is giving kids something to do and a few hockey pucks during limited winter months and weather is not a problem. Waterfowl and many birds migrate so that noise doesn't affect them. The rest of the year is a different story. Why add the noise and traffic to an area people enjoy for the solitude and natural setting not to mention the affects on the wildlife.

I also understand the concerns of residents on Siggelkow Rd. Noise, traffic, etc. Do the citizens in that area want or need the park to have other amenities? Have they been asked?

It seems neither location is the answer. Maybe the park in the annexed section needs to be considered or an area away from residences and wildlife areas.

Any location needs to consider the needs and effect on neighboring tax-paying citizens who are paying the bill.

Thanks,

Mary Rux
5304 Marsh Woods Dr

From: [Tom Blau](#)
To: [Matt Schuenke](#)
Subject: Pickle ball location update
Date: Friday, September 25, 2020 11:31:41 AM

Hi Matt,

I was at the meeting last night and was the second speaker from the village hall room. My name is Tom Blau and I live at 5412 Calico Court. After listening to a number of community members explain why they didn't want pickle ball in their backyards I really got to wondering about my backyard. As you may know from my address I back up to the ice arena and soccer fields. I think a great location for the pickle ball courts would be where the existing skate park is. There is more than enough room for two banks of 3 quarts for a total of six. The existing skate park is in disrepair. One of the ramps has a hole in it which is a danger to the people who use that either on scooters or skateboards. All of the amenities are already there. Parking lot, shelter, bathrooms. It is also located right next to the bocce ball courts. Pickle ball is really popular among seniors. Having both bocce ball and pick up all in one location would be great. There would be no neighbors complaining of it being too loud because really there are no neighbors. I feel strongly against the idea of lights. Lights are definitely not needed for pickle ball courts. By moving the pickle ball courts to William McFarland park at the location of the existing skateboard park you could easily move that over to Lewis Park. This takes up much less space. There would be no noise comparable to the noise that pickle ball would make. Anybody who would argue that a skate park is bad for a community is basing that basically off of stereotypes. I take my dog for a walk every day by the skate park. The kids and teenagers and even some adults that are there are always very friendly. I will often ask them what the new move is they're working on and they'll gladly show me. I do feel bad for neighbors not wanting a pickle ball court right in their backyard. I think I would feel the same if the community were to want to put a pickle ball court where the existing small soccer fields are right behind my house that would be too close. There is however a great alternative at the skate park which desperately needs to be replaced anyway.

I would love to hear your thoughts on this and whether this location was ever considered?

Tom Blau

Sent from my iPhone

From: [Elizabeth Stetenfeld](#)
To: [Matt Schuenke](#)
Subject: Feedback on Proposed Development at Siggelkow Park
Date: Friday, October 2, 2020 9:05:57 PM

Hello Matt:

I'm writing in regard to the proposed pickleball courts installation at the corner of Siggelkow Road and Valley Drive. I am not happy about this development; it actually saddens me. This park, Siggelkow Park, is a valuable small patch of undeveloped land surrounded by established neighborhood properties and extensive new development. It seems like a significant mistake and a shame to further develop this green space, which is so valuable to our community.

I live just up the road from the park, on Rustling Oaks Lane. I truly support just about every other aspect of the Outdoor Recreation/Open Space Plan for Siggelkow park, (except the athletic field):

- a. Provide plan for development as a passive area
- b. Landscape the flat section: garden areas with corner entryway emphasis
- c. Develop hiking trails through the wooded sections with benches
- d. Implement Indian Mound Policy for this park
- e. Explore the idea of establishing a community garden ~~and athletic field~~ (an active athletic field would be a mistake)
- f. Add park benches, picnic tables, and kiosk

Awesome! But, the idea of adding a parking lot, pickleball courts, athletic field, and significant playground equipment worries me. Here are some of the reasons:

- How many households in the area are aware that this might happen? I predict that a large number of people don't even know. When they find out, many may be upset by this development. **At the very least**, I recommend circulating a survey to folks who live within a mile of the park.
- Do we really want to add traffic to the corner of Siggelkow and Valley Drive? It's already many accidents waiting to happen because of the extreme speed of people driving on Siggelkow Road. Frankly, the turnoff onto Valley, and into the relative calm of the neighborhood helps to slow down some of this traffic. If you add a parking lot and people driving in and out of that busy intersection, you're likely to see a significant increase in accidents and near accidents.
- Can we not have a park in McFarland that is entirely passive recreation—hiking options, gardening, walking, kite-flying, etc., without the need to add structures, competition, and parking lots? If not, this truly saddens me.
- The "two options" (are there not more options?) for adding pickleball courts include Siggelkow Park and Lewis Park. The cost to do it at Siggelkow Park (\$655,630.29) is more than double what it would be at Lewis Park (\$301,424.85). Lewis Park is a dedicated athletic

activity park. Doesn't it make more sense to add it there?

- You can achieve “provision of areas and facilities for those varying in physical abilities that can support lifetime recreational exercise activities” and “support the development of active and passive recreational amenities that appeal to all age groups and abilities” in this park, simply by going through with most elements of “a” through “f” above. Passive recreation is an important element of health—for people of all ages and abilities.
- Court lights? Bleachers? Asphalt pavement? This is really, really sad.

Please consider avoiding this development in a peaceful, greenspace area.

Thank you,
Betsy Stetenfeld
Long-time village resident

From: [Terry Kramer](#)
To: [Matt Schuenke](#)
Subject: Pickleball in McFarland! Yea!
Date: Monday, October 5, 2020 2:26:09 PM

Hi Matt,

I am an avid pickleball player of five years, live in McFarland and am very happy to know that there is support for building dedicated pickleball courts in McFarland. I was present via Zoom at the input meeting on September 24. The intention of this email is to go on record in support of building the courts, and offer a couple of points related to construction. I typically travel to Garner park, Oregon, Stoughton, or Sun Prairie to play. (pre pandemic) It would be great to have the opportunity to play in my "backyard". The Siggelkow park location seems a little "tight" in terms of size, proximity to residences, and traffic, my personal opinion is that the Lewis park location is a better fit. As courts have been constructed in the area recently, I have seen a couple of issues that should be addressed if/when McFarland constructs pickleball courts. 1. The Taylor Memorial Park courts on Hwy. Q outside Middleton have a severe degree of slope that should probably not be replicated in any future pickleball court constructions anywhere! 2. Adequate distance from fence to baselines is important as a safety feature. Ten feet seems appropriate, nothing less. 3. Garner and Stoughton have fences that keep balls from rolling into adjacent courts during play, a good feature. 4. Wind screens are extremely helpful in mitigating higher wind conditions. Thanks for reading this, and if I may ask one question- How can I and others best stay updated on progress and decisions regarding court constructions for McFarland? Thanks, Terry Kramer, 5906 Juniper Ridge, McFarland, WI

10/5/2020

TO: Matt Schuenke, Village Administrator
Parks, Recreation & Natural Resources Committee

FROM: Roger & Sue Richards
6325 Lani Lane

We are writing to you to share our concerns about adding pickleball courts in Lewis Park.

At the 9/24/20 meeting, it was indicated that the courts would be 160 feet "give or take a few" to the houses. Since our house is probably the 2nd closest to the indicated spot for the courts, we went out and measured. If put where indicated on the Full Site Map, it looks like the edge of the courts would be about 15 yards from our lot line. Since our living room is 28 yards from our fence, the distance from our house to the courts would be only 43 yards (or 129 feet).

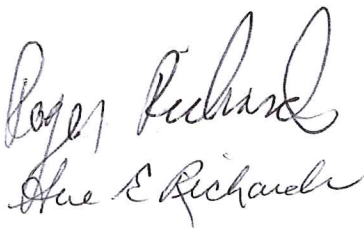
One gentleman at the meeting mentioned knowing about several lawsuits in other communities, so we did some research online regarding the noise that we (and a lot of our neighbors) are concerned with. We have attached a couple examples of what we found. The acousticalnoise.com recommendation is that if you plan to put courts within 500 to 600 feet of residential properties, you should probably have it reviewed by an acoustical engineer during the site selection to avoid choosing a site that is expensive to mitigate, results in unexpected limitations on court use, or leads to ongoing disputes with neighbors.

McFarland currently has wonderful wildlife in Lewis Park. Residents can enjoy the Sandhill Cranes, swans, geese, deer, etc. —and even large numbers of pelicans and other species during migration times. It would be a shame for McFarland to lose this green space to asphalt, fencing and lights.

Also, if the pickleball courts were put in Lewis Park, we would lose either the hockey or family skating rink. We feel that 2 rinks are needed to avoid young children getting hit by hockey pucks & hockey sticks.

We feel that a better place to put the courts would be Wm. McFarland Park which is already a sports complex with ample parking & no traffic congestion.

Thank you for listening to our concerns.



The block contains two handwritten signatures. The top signature is 'Roger Richards' in a cursive script. Below it is the signature 'Sue E Richards', also in cursive.

from Neighbors?

by [Lance Willis](#)

Posted on [April 25, 2018](#)

Pickleball is a game played with a paddle and ball on a converted tennis court or dedicated asphalt pad. It has become very popular in retirement resort communities and other recreation centers.



Unfortunately, some developers of pickleball courts have not adequately addressed the sound produced by the impact of the hard paddle and ball which creates a sharp pop. This has led to controversy between facility owners and neighbors when new pickleball courts are planned.

Here in Arizona and elsewhere we have planned and mitigated many of these sites. We have had the opportunity to work with both pickleball clubs and home owners associations. In this post we will outline the process we have developed to evaluate the noise impact of pickleball courts and to enable pickleball to coexist with the surrounding community.

Characteristics of Pickleball Sound

The sound produced by the impact between a pickleball and paddle is characterized by a sudden onset and brief duration, typically on the order of two milliseconds for the direct path sound. Figure 1 shows a time trace of a pickleball paddle impact measured near Phoenix, Arizona. The main part of the direct sound impulse can be seen to be less than two milliseconds followed a rapid decay and some later reverberant arrivals.

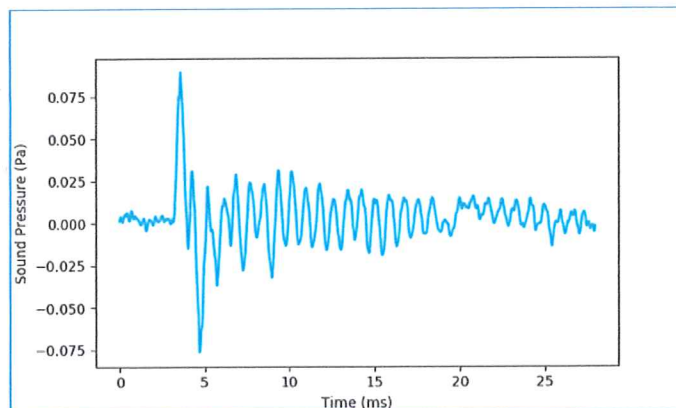


Figure 1. Paddle Impact Time Trace

The spectral content of the paddle impact is narrowband with a center frequency typically between 1,000 and 2,000 Hertz (see

sounds can then be applied to the impacts as described next.

Most acoustical standards for sound pressure levels with regard to compatible land use provide adjustment factors for different types of sound, e.g. impulsive, tonal, time of day, etc. Each of these categories of sound produces different levels of community impact and annoyance due to their temporal or spectral characteristics in comparison to a broadband sound that does not vary in level or frequency content with time. The purpose of the adjustment factors is to normalize these types of sound to a neutral broadband sound pressure level so that they can be reasonably compared to a defined sound pressure level limit or the background noise level.

ANSI S12.9 Part 4 gives criteria for assigning adjustment factors to a variety of impulsive sounds. Sounds produced by many impact processes are classified as 'highly impulsive' and assigned a 12 dB adjustment. Although not specifically enumerated in definition 3.4.1 of the standard, experience has shown that pickleball paddle impacts should be adjusted as highly impulsive sounds in order to set appropriate performance goals for abatement treatments. Inadequate abatement treatment may lead to ongoing complaints, strained relations with neighbors, legal action, the need for continued involvement on the part of authorities, additional retrofitting, and possibly demolition costs to improve the abatement later.

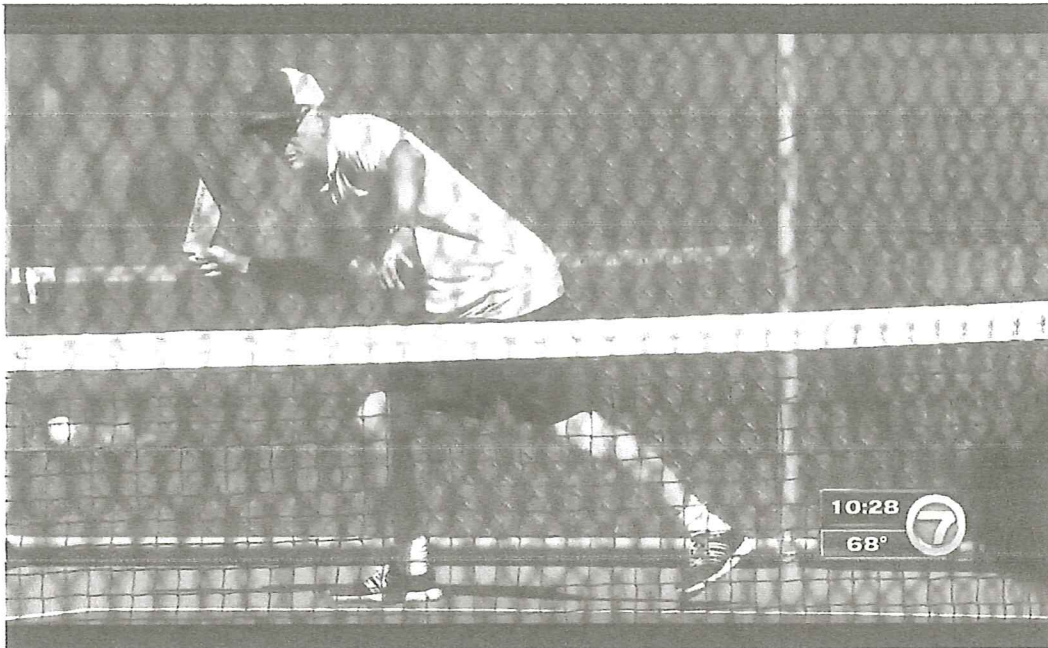
Site Planning Considerations for Pickleball

Based on our experience working with pickleball facilities, courts located within 350 feet of residential structures often require abatement. Courts located within 150 feet require careful abatement design to avoid complaints.

Abatement treatments usually consist of freestanding walls strategically placed to shield noise sensitive areas from the pickleball courts. To be effective, the walls must block the line of sight to the paddles during play. On level terrain this means a minimum wall height of eight feet above the playing surface. The cost of the walls can be reduced by lowering the courts into the ground and using the excess soil to build a berm around the courts. Placing the wall on top of the berm will lower the required height of the wall itself, reducing construction costs. The wall may be masonry or a solid fence system having sufficient mass for effective sound insulation.

For pickleball courts located in the middle of a residential area with houses on more than two sides, screen walls may be required on opposite sides of the courts. When these walls are parallel to each other, reflections between them can degrade the performance of the walls significantly. In this case, sound

What to do about constant pickleball noise?



FRASER, PATRICK / WSVN

(WSVN) - Pickleball is a game that's becoming very popular with some people who choose to live in condo associations. **But there's one problem – it's noisy, very noisy.** That's why one woman called Help Me Howard with Patrick Fraser.

This is a ball.

This is a pickle

And this is pickleball.

Linda Waldman, annoyed by pickleball racket: "It's a wonderful game. I love the pickleball players. Most of them are my friends."

Pickleball is a relatively new sport played at Wynmoor in Coconut Creek by people who aren't quite as agile as they used to be.

Linda Waldman: "This is a retirement village for 55 and over, and people are now able to, that couldn't play tennis, can now play pickleball."

Which is why two of the tennis courts near Linda's condo were converted into eight small pickleball courts.

Linda Waldman: "Which gives you 16 people on a former tennis court, which is 32 people on those two courts. It's a very noisy game, unfortunately."

Thirty-two people taking turns playing all day with a hard ball and a hard racket creating quite a racket.

Linda Waldman: "So there is a 'pong' not also from the racket, but also when it hits the ground. Ponging and screaming. It's a very enthusiastic game. The people love it."

Linda and Paul hear the noise from their condo starting at 8 a.m. The people at the pool also are complaining about what Paul calls Chinese water torture.

Linda Waldman: "You cannot relax by the pool. You can sit by the pool, but you can't relax."

Linda has a suggestion — move the pickleball courts away from the condos by swapping them with tennis courts that are further away, but some residents want to keep these pickleball courts and add more courts.

Linda Waldman: "They want lights to open it up at night as well. It would really be a horrible thing for us."

Linda has no problem with her friends playing pickleball.

But don't play this close to her condo.

Linda Waldman: "I can't live with this constant 'pong, pong, pong' every morning. Do I have the right to live here in a quiet environment?"

Well Howard, what's Linda's answer?

Howard Finkelstein, 7 News Legal Expert: "Because it's a new sport, there have not been many court rulings about pickleball, so you rely on the law governing nuisances, which says while Linda may need to put up with some noise, she does not have to deal with loud noise all day long. If she went to court, I think a judge would force them to stop or move the pickleball courts, but she probably won't have to do that because this is Wynmoor, and they have a reputation of trying to work things out to make everyone happy."

At Wynmoor, there are 5,260 units, and if every association president was as easy to work with as Jackie Railey, our job would be much simpler.

Railey said she wants to find a solution.

They are forming a committee to come up options to cut down the noise or move the pickleball courts.

As Railey put it, "We need to do something."

Linda Waldman: "It's definitely an imposition on our life, absolutely."

Absolutely a headache for Linda and Paul, and maybe a hit on their wallet as well.

Linda Waldman: "A real estate agent mentioned to us that our values will be going down because of the noise."

There is a lesson here for any association thinking about adding trendy pickleball courts. It's noisy. With 32 people playing at the same time, it's a real racket, so if you put them in, make sure it's not too close to houses or condos.

Found yourself in a real pickle? Ready to quiet the racket? We know how to "Wynmoor." Play ball with us to see if we can net a victory for you.

CONTACT HELP ME HOWARD:

Email: helpmehoward@wsvn.com

Reporter: Patrick Fraser at pfraser@wsvn.com

Miami-Dade: 305-953-WSVN

Broward: 954-761-WSVN

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VILLAGE BOARD SUMMARY SHEET

MEETING DATE: Thursday, October 22, 2020

SECTION: Business

DEPARTMENT: Administration

CONTACT: Matt Schuenke, Village Administrator, Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board regarding the final plat and park plan for the proposed Rosewood Fields Subdivision.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

This agenda item is presented for discussion and recommendation to the Village Board regarding the final plat and park development plan for Outlot 3 of Rosewood Fields. The following addresses more specific information regarding each of these aspects of the development.

Final Plat

The final plat has been conditionally recommended for approval by the Public Utility Committee on September 15th and the Public Works Committee on October 13th and will be presented for recommendation to the Plan Commission on October 19th. The final plat conforms to the Preliminary Plat previously approved by the Village Board in May. The Final Plat includes a 3.2 acre parcel (Outlot 3) which will be dedicated to the Village for a public park. The development project also includes a recreational trail that will traverse through the development from Outlot 1, Outlot 3, and Outlot 4. The plan is for the eventual connection of this trail to the Lower Yahara River Trail to the south and the existing recreation trail in the Prairie Place/Juniper Ridge subdivisions. The packet includes Exhibit C of the draft Development Agreement for the proposed development. The Developer is requesting the Village include portions (16,507 total square feet) of the recreational trail in Outlots 1 & 4 to be accounted toward the development's parkland dedication requirement. The remaining deficit in parkland dedication would be payable by the Developer to the Village as a parkland impact fee. This fee would be paid on a per phase basis prior to the commencement of construction on such phase at the rate in effect as of the date on which an amendment to the Development Agreement is entered into for the phase in question. By way of example for 2020, the total parkland impact fee would be \$158,527.44 with inclusion of trail dedication in Outlots 1 & 4, or \$189,217.07 without inclusion of Outlots 1 & 4, assuming all lots developed in 2020.



Park Development Plan (Utterback Park)

Enclosed within your packet are the revised conceptual plans for the park development proposed within the Rosewood Fields Subdivision. The Developer appeared before the Committee in August and September to discuss the proposed improvements to the park. The final attachments in the packet contains an updated concept plan for the park based on feedback received at the August & September Committee meetings. More specifically, the updates to the park plan include:

- Updated site plan removing the porta potty.
- Plans for surfacing of the playground equipment area (Options 1, 2, & 3). Options 1-3 include all the same play equipment. The difference is the surface material, Option 1 all mulch, Option 2 all pour in place, Option 3 a mixture of mulch and pour in place around the accessible equipment. If the Committee desires Option 3, the C&ED Director requests consideration for extending the pour in place material to the center post of the swing set as a more natural break point.
- Cost estimates for Options 1 (\$143,610), 2 (\$207,775), & 3 (\$157,075). The actual final costs of the selected option will be deducted from the park improvement impact fees required of the development. By way of example for 2020, the total park improvement impact fees for the development are \$124,787.75. For each Option, the estimated construction costs exceed the required park improvement impact fees; therefore, the Developer requests the final actual difference to be deducted from the parkland impact fees.

FINANCIAL/BUDGET IMPACT:

The proposed park development is paid for out of impact fees created by the development itself. The project would be constructed and paid for by the Developer within the first phase of the project.

VILLAGE PLAN REFERENCE:

This land is to be dedicated within the proposed final plat and what is presented here is inline with what has already been approved within the preliminary plat.

ORDINANCE REFERENCE:

Chapter 56, Article VI - Park and Public Land Dedications

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Presented for discussion and recommendation to the Village Board.

ATTACHMENTS:

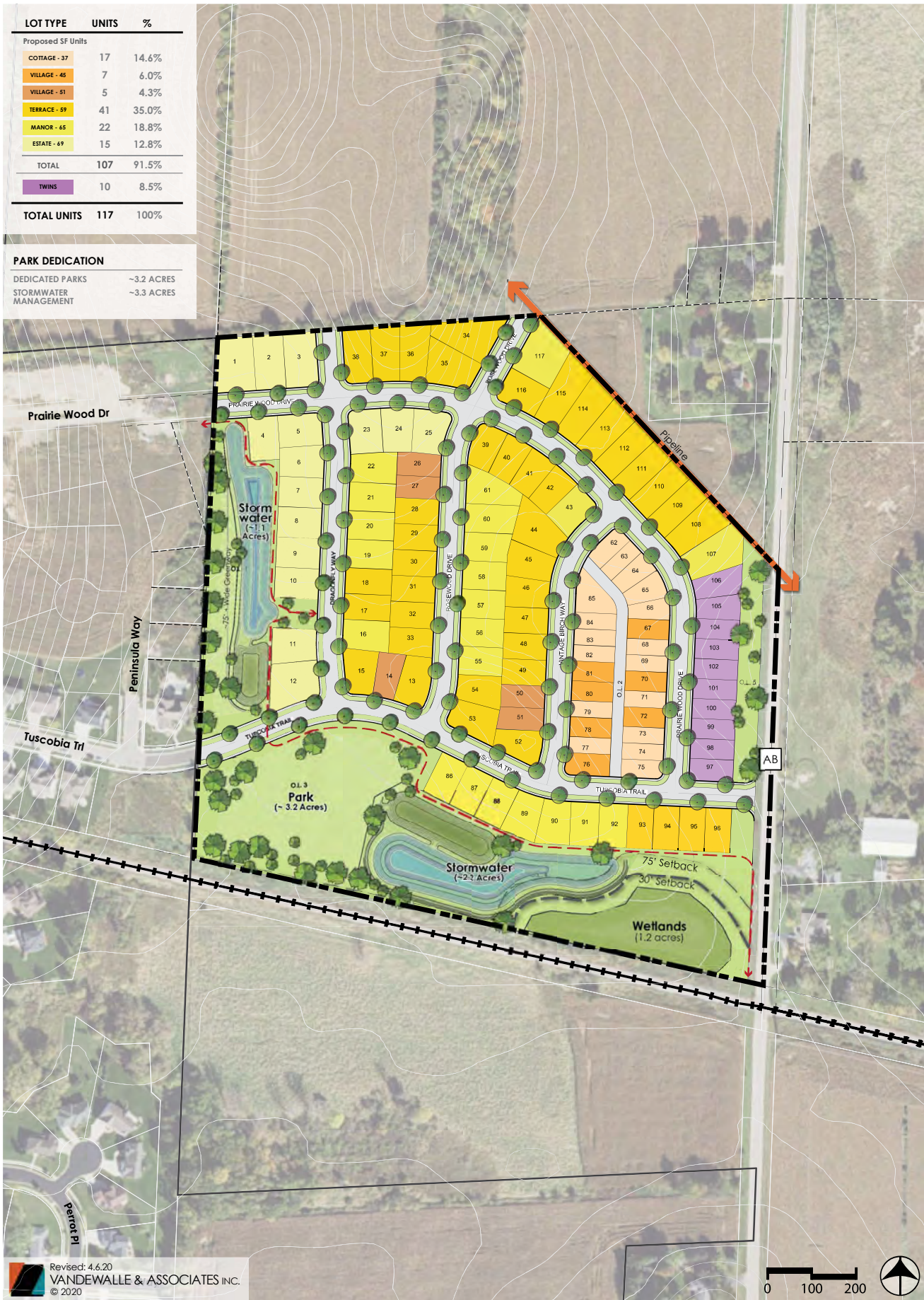
1. Rosewood Fields Master Plan
2. 03 - RF Final Plat - Village Submittal 2020.08.24
3. Exhibit C from Rosewood Fields Development Agreement - clean 9-10-20



4. 01 - RF Parks Subm (10-22-20)
5. 02 - Utterback Park Concept 2020-10-15
6. 03 - Utterback Park Surface Options 1 - 3
7. 04 - Utterback Park Draft Budget (10-14-20)

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%
MANOR - 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
VANDEWALLE & ASSOCIATES INC.
© 2020

EXHIBIT G:
MASTER
PLAN

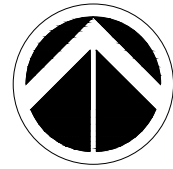
ROSEWOOD FIELDS
MCFARLAND, WISCONSIN



There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

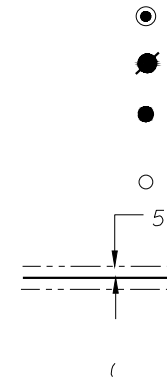
Certified _____, 20____

Department of Administration



0 60' 120'
1"=60'

GRID NORTH
WISCONSIN COORDINATE
REFERENCE SYSTEM (WISCRS)
DANE ZONE NAD83(2011)
THE EAST LINE OF THE
SE 1/4 OF SEC. 2, T6N, R10E
BEARS S02°07'30"W



Found 1-1/4" rebar
Found 1" iron pipe
Found 3/4" rebar
Placed 1-1/4" x 18" solid round iron rebar stake, weighing
4.30 lbs/ft. All other lot and outlot corners are marked
with 3/4"x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
Public utility easement (5' wide unless otherwise dimensioned).
Utility easements as herein set forth are for the use of PUBLIC
BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
Recorded as information

ROSEWOOD FIELDS

LOT 2, CERTIFIED SURVEY MAP NO. _____

LOCATED IN NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE
SECTION 2, TOWNSHIP 6 NORTH, RANGE 10 EAST, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717

Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:19-07-114

SHEET 1 OF 3

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



ROSEWOOD FIELDS

LOT 2, CERTIFIED SURVEY MAP NO. _____

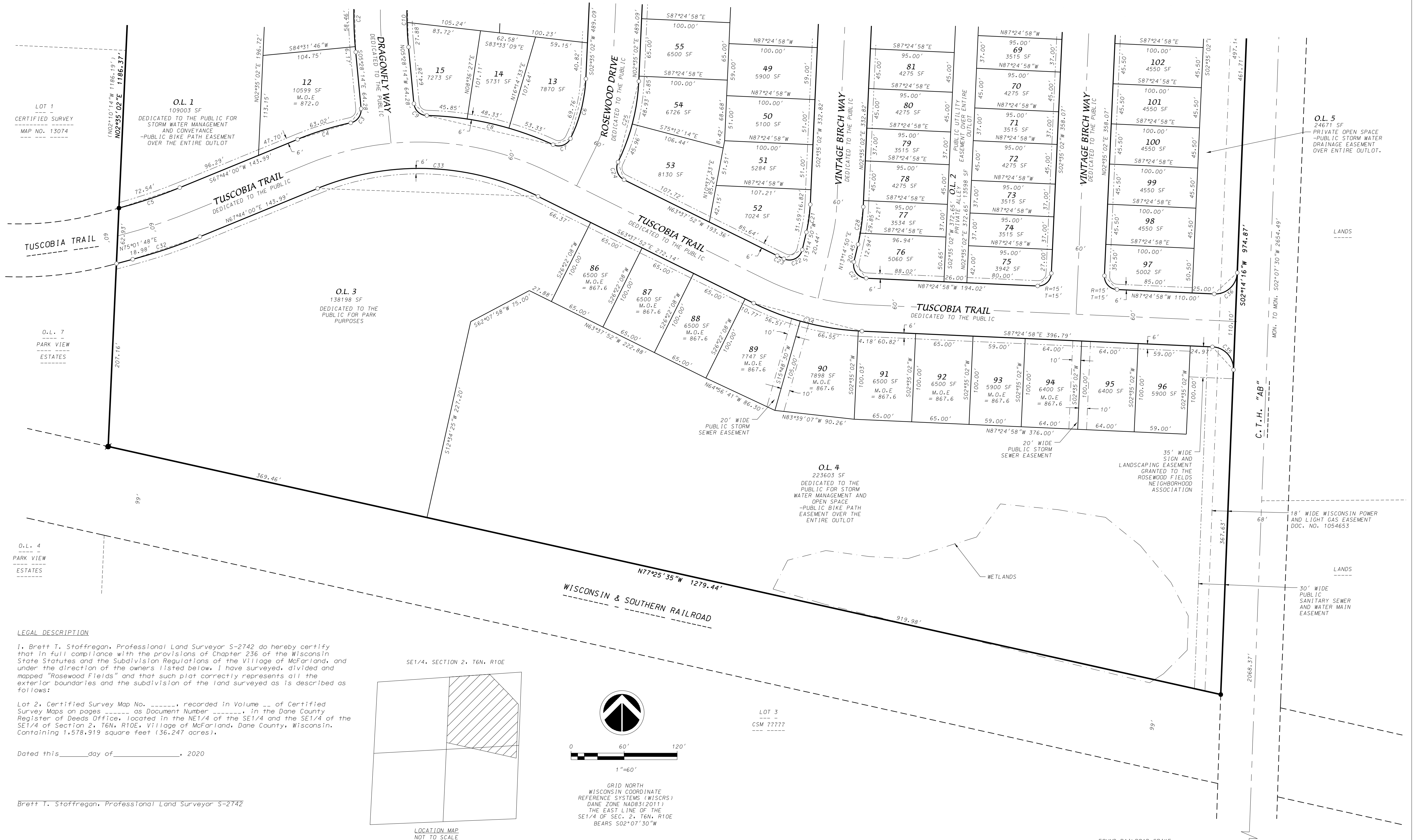
LOCATED IN NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE
SECTION 2, TOWNSHIP 6 NORTH, RANGE 10 EAST, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

Found 1-1/4" rebar
Found 1" iron pipe
Found 3/4" rebar

Placed 1-1/4" x 18" solid round iron rebar stakes, weighing
4.30 lbs/ft. All other lot and outlot corners are marked
with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.

Public utility easement (5' wide unless otherwise dimensioned).
Utility easements as herein set forth are for the use of PUBLIC
BODIES and PRIVATE UTILITIES having the right to serve the area.

Recorded as information



LEGAL DESCRIPTION

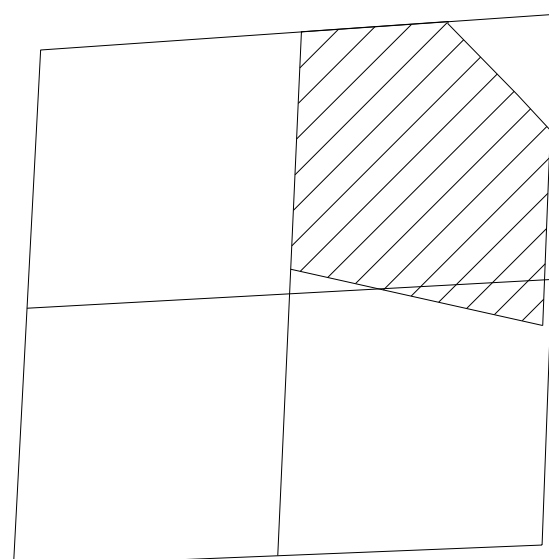
I, Brett T. Stoffregan, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the Village of McFarland, and under the direction of the owners listed below, I have surveyed, divided and mapped "Rosewood Fields" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lot 2, Certified Survey Map No. _____, Recorded in Volume ____ of Certified Survey Maps on pages _____ as Document Number _____ in the Dane County Register of Deeds Office, located in the NE1/4 of the SE1/4 and the SE1/4 of the SE1/4 of Section 2, T6N, R10E, Village of McFarland, Dane County, Wisconsin, Containing 1,578,919 square feet (36.247 acres).

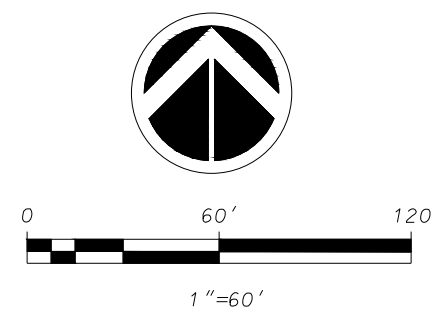
Dated this _____ day of _____, 2020

Brett T. Stoffregan, Professional Land Surveyor S-2742

SE1/4, SECTION 2, T6N, R10E



LOCATION MAP
NOT TO SCALE



GRID NORTH
WISCONSIN COORDINATE
REFERENCE SYSTEM (WISCRS)
DANE ZONE NAD83(2011)
THE EAST LINE OF THE
SE1/4 OF SEC. 2, T6N, R10E
BEARS S02°07'30"W

LOT 3
CSM ?????

FOUND RAILROAD SPIKE
SOUTHEAST CORNER
SECTION 2, T6N, R10E
WISCONSIN COORDINATE
REFERENCE SYSTEM (WISCRS)
DANE ZONE NAD83(2011)
N: 457624.75
E: 852357.55

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717

Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:19-07-114

SHEET 2 OF 3

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



ROSEWOOD FIELDS

LOT 2, CERTIFIED SURVEY MAP NO. _____

LOCATED IN NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 10 EAST, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

VH Rosewood Fields, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

VH Rosewood Fields, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Village Board, Village of McFarland
Dane County Zoning and Land Regulation Committee

In witness whereof, VH Rosewood Fields, LLC has caused these presents to be signed by its official member(s) of said limited liability company at Madison, Wisconsin this _____ day of _____, 2020.

VH Rosewood Fields, LLC

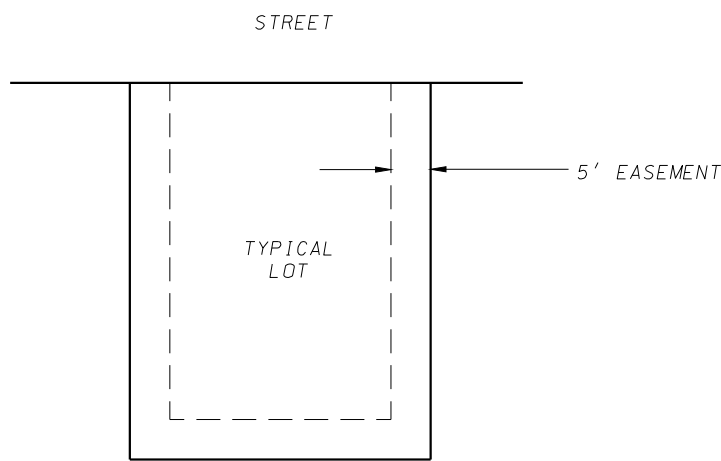
STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2020, the above named member(s) of the above named MREC VH Juniper Ridge, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires _____ Notary Public, Dane County, Wisconsin

NOTES

- Lots 7-12 and 86-94 are subject to minimum unprotected building foundation opening elevations (M.O.E.). Said elevation is 2 feet above the peak water elevation during the 100-year storm event, based on the approved stormwater management plan.
- Lots 1-117 within this plat are subject to public easements for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat. The common side lots line of Lots 97/98, 99/100, 101/102, 103/104 and 105/106 shall not be subject to said drainage easements. Easements shall not be required on property lines shared with greenways, alleys or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
- Distances shown along curves are chord lengths.



- Easements are not required on lines shared with streets, alleys or greenways.

PUBLIC DRAINAGE EASEMENT DETAIL
NOT TO SCALE
SEE NOTE 1

VILLAGE BOARD RESOLUTION

Resolved that the plat of "Rosewood Fields" located in the Village of McFarland, Dane County, Wisconsin, having been approved by the Village Board, is hereby approved and that said resolution further provided for acceptance of those lands and rights dedicated by said "Rosewood Fields" to the Village for public use.

Cassandra Suettinger, Clerk, Village of McFarland, Dane County, Wisconsin

VILLAGE OF MCFARLAND TREASURER'S CERTIFICATE

I, Eric C. Rindfleisch, being the duly appointed, qualified, and acting Treasurer of the Village of McFarland, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2020 on any of the lands included in the plat of "Rosewood Fields".

Cassandra Suettinger, Treasurer, Village of McFarland, Dane County, Wisconsin

COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____, 2015 affecting the land included in "Rosewood Fields".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2020 at

o'clock ____ M. and recorded in Volume _____ of Plats on Pages _____ as

Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

CURVE TABLE							
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	170.00	19.48	19.48	19.80	S00°42'05"W	06°34'14"	
2	460.00	64.61	64.67	64.67	S01°26'36"E	08°03'16"	
3	15.00	19.91	21.77	21.77	S36°06'41"W	83°09'50"	OUT-S77°41'36"W
4	363.00	63.02	63.10	63.10	S72°42'48"W	09°57'36"	
5	570.00	72.55	72.60	72.60	S71°22'55"W	07°17'48"	OUT-S75°01'50"W
6	170.00	69.76	70.26	70.26	S14°25'28"W	23°40'52"	OUT-S26°15'54"W
7	15.00	20.92	23.14	23.14	S70°27'59"W	88°24'10"	OUT-N65°19'56"W
8	363.00	146.61	147.63	147.63	N76°58'58"W	23°18'04"	OUT-N88°38'00"W
13	363.00	53.33	53.38	53.38	N69°32'42"W	08°25'32"	
14	363.00	48.33	48.37	48.37	N77°34'50"W	07°38'04"	
15	363.00	53.33	53.38	53.38	N69°32'42"W	08°25'32"	
9	15.00	19.91	21.77	21.77	N47°03'07"W	83°09'46"	
10	400.00	56.18	56.23	56.23	N01°26'36"W	08°03'16"	
15	400.00	27.88	27.89	27.89	N03°28'23"W	03°59'42"	
16	400.00	28.33	28.34	28.34	N00°33'15"W	04°03'34"	
11	230.00	26.36	26.38	26.38	N00°42'05"W	06°34'14"	
22	230.00	21.49	21.49	21.49	N00°05'35"W	05°21'14"	
23	230.00	4.88	4.88	4.88	N03°22'42"W	01°13'00"	
12	570.00	151.17	151.62	151.62	S86°21'59"E	15°14'26"	OUT-S78°44'46"E
23	570.00	0.31	0.31	0.31	S86°01'44"E	00°01'52"	
24	570.00	77.12	77.18	77.18	S89°55'24"E	07°45'28"	
25	570.00	74.08	74.13	74.13	S82°28'19"E	07°27'06"	
13	15.00	23.73	27.37	27.37	S26°28'16"E	104°33'00"	OUT-S25°48'14"E
14	230.00	92.57	93.21	93.21	S14°11'38"W	23°13'12"	
25	230.00	79.11	79.50	79.50	S15°54'04"W	19°48'20"	
26	230.00	13.70	13.71	13.71	S04°17'28"W	03°24'52"	
15	15.00	18.20	19.56	19.56	S66°25'17"W	74°41'46"	OUT-N76°13'50"W
16	630.00	172.70	173.25	173.25	N86°06'31"W	15°45'22"	
35	630.00	87.97	88.04	88.04	N80°14'02"W	08°00'24"	
36	630.00	59.00	59.02	59.02	N86°55'16"W	05°22'04"	
37	630.00	48.17	48.18	48.18	S88°12'15"W	04°22'54"	
17	170.00	85.19	86.10	86.10	N17°05'37"E	27°01'10"	OUT-N31°36'12"E
18	15.00	19.12	20.73	20.73	N71°11'24"E	79°10'24"	OUT-S69°13'24"E
19	570.00	257.25	259.48	259.48	S56°10'55"E	26°04'58"	
39	570.00	52.57	52.59	52.59	S60°37'16"E	05°17'10"	
40	570.00	65.94	65.98	65.98	S60°37'16"E	06°37'56"	
41	570.00	65.94	65.98	65.98	S53°59'20"E	06°37'56"	
42	570.00	65.94	65.98	65.98	S47°21'24"E	06°37'56"	
43	570.00	8.95	8.95	8.95	S43°35'26"E	00°54'00"	
20	230.00	173.34	177.73	177.73	S24°43'18"W	44°16'32"	
43	230.00	45.62	45.70	45.70	S41°10'03"W	11°23'02"	
44	230.00	52.00	52.11	52.11	S28°59'05"W	12°58'54"	
45	230.00	56.00	56.14	56.14	S18°30'05"W	13°59'06"	
46	230.00	23.77	23.78	23.78	S05°32'47"W	05°55'30"	
21	170.00	31.59	31.64	31.64	S07°54'56"W	10°39'48"	
22	15.00	23.18	26.49	26.49	S63°50'21"W	101°11'02"	OUT-N65°34'08"W
23	247.00	8.50	8.50	8.50	N64°35'00"W	01°58'16"	
24	15.00	21.19	23.53	23.53	N18°41'01"W	89°53'42"	OUT-N26°15'50"E
25	230.00	94.38	95.06	95.06	N14°25'26"E	23°40'48"	
53	230.00	45.96	46.03	46.03	N20°31'48"E	11°28'04"	
54	230.00	48.93	49.02	49.02	N08°41'24"E	12°12'44"	
26	170.00	132.10	135.67	135.67	S20°16'42"E	45°43'28"	
64	170.00	26.25	26.27	26.27	S38°42'46"E	08°51'20"	
65	170.00	67.56	67.56	67.56	S22°56'00"E	22°42'12"	
66	170.00	41.92	42.03	42.03	S04°29'56"E	14°09'56"	
27	15.00	23.09	26.35	26.35	N37°05'04"W	100°39'48"	
28	230.00	42.74	42.81	42.81	N07°54'56"E	10°39'48"	
76	230.00	12.94	12.94	12.94	N11°38'09"E	03°13'22"	
77	230.00	29.85	29.87	29.87	N06°18'15"E	07°26'26"	
29	170.00	128.12	131.37	131.37	N24°43'18"E	44°16'32"	
85	170.00	62.85	63.22	63.22	N13°14'14"E	21°18'24"	
OL2	170.00	27.39	27.42	27.42	N28°30'41"E	09°14'30"	
62	170.00	40.63	40.73	40.73	N39°59'45"E	13°43'38"	
30	76.00	59.05	60.65	60.65	N20°16'42"W	45°43'28"	
66	76.00	18.90	18.95	18.95	N04°33'38"W	14°17'20"	
65	76.00	29.50	29.69	29.69	N22°22'56"W	22°22'56"	
64	76.00	12.00	12.01	12.01	N38°36'50"W	09°03'12"	
31	50.00	38.85	39.90	39.90	S20°16'42"E	45°43'28"	
32	630.00	80.18	80.23	80.23	N71°22'54"E	07°17'48"	
33	303.00	249.55	257.20	257.20	S87°56'56"E	48°38'08"	
34	307.00	126.53	127.44	127.44	S75°31'25"E	23°47'06"	
89	307.00	56.51	56.59	56.59	S68°54'41"E	10°33'38"	
90	307.00	66.55	66.68	66.68	S80°24'49"E	12°26'38"	
91	307.00	4.18	4.18	4.18	S87°01'33"E	00°46'50"	
35	25.00	35.25	39.12	39.12	S42°35'21"E	89°39'14"	
36	25.00	35.46	39.42	39.42	S47°24'39"W	90°20'46"	
37	230.00	178.72	183.55	183.55	N20°16'42"W	45°43'28"	
105	230.00	38.91	38.95	38.95	N02°16'05"W	09°42'14"	
106	230.00	44.18	44.24	44.24	N12°37'51"W	11°01'18"	
107	230.00	59.80	59.97	59.97	N25°36'41"W	14°56'22"	
108	230.00	40.33	40.38	40.38	N38°06'39"W	10°03'34"	
38	630.00	271.99	274.14	274.14	N55°36'24"W	24°55'56"	OUT-N68°04'22"W
112	630.00	19.33	19.33	19.33	N44°01'11"W	01°45'30"	
113	630.00	57.19	57.21	57.21	N47°30'01"W	05°12'10"	
114	630.00	57.19	57.21	57.21	N52°42'11"W	05°12'10"	
115	630.00	57.04	57.05	57.05	N57°53'56"W	05°11'20"	
116	630.00	83.28	83.34	83.34	N64°16'59"W	07°34'46"	
39	15.00	22.49	25.43	25.43	N19°29'59"W	97°08'46"	

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:19-07-114

SHEET 3 OF 3

EXHIBIT “C”

Parkland Dedication and Fees in Lien of Dedication

1. Dedication requirement:

107 Single Family Dwelling Units (“SFDU”) @ 2,106 square feet/unit = 225,342 square feet

10 twin units (“MFDU”) @ 1,463 square feet/unit = 14,630 square feet

Total Required Dedication = 225,342 + 14,630 = 239,972 square feet or 5.51 acres

2. Dedication by plat:

Outlot 3 = 138,198 square feet

Outlot 1 (10 feet for path) = 8,460 square feet

Outlot 4 (10 feet for path) = 8,047 square feet

Total = 154,705 Square feet or 3.55 acres

3. Fee in lieu of dedication:

$239,972 - 154,705 = 85,267$ square feet

$85,267 / 239,972 = 35.53\%$

4. Fee in lieu of dedication by unit (by way of example for 2020):

SFDU: $.3553 \times \$3,915.46/\text{SFDU} = \$1,391.16 / \text{SFDU}$

MFDU: $.3553 \times \$2,719.90/\text{MFDU} = \$966.38 / \text{MFDU}$

October 15, 2020

Andrew Bremer
Village of McFarland
5915 Milwaukee Street
McFarland, WI 53558

RE: Rosewood Fields
Parks Commission Submittal for October 22, 2020

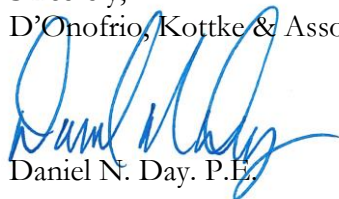
Dear Andrew:

We are submitting an updated plans for the Utterback Park at Rosewood Fields based on our conversation with Parks Commission on September 24, 2020. Below is a list of our updates:

- Updated Site Plan removing the porta potty
- Plans surfacing of the playground equipment area (Options 1, 2 & 3)
- Cost Estimate for Options 1, 2 & 3

We plan on presenting at the Commission on October 22nd. Please let us know if you have questions or comments prior to the meeting.

Sincerely,
D'Onofrio, Kottke & Associates, Inc.



Daniel N. Day, P.E.

cc: Chris Ehlers, Veridian Homes
Brian Munson, Vandewalle Associates
Matt Saltzberry, D'Onofrio, Kottke & Associates

U:\User\1907114\Surveying\Final Plat Submittal (8-25-20)\Parks Commission Submittal & Presentation (10-22-20)\RF Parks Subm (10-22-20).doc



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

PRELIMINARY OVERALL SITE PLAN

**ROSEWOOD FIELDS
UTTERBACK PARK**

VILLAGE OF WALUNAKEE, DANE COUNTY, WISCONSIN

DATE: 09-17-20
REVISED: 10-15-2020

DRAWN BY: MS

FN: 19-07-114

Sheet Number:
L100

Option #1 - View 1



landscape
structures

Utterback Park
McFarland WI • 09.23.2020

GERBER
LEISURE PRODUCTS

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Option #1 - View 2



landscape
structures

Utterback Park
McFarland WI • 09.23.2020

GERBER
LEISURE PRODUCTS

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Option #2 - View 1



Utterback Park
PIP Surfacing • 09.28.2020



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Option #2 - View 2



Utterback Park
PIP Surfacing • 09.28.2020



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Option #3 - View 1



Utterback Park
Partial PIP • 10.01.2020



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Option #3 - View 2



Utterback Preliminary Budget**Option #1 (Wood Mulch)**

Item No.	Description	Est. Quantity	Unit	Unit Price	Amount
Paths					
1	Paved - 8' Wide (Within park limits)	570	LF	\$30	\$17,100
Play Equipment					
2	Play Equipment (Sugar Maple Park)	1	LS	\$47,500	\$47,500
3	Play Equipment Installation	1	LS	\$15,200	\$15,200
4	Wood Mulch	1	LS	\$9,535	\$9,535
5	Concrete Border	1	LS	\$5,775	\$5,775
Landscape					
6	Trees	30	EA	\$750	\$22,500
7	Miscellaneous Landscaping	1	LS	\$15,000	\$15,000
SUB-TOTAL					\$132,610
Design and Construction Services					
13	Design and Construction Services - 8%	1	LS	\$10,609	\$11,000
TOTAL					\$143,610

Option #2 (Play Area all Poured-in-Place)

Item No.	Description	Est. Quantity	Unit	Unit Price	Amount
Paths					
1	Paved - 8' Wide (Within park limits)	570	LF	\$30	\$17,100
Play Equipment					
2	Play Equipment (Sugar Maple Park)	1	LS	\$47,500	\$47,500
3	Play Equipment Installation	1	LS	\$15,200	\$15,200
4	Poured-in-Place Surfacing	1	LS	\$69,700	\$69,700
5	Concrete Border	1	LS	\$5,775	\$5,775
Landscape					
6	Trees	30	EA	\$750	\$22,500
7	Miscellaneous Landscaping	1	LS	\$15,000	\$15,000
SUB-TOTAL					\$192,775
Design and Construction Services					
13	Design and Construction Services - 8%	1	LS	\$15,422	\$15,000
TOTAL					\$207,775

Option #3 (Combination of Play Area Poured-in-Place & Wood Mulch)

Item No.	Description	Est. Quantity	Unit	Unit Price	Amount
Paths					
1	Paved - 8' Wide (Within park limits)	570	LF	\$30	\$17,100
Play Equipment					
2	Play Equipment (Sugar Maple Park)	1	LS	\$47,500	\$47,500
3	Play Equipment Installation	1	LS	\$15,200	\$15,200
4	Poured-in-Place & Wood Mulch Surfacing	1	LS	\$22,000	\$22,000
5	Concrete Border	1	LS	\$5,775	\$5,775
Landscape					
6	Trees	30	EA	\$750	\$22,500
7	Miscellaneous Landscaping	1	LS	\$15,000	\$15,000
SUB-TOTAL					\$145,075
Design and Construction Services					
13	Design and Construction Services - 8%	1	LS	\$11,606	\$12,000
TOTAL					\$157,075



VILLAGE BOARD SUMMARY SHEET

MEETING DATE: Thursday, October 22, 2020

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board regarding possible updates to park impact fees.

PREVIOUS ACTION:

January 27, 2020 the Village Board voted to accept the findings of the Park Impact Fee, Fee In Lieu of Land Dedication and Public Facility Needs Assessment

ISSUE SUMMARY:

On January 27, 2020 the Village Board voted to accept the findings of the Park Impact Fee, Fee In Lieu of Land Dedication and Public Facility Needs Assessment (Park Fee Study). As part of the motion to accept the Park Fee Study, the Village Board directed the park impact fee be increased incrementally over a five year period. Recall that the analysis from the Park Fee Study identified a recommended Park Improvement Impact Fee of \$2,572.37 for single family units, \$1,786.91 for multi-family units, and \$981.81 for group quarter units. The recommended fee adjustment represented a significant increase from the 2019 fees which were \$731.47 for SF and \$443.93 for MF/GQ. To dampen the impacts from these adjustments, the Village Board, upon recommendation from the Parks Committee and Plan Commission, opted to incrementally phase the recommended park improvement impact fee over a five year period beginning in 2020.

In addition, to the incremental adjustments to the park improvement impact fee, Sec. 8-464(e) also provides that unless modified further by the Village Board, the park improvement impact fee and the parkland impact fee shall be adjusted annually on January 1st by the Community Development Director utilizing the Consumer Price Index-All Urban Consumers-Midwest Region prepared by the United States Department of Labor.

This agenda item is being presented to the Parks Committee and Plan Commission for a recommendation to the Village Board to reaffirm the proposed adjustments to the park improvement impact fee and parkland impact fee for 2021. The packet includes Exhibit A which identifies the proposed park impact fees for 2021 based on the prior phasing plan and inflationary adjustments.

FINANCIAL/BUDGET IMPACT:



Park impact fees are collected at the time a development is approved or a building permit is applied for through the Community & Economic Development Department. These funds are placed in a dedicated fund and used by the Village to either acquire additional parkland/trails or to fund improvement projects within existing parks/trails.

VILLAGE PLAN REFERENCE:

Park Impact Fee, Fee In Lieu of Land Dedication and Public Facility Needs Assessment (1-27-2020) available at <https://www.mcfarland.wi.us/developmentplans>.

ORDINANCE REFERENCE:

Sec. 8-464, Park Impact Fees

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is being presented to the Parks Committee and Plan Commission for a recommendation to the Village Board to reaffirm the proposed adjustments to the park improvement impact fee and parkland impact fee for 2021.

ATTACHMENTS:

1. Exhibit A 2021 Park Impact Fee Adjustments_10.13.2020

Exhibit A: Park Impact Fee Adjustments for Year 2021

Park Improvement Impact Fee 5-Year Phasing Plan*					
Unit Type	2020	2021	2022	2023	2024
Single Family	\$ 1,099.65	\$ 1,467.82	\$ 1,836.00	\$ 2,204.17	\$ 2,572.35
Multi Family	\$ 712.52	\$ 981.11	\$ 1,249.71	\$ 1,518.30	\$ 1,786.89
Group Quarters	\$ 551.51	\$ 659.08	\$ 766.66	\$ 874.23	\$ 981.81

*Years 2021-2024 to also be adjusted annually utilizing Consumer Price Index-All Urban Consumes-Midwest Region prepared by the United States Department of Labor

Park Improvement Impact Fee Phasing + Inflation Adjustment for 2021*					
Unit Type	2020	2021	2022	2023	2024
Single Family	\$ 1,099.65	\$ 1,482.12			
Multi Family	\$ 712.52	\$ 990.38			
Group Quarters	\$ 551.51	\$ 666.25			

*Years 2022-2024 to also be adjusted annually utilizing Consumer Price Index-All Urban Consumes-Midwest Region prepared by the United States Department of Labor

Parkland Impact Fee Inflation Adjustment for 2021*					
Unit Type	2020	2021	2022	2023	2024
Single Family	\$ 3,915.46	\$ 3,966.36			
Multi Family	\$ 2,719.90	\$ 2,755.26			
Group Quarters	\$ 1,494.45	\$ 1,513.88			

*Years 2022-2024 to also be adjusted annually utilizing Consumer Price Index-All Urban Consumes-Midwest Region prepared by the United States Department of Labor

1.3% CPI-Midwest Inflation Sept 2019 to Sept 2020



VILLAGE BOARD SUMMARY SHEET

MEETING DATE: Thursday, October 22, 2020

SECTION: Business

DEPARTMENT: Public Works

CONTACT:

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board regarding the acceptance for the grant and purchase of playground equipment at the Ridgeview Tot Lot Park.

PREVIOUS ACTION:

Approval from PRNR committee and Village Board to apply for playground equipment grant through GameTime Cares.

ISSUE SUMMARY:

The Village applied for a playground equipment grant through GameTime Cares. We received notification as a 2020 grant recipient. The grant total towards the purchase of the selected equipment is \$13,411.00. The cost to the Village for the purchase and delivery of equipment is \$17,626.58. The grant acceptance is time sensitive. Payment must be made by 10/30/2020 to secure the grant funds.

The installation of the equipment is not included in the purchase price. We have received a quote for \$9850.00 to have Minnesota/Wisconsin Playground Equipment install the system. They require site preparation of installation site. Village staff will remove old equipment, playground surfacing and playground borders. Installation will take about three days. Village staff will reinstall playground surfacing and borders.

Additional costs to consider will be changing the current playground surfacing from sand to certified mulch fiber (wood chips).

If the committee chooses to move forward with the purchase of the playground equipment we will have to choose colors. I have attached a few color options from GameTime.

FINANCIAL/BUDGET IMPACT:

Cost to Village for purchase playground equipment with freight delivery	\$ 17,626.58
Cost to Village for Wisconsin/Minnesota Playground to install playground	\$ 9,850.00
Total cost with install to Village	\$ 27,476.58



Additional costs to consider:

Replace playground surfacing from sand to certified playground mulch. An estimated cost is \$500.00.

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

ATTACHMENTS:

1. Village of McFarland- 2020 Grant Recipient Quote_192568_266511
2. Village of McFarland- Installation Quote_193161_267377
3. puddlepod
4. Playground Color Options



Minnesota / Wisconsin Playground
5101 Highway 55, Suite 6000
Golden Valley, Minnesota 55422
Ph. 800-622-5425 | 763-546-7787
Fax 763-546-5050 | tim@mnwplay.com

10/05/2020
Quote #100829-01-01

CONSULTANT: TIM NEWGARD

Village of McFarland- 2020 Grant Recipient

McFarland, Village of
Attn: Sayer Larson
5915 Milwaukee Street
McFarland, WI 53558
Phone: 608-838-7287
sayer.larson@mcfarland.wi.us

Ship to Zip 53558

Quantity	Part #	Description	Unit Price	Amount
1	178749	GameTime - Owner's Kit	\$58.00	\$58.00
1	RDU	GameTime - PS19017	\$29,189.00	\$29,189.00
			Sub Total	\$29,247.00
			Grant	(\$13,411.00)
			Freight	\$1,790.58
			Total	\$17,626.58

Indemnification; Owner/Owner's Representative will indemnify and hold Minnesota Playground, Inc., dba, Minnesota Wisconsin Playground (MWP), harmless for all claims, damages and related costs, including reasonable legal fees and costs, arising out of Owner/Owner's Representative's negligence or noncompliance with any of its commitments under this document. MWP will indemnify and hold Owner/Owner's Representative harmless for all claims, damages and related costs, including reasonable legal fees and costs, arising out of MWP's negligence or noncompliance with any of its commitments under this document.

This quotation is subject to policies in the current Gametime Park and Playground catalog and the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment. Purchases in excess of \$1,000.00 to be supported by your written purchase order made out to Gametime, c/o Minnesota/Wisconsin Playground.

Each quote is handled on a per order/project basis. Unless a long-term agreement is in place between purchaser and GameTime, terms and conditions of this quotation shall be as outlined herein with no other requirements applicable.

Pricing: f.o.b. factory, firm for 30 days from date of quotation or until the funds are depleted. A tax-exempt certificate is needed at time of order entry for all orders whether from tax-supported government agencies or not. Sales tax, if applicable, will be added at time of invoice unless a tax exempt certificate is provided at time of order entry.

Payment terms: per the requirements of the grant, payment in full, check submitted with order

Freight charges: Prepaid & added





Minnesota / Wisconsin Playground
5101 Highway 55, Suite 6000
Golden Valley, Minnesota 55422
Ph. 800-622-5425 | 763-546-7787
Fax 763-546-5050 | tim@mnwplay.com

10/05/2020
Quote #100829-01-01

CONSULTANT: TIM NEWGARD

Village of McFarland- 2020 Grant Recipient

Order Information:

Bill To: _____ Ship To: _____

Company: _____ Project Name: _____

Attn: _____ Attn: _____

Address: _____ Address: _____

City, State, Zip: _____ City, State, Zip: _____

Contact: _____ Contact: _____

Tel: _____ Tel: _____

Fax: _____ Fax: _____

Acceptance of quotation:

Accepted By (printed): _____ P.O. No: _____

Signature: _____ Date: _____

Title: _____ Phone: _____

Facsimile: _____ Purchase Amount: **\$17,626.58**





Minnesota / Wisconsin Playground
5101 Highway 55, Suite 6000
Golden Valley, Minnesota 55422
Ph. 800-622-5425 | 763-546-7787
Fax 763-546-5050 | tim@mnwiplay.com

10/05/2020
Quote #100829-01-01

CONSULTANT: TIM NEWGARD

Village of McFarland- 2020 Grant Recipient

Equipment Color Selection

(Either write in selected play palette, or select colors individually for each component type)

Play Palette Color Scheme: _____
(or)

Component Color

Metal Posts & Arches: _____

Metal Accents: _____

Decks (PCV Coated): _____

Plastic: _____

Tubes: _____

Roofs: _____

MegaRock: _____

Dragon: _____

Rock Climber: _____

HDPE: _____

Playcurbs: _____

Free Standing Posts: _____

Free Standing Accents: _____

Free Standing Plastic: _____

Free Standing Decks: _____

Free Standing Rocks: _____

Other (multi-colors, components, etc.)

Component Color

Component Name: _____

Component Name: _____

Component Name: _____

Component Name: _____

Component Name: _____

Component Name: _____

Component Name: _____

Component Name: _____

Component Name: _____





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5101 Highway 55, Suite 6000
Golden Valley, Minnesota 55422
Ph. 800-622-5425 | 763-546-7787
Fax 763-546-5050 | tim@mnwiplay.com

10/08/2020
Quote #100829-02-01

CONSULTANT: TIM NEWGARD

Village of McFarland- Installation

McFarland, Village of
Attn: Sayer Larson
5915 Milwaukee Street
McFarland, WI 53558
Phone: 608-838-7287
sayer.larson@mcfarland.wi.us

Ship to Zip 53558

Quantity	Part #	Description	Unit Price	Amount
1	INSTALL	Install -	\$9,850.00	\$9,850.00
			Sub Total	\$9,850.00
			Total	\$9,850.00

This quotation is subject to current Minnesota/Wisconsin Playground (MWP) policies as well as the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment. Purchases in excess of \$1,000.00 to be supported by your written purchase order made out to Minnesota/Wisconsin Playground.

Each quote is handled on a per order/project basis. Unless a long-term agreement is in place between purchaser and MWP, terms and conditions of this quotation shall be as outlined herein with no other requirements applicable.

Indemnification; Owner/Owner's Representative will indemnify and hold Minnesota Playground, Inc., dba, Minnesota Wisconsin Playground (MWP), harmless for all claims, damages and related costs, including reasonable legal fees and costs, arising out of Owner/Owner's Representative's negligence or noncompliance with any of its commitments under this document. MWP will indemnify and hold Owner/Owner's Representative harmless for all claims, damages and related costs, including reasonable legal fees and costs, arising out of MWP's negligence or noncompliance with any of its commitments under this document.

Pricing: f.o.b. factory, firm for 30 days from date of quotation. A tax-exempt certificate is needed at time of order entry for all orders whether from tax-supported government agencies or not. Sales tax, if applicable, will be added at time of invoice unless a tax exempt certificate is provided at time of order entry.

Payment terms: net 30 days for tax supported governmental agencies. Should this quotation be forwarded to an agency not listed on this quote, credit terms, as well as other terms and conditions herein, may be need to be altered. For instance, non-tax supported organization purchasing any or all products and/or services quoted herein may require full payment for that amount due at time of order entry. Remaining balance owed by tax supported agency, if any, shall still be net 30 days. A 1.5% per month finance charge will be imposed on all past due accounts. Equipment shall be invoiced separately from other services and shall be payable in advance of those services and project completion. Retainage not accepted.

Unless already on file, please include a tax exempt certificate upon order entry whether a tax supported government agency or other.

Installation: shall be by a Certified GameTime Installer. Customer shall be responsible for scheduling coordination and site preparation. Site should be level and permit installation equipment access. Purchaser shall be responsible for unknown conditions such as buried utilities, tree stumps, bedrock or any concealed materials or conditions that may result in additional labor or material costs.





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10/08/2020
Quote #100829-02-01

CONSULTANT: TIM NEWGARD

Village of McFarland- Installation

Project Scope:

Please note, installation is based on site being ready prior to our arrival to install play equipment as well as site conditions that have been conveyed to our organization by the owner/owner's representative and/or ideal conditions existing for a timely completion of your project as quoted. Unless addressed prior to the installation quote being issued or specifically mentioned herein, any issues that arise that impede the progress/completion of your project as quoted will result in additional charges.

Weather can change project scheduling in many ways. Take rain for an example. Day, or days, before rain... If weather forecasts show a high percentage chance for rain that will effect the site conditions, a postponement may be in order. Digging holes, laying certain surfacing materials, etc., are greatly affected by weather conditions and work may not begin/continue due to weather forecasts. There's the rain days themselves, which if heavy enough rainfall occurs, makes a site unworkable. Day, or days, after rain... Drying time will be needed after rain and the number of days needed will vary depending on amount of moisture received. One actual rain day may equal multiple delay days depending on work scheduled to be done.

+ INCLUSIONS +

- + One mobilization
- + Public utility locates only
- + Supply of equipment as outlined on quote # _____
- + Marking and digging of footings holes to accept direct embedment supports as needed
- + Unpacking of play equipment
- + Assembly of play equipment
- + Concrete for footings as needed
- + Pouring of concrete for footings
- + Construction tape/temporary bracing (as needed)
- + Standard insurance offerings
- + Standard warranty offerings
- + Standard industry accepted labor wages

- EXCLUSIONS -

- Clear access path up to and into play area for installation equipment (minimum of 8-foot wide, includes but not limited to gates, walkways, driveways, etc.)
- Staging area for materials and installation equipment, trailers, etc.
- Unobstructed space for maneuvering installation equipment as well as performing work
- Security fencing of any type
- If fencing is in place (by others), ability to unlock fencing is to be provided to our office a minimum of one week prior to our start
- Private utility locates such as, but not limited to, irrigation, fiber optics, private lighting, etc.
- Accepting, unloading and storage of order(s)/shipment(s) prior to installation
- Sitework of any kind such as, but not limited to, grading (play area to have max slope of 1%), site restoration, drainage, etc.
- Removal of existing play equipment, border, safety surfacing, etc.
- Backfill and compaction of backfill after removal of existing items (for footing holes as an example) that leave voids in area (marking and digging of new footing holes based on workable site)
- Digging in compacted sub-surfaces, rock, hard pan, tree roots, unstable soil conditions, etc.
- Restoration of compacted sub-surfaces for playground surfacings such as, but not limited to, poured-in-place rubber, rubber tiles, artificial turf, etc.
- Digging/maneuvering in sand, pea gravel, mud, etc.
- Offsite removal of spoils from footing holes (can be stockpiled near play area for owner/owner's representative removal or spread within play area)
- Disposal of packing material (can be deposited in owner/owner's representative onsite dumpster or stockpiled for removal by others)
- Border to help contain safety surfacing
- Removal of temporary braces, caution/construction tape, etc. (Can be removed and disposed of after concrete has cured.)
- Bonding of any type
- Permits of any kind
- Prevailing, Davis Bacon, Union, or similar, wages
- Restroom facilities, see below for specifics

Please provide access to restrooms whether within a building or portable style. Should use of site facilities not be available, additional charges will





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10/08/2020
Quote #100829-02-01

CONSULTANT: TIM NEWGARD

Village of McFarland- Installation

be required to bring on site temporary/portable restrooms. These temporary facilities will be removed once your project has been completed.

Should weekend work be necessary or non-standard hours be worked, please provide a site contact and the best telephone number to reach this person in case an urgent matter arises requiring immediate attention.

(Name) _____

(Cell) _____

(Other Telephone Number) _____

Wet Site Conditions: installation areas located near wetlands, where a high water table exists or in any environment that produces excessive moisture will require additional planning prior to installation of your project. Unless excessively wet conditions have been conveyed prior to installation quote and accounted for in some manner, your installation will not proceed. Ideal dry conditions need to be present to begin, and complete, your project as quoted.

Order Information:

Bill To: _____ Ship To: _____

Company: _____ Project Name: _____

Attn: _____ Attn: _____

Address: _____ Address: _____

City, State, Zip: _____ City, State, Zip: _____

Contact: _____ Contact: _____

Tel: _____ Tel: _____

Fax: _____ Fax: _____

Acceptance of quotation:

Accepted By (printed): _____ P.O. No: _____

Signature: _____ Date: _____

Title: _____ Phone: _____

Facsimile: _____ Purchase Amount: **\$9,850.00**



Puddle Pod

Model Number: PS19017

\$29,189

[Request a Quote](#)



FEATURES

PowerScape playground systems are constructed from heavy-duty materials, and are backed by the industry's leading warranty. PowerScape systems are designed to provide the highest capacity of any playground with an industry-leading 49" deck.

DOWNLOADS

SHARE



SPECIFICATIONS

Model:	PS19017
Age:	2 to 5 Years
Use Zone:	28' x 29'
Fall Height:	4'
Number of Children:	30-35

ADA ACCESSIBILITY

Accessible	6
Elevated	6

Playground Color Options

Malibu

Uprights Bronze	Plastic Spring Green	HDPE Spring Green
Metal Beige	Decks Brown	2 Color HDPE Spring Green/White



Atlantic

Uprights Metallic	Plastic Sky Blue	HDPE Sky Blue
Metal Spring Green	Decks Blue	2 Color HDPE Sky Blue/White



Jellybean

Uprights Burgundy	Plastic Blue	HDPE Blue
Metal Butterscotch	Decks Blue	2 Color HDPE Red/White



CANOPY & SHADE

Dandelion	Mesa	Lilac	Sky	Deep Sea	Tree Frog	Aquamarine	Azure	Evergreen	Sand	Cloud	Graphite	Khaki
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VILLAGE BOARD SUMMARY SHEET

MEETING DATE: Thursday, October 22, 2020

SECTION: Business

DEPARTMENT: Public Works

CONTACT:

AGENDA ITEM: Discussion regarding parks project planning for 2021.

PREVIOUS ACTION:

ISSUE SUMMARY:

Included is a review of proposed projects within the current 2020-2024 Capital Improvement Plan as they relate specifically to parks. This information has previously been provided in July and August. Here is a summary of the current year active projects as well as what we might be looking at for next year:

- **2020**
 - Community Park Master Plan - This process is underway. Public Input session has been held, Consultant working on bringing plan together. Likely completed in early 2021.
 - McDaniel Park - Work is underway to construct the facility addition to the bathrooms and the second open air shelter. This will be completed this year with some restoration work spilling into the next year.
 - McFarland Park Master Plan - This process is underway. Public Input session has been held, Consultant working on bringing plan together. Likely completed in early 2021.
 - Special Needs Park Plan - This process is underway. Public Input session has been held, Consultant is focusing conceptual site plan development at Cedar Ridge Park, and will bring back their plan for review this Fall. We are working to complete this plan in 2020 and then work in future improvements to the next 5 year Capital Improvement Plan.
 - Urso/Schuetz Park - Certainly a very active area in 2020 for a lot of reasons. The new facility construction is underway and will be finished this Fall, final paving and other restoration might be delayed till Spring as a result of weather conditions. Work is also beginning soon to expand the dog park and bring together final improvements for Disc Golf. All of which is planned to be completed in the Spring next year for full use next Summer.



- 2021
 - Brandt Park - A parking lot is proposed for Brandt Park to help support offstreet parking needs and for the adjacent trail. This would be located in the southeast corner of the park.
 - General Improvements - Annually, funds are set aside within the Parks Fund to develop playgrounds either as an addition, new installation, or reconstruction. This is available annually and we would need to consider a location to apply the funds and begin to study.
 - Pickleball - A project that has received plenty of discussion and study in 2020, its construction will linger into 2021 after we finalize our plans, complete designs, and bid the project in the coming winter and spring seasons.
 - Ridgeview Tot Lot - We have applied for a grant in 2020 that could be utilized for this park in 2021. Need to submit application and await results of award before moving forward. Could also be considered under general improvements if Grant not successful.

This is presently where we are at this year and likely where we are next year. Beyond that, the enclosure within the packet gives perspective on later years. Through current master planning efforts we also know there are other projects needs to be included in this to some extent which likely can be engaged in the future as we plan out the next 5 year CIP.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

ATTACHMENTS:

1. 2020-2024 McFarland CIP - Parks Projects 10152020 mgs

2020 Program Year

McFarland Park Projects

Project	Year	Description	400 Capital Projects	405 Parks	Total	Costs		Status	Timeline	Notes
						YTD	Variance			
Aquatics Plan/Design	2020	Contracted planning services to review options for public pool or splashpad development.	25,000	0	25,000	12,000	(13,000)	ON HOLD	December 2020	Initial concepts prepared and reviewed by Committee. Planning work to resume this Fall.
Community Park	2020	Contracted planning services to develop new Master Plan for property.	25,000	0	25,000	5,733	(19,268)	IN PROCESS	December 2020	Data collection complete, contacted stakeholders, survey complete, moving to concept plan development.
General Improvements	2020	Annually we set aside money within the Parks Fund to pay for playground improve, used as needed.	0	50,000	50,000	0	(50,000)	NO PROJECT IDENTIFIED	TBD	Need to determine a park in which we wish to replace equipment, presently none selected.
Larson Park	2020	Plan development for improvements to Larson Park.	15,000	0	15,000	11,724	(3,276)	ON HOLD	October 2020	Concept plan complete, need to solicit input, finalize plan. Schedule in future year CIP.
McDaniel Park	2020	Addition of concession space, remodel bathroom, new Open Air Shelter.	150,000	150,000	300,000	45,503	(254,497)	IN PROCESS	November 2020	Construction underway, substantial completion on track for November.
McFarland Park	2020	Contracted planning services to develop new Master Plan for property.	25,000	0	25,000	5,244	(19,756)	IN PROCESS	December 2020	Data collection complete, contacted stakeholders, survey complete, moving to concept plan development.
Park Design	2020	Contracted planning services to develop plan for special needs park.	17,000	0	17,000	12,426	(4,574)	IN PROCESS	December 2020	Data collection complete, contacted stakeholders, survey complete, moving to concept plan development.
Park Equipment	2020	Smaller amenities needed within the park from year to year like a bench, specific piece of playground equipment, or other related item.	0	15,000	15,000	16,928	1,928	AS NEEDED	December 2020	Main present use of these funds are the new scoreboards at Brandt Park. Also includes telescope at Lewis Park.
Property Acquisition	2020	Placeholder within the CIP to include annually, no property targeted.	0	0	0	0	0	NO PROJECT IDENTIFIED	TBD	Included in the annual CIP as a placeholder in case opportunities arise, presently none available.
Ridgeview Tot Lot	2020	Playground improvement to replace and enhance existing equipment.	0	25,000	25,000	0	(25,000)	IN PROCESS	TBD	Grant awarded, scheduling playground purchase approval.
Siggelkow Road Park	2020	Budgeted site for funding Pickleball development currently in planning phase.	15,000	0	15,000	5,532	(9,468)	IN PROCESS	December 2020	Planning process continues in Fall, consider design in Winter 20/21 and construction Spring 21.
Urso/Schuetz Park	2020	Included 4 projects as follows:	850,000	250,000	1,100,000	266,036	(833,964)	IN PROCESS	March 2021	Everything complete with all restoration done is likely planned in the Spring 21.
Shelter	2020	Construct a new indoor/outdoor dog wash/bathroom shelter with parking lot. Regarding the southwestern end of dog park to expand boundaries.	527,482	250,000	777,482	58,394	(719,088)	IN PROCESS	November 2020	Construction underway, substantial completion on track for November.
Dog Park Expansion	2020		38,278	0	38,278	0	(38,278)	IN PROCESS	September 2020	Mass grading complete, seed restoration underway, fencing to be added in Spring 2021, likely open in Summer 2021.
Woodland Clearing	2019	Continuation of clearing within the park to remove excess vegetation.	38,240	0	38,240	38,240	0	COMPLETE	February 2020	Project is complete.
Disc Golf	2019	Construct disc golf course within the park on west, central portions of park.	246,000	0	246,000	169,403	(76,598)	ON HOLD	October 2020	Final construction scheduled for Spring of 2021.
Totals			1,122,000	490,000	1,612,000	381,125	(1,230,875)			

2021 Program Year

McFarland Park Projects

Project	Year	Description	400	405	Total	Costs		Status	Timeline	Notes
			Capital Projects	Parks		YTD	Variance			
Brandt Park	2021	Construction of a public parking lot to support the park and adjoining trail.	100,000	100,000	200,000	0	(200,000)	FUTURE BUDGET CYCLE	June 2021	Project requires to be designed and bid over the Winter (20/21) for construction in the Spring (21).
General Improvements	2021	Annually we set aside money within the Parks Fund to pay for playground improve, used as needed.	0	50,000	50,000	0	(50,000)	NO PROJECT IDENTIFIED	TBD	Need to determine a park in which we wish to replace equipment, presently none selected. Would be a good use of funds to bring parks up to ADA compliance.
Park Equipment	2021	Smaller amenities needed within the park from year to year like a bench, specific piece of playground equipment, or other related item.	0	15,000	15,000	0	(15,000)	AS NEEDED	December 2021	Staff evaluates use of funds as needs arise throughout the year.
Property Acquisition	2020	Placeholder within the CIP to include annually, no property targeted.	0	0	0	0	0	NO PROJECT IDENTIFIED	TBD	Included in the annual CIP as a placeholder in case opportunities arise, presently none available.
Urso/Schuetz Park	2021	Presently a placeholder for work not completed in the previous year or items desired to be moved up a year.	0	0	0	0	0	FUTURE BUDGET CYCLE		No specific improvement targeted for 2021.
Totals			100,000	165,000	265,000	0	(265,000)			

*** There are likely several projects from 2020 that are either in plan and/or design stages which could be implemented in 2021 if desired. While the current plan for next year seems small, there are likely going to be considerations for a special needs park, pickleball development, improvements to Larson Park, phases from Community Park Plan, etc. are some of the options that may be desired to move forward within this program year from last program year.***

2022 Program Year

McFarland Park Projects

Project	Year	Description	400	405	Total	Costs		Status	Timeline	Notes
			Capital Projects	Parks		YTD	Variance			
Community Park	2022	Presently a financial placeholder to provide funding for the first phase of the Master Plan currently being developed in Program Year 2020.	500,000	500,000	1,000,000	0	(1,000,000)	FUTURE BUDGET CYCLE	TBD	Need to adjust within the next CIP to align with phasing plan currently under development.
General Improvements	2022	Annually we set aside money within the Parks Fund to pay for playground improve, used as needed.	0	50,000	50,000	0	(50,000)	NO PROJECT IDENTIFIED	TBD	Need to determine a park in which we wish to replace equipment, presently none selected. Would be a good use of funds to bring parks up to ADA compliance.
Park Equipment	2022	Smaller amenities needed within the park from year to year like a bench, specific piece of playground equipment, or other related item.	0	15,000	15,000	0	(15,000)	AS NEEDED	December 2022	Staff evaluates use of funds as needs arise throughout the year.
Property Acquisition	2022	Placeholder within the CIP to include annually, no property targeted.	0	0	0	0	0	NO PROJECT IDENTIFIED	TBD	Included in the annual CIP as a placeholder in case opportunities arise, presently none available.
Urso/Schuetz Park	2022	Continued work on natural restoration as identified within Master Plan. Also consider cleaning waterway through park.	350,000	0	350,000	0	(350,000)	FUTURE BUDGET CYCLE	TBD	Staff will need to evaluate remaining restoration tasks needed within the park as well as feasibility of waterway improvements.
Totals			850,000	565,000	1,415,000	0	(1,415,000)			

2023 Program Year

McFarland Park Projects

Project	Year	Description	400 Capital Projects	405 Parks	Total	Costs YTD	Variance	Status	Timeline	Notes
General Improvements	2023	Annually we set aside money within the Parks Fund to pay for playground improve, used as needed.	0	50,000	50,000	0	(50,000)	NO PROJECT IDENTIFIED	TBD	Need to determine a park in which we wish to replace equipment, presently none selected. Would be a good use of funds to bring parks up to ADA compliance.
Park Equipment	2023	Smaller amenities needed within the park from year to year like a bench, specific piece of playground equipment, or other related item.	0	15,000	15,000	0	(15,000)	AS NEEDED	December 2023	Staff evaluates use of funds as needs arise throughout the year.
Property Acquisition	2023	Placeholder within the CIP to include annually, no property targeted.	0	0	0	0	0	NO PROJECT IDENTIFIED	TBD	Included in the annual CIP as a placeholder in case opportunities arise, presently none available.
Urso/Schuetz Park	2023	Larger facility project envisioned within Master Plan that exists on the western edge of the project in line with the parking lot and disc golf.	1,250,000	0	1,250,000	0	(1,250,000)	FUTURE BUDGET CYCLE	TBD	We will need to evaluate desirability to pursue project and when in concert with other improvements including LYRT. Need to consider design funding in 2022.
Totals			1,250,000	65,000	1,315,000	0	(1,315,000)			

2024 Program Year

McFarland Park Projects

Project	Year	Description	400	405	Total	Costs		Status	Timeline	Notes
			Capital Projects	Parks		YTD	Variance			
Community Park	2022	Presently a financial placeholder to provide funding for the first phase of the Master Plan currently being developed in Program Year 2020.	500,000	500,000	1,000,000	0	(1,000,000)	FUTURE BUDGET CYCLE	TBD	Need to adjust within the next CIP to align with phasing plan currently under development.
General Improvements	2022	Annually we set aside money within the Parks Fund to pay for playground improve, used as needed.	0	50,000	50,000	0	(50,000)	NO PROJECT IDENTIFIED	TBD	Need to determine a park in which we wish to replace equipment, presently none selected. Would be a good use of funds to bring parks up to ADA compliance.
Park Equipment	2022	Smaller amenities needed within the park from year to year like a bench, specific piece of playground equipment, or other related item.	0	15,000	15,000	0	(15,000)	AS NEEDED	December 2024	Staff evaluates use of funds as needs arise throughout the year.
Property Acquisition	2022	Placeholder within the CIP to include annually, no property targeted.	0	0	0	0	0	NO PROJECT IDENTIFIED	TBD	Included in the annual CIP as a placeholder in case opportunities arise, presently none available.
Totals			500,000	565,000	1,065,000	0	(1,065,000)			



VILLAGE BOARD SUMMARY SHEET

MEETING DATE: Thursday, October 22, 2020

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Sayer Larson, Parks Superintendent

AGENDA ITEM: Presentation of the Parks Superintendent's monthly report.

PREVIOUS ACTION:

ISSUE SUMMARY:

PARKS, RECREATION & NATURAL RESOURCES COMMITTEE

October 22, 2020

Parks Superintendent Report - October 2020

The following is information concerning events and activities of the Parks Department for the previous month. This information is provided in brief to provide an overview of the highlights.

Maintenance Operations

The grass is slowing down and we are switching to parks clean up.

Tree Plantings

Finalized list for street tree and park tree planting. We will be focusing on the southern part of the Village. Park plantings include Highland Oaks, Disc Golf and Marsh Woods.

Parks Master Signs

We are developing a list to replace signs. Looking to replace about ten this year.

McDaniel Beach - Water Quality Testing

Water quality testing begun on 7/15. We have had closures due to elevated E.coli levels 7/16-7/20, 8/11-8/12 and a closure on 8/11 for blue green algae. We are continuing testing beyond the typical testing period. Recent samples taken since 9/15 resulted in no closures. Sample on 9/21 had elevated levels but did not result in closure. Testing stopped 10/15 due to extended weather



forecast.

Volunteering Parks

Currently working with local Boy Scout to update a portion of the trail system created from Marsh Woods Park to Indian Mounds Conservation Park.

Worked with Katie Gletty-Syoen and the volunteer committee to create volunteer opportunities. We are now on the second round of playground clean up/weeding.

Dog Park Expansion / Disc Golf Update

Dog park expansion update, soil grading complete. We will complete a dormant seeding in November. Disc golf update, concrete pads have been placed on hold until Spring'21. We will secure materials needed to complete project over the winter for spring install.

Facility Update

Facilities winterized 10/15. Enclosed shelters remain closed and open-air shelters posted with mask requirement signage. The basketball hoops at Egner Park remain off due to noncompliance of social distancing requirements.

Construction Update

Dog park shelter foundation complete - starting masonry week of the 12th. McDaniel open-air excavation complete - pour foundation week of 12th. McDaniel restroom facility footing poured. Grading small dog park to occur shortly, this area will close until grading completed. The large dog park will remain open during construction.

Meetings/Trainings/Seminars

Attending virtual WPRA and other local parks meetings to stay updated on the COVID-19 pandemic as it relates to parks and facilities.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:



ATTACHMENTS:

None