

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

Thursday, October 28, 2021

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/87999517327>

Or by Telephone: +1 (312) 626-6799
Webinar ID: 879 9951 7327

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 aimee.irwin@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 Committee meeting held on September 23, 2021.
4. BUSINESS.
 - a. Discussion and action to make a recommendation to the Village Board regarding the final draft of the master plan for William McFarland Park and the future Community Park.
 - b. Discussion and participation in a diversity, equity, and inclusion SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis Framework.
 - c. Discussion regarding the development of a Park System Capital Improvement Plan.

d. Presentation of the Parks Superintendent's monthly report.

5. SCHEDULE NEXT MEETING DATE.

a. Thursday November 18, 2021 at 6:30 p.m.

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.

VILLAGE OF MCFARLAND

Parks, Recreation, & Natural Resources Committee Minutes

Thursday, September 23, 2021 - 6:30 PM

1. CALL TO ORDER, ROLL CALL.

Trustee Carrie Nelson called the regular meeting of the Parks, Recreation, and Natural Resources Committee to order at 6:30 PM in the Community Room. This meeting was held via Zoom webinar.

Members present: John Feldner, Darrel Waldera, Dan Kolk, Katherine Pease, Sarah Kuba, Carrie Nelson, TJ Jerke, Tanya Lancaster

Members not present: David Wilson, Justin Rupert

Staff Present: Village Administrator Matt Schuenke, Parks Superintendent Sayer Larson, Utility Clerk Phil McDade, Blake Theisen of Parkitecture + Consultants

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 aimee.irwin@mcfarland.wi.us to be included as part of the meeting.*

Sofia Hamner, 5305 Wild Cherry Lane, spoke to object to the location of a proposed tree planting on the terrace of her residence.

3. APPROVAL OF MINUTES.

- a. *Discussion and action regarding the minutes from the Parks, Recreation and Natural Resources Committee meeting held on August 26, 2021.*

Motion by Village Trustee Carrie Nelson, second by Member Darrel Waldera, to approve the minutes from August 26, 2021. Motion carries 8 - 0 - 0.

4. BUSINESS.

- a. *Discussion and action on allowing amplified sound in accordance with Village Ordinance 44-20 of the Village Code of Ordinances for the following events:*

- 1) Discovery Garden--McFarland Library--October 1, 2021 from 5:30 to 6:30 p.m.
 Motion by Sarah Kuba, seconded by Village Trustee Carrie Nelson, to recommend approval for amplified sound at Discovery Garden--McFarland Library--October 1, 2021 from 5:30 to 6:30 p.m. Motion carries 8 - 0 - 0.
- 2) Brandt Park--Erik Greenfield--October 2, 2021 from 5:30 to 7:30 p.m.
 Motion by Nelson, second by Feldner, to approve with condition that sound be deflected away from nearby apartment buildings Brandt Park--Erik Greenfield--October 2, 2021 from 5:30 to 7:30 p.m. Motion carries 8 - 0 - 0.
- 3) Arnold Larson Park--Joe Shorette--October 3, 2021 between 9:30 a.m. and 1:00 p.m.
 Motion by village trustee Nelson, second by Dan Kolk, to approve Arnold Larson Park--Joe Shorette--October 3, 2021 between 9:30 a.m. and 1:00 p.m. Motion carries 8 - 0 - 0.
- b. Discussion regarding draft master plans for William McFarland Park and Community Park.
 The committee reviewed with Village Administrator Matt Schuelke and parks consultant Blake Theisen of Parkitecture + Planning the details of draft master plans for William McFarland Park and Community Park. The proposed expansion of the ice arena at William McFarland Park is larger than originally proposed, forcing a realignment of the proposed baseball field west of the ice arena. The proposed parking lot in the northern half of the park has also been moved to sitting in between a proposed pool and proposed pickleball courts. At the Community Park, a proposed parking lot has been moved to the south-central portion of the 23-acre park to align with a proposed driveway in and out of the park. The committee took no action on the agenda item.
- c. Discussion regarding the development of a Park System Capital Improvement Plan.
 Schuenke discussed with the committee the Park System Capital Improvement Plan, and timelines for completion of projects. Four items in the plan should be completed in 2021: a disc golf course in Urso-Schuetz Park, master plans for both William McFarland and Community Parks, and an Aquatic Facility master plan. In 2022, Schuenke said mass grading of Community Park for preparation of soccer fields, and construction of pickleball courts in William McFarland Park, could be undertaken. Committee members and Schuenke also discussed planned improvements for the skateboard park, revamping Cedar Ridge Park into an inclusive park, and providing restrooms at Egner Park as part of existing village buildings there.
- d. Discussion and recommendation to the Village Board regarding street tree planting proposals for 2021.
 Motion by Village Trustee Carrie Nelson, seconded by Dan Kolk, to recommend approval to the Village Board regarding street tree planting proposals for 2021. Motion carries 8 - 0 - 0.
- e. Discussion and action to make a recommendation to the Village Board regarding a grant application with the Wisconsin Department of Natural Resources for an urban forestry grant.
 Motion by Village Trustee Carrie Nelson, second by Dan Kolk, to recommend approval to the Village Board regarding a grant application with the Wisconsin Department of

Natural Resources for an urban forestry grant. Motion carries 8 - 0 - 0.

f. Discussion and recommendation regarding a plan for goose abatement.

The discussion on this agenda item was delayed until a further meeting.

g. Presentation of the Parks Superintendent's monthly report

Larson discussed his superintendent's report, with discussion on oak tree removal in Urso-Schuetz park as part of the disc golf course development.

5. SCHEDULE NEXT MEETING DATE.

a. Thursday, October 28, 2021 at 6:30 p.m.

6. ADJOURNMENT.

Motion by Village Trustee Carrie Nelson, seconded by TJ Jerke, to adjourn. Motion carries 8 - 0 - 0. Meeting adjourned at 8:59 p.m.



McFarland
SUMMARY SHEET

MEETING DATE: Thursday, October 28, 2021

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board regarding the final draft of the master plan for William McFarland Park and the future Community Park.

PREVIOUS ACTION:

March 23, 2020 - Village Board approved the proposal for Master Planning services.

June 18, 2020 - Update provided by Consultant to Committee.

August 27, 2020 - Update provided by Consultant and scheduled Public Information Meeting by Committee.

September 17, 2020 - Public Information Meeting

September 18-October 9, 2020 - Public Survey Period

January 28, 2021 - Review survey results, update on project, and discuss challenges.

February 25, 2021 - Conceptual Planning at McFarland Park

March 25, 2021 - Site Plan Discussion at McFarland Park

April 22, 2021 - Conceptual Planning at Community Park

May 27, 2021 - Conceptual Planning at Community Park

June 24, 2021 - Site Plan Discussion at Community Park

July 22, 2021 - Site Plan Review for McFarland and Community Park, schedule Public Information Meeting #2.

August 26, 2021 - Public Information Meeting #2, Committee Review

September 23, 2021 - Draft Master Plan submitted to Committee for Review

ISSUE SUMMARY:

Enclosed within your packet is the final draft of the Master Plan for William McFarland Park and the new Community Park. We have been working on this plan for the better part of a year, and at our last meeting the draft report was first distributed for comment. Contained within the Master Plan are the proposed site plans and phasing steps in order to aide in the future development of these parks. All of this has been developed by the Committee along with input provided through two Public Information Meetings and a community survey. These plans also include cost estimates for the improvements proposed within.

Our intention is to complete the Committee's review of this document by making a recommendation of acceptance to the Village Board. Initial phases of both plans are built into the proposed 2022 Budget and future phases are being accounted for within the Capital Improvement Planning process contained later on this agenda.



FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended Action:

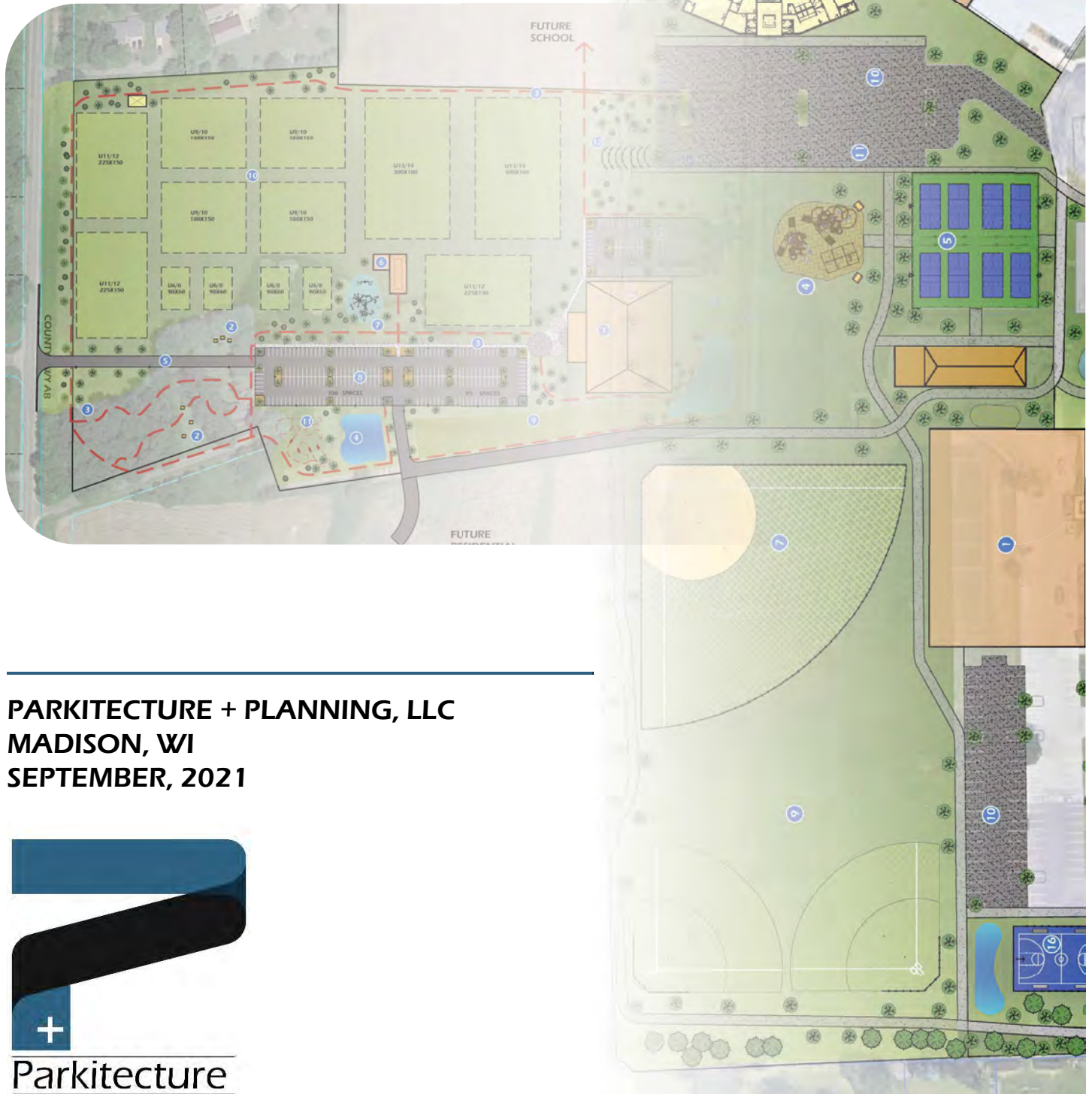
Motion and second to recommend to the Village Board acceptance of the Master Plan for William McFarland Park and the future Community Park.

ATTACHMENTS:

1. 21_1021 Mcf Parks MP LR
2. 21_1021 Mcf Parks MP Appendies

WILLIAM McFARLAND PARK & NEW COMMUNITY PARK MASTER PLAN

MCFARLAND, WI



PARKITECTURE + PLANNING, LLC
MADISON, WI
SEPTEMBER, 2021



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INTRODUCTION

The Village of McFarland is a rapidly growing progressive community located on the south side of the City of Madison. The Village is comprised of approximately 5 square miles with a population of 9,031 as of 2019 estimates. Community residents enjoy a diverse outdoor recreation system with activities including outdoor hockey, soccer, bocce, softball and baseball, natural conservancy lands, cultural mounds, and access to the large waterway system of the Madison area lakes.

As the Village continues to expand in population, the need for parkland and recreation programming grows. In early 2020, Parkitecture + Planning was retained to assist the Village with development of a vision plan for accommodating the current and future open space demands for McFarland residents. The master planning effort was primarily focused on two main sites but also accounted for the ripple effect through the Village-wide parkland system. William McFarland Park (20.3 acres) is currently the largest developed Community Park in the Village. The need for a new Community Park to be located on the eastern edges of the Village was identified as a top goal in the 2019 Outdoor Recreation & Open Space Plan (OROSP), and land was purchased in late 2019 for this purpose. The new park site is approximately 26 acres and is situated directly adjacent to School District owned lands allocated for a future Elementary School. This property is currently used for agricultural purposes and contains an old farmstead, several out buildings, and a small woodlot. Both park locations are depicted on the map below.

The goals of this planning process were to establish the highest and best recreational use for these two sites and outline a roadmap for implementing the steps necessary for maintaining the long term viability of outdoor recreation and programmed events in McFarland.



Exhibit from OROSP - 2019

PROCESS

The study officially began in April of 2020, but due to the COVID-19 pandemic slowly picked up steam during the summer and fall months. A Master Plan process would typically take between 8-12 months to fully complete. However due to the ongoing concerns with in person interaction and the complexity of these two sites, the Village and design team elected to extend the timeframe for analysis and development of final plans. A thorough effort was made to obtain all perspectives and potential impacts of park updates to the community members and individual user groups. The following table outlines the key milestones of the planning process.

Existing Site Review	May/June 2020
Stakeholder Interviews	June/August 2020
Public Information Meeting #1	September 17, 2020
Public Survey	September/October 2020
Park and Recreation Board Meetings	June 2020/October 2021
Public Information Meeting #2	August 26, 2021
Stakeholder Feedback and Confirmation	September 2021
Final Plan Recommendations	August/September 2021
Approval and Adoption	October 2021

Stakeholders

A list of stakeholders was derived from the primary groups currently utilizing William McFarland Park to determine current usership, potential plans for growth, and membership needs. With no prescribed uses for the new Community Park, understanding the spatial requirements and desires of these groups was critical to development of conceptual alternatives for both sites. A set of framing questions was sent to each stakeholder prior to discussion to help stimulate ideas and opportunities (see below). The full summary of individual interviews is included in Appendix E. The input garnered from these discussions helped to guide the final recommendations and proposed phasing of development.

William McFarland Park

- What is your connection to the park?
- How often do you or your organization use the facility? What seasons?
- Is the existing programming and layout of the park working for your needs? Would you consider an alternate location if not?
- Are there any unmet needs or insufficient facility types in McFarland for park users?
- Are there any trends or activities you would like to see incorporated into this park?
- If budget is an issue, what would the top priority improvement be?
- Is there anything else that you want to share about this park?

New Community Park

- What do you know about the park location or physical properties?
- Are there any assets or features on this site that you wish to preserve or enhance?
- What recreational uses do you envision for the new community scale park?
- Would you consider using this new community park for your organization?
- Are there any unmet needs or insufficient facility types in McFarland for park users?
- Are there any trends or activities you would like to see incorporated into this park?
- If budget is an issue, what would the top priority improvement be?

General Questions

- What makes a great park?
 - What in your mind makes a park sustainable?
 - Can you provide examples of other great parks you have visited?
-

PROCESS

William McFarland Park has several primary user groups which occupy a majority of the site with their specific facility types. This scenario renders this park more consistent with the qualities of a Special Use Park instead of the true nature of a Community Park. Some of these groups also operate their own facilities via long term lease arrangements or in the case of the Ice Arena (yellow), own a portion of the site. The Curling Club (blue), Soccer Association (green), and Bocce Association (pink) have constructed facilities within the park utilizing a long term loan from the Village. All three of these groups expressed interest in growing their membership in the near term future and potentially expanding the physical footprint of their organizations and recreational amenities.

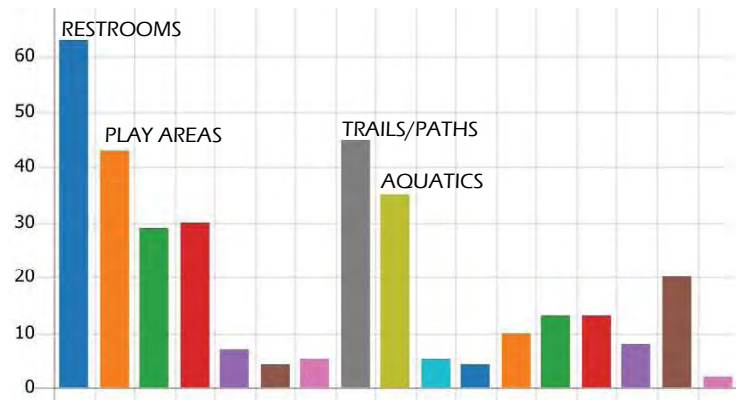


Existing User Group Footprints in William McFarland Park

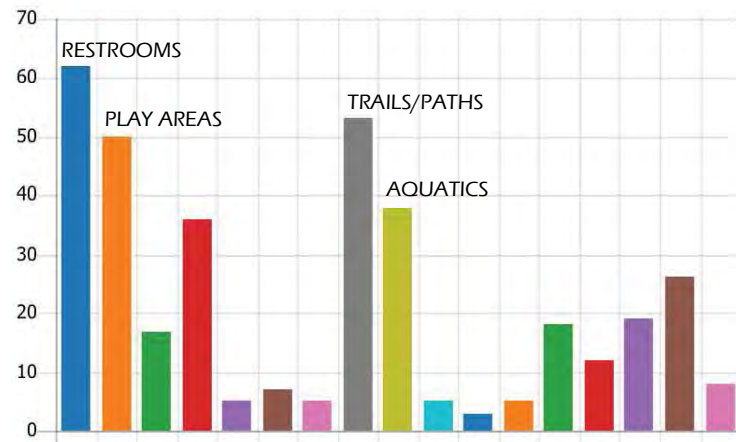
Public Input

Following the initial discussions with the user groups, the public input process began. During the fall of 2020, an online public informational meeting was held via Zoom to provide an overview of the project and collect ideas and concerns from members of the community. A good turnout helped to generate a list of suggestions for both of the parks. The top requested amenity was an aquatic attraction (pool/splashpad). An online survey was conducted yielding more than 230 responses. The top requested amenities in the ranked questions included restrooms, playgrounds, trails, and an aquatic facility. Respondents also were given the opportunity for free form comments regarding the most important improvement needed within the McFarland Park System. The most frequent answer pertained to a pool or splashpad, followed by a need to consolidate the athletic fields, and more walking paths/trails. A large percentage of responses also cited the need for renovation of the skate park.

A second Public Information Meeting was held in August, 2021 to unveil the concepts and take feedback prior to development of the final Master Plan. These plans were also vetted with the stakeholder groups and minor adjustments incorporated into the final plans.



Survey Results:
Top Requested Amenities - William McFarland Park



Survey Results:
Top Requested Amenities - Community Park

ANALYSIS

The Village staff realized the importance of studying these two sites together given the potential for shifting of facilities and consolidating/coordinating programming between the two largest active recreation properties within the Village. The design team visited both sites on several occasions to assess current condition, potential opportunities, constraints, and to test preliminary ideas.

William McFarland Park

The site is largely flat with several benched elevations between use areas. Slopes are east to west with a large stormwater area occupying the parcel southwest of the park. Site access is granted via Marsh Road on the east side of the park. A bicycle path ends at the south end of the park. The park boundary is broken by the parcel owned by the Ice Arena shown in pink. An access easement exists to allow the Village utilization of the existing driveway from Marsh Road to the parking lot adjacent to the soccer fields.

This park while classified as a Community Park, truly functions as a Special Use Park due to the specialized nature of the existing facilities. It would be rare that a community member would visit this park for something other than an organized sport. There are no opportunities for general recreation, flexible open space, or even a place to picnic. Almost 100% of the site is allocated to individual user groups activity.

The conceptual alternatives present options to remedy this and transform William McFarland Park into a more well-rounded and diverse open space deserving of the classification as a Community Park.



New Community Park

The 26 acre parcel to be home of the new Community Park is located near the intersection of CTH AB and Sigglekow Road. The site is currently in agricultural use and has significant topographic change from west to east. The existing farmstead is in very poor condition and the buildings will need to be completely removed prior to public access. A small stand of mature trees in the southwest corner of the site provide an interesting remnant of Oak, Hickory, and Pine forest likely a combination of natural occurrence and cultivated plantings. Given the wide open nature of the site, it is conducive to large scale athletic facility development and potentially a large recreational building footprint. The site is not currently served by municipal utilities but does have a well that appears to be serviceable. A new high capacity well is likely needed to provide adequate service for new facilities. This location is visible from Interstate 39/90 but does not have a direct exit.

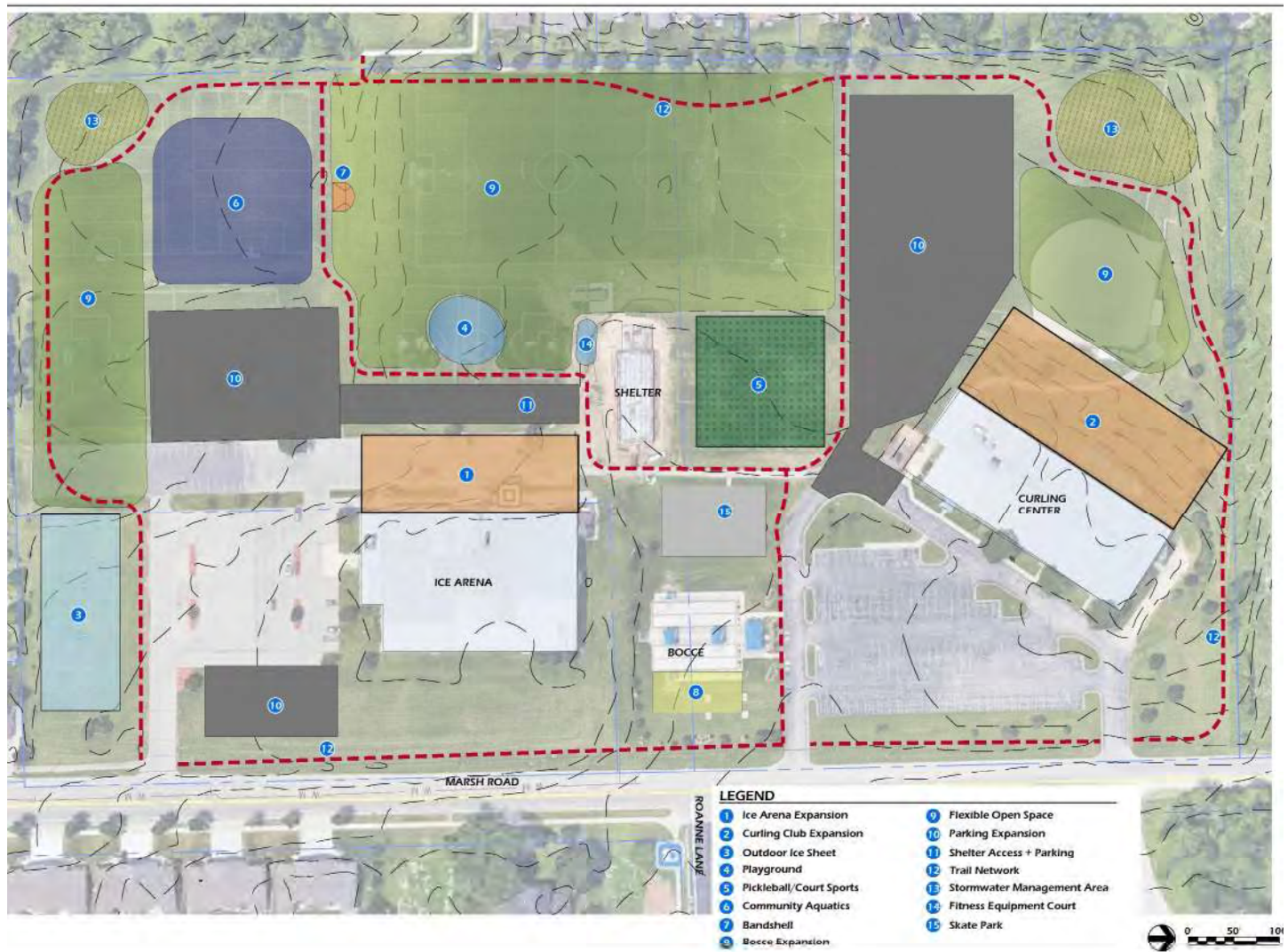


CONCEPTUAL ALTERNATIVES

Development of concept plans is an iterative process and requires a long and repetitive feedback loop to build consensus. The following section outlines the steps taken to arrive at the final Master Plan for William McFarland Park and the new Community Park.

Concepts (William McFarland)

During the initial conversations with the Ice Arena, Curling Club, and Bocce Association, all three groups expressed interest in expanding their footprint within the park. The Soccer Association expressed interest in potentially relocating all programming to the new Community Park when presented with the discussion topic. This would allow the group room to expand in the future and consolidate all fields into one location. Pickleball had been proposed in several other park locations within the Village and met with some resistance by neighbors. The existing restroom and concession building currently used by the Soccer Association provides an excellent support amenity for court sports and is located centrally in the park. This structure became a hub of activity driving the design of the proposed surrounding facilities. The first step in identifying future opportunities for this site utilized a bubble diagram strategy to ascertain the impact of these potential expansions and is shown below.



Bubble Diagram - January 2021

CONCEPTUAL ALTERNATIVES

Two alternative site layout options (shown below) were further developed from the initial diagram and suggested the full relocation of soccer to the new park site and establishment of amenities including an aquatic facility (pool and/or splashpad), pickle ball, new playground, adult fitness node, loop trail system, expanded parking, stormwater management areas, basketball, outdoor ice sheet, and two baseball/softball diamonds. Both plans accounted for the potential expansion of the existing Ice, Curling and Bocce users.

Concept 1 - March 2021
William McFarland Park



Concept 2 - March 2021
William McFarland Park



CONCEPTUAL ALTERNATIVES

Concepts (Community Park)

The establishment of the soccer club relocating to the new Community Park shaped much of the direction for the 26 acres. However, in an effort to avoid the perception and reality of establishing another park allocated to a small number of special uses, the conceptual plans included a variety of recreational types covering a broad spectrum of amenities. These include a large network of walking/skiing trails, playground, sledding hill and winter recreation area, bmx pump track, passive use picnic and social gathering area, large prairie restoration area, and potential 4-season dome or enclosed sports arena. Three alternative layouts (shown below) were developed depicting these opportunities.

Concept 1 - May 2021
Community Park



Concept 2 - May 2021
Community Park



Concept 3 - May 2021
Community Park



FINAL RECOMMENDATIONS

William McFarland Park (Exhibit F)

The transformation of William McFarland Park into a versatile family friendly open space is reliant on the relocation of the current soccer user group. With this programming element in a new home at the new Community Park site, a new variety of uses are possible.

A renewed focus on the existing shelter/restroom building as a center of the park allows for greater flexibility and usage of the facility. The existing location is not convenient to access and feels disconnected. A new parking lot situated north of the shelter allows for improved access for patrons, emergency vehicles, and further centralizes parking for the new amenities. The parking lot will serve the skatepark, a new playground, pickleball, and the aquatics facility. The playground scaled appropriately for a Community Park, will be located adjacent to the shelter/restroom building, parking lot, and youth baseball diamond. An aquatic facility (pool/splashpad) has long been discussed by members of the community with no success in finding a home. The northwest corner of the park is a perfect location for this new amenity and can share parking with other year-round uses. Pickleball courts (8) will offer a new recreational amenity for the Village and could share a fence line and potentially lighting with the aquatic center. The skatepark is in need of renovation/replacement and is proposed to be reconstructed in the same location.

A new multi-modal trail system looping the park will provide enhanced connectivity to facilities, as well as an opportunity for safe walking and bicycling. The southwest section of the park will host a youth baseball diamond, and two additional backstops for t-ball, whiffle ball, and pick up games. These fields should be constructed without permanent outfield fencing to allow for flexible use of the open greenspace. This is a large area and can function for special events, flag football, ultimate frisbee, lacrosse, etc.. The south parking lot will be reconfigured with the proposed Ice Arena addition, and serve the new basketball court and youth baseball fields. Prior to any development of this area, a land exchange between the Village and the Ice Arena should be evaluated to remove access easements, clean up the property ownership conflicts, and allow both parties to expand facilities as desired.

The new Village sponsored improvements have been carefully sited to allow for potential facility expansion by the private user groups in the future.



FINAL RECOMMENDATIONS - IMAGES



FINAL RECOMMENDATIONS

Community Park (Exhibit G)

The new Community Park will become the home of youth soccer, and provide a variety of new recreational amenities not currently found in other Village parks. Due to the location of the park, site access will be primarily via motor vehicle until such time that an off road multi-modal trail can be established connecting to the existing Village-wide system. This should be a priority for the Village to plan and implement as the early phases of park development occur.

Due to the significant elevation changes across the site, a large portion of the site will be graded in flat plateaus for the varied soccer field sizes. Access and parking for the fields will be provided by the main park roadway off of County Road AB. It will be important to provide secondary site access to help with traffic dispersion and roadway connections to the east and south are proposed. A secondary parking lot is provided on the east side of the park to serve the soccer fields, 4-season dome and winter recreation area. A trail network throughout the site will link amenities and activity nodes, and provide year round use.

A large shelter/restroom/concessions building will be located in the center of the park and provide support for the athletic fields, day use area, and playground. The construction and maintenance of the facility could be organized similar to the existing agreement between the Village and Soccer Association in William McFarland Park. This facility will need to be serviced by a new well and septic system. The well should be sized to provide water service for the field irrigation. A new playground and day use area will provide interest for families attending soccer events and community members looking for a unique setting to gather.

Non-traditional park uses such as mountain bike trails and BMX pump tracks are becoming popular in many communities. This site is an excellent location for this type of amenity and should the property to the east become available in the future, could be a potential acquisition for additional parkland gaining access to an existing trail network and ecologically sensitive conservancy lands.

The Village and stakeholder groups have a desire for an indoor year-round athletic facility to house sport courts and an indoor field. A footprint for this potential facility is located between the two parking lots.



FINAL RECOMMENDATIONS - IMAGES



IMPLEMENTATION

Implementing major changes in a park takes time, especially when the process involves relocation of a major use such as soccer. Phasing plans have been assembled illustrating the inter-related steps for development of these two parks.

Phase 1A/B

Accomplishing the mass grading and site preparation for the new Community Park is the first step in this process. Establishing the turf in the large flat soccer field areas with enough time to allow a substantial growth is critical to the long term success and viability of sports turf. Ideally, the new fields will be given 9-12 months of growth and management prior to heavy programmed use. The sledding hill and winter recreation area can be constructed utilizing the excess material from the earth moving required to establish the large flat areas for the soccer fields and parking. The main parking area should also be roughed in and stoned to settle for a winter season. Infrastructure for potable water service (well), septic systems, and stormwater management facilities must be included in this early stage of site development. This includes accommodations for watering the newly planted soccer fields. Concurrent with this effort, the new pickleball courts and skatepark renovation at William McFarland Park should begin. These projects can be accomplished with minor disruption to the existing uses of the park.

Phase 2A/B

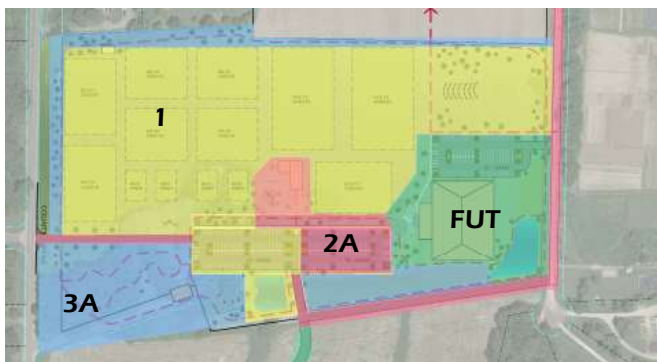
Before programmed public use at the new Community Park commences, the parking lot, restrooms/shelter, and playground should be constructed. With the relocation of soccer, The new ball diamonds, basketball court, and parking access can be constructed at William McFarland Park. This phase should also include construction of the internal trail/path network.

Phase 3 A/B

Efforts to complete the remaining amenities at the new Community Park will include development of the trail network, prairie restoration areas, BMX pump track, and continued landscaping/reforestation. Construction of the new aquatic facility and north parking lot area at William McFarland Park will complete the public infrastructure recommendations at the park. It is yet to be determined if this facility will be a pool, splashpad, or a hybrid of the two aquatic facility types. This has been the top requested amenity by Village residents during public input for many years and the plans continue to develop as part of a separate design process. Stormwater management facilities will be required in conjunction with the additional impervious surfaces associated with this phase.

Future Phases

The addition of the Community Park 4-season dome and associated parking lot can be implemented at any time given the available municipal budget, or potential private/public partnership. This facility will likely require additional staffing and management, and a business plan should be completed prior to development. Ongoing discussions with the private facility users in William McFarland Park have influenced the layout and phasing of the Village investment, but the timing of these private projects is not fully known. The pandemic in 2020 had a significant impact of organizational budgets both public and private. The full recovery of the private facility memberships and financial well being is to hard to forecast, but accommodations are in place to allow for these facilities to expand when the time is appropriate.



IMPLEMENTATION

Budgeting and Cost Impacts

A high level budget analysis for potential construction costs was assembled from recent project bid tabulations and input from local contractors. Identifying precise estimates at this level of planning can be difficult and should only be used as a guideline for future budgeting and grant application purposes. As more detailed design and engineering plans are developed, these estimates should be revisited and updated with more accurate material quantities and reflect current climate pricing structures. In 2021, the construction market experienced massive swings in raw costs and availability of materials and labor, making accurate estimates extremely difficult to assemble. The budget ranges below would reflect design, construction, and contingency. The future and By Others phases are not included below. Full phase breakdowns are included in Exhibit J.

Opinion of Construction Costs (2021)

William McFarland Park

PHASE 1A	\$325k - 375k Pickleball	2022 Design, 2022 Construct
PHASE 1B	\$180 -200k Skatepark	2022 Design, 2022/23 Construct
PHASE 2	\$850k - 950k	2023 Design, 2024 Construct
PHASE 3	\$5.3 Million - 6.0 Million	2024 Design, 2025/26 Construct
BY OTHERS	tbd	tbd

Opinion of Construction Costs (2021)

Community Park

PHASE 1	\$1.2 - 1.4 Million	2021/22 Design, 2022 Construct
PHASE 2	\$2.5 Million - 2.8 Million	2022 Design, 2023 Construct
PHASE 3	\$650K - 720K	2023 Design, 2024 Construct
PHASE 3B	\$5.7 - 6.5 Million	tbd (Pending Private Partnership)



APPENDICES

EXHIBIT A: EXISTING CONDITIONS - WILLIAM MCFARLAND PARK

EXHIBIT B: EXISTING CONDITIONS - COMMUNITY PARK

EXHIBIT C: SITE PHOTOS - WILLIAM MCFARLAND PARK

EXHIBIT D: SITE PHOTOS - COMMUNITY PARK

EXHIBIT E: STAKEHOLDER INTERVIEW SUMMARY

EXHIBIT F: MASTER PLAN - WILLIAM MCFARLAND PARK

EXHIBIT G: MASTER PLAN - COMMUNITY PARK

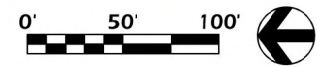
EXHIBIT H: PHASING PLAN - WILLIAM MCFARLAND PARK

EXHIBIT I: PHASING PLAN - COMMUNITY PARK

EXHIBIT J: OPINION OF PROBABLE CONSTRUCTION COSTS

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Revisions:	

Project #:	20.022
Issued For:	Review
Date:	6/18/2020

Sheet Number	EX-1
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File: P:\20.022 McFarland Park MP\CAD\WM Park\BS McFarland Park.dwg Layout: EX-2 User: baghd Plotted: Jun 12, 2020 - 9:49am



Revisions:	
Project #:	20.022
Issued For:	Review
Date:	6/18/2020
Sheet Number	EX-2

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Revisions:

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Project #: 20.022
Issued For: Review
Date: 6/18/2020

Sheet Number
EX-1

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A



D



G



B



E



H



C



F



I

Revisions:	
Project #:	20.022
Issued For:	Review
Date:	6/18/2020
Sheet Number	EX-2

McFarland Park Master Plan Study Stakeholder Interview Summary

September, 2020



William McFarland Park

The consultant performed stakeholder interviews with the major users of William McFarland Park during August and September. The questions were assembled to determine how the existing park facilities serve their needs and what improvements would be beneficial to long term organization use and potential growth. The following summarizes these discussions.

Curling Club

Joel Dietz and Mandy Hampton

- The existing Curling facility has been in this location since the 90s. Prior locations included Demetral Field and Camp Randall.
- The club has finished the payments on the loan to the Village (99 year lease)
- the recent Olympics helped spur a growth in membership requests and overall interest in curling.
- General rule of thumb for facility membership is ~100/sheet.
- The current curling season is October – March
- There is desire to offer a 12 month facility, which will allow for more memberships and ice time.
- Memberships are the largest source of revenue.
- Club has done a study on where members are located and McFarland is central. They would prefer not to relocate to another site. This is due to the investment they have spent already and the geographic location is good.
- Current facility has 6 ice sheets, desire to 4-6 more. 6 additional was estimated to be \$7 million, 4 estimated at \$5.5 million. This would include improvements to the club house.
- The ice mechanical systems are located along the north face of the building, forcing any expansion to the west.
- 8 people to a sheet at one time (6x8=48), There are often an additional 48 in the club house waiting for their turn. This is compounded when groups come and go forcing the parking allocation to be higher.
- Additional parking will be needed, but could be shared with the Ice Arena if the layout works.

Hockey

Shaun O'Hearn

- The ice arena is operational all year and is at capacity
- There is desire for a second sheet of ice if possible
- Possible/probably location is on the west side of ex building and would replace the linear parking lot used for soccer (std size is 180x80)
- This park would be a good home for an outdoor ice sheet as many of the active skaters and people who maintain ice are onsite

- More active use fields for lacrosse, ultimate Frisbee and youth baseball diamonds are needed in the Village. Having one diamond here and one at Lewis is not enough to program. The diamond at this location is an odd size and should be relocated
- As a local business owner, he often hears comments regarding an aquatic facility of some type. McFarland Park is a possible location for this type of facility
- General comment regarding the Village and user groups reaching a written agreement for facility maintenance and upkeep. McFarland Park is an example of various groups using the same space with a lack of coordination efforts
- The new Community park could have restrooms, baseball, soccer/general use field, gathering spaces for families, trails, play areas, and shelters. The location will not be "remote" forever

McFarland Soccer Club

Ryan Amundson

- Approximately 700 families served by the soccer organization
- Season is April -June and Aug -early November
- Teams are run through MAYSA for tournaments
- Sat/Sun games (8 Am 5 PM), Mon-Thur practice (4-8pm)
- Ages range from Kindergarden through High School
- The largest population served are the older kids (12-16) which require the largest field size (100/120x60/80 yards)
- Currently the youngest players use the small lot owned by the Ice Arena (south end of park)
- Numbers how that soccer is growing in all age groups
- Would like to add 1-2 more large fields that can be subdivided for youth play
- The group currently rents space from Madison Parks for some games and practices
- The organization is in year 2 of a 20 year lease/loan on the shelter/restroom building.
- Possible additional fields if the parcel north of the park was acquired?
- They are very open and interested in moving soccer out of McFarland Park to the new Community Park. An arrangement would be needed to exit the current building lease etc and get a new facility built at the new site. This existing building is flexible and could be used for other community based use and rentals if not used for soccer.
- A support building would need to have restrooms, concessions, a meeting room, and gathering/open air space
- Parking is a source of frustration for the club. There have been conflicts with the Ice Arena in the past. The current parking is adequate when they can use the curling club parking lot. These seasons do not currently overlap.
- Would love lights and one turf field if possible

4 Lakes Bocce Association

Don Peterson

- Don provided background information not only on Bocce, but on past park improvements from his time as administrator
- Curling Club built in 1997
- Baseball and skate park followed shortly after

- There has been no active management of passive open spaces in the Village until recent discussions
- McFarland Park has been filled with facilities without a full plan for the future
- Acquisition of the land to the north should be evaluated for park expansion
- The parcel has a nice woodlot that could serve as passive family recreation uses. This is not currently available in the park
- There is a buried limestone ridge underneath the curling club location
- The McFarland Family Festival has been on this site in previous years. There has been parking problems in some years.
- In one year, there was a conflict with the soccer club tournament
- The festival has also been held downtown, this location seemed to work well
- Bocce has been in the park for 10 years
- The complex is the only regulation court in the state
- Development of the complex has been member driven and the organization would prefer not to be relocated
- Leagues are held Monday -Thursday nights and weekday mornings
- The courts are open to the public other times
- The club would like to increase participation
- The skate park usage does not seem to conflict with the Bocce complex, but it is getting old and needs updating or relocation
- Possible future location should be more accessible for young users who don't need to rely on parents to drive them
- Given the current north Village location, it is possible/probable that more Madison residents use it than McFarland.
- The baseball diamond was shoehorned in and should be relocated to another site. It is not a conventional dimension

McFarland School District Community Recreation

Alisha Fix

- Alisha has been involved in the recreation and aquatics for the School District for 18 years
- A special needs park is a much needed asset in the Village open space system
- To better accommodate youth recreation activity programming and general facility availability to community members, she suggested the following items have high priority for development or consideration:
 - Pickleball Courts (cited as the number 1 requested facility by residents)
 - Concrete outdoor ping pong tables
 - Sand Volleyball courts
 - Gaga ball pits
 - Smaller ball diamonds to be used for whiffleball and kickball
 - Shelters with restrooms, rental space, drinking water, and equipment storage
 - Adequate parking for program users
 - Addition youth baseball fields
- Alisha expressed concern about potentially losing the diamond at William McFarland Park (due to Curling Club expansion plans). This field is used for youth baseball. If this field is removed for other park uses, they would need an alternate location and ideally would have two fields instead of one available. They currently also use Lewis, Brandt, and district fields for programming

- Baseball is the most popular sport MRAP (McFarland Recreation Activities & Play) offers with over 380 participants (across grade levels 4k-12th grade)
- The future community park would be an ideal place for a consolidated diamond complex

Community Park Neighboring Property Owner

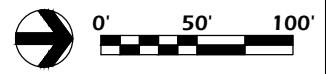
Liza Lightfoot

- Liza owns the large property east of the Community Park site, her driveway is the common parcel boundary
- Her property is currently used as a nursery and landscaping company. A large portion of the property is forest and prairie landscape
- She feels that in general, Village parks should have more shelters and opportunities for informal gatherings
- There is a lack of “wild spaces” in the park system currently. A comprehensive community park should have activities and facilities for all ages and abilities
- Sustainable parks should be low maintenance, programmed with community group partnerships, and designed in harmony with adjacent properties
- She would like to see community gardening and landscape restoration projects involving the community members
- The new community park does not have many existing assets that should be preserved or protected as it is mainly agriculture land. There is an abandoned well on the east side of the property by her driveway
- She would like the new park to have trails for hiking, snowshoeing, etc
- Use of chemicals for large lawn areas should be minimized if possible



LEGEND

- | | |
|---------------------------|-------------------------------|
| 1 Ice Arena Expansion | 9 Flexible Open Space |
| 2 Curling Club Expansion | 10 Parking Expansion |
| 3 Outdoor Ice Sheet | 11 Shelter Access + Parking |
| 4 Playground | 12 Trail Network |
| 5 Pickleball/Court Sports | 13 Stormwater Management Area |
| 6 Community Aquatics | 14 Fitness Equipment Court |
| 7 Baseball - 225' | 15 Skate Park |
| 8 Bocce Expansion | 16 Basketball |



Project Name:
**WILLIAM MCFARLAND PARK
 MASTER PLAN
 MCFARLAND, WI**

Sheet Title:
CONCEPT PLAN

Revisions:

Project #: 20.022
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- LEGEND**
- 1 4 Season Dome Rec. Complex
 - 2 Day Use Picnic Area
 - 3 Trail Network
 - 4 Stormwater Management Area
 - 5 New Village Street/Public ROW
 - 6 Community Shelter Building
 - 7 Playground
 - 8 Parking Area
 - 9 Prairie Restoration
 - 10 Soccer Field Area
 - 11 Bike Pump Track
 - 12 Sledding Hill
 - 13 Flexible Recreation Space



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LEGEND

- Phase 1A/B Improvements
- Phase 2 Improvements
- Phase 3 Improvements
- Improvements by Others

Project Name:
**WILLIAM MCFARLAND PARK
 MASTER PLAN
 MCFARLAND, WI**

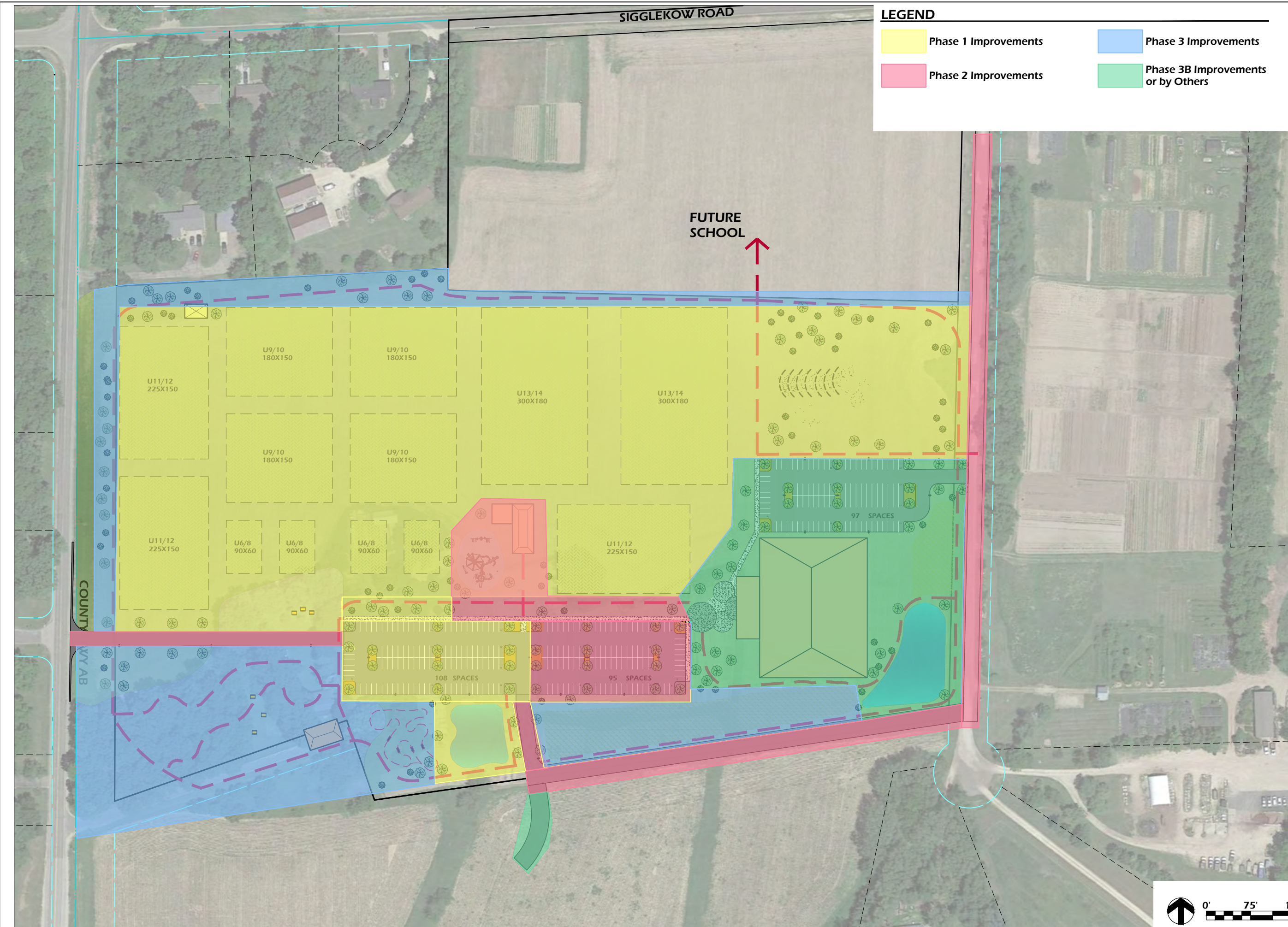
Sheet Title:
PHASING PLAN

Revisions:

No.	Description

Project #: 20.022
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LEGEND

- Phase 1 Improvements
- Phase 2 Improvements
- Phase 3 Improvements
- Phase 3B Improvements or by Others



Project: William McFarland Park – Phase 1
 Date: September 14, 2021

OPINION OF PROBABLE CONSTRUCTION COSTS

GENERAL	Item	Qty.	Unit	Unit cost	Item Total	Comments
	MOBILIZATION	1	LS	\$8,000.00	\$8,000.00	
	EROSION CONTROL	1	LS	\$3,500.00	\$3,500.00	
	DEMOLITION	1	LS	\$8,500.00	\$8,500.00	SK8 PARK AND OUTFIELD FENCE
	EARTHWORK	1	LS	\$8,000.00	\$8,000.00	
				SUBTOTAL	\$28,000.00	
PAVEMENT	DENSE GRADED BASECOURSE	1496	TN	\$18.00	\$26,928.00	
	COURTS	1496	TN			12"
	CONCRETE	264	TN			12"
	ASPHALT	326	TN	\$145.00	\$47,245.83	
	COURTS	326	TN			3"
	CONCRETE	3000	SF	\$6.00	\$18,000.00	
	PADS AND SIDEWALK	3000	SF			5"
	COURT SURFACING	17000	SF	\$1.33	\$22,610.00	
UTILITIES	ELECTRICAL	1	LS	\$9,000.00	\$9,000.00	
				SUBTOTAL	\$123,783.83	
SITE AMENITIES	COURT FENCING	520	LF	\$50.00	\$26,000.00	8'
	COURT FENCING	204	LF	\$40.00	\$8,160.00	4'
	COURT GATES	4	EA	\$900.00	\$3,600.00	
	COURT EQUIPMENT	8	EA	\$1,500.00	\$12,000.00	
	COURT LIGHTS	1	LS	\$50,000.00	\$50,000.00	
	BENCHES	4	EA	\$1,200.00	\$4,800.00	
				SUBTOTAL	\$104,560.00	
LANDSCAPING	TREE PLANTINGS	8	EA	\$400.00	\$3,200.00	
	RESTORATION	1	LS	\$4,000.00	\$4,000.00	
				SUBTOTAL	\$7,200.00	
				TOTAL	\$263,543.83	
				10% Contingency	\$26,354.38	
				8% A/E	\$21,083.51	
				TOTAL COST	\$310,981.72	
PHASE 1B	SKATE PARK					
	DESIGN	1	LS	\$18,000.00	\$18,000.00	
	CONSTRUCTION	1	LS	\$162,000.00	\$162,000.00	
				SUBTOTAL	\$180,000.00	
				10% Contingency	\$18,000.00	
				TOTAL COST	\$198,000.00	



Project: William McFarland Park – Phase 2
 Date: September 14, 2021

OPINION OF PROBABLE CONSTRUCTION COSTS

GENERAL	Item	Qty.	Unit	Unit cost	Item Total	Comments
	MOBILIZATION	1	LS	\$35,000.00	\$35,000.00	
	EROSION CONTROL	1	LS	\$6,500.00	\$6,500.00	
	DEMOLITION	1	LS	\$18,000.00	\$18,000.00	
	EARTHWORK	1	LS	\$45,000.00	\$45,000.00	INCLUDES POND
				SUBTOTAL	\$104,500.00	
PAVEMENT	DENSE GRADED BASECOURSE	4380	TN	\$18.00	\$78,847.82	
	CONCRETE	88	TN			8"
	PATH AND PARKING	4251	TN			12"
	CURBING	41	TN			8"
	ASPHALT	48311	SF	\$4.00	\$193,244.00	
	PATH AND PARKING	48311	SF			3.5"
	CONCRETE PAVEMENT 4-INCH	1500	SF	\$5.50	\$8,250.00	
	SIDEWALKS	1500	SF			
	CURB AND GUTTER	400	LF	\$30.00	\$12,000.00	
	CONCRETE PLAYGROUND CURB	300	LF	\$30.00	\$9,000.00	
	PAVEMENT MARKINGS	1	LS	\$6,000.00	\$6,000.00	
	DETECTABLE WARNING PANELS	80	SF	\$35.00	\$2,800.00	
				SUBTOTAL	\$310,141.82	
UTILITIES	UNDERDRAIN - 4"	230	LF	\$25.00	\$5,750.00	
	STORM SEWER – 4"	170	LF	\$35.00	\$5,950.00	
	STORM SEWER – 12"	120	LF	\$45.00	\$5,400.00	
	SORM SEWER INLET	2	EA	\$3,000.00	\$6,000.00	
				SUBTOTAL	\$23,100.00	
SITE AMENITIES	BASEBALL BACKSTOP	1	EA	\$25,000.00	\$25,000.00	
	T BALL BACKSTOP	1	EA	\$12,000.00	\$12,000.00	
	BASKETBALL COURT	1	LS	\$35,000.00	\$35,000.00	
	FITNESS EQUIPMENT	1	LS	\$45,000.00	\$45,000.00	
	BIKE RACKS	6	EA	\$800.00	\$4,800.00	
	PLAYGROUND EQUIP AND INSTALL	1	LS	\$150,000.00	\$150,000.00	
				SUBTOTAL	\$271,800.00	
LANDSCAPING	TREE PLANTINGS	45	EA	\$400.00	\$18,000.00	
	RESTORATION	1	LS	\$21,000.00	\$21,000.00	
				SUBTOTAL	\$39,000.00	

TOTAL	\$748,541.82
10% Contingency	\$74,854.18
8% A/E	\$59,883.35
TOTAL COST	\$883,279.35



Project: William McFarland Park – Phase 3
 Date: September 14, 2021

OPINION OF PROBABLE CONSTRUCTION COSTS

GENERAL	Item	Qty.	Unit	Unit cost	Item Total	Comments
	MOBILIZATION	1	LS	\$35,000.00	\$35,000.00	
	EROSION CONTROL	1	LS	\$7,500.00	\$7,500.00	
	DEMOLITION	1	LS	\$15,000.00	\$15,000.00	
	EARTHWORK	1	LS	\$75,000.00	\$75,000.00	INCLUDES POND
				SUBTOTAL	\$132,500.00	
PAVEMENT	DENSE GRADED BASECOURSE	4642	TN	\$18.00	\$83,550.72	
	CONCRETE	304	TN			8"
	PATH AND PARKING	4273	TN			12"
	CURBING	65	TN			8"
	ASPHALT	48560	SF	\$4.00	\$194,240.00	
	PATH AND PARKING	48560	SF			3.5"
	CONCRETE PAVEMENT 4-INCH	2500	SF	\$5.50	\$13,750.00	
	SIDEWALK	2500	SF			
	THICKENED EDGE WALK	2680	SF	\$7.00	\$18,760.00	
	CURB AND GUTTER	1100	LF	\$30.00	\$33,000.00	
	PAVEMENT MARKINGS	2500	LF	\$3.00	\$7,500.00	106 STALLS
	DETECTABLE WARNING PANELS	120	SF	\$35.00	\$4,200.00	
				SUBTOTAL	\$355,000.72	
UTILITIES	4" WATER LATERAL	310	LF	\$65.00	\$20,150.00	
	WATER SERVICE CONNECTION	1	EA	\$6,500.00	\$6,500.00	VALVES, FITTINGS, ETC
	6" SANITARY LATERAL	1050	LF	\$50.00	\$52,500.00	
	SANITARY MANHOLE	2	EA	\$4,000.00	\$8,000.00	
	STORM SEWER – 12"	400	LF	\$45.00	\$18,000.00	
	STORM INLET	3	EA	\$3,000.00	\$9,000.00	
	ELECTRIC SERVICE	1	LS	\$15,000.00	\$15,000.00	
				SUBTOTAL	\$129,150.00	
SITE AMENITIES	AQUATIC FACILITY - POOL	1	LS	\$4,000,000.00	\$4,000,000.00	
				SUBTOTAL	\$4,000,000.00	
LANDSCAPING	TREE PLANTINGS	20	EA	\$400.00	\$8,000.00	
	RESTORATION	1	LS	\$25,000.00	\$25,000.00	
				SUBTOTAL	\$33,000.00	
				TOTAL	\$4,520,500.72	
				10% Contingency	\$452,050.07	
				8% A/E	\$361,640.06	
				TOTAL COST	\$5,334,190.85	



Project: Community Park – Phase 1
Date: September 14, 2021

OPINION OF PROBABLE CONSTRUCTION COSTS

GENERAL	Item	Qty.	Unit	Unit cost	Item Total	Comments
	MOBILIZATION	1	LS	\$30,000.00	\$30,000.00	
	EROSION CONTROL	1	LS	\$12,000.00	\$12,000.00	
	DEMOLITION	1	LS	\$35,000.00	\$35,000.00	
	EARTHWORK	1	LS	\$450,000.00	\$450,000.00	INC POND
				SUBTOTAL	\$527,000.00	
PAVEMENT	DENSE GRADED BASECOURSE	3488	TN	\$20.00	\$69,769.92	
	PARKING AREA	3488	TN			12"
	PARKING LOT	39642	SF		\$0.00	PAVING IN PHASE 2
	WEST HALF OF MAIN LOT	39642	SF			3.5" BIT
				SUBTOTAL	\$69,769.92	
UTILITIES	WELL SYSTEM	1	LS	\$35,000.00	\$35,000.00	
	SEPTIC SYSTEM	1	LS	\$100,000.00	\$100,000.00	
	IRRIGATION WATER WHEELS	1	LS	\$10,000.00	\$10,000.00	
	STORM SEWER – 12"	250	LF	\$45.00	\$11,250.00	
	STORM SEWER – 24"	40	LF	\$65.00	\$2,600.00	
	STORM INLETS	2	EA	\$3,000.00	\$6,000.00	
	60" MH	2	EA	\$6,500.00	\$13,000.00	
	24" ENDWALL	1	EA	\$2,400.00	\$2,400.00	
				SUBTOTAL	\$180,250.00	
LANDSCAPING	TREE PLANTINGS	80	EA	\$400.00	\$32,000.00	
	SWMA PLANTINGS	1	LS	\$45,000.00	\$45,000.00	
	RESTORATION	1	LS	\$180,000.00	\$180,000.00	
				SUBTOTAL	\$257,000.00	

TOTAL	\$1,034,019.92
10% Contingency	\$103,401.99
8% A/E	\$82,721.59
TOTAL COST	\$1,220,143.51



Project: Community Park – Phase 2
Date: September 14, 2021

OPINION OF PROBABLE CONSTRUCTION COSTS

GENERAL	Item	Qty.	Unit	Unit cost	Item Total	Comments
	MOBILIZATION	1	LS	\$30,000.00	\$30,000.00	
	EROSION CONTROL	1	LS	\$6,500.00	\$6,500.00	
	DEMOLITION	1	LS	\$12,000.00	\$12,000.00	
	EARTHWORK	1	LS	\$150,000.00	\$150,000.00	
				SUBTOTAL	\$198,500.00	
PAVEMENT	DENSE GRADED BASECOURSE	7985	TN	\$18.00	\$143,728.46	
	CONCRETE	157	TN			8"
	PARKING AND WEST ACCESS ROAD	7645	TN			12"
	CURBING	182	TN			8"
	ASPHALT	86875	SF	\$4.00	\$347,500.00	
	PARKING AND WEST ACCESS ROAD	86875	SF			3.5"
	CONCRETE PAVEMENT 4-INCH	2000	SF	\$7.00	\$14,000.00	
	SIDEWALKS	2000	SF			
	THICKENED EDGE WALK	684	LF	\$9.00	\$6,156.00	
	CURB AND GUTTER	2800	LF	\$30.00	\$84,000.00	
	CONCRETE PLAYGROUND CURB	310	LF	\$30.00	\$9,300.00	
	PAVEMENT MARKINGS	1	LS	\$24,000.00	\$24,000.00	
	DETECTABLE WARNING PANELS	120	SF	\$35.00	\$4,200.00	
				SUBTOTAL	\$632,884.46	
UTILITIES	1.5" WATER LAT	50	LF	\$45.00	\$2,250.00	
	WATER SERVICE CONNECTION	1	EA	\$6,500.00	\$6,500.00	VALVES, FITTINGS, ETC
	DRINKING FOUNTAIN	1	EA	\$5,500.00	\$5,500.00	
	SANITARY LATERAL TO SEPTIC	60	LF	\$45.00	\$2,700.00	
	UNDERDRAIN - 4"	260	LF	\$25.00	\$6,500.00	
	STORM SEWER – 4"	80	LF	\$35.00	\$2,800.00	
	STORM SEWER – 8"	100	LF	\$45.00	\$4,500.00	
	ELECTRIC SERVICE	1	LS	\$5,400.00	\$5,400.00	
				SUBTOTAL	\$36,150.00	
SITE AMENITIES	COMMUNITY SHELTER BUILDING	1	LS	\$1,000,000.00	\$1,000,000.00	
	MONUMENT SIGN	1	EA	\$3,500.00	\$3,500.00	
	SITE FURNISHING	6	EA	\$800.00	\$4,800.00	
	BIKE RACK	2	EA	\$800.00	\$1,600.00	
	PLAYGROUND EQUIP AND INSTALL	1	LS	\$200,000.00	\$200,000.00	
				SUBTOTAL	\$1,209,900.00	
LANDSCAPING	TREE PLANTINGS	30	EA	\$400.00	\$12,000.00	
	RESTORATION	1	LS	\$21,000.00	\$21,000.00	
				SUBTOTAL	\$33,000.00	

TOTAL	\$2,110,434.46
10% Contingency	\$211,043.45
8% A/E	\$168,834.76
TOTAL COST	\$2,490,312.67



Project: Community Park – Phase 3
Date: September 14, 2021

OPINION OF PROBABLE CONSTRUCTION COSTS

GENERAL	Item	Qty.	Unit	Unit cost	Item Total	Comments
	MOBILIZATION	1	LS	\$20,000.00	\$20,000.00	
	EROSION CONTROL	1	LS	\$5,000.00	\$5,000.00	
	DEMOLITION	1	LS	\$6,000.00	\$6,000.00	
	EARTHWORK	1	LS	\$15,000.00	\$15,000.00	
				SUBTOTAL	\$46,000.00	
PAVEMENT	DENSE GRADED BASECOURSE	3420	TN	\$18.00	\$61,564.80	
	PATH	3420	TN			8"
	CRUSHED STONE	58300	SF	\$2.00	\$116,600.00	
	PATH	58300	SF			3"
				SUBTOTAL	\$178,164.80	
SITE AMENITIES	SHADE STRUCTURES	2	EA	\$25,000.00	\$50,000.00	
	STORAGE GARAGE	1	LS	\$100,000.00	\$100,000.00	
	BIKE PUMP TRACK	1	LS	\$50,000.00	\$50,000.00	
	DAY USE AREA	1	EA	\$25,000.00	\$25,000.00	
	SITE FURNISHINGS	15	EA	\$800.00	\$12,000.00	PICNIC TABLES, BENCHES, ETC
				SUBTOTAL	\$237,000.00	
LANDSCAPING	TREE PLANTINGS	30	EA	\$400.00	\$12,000.00	
	PRAIRIE/SWMA PLANTINGS	1	LS	\$65,000.00	\$65,000.00	
	RESTORATION	1	LS	\$15,000.00	\$15,000.00	
				SUBTOTAL	\$92,000.00	

TOTAL	\$553,164.80
10% Contingency	\$55,316.48
8% A/E	\$44,253.18
TOTAL COST	\$652,734.46



Project: Community Park – Phase 3B
Date: September 14, 2021

OPINION OF PROBABLE CONSTRUCTION COSTS

GENERAL	Item	Qty.	Unit	Unit cost	Item Total	Comments
	MOBILIZATION	1	LS	\$20,000.00	\$20,000.00	
	EROSION CONTROL	1	LS	\$3,500.00	\$3,500.00	
	DEMOLITION	1	LS	\$3,000.00	\$3,000.00	
	EARTHWORK	1	LS	\$15,000.00	\$15,000.00	
				SUBTOTAL	\$41,500.00	
PAVEMENT	DENSE GRADED BASECOURSE	3680	TN	\$18.00	\$66,235.49	
	CONCRETE	540	TN			8"
	PARKING	3139	TN			12"
	ASPHALT	35676	SF	\$4.00	\$142,704.00	
	PARKING	35676	SF			3.5"
	CONCRETE PAVEMENT 4-INCH	8525	SF	\$7.00	\$59,675.00	
	SIDEWALKS	8525	SF			
	THICKENED EDGE WALK	684	LF	\$9.00	\$6,156.00	
	CURB AND GUTTER	950	LF	\$30.00	\$28,500.00	
	PAVEMENT MARKINGS	1	LS	\$12,000.00	\$12,000.00	
	DETECTABLE WARNING PANELS	120	SF	\$35.00	\$4,200.00	
				SUBTOTAL	\$319,470.49	
UTILITIES	1.5" WATER LAT	80	LF	\$45.00	\$3,600.00	
	WATER SERVICE CONNECTION	1	EA	\$6,500.00	\$6,500.00	VALVES, FITTINGS, ETC
	SANITARY LATERAL TO SEPTIC	100	LF	\$45.00	\$4,500.00	
	STORM SEWER – 4"	80	LF	\$35.00	\$2,800.00	
	STORM SEWER – 8"	80	LF	\$45.00	\$3,600.00	
	ELECTRIC SERVICE	1	LS	\$5,400.00	\$5,400.00	
				SUBTOTAL	\$26,400.00	
SITE AMENITIES	INDOOR RECREATION BUILDING	1	LS	\$4,500,000.00	\$4,500,000.00	
	SITE FURNISHING	4	EA	\$800.00	\$3,200.00	
	BIKE RACK	2	EA	\$800.00	\$1,600.00	
				SUBTOTAL	\$4,504,800.00	
LANDSCAPING	TREE PLANTINGS	20	EA	\$400.00	\$8,000.00	
	RESTORATION	1	LS	\$12,000.00	\$12,000.00	
				SUBTOTAL	\$20,000.00	

TOTAL	\$4,912,170.49
10% Contingency	\$491,217.05
8% A/E	\$392,973.64
TOTAL COST	\$5,796,361.18


VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Thursday, October 28, 2021

SECTION: Business

DEPARTMENT: Administration

CONTACT: Stephanie Miller, Comm & Technology Director, Matt Schuenke,
Village Administrator

AGENDA ITEM: Discussion and participation in a diversity, equity, and inclusion
SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis
Framework.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

Dr. Rainey Briggs and Percy Brown will be engaging the Village of McFarland through its committees in listening sessions to capture thoughts about the work, programming, and services provided to the Community specifically related to the work of your committee. Dr. Briggs and Mr. Brown will use a SWOT (Strengths, Weaknesses, Opportunities, Threats) Analysis Framework to guide this conversation. This process is one of many steps to support the Diversity, Equity, and Inclusion work within the Village.

Both individuals presenting in our meeting were hired earlier this Summer by the Village as consultants assist in the advancement of several diversity, equity, and inclusion initiatives within the Village and Community. Backgrounds on both individuals is provided as follows:

- Dr. Rainey Briggs - Baraboo School District Superintendent and former Elementary Education Director for the Middleton-Cross Plains School District. Also founder of Meraki Consulting, LLC. www.somethingwithsoul.com
- Percy Brown Jr. - Percy is currently the Director of Equity and Student Achievement for the Middleton Cross Plains Area School District, Senior Outreach Specialist for the Wisconsin Center for Education Research at the University of Wisconsin-Madison and an adjunct instructor for Edgewood College in the school of education. www.percybrown.org

The SWOT analysis is used to identify internal strengths and weaknesses of an organization as well as its external opportunities and threats. Please find enclosed the worksheet we will use for this analysis. Specifically the discussion with this group will focus on these areas as seen through the lens of the Parks, Recreation, and Natural Resources Committee and the work that it does. There will be several of these listening sessions held with multiple different groups in this capacity to help build working knowledge in these areas to support education and training areas



determined within the consulting process.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

There will be aspects of this that will be presented along with discussion, but mainly focused on your participation with the Consultant helping to provide feedback in these different areas as you see them within your role on this Committee.

ATTACHMENTS:

1. DEI Subcommittee SWOT Group 2

DEI Subcommittee SWOT Group 2

<p style="text-align: center;">STRENGTHS</p> <p>What do we do well that matters to the stakeholders of the Village (e.g., students, parents, and the community)?</p> <ul style="list-style-type: none">•	<p style="text-align: center;">WEAKNESSES</p> <p>What are the areas with which we either struggle or fail to deliver?</p> <ul style="list-style-type: none">•
<p style="text-align: center;">OPPORTUNITIES</p> <p>Are there emerging trends or situations that could prove beneficial to either improve a weakness or further develop a strength?</p> <ul style="list-style-type: none">•	<p style="text-align: center;">THREATS</p> <p>Are there emerging challenges that we should be aware of in order to better position itself for the future?</p> <ul style="list-style-type: none">•



**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Thursday, October 28, 2021

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion regarding the development of a Park System Capital Improvement Plan.

PREVIOUS ACTION:

The Committee began a general discussion on developing this plan at their last meeting held on August 26, 2021. The first draft of this document was conducted at the meeting held on September 23, 2021.

ISSUE SUMMARY:

Attached within your packet is an updated draft creating a 10 year Capital Improvement Plan for the Park System. The information has now been updated with cost estimates for each of the improvements within each of the years they are presented. Information contained within this plan came from current master plans, Village 5 year Capital Improvement Plan, and previously discussed initiatives. It attempts to balance different needs from year to year and is now presented with costs to better understand the fiscal impacts. The second iteration of this document also makes assumption on funding sources for these projects as a means to project the borrowing that would be required to support these improvements. Our objective for the meeting is again to make sure our priorities are aligned and generally provide feedback on the costs that are projected. Next steps after this likely require additional work by Staff to build this plan into the overall Village Capital Improvement Plan as well as future meetings with the Village Board to discuss these priorities and how they fit within the future finance plans of the Village.

FINANCIAL/BUDGET IMPACT:

All of the estimated costs are shown for each project within the year they are planned. The current 5 year projection on debt service included is between \$750-\$1 million and this plan represents a jump up to about \$2 million for the next several years. This would be a significant commitment by the Village for these projects and will require further evaluation and discussion beyond our next meeting. The plan also assumes other funding sources for projects which depending on their success will ultimately affect the borrowing levels for those projects in the future as well.

VILLAGE PLAN REFERENCE:

There are many different plans that we have that fuel this work. [Please click on this to view the Parks, Recreation, and Natural Resources website for a list](#) and access to each of these plans. A list of what is provided is as follows:



- Aquatics Feasibility Study
- Inclusive Playground Master Plan
- McDaniel Park Master Plan
- Outdoor Recreation and Open Space Plan 2019 to 2023
- Urso/Schuetz Master Plan

Additionally, you can click on this link to view the draft master plan for [McFarland Park](#) and [Community Park](#).

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Presented for discussion. No action needed. Next steps for this project will be for Staff to study these improvements in light of all Village capital needs. Additionally, further discussion with the Village Board through joint meetings may be needed to align priorities in the future.

ATTACHMENTS:

1. Parks Capital Improvement Plan 10212021 mgs

McFarland Parks Capital Improvement Plan

Project/Amenity	Location	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Notes
Disc Golf Course	Urso/Schuetz Park	50,000	25,000										Complete final construction (grading, seeding, baskets, etc.)
Master Plan	Community Park	12,500											Finalize draft review and accept plan.
Master Plan	McFarland Park	12,500											Finalize draft review and accept plan.
Aquatic Plan	McFarland Park	7,500	7,500										Restart and complete more detailed plan.
Small Projects, Furniture, Equipment	Varies		15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	Develop priority list, allocate funds as needed. Can be new or replacement items.
Playground	Case by Case		75,000		80,000		85,000		90,000		95,000		Update/upgrade old playground equipment. Staff will develop inventory.
Bathrooms	Case by Case			150,000		160,000		170,000		180,000		190,000	Establish new bathroom facilities within system. Staff will develop inventory.
Property Acquisition	Case by Case		TBD		TBD		TBD						Review available opportunities, could happen sooner or later.
Mass Grading (Phase 1)	Community Park	85,000	1,165,000										Design 2021 and Construct 2022. Grading for fields, parking, ponds, etc.
Parking Lot, Shelter, Playground (Phase 2)	Community Park		175,000	2,325,000									Design 2022 and Construct 2023. Construction of fields, parking, shelter, etc.
Siggelkow Road Bike Trail	Community Park		TBD	15,000	1,062,500								Plan 2022, County Grant 2023, and Construct 2024. Utilize existing ROW.
Trails, Pump Track, Prairie Restoration (Phase 3)	Community Park				35,000	500,000							Design 2023 and Construct 2024. All remaining items but for new facility.
Indoor Athletic Complex (Phase 4)	Community Park							50,000	250,000	5,000,000			Plan (Operations) 2026, Design 2027, & Construct 2028. Year round complex.
Pickleball Courts (Phase 1)	McFarland Park		325,000										Design and Construct 2022. Begin after Spring Soccer, work with baseball on space.
Skate Park (Phase 2)	McFarland Park		15,000	175,000									Design 2022 and Construct 2023/2024. Begin to develop local partnerships.
McFarland Park Facility Purchase	McFarland Park				250,000								Village paid for a portion when constructed, would need to payoff remaining debt.
Fitness Court, Trails, Baseball, Playground (Phase 3)	McFarland Park			75,000	425,000	425,000							Design 2023 and Construct 2024. Fill in support elements, new amenities.
Aquatics (Phase 4)	McFarland Park					375,000	5,125,000						Design 2024 and Construct 2025/2026. Follow up to plan from 2021/2022.
Lake Access	Lewis Park		15,000	50,000									Review master plan, prepare design in 2022 and Construct 2023.
Inclusive Park	Cedar Ridge Park		75,000		1,500,000								Design 2022 and Construct 2023/2024. Follow up to plan from 2021.
Parking Lot	Brandt Park					200,000							Design and Construct 2022. Upper diamond, support park and trail.
Water Quality Boom System	McDaniel Park			50,000									Provides beach and water quality delineation, not planned for filtration.
Band Shelter, Event Space	Arnold Larson Park			75,000		750,000							Plan/Design 2023 and Construct 2024. Follow through on 2020 planning.
Shelter/Bathroom Facility	Egner Park					50,000	500,000						Design 2025 and Construct 2026. Shared with water utility and pump house.
Lower Yahara River Trail (Phase 1)	Urso/Schuetz Park					25,000	250,000						Design/Grant Application 2025 and Construct 2026. Southern entrance thru park.
Disc Golf Facility/Trailhead (Phase 2)	Urso/Schuetz Park						75,000	750,000					Design 2026 and Construct 2027. Second facility to support east park, trail.
Dredging Work (Phase 3)	Urso/Schuetz Park							50,000	350,000				Design 2027 and Construct 2028. Partner with channel, lagoon, and ponds.
USH 51 Yahara River Underpass	Babcock Park								750,000				Part of WisDOT USH 51 Project currently under review.

		1,892,500	2,930,000	3,367,500	2,500,000	6,050,000	1,035,000	1,455,000	5,195,000	110,000	205,000	
	Parks Fund	425,000	500,000	330,000	250,000	335,000	170,000	90,000	180,000	95,000	190,000	
	General Capital Revenue	385,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	
	Fundraising		75,000	500,000		3,500,000						
	Grants	8,500	10,000	500,000		175,000						
	Private Funding							250,000	5,000,000			
	Borrowing	1,074,000	2,330,000	2,022,500	2,235,000	2,025,000	850,000	1,100,000	0	0	0	


VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Thursday, October 28, 2021

SECTION: Business

DEPARTMENT: Public Works

CONTACT:

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

PREVIOUS ACTION:

ISSUE SUMMARY:

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

ATTACHMENTS:

1. PARKS REPORT OCT2021

PARKS, RECREATION & NATURAL RESOURCES COMMITTEE

October 28,2021

Parks Superintendent Report - October 2021

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

Mowing operations, facility maintenance, event preparations are primary functions.

Grandview Conservancy

Contractor from Alliant completed the forestry mowing. Staff working on debris/felled trees removal and dispersing fill piles. Future work to include woody resprout herbicide application, reseeding, mowing, and prescribed burning.

Village Street tree planting

Selected zone 2 for planting. Planting to occur late October.

Juniper Ridge Park

Playground mulch was corrected, and replacement trees installed. Turf repair (slit seeding) to occur next spring.

Juniper Ridge Street tree planting

Red Oak Trail and N. Peninsula were planted, replacements occurred throughout development.

Eco-Park Restoration

Failed trees replaced with some species changes; contractor completed herbicide applications of select basins.

Playground Repairs

Discovery Garden – replaced cracked bracket attaching slide to structure.

McDaniel – replaced a pod/cable system and swing seats.

McDaniel Pier

Pier removed for the season by Sailing Club.

Volunteering Parks

Volunteers assisting with vegetation control and trash pick-up at select parks.

Working with local boy scout in creating an eagle scout project at McDaniel park.

Dog Park Expansion / Disc Golf Update

Dog park expansion update – looking to remove fence November/December depending on ground conditions.

Disc golf update – Grading around tee pads completed. Working through issues of failing white oak trees.

Facility Update

Facilities closing 10/25: McDaniel, Brandt, Curling Club (restrooms).

Year-round facilities: Lewis, William McFarland, Dog Park.

Construction Update

Contractor working through final corrections – parts have been an issue. Epoxy flooring to be refinished by contractor starting week of 10/25.

Meetings/Trainings/Seminars

Attending virtual WPRA and other local parks meetings as time permits. Attended WPRA fall workshop training and have signed up for WDNR's CMTI program.