

Tuesday, August 1, 2023

6:30 PM

McFarland Municipal Center
Community Room

AGENDA -- AMENDED

You are invited to this meeting through a Zoom webinar. The public may attend in-person or remotely through the webinar or telephone options listed below.

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

<https://us02web.zoom.us/j/85646335462>

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

Webinar ID: 856 4633 5462

Press *9 to raise/lower hand. Press *6 to mute/unmute.

1. CALL TO ORDER, ROLL CALL.

2. PUBLIC APPEARANCES.

- a. This is an opportunity for members of the public to address the Parks and Recreation Committee for items that are not on the agenda. Please remember this is a hybrid meeting conducted in person and through the Zoom online meeting platform. Meeting attendees wishing to address the Committee about items not on the agenda may do so at this time. Zoom attendees should type their name and address in the Question and Answer feature within the Zoom online meeting platform at this time. Members of the public who are present in person and wish to address the Committee should fill out a public comment form and turn into the meeting chairperson. When you are called upon to speak, state your name, address, and provide your comments to the Committee for their consideration. Please adhere to the 3-minute time limit. Additionally, you may send your public comments to public.works@mcfarland.wi.us to be included as part of the meeting.

Members of the public may also speak during their selected agenda item as they designate on the public comment form or in the Question and Answer feature on Zoom.

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the July 5, 2023 Parks & Recreation Committee meeting.

4. BUSINESS.

- a. Discussion and action to make a recommendation to the Village Board regarding the 2024-2028 Capital Improvement Plan (CIP).
- b. Discussion regarding Inclusive Park
- c. Discussion regarding future aquatics plan
- d. Discussion and action to make a recommendation to the Village Board regarding updates to Chapter 1 Parks and Park Facilities Naming Rights Policy.
- e. Discussion and action to make a recommendation to the Village Board regarding a Change Order for the Community Park Project to construct a new limestone trail within the Dog Park.

5. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, September 5, 2023 at 6:30 p.m.

6. ADJOURNMENT.

Any person who has a qualifying disability as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format should contact the McFarland Municipal Center at (608)838-3153, 5915 Milwaukee Street, McFarland, Wisconsin, or village.clerk@mcfarland.wi.us by 2:00 p.m. at least 5 business days prior to the meeting so that any necessary arrangements can be made to accommodate each request. If the meeting or request is less than 5 business days from the meeting, requests for accommodations may still be made and reasonable efforts will be made to accommodate each request.

VILLAGE OF MCFARLAND
Parks and Recreation Committee Minutes

Wednesday, July 5, 2023 - 6:30 PM

1. CALL TO ORDER, ROLL CALL.

Trustee Jerke called the regular meeting of the Parks and Recreation Committee to order at 6:30 PM in the Community Room of the Municipal Center.

Members present: TJ Jerke, Luke Fessler, Sarah Kuba, Tanya Lancaster, Lori Wisnicky

Members not present: Justin Rupert, Jessica Tokar

Staff Present: Village Administrator Matt Schuenke, Public Works Director Lee Igl, Parks Superintendent Sayer Larson, Assistant to the Public Works Director Aimee Irwin

2. PUBLIC APPEARANCES.

- a. *This is an opportunity for members of the public to address the Parks and Recreation Committee for items that are not on the agenda. Please remember this is a hybrid meeting conducted in person and through the Zoom online meeting platform. Meeting attendees wishing to address the Committee about items not on the agenda may do so at this time. Zoom attendees should type their name and address in the Question and Answer feature within the Zoom online meeting platform at this time. Members of the public who are present in person and wish to address the Committee should fill out a public comment form and turn into the meeting chairperson. When you are called upon to speak, state your name, address, and provide your comments to the Committee for their consideration. Please adhere to the 3-minute time limit. Additionally, you may send your public comments to public.works@mcfarland.wi.us to be included as part of the meeting.*

Members of the public may also speak during their selected agenda item as they designate on the public comment form or in the Question and Answer feature on Zoom.

None.

3. APPROVAL OF MINUTES.

- a. *Motion to approve the minutes of the June 6, 2023 Parks & Recreation Committee meeting.*

Motion by Trustee Jerke, seconded by Lancaster, to approve the minutes of the June 6, 2023 Parks & Recreation Committee meeting. Motion carries 5 - 0 - 0.

4. BUSINESS.

- a. *Discussion regarding the draft committee workplan.*

Trustee Jerke provided an introduction to the draft committee workplan. Igl provided additional background regarding the draft plan enclosed within the packet.

- Lancaster asked for examples of other municipalities' fees to review during the fee review. Larson stated this data could be provided.
- Kuba asked if the previous data about aquatics planning would be included when

aquatics is reviewed. Igl stated this information would be included.

- Trustee Jerke asked for clarification regarding the process for the Inclusive Park with the school district. Schuenke stated that each party would review and Blake Theisen with Parkitecture would be the liaison between the two parties.
- Trustee Jerke asked if an annual review would be required for Chapter 3 Vegetation Management Policy. Larson commented that a review could be done annually.
- Lancaster asked if feedback should be established after projects are complete. Igl stated, with the workplan, feedback could be included with the plan.

b. Discussion regarding the 2024-2028 Capital Improvement Plan (CIP) including 10 year plan for park system improvements.

Schuenke reviewed the enclosed ten-year Parks Capital Improvement Plan including those projects included in 2024.

- Trustee Fessler asked about the blank black boxes included within the ten-year plan. Schuenke explained that black boxes are an item that will probably be needed, but the specific item may not be identified or the cost identified.
- Trustee Jerke asked what methodology was established regarding park amenities and bathrooms. Schuenke responded that the plan was developed for funding purposes but also to allow for efficient administration of capital projects.
- Kuba inquired about grant funding being available that is shown in the plan. Schuenke explained that there are funds available through ARPA.
- Lancaster asked how we could be aware of other grant funding that is available. Schuenke explained that the Village Board will be receiving a draft report in the near future which summarizes grant funding opportunities.

Schuenke continued the review of the remaining nine years and projects within the plan.

- Trustee Fessler asked if retirement of certain facilities would be included in capital projects. Igl responded that nothing was planned at the moment.

c. Discussion regarding review and updates to Chapter 1 Parks and Park Facilities Naming Rights Policy.

Schuenke provided the history regarding the Chapter 1 Parks and Park Facilities Naming Rights Policy.

- Trustee Fessler clarified if the policy had been utilized since its creation. Schuenke stated that the policy had only been utilized once and there is a form available.
- Kuba asked if the policy should have been utilized with recent naming such as Rosewood Fields park or Community Park. Igl and Schuenke responded that the policy had not been utilized when naming those parks in developments.

5. SCHEDULE NEXT MEETING DATE.

a. Tuesday, August 1, 2023 at 6:30 p.m.

6. ADJOURNMENT.

Motion by Trustee Fessler, seconded by Wisnicky, to adjourn at 8:13 pm.

Pursuant to law, written notice of this meeting was given to the public and posted on the public bulletin board in accordance with Open Meetings Law.

Respectfully submitted,
Aimee Irwin
Assistant to the Public Works Director

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, August 1, 2023

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 2024-2028 Capital Improvement Plan (CIP).

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

Please find included within your packet the proposed 5-year Capital Improvement Plan for 2024-2028 as it's related to the Village including park improvements overseen by the Public Works Department. The base of this plan is fueled by the 10-year Park Improvement Plan that has been updated from last year's approval for the new term. Information contained within this 10 year plan came from previously accepted master plans, the previously accepted Capital Improvement Plan relative to parks projects, and other previously discussed initiatives. The 10 year plan is also updated based on our progress in 2023 in order to reconcile with the 5 year plan included in your packet for reference. The full 5 year plan includes all other Capital needs for parks, as well, in addition to the larger projects previously discussed and conceived. This will be the committee's last discussion on the CIP. Also, included in the packet are letters from residents about whether or not a playground should be added to the Prairie Place subdivision.

This would be your final opportunity to make a recommendation to the Village Board, to add this to the 2024-2028 CIP.

FINANCIAL/BUDGET IMPACT:

All of the estimated costs are shown for each project within the year they are planned.

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 master plan for [McFarland Park](#) and



[Community Park.](#)

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, second to recommend approval to the Village Board regarding the 2024-2028 Capital Improvement Plan as presented.

ATTACHMENTS:

1. 2024-2028 McFarland CIP - DRAFT - 05312023
2. Parks Capital Improvement Plan 05312023 mgs
3. Prairie Place Park Hoppman
4. Prairie Place Park Yszenga
5. Prairie Place Park Danielson
6. Prairie Place Park Koch
7. Prairie Place Park Barton
8. Prairie Place Park Ganske
9. Prairie Place Park Steel
10. Prairie Place Park Kumar
11. Prairie Place Park Jackson



5 Year
Capital Improvement Program

2024-2028

August 22, 2023
Village Board Review and Approval

DRAFT

2024-2028 McFarland Capital Improvement Plan

Funding Summary

<i>By Department...</i>	2024	2025	2026	2027	2028	Total
Administration	39,500	52,500	27,500	27,500	57,500	204,500
Facilities	12,683,000	12,684,500	186,000	188,000	188,000	25,929,500
Communications/Technology	5,000	5,000	5,000	5,000	5,000	25,000
Police	185,000	65,000	285,000	235,000	35,000	805,000
Fire and Rescue	110,000	1,009,000	188,250	1,413,000	584,250	3,304,500
Public Works	9,788,250	4,746,250	6,249,000	5,897,250	6,513,250	33,194,000
Senior Outreach	0	0	0	0	0	0
Library	371,000	113,000	8,000	8,000	8,000	508,000
Parks	3,023,000	3,500,000	3,105,000	1,760,000	7,565,000	18,953,000
Community Development	175,000	20,500	56,000	56,250	281,250	589,000
Total	26,379,750	22,195,750	10,109,750	9,590,000	15,237,250	83,512,500

<i>By Fund...</i>	2024	2025	2026	2027	2028	Total
General - Fund 100	4,500	4,500	4,500	4,500	4,500	22,500
Comm/Tech - Fund 200	5,000	5,000	5,000	5,000	5,000	25,000
TID #3 - Fund 305	-	-	-	3,070,750	1,686,500	4,757,250
TID #4 - Fund 310	-	-	-	-	-	-
TID #5 - Fund 315	-	-	-	-	-	-
Capital Projects - Fund 400	20,509,250	18,188,000	5,277,000	4,831,750	11,042,000	59,848,000
Parks - Fund 405	515,000	500,000	165,000	435,000	440,000	2,055,000
Utility - Fund 600	4,562,500	3,021,500	3,943,000	1,096,250	1,996,000	14,619,250
Stormwater - Fund 605	783,500	476,750	715,250	146,750	63,250	2,185,500
Total	26,379,750	22,195,750	10,109,750	9,590,000	15,237,250	83,512,500

<i>Within Fund 400...</i>	2024	2025	2026	2027	2028	Total
General Revenue	250,000	275,000	300,000	325,000	350,000	1,500,000
Grants	2,182,000	5,000	690,750	750	6,000,000	8,878,500
Intergovernmental	800,000	-	500,000	-	-	1,300,000
Borrowing	17,275,250	17,678,000	3,786,250	4,506,000	4,692,000	47,937,500
Reserves	2,000	230,000	-	-	-	232,000
Total	20,509,250	18,188,000	5,277,000	4,831,750	11,042,000	59,848,000

<i>Within Borrowing...</i>	2024	2025	2026	2027	2028	Total
Bonds	12,500,000	12,500,000	-	-	-	25,000,000
Notes	4,775,250	5,178,000	3,786,250	4,506,000	4,692,000	22,937,500
Total	17,275,250	17,678,000	3,786,250	4,506,000	4,692,000	47,937,500

<i>Within Fund 600 and 605...</i>	2024	2025	2026	2027	2028	Total
Water	2,328,250	2,897,250	2,913,000	982,000	1,965,250	11,085,750
Sanitary Sewer	2,234,250	124,250	1,030,000	114,250	30,750	3,533,500
Storm Sewer	783,500	476,750	715,250	146,750	63,250	2,185,500
Total	5,346,000	3,498,250	4,658,250	1,243,000	2,059,250	16,804,750

Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2021	2022	2023	2024	2025	2026	2027	2028
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Program Year: 2024

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #3 Fund 305	TID #4 Fund 310	TID #5 Fund 315	Capital Projects - Fund 400					Parks Fund 405	Utility - 600		Stormwater Fund 605	Total
							General	Grants	Intergov	Borrow	Reserve	Total	Water	Sewer		
Digital Records Mgmt	Admin						25,000					25,000				25,000
Equipment/Furniture	Admin	2,500										-				2,500
HR Software	Admin						12,000					12,000				12,000
Community Center (Build)	Facilities									12,500,000		12,500,000				12,500,000
General Tech Equipment	Facilities									30,000		30,000				30,000
Land Acquisition	Facilities						40,000					40,000				40,000
Network Equip	Facilities						4,000					4,000	3,000	3,000	3,000	13,000
Sinking Fund	Facilities						100,000					100,000				100,000
Equipment Upgrade	C/T											-				-
	C/T		5,000									-				5,000
	C/T											-				-
Equipment	Police									15,000		15,000				15,000
RMS System	Police									150,000		150,000				150,000
Traffic Safety	Police									20,000		20,000				20,000
Car 1 Sinking Fund	Fire/EMS						7,750					7,750				7,750
EMS Equipment	Fire/EMS									24,250		24,250				24,250
Fire Equipment	Fire/EMS						24,500	5,000		27,250		56,750				56,750
Ice/Water Rescue	Fire/EMS						6,500					6,500				6,500
Technology	Fire/EMS									14,750		14,750				14,750
Exchange Street (Build)	DPW							1,177,000		2,101,250		3,278,250	1,039,750	164,000	390,750	4,872,750
Grapple Bucket	DPW									6,000		6,000				6,000
Landscape Rakes	DPW									20,000		20,000				20,000
Leased Equipment	DPW						9,000					9,000	8,000	8,000	8,000	33,000
Lift Station #2 (Build)	DPW											-		2,000,000		2,000,000
Paving and Utility Plan	DPW								698,750			698,750	1,018,250			1,717,000
Pedestrian Ways	DPW								100,000			100,000				100,000
Pickup Truck X 4	DPW								57,000			57,000	57,000	57,000	57,000	228,000
Sidewalk Replace	DPW								100,000			100,000				100,000
Sinking Fund	DPW						2,250					2,250	2,250	2,250	2,250	9,000
Small Capital	DPW											-			2,500	2,500
Street Maintenance	DPW								150,000			150,000				150,000
Street Sweeper	DPW											-			320,000	320,000
Street Tree Planting	DPW								30,000			30,000				30,000
Well #5 (Design)	DPW											-	200,000			200,000
Outreach	Outreach											-				-
	Outreach											-				-
	Outreach											-				-
Comp - Workstation	Library						8,000					8,000				8,000
HVAC Controls	Library									115,000		115,000				115,000
Parking Lot/Hardscape	Library									73,000		73,000				73,000
Roof Maintenance	Library									175,000		175,000				175,000
Bathroom (Design/Build)	Parks											-	75,000			75,000
Bocce Electrical/Light	Parks									-		-				-
Brandt Park Bathrooms	Parks									110,000		110,000				110,000
CP Phase 2 (Design)	Parks									175,000		175,000				175,000
Field Grading	Parks									40,000		40,000				40,000
Inclusive Park (Build)	Parks							1,000,000	800,000			1,800,000	300,000			2,100,000
Lewis Park Flooring	Parks									30,000		30,000				30,000
Lake Access (Design/Build)	Parks									300,000		300,000				300,000
McDaniel Park (Permitting)	Parks									25,000		25,000				25,000
Mower	Parks									28,000		28,000				28,000
Park Equipment	Parks											-	15,000			15,000
Playground (Highland)	Parks											-	125,000			125,000
Property Acquisition	Parks											-				-
Downtown TID	CD									-		-				-
East Side BP TID	CD									50,000		50,000				50,000
Outdoor Rec Plan	CD						8,000			-	2,000	10,000				10,000
Property Acquisition	CD											-				-
Small Capital	CD	2,000										-				2,000
Sinking Fund	CD						3,000					3,000				3,000
Zoning Code	CD									110,000		110,000				110,000
Total Projects		4,500	5,000	-	-	-	250,000	2,182,000	800,000	17,275,250	2,000	20,509,250	515,000	2,328,250	2,234,250	26,379,750

Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2021	2022	2023	2024	2025	2026	2027	2028
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Program Year: 2025

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #3 Fund 305	TID #4 Fund 310	TID #5 Fund 315	Capital Projects - Fund 400					Total	Parks Fund 405	Utility - 600		Stormwater Fund 605	Total
							General	Grants	Intergov	Borrow	Reserve			Water	Sewer		
Badger Book Replacement	Admin									25,000		25,000					25,000
Digital Records Mgmt	Admin						25,000					25,000					25,000
Equipment/Furniture	Admin	2,500										-					2,500
Community Center (Build)	Facilities									12,500,000		12,500,000					12,500,000
General Tech Equipment	Facilities									30,000		30,000					30,000
Land Acquisition	Facilities						40,000					40,000					40,000
Network Equip	Facilities						4,000					4,000		3,500	3,500	3,500	14,500
Sinking Fund	Facilities						100,000					100,000					100,000
	C/T											-					-
Equipment Upgrade	C/T		5,000									-					5,000
	C/T											-					-
Equipment	Police						15,000					15,000					15,000
Squad Car Video	Police						22,750			7,250		30,000					30,000
Traffic Safety	Police						5,000			15,000		20,000					20,000
Ambulance (x 2)	Fire/EMS									625,000	125,000	750,000					750,000
Car 1 Sinking Fund	Fire/EMS						8,500					8,500					8,500
Chief Vehicle	Fire/EMS									127,000		127,000					127,000
EMS Equipment	Fire/EMS						4,750					4,750					4,750
Fire Equipment	Fire/EMS							5,000		55,500		60,500					60,500
Ice/Water Rescue	Fire/EMS									5,250		5,250					5,250
Technology	Fire/EMS						11,750			41,250		53,000					53,000
CTH MN 5 (Design)	DPW									50,000		50,000					50,000
E. Interceptor II (Design)	DPW											-			30,000		30,000
Leased Equipment	DPW						9,000					9,000		8,000	8,000	8,000	33,000
Patrol Truck	DPW									80,000		80,000		80,000	80,000	80,000	320,000
Paving and Utility Plan	DPW									507,750		507,750		403,000			910,750
Pedestrian Ways	DPW									100,000		100,000					100,000
Pickup Truck	DPW									44,000		44,000					44,000
Sidewalk Replace	DPW									100,000		100,000					100,000
Sinking Fund	DPW						2,750					2,750		2,750	2,750	2,750	11,000
Small Capital	DPW											-				2,500	2,500
Stormwater Maintenance	DPW											-				350,000	350,000
Street Maintenance	DPW								150,000			150,000					150,000
Street Sweeper	DPW											-				30,000	30,000
Street Tree Planting	DPW								30,000			30,000					30,000
Tool Cat Machine	DPW								85,000			85,000					85,000
Vehicle Lift	DPW								200,000			200,000					200,000
Well #5 (Build)	DPW											-		2,300,000			2,300,000
	Outreach											-					-
	Outreach											-					-
	Outreach											-					-
Comp - Workstation	Library						8,000					8,000					8,000
Roof Replacement	Library										105,000	105,000					105,000
Bathroom (Design/Build)	Parks											-	160,000				160,000
CP Phase 2 (Build)	Parks									2,000,000		2,000,000	325,000				2,325,000
Egner Park Facility (Design)	Parks									75,000		75,000		100,000			175,000
Larson Park	Parks									100,000		100,000					100,000
McDaniel Park (Build)	Parks									250,000		250,000					250,000
McF Park Ph 3.1 (Design)	Parks									75,000		75,000					75,000
McF Park (Facility)	Parks									250,000		250,000					250,000
Park Equipment	Parks											-	15,000				15,000
Property Acquisition	Parks											-					-
Siggeikow Trail (Design)	Parks								150,000			150,000					150,000
Parks PF Needs Assessment	CD						15,000					15,000					15,000
Property Acquisition	CD											-					-
Small Capital	CD	2,000										-					2,000
Sinking Fund	CD						3,500					3,500					3,500
Total Projects		4,500	5,000	-	-	-	275,000	5,000	-	17,678,000	230,000	18,188,000	500,000	2,897,250	124,250	476,750	22,195,750

Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2021	2022	2023	2024	2025	2026	2027	2028
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Program Year: 2026

Funding by Project

Projects	Dept	General	Comm/Tech	TID #3	TID #4	TID #5	Capital Projects - Fund 400						Parks	Utility - 600		Stormwater	Total
		Fund 100	Fund 200	Fund 305	Fund 310	Fund 315	General	Grants	Intergov	Borrow	Reserve	Total	Fund 405	Water	Sewer	Fund 605	
Digital Records Mgmt	Admin						25,000					25,000					25,000
Equipment/Furniture	Admin	2,500					-					-					2,500
General Tech Equipment	Facilities									30,000		30,000					30,000
Land Acquisition	Facilities						40,000					40,000					40,000
Network Equip	Facilities						4,000					4,000		4,000	4,000	4,000	16,000
Sinking Fund	Facilities						100,000					100,000					100,000
Equipment Upgrade	C/T						-					-					-
	C/T		5,000				-					-					5,000
	C/T						-					-					-
Equipment	Police						15,000					15,000					15,000
Patrol Vehicles	Police									200,000		200,000					200,000
Traffic Safety	Police						20,000					20,000					20,000
USH 51 Cameras	Police									50,000		50,000					50,000
Car 1 Sinking Fund	Fire/EMS						9,000					9,000					9,000
EMS Equipment	Fire/EMS						5,000					5,000					5,000
Fire Equipment	Fire/EMS						1,750	5,000		66,500		73,250					73,250
Ice/Water Rescue	Fire/EMS									4,500		4,500					4,500
Staff Vehicle	Fire/EMS									80,250		80,250					80,250
Technology	Fire/EMS						8,500			7,750		16,250					16,250
CTH MN 5 (Build)	DPW							685,750		319,000		1,004,750		882,250		366,750	2,253,750
E. Interceptor II (Build)	DPW											-			1,000,000		1,000,000
Leased Equipment	DPW						9,000					9,000		8,000	8,000	8,000	33,000
Paving and Utility Plan	DPW									497,500		497,500		500,750		286,000	1,284,250
Pedestrian Ways	DPW						47,750			52,250		100,000					100,000
Pickup Truck	DPW									15,000		15,000		15,000	15,000	15,000	60,000
Property Acquisition	DPW									350,000		350,000					350,000
Sidewalk Replace	DPW									100,000		100,000					100,000
Sinking Fund	DPW						3,000					3,000		3,000	3,000	3,000	12,000
Small Capital	DPW											-				2,500	2,500
Street Maintenance	DPW									150,000		150,000					150,000
Street Sweeper	DPW											-				30,000	30,000
Street Tree Planting	DPW									30,000		30,000					30,000
Tool Cat	DPW									93,500		93,500					93,500
Tower Paint (Holscher)	DPW											-		500,000			500,000
USH 51 Seg 7 (Build)	DPW									250,000		250,000					250,000
Outreach	Outreach						-					-					-
	Outreach						-					-					-
	Outreach						-					-					-
Comp - Workstation	Library						-					-					-
	Library						8,000					8,000					8,000
	Library						-					-					-
CP Phase 3 (Design)	Parks									50,000		50,000					50,000
Egner Park Facility (Build)	Parks									350,000		350,000		1,000,000			1,350,000
Lake Access Study	Parks									15,000		15,000					15,000
McF Park Ph 3.1 (Build)	Parks									425,000		425,000					425,000
Park Equipment	Parks											-	15,000				15,000
Playground (Cedar Ridge)	Parks											-	150,000				150,000
Property Acquisition	Parks											-					-
Siggelkow Trail (Build)	Parks								500,000	600,000		1,100,000					1,100,000
Comprehensive Plan	CD									50,000		50,000					50,000
Property Acquisition	CD											-					-
Small Capital	CD	2,000										-					2,000
Sinking Fund	CD						4,000					4,000					4,000
Total Projects		4,500	5,000	-	-	-	300,000	690,750	500,000	3,786,250	-	5,277,000	165,000	2,913,000	1,030,000	715,250	10,109,750

Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2021

2022

2023

2024

2025

2026

2027

2028

Program Year: 2027

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #3 Fund 305	TID #4 Fund 310	TID #5 Fund 315	Capital Projects - Fund 400						Parks Fund 405	Utility - 600		Stormwater Fund 605	Total
							General	Grants	Intergov	Borrow	Reserve	Total		Water	Sewer		
Digital Records Mgmt	Admin						25,000					25,000					25,000
Equipment/Furniture	Admin	2,500										-					2,500
General Tech Equipment	Facilities									30,000		30,000					30,000
Land Acquisition	Facilities						40,000					40,000					40,000
Network Equip	Facilities						4,500					4,500		4,500	4,500	4,500	18,000
Sinking Fund	Facilities						100,000					100,000					100,000
Equipment Upgrade	C/T		5,000									-					-
	C/T											-					5,000
	C/T											-					-
Equipment	Police						15,000					15,000					15,000
Patrol Vehicles x 3	Police									200,000		200,000					200,000
Traffic Safety	Police						20,000					20,000					20,000
Car 1 Sinking Fund	Fire/EMS						10,000					10,000					10,000
CPR Compressors	Fire/EMS									55,500		55,500					55,500
EMS Equipment	Fire/EMS						5,000					5,000					5,000
Fire Equipment	Fire/EMS						38,500	750		4,500		43,750					43,750
Pumper/Engine	Fire/EMS									1,281,750		1,281,750					1,281,750
Technology	Fire/EMS						17,000					17,000					17,000
Facility (Plan)	DPW									100,000		100,000					100,000
Leased Equipment	DPW						9,000					9,000		8,000	8,000	8,000	33,000
Patrol Truck	DPW									82,500		82,500		82,500	82,500	82,500	330,000
Paving and Utility Plan	DPW			3,070,750						920,250		920,250		692,750			4,683,750
Pedestrian Ways	DPW									100,000		100,000					100,000
Pickup Truck	DPW						500			16,500		17,000		16,000	16,000	16,000	65,000
Sidewalk Replace	DPW									100,000		100,000					100,000
Sinking Fund	DPW						3,250					3,250		3,250	3,250	3,250	13,000
Small Capital	DPW											-				2,500	2,500
Street Maintenance	DPW									150,000		150,000					150,000
Street Sweeper	DPW											-				30,000	30,000
Street Tree Planting	DPW									30,000		30,000					30,000
Tractor	DPW									85,000		85,000					85,000
Well #3 (Design)	DPW											-		175,000			175,000
	Outreach											-					-
	Outreach											-					-
	Outreach											-					-
Comp - Workstation	Library											-					-
	Library						8,000					8,000					8,000
	Library											-					-
Aquatics (Design)	Parks									500,000		500,000					500,000
Bathroom (Design/Build)	Parks											-	170,000				170,000
CP Phase 3 (Build)	Parks									250,000		250,000	250,000				500,000
Lower Yahara (Design)	Parks									150,000		150,000					150,000
McF Park Ph 3.2 (Build)	Parks									425,000		425,000					425,000
Park Equipment	Parks											-	15,000				15,000
Property Acquisition	Parks											-					-
Comprehensie Plan	CD						25,000			25,000		50,000					50,000
Property Acquisition	CD											-					-
Small Capital	CD	2,000										-					2,000
Sinking Fund	CD						4,250					4,250					4,250
Total Projects		4,500	5,000	3,070,750	-	-	325,000	750	-	4,506,000	-	4,831,750	435,000	982,000	114,250	146,750	9,590,000

Capital Improvement Program

Village of McFarland

Prior Plan Approval/Inclusion Year:

2021

2022

2023

2024

2025

2026

2027

2028

Program Year: 2028

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #3 Fund 305	TID #4 Fund 310	TID #5 Fund 315	Capital Projects - Fund 400						Parks Fund 405	Utility - 600		Stormwater Fund 605	Total
							General	Grants	Intergov	Borrow	Reserve	Total		Water	Sewer		
Digital Records Mgmt	Admin	2,500					25,000					25,000					25,000
Equipment/Furniture	Admin						-					-					2,500
Voting Equipment	Admin									30,000		30,000					30,000
General Tech Equipment	Facilities						30,000					30,000					30,000
Land Acquisition	Facilities						40,000					40,000					40,000
Network Equip	Facilities						4,500					4,500		4,500	4,500	4,500	18,000
Sinking Fund	Facilities						100,000					100,000					100,000
Equipment Upgrade	C/T						-					-					-
	C/T		5,000				-					-					5,000
	C/T						-					-					-
Equipment	Police						15,000					15,000					15,000
Traffic Safety	Police						20,000					20,000					20,000
AED Machines	Fire/EMS									39,500		39,500					39,500
Brush Truck	Fire/EMS									90,000		90,000					90,000
Car 1 Sinking Fund	Fire/EMS						10,250					10,250					10,250
EMS Equipment	Fire/EMS						5,500					5,500					5,500
Fire Equipment	Fire/EMS						40,500			4,750		45,250					45,250
SCBA Replacements	Fire/EMS									375,000		375,000					375,000
Technology	Fire/EMS						18,750					18,750					18,750
Facility (Design)	DPW						-					-					-
Leased Equipment	DPW						9,000					9,000		8,000	8,000	8,000	33,000
Paving and Utility Plan	DPW			1,686,500						623,750		623,750		405,000			2,715,250
Pedestrian Ways	DPW									100,000		100,000					100,000
Pickup Truck	DPW						15,000					15,000		15,000	15,000	15,000	60,000
Sidewalk Replace	DPW									100,000		100,000					100,000
Sinking Fund	DPW						3,250					3,250		3,250	3,250	3,250	13,000
Small Capital	DPW											-				2,500	2,500
Street Maintenance	DPW									150,000		150,000					150,000
Street Sweeper	DPW											-				30,000	30,000
Street Tree Planting	DPW									30,000		30,000					30,000
USH 51 Seg 6 (Build)	DPW									1,750,000		1,750,000		204,500			1,954,500
Well #3 (Build)	DPW											-		1,325,000			1,325,000
Outreach	Outreach											-					-
	Outreach											-					-
	Outreach											-					-
Comp - Workstation	Library											-					-
	Library						8,000					8,000					8,000
	Library											-					-
Aquatics (Build)	Parks							6,000,000				6,000,000					6,000,000
Arnold Larson (Plan/Design)	Parks						1,000			74,000		75,000					75,000
Brandt Parking Lot (Design/Build)	Parks									250,000		250,000					250,000
Dredging (Design)	Parks									50,000		50,000					50,000
Lower Yahara (Build)	Parks									750,000		750,000	250,000				1,000,000
Park Equipment	Parks											-	15,000				15,000
Playground (???)	Parks											-	175,000				175,000
Property Acquisition	Parks											-					-
Downtown TID	CD									25,000		25,000					25,000
Property Acquisition	CD											-					-
Small Capital	CD	2,000										-					2,000
Sinking Fund	CD						4,250					4,250					4,250
Wayfinding Signage	CD									250,000		250,000					250,000
Total Projects		4,500	5,000	1,686,500	-	-	350,000	6,000,000	-	4,692,000	-	11,042,000	440,000	1,965,250	30,750	63,250	15,237,250

2023-2027 CAPITAL IMPROVEMENT PLAN (CIP)

Appendix A

Financial Analysis

Appendix B

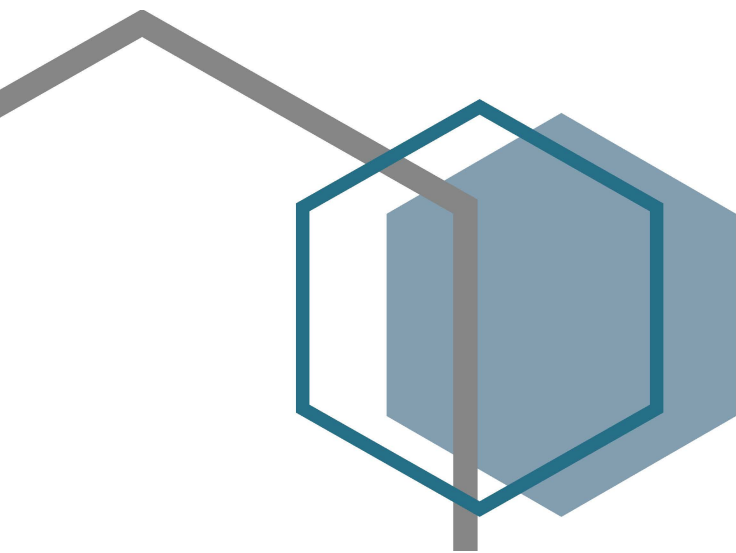
Project Summaries

Appendix C

Paving and Utility Plan 2023-2032

Appendix D

Park System Capital Improvements 2023 - 2032



**2023-2027
CAPITAL
IMPROVEMENT
PLAN (CIP)**

Appendix A

Financial
Analysis

Village of McFarland																					
2024 - 2028 Capital Improvement Program																					
Estimated Debt Service - Village Purposes Notes & Bonds - With Growth																					
Year Due	Existing Debt Service	2024 \$12,500,000 Bonds		2024 \$4,750,000 Notes		2025 \$12,500,000 Bonds		2025 \$4,930,000 Notes		2026 \$3,770,000 Notes		2027 \$4,505,000 Notes		2028 \$4,695,000 Notes		Combined Debt Service	Tax Rate	Est. Tax Rate Increase *	Est. Tax Increase ****	***	Year Due
		Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest					Percentage of Legal Debt Limit Used	
2023	3,374,967															3,374,967	\$2.47			59.72%	2023
2024	4,067,749															4,067,749	\$2.64	\$0.16	\$63.43	72.38%	2024
2025	3,910,869	425,000	693,562	100,000	220,781											5,350,212	\$3.27	\$0.63	\$247.87	84.26%	2025
2026	4,173,244	425,000	533,813	300,000	168,750	145,000	699,862		246,500							6,692,169	\$3.90	\$0.63	\$244.26	78.88%	2026
2027	4,021,628	475,000	513,562	400,000	155,625	475,000	545,288	425,000	188,700	200,000	196,031					7,595,834	\$4.25	\$0.36	\$139.02	79.43%	2027
2028	3,499,647	500,000	491,625	450,000	139,688	500,000	523,350	425,000	171,700	325,000	144,819	425,000	230,297			7,826,126	\$4.25	\$0.00	\$0.51	70.74%	2028
2029	3,400,822	525,000	468,563	500,000	121,875	525,000	500,287	450,000	154,200	325,000	131,006	425,000	164,369	120,000	246,872	8,057,994	\$4.29	\$0.04	\$15.68	62.96%	2029
2030	2,990,019	550,000	444,375	525,000	102,656	550,000	476,100	475,000	135,700	375,000	116,131	425,000	146,306	425,000	185,406	7,921,693	\$4.14	(\$0.16)	(\$60.68)	55.40%	2030
2031	2,506,869	625,000	417,937	550,000	82,500	575,000	450,788	525,000	115,700	400,000	99,663	450,000	127,712	450,000	166,813	7,542,982	\$3.86	(\$0.28)	(\$107.42)	48.38%	2031
2032	2,564,928	650,000	389,250	625,000	60,469	600,000	424,350	580,000	93,600	425,000	82,131	450,000	108,588	475,000	147,156	7,675,472	\$3.85	(\$0.01)	(\$3.60)	41.27%	2032
2033	2,199,325	650,000	360,000	650,000	36,562	625,000	396,787	675,000	68,500	425,000	64,069	450,000	89,463	500,000	126,438	7,316,144	\$3.60	(\$0.25)	(\$98.58)	34.56%	2033
2034	1,491,509	650,000	330,750	650,000	12,188	650,000	368,100	675,000	41,500	425,000	46,006	455,000	70,231	525,000	104,656	6,494,940	\$3.13	(\$0.47)	(\$182.33)	28.69%	2034
2035	1,466,469	650,000	301,500			675,000	338,287	700,000	14,000	425,000	27,944	475,000	50,469	550,000	81,813	5,755,482	\$2.72	(\$0.41)	(\$160.62)	23.57%	2035
2036	1,440,894	700,000	271,125			700,000	307,350			445,000	9,456	475,000	30,281	550,000	58,437	4,987,543	\$2.31	(\$0.41)	(\$159.95)	19.19%	2036
2037	1,415,319	700,000	239,625			720,000	275,400					475,000	10,094	550,000	35,063	4,420,501	\$2.01	(\$0.30)	(\$118.41)	15.37%	2037
2038	1,389,209	700,000	208,125			720,000	243,000							550,000	11,687	3,822,021	\$1.70	(\$0.31)	(\$119.59)	12.11%	2038
2039	1,362,031	700,000	176,625			720,000	210,600									3,169,256	\$1.38	(\$0.32)	(\$124.47)	9.51%	2039
2040	1,334,318	700,000	145,125			720,000	178,200									3,077,643	\$1.32	(\$0.07)	(\$25.94)	7.01%	2040
2041	1,306,606	700,000	113,625			720,000	145,800									2,986,031	\$1.25	(\$0.06)	(\$25.13)	4.60%	2041
2042	431,375	725,000	81,563			720,000	113,400									2,071,338	\$0.85	(\$0.40)	(\$156.73)	2.97%	2042
2043		725,000	48,937			720,000	81,000									1,574,937	\$0.64	(\$0.22)	(\$84.81)	1.75%	2043
2044		725,000	16,313			720,000	48,600									1,509,913	\$0.60	(\$0.04)	(\$14.92)	0.57%	2044
2045						720,000	16,200									736,200	\$0.29	(\$0.31)	(\$121.85)		2045
\$48,347,797		\$12,500,000	\$6,246,000	\$4,750,000	\$1,101,094	\$12,500,000	\$6,342,749	\$4,930,000	\$1,230,100	\$3,770,000	\$917,256	\$4,505,000	\$1,027,810	\$4,695,000	\$1,164,341	\$114,027,147	\$0.36		\$139.02		
Est. Int. Rate		4.50%		3.75%		4.50%		4.00%		4.25%		4.25%		4.25%				Average for 2024-2028 CIP			
* Based on Villages 2023 Est. Assessed Value -				\$1,543,697,303 **		\$1,364,907,000	22 Actual														
						\$1,543,697,303	23 Est.														
** Assuming growth at 6%, 5%, 4%, 3% and 2% thereafter						\$1,636,319,141															
						\$1,718,135,098															
*** Calculation based on All General Obligations, 5% of Equalized Value using same growth assumptions as above.						\$1,786,860,502															
						\$1,840,466,317															
						\$1,877,275,644															
**** Median Home Value				\$ 390,600		\$1,914,821,156															
5/30/2023																					

**2023-2027
CAPITAL
IMPROVEMENT
PLAN (CIP)**

Appendix D

**Park System
Capital
Improvements
2023-2032**

McFarland Parks Capital Improvement Plan

Project/Amenity	Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Notes
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	General application on the replacement of items and new small amenities.
Equipment	Varies	28,000										
Miscellaneous Projects	Varies	70,000										Field Grading and Lewis Floor (2024).
Playground, Park Amenities	Case by Case	125,000		150,000		175,000		180,000		185,000		
Bathrooms	Case by Case	75,000	160,000		170,000		180,000		190,000		200,000	Establish new bathroom facilities within system. Locations to be determined in CIP.
Property Acquisition	Case by Case	TBD		TBD		TBD		TBD		TBD		
Siggelkow Road Bike Trail	Community Park		150,000	1,100,000								Plan/County Grant/Design 2024-2025, and Construct 2026.
Parking Lot, Shelter, Playground (Phase 2)	Community Park	175,000	2,325,000									
Trails, Pump Track, Prairie Restoration (Phase 3)	Community Park			50,000	500,000							Design 2026 and Construct 2027. All remaining items but for new facility.
Indoor Athletic Complex (Phase 4)	Community Park						50,000	250,000	5,000,000			
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							
Aquatics (Phase 4)	McFarland Park				500,000	6,000,000						Plan/Design 2026-2027 and Construct 2028.
Lake Access	Lewis Park, Other	300,000		15,000								
Inclusive Park	WIS	2,100,000										Construct 2024. Partnership with School District.
Restroom Renovation, Technology Upgrades	Brandt Park	110,000										
Parking Lot	Brandt Park					250,000						Design/Build 2028. Upper diamond, support park and trail.
Water Quality Boom System	McDaniel Park	25,000	250,000									
Band Shelter, Event Space	Arnold Larson Park		100,000			75,000		750,000				General Improvements in 2025, Plan/Design 2028 and Construct 2029/2030.
Shelter/Bathroom Facility	Egner Park		175,000	1,350,000								
Lower Yahara River Trail (Phase 1)	Urso/Schuetz Park				50,000	250,000						Design/Grant Application 2027 and Construct 2028. Southern entrance thru park.
Disc Golf Facility/Trailhead (Phase 2)	Urso/Schuetz Park				100,000	750,000						
Dredging Work (Phase 3)	Urso/Schuetz Park					50,000	350,000					Design 2028 and Construct 2029. Partner with channel, lagoon, and ponds.
		3,023,000	3,500,000	3,105,000	1,760,000	7,565,000	595,000	1,195,000	5,205,000	200,000		
Parks Fund		515,000	500,000	165,000	435,000	440,000	195,000	195,000	205,000	200,000		
General Capital Revenue						1,000						
Fundraising						6,000,000			5,000,000			
Grants		1,000,000										
Intergovernmental		800,000		500,000								
Other Funds			100,000	1,000,000								
Private Funding												
Borrowing		708,000	2,900,000	1,440,000	1,325,000	1,124,000	400,000	1,000,000	0	0		

McFarland Parks Capital Improvement Plan

Project/Amenity	Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Notes
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	General application on the replacement of items and new small amenities.
Equipment	Varies	28,000										
Miscellaneous Projects	Varies	70,000										Field Grading and Lewis Floor (2024).
Playground, Park Amenities	Case by Case	125,000		150,000		175,000		180,000		185,000		
Bathrooms	Case by Case	75,000	160,000		170,000		180,000		190,000		200,000	Establish new bathroom facilities within system. Locations to be determined in CIP.
Property Acquisition	Case by Case	TBD		TBD		TBD		TBD		TBD		
Siggelkow Road Bike Trail	Community Park		150,000	1,100,000								Plan/County Grant/Design 2024-2025, and Construct 2026.
Parking Lot, Shelter, Playground (Phase 2)	Community Park	175,000	2,325,000									
Trails, Pump Track, Prairie Restoration (Phase 3)	Community Park			50,000	500,000							Design 2026 and Construct 2027. All remaining items but for new facility.
Indoor Athletic Complex (Phase 4)	Community Park						50,000	250,000	5,000,000			
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							
Aquatics (Phase 4)	McFarland Park				500,000	6,000,000						Plan/Design 2026-2027 and Construct 2028.
Lake Access	Lewis Park, Other	300,000		15,000								
Inclusive Park	WIS	2,100,000										Construct 2024. Partnership with School District.
Restroom Renovation, Technology Upgrades	Brandt Park	110,000										
Parking Lot	Brandt Park					250,000						Design/Build 2028. Upper diamond, support park and trail.
Water Quality Boom System	McDaniel Park	25,000	250,000									
Band Shelter, Event Space	Arnold Larson Park		100,000			75,000		750,000				General Improvements in 2025, Plan/Design 2028 and Construct 2029/2030.
Shelter/Bathroom Facility	Egner Park		175,000	1,350,000								
Lower Yahara River Trail (Phase 1)	Urso/Schuetz Park				50,000	250,000						Design/Grant Application 2027 and Construct 2028. Southern entrance thru park.
Disc Golf Facility/Trailhead (Phase 2)	Urso/Schuetz Park				100,000	750,000						
Dredging Work (Phase 3)	Urso/Schuetz Park					50,000	350,000					Design 2028 and Construct 2029. Partner with channel, lagoon, and ponds.

	3,023,000	3,500,000	3,105,000	1,760,000	7,565,000	595,000	1,195,000	5,205,000	200,000
Parks Fund	515,000	500,000	165,000	435,000	440,000	195,000	195,000	205,000	200,000
General Capital Revenue					1,000				
Fundraising					6,000,000			5,000,000	
Grants	1,000,000								
Intergovernmental	800,000		500,000						
Other Funds		100,000	1,000,000						
Private Funding									
Borrowing	708,000	2,900,000	1,440,000	1,325,000	1,124,000	400,000	1,000,000	0	0

Aimee Irwin

From: Alexys Hoppman <almuenter@gmail.com>
Sent: Wednesday, July 12, 2023 1:52 PM
To: Aimee Irwin
Cc: Matt Schuenke
Subject: Prairie Place Proposed Park

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Aimee and village park committee,

I am writing regarding the proposed park that is in question for the Prairie Place subdivision. Right now I understand that the village committee would like to know if it is something our neighborhood wants. However, the proposed location next to the pump station is not ideal. I would love a park for our neighborhood, however, I **cannot** support one in this particular location.

This particular location is on a hill and would need some hardscaping with retaining walls. I was not able to find any data on childhood injuries regarding parks with retaining walls, but I will share that in a subdivision I previously lived in did have one. The retaining wall became part of the park features and multiple children were hurt by either falling from climbing or they utilized the retaining wall as a jump for their bicycles. With the popularization of motorized bicycles and scooters, this makes this even more dangerous. In addition, retaining walls need maintenance from erosion, creating a further tax burden for the village.

Secondly the proposed location is next to a busy road. I encourage the village to collect data from the village police department regarding traffic (speeding) violations on Holscher Rd. In the 18 months of living here, I have witnessed numerous traffic stops at that hill. This is further a hazardous situation for community members coming to play at this location.

In conclusion, I support the funds for Prairie Place to be dedicated to a park in a different location.

Sincerely,
Alexys Hoppman

July 13, 2023

RE: Park in Prairie Place Subdivision

To Whom It May Concern:

I am a resident of the Prairie Place Subdivision. I am writing this letter to request that the park committee build a park with playground equipment in the Prairie Place Subdivision. The Prairie Place subdivision (single family home phase) has been fully developed for approximately 2 years now. This subdivision has an abundance of children that would greatly benefit from having a neighborhood park. On my street alone there are 32 children.

As you know public parks/neighborhood parks are an important aspect to the health and wellness of our children's development. Additionally, this park could not only play an important role in our children's health and wellness it could also be a community space where we meet and gather with other community members.

The reason why our neighborhood should have a park is because of our location. The current open space, which is on a major street in McFarland, is a place often visited and highly visible. We are one of the major locations for sledding in the Winter. As people already know this location, it would be a great place to have a programmed space.

Additionally, when our subdivision was developed a park fee was collected from the developer. It was presented to the homeowners that this park fee would be used to build a park in the subdivision. It was always our understanding that the Village would be developing a park in our subdivision. As a homeowner that has children, having a park in close proximity to our home one factor in building in this subdivision.

Therefore, I request that the Parks Committee consider the request to build a park with park equipment in our subdivision of Prairie Place.

Thanks for the consideration.

Elizabeth and Larry Yszenga

6061 Shooting Star Court

Aimee Irwin

From: Camille Danielson <camille@nathandanielson.com>
Sent: Thursday, July 13, 2023 10:50 AM
To: Aimee Irwin
Cc: Edward Wreh; Matt Schuenke; Nathan Danielson
Subject: Park

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Aimee - we are in favor of a children's park in or near our Prairie Place Neighborhood- we live at 6140 Shooting Star trail. Our kids are grown up but we often have kids visiting us and think it would be good for the neighborhood.
Thanks! Camille and Nathan Danielson

Aimee Irwin

From: Kallie Henze <kallie.henze@gmail.com>
Sent: Friday, July 14, 2023 10:14 AM
To: Aimee Irwin
Cc: Edward Wreh; Matt Schuenke
Subject: Support for a park in Prairie Place Neighborhood

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

It is my understanding that in order to have a park in the Prairie Place neighborhood, the McFarland Parks Committee needs a formal letter from neighborhood residents supporting the idea. I can tell you that my husband and I, and our three young children, would be elated to have a decent park with playground equipment within easy walking distance from our home. In fact, when the question was posed to our neighborhood Facebook group, there was not one person opposed to the idea. Given that our neighborhood is composed primarily of families with young children, I was surprised when we were told by our realtor upon purchasing our home in 2020, that there were no plans for a park/playground in the area. Not only should the park be considered, it should be a priority.

I have heard that the proposed location for said park would be on the hill along Holscher Rd. Although I am certainly not opposed to this location, I am wondering if the large, flat, grassy area a bit further up the trail would be a better location (my kids refer to it as the area with the sitting stones).

As for ideas on what should be included at the park, I feel that playground equipment and an open air shelter area are a must. Other ideas include a small, paved path area where kids can scooter, ride bikes, rollerblade, etc. One of these paths exists at the Windsor Community Park. The path is modeled after a road, complete with two way "traffic" and small street sign replicas. It also seems that something like this would be relatively low maintenance for the parks district. It's such a simple idea, but kids absolutely love it! Lastly, it might be a far reach, but could a splash pad feature be considered? Even something small, modeled after the splash pad area at Conservancy Park in DeForest, would be better than nothing. McFarland is the only community I know of in the surrounding Madison area that does not have a splash pad, despite overwhelming support for one by the parents in our community.

Thank you for taking the time to read through and consider my ideas.

Best,
Kallie Koch

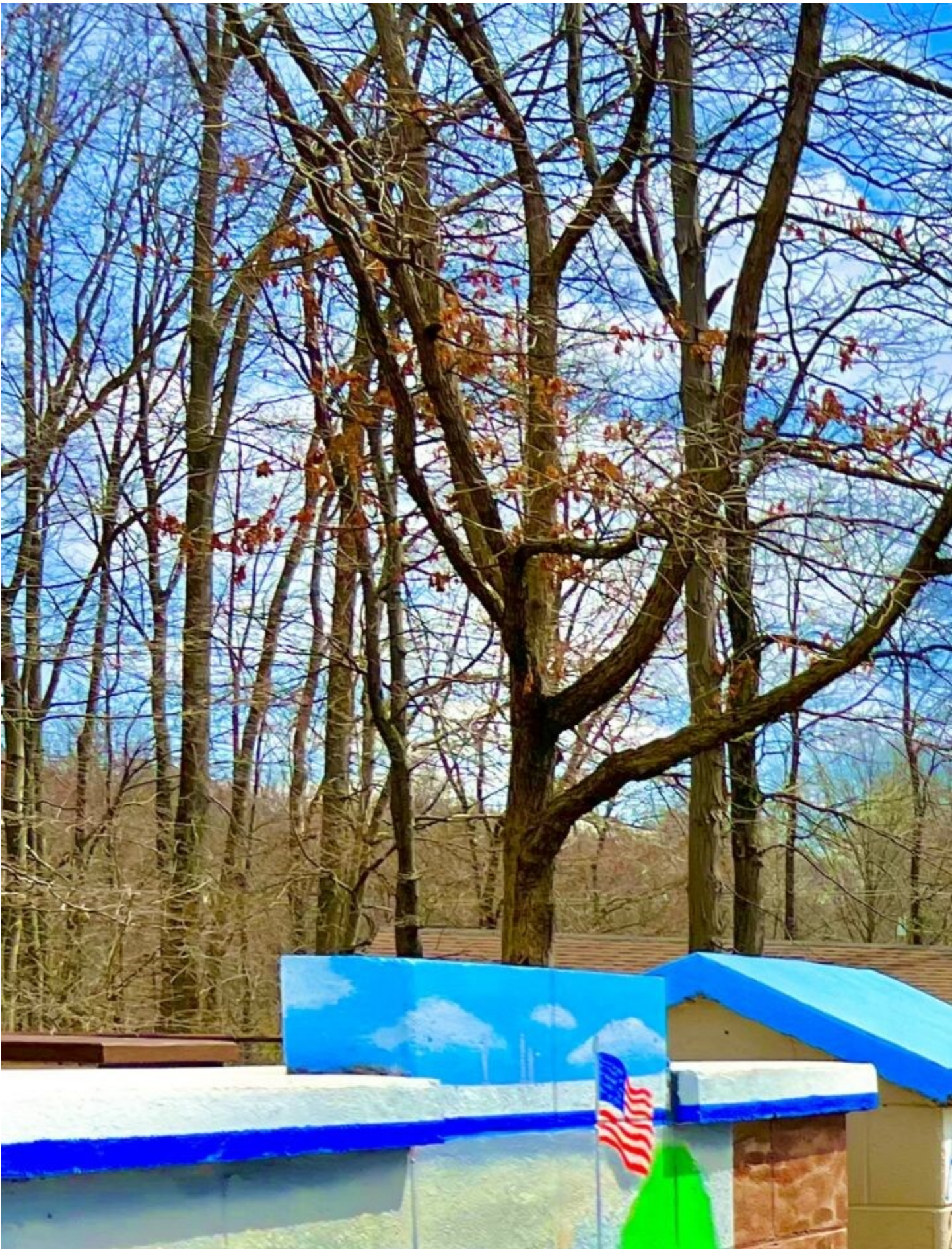
Aimee Irwin

From: Allison Barton <allison.jackson608@gmail.com>
Sent: Friday, July 14, 2023 10:04 AM
To: Aimee Irwin
Subject: edward.wreh@mcfarland.wi.us; matt.schuenke@mcfarland.wi.us
Attachments: water park.webp

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,
My name is Allison Barton and I live in the Prairie Place neighborhood. It's been brought to my attention that Gannon has funds, from the subdivision development, that are set aside for a park. I have a 1 year old daughter and would LOVE a children's play park closer to my home. I think it would be outstanding to have a park with sun coverage, a water park/splash pad, or a small town/village park. If I would pick, I would prefer a water park as McFarland does not have anything of this nature and it would be amazing to have something that all families can enjoy. I do know Cottage Grove has a splash pad called Baker Splash Pad and we travel there often. I would also advocate for a Prairie Place sign at the entrance of our subdivision.

Thank you,
Allison Barton
Resident at 6071 Shooting Star Court for almost 4 years.





Aimee,

We are writing in support of a plan to add a neighborhood park to the Prairie Place subdivision. As you are likely aware, there is a large number of children in this subdivision who would greatly benefit from having a green space/playground nearby. In our experience the 2 closest parks (Juniper Ridge and Highland Oaks) are not regularly used by our neighbors due to the distance. The addition of a park/playground in our area would be used often by neighbors and other community members alike.

We are under the impression that a plot of land located on Holscher Rd was reserved for a neighborhood park during the planning of the Prairie Place subdivision with money being added to the parks fund for this purpose. We would be in favor of this location. If other locations are available as options we would be in favor of that as well as long as it is in the Prairie Place subdivision.

Thank you for your time and consideration. Feel free to reach out during the planning process if further assistance is needed.

Joseph & Laura Ganske

6031 Shooting Start Ct
McFarland, WI 53558

Aimee Irwin

From: Christina Steel <cmkowalske@gmail.com>
Sent: Monday, July 17, 2023 6:25 PM
To: Aimee Irwin
Cc: Edward Wreh; Matt Schuenke; TJ Jerke
Subject: Prairie Place Park

Follow Up Flag: Flag for follow up
Flag Status: Flagged

To Whom It May Concern on the McFarland Parks Committee:

When we purchased a home in the Prairie Place neighborhood, we were told that Gannon Construction set aside the area on Holscher Rd for a park. This was a major reason for our decision to purchase land and build a home in this neighborhood.

Our household is in favor of a park in or near the Prairie Place subdivision.

The obvious location for a park is said greenspace on Holscher Rd. See map below.

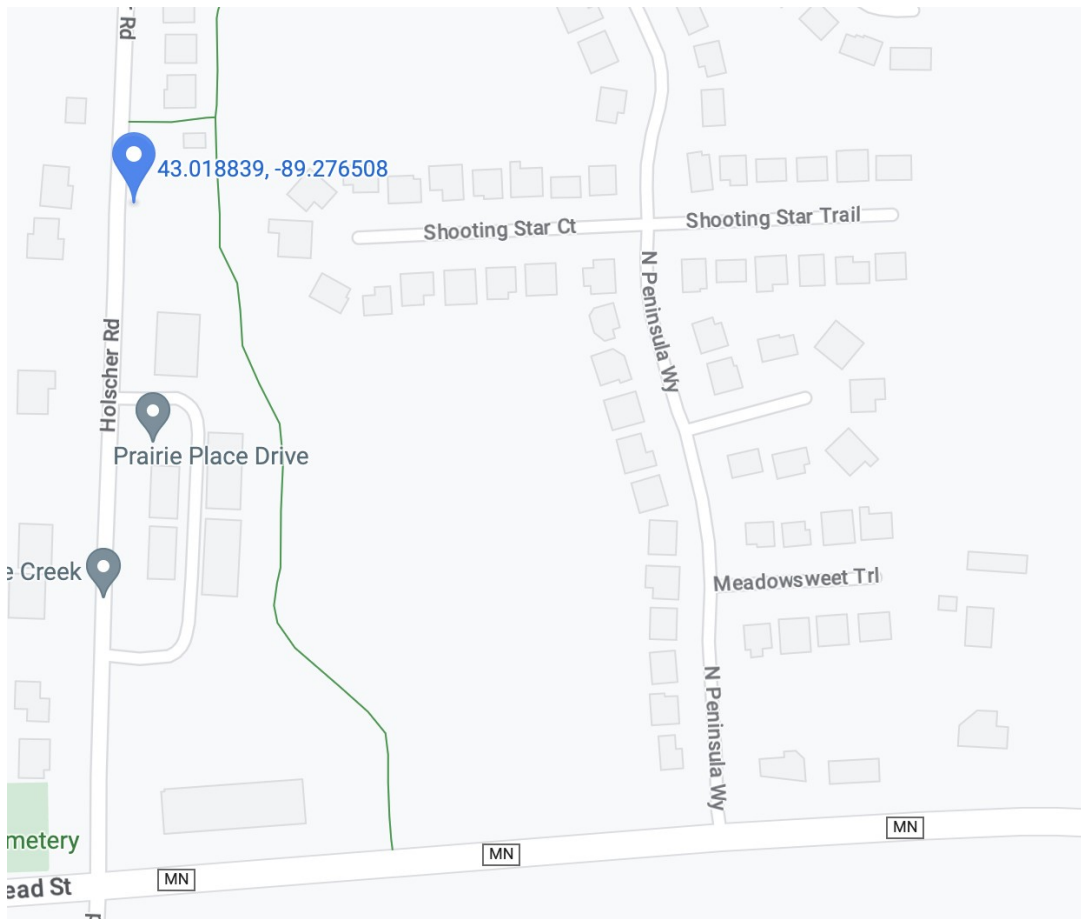
We acknowledge there is a step grade to the land which will limit options for use of this greenspace. The south half of this space with the steepest incline has been a favorite sledding hill for the community for years. Our hope is that the south end of this green space continues to be left untouched for this continued winter purpose. The north end of this green space, while small, is ideal for a shade structure with seating as well as commercial playground equipment for target ages 2 – 12 (i.e. – slide, monkey bars, climber). Due to an incline in this space, a retaining wall and fence might be required. The shade structure with seating would provide flexibility for a food truck to park and allow the members of all ages to congregate.

I am sure there are plenty of other unique ideas for the space as well; however, the square footage of the designated area would have to be considered as well as the proximity to the busy Holscher Road and budget. In my research, I've found some unique and neat park ideas; however, my personal opinion is that those ideas might limit the appropriate age group which in turn will limit the number of members of the community that will utilize the greenspace.

A space with these amenities would be a great meeting space and addition for the Prairie Place neighborhood as well as other surrounding McFarland subdivisions as well.

Thank you for your consideration. I am happy to walk the greenspace to discuss further or review possible scenarios.

Christina Steel
6060 Shooting Star Ct, McFarland WI 53558
(608) 513-0200





Aimee Irwin

From: Sayer Larson
Sent: Tuesday, July 18, 2023 6:50 AM
To: Aimee Irwin
Subject: FW: Park for Prairie Place

From: Lacey Kumar <lacey.curtis87@gmail.com>
Sent: Friday, July 14, 2023 11:37 AM
To: Sayer Larson <sayer.larson@mcfarland.wi.us>
Subject: Park for Prairie Place

Hello,

My name is Lacey Kumar and I live in the Prairie Place Neighborhood in McFarland. My husband and I would like to see a park built for our subdivision , as there has been talk about it for quite some time. I would like to see playground equipment, potentially a large sandbox for the littles, and a shelter for picnics. I would also like it to connect to the bike path. I was told to email you and let you know that 6051 Shooting Star Ct. McFarland is in support of a park. Please let me know if you have any questions or if I need to email someone else.

Thank you,

Lacey and Ankit Kumar

Aimee Irwin

From: Matt Schuenke
Sent: Friday, July 21, 2023 9:12 AM
To: allison.jackson608@gmail.com
Cc: Aimee Irwin; Lee Igl; Sayer Larson
Subject: RE: Questions regarding Prairie Place park

Follow Up Flag: Follow up
Flag Status: Flagged

Allison,

Thank you for your email. Aimee will include this in the packet for the next meeting. See my responses below in red to your questions. If there is anything else that you need, please contact me for additional information.

Thanks,
Matt

From: Aimee Irwin <aimee.irwin@mcfarland.wi.us>
Sent: Friday, July 21, 2023 6:38 AM
To: Matt Schuenke <Matt.Schuenke@mcfarland.wi.us>
Subject: FW: Questions regarding Prairie Place park

Good Morning Matt,

I received the below email last night. Would you like this added to the packet for Parks?

Thank you,

Aimee Irwin
Assistant to the Public Works Director
Village of McFarland
5115 Terminal Drive
McFarland, WI 53558
608.838.7287

From: Allison Jackson <allison.jackson608@gmail.com>
Sent: Thursday, July 20, 2023 5:41 PM
To: Aimee Irwin <aimee.irwin@mcfarland.wi.us>
Subject: Questions regarding Prairie Place park

Good evening,

Please feel free to send these questions to whomever is appropriate. I understand Trustee TJ Jerke and Trustee Luke Fessler met with Liz Yszenga yesterday morning. I'm left with more questions. I will list my questions below:

1. Most of us in prairie place were told we would have a "park" and we understand now that interpretations of this word are vastly different. Were funds set aside from building our homes in order to create a park with useable equipment. This has now become my understanding, but I want to make sure I'm correct. **When new residential development is added to the Village, the developer is required to pay an impact fees for the parks. Its not earmarked for any one park**

but to support improvements to the system as a whole since all the parks are open to anyone to attend. So yes, when the Prairie Place subdivision was established the developer was charged an impact fee for the parks that goes into the parks fund to support future park improvements.

2. If there are funds for this park where is the money located and will the interest earned on these funds be used for the park? These funds are located in the Parks Fund segregated from other operating or capital funds of the Village. It does accumulate interest but the funds nor the interest is specific to one park as I mentioned above. The funds can be applied to any park in the system since we all have access to them. Use of these funds have some limitations dictated by statutes which we carry forward through our policies and ordinances. It would not limit ourselves to adding improvements here though if desired.

3. We were told 0-5 years for a park to be built so long as we voice our support for a park at a village parks meeting on 2024. Is there a way to expedite this timeline? Right now we are in the process of updating our 5 year CIP for 2024-2028 which is likely the 0-5 year reference. We need to figure out a plan for the improvement, prepare a design, and then implement via construction. Through the planning process and into design we gather input from individuals on what they are looking for. This will take some time so that we have applied the proper amount of engagement with the Committee/Board to advance the recommended improvements. We are receiving a lot of interest right now in adding improvements to this park and I think the first step is for the Committee to acknowledge that within the CIP to add funding to plan an improvement. From there then we can figure out where that can fit within the other projects we are working towards within the system.

4.If there are funds can the neighborhood vote to have those funds reimbursed to the home builders given that most of us have lived here for 2-4.5 years it feels that waiting another 5 years is an extensive period of time and many children (if we go that route) might outgrow the use of a park. No, there is not a mechanism for this unfortunately. My personal opinion, it shouldn't take five years to figure this out but it won't take five days either if that makes sense. We'll need to spend some time on the front end of the planning side of this to figure out what people are looking for and what is feasible on the site, that will then guide next steps as to when implementation might be advisable. What people are doing now to lobby support for the park to be included in the CIP is a good first step and then from there will need to work with the Committee/Board on what they are comfortable with advancing. Thank you and everyone for reaching out in this manner.

Thank you for your help,
Allison Barton

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, August 1, 2023

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Lee Igl, Public Works Director

AGENDA ITEM: Discussion regarding Inclusive Park

PREVIOUS ACTION:

Phase 1(a) and 1(b) were recommended by the Park and Natural Resource Committee on June 6, 2023 and approved by the Village Board on June 13, 2023.

ISSUE SUMMARY:

The inclusive park at Waubesa Intermediate School, phase 1(a) and 1(b) are set to begin shortly. The Village and School District will share in the costs to bring the facility forward, helping to mitigate the cost impact for any one party. The design, bidding and installation of the inclusive playground is phase 2 and Parkitecture will be presenting the process to decide what pieces of equipment and materials we will consider. Construction is to be completed next summer prior to the start of the next school year.

FINANCIAL/BUDGET IMPACT:

Phase 1(a) for the facility is estimated between \$700,000 to \$900,000 with Phase 1(b) around \$200,000 to provide access to the site as well as necessary utilities.

Today we start discussion on phase 2 of the project, which will largely be dependent on the design of the park that is intended and could range from \$1-2 million. The Village and School District will share in the costs to bring the facility forward, helping to mitigate the cost impact for any one party.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

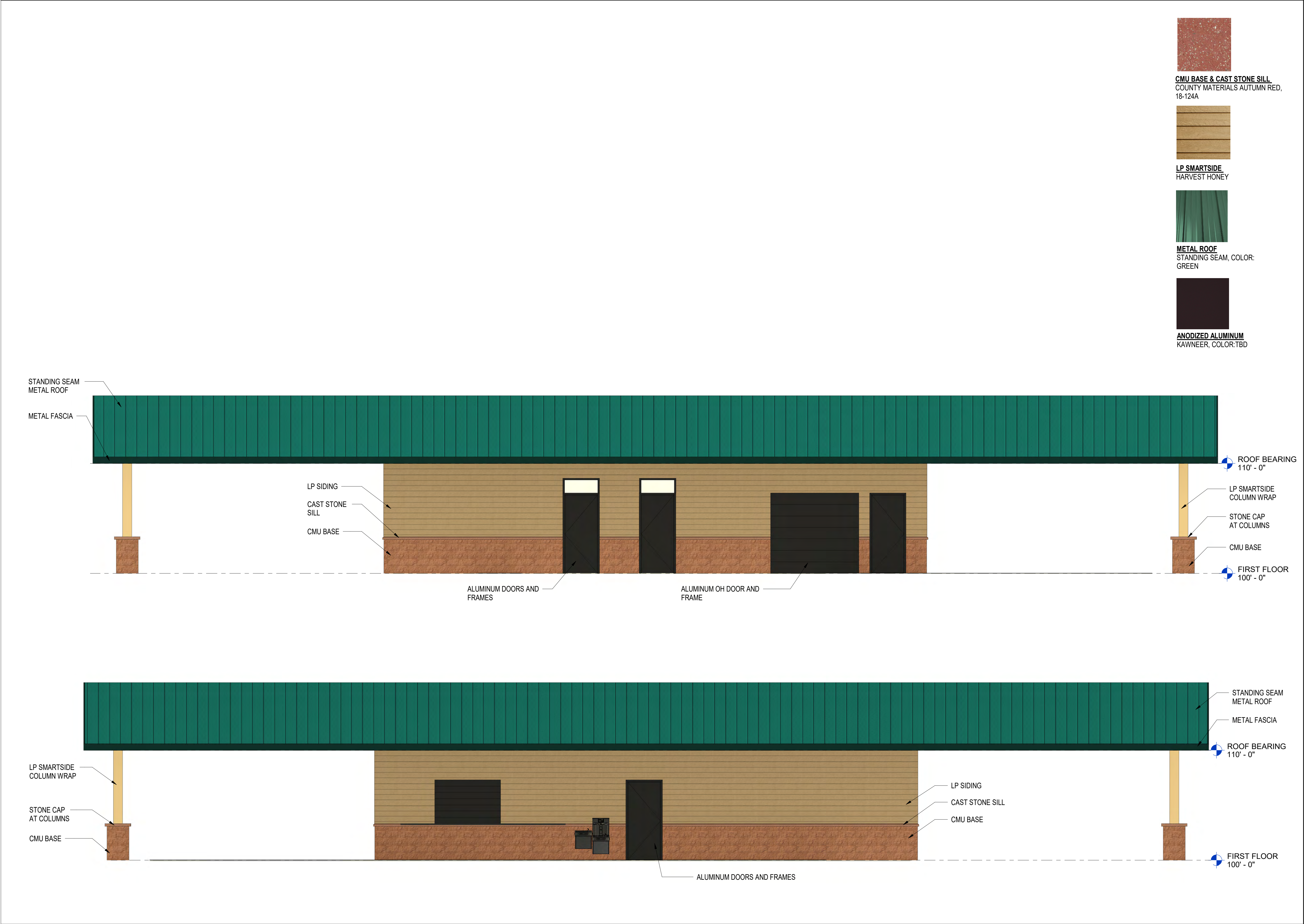
BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

No action is required on this item.

ATTACHMENTS:

1. Appendix A - Site Plan
2. Appendix B - Phase 1(a)
3. Appendix C - Phase 1(b)
4. Appendix D - Inclusive Park Plan
5. District-Village WIS Inclusive Park Planning Outline 05262023 mgs (2)





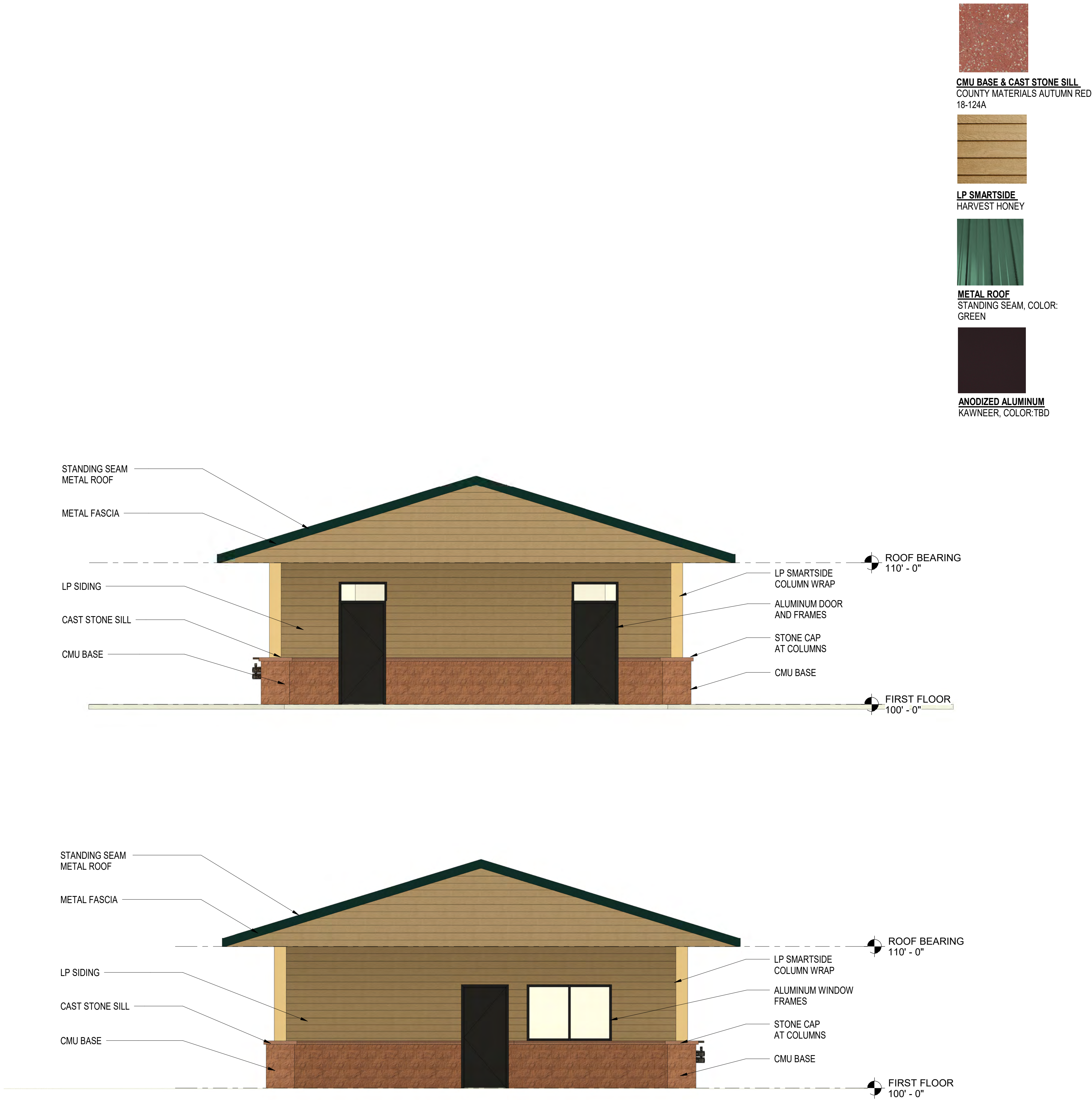


ICONICA
901 Deming Way / Jackson, WI 53122
P: 608.886.6808 F: 608.886.6808



**PARKITECTURE
+ PLANNING**
901 Deming Way, Suite 102
Madison, WI 53717
P: 608.886.6808 F: 608.886.6808

Project Name: WAUBESA INTERMEDIATE PARK SHELTER		
Location: MCFARLAND, WI		
Sheet Title: BUILDING ELEVATIONS		
Issue	Description	Date
Project #:		20230300
Issue:		-
Date:		05/22/2023
Sheet Number		A301





**PARKITECTURE
+ PLANNING**
901 Deming Way, Suite 102
Madison, WI 53717
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ICONICA
901 Deming Way / Room 102 / Madison, WI 53717
608.886.6808 / 608.886.6808

Project Name: WAUBESA INTERMEDIATE PARK SHELTER MCFARLAND, WI		
Sheet Title: BUILDING ELEVATIONS		
Issue	Description	Date
Project #:		20230300
Issue:		-
Date:		05/22/2023
Sheet Number		A302





1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. ALL PROPOSED DIMENSIONS ARE REFERENCED PARALLEL OR PERPENDICULAR TO THE PROPOSED FEATURES SHOWN. WRITTEN DIMENSIONS SUPERSEDE ANY SCALED DIMENSIONS.
3. PROPOSED GRADE AND LEVEL SHALL BE PERIODICALLY REVIEWED IN THE FIELD BY THE OWNER OR A/E.
4. SEED, FERTILIZE, AND CRIMP MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION IN ACCORDANCE WITH THE SPECIFICATIONS EXCEPT THOSE AREAS INDICATING OTHERWISE. THIS SHALL INCLUDE ANY AREAS OUTSIDE OF THE PROJECT LIMITS THAT ARE DISTURBED BY CONTRACTOR ACTIVITY.
5. ANY EXISTING STRUCTURES AND/OR UTILITIES NOT SHOWN ON THESE DOCUMENTS WHICH NEED TO BE REMOVED, RELOCATED, AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR AND INCLUDED IN THE BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STAKING. DIGITAL PLAN FILES MAY BE AVAILABLE FROM THE A/E.

Project Name: **WAUBESA INTERMEDIATE SCHOOL PHASE 1**

Project Name: **WAUBESA INTL
5605 RED OAK TRAIL
MCFARLAND, WI**

SITE LAYOUT & GRADING PLAN

Project Name:

Sheet title:

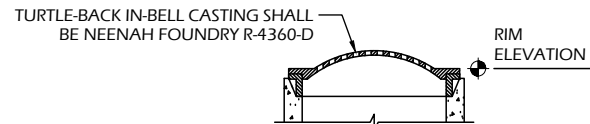
Revisions:

Project #:	23.007
Issued For:	Review
Date:	04/26/2023

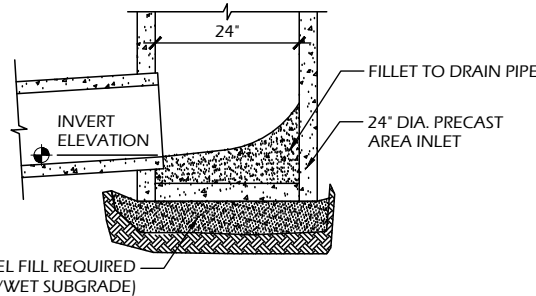
Sheet Number

C200

File: V:\23.007 McFarland Waubesa Phase 1\CAD\1-P-D.dwg Layout: C900 User: bluem Plotted: Apr 27, 2023 - 8:29pm



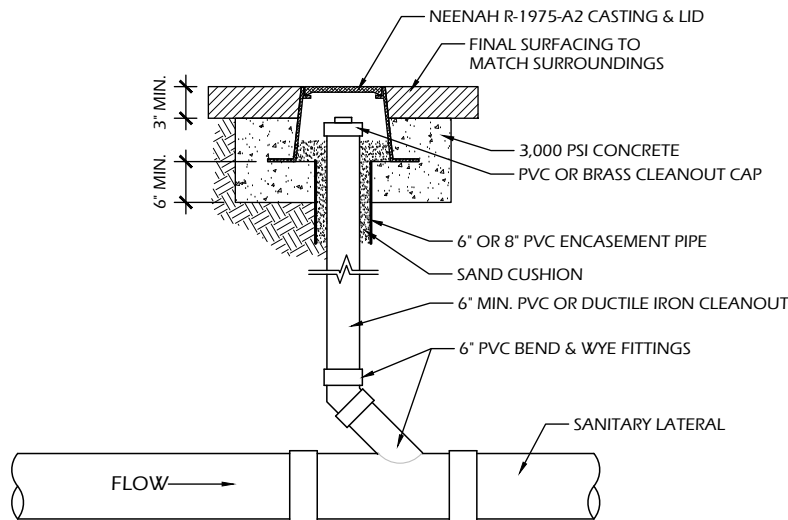
AREA INLET WITH TURTLE-BACK CASTING



AREA INLET BOTTOM SECTION

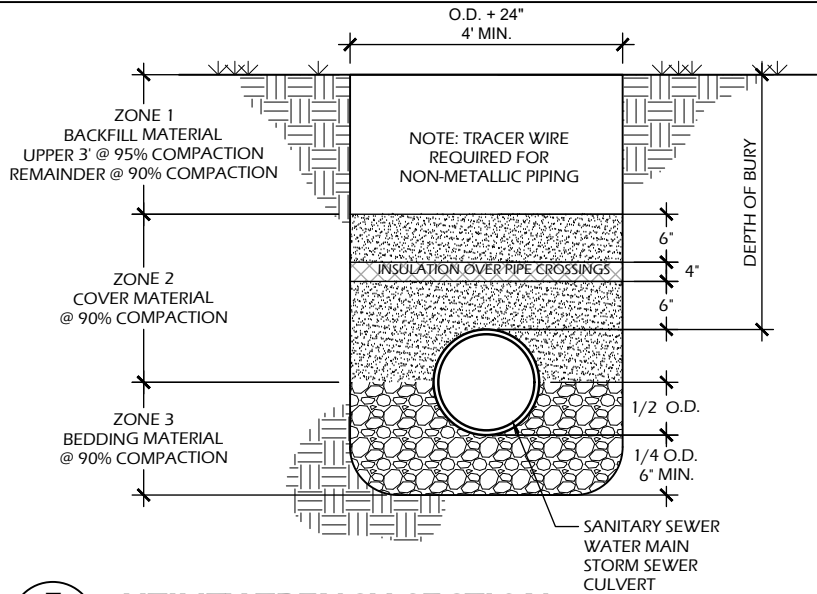
7 AREA INLET

C900 SCALE: NTS



6 SANITARY CLEANOUT

C900 SCALE: NTS

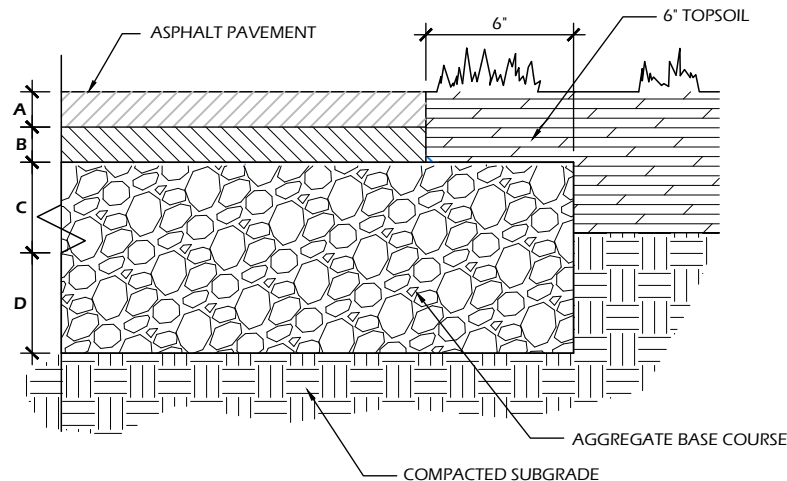


5 UTILITY TRENCH SECTION

C900 SCALE: NTS

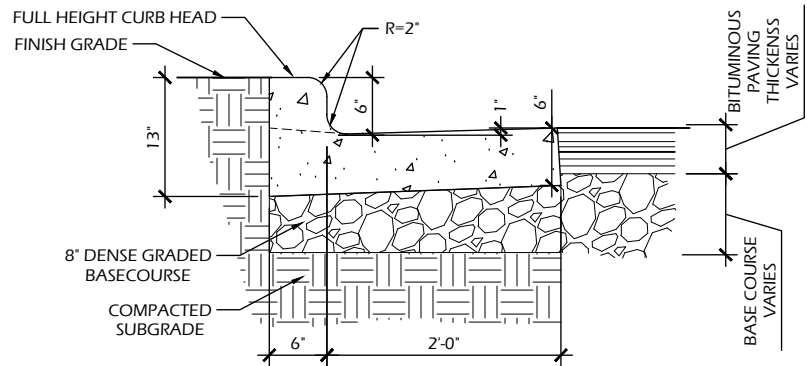
ASPHALT PAVEMENT TYPICAL SECTION - LOCAL STREET PATCH			
	MATERIAL	MATERIAL THICKNESS (INCHES)	PAVEMENT TYPE (WISDOT)
A	BITUMINOUS UPPER LAYER	1.5	5 LT 58-28 S
B	BITUMINOUS LOWER LAYER	1.75	4 LT 58-28 S
C	¾ IN CRUSHED AGGREGATE BASE COURSE	6.0	
D	3 IN BREAKER RUN BASE COURSE	12.0	
TOTAL THICKNESS (INCHES)		21.25	

ASPHALT PAVEMENT TYPICAL SECTION - DRIVEWAY			
	MATERIAL	MATERIAL THICKNESS (INCHES)	PAVEMENT TYPE (WISDOT)
A	BITUMINOUS UPPER LAYER (FUTURE)	1.5	5 LT 58-28 S
B	BITUMINOUS LOWER LAYER	2.25	4 LT 58-28 S
C	¾ IN CRUSHED AGGREGATE BASE COURSE	6.0	
D	3 IN BREAKER RUN BASE COURSE	12.0	
TOTAL THICKNESS (INCHES)		21.75	



4 ASPHALT PAVEMENT

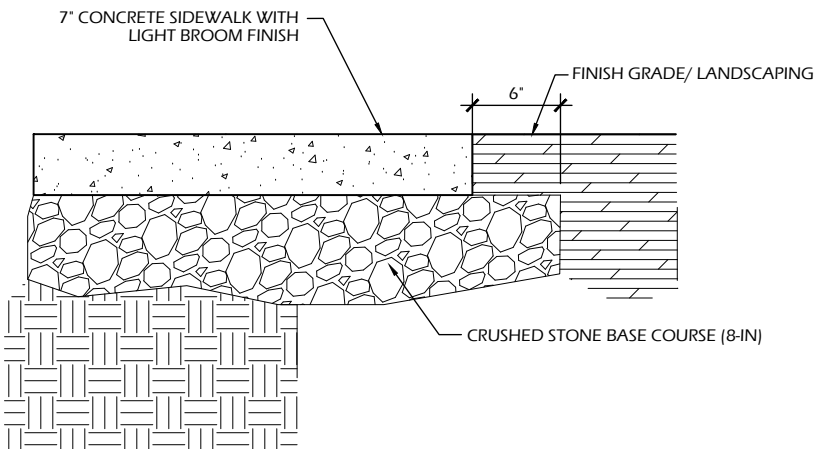
C900 SCALE: NTS



- GENERAL NOTES:
1. SEE TOP OF GRADING PLAN TO DETERMINE LOCATIONS OF HOLDING OR REJECT CURBS.
 2. IF SIDEWALK ABUTS CURB, BACK OF CURB TO BE 'STRING LINE' STRAIGHT & RUBBED CLEAN.
 3. PROVIDE CONTROL JOINTS 10'± O.C. PROVIDE BITUMINOUS EXPANSION JOINTS 50' O.C.
 4. PAVING CONTRACTOR SHALL PROVIDE FLUSH BITUMINOUS TO CONCRETE CURB. IF BITUMINOUS IS RAISED AFTER PAVING, PAVING CONTRACTOR SHALL HEAT UP, REMOVE AND COMPACT EXCESS PAVEMENT.

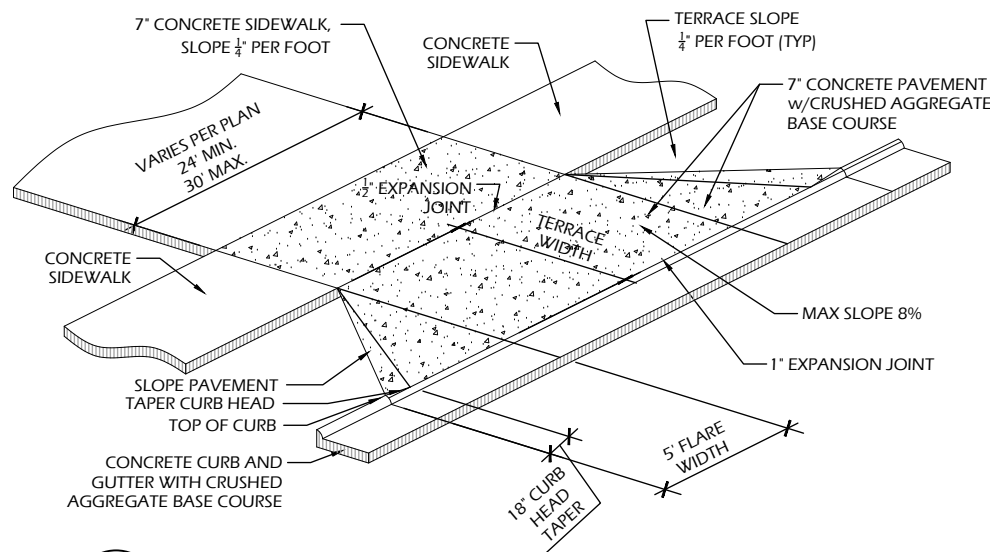
3 30" CURB & GUTTER

C900 SCALE: NTS



2 CONCRETE PAVEMENT

C900 SCALE: NTS



1 DRIVEWAY APRON

C900 SCALE: NTS

Project Name:

Revisions:

Project #: 23.007
Issued For: Review
Date: 04/26/2023

Sheet Number

C900



Village of McFarland Inclusive Playground Master Plan

Final Report

Prepared By:
Learning Landscapes Design LLC
262.707.8004
12/14/20



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Partnerships:

Village of McFarland

CoreTeam:

Matt Schuenke
Jim Hessling
Sayer Larson
Andrew Bremer
Heidi Wisniewski
Melissa Wiswell
Rachel Jones

Parks, Recreation, and Nature Resource Committee:

Carolyn Clow
Clair Utter
John Feldner
Chuck Rolfsmeyer
Katharine Pease
Darrel Waldera
David Wilson
Andy Jakubowski
Sarah Kuba
Dan Kolk

Kerry White
Project Manager, Learning Landscapes Design

Mara Kaplan
Inclusive Play Specialist, Let Kids Play

Introduction

The Village of McFarland's diverse system of parks and open space exemplifies the inviting, dynamic, and diverse nature of the community. Open spaces range from small tot lots, neighborhood parks, community parks to conservancy areas. All which offer a variety of different recreational opportunities. As the Village continues to grow the McFarland Park System continuously strives to improve the quality of life of their community through nature connections and park improvements. Through planning efforts and community surveys the Village has identified the need for an all accessible and all inclusive playground within their community. Currently there is no playground within the park system that is solely dedicated to this purpose.

Through a competitive proposal process the Village hired Learning Landscapes Design and sub-consultant Let Kid's Play! to complete the planning services for an inclusive park. An inclusive playscape addresses the needs of all people including those who have autism, intellectual disabilities, hearing impairments, cerebral palsy, spina bifida, and other disabilities. It also addresses the needs of typical children. An inclusive playground accommodates everyone and challenges them at their own developmental level. Learning Landscapes Design is a landscape architecture firm that strives to create spaces for people of all ages and abilities to play, interact, and learn by putting children and their families at the center of the community and building amenities that attract them and meet their play and learning needs at any level.

This report covers the tasks and outcomes from the planning process. Each task is described in further detail throughout the body of this report. The execution of some of the tasks were modified from those outlined in the original proposal in order to meet healthy and safety recommendations related to Covid-19. The planning services are as follows:

- Meet with Village Staff (digitally) to review current conditions and existing amenities or site constraints, and receive direction regarding site-specific requirement.
- Background review and site inventory.
- Evaluate up to three potential locations within the current parks system that could allow for the development of the improvements generated through the meeting and public input process.
- Prepare and conduct public input efforts in order to solicit viewpoints from the community on the improvements.
- Work with Village Staff and the Parks Committee to inventory the extent of park development and amenities desired for the project.
- Prepare conceptual plans for discussion, review, and presentation.
- Generate plans for implementation of the project.
- Prepare final report including renderings and a cost estimate.

A CORE team was assembled to attend meeting, participate in planning discussions, and make design decisions. The CORE team consists (4) Village of McFarland Parks and Rec staff members and (3) community members who have experience working with children of varying ability either personally or within the McFarland school district.



Background Review and Site Inventory

Learning Landscapes Design team visited 15 public playgrounds within the Village of McFarland's park system to identify play or accessibility gaps and opportunities. Additionally, three inclusive playground within the Madison Metropolitan area were reviewed to provide examples of inclusive playgrounds within the surrounding communities. Each playground's accessibility was evaluated based on the Guide to ADA Accessibility Guidelines for Play Areas and Learning Landscapes Design's professional judgment and experience in designing inclusive playgrounds. We evaluated each park on the following criteria:

1) Access to the Playground

- Are there designated accessible parking spaces available?
- Is there an accessible route to get to the playground?
- Does the playground contain inclusive play surfacing? This includes unitary surfacing such as pour-in-place rubber, rubber tiles, or artificial turf.

2) Site Support Features

- Is there an accessible restroom?
- Are there accessible furnishings?
- Is the play area fenced in?

3) Playground Components

- Types of ground level components
- Is access to the playground equipment by ramp or by transfer station?
- What are the best inclusive features offered at the playground?

4) Types of Play

- What types of play are offered?

In addition to the criteria listed above, we provided a descriptions of each playground and a few small scale recommendations on how to improve the accessibility of each playground. All of this information was put together in a matrix in order to compare and understand the accessibility needs of each individual park and the park system as a whole. See the following pages for a map of the McFarland parks and open spaces, the inventory matrix, and images of each of the existing playground sites.

Through this exercise we were able to identify a few keys accessibility and inclusive design gaps within the current park system. Those gaps and recommended playground elements include:

- Loose Parts or Constructive Play area - Loose Parts are simple movable objects that are open ended in their use and form. These types of materials allow children to move, manipulate, and control objects and materials through play. A great example of loose parts play includes sticks, stumps, limbs, wood planks, and tree cookies for children to build forts or set up imaginative play elements like a market or house.
- Planting - Planting areas provide rich opportunities for sensory input, imaginative play, and education. Planting area allows children to run their hands through many textures or listen to the different sounds the plants make on a windy day. Appropriate planting areas spark children's imaginations. Are they pioneers exploring a new land or pretending to be picking ingredients for a salad? Planting areas provide opportunities to observe birds, bees, and bugs in their natural environment.

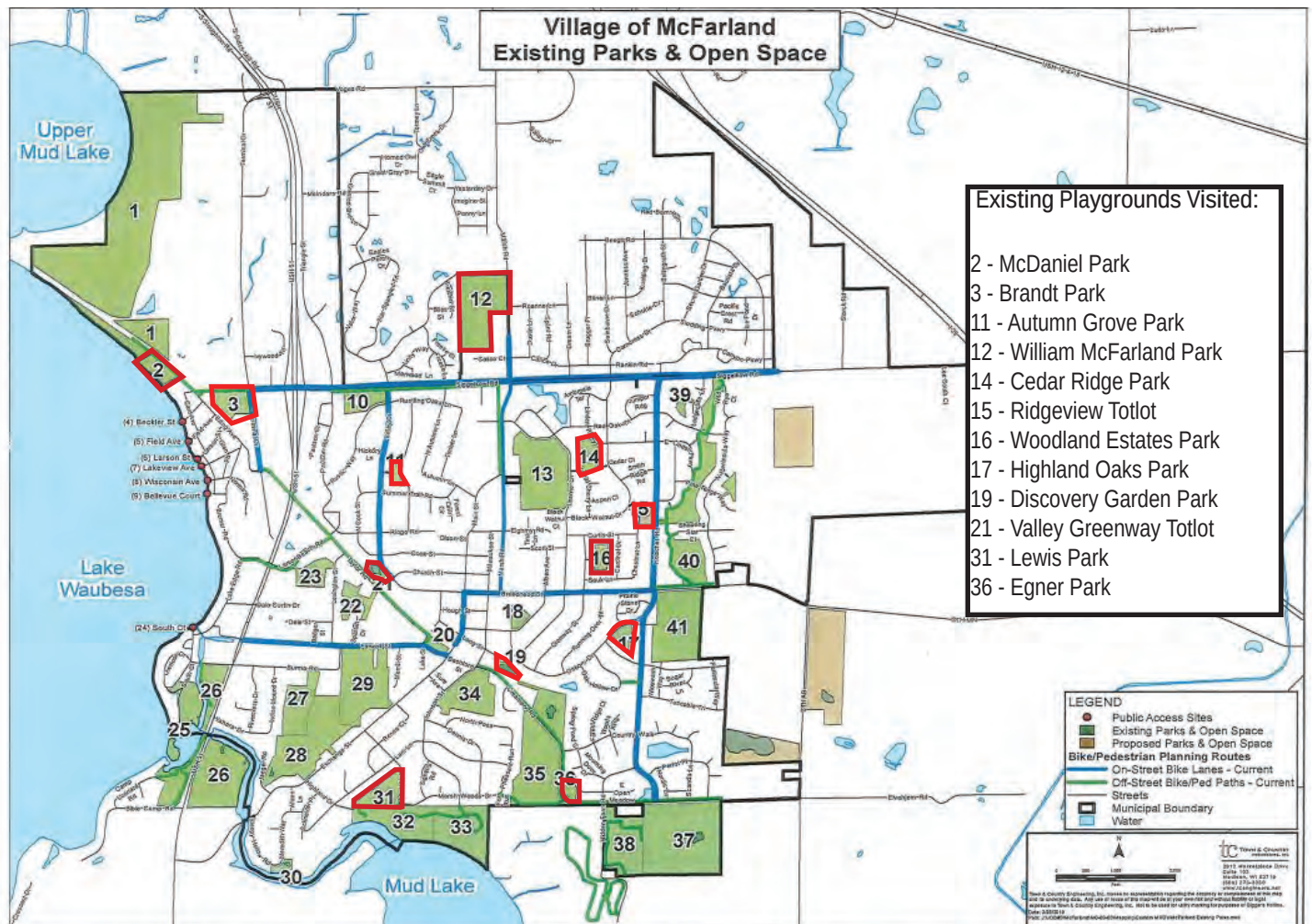


- Natural Elements - Natural elements include logs, boulders, planting areas, and wood components. When children are exposed to natural elements they tend to focus more on the task at hand. For example when climbing a boulder mound the experience is different every time. A child needs to be more deliberate and cognizant of their hand and foot placement. Natural elements provide a connection to nature with varying textures that evolve and change over time.
- Non-Prescribed Elements - These are play elements that are open-ended, meaning there is no defined way to interact with the component. A series of logs and boulders for example can become an obstacle course, a space to perch and gather with friends, a balancing exercise, or a climbing challenge.
- Water Play - Water's dynamic nature makes it an excellent sensory experience and captives uses of all ages and abilities. When paired with a hand pump and elevated water channels users are able to control the amount of water available and can manipulate the course of the water running down the channels.



Map of McFarland Parks

Below is a map of the parks and open spaces within the Village of McFarland. All sites visited are highlighted in red.



Village of McFarland - Inclusive Playground
Level of Service Inventory

Prepared by Learning Landscapes Design
6.12.20

Village of McFarland Parks

Park	Playground Description	Access to the Playground			Site Support Features			Playground Components			Type of Play	How to Improve the Site
		Accessible Parking	Accessible route to playground	Inclusive Play Surfacing	Accessible Restroom	Accessible Furnishings	Fenced Play Area	Types of Ground Level Components	Access by Transfer or Ramp	Best Inclusive Features	Variety of play types offered	
Autumn Grove Park	One play structure with multiple climbing options, tunnel, bridge, and slides. Additional components include a bending balancing beam, four swings (two belt swings and two bucket swings) and sand digging area.	● Street Parking, no designated ADA parking	● No Path	● Wood Chips	● No Restroom Facility	● (2) Benches with backs located within chips area	● No	● (3) Sand diggers, swings, balancing beam (none accessible)	(1) Transfer Station, access to entire structure	Sand digging area, Access Ramp	Majority physical play with sensory play in the sand digging area and musical panel.	Provide a paved path to the playground ramp and sand digging area from the road. Add an accessible sand digger. Add an accessible swing in a new location along an accessible path.
Brandt Park	One play structure with multiple climbing options and slides and sand digging area.	● Street Parking with designated ADA parking	● Path is paved but not accessible	● Wood Chips	● Yes	● None	● Fenced along road side and residential side	● (4) music panel, stools, steering wheel, and sand diggers (none accessible)	(1) Transfer Station, access to one slide	Sand digging area, Access Ramp	Majority physical play with sensory play in the sand digging area and musical panel.	Providing a fully accessible pathway to the playground is going to be difficult with the existing grading. Instead focus on providing a wider range of play by adding a spinner and more imaginative play elements.
Cedar Ridge Park	One small play structure with bridge, overhead bars, and a double slide. Additional components include a spring rocker, four swings (two belt swings and two bucket swings), a net climbing wall, overhead rings, and sand digging area	● Street Parking, no designated ADA parking	● No Path, however the play area is very close to the existing path and could be easily connected	● Wood Chips	● No Restroom Facility	● (1) Bench with backs located within grass	● No, Private residential fences on one side	● (2) Spring rocker and sand diggers (none accessible)	(1) Transfer Station, access to double slide	Sand digging area	Mostly physical play with sensory play in the sand digging area	This playground is a good candidate for complete replacement. If replacement is not an options, consider adding a short access path to the playground. There is a lot of underutilized play scape, add accessible ground level components like spinners, balancing bar, and steppers
Discovery Garden Park	One rope climbing structure with slide. Additional components include a camp themed climbing area with log steppers and a grass play mound	● Parking Lot with designated ADA parking	● Yes	● Pour-In-Place Rubber	● Yes, access to restrooms in library during business hours	● (5) Benches with backs and armrest on accessible route ● (2) non-ADA picnic tables on a non-accessible route	● No	● (5) Log climber, log steppers, climbing tent, lowest hammock of rope climber, grassy play hill (all accessible)	(0) No transfer stations or ramps	Surfacing, Grassy Play Hill, Camp Theme Climbing Area, Rope Climber Hammock	Physical Play and Imaginative Play	This is a great play space! A couple minor improvements include adding a couple musical instruments for sensory play and providing at least one ADA picnic table with paved access.
Egner Park	Two playground structures. The larger structure has hex cube climbers with slide, stepping pads, and overhead bars. The smaller structure has three short slides, a climbing net, and overhead bars. Additional components include, seesaw, standup spinner, and 5 swings (two belt swings, one ada swing, one double-occupancy swing, and one bucket swing)	● Street Parking, no designated ADA parking	● No Path	● Wood Chips	● No Restroom Facility	● None	● No	● (5) Seesaw, stepping pads, stand up spinner, accessible swing, bottom hex cubes (none accessible)	Larger Structure: (0) Transfer Stations, Smaller Structure: (1) Transfer Station	Spring SeeSaw, ADA swing,	All Physical Play	This playground could be a great accessible play space with a few key improvements. Add an accessible path to the play area from the main pathway. Consider a pour-in-place rubber path to the ground level components. Replace the stairs on the smaller structure with an accessible ramp. To increase access to the park, parking stalls could be added along Creamery Rd. Provide accessible picnic tables under the overhang and accessible benches with backs throughout. Good park to prioritize site improvements.

Legend: ● = most inclusive, ● = somewhat inclusive, ● = least inclusive * Ratings are based on professional judgement

Village of McFarland - Inclusive Playground
Level of Service Inventory

Prepared by Learning Landscapes Design
6.12.20

Village of McFarland Parks

Park	Playground Description	Access to the Playground			Site Support Features			Playground Components			Type of Play	How to Improve the Site
		Accessible Parking	Accessible route to playground	Inclusive Play Surfacing	Accessible Restroom	Accessible Furnishings	Fenced Play Area	Types of Ground Level Components	Access by Transfer or Ramp	Best Inclusive Features	Variety of play types offered	
Highland Oaks Park	One play structure with multiple climbing options, overhead bars, and slides. Additional components include 4 swings (two belt swings, two bucket swings), 2 spring rockers, a sand digging area with diggers.	● Street Parking, no designated ADA parking	● Yes	● Wood Chips	● No Restroom Facility	● (2) Accessible bench with back	● No	● (2) spring rockers and sand diggers (1 digger is accessible)	(1) Transfer Station, access to entire structure	Accessible digger, paved access to the playground	Mostly physical play with sensory play in the digging area	Add a short accessible path to the picnic shelter with atleast (1) ADA picnic table. Expand the play area to include an accessible swing or group spinner with accessible surfacing. Add some musical instruments within the concrete pad. Replace mulch with sand in digging area. Good park to prioritize site improvements.
Lewis Park	Two climbing structures. The large structure has multiple climbing options, over head bars, bridge, tunnel, net climber, and slides. The smaller structure has two slides and one climbing option. Additional components include 8 swings (six belt seats and two buckets seats) and sand digging area	● Street Parking nearest to playground, parking lot with accessible stall on other side of park	● No Path	● Rubber Mulch, wood chips, and sand	● No Restroom Facility near playground. Accessible restroom on other side of park.	● (2) Bench with back and armrest, (2) Bench with back, no armrest. All located in rubber mulch surfacing	● No	● (6) 3 Activity Panels, Steering Wheel, Bells, sand diggers	Larger Structure: (1) Transfer Station. Smaller Structure: (1) Transfer Station	Sand digging area, Access Ramp	Mostly physical play with sensory play in the sand digging area	Add an accessible path to the play area. Provide accessible play surfacing to transfer station and nearest slide. Move sand digging area close to the path, provide an accessible route and digger. Replace one of the swing sets with a group swing with accessible surfacing.
McDaniel Park	Two climbing structures. The platform structure has multiple climbing options, tunnels, and a slide. The net climbing structure has tunnels, spinning, and balancing. Additional components include 2 spinner seats, 4 swings (two belt seats, two bucket seats), and a sand digging area.	● Parking Lot with designated ADA parking	● Yes	● Rubber Mulch	● Public restrooms adjacent to the playground, but not accessible	● (2) Benches with backs located within rubber mulch area	● No	● (3) sand diggers, tunnel, spinners	Platfrom structure: (1) Transfer Station	Accessible digger in sand area, spinner seats	Mostly physical play with sensory play in the sand digging area	Replace rubber mulch with accessible play surfacing. Add an accessible swing. Include some imaginative elements like a playhouse or cozy space. Good park to prioritize site improvements.
Ridgeview Totlot	One small toddler climbing structure with two climbing options and a slide. Additional components include a spring rocker.	● Street Parking, no designated ADA parking	● No Path	● Sand	● No Restroom Facility	● None	● No	● (1) spring rockers (not accessible)	No ramp or transfer station	Spring rocker	Mostly physical play with sensory play in the sand surfacing	Focus on providing a wider range of play by adding sensory and imaginative elements like musical instruments and a play house or cozy space. There is enough space within the play area to add low steppers and balancing bar.
Valley Greenway Totlot	One toddler structure with tunnels, slides, and ladder. Additional components include 2 bucket seat swings.	● Street Parking, no designated ADA parking	● No Path	● Wood Chips	● No Restroom Facility	● (1) Benches with back and armrest, located within lawn	● Fenced on one side along water	● (1) tunnel (not accessible)	Platfrom structure: (1) Transfer Station	Access ramp and tunnel	All Physical Play	Provide an accessible path to the playground from the road. Add musical instruments and sand digging area for sensory play along path.
William McFarland Park	One structure with two climbing options and a double slide. Additional components include 2 spring rockers and sand digging area.	● Parking Lot with designated ADA parking	● Yes	● Wood Chips	● Yes	● None	● No	● (2) spring rockers and diggers (none accessible)	Platfrom structure: (1) Transfer Station	Paved access to playground, sand digging area	Mostly physical play with sensory play in the sand digging area	This playground is a good candidate for complete replacement. If replacement is not an options, consider providing an accessible sand digger and add musical instruments on the concrete pad.
Woodland Estates Park	One tall structure with multiple climbing options, slides, and tunnel. Ground level components include 4 swings (three belt seats, one bucket seat)	● Street Parking, no designated ADA parking	● No Path	● Wood Chips	● No Restroom Facility	● (1) Benches with back and armrest, located within chips	● No	● (2) activity panel (none accessible)	Platfrom structure: (1) Transfer Station	Access ramp and muscial panel	Majority physical play with a music sensory panel and imaginative play counter	Provide a paved pathway to the playground. Expand the playground to include a nest swing or spinners with accessible surfacing. Add a sand digging area with accessible digger along pathway.

Legend: ● = most inclusive, ● = somewhat inclusive, ● = least inclusive * Ratings are based on professional judgement

Village of McFarland - Inclusive Playground
Level of Service Inventory

Prepared by Learning Landscapes Design
6.12.20

Inclusive Playground Examples in Surrounding Communities

Park	Playground Description	Access to the Playground			Site Support Features			Playground Components			Type of Play	How to Improve the Site
		Accessible Parking	Accessible route to playground	Inclusive Play Surfacing	Accessible Restroom	Accessible Furnishings	Fenced Play Area	Types of Ground Level Components	Access by Transfer or Ramp	Best Inclusive Features	Variety of play types offered	
Brittingham Park, Madison	One large structure with multiple climbing options, slides, activity panels, overhead bars, spinning and balancing. The majority of the structures is accessible by ramps with additional transfer platforms within. Additional accessible components include group spinner, individual cozy spinner, double spring rocker, and 6 swings (two bucket seats, two belt seats, and two ADA seats)	● Yes	● Yes	● Pour-In-Place Rubber	● Yes	● (4) Benches with backs	● No	● (8) swings, spinners, spring rocker, tunnel, and 4 sensory panels	Ramps and multiple transfer stations	Surfacing, Group spinner, Individual spinner, Accessible swings, play structure ramp	Majority physical play with a few sensory panels	
Elvehjem School, Village of McFarland	Three play structures. Large structure with multiple climbing options and slides, activity panels, balancing, overhead bars, and spinning. A ramp provides access to the lower portion of the structure. Large structure is only partially within the accessible surfacing. Smaller structure with climbing options, tunnel, slide, activity panels and seating. Small structure is all within the accessible surfacing. Older Fire Truck themed structure, within the chips area, provides climbing options, slide, and imaginative play. Additional components include cozy dome climber, spinning seats, 10 swings (8 belt seats and 2 ADA seats). The ADA swing seats and 1 spinner is within the accessible surfacing.	● Yes	● Yes	● Pour-in-place rubber path with wood chips	● No Public Restroom	● (1) Accessible bench with back, (4) benches with backs in chips area.	● No	● (11) 7 activity panels, table and stools, dome hiding nook/climber, accessible swings, spinners	Large Structure: Ramp and (1) Transfer Station. Small Structure: (1) Transfer Station.	Surfacing, spinner seat, dome hiding nook/climber, accessible swings	Mostly physical play with sensory music panels and imaginative elements (Cozy dome climber, surfacing patterns, play counters, fire truck climber, house theme climber)	
Elver Park, Madison	Two play structures. One large structure with multiple climbing options, slides, balancing, overhead bars, cozy spaces, rocking, spinning, and activity panels. The majority of the structures is accessible by ramps. The smaller structure has a slide with climbing, sensory panels, and playhouse front for imaginative play. Additional components include group spinner, spring rockers, and 6 swings (two bucket seats, two belt seats, and two ADA seats).	● Yes	● Yes	● Pour-In-Place Rubber	● Yes	● (5) Benches with backs	● Partially fenced along road	● (10) steppers, spinners, swings, spring rockers, balancing bar, 5 activity panels	Large Structure: Ramps and (1) Transfer Stations. Small Structure (1) Transfer Station	Surfacing, Rocking Boat, Group Spinner, Swings, Cozy Spaces	Mostly physical play with sensory music panels and imaginative elements (Hiding nooks, surfacing patterns, play counters, alegator steppers, boat theme)	

Legend: ● = most inclusive, ● = somewhat inclusive, ● = least inclusive * Ratings are based on professional judgement

Park Inventory - McFarland Playgrounds

Autumn Grove Park

One play structure with multiple climbing options, overhead bars, and slides. Additional components include 4 swings (two belt swings, two bucket swings), 2 spring rockers, a sand digging area with diggers.



Brandt Park

One play structure with multiple climbing options, slides and sand digging area.



Cedar Ridge Park

One small play structure with bridge, overhead bars, and a double slide. Additional components include a spring rocker, four swings (two belt swings and two bucket swings), a net climbing wall, overhead rings, and sand digging area. Play components are dated and minimal.



Park Inventory - McFarland Playgrounds

Discovery Garden Park

One rope climbing structure with slide. Additional components include a camp themed climbing area with log steppers and a grass play mound. Play space contains unitary surfacing for easy access to all.



Egner Park

Two playground structures. The larger structure has hex cube climbers with slide, stepping pads, and overhead bars. The smaller structure has three short slides, a climbing net, and overhead bars. Additional components include, seesaw, standup spinner, and 5 swings (two belt swings, one ada swing, one double-occupancy swing, and one bucket swing). The park includes a number of inclusive play components.



Highland Oaks Park

One play structure with multiple climbing options, overhead bars, and slides. Additional components include 4 swings (two belt swings, two bucket swings), 2 spring rockers, a sand digging area with diggers.



Park Inventory - McFarland Playgrounds

Lewis Park

Two climbing structures. The large structure has multiple climbing options, over head bars, bridge, tunnel, net climber, and slides. The smaller structure has two slides and one climbing option. Additional components include 8 swings (six belt seats and two buckets seats) and sand digging area



McDaniel Park

Two climbing structures. The platform structure has multiple climbing options, tunnels, and a slide. The net climbing structure has tunnels, spinning, and balancing. Additional components include 2 spinner seats, 4 swings (two belt seats, two bucket seats), and a sand digging area.



Ridgeview Totlot

One small toddler climbing structure with two climbing options and a slide. Additional components include a spring rocker



Park Inventory - McFarland Playgrounds

Valley Greenway Totlot

One toddler structure with tunnels, slides, and ladder. Additional components include 2 bucket seat swings.



William McFarland Park

One structure with two climbing options and a double slide. Additional components include 2 spring rockers and sand digging area.



Woodland Estates Park

One tall structure with multiple climbing options, slides, and tunnel. Ground level components include 4 swings (three belt seats, one bucket seat)



Park Inventory - Inclusive Playgrounds in the Madison Area

Brittingham Park

One large structure with multiple climbing options, slides, activity panels, overhead bars, spinning and balancing. Additional accessible components include group spinner, individual cozy spinner, double spring rocker, and 6 swings (2 bucket seats, 2 belt seats, and 2 ADA). Unitary surfacing, perimeter path, and benches provide a comfortable and easily navigated space.



Elvehjem School

Three play structures. Large structure with multiple climbing options and slides, activity panels, balancing, overhead bars, and spinning. A ramp provides access to the lower portion of the structure. Large structure is only partially within the accessible surfacing. Smaller structure with climbing options, entirely within the accessible surfacing. Older Fire Truck themed structure, within the chips area, provides climbing options, slide, and imaginative play. Additional components include cozy dome climber, spinning seats, 10 swings. Although the unitary surfacing does not provide access to the entire play area, it does provide access to the accessible play components and a variety of types of play.



Elver Park

Two play structures. One large structure with multiple climbing options, slides, balancing, overhead bars, cozy spaces, rocking, spinning, and activity panels. The majority of the structure is accessible by ramps. The smaller structure has a slide with climbing, sensory panels, and playhouse front for imaginative play. Additional components include group spinner, spring rockers, and 6 swings (two bucket seats, two belt seats, and two ADA seats). The playground provides unitary surfacing throughout the space, multiple levels of challenges, imaginative play, and wheel-chair accessible components that do not require transferring.



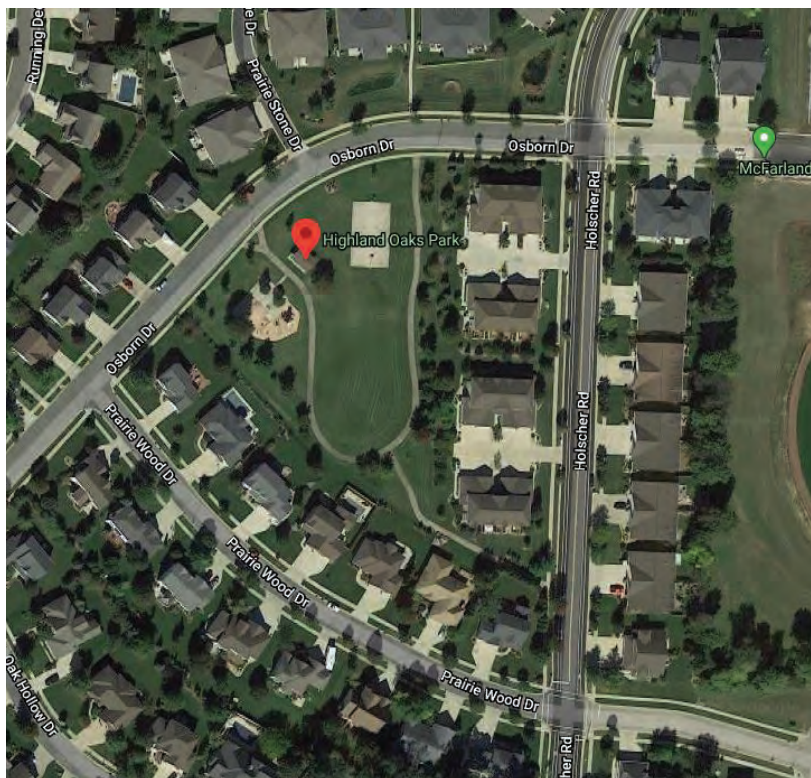
Site Development Discussion

Following the inventory and analysis of existing playgrounds within the Village of McFarland, the CORE Team discussed a number of different potential development sites, and through discussions narrowed the options down to three: Highlands Oak Park, Cedar Ridge Park and Community Park.



Highlands Oak Park

This 2.25 acre neighborhood park located on the east side of McFarland is nestled in a neighborhood with sidewalks making it highly accessible to the nearby houses and visible from the road. The existing site is relatively flat making it easy to provide accessible routes throughout. The existing playground is dated and does not provide much variety in types of play. The playground equipment is a good candidate for replacement. The rest of the park site is open, allowing for expansion of the playground and space for parking and site support features including picnic shelter and restrooms.



Cedar Ridge Park

This 3.9 acre neighborhood park located on the east side of McFarland, near the Waubesa Intermediate School. This park is connected to the nearby residents through an extensive web of sidewalks and is easily walkable from the nearby school. The park is large, open and provides safe walking routes and direct pedestrian access through the neighborhood. The gradual slope from the southeast corner to the northwest corner provides interest. We can use this slope within the playscape to create a more dynamic play environment with elevation changes and embankment slides while still providing accessible pathways. The existing playground equipment is minimal and aging making it a good candidate for replacement. The park has ample space for incorporating a small parking area and site support features.



Community Park

The newly acquired property by the Village of McFarland. It is a 26 acre site located near the intersection of County Hwy AB and Siggelkow Road, far from residents and the Village core. This site is a blank slate meaning the playscape design would not be confined by space or existing features. A playground at this location could be folded into the master planning for this property that is currently underway by a separate consultant. The site has a steady slope from the west to the east and provides excellent views of the farmland and woodland landscape beyond. The grading would allow for a dynamic play environment with play components designed into the hillside.

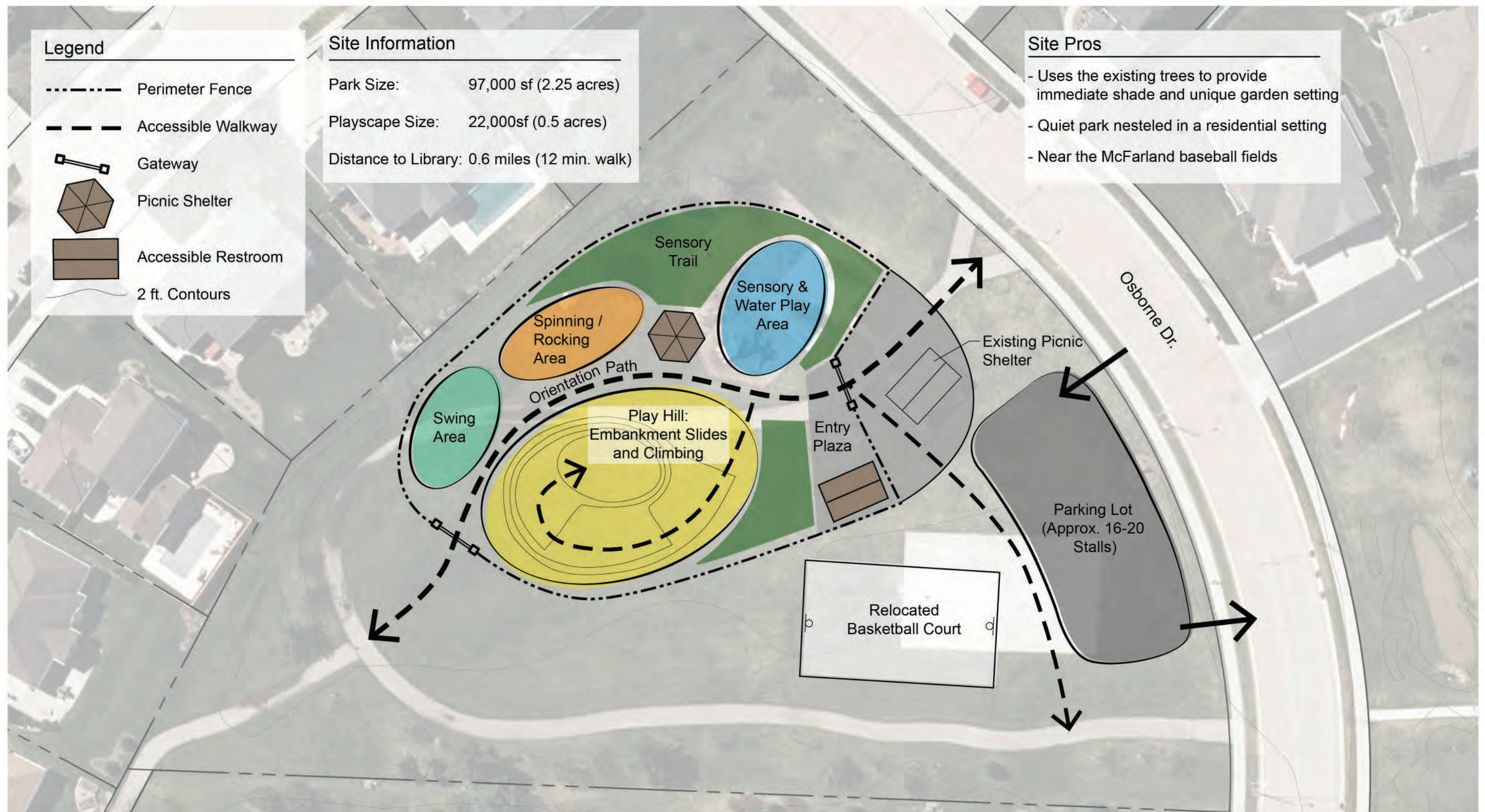


Design Approach Options

The design team created a bubble diagram for each of the three potential development sites. These diagrams are a early level design tool that generally organizes the spaces and sizes of components with a low level of detail. The play areas within each of the bubble diagrams are based on conversations among the CORE team. Through the discussions it became clear that the core team preferred to focus on types of play that stimulate the senses and provide a variety of different play options. All playground options incorporate features allowing for the fundamental needs of families with children of varying abilities to be met, including restrooms, seating, shade, parking, and accessible routes and surfaces. Play options include physical play, quiet reflection, imaginative, loose parts, sensory (art, music, tactile), and water.

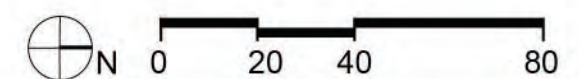
Below are the potential design options that were developed. The concept image boards exemplify the general look and feel for the playscape, the different types of play components, and support features.





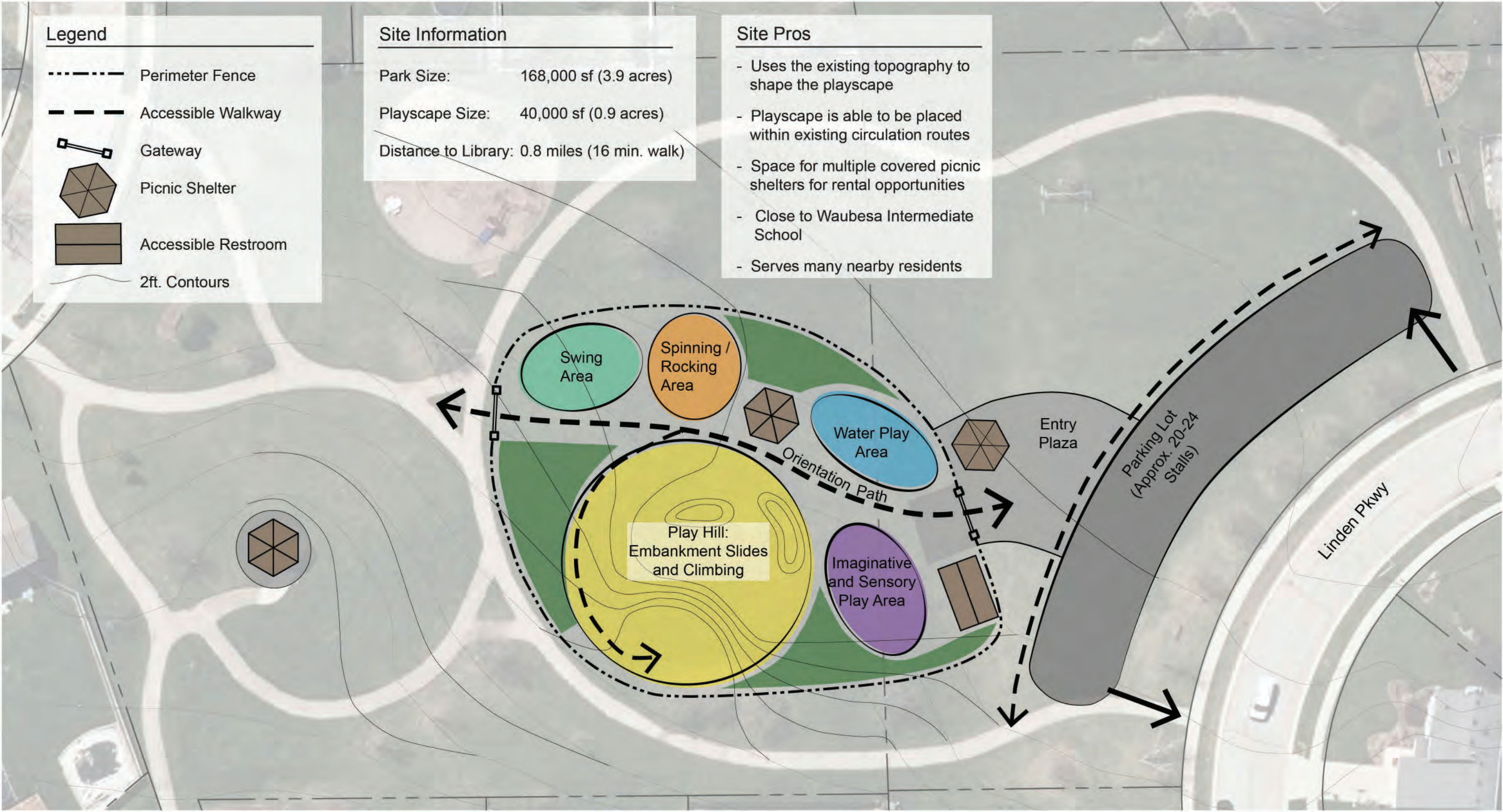
Potential Development Site A: Highlands Oak Park

Village of McFarland - Special Needs Park



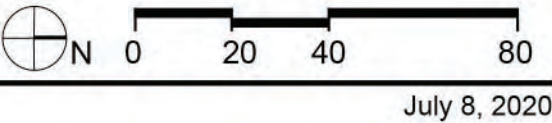
July 8, 2020





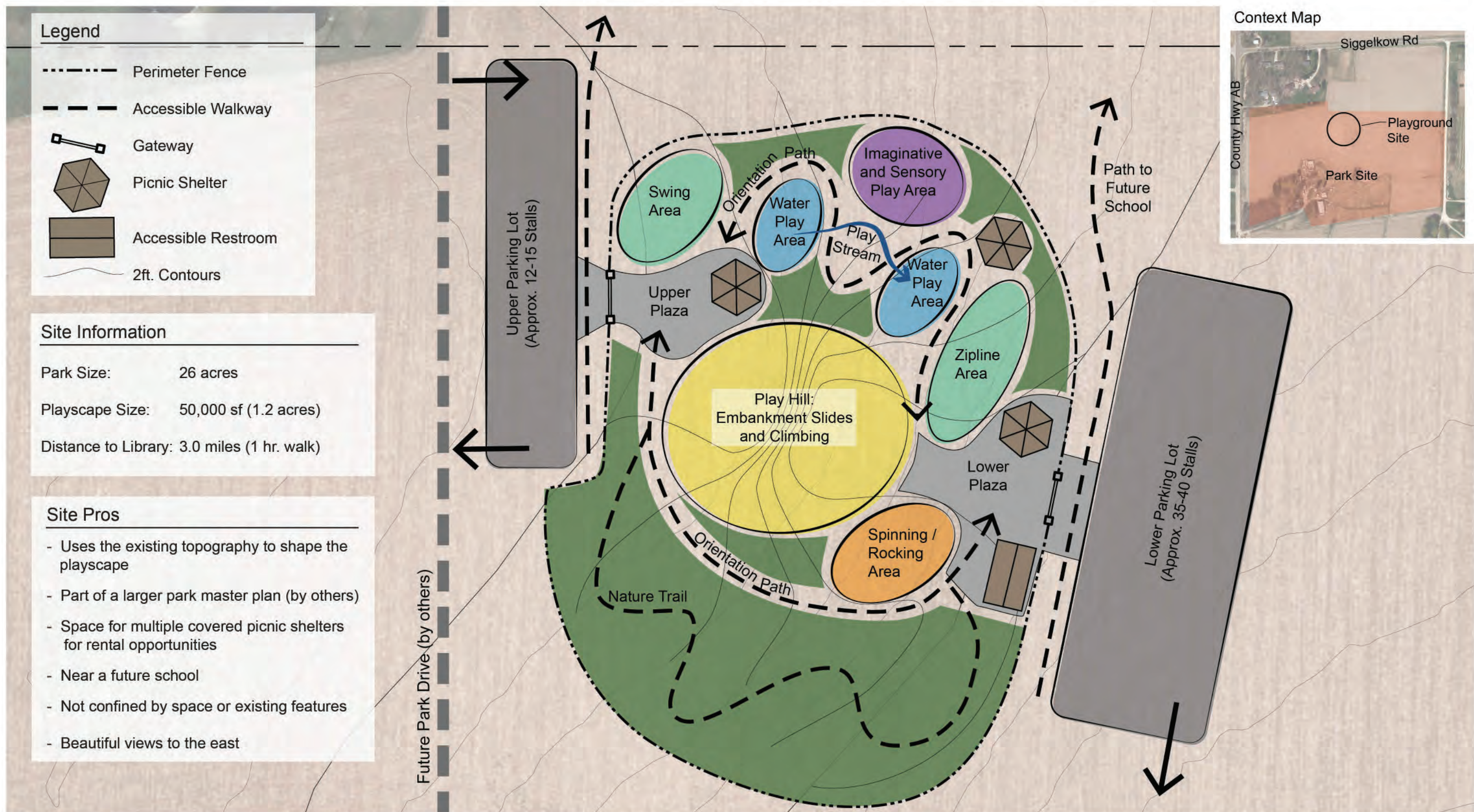
Potential Development Site B: Cedar Ridge Park

Village of McFarland - Special Needs Park



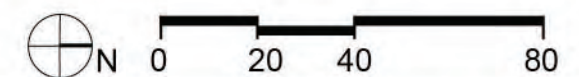
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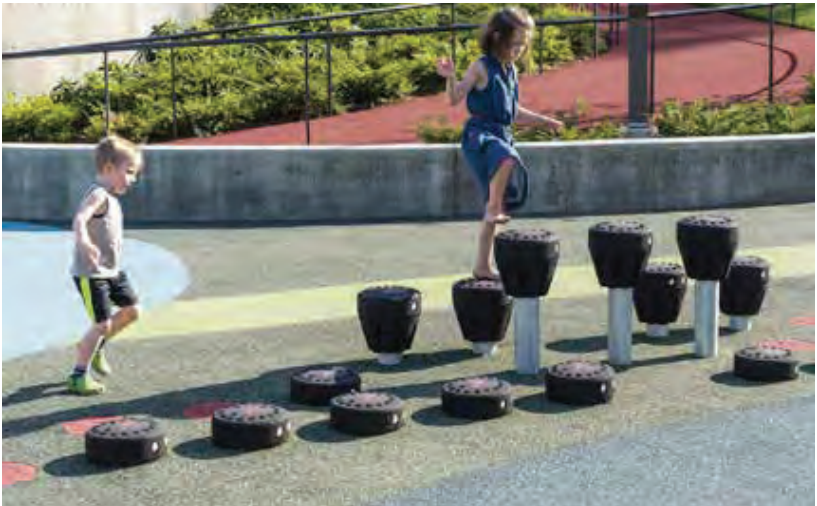
Potential Development Site C: Community Park

Village of McFarland - Special Needs Park



July 8, 2020



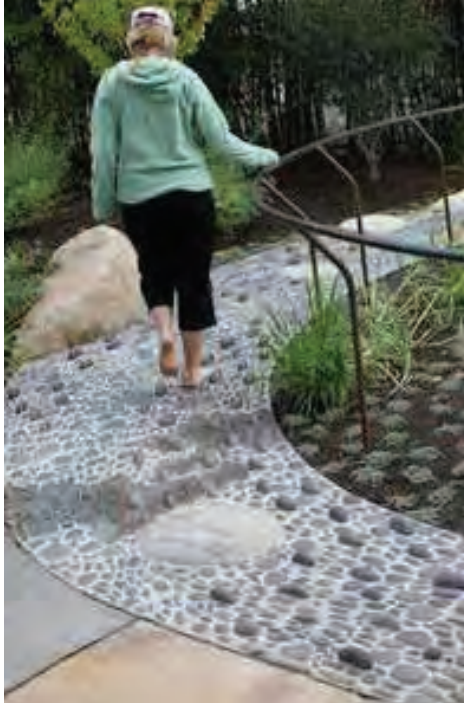


Concept Images

Village of McFarland - Special Needs Park

July 8, 2020





Concept Images

Village of McFarland - Special Needs Park

July 8, 2020



Community Involvement

To gather input from the community the three design options were presented to the public during a Facebook live event on 8/4/2020. After the presentation, community members were able to ask or submit written questions, which were then answered by the design team or the CORE team members. Immediately following the community event the Village of McFarland distributed a survey. The purpose of the survey was for the community to select a site for development of the inclusive playground and to gather input from the community on how they use the current playgrounds and what they would like included in the new inclusive playground.

Survey Summary:

The survey was available for two weeks and had 189 responses, 25% of those responses were from participants who have a child or care for a child with a disability or medical issue. The preferred playground development site was Cedar Ridge Park by over 50% of the responders, Community Park is preferred by just over 30% of the responders, and Highland Oaks was the least preferred site. The survey showed that the majority of the responders preferred Cedar Ridge Park for its walk-ability/ bike-ability, the over all park size, and its proximity to their place of residence.

The most popular types of play are listed below in order from most popular to least popular:

- 1 - Physical Play
- 2 - Vestibular Play (Sense of balance and spatial orientation)
- 3 - Water Play
- 4 - Imaginative Play
- 5 - Sensory Play
- 6 - Construction Play
- 7 - Nature Play
- 8 - Quiet Reflection

The most popular type of equipment preferred by users are listed below in order from most popular to least popular:

- 1 - Ladders/ bridges/ monkey bars/ climbing wall
- 2 - Slides
- 3 - Swings
- 4 - Balance beams / stepping stones
- 5 - Track Rides / Ziplines
- 6 - Tunnels
- 7 - Rockers/Seesaws
- 8 - Spinners

The top three site features needed on the playground in order to attract users of varying abilities include:

- 1 - Shade
- 2 - Restrooms
- 3 - Seating

See appendix A for the survey and appendix B for the full summary of survey results including written responses and comments.

Learning Landscapes Design presented these results to the Parks Committee on 8/27/20 for final comment and approval of Cedar Ridge Park as the selected development site for the future inclusive playground.

Concept Design

The Core team developed a list of program elements for the playground. These were selected based on survey result, the Core team's experiences with the targeted user group and park planning, and design discussions with Learning Landscapes Design and leading universal play specialist Mara Kaplan from Let Kid's Play!

Below is a summary of the design decision made:

- A play space for everyone should be our main goal.
- The Core team wants to focus on the types of play that are not provided elsewhere in the McFarland park system. Although, physical play is the most popular type of play by survey responders, it is also the most common type of play offered at the other parks within the community. The physical play items that are incorporated should be inclusive items that focus on movement and should be unique to this park.
- The primary focus of the playscape should be vestibular play, sensory play and imaginative play. The secondary focus of the playscape should be physical play, nature play, and quiet reflection.
- The types of play should be sensory rich in order to engage users with sensory processing disorders. Sensory rich items include elements that engage visual, auditory, tactile, vestibular, and proprioceptive senses. The vestibular system relates to balance and the proprioceptive system relates to the awareness of how your body is positioned within the world. Sensory rich play environments allow children of all abilities to integrate and develop their senses. Children with sensory processing disorders, whether they are hyper or hypo sensitive are able work on and train their senses to a wider range of experiences which better prepares them for the variety every day situations.
- The Core team decided to remove water play from the playscape. Water play should be made the primary focus of another project to allow water play to be a deliberate decision for both the users and the care givers.
- The zip-line was removed from the playscape due to the space required for this piece of equipment and the limited amount of users it can accommodate at one time. The team decided it would be better to focus on slides, swings, spinners, and balancing elements because of their vestibular input benefits.
- Perimeter fences and gated entrances allow children to freely play without the risk that they run into nearby dangers. This is especially true for children on the Autism spectrum who tend to run away from stimulation. Perimeter fences and gates provide caregivers with piece of mind that their child will not suddenly leave or wander away from the play space. The whole play experience including play equipment, pathways, and support features such as picnic tables and restrooms is surrounded by a fence and limited to one entrance with a gate.



- Play elements should provide multiple challenge levels for safe risk taking.
- Materials should be a blend of natural elements and equipment.
- Use of unitary surfacing should be used within the use zones of play components. Unitary surfacing should be pour-in-place rubber or artificial turf.
- Designated accessible parking spaces should be provided within the parking lot to make access to the playscape easier for those arriving by vehicle.
- Based on survey results the team has decided to focus on the following site support features: seating, shade, and a restroom. A variety of seating should be provided through the space and shade should be provided in areas where users may be spending extended periods of time.
- A restroom with an adult changing table makes it easier for care givers and users to visit the playscape knowing their needs are met without having the leave. Large family style restrooms allow groups to enter the restroom together if needed, increasing supervision options.
- Quiet reflection or cozy spaces provide a place where children can go to decompress or relax when they are over stimulated. The survey indicated that one large quiet reflection space was not desired by the community. However, small quiet reflection spaces should be peppered throughout the design. Cozy spaces may be a sitting areas with high walls or a low overhead structure where children feel safe and enclosed while still being visible to others.
- An orientation path should connect all the areas and be completely accessible. Orientation paths allow users and caregivers the opportunity to tour and take in the entire space before choosing to engage. Users are able to create an internal map in their head in case they need to suddenly change their environment.
- The playscape should provide a map of the space both at the playscape entrance and on the McFarland parks and rec website. This will allow both users and caregivers to become familiar with the layout of the space and to help prepare for their visit to the park, minimizing the amount of surprises or unforeseen situations.
- Themes were discussed and the core team decided a theme should be incorporated on a small scale, but not throughout the entire playscape. The Core team suggested an emergency responders theme such as fire truck, ambulance, or police car.



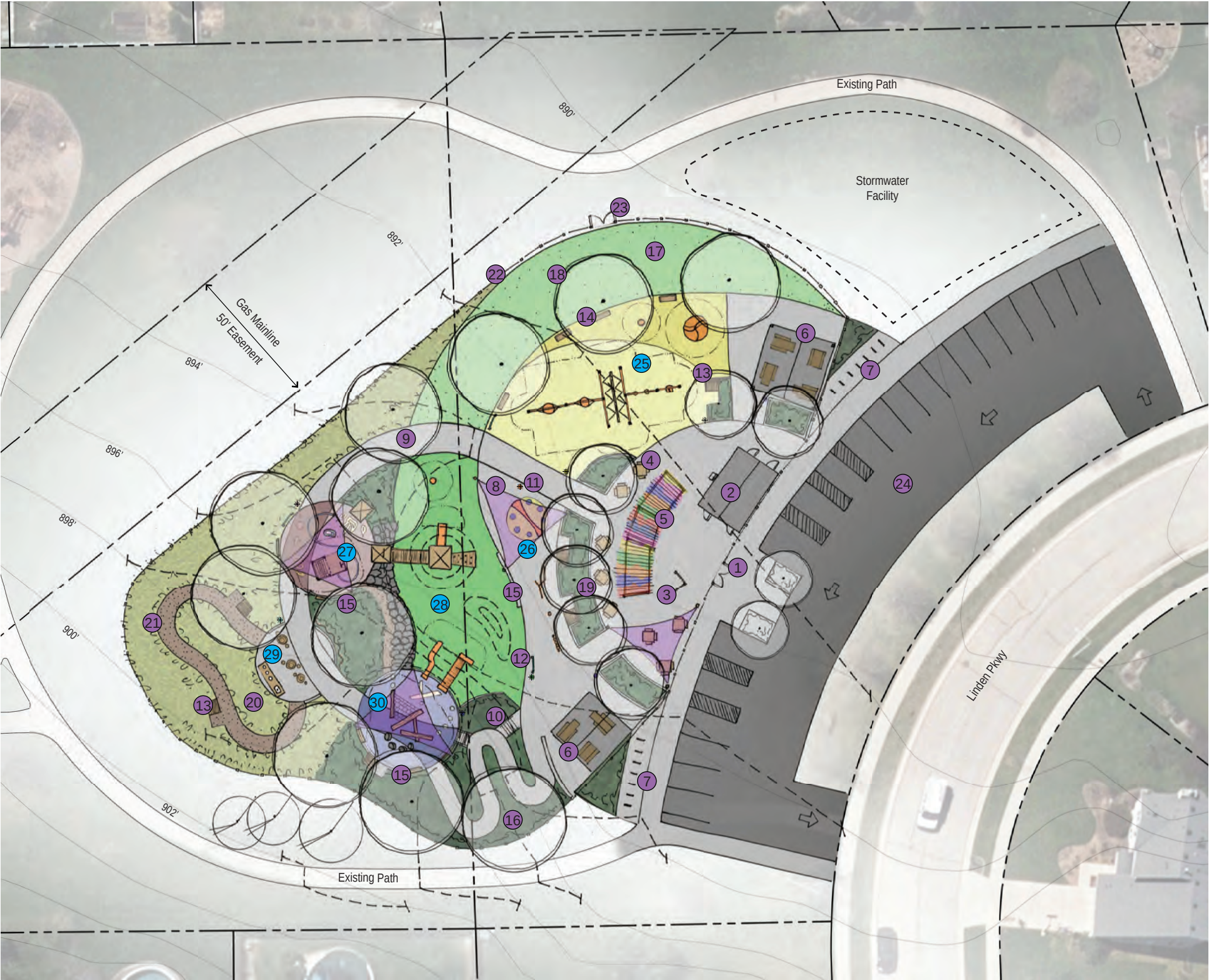
The survey results, the design meetings and the Core team decisions resulted in the following concept plan. Accompanying this plan are concept images and an estimate of probable cost.

Site Elements

- 1 Entry Gate
- 2 Family Restrooms with Adult Changing Tables
- 3 Map / Park Signage
- 4 Picnic Tables
- 5 Colorful Shadow Overhead Structure
- 6 Picnic Shelter (2)
- 7 Bike Racks
- 8 Shade Sail Structure (4)
- 9 Orientation Path
- 10 Stairs
- 11 Wayfinding Posts (6)
- 12 Communication Boards (3)
- 13 Quiet Nooks (6)
- 14 Benches
- 15 Raised Concrete Seating Wall
- 16 Planting Area, typ.
- 17 Open Lawn
- 18 Large Shade Trees
- 19 Quaking Aspen Grove
- 20 Wild Flower and Tall Grass Meadow
- 21 Crushed Aggregate Pathway
- 22 Perimeter Fence
- 23 Maintenance Access Gate
- 24 Parking Lot (21 Spaces)

Play Elements

- 25 Vestibular Play Area
 - Wheelchair Accessible Spinner
 - Single Spinner Seat
 - Swing Structure: Accessible Swing Seat, Bucket Swing (2), Pendulum Rope Swing, Nest Swing (2)
 - Pour-In-Place Rubber Surfacing
- 26 Sensory Area
 - Electronic Movement Game
 - Sensory Panels
 - Musical Instruments
- 27 2-5yr old Play Area
 - Playhouses
 - Fire Truck with Steering Wheel and Net Seat
 - Fire Station Bells
 - Fire Dog Statue
 - Pour-In-Place Rubber Surfacing with Patterns
- 28 Hill Play Area
 - Boulder Scramble
 - Cave
 - Embankment Slide
 - Playhouses and Bridge
 - Climbing Wall
 - Play Mounds
 - Artificial Turf Surfacing
- 29 Nature Play Area
 - Nature Kitchen
 - Log Table and Stump Seats
 - Exploration Path
 - Woven Stick Peek Through Panel
- 30 5-12yr old Play Area
 - Embankment Slide
 - Embankment Roller Slide
 - Balancing and Climbing Logs, Boulders, and Net
 - Pour-In-Place Rubber Surfacing with Patterns



Cedar Ridge Park Inclusive Playground - Draft Concept Plan

Village of McFarland, WI

November 12th, 2020



Swinging and Spinning



Hills, Slides, and Forts



Cedar Ridge Park Inclusive Playground - Concept Images

Village of McFarland , WI

November 19th, 2020





Cedar Ridge Park Inclusive Playground - Concept Images

Village of McFarland, WI

November 19th, 2020





Cedar Ridge Park Inclusive Playground - Concept Images

Village of McFarland, WI

November 19th, 2020



McFarland Inclusive Playscape

Estimate of Costs

11/19/20

ITEM	QTY.	UNIT	UNIT COST	TOTAL COST (Grey = possible savings)	REMARKS	SOURCE
SITE PREPARATION & DEMOLITION				\$36,000		
Mobilization	1	LS	\$30,000	\$30,000		
Demo	1	LS	\$2,000	\$2,000	Contractor to demo a few trees and a small section of path.	
Erosion Control	1	LS	\$4,000.00	\$4,000	Silt fence \$50 lf plus inlet covers	
EARTHWORK AND DRAINAGE				\$41,250		
Top Soil Stripping and Saving	62000	SF	\$0.25	\$15,500	Assumes stripping and saving top 4" of existing soil	
Site Grading	370	CY	\$40.00	\$14,800	Balanced Cut/Fill (Roughly 10,000sf cut / 10,000sf fill)	
Fine Grading	13000	SF	\$0.25	\$3,250	Sod, Seeding, and Planting Areas	
Drain Pipe Under Play Surfacing	300	LF	\$9.00	\$2,700	4" perforated pipe connect to stormwater area	
Stormwater Plumbing	1	AL	\$5,000.00	\$5,000	Drainlines and drainage infrastructure from playarea and parking lot to stormwater facility	
PAVING AND CONCRETE				\$285,944		
Asphalt paving (parking lot)	11300	SF	\$6.00	\$67,800	4" depth asphalt paving	
Concrete Paving - 4" depth	14200	SF	\$10.00	\$142,000	10,400sq within playground fence, 3800sq along parking lot.	
Concrete Stairs w/ Handrails	1	LS	\$10,000.00	\$10,000	Concrete stairs + 4 hand rails, 5 risers each staircase	
Concrete Walls	450	LF	\$125.00	\$56,250	8-10" curb width, top of planter: 18" above finish grade.	
Wood Bench Tops to Seat Wall	5	EA	\$1,500.00	\$7,500	Allowance for custom construction	
Crushed Aggregate Path - 6' Wide	21	tons	\$114.00	\$2,394	Narrow pathway at top of boulder scramble and 6' wide path in Nature Play Area - Includes stone, labor, site prep, and fabric. Stone: 925sf @ 4" depth = 21 tons, Price \$48/ton. Labor = \$1.50/sf	Halquist Stone

McFarland Inclusive Playscape

Estimate of Costs

11/19/20

SITE IMPROVEMENTS - GENERAL		\$414,750				
Restroom	1	LS	\$150,000.00	\$150,000	Includes restroom building, (2) adult changing tables, drinking fountain, utilities connections (water, sewer, storm), installation, and freight	HuffCutt & Max-Ability
Picnic Shelter (2)	1	LS	\$70,000.00	\$70,000	20x20 Gable Structure \$14,775, 24x24 Gable Structure \$19,300. Includes engineering, installation, and freight	Coverworx
Colorful Entrance Structure	1	LS	\$40,000.00	\$40,000	Wood pergola, 45' length through center of structure x 10' width. Colorful Plexiglass roof sold separately and installed by contractor.	Coverworx
Shadesails	4	EA	\$15,000.00	\$60,000	30x30x30 Triangular Shade Sail with (3) metal posts. Includes engineering, installation, and freight.	
Perimeter Fence	750	LF	\$42.00	\$31,500	4' ht. Black Aluminum Fence with (2) double hinge gates	
Bike Racks	17	EA	\$250.00	\$4,250	Allowance for purchase item. Black powder coated "U" Rack, surface mounted with grout cover. Includes product, installation, and shipping	
Picnic Tables	16	EA	\$1,000.00	\$16,000	An allowance for purchased item. (8) ADA accessible square picnic tables and (8) ADA accessible rectangular picnic tables. Includes freight.	
Benches	6	EA	\$1,500.00	\$9,000	Allowance for purchased item. Includes freight.	
Quiet Nooks	6	EA	\$1,500.00	\$9,000	Allowance for custom constrution. Seating platforms designed to create a sense of enclosure.	
Wayfinding Posts	6	EA	\$1,500.00	\$9,000	Allowance for custom 10' ht. 6x6 posts with colored sign or painted icon for wayfinding. Embedded in concrete footing.	
Communication Boards	3	EA	\$2,000.00	\$6,000	Allowance for purchased item	
Entrance Sign / Map and Kiosk	1	LS	\$10,000.00	\$10,000	Allowance for purchased item	
PLAYGROUND SURFACING		\$147,900				
Pour-in-place rubber surfacing	5630	SF	\$15.00	\$84,450	100% Color Pour-In-Place Rubber. Includes sub-base, rubber, and instalation. Does not include Excavation. Cost savings opportunity: 50% color / 50% black rubber blend. Two to five area 900 Sf, Vestibular area 3700sf, five to twelve 1030sf	
Flush Concrete Curb at PIP Edge - 6" wide	230	LF	\$15.00	\$3,450		
Artificial Turf Surfacing	3000	SF	\$20.00	\$60,000	Includes sub-base, turf, and install. Does not include excavation	

McFarland Inclusive Playscape

Estimate of Costs

11/19/20

VESTIBULAR PLAY AREA		\$71,650				
Wheelchair Accessible Spinner	1	LS	\$13,900.00	\$13,900	The Inclusive Whirl, Price includes product, installation, and Freight	PlayWorld
Single Spinner Seat	1	LS	\$3,750.00	\$3,750	Cozy Cocoon, price includes product , installation, and Fright	PlayWorld
Swing Structure	1	LS	\$54,000.00	\$54,000	Includes (1) rope swing, (2) bucket swings, (1) Accessible swing seat, (2) nest swings	Columbia Cascade
SENSORY AREA		\$78,100				
Electronic Movement Game	1	LS	\$55,000.00	\$55,000	Sona, includes product, 10 subscription, pavement painting, installation, and freight	Yalp
Sensory Panels	1	LS	\$15,250.00	\$15,250	Museum Grand Gallery Sensory Panels, price includes product, installation, and freight	Miracle Recreation
Musical Instruments	1	LS	\$2,500.00	\$2,500	Small Cabasa and Large Cabasa, price includes product, installation and freight	PlayWorld
Musical Instruments	1	LS	\$5,350.00	\$5,350	Concerto Chimes, price includes product, installation, and freight	PlayWorld
2-5 YR OLD AREA		\$40,000				
Musical Instrument - Fire Station Bell	1	LS	\$2,500.00	\$2,500	An Allowance for custom construction	
Playhouses	2	EA	\$5,000.00	\$10,000	An Allowance for custom construction. Playhouse to have 4 sides and roof.	
Wood Fire Truck	1	LS	\$12,000.00	\$12,000	An Allowance for custom construction. Truck includes steering wheel, crawl through opening, partial overhead structure, wide opening and wheel chair turnaround space, window openings, cargo net seat.	
Interpretive Play Signage	1	LS	\$500.00	\$500	Allowance for purchased item	
Fire Station Themed Statue (Dalmation or Fire Hydrant)	1	LS	\$5,000.00	\$5,000	Allowance for purchased item	
Small Custom Climber	1	LS	\$10,000.00	\$10,000	Allowance for custom construction	
HILL PLAY AREA		\$42,000				
Wood Hilltop Structure / Bridge / Climbing Wall	1	LS	\$30,000.00	\$30,000	Allowance for custom construction	
3' ht, Wide Plastic Embankment Slide	1	LS	\$5,000.00	\$5,000	Includes slide, sit down platform, and installation. Hill slide installation does not include preparation/grading of hill.	Playworld
Single Spinner Seat	1	LS	\$2,000.00	\$2,000	Spin Cup, price includes product, installation, and freight	Playworld
Boulder Scramble	1	LS	\$5,000.00	\$5,000		

McFarland Inclusive Playscape

Estimate of Costs

11/19/20

NATURE PLAY AREA	\$6,800					
(1) Log Table and (2) Stump Seats	3	EA	\$500.00	\$1,500	An Allowance for custom construction	
Nature Kitchen	1	LS	\$3,000.00	\$3,000	An Allowance for custom construction	
Woven Stick Peek Through Panel	1	LS	\$2,000.00	\$2,000	An Allowance for artistic installation	
Habitat Houses	2	EA	\$150.00	\$300	An Allowance for habitat houses. Includes installation and freight.	
5-12 YR OLD AREA	\$26,550					
Double Crisscross Logs - 12-8" dia	1	LS	\$3,000.00	\$3,000	An Allowance for custom construction	
Single Elevated Balancing Lot	1	LS	\$1,000.00	\$1,000	An Allowance for custom construction	
Climbing Net	1	LS	\$2,000.00	\$2,000	An Allowance for custom construction	
Stepping Stones	4	EA	\$500.00	\$2,000	Boulders set into the safety surfacing	
6' Plastic Embankment Slide with Transfer Seat at Bottom	1	EA	\$7,550.00	\$7,550	Includes slide, sit down platform, and installation. Hill slide installation does not include preparation/grading of hill.	PlayWorld
6' Roller Embankment Slide with Transfer Seat at Bottom	1	EA	\$11,000.00	\$11,000	Includes slide, sit down platform, and installation. Hill slide installation does not include preparation/grading of hill.	PlayWorld
PLANTING & IRRIGATION	\$48,500					
Planting Beds	4200	SF	\$3.50	\$14,700	Assumes no irrigation. Includes soil, plants, top dressing, and installation.	
Open Lawn - Sod	3700	SF	\$1.50	\$5,550	Assumes no irrigation. Includes sod, soil, and installation.	
Seeded Area - Wild Flowers and Tall Grass	5000	SF	\$0.25	\$1,250	Assumes no irrigation. Includes seed, soil, and installation.	
Shade Trees	20	EA	\$300.00	\$6,000	Assumes no irrigation.	
Stormwater Facility	6000	SF	\$3.50	\$21,000	Assumes no irrigation. Includes soil, plants, top dressing, and installation	
Estimated Construction Cost	\$1,239,444.00					
Contractor Overhed and Bonding	10%			\$123,944		
Permit	1%			\$12,394		
Contengency	15%			\$185,917		
Estimated Construction Cost	\$1,561,699.44					

Appendix A

Village of McFarland – Special Needs Playground Survey

The Village of McFarland is planning for a new inclusive playground with the help of Learning Landscapes Design. The objective of this inclusive playground will be to include everyone in the McFarland community. With your input, we will create a thoughtfully designed play environment where children of all abilities can play together and be challenged at their own developmental level. Our goal for this playground is to take away the barriers, both physical and social, and provide a fun experience for all.

Through a site analysis process, we have chosen three potential development sites and we would like the community to weigh in on your preferred location. We have put together a graphic, which can be found at: <https://bit.ly/33q2oZh>, that shows a preliminary design approach at each potential location.

Please take a few minutes to review the design approach options and answer the following questions. This survey will help us understand which location is preferred, how playgrounds are used, and what you would like to see included in the design.

Thank you!

1. Out of the three location in mind, please rank each of the following playground sites in order of importance with (1) being the most desired location and (3) being the least desired location.

_____ Highlands Oak Park (5945 Osborn Dr)

_____ Cedar Ridge Park (5303 Wild Cherry Ln)

_____ Community Park (3234 County Hwy AB)

2. Referring to question number one, why is the selected park above your MOST desirable location for an inclusive playground? (Select all that apply)

_____ Near your place of residence

_____ Distance from town center

_____ Walkable / Bikeable

_____ Easy to get to by car

_____ Park Size

_____ Other:

3. Referring to question number one, why is the selected park above your LEAST desirable location for an inclusive playground? (Select all that apply)

_____ Too far from your place of residence

_____ Distance from town center

_____ Not walkable / bikeable

_____ Difficult to get to by car

_____ Park Size

_____ Other:

Section II: Types of Play

The following questions are for parents and caregivers to rank the type of play, or activity, that your child[ren] enjoy most. Please answer the questions based on the number of children withi your household.

4. Child One: Rank the type of play your child enjoys the most. (1) being the most enjoyable and (8) being least enjoyable.

- ☐ Physical Play (jumping, climbing, running, etc.)
- ☐ Imaginative Play (pretend house or castle)
- ☐ Sensory Play (music, art, colors, tactile panels)
- ☐ Vestibular Play (spinning, swinging, etc.)
- ☐ Water Play (water works station)
- ☐ Construction Play (building forts or stacking blocks)
- ☐ Quiet Reflection (sitting, observation)
- ☐ Nature Play (exploration, flower picking, bug hunts, etc.)

5. Child Two: Rank the type of play your child enjoys the most? (1) being the most enjoyable and (8) being least enjoyable

- ☐ Physical Play (jumping, climbing, running, etc.)
- ☐ Imaginative Play (pretend house or castle)
- ☐ Sensory Play (music, art, colors, tactile panels)
- ☐ Vestibular Play (spinning, swinging, etc.)
- ☐ Water Play (water works station)
- ☐ Construction Play (building forts or stacking blocks)
- ☐ Quiet Reflection (sitting, observation)
- ☐ Nature Play (exploration, flower picking, bug hunts, etc.)

6. Child Three: Rank the type of play your child enjoys the most? (1) being the most enjoyable and (8) being least enjoyable

- ☐ Physical Play (jumping, climbing, running, etc.)
- ☐ Imaginative Play (pretend house or castle)
- ☐ Sensory Play (music, art, colors, tactile panels)
- ☐ Vestibular Play (spinning, swinging, etc.)
- ☐ Water Play (water works station)
- ☐ Construction Play (building forts or stacking blocks)
- ☐ Quiet Reflection (sitting, observation)
- ☐ Nature Play (exploration, flower picking, bug hunts, etc.)

7. Child Four: Rank the type of play your child enjoys the most? (1) being the most enjoyable and (8) being least enjoyable

- ☐ Physical Play (jumping, climbing, running, etc.)
- ☐ Imaginative Play (pretend house or castle)
- ☐ Sensory Play (music, art, colors, tactile panels)
- ☐ Vestibular Play (spinning, swinging, etc.)
- ☐ Water Play (water works station)
- ☐ Construction Play (building forts or stacking blocks)
- ☐ Quiet Reflection (sitting, observation)
- ☐ Nature Play (exploration, flower picking, bug hunts, etc.)

Village of McFarland – Special Needs Playground Survey, continued

8. Please rank the type of physical equipment children in your household prefer? (1) being the most popular and (8) being the least popular.

- Slides
- Ladders/bridges/monkey/climbing walls
- Balance beams/ stepping stones
- Tunnels
- Rockers/Seesaws
- Swings
- Spinners
- Track Rides/Zip Lines

9. Please select the top (3) site features needed on the playground.

- Seating
- Restrooms
- Perimeter Containment Fence
- Unitary Surfacing (i.e. rubber playground surfacing)
- Shade
- Signage (Wayfinding, Map, Orientation)
- Picnic Tables
- Parking
- Drinking Water
- Other:

10. Does your child, or a child you car for, have a disability or medical issue?

- Yes
- No

11. If you answered "yes: to the questions above, please explain how it impacts their playground experience.

12. What can we add to the playground to ensure that your family has what they need to come and play?

13. Any additional comments? Please share.

Appendix B

Survey Results

ABOUT

Survey Open ... August 5 – August 19

Total Responses ... 189

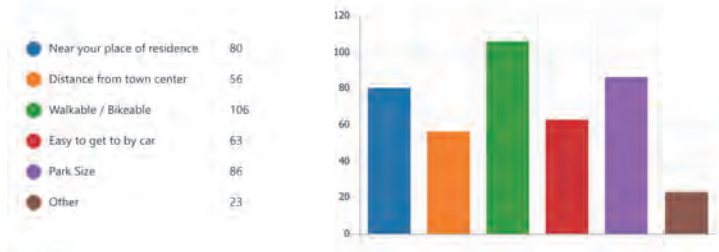
Average Time to Complete ... 24:10

Q1: 161 Responses

Out of the three locations in mind, please rank each of the following playground sites in order of importance with (1) being the most desired location to (3) being the least desired location.

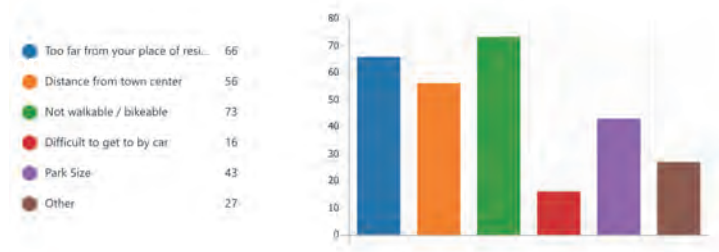


- **Cedar Ridge Park**
 - 53.4% First Choice
 - 21.7% Second Choice
 - 24.8% Third Choice
- **Highland Oak Park**
 - 13.7% First Choice
 - 59.6% Second Choice
 - 26.7% Third Choice
- **Community Park**
 - 32.9% First Choice
 - 18.6% Second Choice
 - 48.4% Third Choice



Q2: 187 Responses

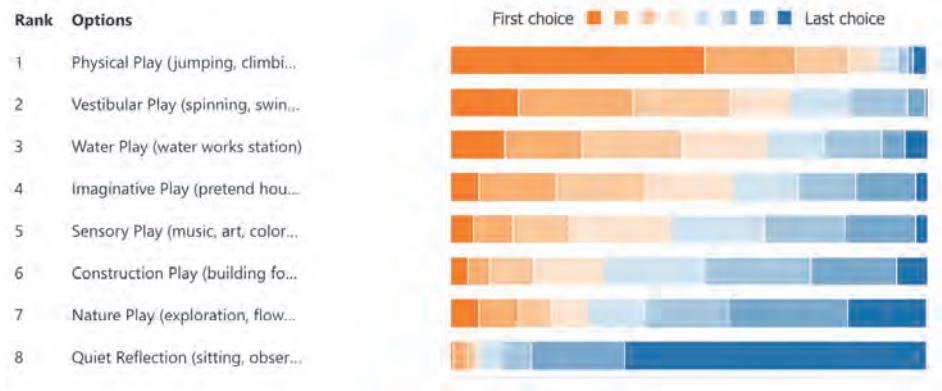
Referring to question number one, why is the selected park above your MOST desirable location for an inclusive playground?



Q3: 170 Responses

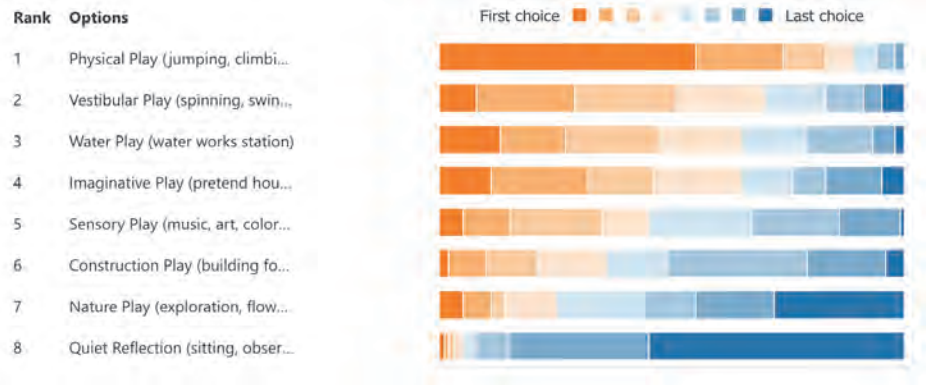
Referring to question number one, why is the selected park above your LEAST desirable location for an inclusive playground?

Appendix B - Survey Results



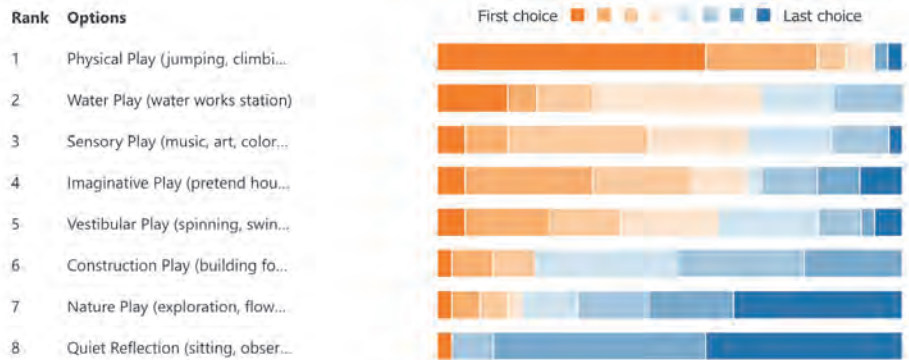
Q4: 167 Responses

Child One: Please rank the type of play your child enjoys the most. (1) being the most enjoyable and (8) being least enjoyable.



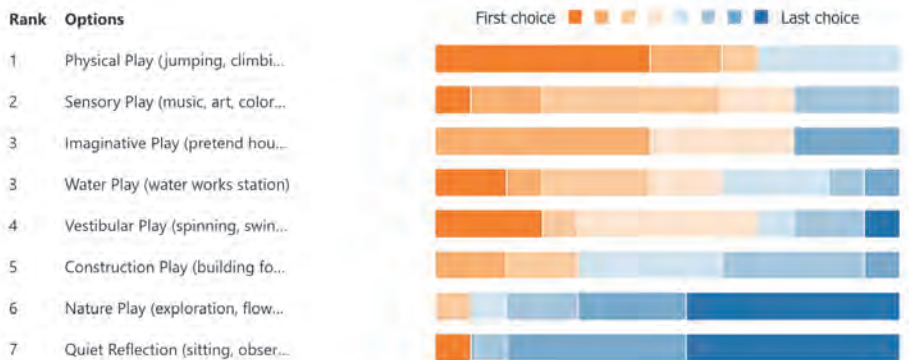
Q5: 100 Responses

Child Two: Please rank the type of play your child enjoys the most. (1) being the most enjoyable and (8) being least enjoyable.



Q6: 33 Responses

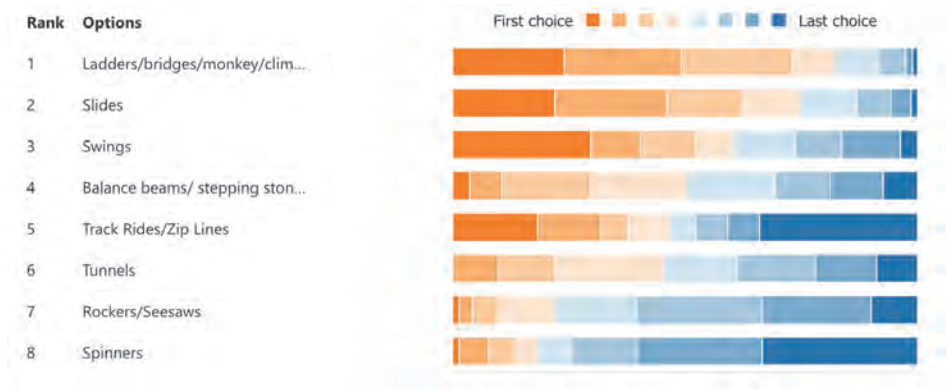
Child Three: Please rank the type of play your child enjoys the most. (1) being the most enjoyable and (8) being least enjoyable.



Q7: 13 Responses

Child Four: Please rank the type of play your child enjoys the most. (1) being the most enjoyable and (8) being least enjoyable.

Appendix B - Survey Results



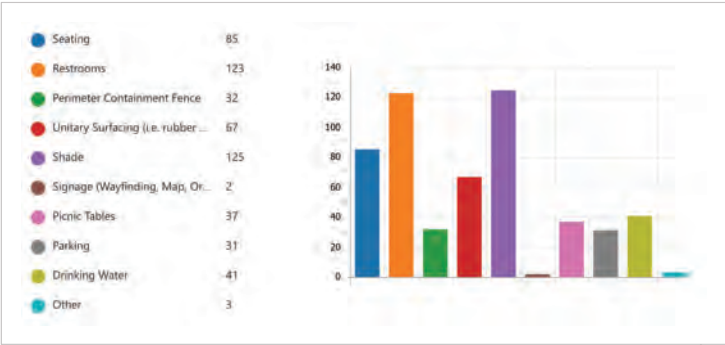
Q8: 159 Responses

Please rank the type of physical equipment children in your household prefer? (1) being the most preferred and (8) being the least preferred.

Q9: 179 Responses

Please select your top 3 site features needed on the playground.

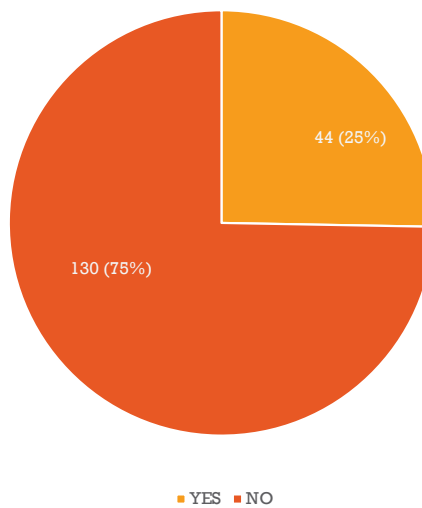
SHADE RESTROOMS SEATING



Q10: 174 Responses

Does your child, or a child
you care for, have a disability
or medical issue?

RESULTS



[illegible]

If you answered "yes" to the question above, please explain how it impacts their playground experience.

(Full Responses in PDF)

Autism- needs lots of space and independent play areas

Hands on, tactile, and sensory play is so important!

My 6-year-old Daughter uses a wheelchair/walker. My 2-year-old son has autism and is a runner.

Sensory issues and diabetes make playing difficult at times loud noises, dogs, and bathroom breaks limit play

Wheelchair and developmental delays

ADHD and sensory issues

43

She just needs an area to take a break and catch her breath. She has asthma.

Need to be able to supervise easily, tends to run off, needs support to use equipment

Our daughter uses a wheelchair. She is unable to use her arms and legs for play. She also can't sit up or hold her head up on her own. She relies on a caregiver to help her play and push her in her chair.

She is in a wheelchair

Uneven ground makes it trickier to navigate

Needs to observe hearing and physical impairment

Needs assistance to get into swings, etc.

Autistic

It is helpful to us to have a restroom close by that is accessible to the child and the caregiver to assist as needed.

Inclusion is huge. Being able to participate to any degree with peers is long overdue, appreciated, and welcomed!

Mental and physical disabilities make sensory very important.

Developmental delays,

Doesn't enjoy traditional playgrounds because they are too physically demanding.

Most playgrounds have limited access.

Less emphasis on physical play, more sensory activities

Cerebral palsy—need wheelchair accessible activities and supportive equipment for reduced tone

My son has fluid on the brain and macrocephaly which causes him to fall more frequently during physical activity. Because of this, I prefer playgrounds with rubber and avoid mulch which is less stable.

Lacks balance and size compared to peers.

Blindness

Some things are too tricky

Autism: he runs away

sun allergies chemical sensitivities

Food allergies- would love for there to be signage, and sensory processing- have vestibular play is welcome

Equipment needs to be accessible for those with motor planning issues

Sensory sensitivities and motor functioning

Sensory & vestibular play is very important.

Crowds are difficult.

Sensory input is important. Perimeter fence ensures safety

Neurological disorder

My son has never been a huge fan of playgrounds because he lacks the core muscle strength and balancing skills that are required to use most of the equipment on a regular playground. He always gravitates towards the swings or sandbox, because they are easier for him.

Uneven surfaces prevent our child's access to playground/parks. Parking is critical as long distances to walk creates a barrier. Swings styled for individuals with disabilities must be hung at a height that allows a single person to be able to help our family member get onto the swing seat (swings that are too high are impossible to lift our individual into to sit. Paths thru a variety of accessible play features should have solid footing, handrails for slopes & be wide enough to allow 2 individuals in wheelchairs to easily pass each other... Steps are a barrier, so accessible ramps are needed. Would enjoy a variety of equipment that gives different types of sensory input- proprioceptive, vestibular. A wheelchair swing would be nice for anyone arriving in a w/c.

Appendix B - Survey Results



Q12: 66 Responses

What can we add to the playground to ensure that your family has what they need to come and play?
(Full Responses in PDF)

At least one slide with stairs and railings to climb up. Swings. I like the water play area idea as well.

Parking/easily accessible from road.

PLEASE DO NOT PUT SAND OR WEAPONS. A 'WEAPON' is something like a stick, toy or other thing that can be thrown towards another child or adult. Sand can be thrown, rocks, pea gravel, woodchips, etc. If there is rubber matting, great or those rubber pellet things don't hurt and will not get into eyes that much. I've had sand thrown in my eyes and had to go to the ER. My other kid and little friends, as well as myself/dad has been hit with toys, sticks, etc. It is VERY hard to have a barely verbal child when he did NOT understand that his actions HURT others. He does not mean to hurt others, it happened. A water table is amazing, but make sure the water toys are on a chain or something so they cannot be hurled at another kid. Bubbles are also amazing, but those huge wand things hurt! When I saw the example, park pictures of exploratory areas / nature areas of woods or something, sand play, etc. I was in my head.... ooooh no, we would have turned around and had to leave unless that was gated off. Something that would have gates and 'locks' that adults have to control the entry in / out of areas perhaps? That obviously doesn't make it 'user' friendly for kids in wheelchairs to access, but kids that are autistic, or ADHD, or unable to control their little bodies need guidance and an environment free from things mentioned so they don't hurt themselves or others.

It should be accessible to toddlers and up. Some parks in the town aren't easily accessible for little ones who stumble on their feet. The library park isn't a good park for little ones, for example.

Bike parking near parent seating around the perimeter; half shaded equipment (to avoid burns on hot equipment)

Benches and seating for parents

The designs look fantastic.

Adaptive swings. Fenced in/gated. My son is a runner and I have multiple kids. Again, a changing station for bigger kids in the restroom.

Sand box, but also restroom options and water

My nephew lives nearby and is wheelchair bound. Unitary surface and accessible equipment are essential.

a bathroom and no pets allowed

Wheelchair access, lots of space and restrooms

Splash pad

Several different options, which I believe are already in consideration.

A fence, safe padding and accessories

Wheelchair accessibility

Options for multiple age levels.

Equipment for a wide age range

Fencing would be very helpful

Options for wheelchair users to play without having to be transferred out...swings, marry-go-round, or any options for movement while still in the wheelchair.

a beer garden

safety and walk/bike accessible

The swings where an adult and child can ride on the same swing together

Just signage to tell folks that ALL kids can play on the playground.

Scenery stuff, fence, changing table for bigger kids

A swing that the wheelchair can go on

Flooring that is even and easy to roll wheelchairs and strollers on. Fewer steps and more inclines.

Wheelchair accessible to moving parts

monkey bars and climbing equipment

Parking and bathrooms

Ramp to swing

Additional picnic/seating/maybe covered area

Sensory toys, spaces where he can play around others but still have space

Restroom

Restrooms, safety measures such as a perimeter fence, parking, different levels of equipment for all to enjoy

I don't have a child with disabilities but have cared for children with disabilities. I love that McFarland is doing this!

Adequate parking, security features to decrease chances of vandalism, 'buddy benches'...

A sensory area as well as shade

Bike rack(s); Multiple sunshade sails in different locations with picnic tables

Spaces for all kiddos with and without disabilities and all ages so families can play together

Bathrooms, picnic tables, shaded areas.

Shade

Things for All ages of children. Not just big kids

Safe access for children with physical differences.

Restrooms and picnic tables

A community swimming pool

Wheelchair accessible paths, equipment for wheelchairs without requiring we transfer child. Benches to rest and accommodate needs with changing table that could fit a 7-year-old

Soft rubber surfacing definitely helps and shade so that families can come during the quieter times of day without being burnt.

Most anything would be great. A full-on splash pad is more enjoyable if close

Green space for running, playing catch.

A spacious bathroom for changing diapers/clothes and an even rubber surface for running.

Brail. Equipment that makes noise. Musical or other

A variety of playground equipment for a wide range of ages.

Bathrooms for sure for younger children

Easy to get on

Perimeter fence with limited entrances/exits

Happy Hour

parking restroom/water

Food allergy signage, lots of kinds of interactive play

Benches surrounding the park for sensory break and shaded areas for break from the hot sun

Crowds are difficult. Pictures on Facebook would help to comfort ahead of time.

Fence, water play, vestibular and physical sensory input

Shade is a big thing otherwise we are limited to early or late in the day due to having multiple melanomas removed

Water play keeps him engaged and relaxed for hours

My son has medical needs that would require a bathroom for most visits. Picnic tables in the shade would also be helpful to manage medical needs.

Accessible swing or gentle gliding play equipment. Parents with different abilities need benches or picnic tables. Color coded sections to depict different areas usage: Adequate space to maneuver around equipment. A basketball hoop at the level for a wheelchair user. Avoid placement of horizontal rails that limit visual fields of wheelchair users. Keep visual lines open for caregivers to observe across play area. Tactile signage and communication board with descriptive language for nonverbal users to express themselves. Colors can signify different usage areas or quiet zones/ active.

Thank You

considering
equipment
great
need
abilities
like
idea
community
McFarland
special
needs
children
disabilities
opportunities
improvements
playground
wonderful
much-needed
forward
hard
play
project
happy
residents
accessible
parents
school
think
see
get
water
room
live
new
feels
especially
can
input
considered
shout-out

Any additional comments?

(Full Responses in PDF)

I think this park idea is amazing and I am happy to further share ideas, clearly, we've been through some trials and tribulations. My boys are 'good' now and my special son is on some medicine and in therapy that helps a lot, McFarland has been incredibly welcoming, and we are grateful to live here. I am sorry to have missed the meeting, I thought it was tonight, campingliz@gmail.com.

This park will be incredible for McFarland!

Thank you for considering

This is a great idea we are new McFarland and I'm so happy to see this forward thinking going on!

other parks need improvements

I would only suggest that you call this project an “all abilities park” rather than a special needs park.

Consider talking about this differently. By saying “Special Needs Park” this sounds limiting to only those with special needs. I would assume the intention is that ALL KIDS would be able to play here. “Inclusive Park,” perhaps. Thanks for listening and considering.

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Necessary addition to our community. We need to give the residents opportunities in our community to access. Our world is changing with residents staying at home for work. These considerations need to be addressed.

Thank you for asking us!

Subcommittee for disabilities

Maintenance costs need to be very low. There are many options that don't require active regular upkeep and repair. This is a priority to me. The building toys seem like they would disappear quickly. Site C suggests a larger park master plan and new school. Without that info, site C makes no sense

Thank you for doing this project! It sounds Amazing!

We are very excited for an inclusive playground!

I appreciate the community survey! This is a great way to get input! I hope that we can move forward with a water option in town soon. All of our surrounding communities have them and it would be nice to stay in town for water play.

The presentation was wonderful, but we need to keep spending under control for this project, especially to look towards a family-oriented water facility (which obviously can be made accessible as well) in the near future.

Great idea

Thank you

We don't have younger children, but I feel this is an important need for the village and especially for those who are at a disadvantage for using traditional park equipment.

We will be grandparents and feel this is a need

Thank you!

We would like a community swimming pool

Thank you for doing this!

Thank you for all your hard work in making this a reality.

Thank you for considering Cedar Glade. It is a large park with very little equipment. Even if this much needed park goes to another location, please consider minor upgrades and improvements to Cedar Ridge park.

abilities and needs change with age

Thanks for working so hard to get community input

Shade will be important as well

Thank you taking the time so ensure all are included!

I think the park is a great idea and a much-needed resource for many families.

Having a park located with room to expand and adequate parking is essential. However, I'm concerned that putting park on Siggelkow across the interstate is an isolated placement that doesn't capture the Village feel and might be so removed it's at risk for vandalization. Wasn't there room near the ballfields on MN? Please remember to include equipment that adults with disabilities can use as small children have access to equipment at elementary schools, while larger individuals have few opportunities. Also including features for all abilities will make for a more inclusive experience, rather than segregating those with disabilities.

Memorandum

To: School Board for School District of McFarland
Village Board for Village of McFarland

From: Jeff Mahoney, Director of Business
Matthew G. Schuenke, Village Administrator

Date: May 25, 2023

Re: Proposal for the Development of an Inclusive Park at Waubesa Intermediate School

Executive Summary

The District and Village are interested in developing an inclusive park at Waubesa Intermediate School. Please see Appendix A for the updated conceptual site plan outlining various aspects of the improvements proposed. The park when complete would better support curriculum, recreation, athletics, and the Community at large while serving a broader demographic. This work is guided by Village planning efforts from 2020 for a new inclusive playground within the system and desires by the District to improve their amenities. This memorandum is meant to provide background and serve as a guide for how the project is to be implemented in partnership between the two entities.

Project Phases

Phase 1

- (a) Facility – The District will be responsible to construct a facility that supports both their softball program and also the adjoining park to be constructed. This facility will provide restrooms, covered shelter, concessions, and outdoor seating. The project will need to also address associated landscaping and site work around the facility as well as tie into the utilities to support it. A draft conceptual layout of the floor plan is attached as Appendix B.

- (b) Site Development/Utilities – The Village will be responsible for site development and utilities in order to provide access to the proposed facility. Site development will consist of new driveway access, accessible parking, driveway/pedestrian access. Utilities will consist of new laterals for water and sanitary sewer to the facility, and associated stormwater management that is needed to control/treat runoff. The design and specifications for this work is included within Appendix C. Construction is being pursued via a change order to an existing Village street construction project already awarded for this construction cycle.

Phase 2

The current playground to support school curriculum is original to the facility constructed in 1999 and in need of replacement. The current location of both hard surface area and current playground would be shifted to the southeast of the existing facility.

The Village completed a plan in 2020 to develop an inclusive park at nearby Cedar Ridge Park (Appendix D). Development of the inclusive park at this location to address both objectives was considered mutually beneficial to both entities. The work then identified in Phase 2 would reconstruct the playground, swing amenities, and introduce new elements identified within the Village plans. Planning on the development of these amenities would be completed by School Staff, Village Staff, Village Committee, and public input where applicable.

Additionally, the reconstruction of the WIS athletic field would need to be updated to accommodate more sports, less down time for grass growth, and meet stormwater needs. This field will be needed to support district athletics, community recreation, and school activities but also available to the public for use as part of the larger park redevelopment. In order to meet all of these objectives to encompass all of these uses it will need to be constructed as a synthetic surface similar to what is constructed at the High School.

Once planning is complete, the design process will be commissioned for bidding to be constructed next Summer prior to the start of the next school year.

Timeline

There are tasks in the short term that are more finite and other activities in the long term that are more of an estimate. A timeline on moving forward is summarized as follows:

May 31st – Joint Village School District/Board Planning Committee

- Discussion on this memorandum.
- Objective is to gain informal consensus from both entities present to move forward on approval of this memorandum by our respective boards.

June 6th – Village Parks and Recreation Committee

- Discussion/action to make a recommendation on this memorandum.
- Discussion/action to make a recommendation on the change order to construct Phase 1(b).
- Discussion/action to make a recommendation on the proposal for planning, design, and bidding services for Phase 2.

June 13th – Village Board

- Approval on this memorandum.
- Approval on the change order to construct Phase 1(b).
- Approval on proposal for planning, design, and bidding services for Phase 2.

June 26th – School Board

- Approval on this memorandum.
- Review and/or approval on the proposal to construct Phase 1(a).

July 17th – School Board

- Approval on the proposal to construct Phase 1(a) (as needed).

July 18th – Plan Commission

- Phase 1 Site/Design Approval
- Deadline for Application is June 6th.

August 1st – Village Parks and Recreation Committee

- Phase 2 Project Kick Off

September 1st – Phase 1 Construction

- Commence both phases.
- Phase 1(a) to be completed by March of 2024.
- Phase 1(b) to be completed by November of 2023.

Phase 2 General Schedule

Aug-Oct – Planning

Nov-Jan – Design

Feb-Mar – Bidding/Contracting

May-Aug – Construction

Conclusion

This project creates a unique opportunity for two entities serving roughly the same Community while making a larger impact than either originally intended. As such, there is no definitive road map for its acceptance and implementation. The steps outlined within the timeline are meant to at least roughly serve as a guide and this memorandum as a proposal on how we jointly move forward together. That requires working together to advance elements of the project and individually to fulfill our obligations. There will be different checkpoints along the way as well as moments in which we need to be flexible to reach our objectives and ensure a successful project.

Exhibits

Appendix A	Conceptual Site Plan
Appendix B	Phase 1(a) – Conceptual Facility Floor Plan
Appendix C	Phase 1(b) – Site Development/Utilities Design and Specifications
Appendix D	Inclusive Park Plan

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, August 1, 2023

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Lee Igl, Public Works Director

AGENDA ITEM: Discussion regarding future aquatics plan

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

On March 14, 2019, an Aquatics Feasibility Study was completed and accepted by the Village Board. They accepted it with the intent of adding it as a future village project. We will be revisiting the study and discussing what our next steps will be in the process. We will discuss the potential size and scope of the project and determine how we want to solicit community input. A presentation on the history and future steps will be given by Parkitecture. The original feasibility study is enclosed within the packet.

FINANCIAL/BUDGET IMPACT:

Included in CIP for design in 2027 currently.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

No action is required on this item.

ATTACHMENTS:

1. Aryes Associates Aquatic Study 9-24-18



VILLAGE BOARD SUMMARY SHEET

MEETING DATE: Monday, March 25, 2019

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action regarding the acceptance of the Aquatics Feasibility Study.

PREVIOUS ACTION:

The Parks, Recreation, and Natural Resources Committee met on March 14, 2019 and unanimously recommended to the Village Board acceptance of this study.

ISSUE SUMMARY:

Included within your packet is the final draft of the Aquatics Feasibility Study. This comes to the Village Board following an Open House held by the Consultant to gather public input on the project and recommendation of acceptance by the Parks, Recreation, and Natural Resources Committee. The project was originally approved as part of the 2018 Budget and began last year but carried into 2019 for completion. This is not a study that decides what type of aquatics amenity should be installed or where it should be constructed. This is simply a study to see what could be possible in our Village in a very hypothetical sense to better understand the realities on what aquatics development looks like in a public setting. The information collected to examine capital costs, operating costs, open space options, models to follow, and types of amenities to consider. A master planning project or even a design project would be more specific in identifying details regarding a potential project that would be something for the Village to consider at some point in the future. The feedback gathered would suggest that some level of outdoor aquatics development would be desirable in the Community and the information collected here could help the Village consider how it proceeds. Again, this is meant to be a resource and a tool for the Village as part of future decisions and actions it may wish to consider with these types of amenities.

FINANCIAL/BUDGET IMPACT:

The study was approved and funded in 2018 with funds held over into 2019 to cover the expense as is appropriate. There are a variety of expenses associated with aquatics development that are spelled out within the document that would be considered as part of separate future projects.

VILLAGE PLAN REFERENCE:

None.



ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended for acceptance.

ATTACHMENTS:

1. 19_0318_McFarland Aquatic Study - Report
2. 19_0318_McFarland Aquatic Study -Maps

ACKNOWLEDGEMENTS

McFarland Parks, Recreation & Natural Resources Committee

Dan Kolk, *Chairperson-Village Trustee*
Shaun O'Hearn, *Vice Chairperson-Village Trustee*
John Feldner, *Citizen Member*
Chuck Rolfsmeyer, *Citizen Member*
Rick Ruecking, *Citizen Member*
Katharine Pease, *Citizen Member*
Jacob Schkirkie, *Citizen Member*
Jacob Tissue, *Citizen Member*
Darrell Waldera, *Citizen Member*

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Appendix

Map 1: Population Density
Map 2: Projected Future Population Density
Map 3: Potential Sites
Map 4: Potential Sites – Aerial Photos
Map 5: Nearby Facilities
Map 6: Future Land Use
Map 7: Nearby Destinations and Routes
Map 8: Regional Aquatic Center Service Area Analysis
Map 9: Civic Splashpad
Map 10: Splashpad
Map 11: Neighborhood Pool
Map 12: Regional Aquatic Facility
Map 13: Aquatic Facility Typical Sizes



This plan has been prepared to guide the Village of McFarland in the selection and development of new aquatic facilities. The goal is to analyze existing facilities, future demographics and market factors to determine the type and location of new facilities that would best meet the needs of Village residents. Currently, the only aquatic facility available to residents of the Village of McFarland is the Angie O'Donnell Aquatic Center. This traditional 6-lane, indoor lap pool is located in McFarland High School and is open to the public at designated times. The pool is closed due to construction at the time of writing of this plan but is scheduled to be reopened in April 2019.

McFarland has a strong swimming background. The Village has youth swimming teams such as the McFarland Spartan Sharks and the McFarland boys' swimming team won six consecutive Division II state titles between the years 2007 to 2012. This abundance of organized swimming team use of the high school pool leaves little time available for recreational and open swim use.

Project Background

Definitions

Terminology is used in this report to define different types of aquatic facilities. See **Map 13** in the Appendix for examples of the different facility types.

Aquatic Facility – Refers to any aquatic based recreational amenity including neighborhood pools, aquatic centers, splashpads, and civic splashpads.

Neighborhood Pool – A traditional pool with six to eight lanes designed for recreational and competitive swimming. This type of pool often has a small offering of the features found in more modern aquatic centers such as spray features, play structures and slides.

Aquatic Center (Regional Facility) – This type of pool design includes zero depth entry, play structures, waterslides and lazy rivers.

Splashpad – A designated area with in-ground and above-ground spray features. A typical splashpad is between 1,500 and 3,000 square feet.

Civic Splashpad – Civic splashpads are smaller splashpads found in urban environments, such as outdoor malls or plaza areas. They consist of only in-ground spray features.

Trends

Recent national trends in aquatic facility design have shifted from traditional lap pools to family aquatic centers that have some of the same features as larger waterparks. Features such as zero depth entry pools, lazy rivers and wave pools were once only found in larger commercial facilities but now are commonly found in municipal pools. According to the National Recreation and Park Association, traditional pools may see attendances below 100 people per day while new facilities commonly draw over 500. The additional entertainment value of the modern pool facility is also reflected in the cost of admission. While traditional pools commonly charge \$1 or \$2 a day for admission, a new aquatic center may often charge \$10 or more.

Another emerging trend is the presence of splashpads and splash playgrounds in communities nationwide. Splashpads have replaced wading pools and have become the reason many people go to certain parks in the summer months. Splashpads do not require the maintenance and staffing of a traditional pool so they do not suffer from the same high operational cost. Typical splashpad users are children between the ages of 2 and 12.

Inclusion of new technologies is often part of the design of aquatic facilities and park facilities, in general. Amenities like wireless internet, motion sensing light systems and pedestrian tracking technologies are commonly found in recreational facilities nationwide.

Past Planning Documents

Village of McFarland Outdoor Recreation and Open Space Plan (2013 - 2018)

The Village prepared the Outdoor Recreation and Open Space plan to establish goals, objectives and policies to serve as a base for subsequent recreation and conservation planning efforts. The creation of the plan also made the Village eligible for federal, state and county recreational and conservation grants for five years.

Some goals and objectives of the plan include:

- Provide an adequate supply and maintenance of park, recreation and open space facilities for the enjoyment of all age groups and capabilities of McFarland residents.
- Explore new and innovative funding methods for outdoor park and recreation facilities.
- Explore ways to better market parks, conservancies and open spaces to the public through brochures, maps, website, etc.
- To recognize the differing nature of open space needs, from locally provided neighborhood parks and communitywide facilities, to county-provided, large scale resource areas.
- Support efforts to build or expand park facilities (e.g. community center, senior center, splashpad) to serve residents of all ages for meetings, recreational activities and social events.

Village of McFarland Comprehensive Plan (2017)

In 2017, a two-volume plan was prepared to develop a framework for future Village growth. Sections of the plan included recommendations related to natural resources, land use, transportation, economic development and community facilities. This was the fourth master planning document the Village had prepared with previous versions having been created in 1983, 1994 and 2006. Notably, the results of a community-wide survey conducted for the 2017 plan found that the development of a splashpad or water-based park was a high priority among Village residents.

Meetings and Public Input

Meetings

Meeting 1 – Kick-Off Meeting (Internal Meeting). September 24, 2018: The kick-off meeting introduced the planning consultant and Village staff and laid out the goals of the development of this plan. The overall scope of the project was discussed as well as site opportunities, site constraints, budget and schedule. A public meeting was scheduled for February 2019.

Meeting 2 – Staff Review Meeting (Internal Meeting). October 15, 2018: The planning consultant presented initial findings on site and market analysis.

Meeting 3 – Staff Review Meeting (Internal Meeting). January 28, 2019: The planning consultant presented conceptual options to Village staff.

Meeting 4 – Public Meeting. February 21, 2019: The public meeting was held at Village Hall, 5915 Milwaukee Street from 6-7 PM. The planning consultant gave an overview of the project and the progress to this point. After the presentation, public feedback was given on possible project options and comment cards were collected. A visual preference survey was conducted to determine both the type and location of facility that was most popular among meeting attendees.

Visual Preference Survey Results and Community Comments

The Village of McFarland values public input and believes that community members should be engaged early on in decisions that affect them. The community was invited to provide feedback on where new aquatic facilities would be desired and what type of amenities they would like to see in these facilities. The opportunity to comment was made available at the public information meeting through group discussion, visual preference survey boards, comment cards and online postings.

Visual preference survey boards were created which are 24"x36" mounted graphics depicting multiple potential options for aquatic facility locations and amenities. Public meeting attendees were given green and red stickers to mark images they liked or disliked with the corresponding sticker. These graphics were posted on the Village website and comments were recorded in this report.

Results of the visual preference survey are listed below:

- The neighborhood pool was the most desired facility type.
- Lewis Park was the most desired facility location. The church property and Nelson property were also popular.

Community comment cards:

- "Larger splashpad at Lewis Park would fit in with the amenities already there. Regional park on Siggelkow would draw lots of people from Madison to McFarland."
- "Some good conceptions. I find myself drawn to the work on Marsh Road. I also voted for the conception work up."
- "Both the larger splashpad at Lewis Park and an enhanced neighborhood pool on Marsh Road."

Online feedback form comments:

- "I would LOVE to see a splash pad or full pool at Lewis Park, or a pool at the church property. While the pool is more useful for more ages, we desperately need a splash pad for younger kids and kids with different abilities."
- "I am excited about the prospect of a community pool in McFarland. In other places I have lived (CA, IN, IL) access to a community pool was an important quality of life feature for me and my family. Though my children are grown now, I still see the potential benefit for families here. We have an ice rink and other facilities, why not a pool? My most recent reference for what that might look like is the Goodman Pool in Madison. I used to drive by it every day to and from work (retired now). It was a pleasure to see

families taking advantage of the facility along with swimming lessons and some competitive swimming as well. This would be a great asset to McFarland.”

- “I would like to see a community pool or regional pool, in whatever space fits best. (A private developer could make a splash pad and pay for it.) The pool should appeal to toddlers, teens and adults. The pool would need to be zero entry. It would have to be self-sustaining financially or be funded with private dollars, in order for me to support it as a voter. I support a pool but cannot afford for my taxes to go up. Also, I do not think West siders would drive past other pools to use a regional pool here. You would have to appeal to people in Cottage Grove, Deerfield, etc or other East siders for attendance, or Monona folks who want zero entry. McFarland residents should always get resident pricing. Thank you.”
- “Love these ideas. Not as concerned with location. Like the idea of the splash pad, zero depth, and lap pool together - multi-age and family friendly. We would get an annual pass and take swimming lessons. Would love concessions as well. Fully support this initiative.”
- “I don't need or want an aquatic facility in McFarland. As a senior citizen with no children living in McFarland I find this to be a total waste of my tax money. Take it to referendum and see what percentage of our residents really are willing to pay for this frill.”
- “Yes! McFarland needs an outdoor pool!! I would vote for the largest plan with the lap pool & zero entry pool. With our growing village - this would be such a positive aspect of our village for families! McFarland lacks any place for kids to go and DO SOMETHING - in winter and in summer. LOVE our bike paths, love our parks for basketball but our youth center in McFarland sadly lacks attention & attraction - very few kids attend and it seems to be the same kids over & over. Kids are seen running around the vicinity - swearing & goofing off. The only options at the youth center are video games or ping pong. WE CAN DO BETTER!! So, yes, an outdoor pool facility is needed. I am so very tired of putting my money into the town of Monona or Sun Prairie to enjoy a day of swimming. Not to mention the gas wasted, adding to traffic congestion & pollution. THANK YOU for allowing us to view the video for those of us that missed the meeting and THANK YOU for asking for our opinions.”
- “Our family would love a pool in McFarland. We currently go to Sun Prairie in the summer and get a pool pass for their outdoor pool. We would love something along those lines (zero depth entry, water features, playground), as a splash pad would only benefit those with younger kids. I like the idea of having it in site 7 or something on that side of McFarland. I think if it was off of Siggelkow, more Madison residents would come and they already have the opportunity for an affordable pool pass - the Goodman pool is outrageously expensive for those who aren't Madison residents. The residents of McFarland, Stoughton, Cottage Grove etc would benefit more from the outdoor pool. Regardless of location in McFarland or price, we would 100% get a summer pass (or year round if the option is there) every year until our kids go off to college to be able to have a convenient and safe place for our kids to go. If given the chance to have two options, a beach area would also be fantastic. We're surrounded by water but have no place to play!”
- “The best use of community funds would be the large scale project (community pool). The new indoor pool at the high school has limited use times by the community due to aquatic programming. The splash pad has a limited age range it serves. Splash pads cater to children 1-10yrs of age (maybe younger). A pool serves 0-99 yrs. Community tax monies should be appropriated for facilities/programs everyone can use.”

- “To set a McFarland aquatics facility out from the surrounding area, 50m lap lanes would help differentiate it. 50m lap lanes would help provide an opportunity to host unique swim meets, as well as prompt area swim teams to rent the facility for practices.”
- “I am most in favor of the splashpad. I think either option would be fantastic additions to the community and use of the park. It adds to the family-oriented feel of the community. That being said, I think a civic splashpad, which looks to be primarily for decoration, would be a waste. Similarly, there are other facilities nearby for indoor lap swimming, etc. such that I do not think it is necessary to build that type of facility in McFarland at this time.”
- “As a life-long resident of McFarland and parent of 3 children, I would love to see McFarland get an outdoor pool or aquatic center. There are limited community activities in McFarland and having to drive out of town is inconvenient, time consuming and costly. The high school pool is great but lessons fill up quickly and it's not the greatest for small children. I am a huge supporter of this and happy to help with fundraising efforts to make this happen sooner than later!”

McFarland Demographics

This section presents social factors that are important to understanding the community and its recreational needs. Particularly important to planning for the adequate provision of aquatic facilities are population trends and projections concerning the age characteristics of potential aquatic facility users.

Population Trends and Projections

There is a direct relationship between population and the need for aquatic facilities. Predicting how the population might grow in the future provides important information about the scale of new recreational facilities that will be needed to serve the new populations.

According to data provided by the U.S. Census Bureau, McFarland has experienced consistent population growth during the last 40 years. There was a population increase of 4,025 people (106%) from 1980 to 2010. The Wisconsin Department of Administration estimates that McFarland will experience a 27% population growth between the years 2010 and 2040 resulting in an additional 2,087 residents. Population projection information for McFarland and comparable communities is provided in the table below.

Population Projections for the Village of McFarland and Comparables (2040)

Name of Municipality	Census 2010	Estimate 2017	Projection 2020	Projection 2030	Projection 2040	Percentage Change 2010-2040
V McFarland	7,808	8,235	8,490	9,335	9,895	27%
V Deforest	8,936	9,920	9,945	11,150	12,010	34%
C Monona	7,533	7,827	7,320	7,035	6,560	-13%
V Oregon	9,231	9,917	10,300	11,620	12,560	36%
V Mount Horeb	7,009	7,121	7,625	8,415	8,945	28%
C Stoughton	12,611	12,834	13,130	13,800	14,080	12%

Source: Wisconsin Department of Administration Estimates and Projections (2013, 2017), US Census

Map 1 and **Map 2** in the Appendix show the distribution of existing and future population in McFarland.

Age

Age distribution in McFarland is shown in the following table. Age cohorts are an important consideration when determining the type of new aquatic facilities in a community because different age groups utilize different facilities. Recent trends show a decline in the number of children in McFarland between the ages of 5 and 14 and an increase in residents over the age of 55. If these trends continue, they could influence the type of aquatic facility improvements that would best serve future populations. For example, declining populations of children under the age of 14 would result in less demand for aquatic facilities such as splashpads. On the other hand, larger populations of adults over the age of 55 would increase the demand for facilities such as lap pools.

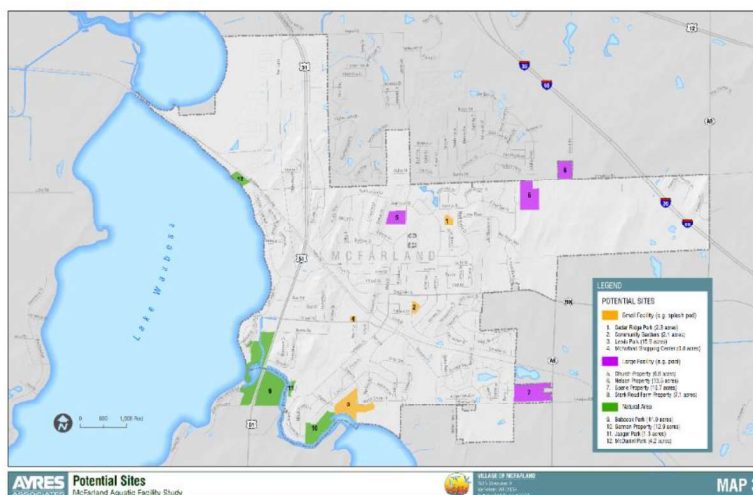
Age Distribution, 2000-2017 McFarland, Wisconsin

	2000		2017		Percent Change 2000-2017
	Number	Percent	Number	Percent	
Under 5 years	412	6.4	516	6.3	25%
5 to 9 years	534	8.3	491	6.0	-8%
10 to 14 years	591	9.2	396	4.8	-33%
15 to 19 years	490	7.6	561	6.8	14%
20 to 24 years	234	3.6	487	5.9	108%
25 to 34 years	727	11.3	802	9.7	10%
35 to 44 years	1,324	20.6	1,053	12.8	-20%
45 to 54 years	1,120	17.5	1,321	16.1	18%
55 to 64 years	475	7.4	1,341	16.3	182%
65 to 74 years	272	4.2	795	9.6	192%
75 to 84 years	189	2.9	392	4.8	107%
85 years and over	48	0.7	80	1.0	66%
Total Population	6,416		8,235		28%

Source: 2000 Census (SF-1), 2017 ACS
5 Year Estimate

Potential Sites

12 parcels were identified during the planning process as sites that could potentially be used for the development of aquatic facilities. See **Map 3** and **Map 4** in the Appendix for site locations. These sites were broken into three categories; sites that could potentially contain a large aquatic facility, sites that could potentially contain a small aquatic facility and sites that could potentially contain a natural swimming facility such as an improved beach.



Map 3 (See Appendix for full size version)

Potential Site Locations

Sites Suitable for Small Facilities (e.g. splashpad)

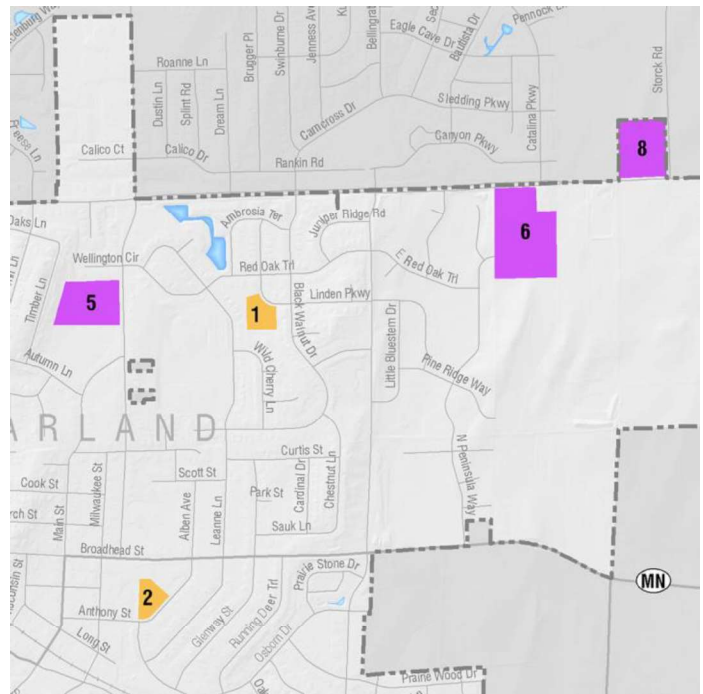
1. Cedar Ridge Park (2.3 acres)
2. Community Gardens (2.1 acres)
3. Lewis Park (15.9 acres)
4. McFarland Shopping Center (0.8 acres)

Sites Suitable for Large Facilities (e.g. pool)

5. Church Property (6.8 acres)
6. Nelson Property (13.5 acres)
7. Sperle Property (16.7 acres)
8. Stork Road Farm Property (7.1 acres)

Sites Suitable for a Natural Swimming Area (e.g. improved beach)

9. Babcock Park (44.0 acres)
10. Gannon Property (12.9 acres)
11. Jaeger Park (1.5 acres)
12. McDaniel Park (4.2 acres)



Potential Site Images



Community Gardens



Lewis Park



Church Property

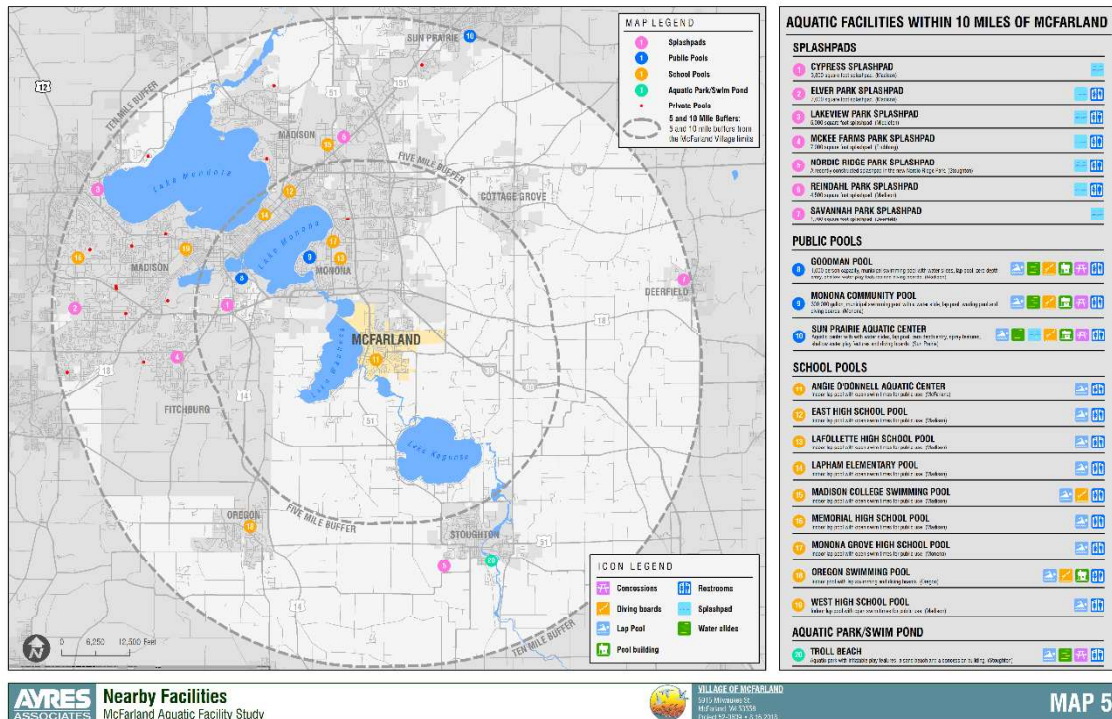


Nelson Property

Market Analysis

Nearby Facilities

An analysis of facilities in neighboring communities can be useful in determining the level of need for a new aquatic facility, what amenities may be needed in a new facility and as a means of surveying local trends. **Map 5** in the Appendix was developed to locate aquatic facilities within 10 miles of McFarland and to illustrate the different types of amenities they offered.



Map 5 (See Appendix for full size version)

There are two public pools within a 5-mile radius of McFarland and three within a 10-mile radius. Typical features in these facilities include lap pools, water slides, zero-depth entry pools and diving boards. The Sun Prairie Aquatic Center also includes spray features. Within the ten-mile radius are nine “school pools”, seven splashpads and one natural swimming area/swim pond. Within a 5-mile radius there are five “school pools” and only one splashpad. Some amenities that are becoming more common in municipal aquatic facilities were not found in the area. One example would be current channels, or lazy rivers, which were once found only in waterparks but are now a common feature in new pool design.



Current Channel

Nearby Facility Inventory (10 Mile Radius)

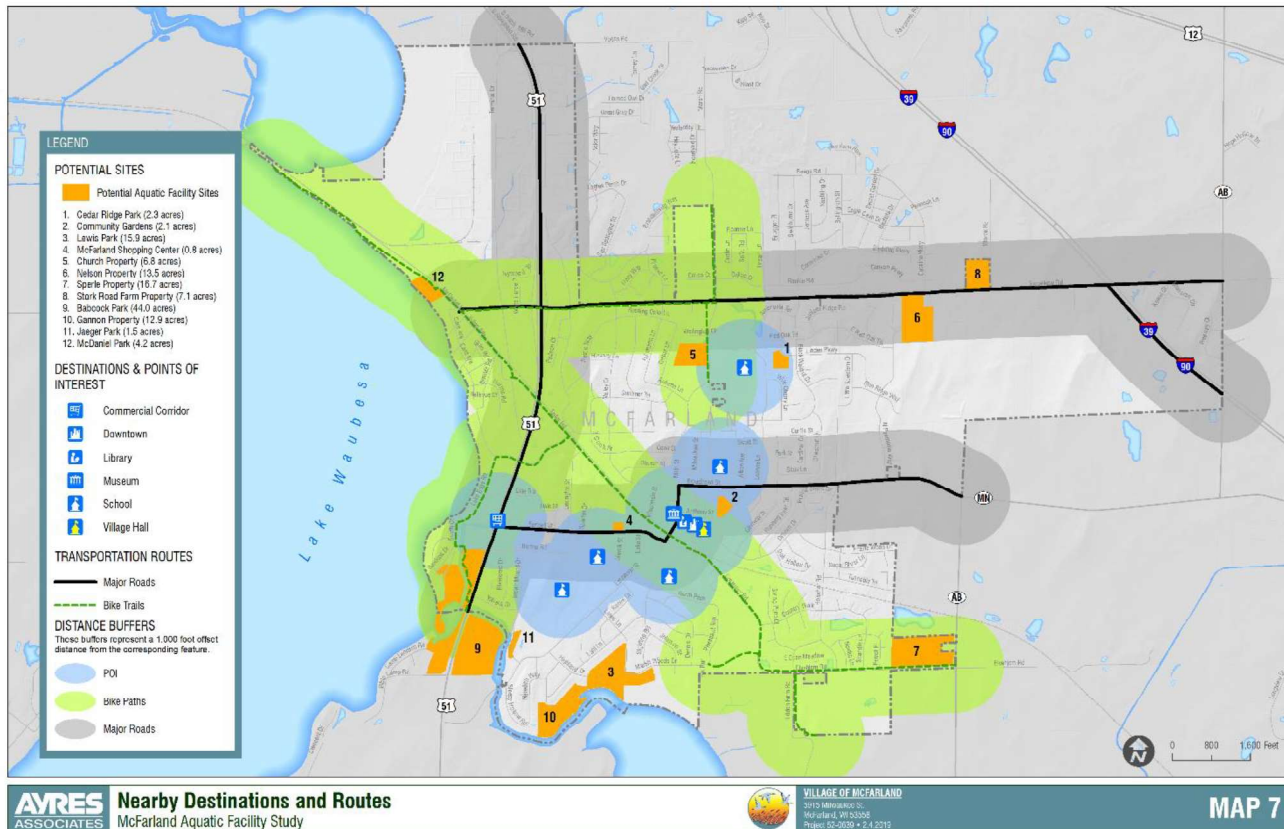
	Lap Pools	Zero Depth Pools	Water Features	Slides	Splash Pad/ Spray Features	Current Channels	Rest-rooms	Con-cessions
PUBLIC POOLS								
Goodman Pool	◆	◆	◆	◆			◆	◆
Monona Community Pool	◆			◆			◆	◆
Sun Prairie Aquatic Center	◆	◆	◆	◆	◆		◆	◆
SCHOOL POOLS								
Angie O'Donnell Aquatic Center	◆						◆	
East High School Pool	◆						◆	
LaFollette High School Pool	◆						◆	
Lapham Elementary Pool	◆						◆	
Madison College Swimming Pool	◆						◆	
Memorial High School Pool	◆						◆	
Monona Grove High School Pool	◆						◆	
Oregon Swimming Pool	◆						◆	
West High School Pool	◆						◆	
SPLASHPADS								
Cypress Splashpad					◆			
Elver Park Splashpad					◆		◆	
Lakeview Park Splashpad					◆		◆	
McKee Farms Park Splashpad					◆		◆	
Nordic Ridge Park Splashpad					◆		◆	
Reindahl Park Splashpad					◆		◆	
Savannah Park Splashpad					◆			
NATURAL AREA/SWIM POND								
Troll Beach			◆	◆			◆	◆

	Lap Pools	Zero Depth Pools	Water Features	Slides	Splash Pad/ Spray Features	Current Channels	Rest-rooms	Con-cessions
TOTAL FACILITIES IN AREA	12	2	3	4	8	0	18	4

In addition to current channels, some other amenities not found in the area were climbing walls, wave pools, flow riders and water labyrinths.

Site Selection

The twelve sites initially chosen as potential aquatic facility locations were reduced to four during the planning process. Sites were eliminated from consideration for reasons such as presumed land acquisition difficulty, population density and constructability issues. GIS analysis also was used to locate sites that would be preferred based on proximity to destinations, points of interest, major roads and bike trails. See **Map 7** in the Appendix for the results of this analysis.



Map 7 (See Appendix for full size version)

The four sites selected were:

Community Gardens Park (Site 2)

This 2-acre site has no construction issues, is near area destinations and adjacent to major transportation routes. A site of this size would be ideal for a splashpad or civic splashpad.

Lewis Park (Site 3)

Lewis Park was chosen as a potential site for a splashpad. This site was partially chosen to support improvement scenarios described later in this report calling for a small facility located in the southwest section of the Village.

Church Property (Site 5)

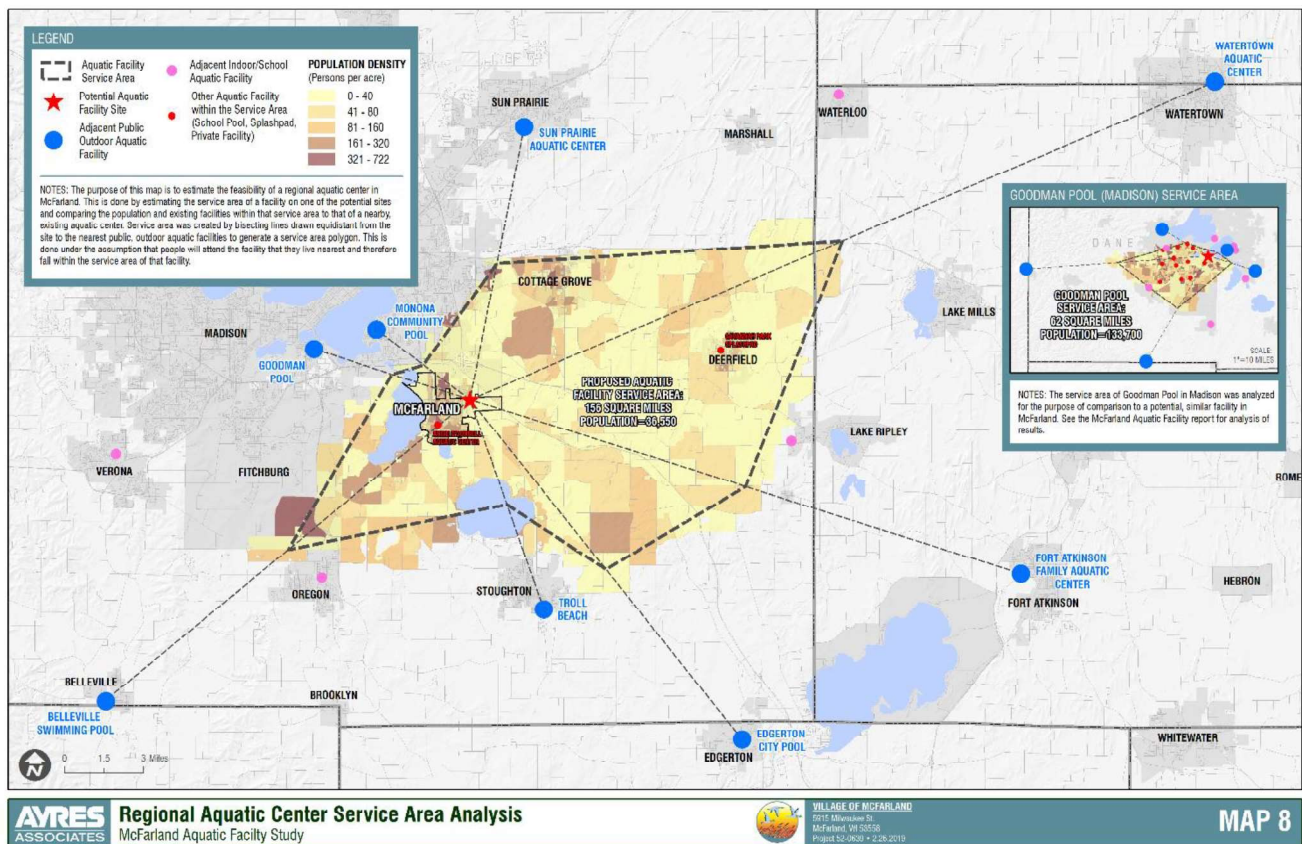
The 7-acre parcel currently owned by Christ the King Catholic Church satisfies a number of selection criteria and is large enough to support the construction of a facility such as a neighborhood pool.

Nelson Property (Site 6)

At 13.5 acres, this is the largest of the chosen sites and is capable of housing a regional aquatic center. This site is adjacent to Siggelkow Road, a major east-west connector, and adjacent to future population growth of the Juniper Ridge subdivision.

Regional Facility Feasibility

The feasibility of a regional aquatic center in McFarland was analyzed in terms of its capability to attract the number of visitors it would need to draw to fund its operation. Factors such as the size of its service area, the population within that service area and number of alternate aquatic facilities nearby are factors in that analysis. These facility scale considerations are analyzed in **Map 8**.



Map 8 (See Appendix for full size version)

This map is an attempt to estimate the feasibility of a regional aquatic center in McFarland. This is done by estimating the service area of a facility on one of the potential sites and comparing the population and existing facilities within that service area to that of a nearby, existing aquatic center. Service area was created by bisecting lines drawn equidistant from the site to the nearest public, outdoor aquatic facilities to generate a service area polygon. This is done under the assumption that people will attend the facility that they live nearest and therefore fall within the service area of that facility. The service area is then used to extract demographic GIS data and give a total population estimate.

The service area of Goodman Pool in Madison was also analyzed for a means of comparison to a potential, similar facility that could exist in McFarland. The main results of interest are the comparisons of size of service area, population within the service area and number of alternate aquatic facilities within the service area. The results are summarized in the table below.

	Service Area Size (Sq. mi.)	Service Area Population	Number of Alternate Facilities*
McFarland Regional Aquatic Facility	156	36,550	2
Goodman Pool (Madison)	62	133,700	13

*Alternate Facilities include splashpads, school pools and private facilities

The service area is much larger for the McFarland facility because there are fewer nearby, public facilities. The service area for Goodman Pool however contains far more people. This does not necessarily mean that a larger facility could not exist in McFarland. There are only two alternate aquatic facilities within the McFarland facility service area compared to 13 for Goodman Pool. With fewer alternate facilities to attend, a person living within the McFarland service area would be more likely to attend the McFarland facility than a person in the Goodman Pool service area would be to attend Goodman Pool.

There are several examples of larger, regional facilities in Wisconsin communities with a population of under 15,000.

Fort Atkinson Aquatic Center - Fort Atkinson (Population: 12,368) – Amenities include a heated lap pool, heated zero-depth pool, waterslides, play features and sand playgrounds.

Edgerton City Pool - Edgerton (Population: 5,364) – The Edgerton pool has a separate lap pool and zero-depth pool, slides, a pool building and play equipment.

Bernard F. Willi Pool - Chippewa Falls (Population: 13,661) – Amenities include a lap pool, a zero-depth pool, waterslides and concessions.

Holmen Area Aquatic Center - Holmen (Population: 9,005) – A 12,000 square feet facility with a lap pool, zero-depth pool, waterslides, play features, spray features and concessions.

Recommendations

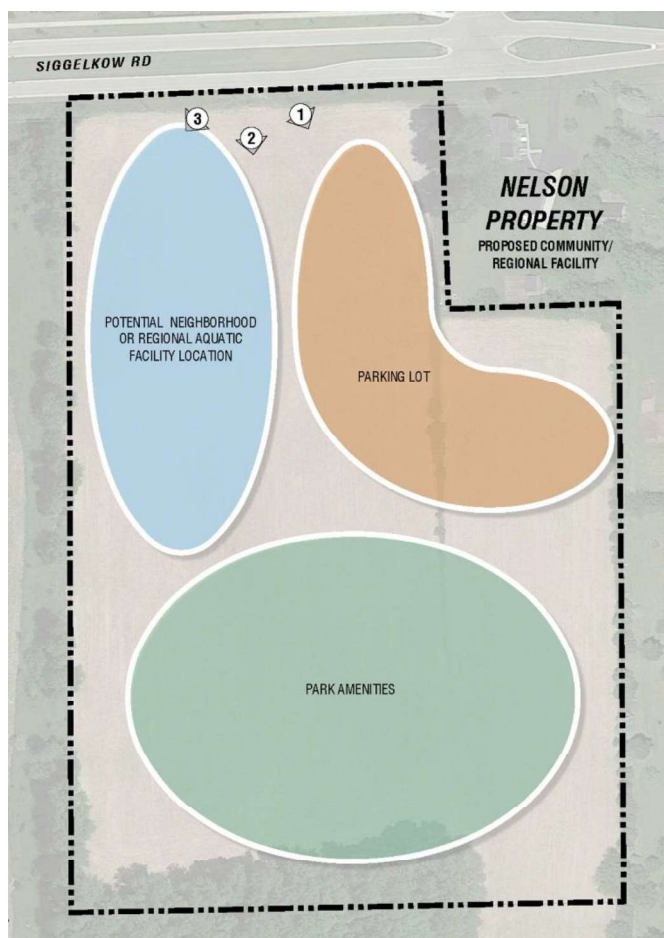
Public outreach, demographic research, market factors and GIS analysis indicate that an aquatic facility of some kind is both needed and desired in McFarland to satisfy expected future population growth. This section will present six scenarios for development of aquatic facilities. The first scenario being the most highly recommended and the sixth being the least highly recommended. Pros and cons for each scenario will be given as well as an explanation on why the scenario is recommended.

Scenario 1: Neighborhood Pool on the Nelson property and a splashpad in Lewis Park

This scenario is being recommended as the most viable option for aquatic facilities in McFarland. This scenario is the result of analysis of public input, demographic data and market analysis research.

Public survey results listed a neighborhood pool as the most desired facility type. Lewis Park was the location most desired for a facility with the Nelson property second. Demographically, the Nelson property makes sense for a location as future population data shows growth in nearby areas. It was unclear through market analysis if a larger, regional facility could draw the number of visitors required to maintain operation. A smaller, neighborhood pool with perhaps some of the features of a regional pool might be a safer financial decision without further analysis. Because the facility is being recommended on the Nelson Property on the far northwest side of the Village, a small splashpad is recommended in Lewis Park to accommodate residents in that part of the Village. This was a desired facility and location mentioned in public comment.

A park master plan should be completed for the development of this entire property if this scenario is chosen.



Pros	Cons
A neighborhood pool was the most desired facility in public survey	High cost of construction
Future population growth near the Nelson site	Site acquisition needed
Adjacent to a major road	
Multiple comment cards asked for a splashpad in Lewis Park	
This scenario provides facilities in two locations	

See **Map 10** and **Map 12** for potential site configurations and **Map 13** for facility example graphics.

Scenario 2: Regional Aquatic Center on the Nelson Property

Scenario 2 recommends the construction of a regional aquatic center on the Nelson site. A facility such as this could be a major draw to the community with the potential for future revenue generation. The downside is high initial cost and the uncertainty of generating the necessary visitation to fund operations. This type of facility also typically charges higher user fees than a traditional neighborhood pool, potentially impacting attendance.

Much of the same reasoning given in Scenario 1 for the selection of the Nelson property as a pool site apply to Scenario 2. A park master plan for the entire Nelson property should be completed if this scenario is chosen.



Example Regional Aquatic Center Concept Plan

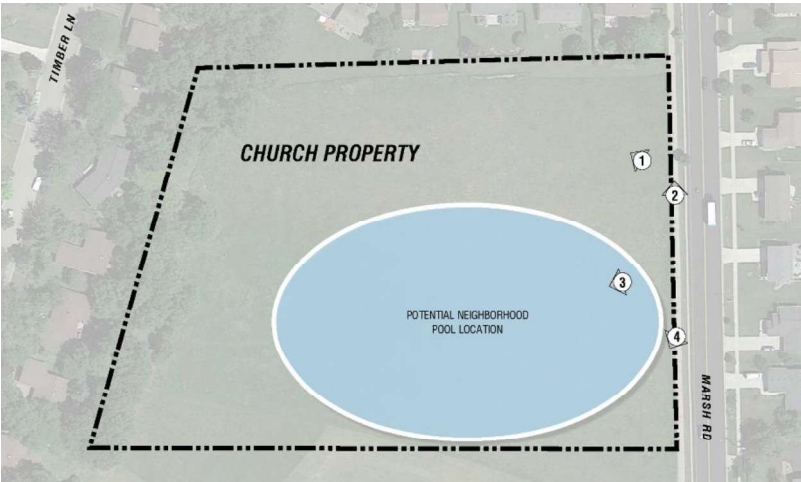
Pros	Cons
Future population growth near the Nelson site	High cost of construction
Potential to be a regional draw	Site acquisition needed
Potential for future revenue generation and Village-wide economic benefits	Uncertainty concerning whether attendance would be large enough to fund operations
Adjacent to a major road	

See **Map 12** for potential site configuration and **Map 13** for a facility example concept.

Scenario 3: Neighborhood Pool on the church property

This scenario is an alternative to Scenario 1 in the situation where land acquisition complications or other issues arise at the Nelson site. Like Scenario 1, Scenario 3 could potentially include a splashpad at Lewis Park.

See **Map 11** for potential site configuration and **Map 13** for facility example concept.

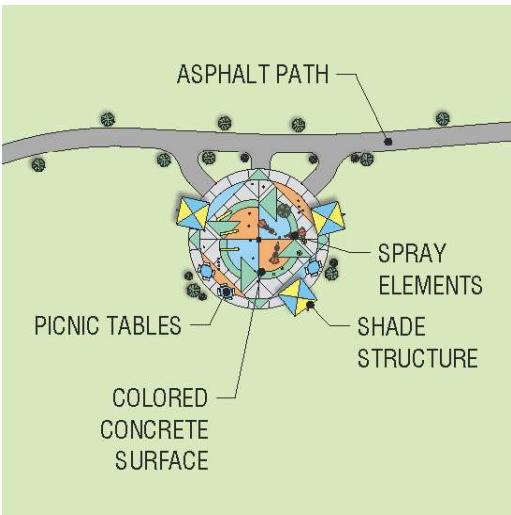


Pros	Cons
A neighborhood pool was the most desired facility in public survey	High cost of construction
Centrally located site	Site acquisition needed
Adjacent to a major road, bike trail and school	

Scenario 4: Splashpad in Lewis Park

Scenario 4 represents a lower cost alternative aquatic facility. A splashpad can be constructed at a lower cost than a full-scale pool or aquatic center but is used primarily by children under the age of 12. The age of the user of this type of facility may be an issue in McFarland as population of children ages 5 to 14 has decreased since 2000 while the population of older residents has increased.

See **Map 10** for potential site configuration and **Map 13** for facility example concept.

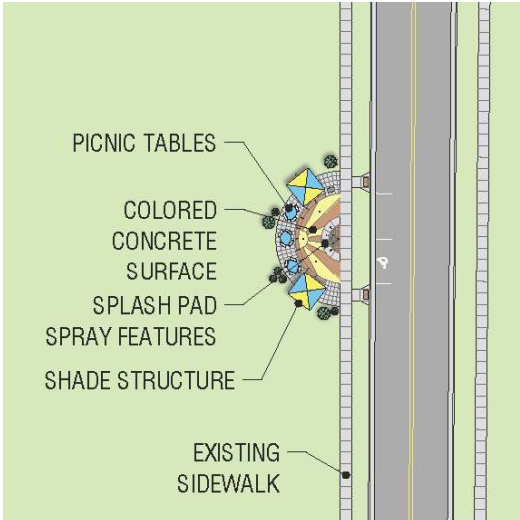


Pros	Cons
Lower cost alternative	Limited user age group
Multiple comment cards asked for a splashpad in Lewis Park	Underserves future population in terms of aquatic facilities
	Not located near area destinations, major roads or bike trails

Scenario 5: Civic Splashpad in Lewis Park or Community Gardens Park

Scenario 5 represents the lowest cost alternative for aquatic facilities. Due to its small size, a civic splashpad could be constructed on any of the selected sites. This alternative has a limited user age group and would underserve future residents in terms of aquatic facility options

See **Map 9** for potential site configuration and **Map 13** for facility example concept.



Pros	Cons
Lowest cost alternative	Limited user age group
Multiple comment cards asked for a splashpad in Lewis Park	Underserves future population growth areas
Due to small size it could be constructed at any of the potential sites	

Scenario 6: McDaniel Park Swim Beach

A public beach is an alternative to a fully built-out facility. The development of a public beach could include the construction of a concessions/restroom building as well as the provision of assigned lifeguards. Recent beach improvement projects in the area have included liners that serve to separate swimming areas from the greater waterbody and reduce water quality issues such as blue-green algae. This separation also allows for the installation of features such as inflatable slides and diving platforms. Troll Beach in Stoughton is a good example of this type of facility.

McDaniel Park is the most likely location for a beach improvement project.



Troll Beach, Stoughton

Pros	Cons
Potentially lower cost of construction	Water quality issues
Natural setting	Not centrally located

Implementation

Figures below provide an estimate of the expected costs of operation of different facility types, staffing requirements, construction costs and an operational summary.

Expected Operational Budget

Neighborhood Pool Budget Projection

OPERATION REVENUE	
Daily Admissions	\$62,000
Seasonal Passes	\$45,000
Concessions	\$22,500
Programming (Swim lessons, fitness classes)	\$35,000
Pool Rentals and Events	\$22,500
Special Events	\$20,000
TOTAL INCOME	\$207,000

OPERATING EXPENSES	
Labor/Wages	\$140,352
Concession Supplies	\$14,000
Utility Services (Water, heat, phone, electrical)	\$35,000
Operating Supplies	\$15,000
Maintenance Equipment and Repair	\$8,000
Chemicals	\$16,500
Education and Training	\$2,500
Marketing and Promotions	\$2,000
Startup and Winterization	\$8,000
TOTAL EXPENSES	\$241,352

MONEY LEFT OVER	
INCOME MINUS EXPENSES	-\$34,352

Regional Pool Budget Projection

OPERATION REVENUE	
Daily Admissions	\$104,000
Seasonal Passes	\$55,000
Concessions	\$42,000
Programming (Swim lessons, fitness classes)	\$41,000
Pool Rentals and Events	\$30,500
Special Events	\$27,000
TOTAL INCOME	\$299,500

OPERATING EXPENSES	
Labor/Wages	\$203,984
Concession Supplies	\$25,000
Utility Services (Water, heat, phone, electrical)	\$46,000
Operating Supplies	\$25,000
Maintenance Equipment and Repair	\$14,000
Chemicals	\$25,500
Education and Training	\$4,500
Marketing and Promotions	\$4,000
Startup and Winterization	\$12,000
TOTAL EXPENSES	\$359,984

MONEY LEFT OVER	
INCOME MINUS EXPENSES	-\$60,484

Staffing Requirements

Neighborhood Pool Staffing Requirements

(Staff levels based on a 12-week season with 8 hours per day open swim)

POSTION	NUMBER ON SITE	HOURS PER WEEK	NUMBER OF WEEKS	\$ PER HOUR	TOTAL LABOR COST
Pool Manager	1	40	18	\$20.00	\$14,400
Head Lifeguards	2	40	12	\$15.00	\$14,400
Swim Instructors	6	20	8	\$14.00	\$13,440
Lifeguards - Fitness/Programming	2	42	12	\$12.00	\$12,096
Lifeguards - Open Swim	8	56	12	\$12.00	\$64,512
Cleaning/Maintenance	1	28	12	\$10.00	\$3,360
Concessions/Admin. Staff	3	56	12	\$9.00	\$18,144
TOTAL STAFF COST					\$140,352

Regional Pool Staffing Requirements

(Staff levels based on a 12-week season with 8 hours per day open swim)

POSTION	NUMBER ON SITE	HOURS PER WEEK	NUMBER OF WEEKS	\$ PER HOUR	TOTAL LABOR COST
Pool Manager	1	40	18	\$20.00	\$14,400
Head Lifeguards	3	40	12	\$15.00	\$21,600
Swim Instructors	6	20	8	\$14.00	\$13,440
Lifeguards - Fitness/Programming	3	42	12	\$12.00	\$18,144
Lifeguards - Open Swim	12	56	12	\$12.00	\$96,768
Cleaning/Maintenance	1	28	14	\$10.00	\$3,920
Concessions/Admissions Mngr.	1	40	16	\$18.00	\$11,520
Concessions/Admin. Staff	4	56	12	\$9.00	\$24,192
TOTAL STAFF COST					\$203,984

Construction Cost Estimate

COST SUMMARY					
	LOCATION	ACRES	FEATURE(S)	CONSTRUCTION COST	ANNUAL OPERATIONAL COST
Scenario 1	Nelson Parcel & Lewis Park	13.5 (Nelson Parcel) 15.9 (Lewis Park)	Neighborhood Facility (Nelson Parcel) & Splashpad (Lewis Park)	\$4M - \$6M/ \$350K - \$500K	\$200K - \$300K
Scenario 2	Nelson Parcel	13.5	Regional Facility	\$7M - \$12M	\$300K - \$400K
Scenario 3	Church Parcel	6.8	Neighborhood Facility	\$4M - \$6M	\$200K - \$300K
Scenario 4	Lewis Park	15.9	Splashpad	\$350K - \$500K	\$2.5K - \$5K
Scenario 5	Lewis Park or Community Gardens	51.9 (Lewis Park) 2.1 (Com. Gardens)	Civic Splashpad	\$150K - \$250K	\$2.5K - \$5K
Scenario 6	McDaniel Park	4.2	Swim Beach	\$50K - \$80K	\$5K - \$10K

Operational Summary

OPERATIONAL SUMMARY					
	LOCATION	FEATURE(S)	SIZE	DAILY WATER USAGE	FILTRATION & SANITATION
Scenario 1	Nelson Parcel & Lewis Park	Neighborhood Facility (Nelson Parcel)	Pool: <7,500 SF Deck: 6K – 8K SF Building: 4,500 – 5,500 SF	4,500 - 7,500 GPD	High Rate Sand Filters & Chlorine Briquettes
		Splashpad (Lewis Park)	Wet Area: 3,000 SF	30,000 - 40,000 GPD (flow through)	UV Filtration Loop
Scenario 2	Nelson Parcel	Regional Facility	Pool: 12K – 20K SF Deck: 10K – 15K SF Building 5K – 7K SF	7,500 - 9,500 GPD	High Rate Sand Filters & Chlorine Briquettes
Scenario 3	Church Parcel	Neighborhood Facility	Pool: <7,500 SF Deck: 6K – 8K SF Building: 4,500 – 5,500 SF	4,500 - 7,500 GPD	High Rate Sand Filters & Chlorine Briquettes
Scenario 4	Lewis Park	Splashpad	Wet Area: 3,000 SF	30,000 - 40,000 GPD (flow through)	UV Filtration Loop
Scenario 5	Lewis Park or Community Gardens	Civic Splashpad	Wet Area: 1,000 SF	10,000 - 20,000 GPD (flow through)	UV Filtration Loop or None
Scenario 6	McDaniel Park	Swim Beach	Water: <7,500 SF	0 GDP	UV Filtration Loop

Concept to Construction

Project Phases

An individual aquatic facility construction project often involves several phases before construction can begin. Aquatic center design will often begin with a series of concept drawings. The goal of a concept plan is to determine what type of improvements are possible in the given space and to provide a guide for the development of those improvements.

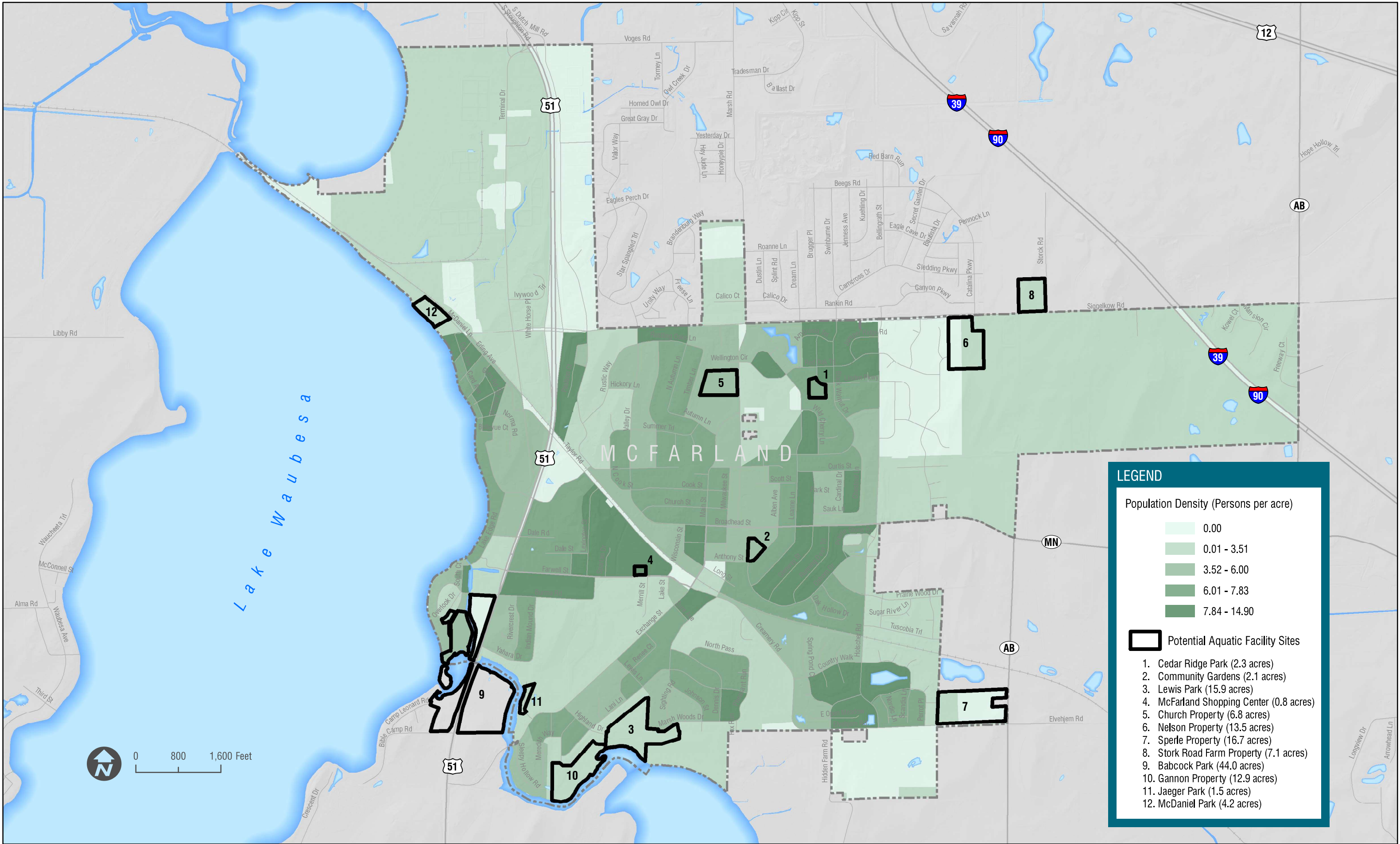
The process for development of an aquatic facility concept plan includes research and data collection to identify drainage patterns, topography and other site features. After this initial reconnaissance, a public meeting is held to gather input on the prepared concepts, preferred programming and amenities. Following this community engagement, concept development plans are revised and cost estimates are prepared. These concept plans are further refined through public feedback and staff discussions into a final graphic and summary report.

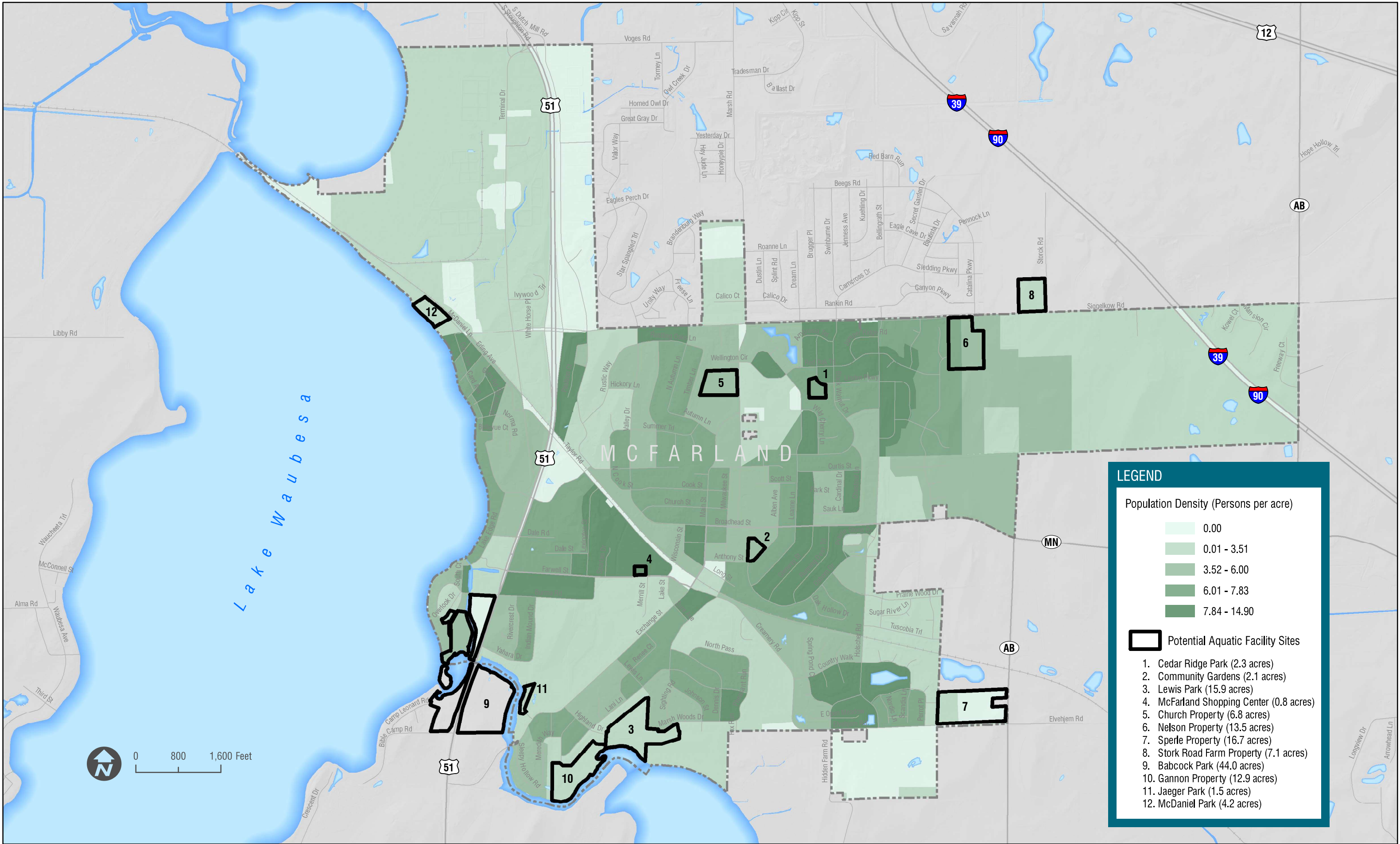


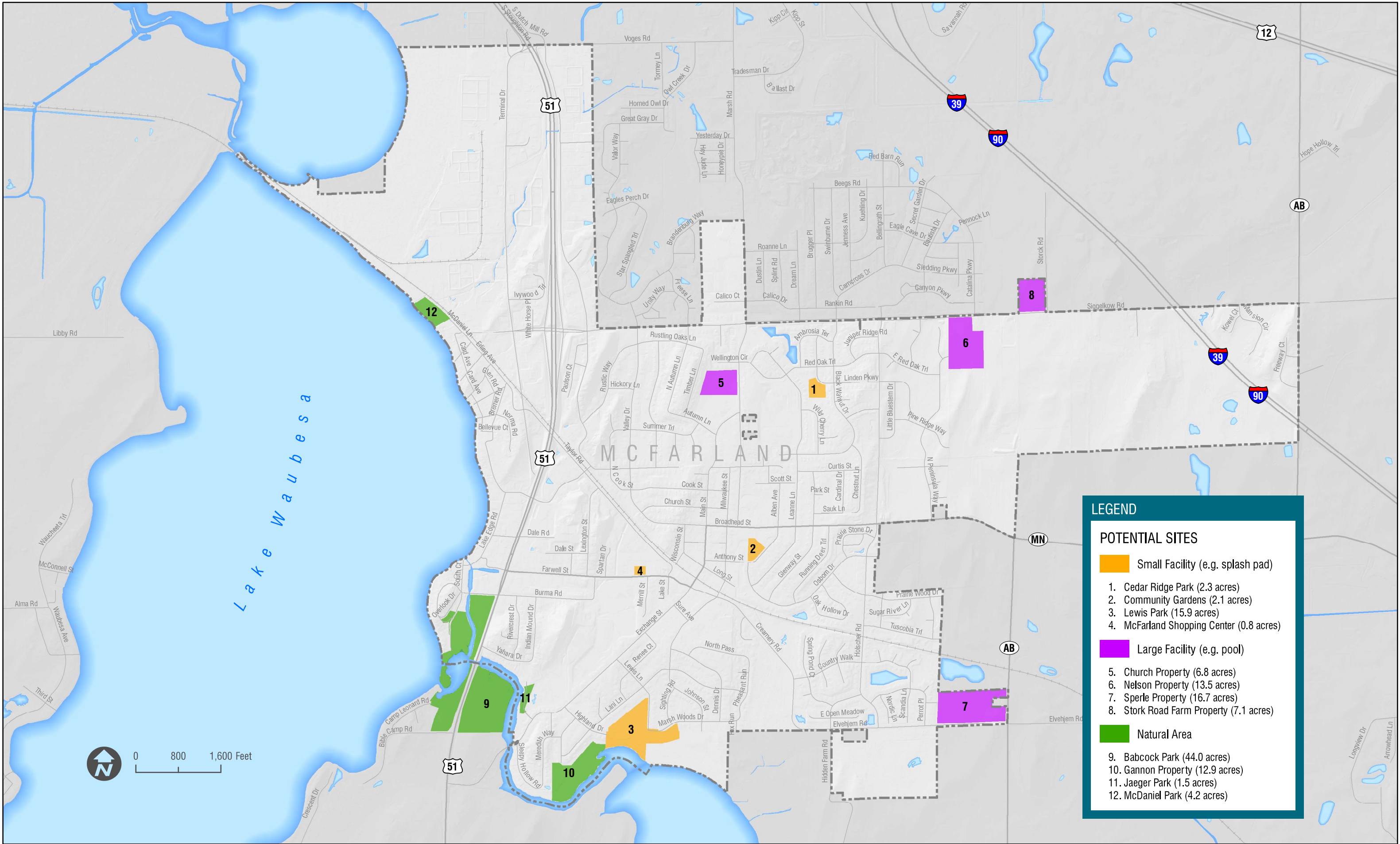
Pool Concept Plan

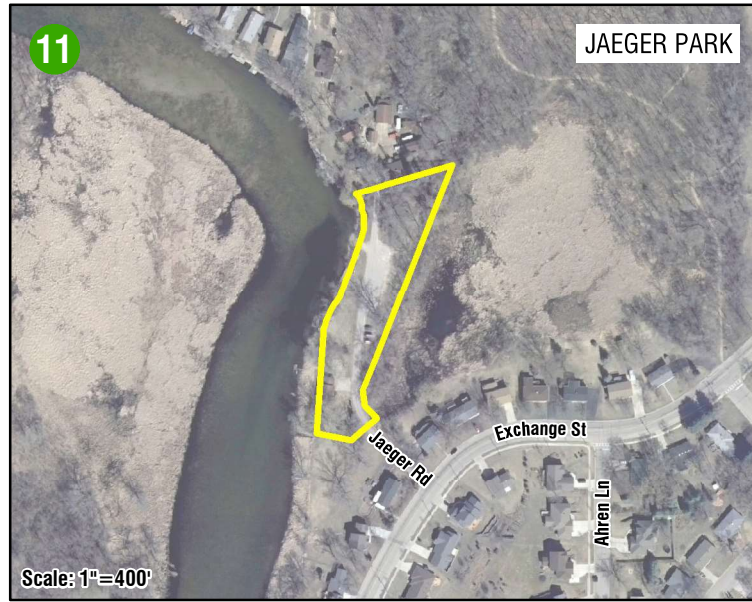
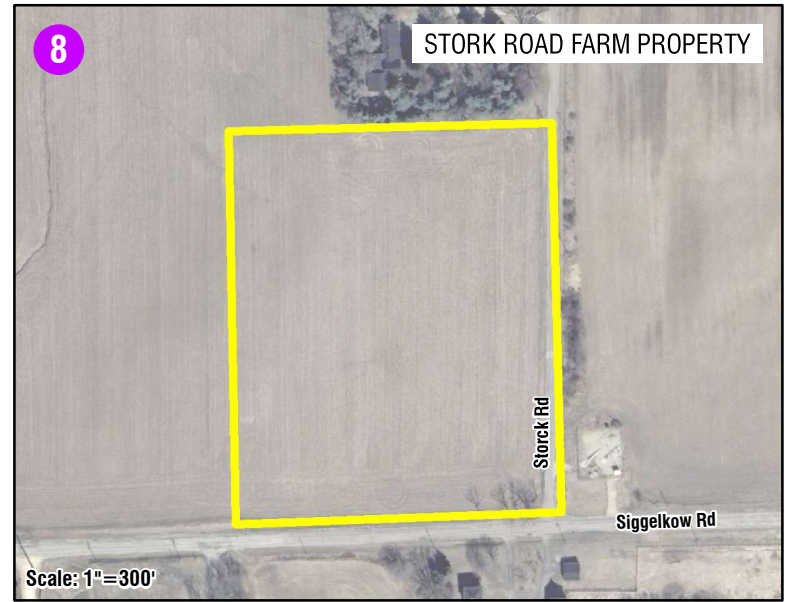
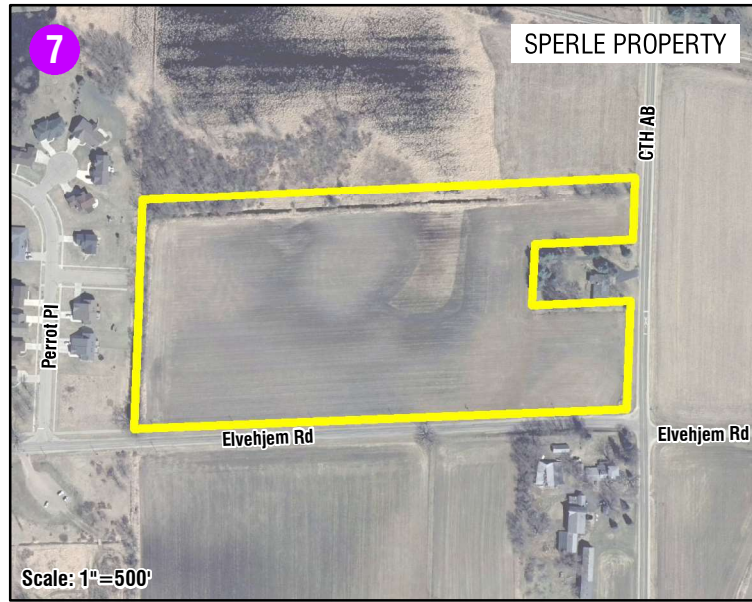
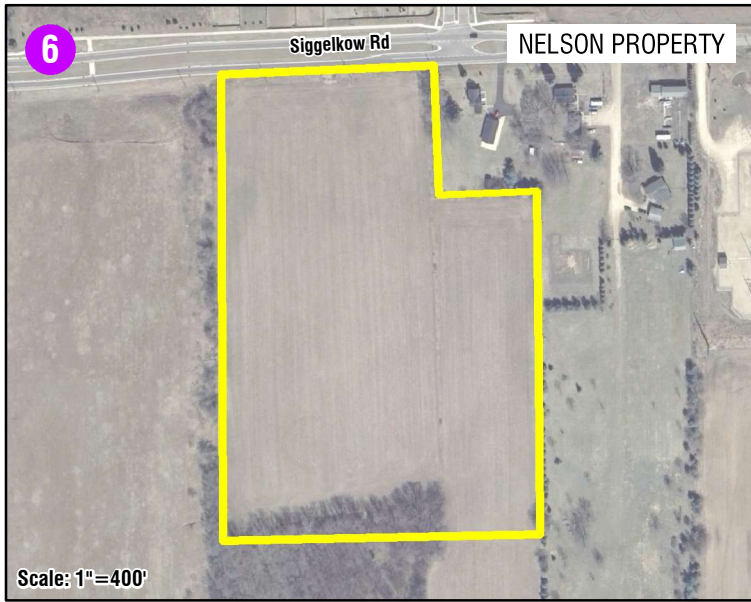
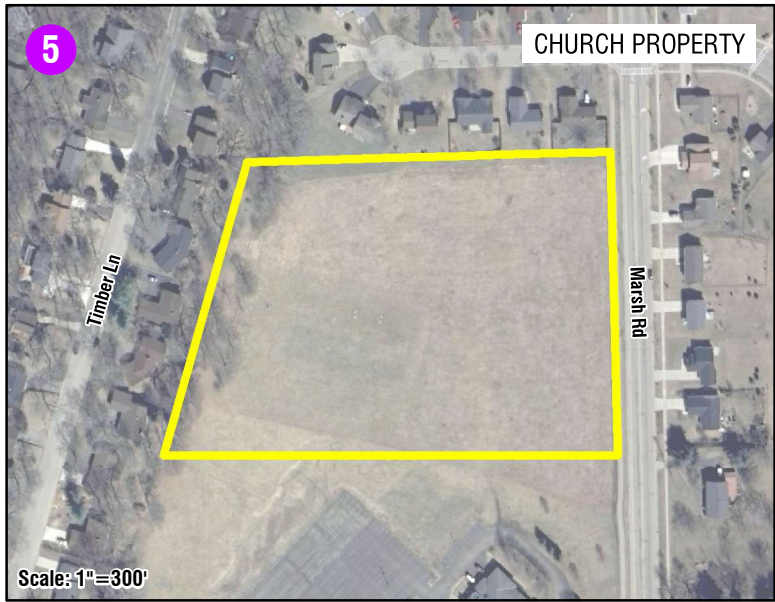
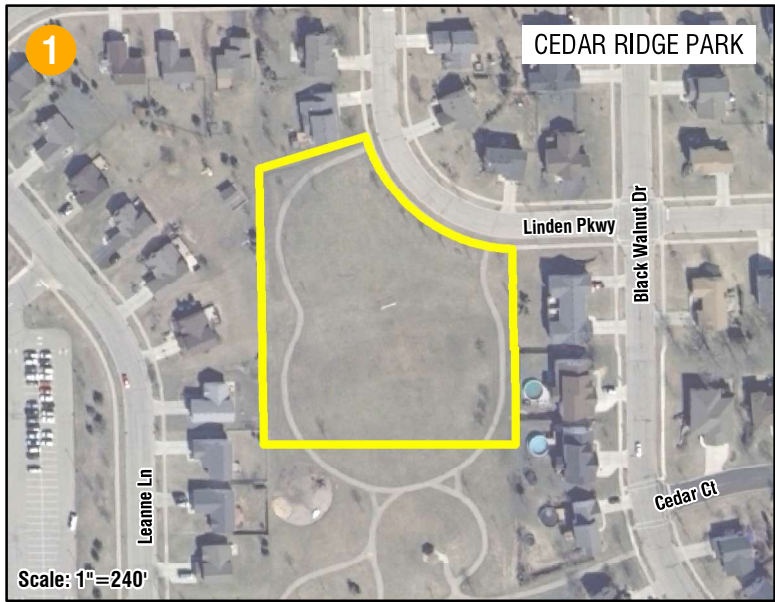
After a final concept has been established, construction plans can be created. An aquatic center plan often requires the collaboration of several different disciplines. Engineers, architects, electricians, plumbers and landscape architects may all be involved in the preparation of a final construction plan set.

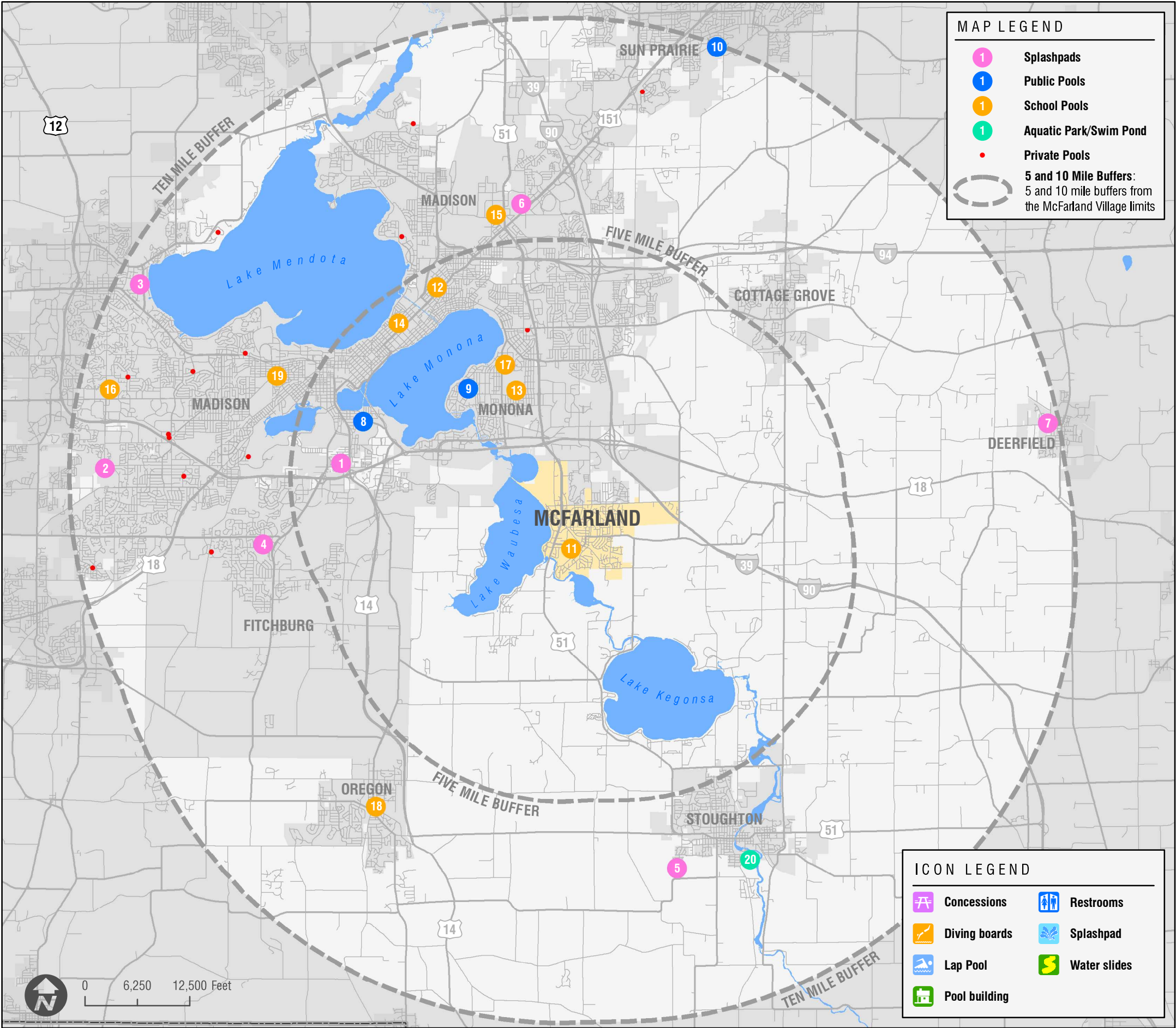
Appendix











MAP LEGEND

- 1 Splashpads
- 1 Public Pools
- 1 School Pools
- 1 Aquatic Park/Swim Pond
- Private Pools
- 5 and 10 Mile Buffers:
5 and 10 mile buffers from
the McFarland Village limits

ICON LEGEND

- | | |
|---------------|--------------|
| Concessions | Restrooms |
| Diving boards | Splashpad |
| Lap Pool | Water slides |
| Pool building | |

AQUATIC FACILITIES WITHIN 10 MILES OF MCFARLAND

SPLASHPADS

- | | | |
|-------------------------------|--|--|
| 1 CYPRESS SPLASHPAD | 3,300 square foot splashpad. (Madison) | |
| 2 ELVER PARK SPLASHPAD | 7,000 square foot splashpad. (Madison) | |
| 3 LAKEVIEW PARK SPLASHPAD | 5,000 square foot splashpad. (Middleton) | |
| 4 MCKEE FARMS PARK SPLASHPAD | 7,000 square foot splashpad. (Fitchburg) | |
| 5 NORDIC RIDGE PARK SPLASHPAD | A recently constructed splashpad in the new Nordic Ridge Park. (Stoughton) | |
| 6 REINDAHL PARK SPLASHPAD | 4,500 square foot splashpad. (Madison) | |
| 7 SAVANNAH PARK SPLASHPAD | 1,700 square foot splashpad. (Deerfield) | |

PUBLIC POOLS

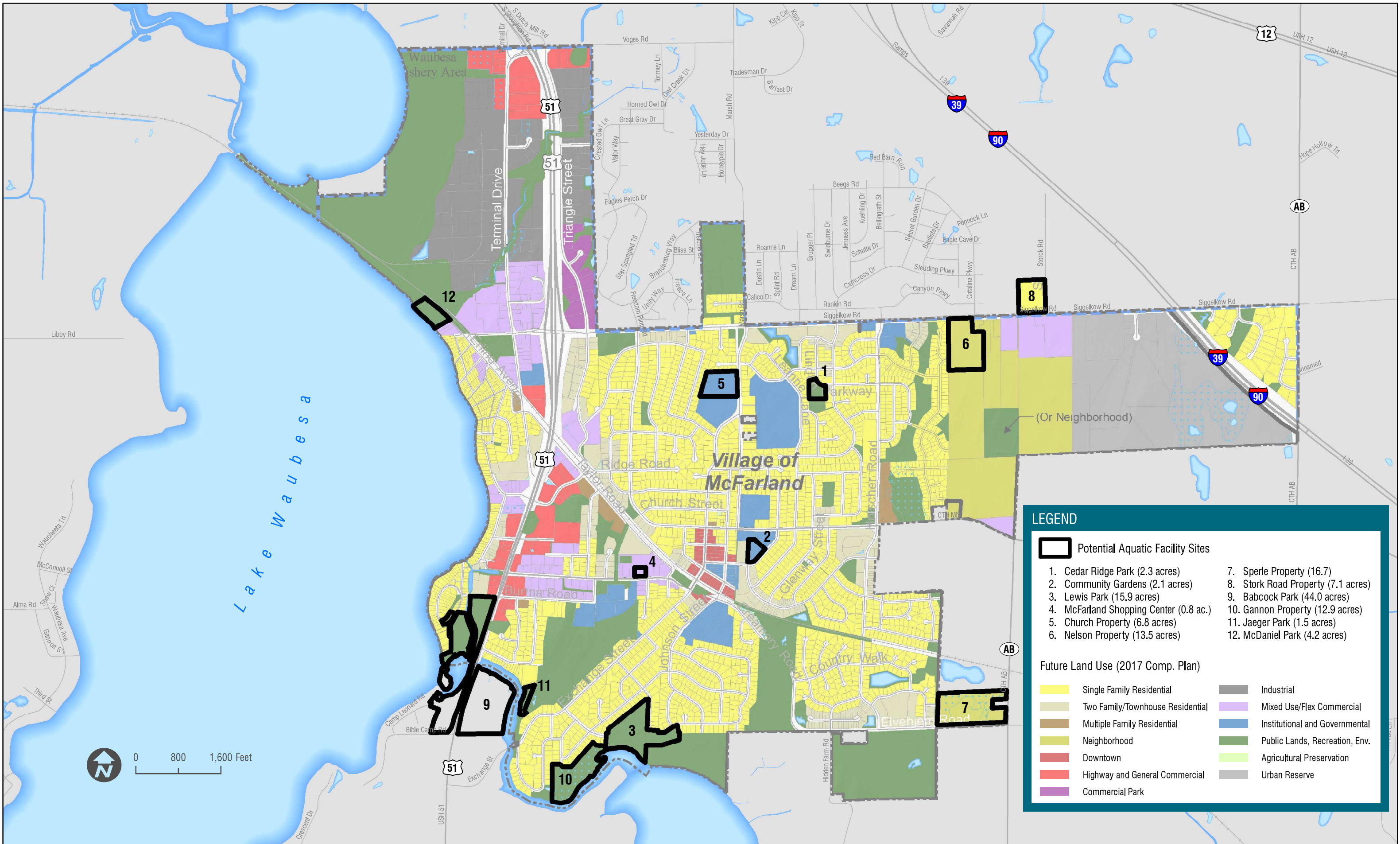
- | | | |
|-------------------------------|--|--|
| 8 GOODMAN POOL | 1,000 person capacity, municipal swimming pool with water slides, lap pool, zero depth entry, shallow water play features and diving boards. (Madison) | |
| 9 MONONA COMMUNITY POOL | 300,000 gallon, municipal swimming pool with a water slide, lap pool, wading pool and diving boards. (Monona) | |
| 10 SUN PRAIRIE AQUATIC CENTER | Aquatic center with water slides, lap pool, zero depth entry, spray features, shallow water play features and diving boards. (Sun Prairie) | |

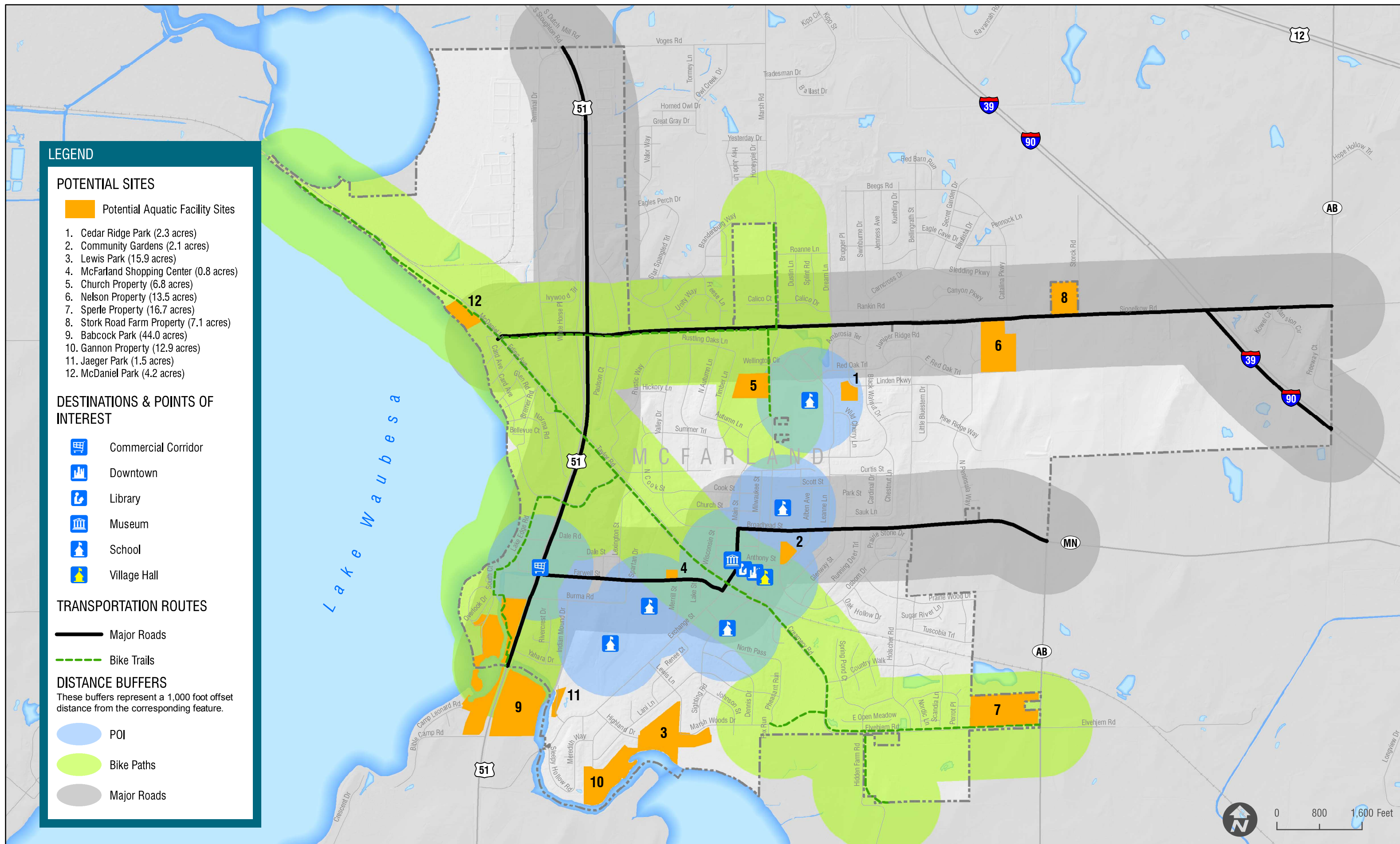
SCHOOL POOLS

- | | | |
|-----------------------------------|--|--|
| 11 ANGIE O'DONNELL AQUATIC CENTER | Indoor lap pool with open swim times for public use. (McFarland) | |
| 12 EAST HIGH SCHOOL POOL | Indoor lap pool with open swim times for public use. (Madison) | |
| 13 LAFOLLETTE HIGH SCHOOL POOL | Indoor lap pool with open swim times for public use. (Madison) | |
| 14 LAPHAM ELEMENTARY POOL | Indoor lap pool with open swim times for public use. (Madison) | |
| 15 MADISON COLLEGE SWIMMING POOL | Indoor lap pool with open swim times for public use. (Madison) | |
| 16 MEMORIAL HIGH SCHOOL POOL | Indoor lap pool with open swim times for public use. (Madison) | |
| 17 MONONA GROVE HIGH SCHOOL POOL | Indoor lap pool with open swim times for public use. (Monona) | |
| 18 OREGON SWIMMING POOL | Indoor pool with lap swimming and diving boards. (Oregon) | |
| 19 WEST HIGH SCHOOL POOL | Indoor lap pool with open swim times for public use. (Madison) | |

AQUATIC PARK/SWIM POND

- | | | |
|----------------|---|--|
| 20 TROLL BEACH | Aquatic park with inflatable play features, a sand beach and a concession building. (Stoughton) | |
|----------------|---|--|





Aquatic Facility Service Area

★

Potential Aquatic Facility Site

●

Adjacent Public Outdoor Aquatic Facility

●

Adjacent Indoor/School Aquatic Facility

●

Other Aquatic Facility within the Service Area (School Pool, Splashpad, Private Facility)

POPULATION DENSITY
(Persons per acre)

0 - 40

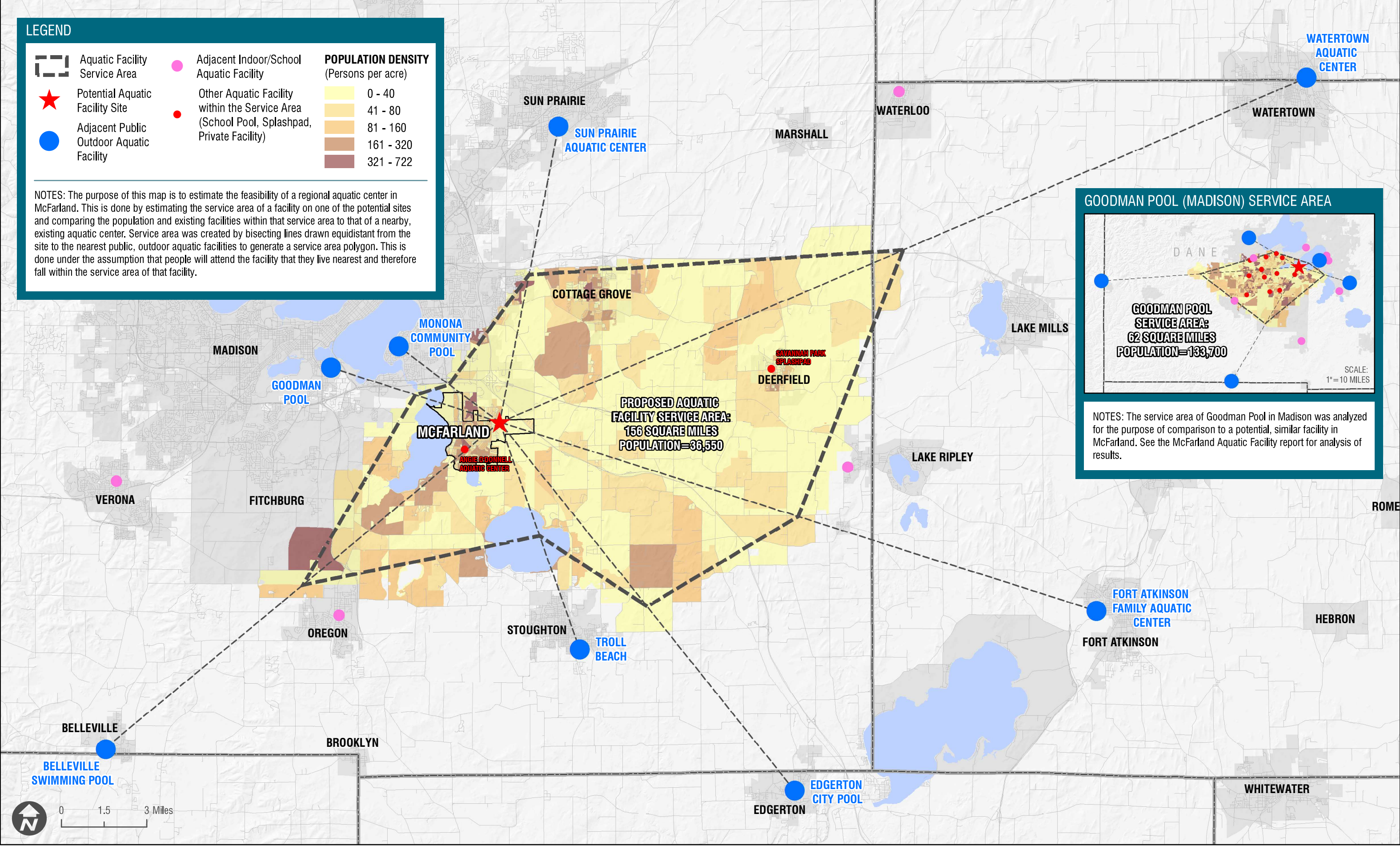
41 - 80

81 - 160

161 - 320

321 - 722

NOTES: The purpose of this map is to estimate the feasibility of a regional aquatic center in McFarland. This is done by estimating the service area of a facility on one of the potential sites and comparing the population and existing facilities within that service area to that of a nearby, existing aquatic center. Service area was created by bisecting lines drawn equidistant from the site to the nearest public, outdoor aquatic facilities to generate a service area polygon. This is done under the assumption that people will attend the facility that they live nearest and therefore fall within the service area of that facility.

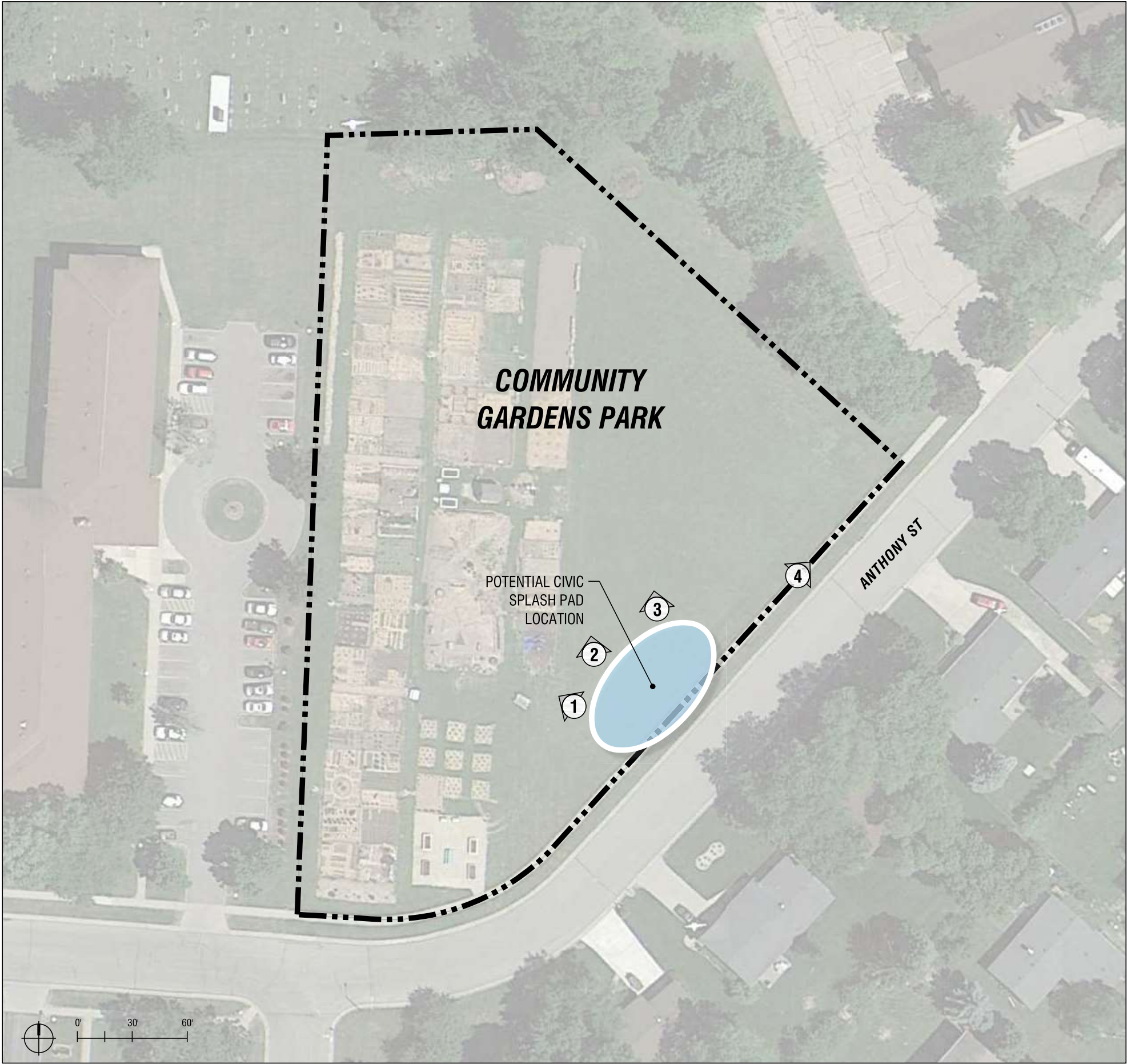


GOODMAN POOL (MADISON) SERVICE AREA

GOODMAN POOL SERVICE AREA:
62 SQUARE MILES
POPULATION=133,700

SCALE:
1"=10 MILES

NOTES: The service area of Goodman Pool in Madison was analyzed for the purpose of comparison to a potential, similar facility in McFarland. See the McFarland Aquatic Facility report for analysis of results.



EXISTING SITE PHOTOS

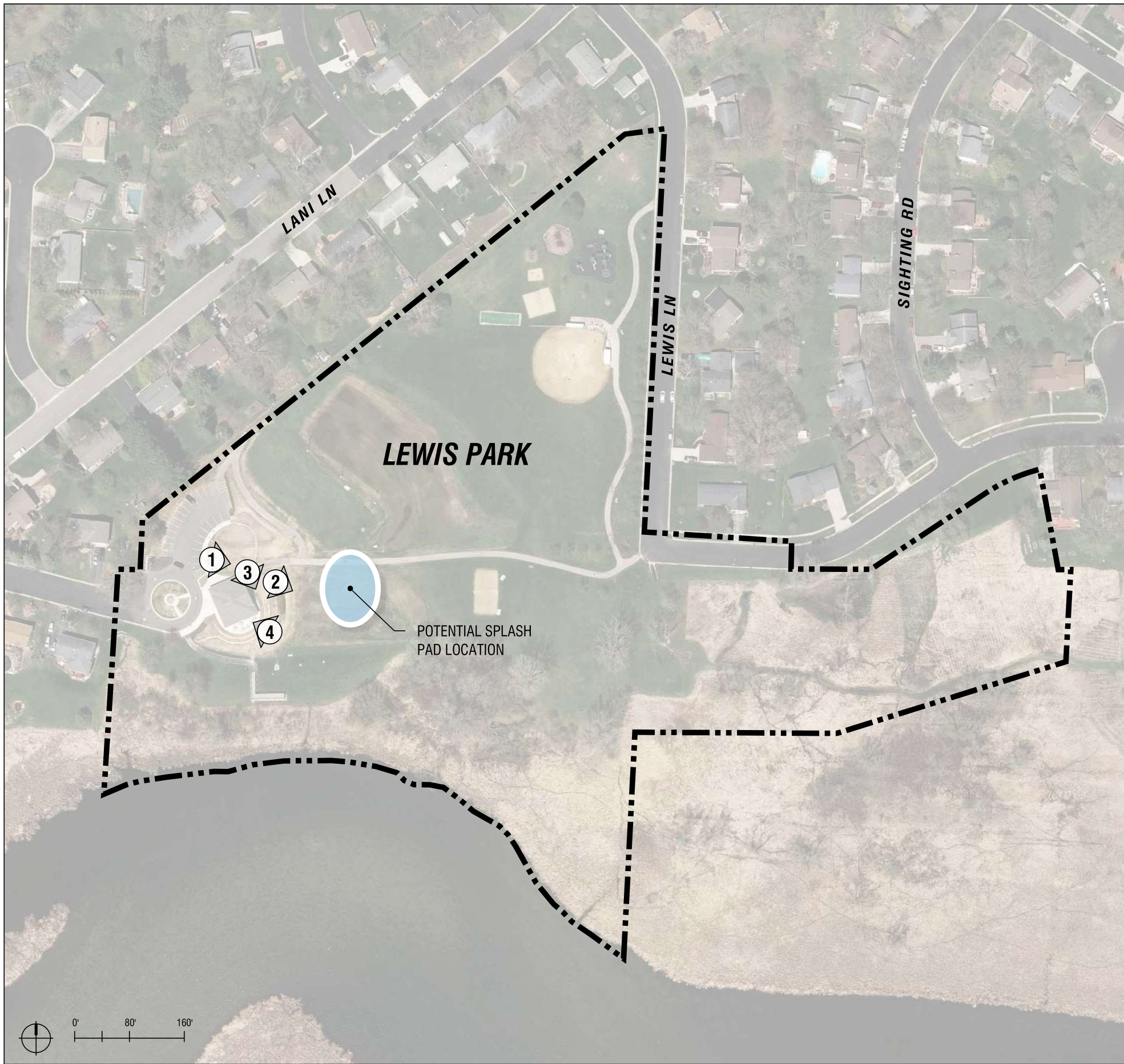


CHARACTER IMAGES



CHARACTER IMAGES (CONT.)





EXISTING SITE PHOTOS

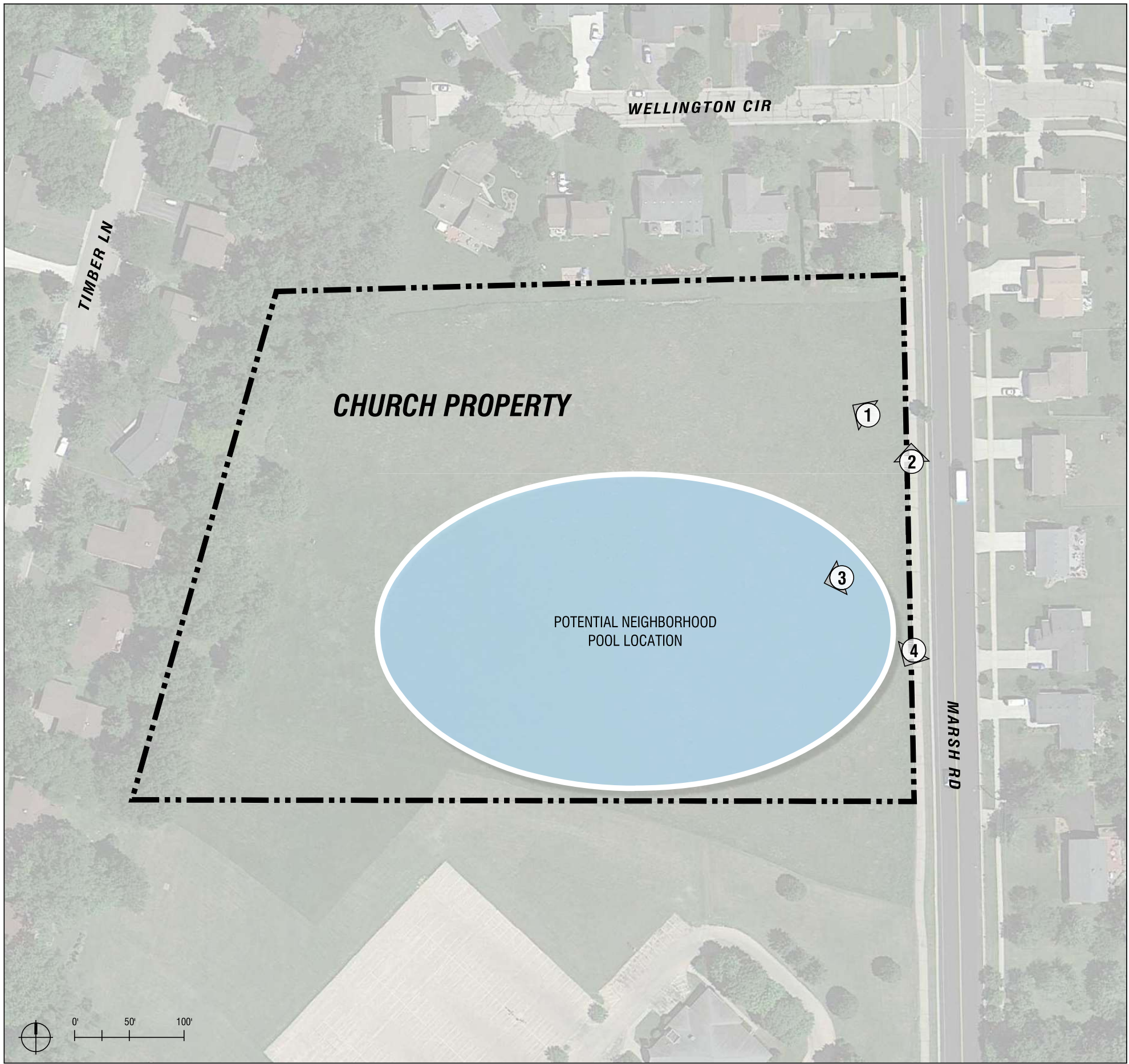


CHARACTER IMAGES



CHARACTER IMAGES (CONT.)





EXISTING SITE PHOTOS

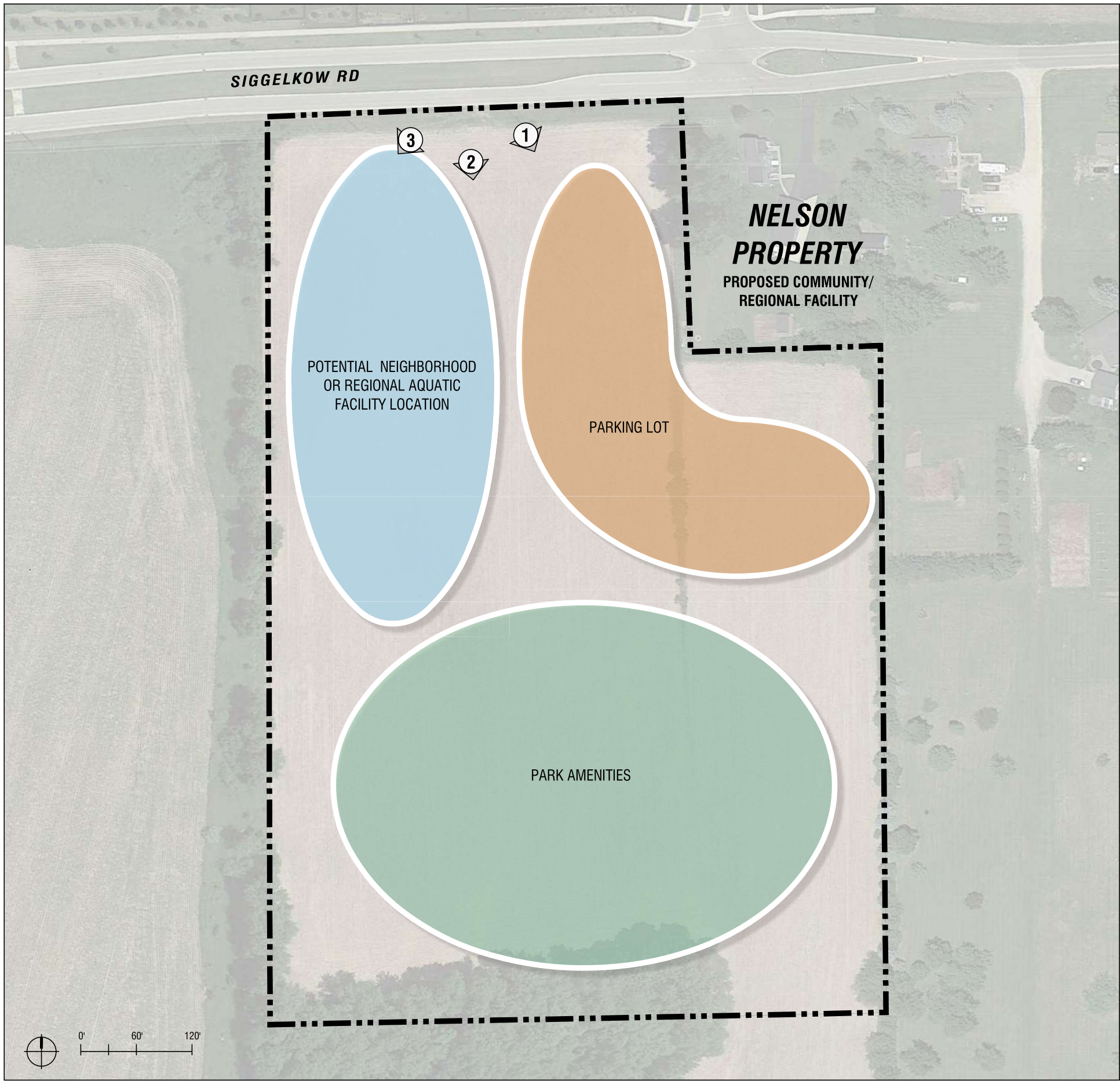


CHARACTER IMAGES

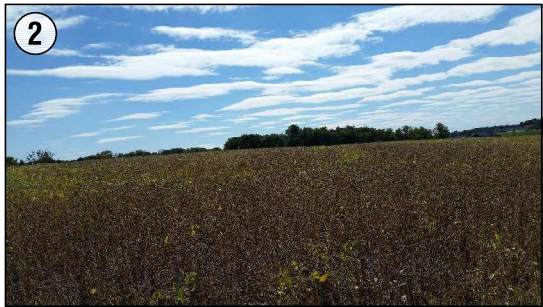


CHARACTER IMAGES (CONT.)





EXISTING SITE PHOTOS



CHARACTER IMAGES (CONT.)

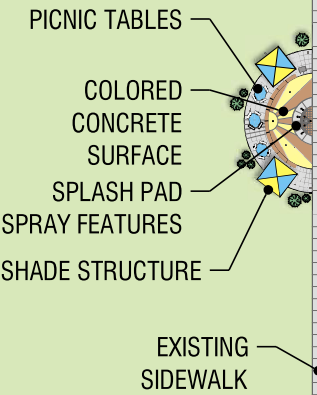


CHARACTER IMAGES



**CIVIC
SPLASH PAD**

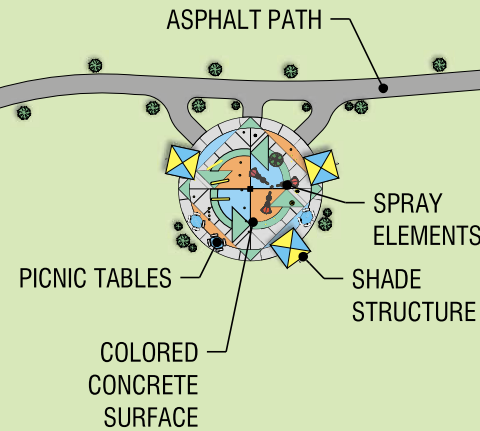
CAPACITY: ~25 PERSONS
COST: \$100,000 - \$300,000



0' 40' 80'

SPLASH PAD

CAPACITY: ~75 PERSONS
COST: \$300,000 - \$500,000

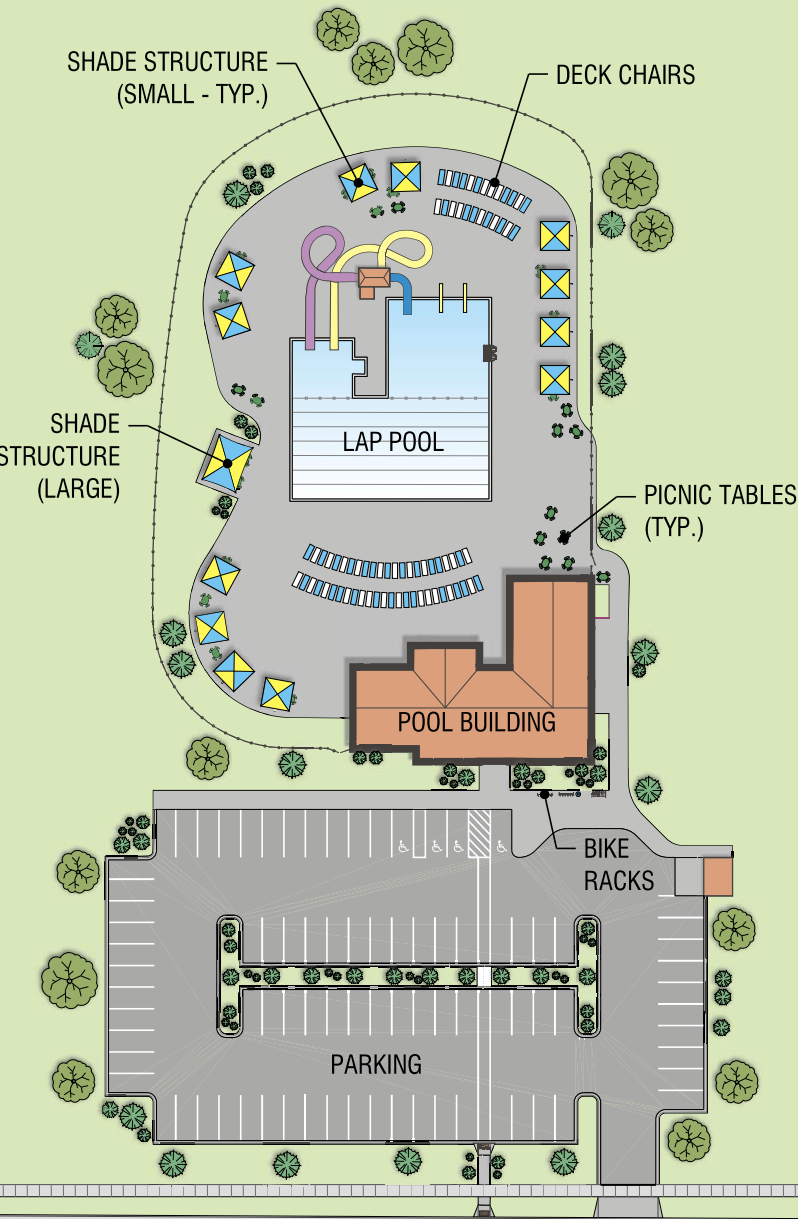


0' 40' 80'

Note: All graphics should be considered conceptual and are intended to represent only examples of possible general facility design types.

NEIGHBORHOOD POOL

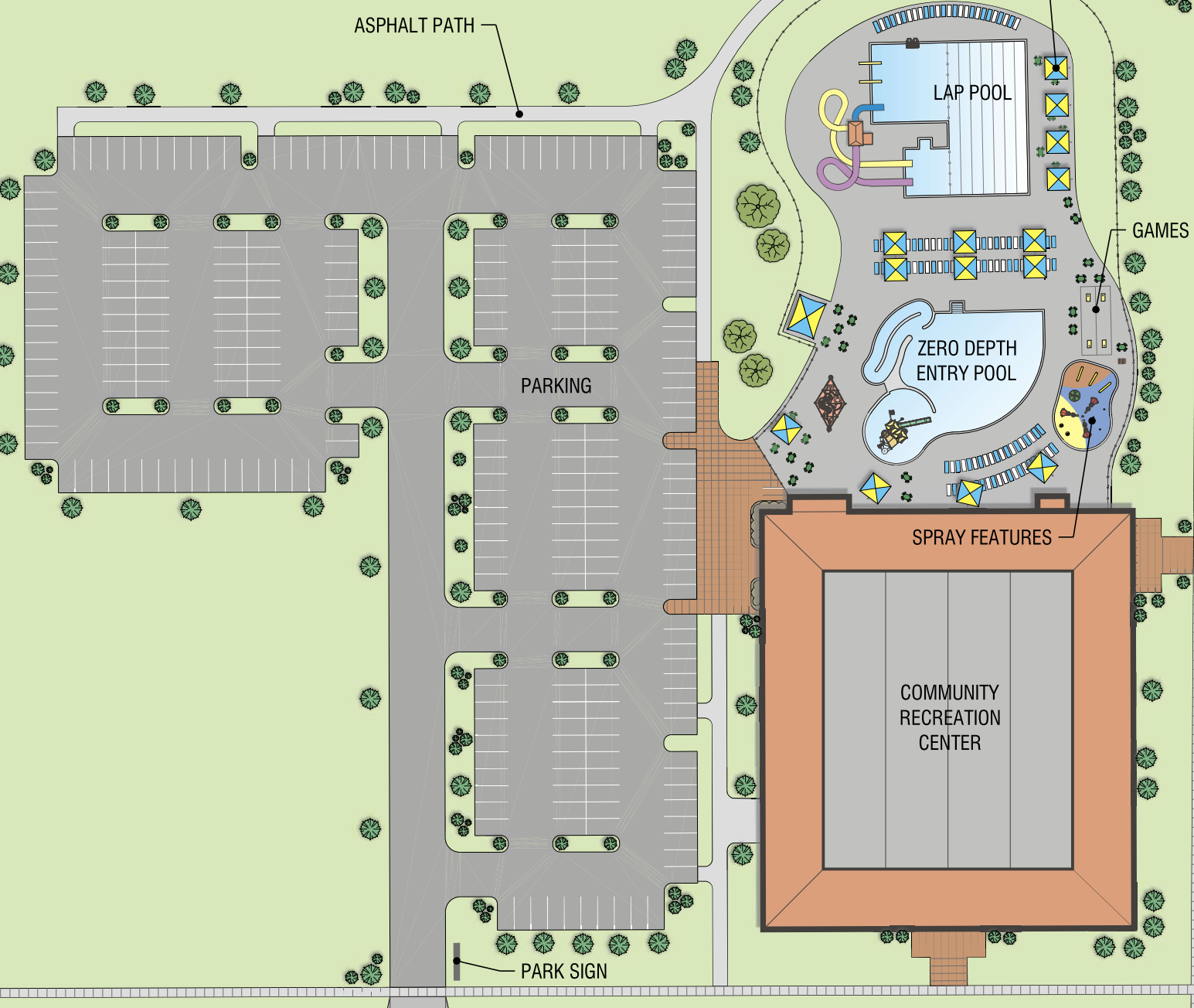
CAPACITY: ~200 PERSONS
COST: \$2,000,000 - \$6,000,000



0' 40' 80'

REGIONAL AQUATIC FACILITY

CAPACITY: ~350 PERSONS
COST: \$6,000,000 - \$10,000,000



0' 40' 80'

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, August 1, 2023

SECTION: Business

DEPARTMENT: Administration

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board regarding updates to Chapter 1 Parks and Park Facilities Naming Rights Policy.

PREVIOUS ACTION:

The former Parks, Recreation, and Natural Resources Committee recommended adoption of this policy at its meeting on March 16, 2017.

The Village Board formerly approved this policy at its meeting on March 27, 2017.

The Parks and Recreation Committee discussed this at the meeting on July 5, 2023.

ISSUE SUMMARY:

Please find enclosed Chapter 1, which is the Parks and Park Facilities Naming Rights Policy.

This was created in 2017 to help guide requests from individuals looking to name some aspect of the park system. The current policy and the Chair's recommended changes are enclosed in the packet.

FINANCIAL/BUDGET IMPACT:

There are no specific financial considerations to draft the policy as this work is done by Staff.

There may be some financial implications regarding the standards that it sets regarding donations and other similar conditions contained within the language.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion, second to recommend approval to the Village Board regarding the changes to the Chapter 1 policy as presented.

ATTACHMENTS:

1. Chapter 1 - Parks Naming Rights Policy
2. Chapter 1 - Parks and Park Facilities Naming Rights Policy - TJ

CHAPTER 1 Parks and Park Facilities Naming Rights Policy

SECTION 1.01 Policy Purpose

The purpose is to establish a policy to provide standards and guidance for the naming or renaming of public parklands, features, and facilities under the jurisdiction of the Village of McFarland (herein after “Village”). The naming of existing Village parklands, features, and facilities may not have been determined within the scope of this policy. As such, existing names do not need to be changed to expressly conform to this policy. It is intended that this policy shall serve as the basis for future naming as may be desired.

SECTION 1.02 Authorization

The Parks, Recreation, and Natural Resources (herein after “PRNR”) Committee shall have the responsibility to consider and make recommendations regarding requests for the naming of sites. The PRNR Committee shall make its recommendation to the Village Board who, in its sole discretion, shall consider and take final action regarding requests for the naming of sites. Diversity, balance, and creativity will be sought through the selection and recommendation process.

SECTION 1.03 Definitions

- (a) **Amenities:** Smaller furnishings and facilities in the parks system such as benches, drinking fountain, tables, etc. Amenities are not formally named but recognition for donated amenities is possible.
- (b) **Donations:** A gift of property, goods, or cash generally with no expectation of return. If the gift is contingent upon a special request it is made subject to “condition”.
- (c) **Major Feature:** Components of park facilities, e.g. sports fields, tennis courts, playgrounds, shelters, fountains, artwork, physical features, or distinctive natural elements.
- (d) **Naming:** The name approved by the Village Board to a given park, park facility, and/or major feature.
- (e) **Naming Request:** The proposal to name or rename a park, park facility, and/or major feature.

- (f) **Park:** All traditionally designed parks, gardens, natural open spaces, woodlands, and specialized parks under the stewardship of the Public Works Department.
- (g) **Park Facility:** Major structures such as community centers, pools, and enclosed pavilions within lands under the oversight of the Village.

SECTION 1.04 Objectives

- (a) Provide name identification for individual parks, park areas, park facilities, or major features.
- (b) Provide criteria for citizen input into the process of naming parks, park areas, park facilities, or major features.
- (c) Insure that naming of parks, park areas, park facilities, or major features is approved by the Village Board after receiving recommendations from the PRNR Committee.

SECTION 1.05 Selection Criteria

The naming of Village parks and/or park facilities should be reserved for circumstances that serve the interest of the Village and ensure a worthy and enduring legacy. Therefore, the potential names should be drawn from the following broad categories for consideration:

- (a) **Geographic Location or Natural Feature.** This can include reference to the natural aspects of the park, its adjacency to a natural feature, or proximity to an adjoining subdivision or street.
- (b) **Historic Events or People.** When considering a naming request to recognize events, people, and places of historic cultural or social significance, requests must demonstrate this significance through research and documentation and show there is continued importance to the city, region, state, and/or nation.
- (c) **Outstanding Individual.** This category is designed to acknowledge the sustained contribution that has been made by such individuals to the Village and/or the development and management of the Village's park system. Quality of the contribution should be considered in kind along with the length of service by the individual. The Applicant requesting the naming shall be responsible to fully substantiate the contributions made by this individual. Preference will be given to a request in which the individual has a tie to the park being requested to be named. Naming requests for an outstanding individual is encouraged only for those who have been deceased for at least three years in order to ensure that person's significance and good reputation have been accepted. This provision can be waived at the Village Board's directive. The naming requests for people who may have lost their lives due to war or a tragic event will be considered only after the shock of such event, a minimum of three years, has lessened within the community.

(d) **Major Donations.**

- (1) Submission of a naming request to recognize a donation in honor of or at the request of the donor will be considered. The threshold for naming under these circumstances will include one or more of the following:
 - (i) Land for the majority of the park was deeded to the Village.
 - (ii) Contribution of a minimum of 50% of the capital construction costs associated with the development of the park and/or park facility.
 - (iii) Establishment of a minimum 20-year endowment for the continued maintenance and/or programming of the park and/or park facility.

(e) **Donation of a Major Feature.**

- (1) Naming of major features will be considered, but the threshold is as follows:
 - (i) Contribution of 100% of the capital construction costs associated with the development of the major feature.
 - (ii) Establishment of a long term endowment for the repair and maintenance of the donated major feature.

(f) **Other Considerations.**

- (1) Donors seeking naming rights for major donations with respect to an individual will be encouraged to follow the principles that apply to naming a park for an outstanding individual. Exceptions to this will be considered on their own merits at the discretion of the PRNR Committee and approval of the Village Board. Naming parks and/or park facilities with a company name is not permitted; however, company names will be considered for major features. Corporate logos, insignias, brands, or direct advertising text shall not be included within naming requests.
- (2) Renaming proposals, whether for a major gift or by community request, are not encouraged. Likewise, names that have become widely accepted by the community will not be abandoned unless there are compelling reasons and strong public sentiment from the broader community for doing so. Historical or commonly used place names will be preserved wherever possible.
- (3) To minimize confusion, parks will not be subdivided for the purpose of naming unless there are readily identifiable physical divisions such as roads or waterways. However, naming of specific major facilities within parks will be permitted. Under these circumstances, such names should be different to the park name to avoid user confusion.

- (4) All signs that indicate the proposed name shall comply with Village graphic and design standards. Specialized naming signage will not be permitted.
- (5) The PRNR Committee reserves the right to recommend to the Village Board the renaming any park, park facility, and/or major feature if the person, entity, or event for which it is named turns demonstrates malfeasance, is found to be disingenuous, and/or subsequently acts in a disreputable way.

SECTION 1.06 Procedures

The following procedures have been established to ensure that naming requests are considered in a consistent manner:

- (a) All naming requests shall be made by submitting an application to the Director of Public Works.
- (b) The naming application will contain the following minimum information:
 - (1) The proposed name.
 - (2) Written narrative justifying the reasons for the proposed name.
 - (3) Written documentation indicating community support for the proposed name.
 - (4) Description/map showing location and boundaries of the park.
 - (5) If proposing to name a facility or major feature within a park, include a description/map showing the location of the facility.
 - (6) If proposing to rename a park or facility, include justification for changing an established name.
 - (7) If proposing to name a park or facility after an outstanding person, include documentation of that person's significance and good reputation in the Village's, State's, or Nation's history.
- (c) Upon receipt of a naming request, the following assessment shall be applied by the Village to consider the request:
 - (1) Review the proposed request for its adherence to the policies of the Village.

- (2) Ensure that supporting information has been authenticated, particularly when an individual's name is proposed.
- (3) Seek input from relevant neighborhood associations, historical groups, and other organizations, if deemed appropriate.
- (4) Upon completion of Items (c)(1)-(3) above, a recommendation will be provided to the PRNR Committee by the Director of Public Works, or his/her designee, regarding the naming request that has been proposed.
- (5) The PRNR Committee will allow for at least two meetings to consider naming requests once a recommendation has been provided by the Director of Public Works.
 - (i) **First Meeting.** The naming request shall only be introduced for discussion only as part of the PRNR Committee's first consideration. Public comment will be solicited by the Village regarding the naming request prior to the second meeting. The Village shall use regular and available means of communication to announce the naming request as it has been presented. A Class I Public Hearing notice will be issued in conjunction with the Second Meeting for the Committee to receive comments from the Public regarding the naming request.
 - (ii) **Second Meeting.** Following the introduction in the first meeting and the solicitation of public comments, the PRNR Committee may take action following a Public Hearing to forward a recommendation of the naming request to the Village Board.
- (6) The recommendation of the PRNR Committee and Director of Public Works regarding the naming request will be presented to the Village Board for consideration and final action.

CHAPTER 1 Parks and Park Facilities Naming Rights Policy

SECTION 1.01 Policy Purpose

~~The purpose is to establish a policy. To~~ provide standards and guidance for the naming or renaming of public parklands, features, and facilities under the jurisdiction of the Village of McFarland (herein after “Village”). ~~The naming of existing Village parklands, features, and facilities may not have been determined within the scope of this policy. As such, existing names do not need to be changed to expressly conform to this policy. It is intended that this policy shall serve as the basis for future naming as may be desired.~~

SECTION 1.02 Authorization

The Parks ~~&~~ Recreation, ~~and Natural Resources~~ (herein after “PRNR”) Committee shall have the responsibility to consider and make recommendations regarding ~~requests for~~ the naming of sites. The PRNR Committee shall make its recommendation to the Village Board who, in its sole discretion, shall consider and take final action regarding requests for the naming of sites. Diversity, balance, and creativity will be sought through the selection and recommendation process.

SECTION 1.03 Definitions

- (a) **Amenities:** Smaller furnishings and facilities in the parks system such as benches, drinking fountain, tables, etc. Amenities are not formally named but recognition for donated amenities is possible.
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- (d) **Naming:** The name approved by the Village Board to a given park, park facility, and/or major feature.
- (e) **Naming Request:** The proposal to name or rename a park, park facility, and/or major feature.

- (f) **Park:** All traditionally designed parks, gardens, natural open spaces, woodlands, and specialized parks under the stewardship of the Public Works Department.
- (g) **Park Facility:** Major structures such as community centers, pools, and enclosed pavilions within lands under the oversight of the Village.

Commented [TJ1]: Are there such things as non-traditionally designed parks?

Commented [TJ2]: Side bar - upon completion, the inclusive park will be under the stewardship of PWD, correct?

SECTION 1.04 Objectives

- (a) Provide name identification for individual parks, park areas, park facilities, or major features.
- (b) Provide criteria for citizen input into the process of naming parks, park areas, park facilities, or major features.
- (c) Insure that naming of parks, park areas, park facilities, or major features is approved by the Village Board after receiving recommendations from the PRNR Committee.

Commented [TJ3]: For new sub-divisions with parks that do not have a name, should a specific process be included to solicit input from the homeowners in the subdivision first? Only?

SECTION 1.05 Selection Criteria

The naming of Village parks and/or park facilities should be reserved for circumstances that serve the interest of the Village and ensure a worthy and enduring legacy. Therefore, the potential names should be drawn from the following broad categories for consideration:

- (a) **Geographic Location or Natural Feature.** This can include reference to the natural aspects of the park, its adjacency to a natural feature, or proximity to an adjoining subdivision or street.
- (b) **Historic Events or People.** When considering a naming request to recognize events, people, and places of historic cultural or social significance, requests must demonstrate this significance through research and documentation and show there is continued importance to the city, region, state, and/or nation.
- (c) **Outstanding Individual.** This category is designed to acknowledge the sustained contribution that has been made by such individuals to the Village and/or the development and management of the Village's park system. Quality of the contribution should be considered in kind along with the length of service by the individual. The Applicant requesting the naming shall be responsible to fully substantiate the contributions made by this individual. ~~Preference will be given to a request in which the individual has a tie to the park being requested to be named. Naming requests for an outstanding individual is encouraged only for those who have been deceased for at least three years in order to ensure that person's significance and good reputation have been accepted. This provision can be waived at the Village Board's directive. The naming requests for people who may have lost their lives due to war or a tragic event will be considered only after the shock of such event, a minimum of three years, has lessened within the community.~~

(d)(c) Major Donations.

- (1) Submission of a naming request to recognize a donation in honor of or at the request of the donor will be considered. The threshold for naming under these circumstances will include one or more of the following:
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 - (ii) Contribution of a minimum of 50% of the capital construction costs associated with the development of the park and/or park facility.
 - (iii) Establishment of a minimum 20-year endowment for the continued maintenance and/or programming of the park and/or park facility.

Commented [TJ4]: Align with Development Agreements. Would like to see a new section that explains how the committee will review any park names as part of a development agreement.

Commented [TJ5]: Do we have the system in place to draw from/accept contributions from an endowment?

Commented [TJ6]: Do we need to establish some specifics about what type of endowment, how much needs to be in it or contributed annually, etc.?

(e)(d) Donation of a Major Feature.

- (1) Naming of major features will be considered, but the threshold is as follows:
 - (i) Contribution of 100% of the capital construction costs associated with the development of the major feature.
 - (ii) Establishment of a long-term endowment for the repair and maintenance of the donated major feature.

Commented [TJ7]: See previous questions.

(f)(c) Other Considerations.

- (1) Donors seeking naming rights for major donations with respect to an individual will be encouraged to follow the principles that apply to naming a park for an outstanding individual. Exceptions to this will be considered on their own merits at the discretion of the PRNR Committee and approval of the Village Board. ~~Naming parks and/or park facilities with a company name is not permitted; however, company names will be considered for major features.~~ Corporate logos, insignias, brands, or direct advertising text shall not be included within naming requests.
- (2) Renaming proposals, whether for a major gift or by community request, are not encouraged. Likewise, names that have become widely accepted by the community will not be abandoned unless there are compelling reasons and strong public sentiment from the broader community for doing so. Historical or commonly used place names will be preserved wherever possible.
- (3) To minimize confusion, parks will not be subdivided for the purpose of naming unless there are readily identifiable physical divisions such as roads or waterways. However, naming of specific major facilities within parks will be permitted. Under these circumstances, such names should be different to the park name to avoid user confusion.

Commented [TJ8]: Does this mean a company would not be able to use their logo in/around the park? For example, if they requested put a small plaque somewhere? Or Is this language saying the park name itself cannot include a logo or advertisement?

- (4) All signs that indicate the proposed name shall comply with Village graphic and design standards. Specialized naming signage will not be permitted.
- (5) The PRNR Committee reserves the right to recommend to the Village Board the renaming any park, park facility, and/or major feature if the person, entity, or event for which it is named turns demonstrates malfeasance, is found to be disingenuous, and/or subsequently acts in a disreputable way.

SECTION 1.06 Procedures

The following procedures have been established to ensure that naming requests are considered in a consistent manner:

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 - (7) If proposing to name a park or facility after an outstanding person, include documentation of that person's significance and good reputation in the Village's, State's, or Nation's history.
- (c) Upon receipt of a naming request, the following assessment shall be applied by the Village to consider the request:
 - (1) Review the proposed request for its adherence to the policies of the Village.

Commented [TJ9]: Seems like we need to update the application document. These procedures look good otherwise.

- (2) Ensure that supporting information has been authenticated, particularly when an individual's name is proposed.
- (3) Seek input from relevant neighborhood associations, historical groups, and other organizations, if deemed appropriate.
- (4) Upon completion of Items (c)(1)-(3) above, a recommendation will be provided to the PRNR Committee by the Director of Public Works, or his/her designee, regarding the naming request that has been proposed.
- (5) The PRNR Committee will allow for at least two meetings to consider naming requests once a recommendation has been provided by the Director of Public Works.
 - (i) **First Meeting.** The naming request shall only be introduced for discussion and a public hearing as part of the PRNR Committee's first consideration. Public comment will be solicited by the Village regarding the naming request prior to the ~~first~~second meeting. The Village shall use regular and available means of communication to announce the naming request as it has been presented. A Class I Public Hearing notice will be issued in conjunction with the ~~First~~Second Meeting for the Committee to receive comments from the Public regarding the naming request.
 - (ii) **Second Meeting.** Following the introduction and public hearing in the first meeting and the solicitation of public comments, the PRNR Committee may take action ~~following a Public Hearing~~ to forward a recommendation of the naming request to the Village Board.
- (6) The recommendation of the PRNR Committee and Director of Public Works regarding the naming request will be presented to the Village Board for consideration and final action.

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, August 1, 2023

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Sayer Larson, Parks Superintendent

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board regarding a Change Order for the Community Park Project to construct a new limestone trail within the Dog Park.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

The installation of a new lime stone path at the dog park was included in the 2023 CIP.

Attached is the proposal for the installation by Meise Construction Inc. The path will help to address some of the water issues that have been brought forward by park users.

Village staff is still working on which option is best for the time the park would be closed versus the final product of the path.

FINANCIAL/BUDGET IMPACT:

The dog park path is included in the 2023 CIP, budgeted at \$75,000.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion, second to recommend approval to the Village Board regarding a Change Order for the Community Park Project to construct a new limestone trail within the Dog Park

ATTACHMENTS:

1. Mcfarland Dog Park Trail proposal
2. Large Dog Park
3. Small Dog Park

Meise Construction, Inc.
P.O. Box 118, Sauk City, WI 53583

Mcfarland Dog Park
Trail Screenings placed

Date: 7/26/2023
Attention: Sayer Larson
To: City of Mcfarland
Address: 5115 Terminal Drive Mcfarland, WI 53558
Phone #:
Fax #:

Bid Date: 7/25/2023
Job Name: Dog Park Screenings Trail
Job No.:
Job Location: Mcfarland, WI
Owner: City of Mcfarland
Date of Plans: As Walked by Sayer Larson

We hereby submit specifications and estimates for:

Proposal Clarifications:

Base Bid is to place screenings on top of existing grade
Alternate is to undercut existing grade 6" so that screenings are only 2" above existing
Limestone Screenings Placed 8" Thick -10' wide
Seeding and topsoil as needed- do not anticipate needing seeding unless leaving undercut material onsite
Job to be paid for by units installed
Excess Material Hauled to Mcfarland Community Park or closer site.

CONSTRUCTION LIEN NOTICE

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, CONTRACTOR HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND ON BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED CONTRACTOR, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. CONTRACTOR AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID. (SECTIN 779.02(2), WIS, STATS.)

PAYMENT TERM AND FINANCE CHARGE

PURCHASER, WHETHER OWNER OR GENERAL CONTRACTOR, SHALL MAKE PAYMENT TO MEISE CONSTRUCTION, INC. WITHIN TEN (10) DAYS OF INVOICE DATE. ALL LABOR AND MATERIAL CHARGES ARE SUBJECT TO A FINANCE CHARGE WHERE PAYMENT IN FULL OF THE ACCOUNT BALANCE IS NOT RECEIVED WITHIN 30 DAYS OF THE INVOICE OR BILLING STATEMENT. THE FINANCE CHARGE IS CALCULATED AT THE DAILY PERIODIC RATE OF .049315% (AN ANNUAL PERCENTAGE RATE OF 18%) ON THE AMOUNT SUBJECT TO INTEREST (THE PREVIOUS BALANCE AS REDUCED BY PAYMENTS, CREDITS AND REFUNDS MADE DURING THE BILLING CYCLE).

Prepared By:

Dan Meise
Project Manager

Acceptance of Proposal- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

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