

Tuesday, March 5, 2024

6:30 PM

McFarland Municipal Center
5915 Milwaukee St, McFarland
Community Room

AGENDA

The public may attend in-person or remotely through the Zoom webinar or telephone options listed below.

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

<https://us02web.zoom.us/j/81165360391>

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

Webinar ID: 811 6536 0391

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 February 6, 2024 Parks & Recreation Committee meeting.

4. BUSINESS.

- a. Discussion and action regarding a request by ACE Mentor Wisconsin to host a pickleball tournament.
- b. Discussion and action regarding a request from MRAP for pickleball court usage.
- c. Discussion and action to make a recommendation to the Village Board regarding the draft plan for Aquatics.
- d. Discussion and action regarding the Inclusive Park final design
- e. Discussion and action to make a recommendation to the Village Board regarding the award of contract for the Highland Oaks Park restroom project.

5. SCHEDULE NEXT MEETING DATE.

- a. Wednesday, April 3, 2024, 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

Tuesday, February 6, 2024 - 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 at the Municipal Center. The meeting was also held via zoom webinar.

Members present: TJ Jerke, Luke Fessler, Sarah Kuba, Tanya Lancaster, Justin Rupert, Lori Wisnicky, Jessica Tokar

Members not present:

Staff Present: Community & Economic Development Director Andrew Bremer, Public Works Director Lee Igl, Parks Superintendent Sayer Larson, Assistant to the Public Works Director Aimee Irwin, and MSA staff Steve Tremlett

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.

Kate Levin of 4528 Red Barn Run provided public comment regarding the future splash pad and pool proposals that the committee will consider. Levin encouraged the committee to consider a pool option.

3. APPROVAL OF MINUTES.

- a. *Motion to approve the minutes of the January 2, 2024, Parks & Recreation Committee meeting.*

Motion by Trustee Jerke, seconded by Trustee Fessler, to approve the minutes of the January 2, 2024, Parks & Recreation Committee meeting. Motion carries 7 - 0 - 0.

4. BUSINESS.

- a. *Discussion regarding park and recreation improvements within Redevelopment Districts 1 & 2.*

Bremer provided the background that the Community Development Authority and the

Plan Commission are jointly working to update the 2010 Redevelopment District 1 and 2 plans. Both planning areas include Village park and recreational amenities. Steve Tremlett of MSA reviewed the materials within the packet. The first area reviewed and discussed was possible parking expansion efforts at McDaniel Park.

- Wisnicky commented on her recommendation to keep as much green space as possible in the park due to its current use.
- Kuba asked for clarification regarding the proposed location of the additional parking. Bremer and Tremlett explained that the expansion would be a continuation of the current drive lane and allow for additional green space or stormwater management inside the loop.
- Lancaster asked how many additional stalls would be gained by the expansion. Tremlett responded that about 35 stalls are estimated with the expansion.
- Trustee Jerke recommended evaluating space for additional watercraft storage racks.

The second area reviewed and discussed was improvements at Brandt Park. Tremlett explained there are two possible areas for additional parking, either in the NE corner of the park or the SE corner of the park.

- Tokar asked if the SE corner was chosen could pathways be created to help traffic flow around the fields to the other areas of the park. Bremer responded that pathways could be evaluated.
- Trustee Jerke asked about the possibility of widening the roadway on McDaniel Lane. Bremer stated the property line is more defined along McDaniel Lane versus Erling.
- Kuba asked when the playground would be up for upgrade at the park. Larson responded the playground was installed in 2010 and has an estimated life of 20 years.

The final area reviewed and discussed was Arnold Larson Park. Bremer explained improvements are focused on the westside of the park. Bremer added that there are limitations due to the area being a historical Badger Petroleum site.

- Lancaster asked about the plans for restroom facilities at the park. Larson explained restroom facilities are included with the master plan for this park.
- Trustee Jerke asked if there would be storage available with the band shell. Larson responded yes storage could be available.
- Kuba asked if identified pathways could be phased in prior to other elements of the master plan. Bremer responded this could be done as planned and included within the budget.

Bremer explained that the Landmarks Commission is working on a project to add historical signs within Larson Park as enclosed within the packet. Bremer added that MSA will fine tune the concepts based on the committee's comments and return to the

March Parks and Recreation Committee meeting for continued discussion.

5. SCHEDULE NEXT MEETING DATE.

a. Tuesday, March 5, 2024, at 6:30 p.m.

6. ADJOURNMENT.

Motion by Kuba, seconded by Tokar, to adjourn at 7:31 p.m.

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, March 5, 2024

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Sayer Larson, Parks Superintendent

AGENDA ITEM: Discussion and action regarding a request by ACE Mentor Wisconsin to host a pickleball tournament.

PREVIOUS ACTION:

This event was approved by the Parks Committee in 2023.

ISSUE SUMMARY:

Staff has received a request from Ace Mentor Wisconsin to host a pickleball tournament at William McFarland Park. The tournament will operate from 7am to 7pm on Saturday, June 15th (the rain date is Sunday, June 16th). They have requested the use of all courts during this timeframe as well as use of the shelter. This event was approved by the Parks Committee in 2023. They also worked with the McFarland Soccer Club (MSC) for concession sales during the event. This provided an opportunity for MSC to raise funds for their programming. A use fee of \$800 was charged for court and shelter usage for the event in 2023. If use is approved, the same use fee of \$800 would be charged for the 2024 event. Proof of insurance for the event will also be required.

The tournament will raise funds for ACE (Architectural/Construction/Engineering) Mentor Wisconsin - Madison Program. Funds raised will support after-school programs, scholarships for students, or internships in the Madison area. ACE Mentor WI – Madison, just completed its first program with students from Memorial High School with plans to expand next year to more schools around the Madison area. The first year was a success with 13 students (out of 15) making it through the year to the final presentation. More information can be found at the following link: <https://www.acementor.org>.

Staff is seeking input from the Committee as if this is a suitable usage for the pickleball courts.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:



Recommended motion:

Motion and second to approve the request by ACE Mentor Wisconsin to host a pickleball tournament on June 15th, 2024 (rain date of June 16th, 2024).

ATTACHMENTS:

None

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, March 5, 2024

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Sayer Larson, Parks Superintendent

AGENDA ITEM: Discussion and action regarding a request from MRAP for pickleball court usage.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

Staff has received a request from MRAP to utilize the village pickleball courts for the 2024 season. The request is similar to the request granted in 2023. MRAP wants to hold beginner/intermediate pickleball instruction, utilizing six of eight courts. This would occur on Wednesday nights from 5:45-7:45PM from June 12th to September 4th. This request differs from the 2023 approval as the duration would be four additional weeks (10 weeks in total). Staff is seeking input from the Committee whether this is a suitable use for the pickleball courts.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion and second to approve the request from MRAP for pickleball court usage.

ATTACHMENTS:

1. Village of McFarland - MRAP Summer Pickleball Court Request Letter - 2024



To: Village of McFarland Parks & Recreation Committee – Attn: Sayer Larsen

From: Alisha Fix– McFarland Recreation, Aquatics, & Play (MRAP) / McFarland School District

Re: Village Pickleball Facility Usage

Date: February 14, 2024

Village of McFarland Parks & Recreation Committee,

McFarland Recreation, Aquatics, & Play (MRAP) is once again looking to coordinate the use of the Village of McFarland's pickleball courts for this upcoming summer. We would like to reserve six out of the eight courts available for beginner/intermediate pickleball instruction for two hours one night a week throughout the summer months. This would allow for two of the eight courts on site to remain available for drop-in community use. (As a reminder, the Village of McFarland granted MRAP the use of six of the courts in the summer of 2023 at zero cost. We hope to continue this agreement for the summer of 2024.)

MRAP is requesting the use of the Village of McFarland's outdoor pickleball courts on the following dates/times for the summer of 2024:

- **5:45-7:45PM each Wednesday, June 12th-September 4th, 2024.** (We will not need a court reservation for July 3rd, 2024 due to the holiday week.)
- A formal notice will be posted, in-writing, at the courts as to when MRAP will be using the courts (once approved) so other users are aware of our court rental days/times.

Our instructor will be responsible for checking-in our participants, providing instruction, providing any first aid care for our participants as needed, and cleaning up after our group is finished.

We appreciate your consideration of these dates and times. Thank you for always supporting MRAP in our endeavors to provide healthy, life-long activities for all McFarland community members.

Sincerely,

Alisha Fix
Recreation Supervisor

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, March 5, 2024

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Lee Igl, Public Works Director

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board regarding the draft plan for Aquatics.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

On March 14, 2019, an Aquatics Feasibility Study was completed and accepted by the Village Board. The topic was reintroduced to the committee at the August 1, 2023, meeting.

A public information meeting (PIM) was held on November 1, 2023, and a survey was conducted. Parkitecture presented the summarized material gathered from the PIM and survey at the [December 5, 2023, committee meeting](#).

Enclosed in the packet is the draft plan prepared by Parkitecture. Parkitecture will review the draft plan. If the committee approves the plan as presented, a recommendation to the Village Board can occur.

FINANCIAL/BUDGET IMPACT:

The design is included in the Capital Improvement Plan for 2027 currently.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion and second to recommend approval to the Village Board regarding the plan for Aquatics as presented by Parkitecture.

ATTACHMENTS:

1. 24_0220 McFarland Aquatics Study Packet

Village of McFarland Aquatics Facility Study

January 2024



Prepared for:

Village of McFarland
5915 Milwaukee St.
McFarland, WI 53558



PARKITECTURE + PLANNING

901 Deming Way, Suite 201 • Madison, WI 53717 • 608.203.8203

www.parkitecture.org

Executive Summary

The Village of McFarland is a small community of approximately 9,325 residents located on the south east side of the Madison metro area and offers a robust park and open space system to its residents. The current parkland amenities include a wide variety of facility types from baseball/softball diamonds, soccer/multi-use athletic fields, numerous playgrounds, skate park, pickleball courts, dog park, disc golf course, and an abundance of passive use conservancy areas. Through various forms of resident input over the past decade, feedback has been generally very positive with one facility type repeatedly cited as missing in the Village. Requests for some type of aquatics facility has been discussed loosely for many years with the Village Park Committee and Village Board. In 2019, a feasibility study was commissioned to determine if the Village population could support an aquatics facility, location and type of nearby facilities, and to explore potential locations within the Village suitable of supporting the required infrastructure. During the spring of 2020, the Village moved forward with the next step of this analysis and retained Parkitecture + Planning to further this study effort along. This planning process has spanned several years due to a lengthy pause related to the COVID pandemic, budget priority shifting, and several other related park master planning initiatives. During 2021/22 a Master Plan for William McFarland Park was developed and from it emerged a preferred location for a future aquatics facility of some type within the Village. The relocation of community soccer to the new Community Park allows for the re-allocation of the northwest corner of the park for aquatics. Once this location was finalized, the planning process resumed for the aquatics focus. In 2022/23, the school district independently constructed a new indoor aquatic center to serve the students, swim team, and community residents. However, it should be noted that indoor and outdoor aquatic facilities serve different purposes and user groups.

A renewed public engagement process yielded strong preferences for a pool over stand alone splashpad, and two conceptual alternatives have been created including the desired amenities. Both options are constructable within the allocated space at William McFarland Park, and will require additional parking, and other infrastructure to support the development type. These elements were shown in the 2022 Master Plan. The following outlines the input gathered and potential development scenarios.

Planning and Public Input Process

This planning process has spanned several years and is briefly summarized below. Numerous review and planning meetings were held between the design team and Village staff throughout the duration of this process that are not chronicled in the following timeline of highlights.

- February 2020 – Kick off meeting with Village staff and design team.
- March 2020 – Initial site plan and building concepts presented to staff (Lewis Park).
- April 2020 – Initial site plan and building concepts presented to Park Committee (Lewis Park).
- 2021-2022 – Master Planning effort underway for William McFarland Park (WMCP).
- August 2023 – Refresher of project and goals presented to Park Committee (WMCP).
- October 2023 – Public Engagement strategy reviewed with Park Committee.
- November 2023 – Public Information Meeting held at Village Hall. The design team reviewed facility types, scales, amenities, and programming elements with attendees. Strong desire for community scale pool facility expressed. See Appendix D for full results.
- November 2023 – Online public input survey was conducted. Strong desire for community scale pool facility expressed. See Appendix E for full results.
- December 2023 – PIM and survey results were reviewed with the Park Committee.
- January 2024 – Design team finalized conceptual plan alternatives and opinions of operating and capital costs.
- March 2024 – Design team presented final plan recommendations to Park Committee
- April 2024 – Design team presented final plan recommendations to Village Board

Conceptual Scenarios

During the public input process several common themes were heard. The most requested amenities included:

- Aquatic facility suitable for all ages
- Preference for pool complex over stand alone splashpad
- Shaded seating
- Lap lanes (6 min, 8 preferred)
- Zero depth entry area
- Interactive water play feature
- Diving board (1 Meter)

This list of desired amenities was used to drive development of two concept alternative plans. A set of design parameters was established to associate with each of the conceptual alternatives as follows:

Facility Assumptions	Concept A	Concept B
Pool Vessel Area	11,200 sf	6,800 sf
Splashpad Area	0 sf	1,300 sf
Seasonal Building	3,500 sf	3,100 sf
Parking Requirements (est)	190 stalls	190 stalls

Concept A depicts a two-vessel scenario that would provide a full scale aquatic facility suitable for a community McFarland's size and growing, and allow for flexibility in operations/staffing allotment. The east vessel contains 6 dedicated lap lanes, a plunge pool area for water slide exits, and a dive well with two boards (1 Meter) and aquatic climbing wall. The conceptual slide tower includes two main slides, and a shorter drop slide. Careful tower design will allow for partial operation and be able to only utilize the drop slide when facility staffing is at a shortage. The western vessel is setup to accommodate zero depth entry, an in-water play structure, spray features, water basketball, and full ADA access. Numerous seating options exist around the facility including picnic tables near the building concessions, shade kites with loungers, and standard deck chair areas. The pool complex is accessed via a breezeway style entrance in the new building with dedicated restroom/shower facilities accessible off of the lobby. A admissions/lifeguard area backs onto the concessions room to allow for flexibility in staffing. Dedicated mechanical space and storage area complete the building footprint. An expanded parking area and dedicated drop off zone provide the needed space for pool patrons, while also accommodating overflow parking needs for regular park use and the potential future expansion of the curling club.

A second option was developed to illustrate the phasing potential of a project of this nature and integrates a splashpad amenity that could be operated as a phase 1, or as an ancillary component of an integrated pool facility. This concept depicts a single pool vessel with 8 swim lanes, integrated dive area, single drop slide, and zero depth entry area with small aquatic play structure. An advantage of a single vessel scenario is the considerable cost savings of only operating one filtration and mechanical pump system. Ample deck area with shaded seating should be included and accommodate a variety of seating options (loungers, picnic tables, and traditional deck chairs). The proposed building offers gender specific restrooms, concessions, admissions/lifeguard area, mechanical room, and storage. An expanded parking area and dedicated drop off zone provide the needed space for pool patrons, while also accommodating overflow parking needs for regular park use and the potential future expansion of the curling club.

These concepts were developed to show possible amenities and layout patterns, but the details shown are schematic. Further evolution of either plan will be required as final amenities and patron capacities are established.

Budget Estimates

The following tables outline the potential construction costs based on the conceptual plans outlined above. This is provided as a range for each main segment of the project and should be assumed to increase as additional elements and complexity is infused into the original plans. The typical design/engineering/permitting process can take 6 months or longer depending on the complexity of the site and desired facility amenities. Other items to include in budgeting process would include owner provided items such as cameras, FFE, point of sale devices and design/engineering/permitting fees. A/E fees and expenses will typically be in the 8-10% of total construction costs and should be factored into the total project budget.

Projected Construction Costs	Concept A	Concept B
Pool Budget (inc. mechanicals) \$325/sf	\$3.7M-4.6M	\$2.3M-3.0M
Splashpad \$220/sf	0	\$600k-700k
Seasonal Building \$440/sf	\$1.6M-1.9M	\$1.3M-1.8M
Pool Deck Area (inc. shade and fencing)	\$600k-900k	\$500k-800k
Site Improvements	\$900k-1.1M	\$900K-1.1M
Total Estimated Construction Cost	\$6.8M-\$8.5M	\$5.6M-\$7.4M

A projected operating budget was assembled based on the concept plans outlined above. Outdoor municipal aquatic facilities typically run at a loss and are subsidized to meet their budget needs.

Operational Revenue	Concept A	Concept B
Daily Admissions	\$72,000	\$65,000
Seasonal Passes	\$45,000	\$40,000
Concessions	\$28,000	\$25,000
Programming (lessons, classes, etc)	\$40,000	\$40,000
Pool Rentals and Events	\$8,000	\$5,000
Total Revenue	\$193,000	\$175,000

Operating Expenses	Concept A	Concept B
Salaries	\$295,000	\$245,000
Concession Supplies	\$17,000	\$13,000
Utility Services (monthly expenses)	\$30,000	\$28,000
Operating Supplies	\$30,000	\$11,000
Maintenance	\$20,000	\$6,000
Chemicals	\$30,000	\$20,000
Education and Training	\$2,500	\$2,500
Marketing and Promotions	\$3,000	\$3,000
Total Expenses	\$427,500	\$328,500

Net Income	Concept A	Concept B
Revenue minus Expenses	-\$234,500	-\$153,500

Conclusion

As outlined in the preceding sections, the Village of McFarland residents have shown a continual demand for access to an aquatic amenity over an extended period of time. William McFarland Park, the largest community park in the Village emerged as the preferred location and was proven to have adequate space to house such an amenity. With continued growth of the village population, especially in areas along the east Siggelkow Road Corridor, William McFarland Park will continue to experience usership by village residents. The two conceptual alternatives compiled utilizing community public input provide a phase-able approach to development of this new facility. Availability of funding sources will drive the timeline and final level of development for community aquatics. It is increasingly more and more common to see a shared funding model for these types of projects that would include a mixture of public and private dollars for the initial capital expenditures. Long term operations and maintenance costs could also be a shared burden between private entities, the Village, and the School District following prior cooperative efforts between these two entities. It should be remembered that parks, recreation facilities, and aquatic amenities should be viewed as “quality of life” enhancements for communities and not as profit centers. It is a rare occurrence in the State of Wisconsin that a pool is able show financial results in the black, let alone break even. However, a community investment in these categories does provide many intangible returns for current residents, local businesses, and creates additional interest in the Village of McFarland.

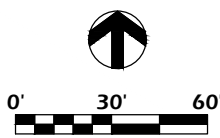
Appendices

- A - Concept Alternative A Site Plan
- B – Concept Alternative B Site Plan
- C – Conceptual 3-D Renderings – Alternate A
- D – Conceptual 3-D Renderings – Alternate B
- E – PIM Summary Memo
- F – Public Survey Results

File: P:\20.011 McFarland Pool SD\CAD\LW-pool-only.dwg Layout: EXHIBIT A User: Blake Theisen Plotted: Feb 07, 2024 - 9:53pm



- LEGEND**
- 1 Existing Curling Center Building
 - 2 Existing Pickleball Courts
 - 3 Existing Skate Park
 - 4 Stormwater Management Area
 - 5 Concessions Seating
 - 6 Shade Structure
 - 7 Bathhouse Building
 - 8 Zero Depth Entry
 - 9 Water Play Structure
 - 10 Lap Lanes (6)
 - 11 Water Slides
 - 12 Proposed Parking Expansion
 - 13 Proposed Drop Off Lane



Revisions:

Project #: 20.011
Issued For: Review
Date: 1/22/2024

Sheet Number

File: V:\20.011 McFarland Pool SD\CAD\LW_splashpad combo.dwg Layout: EXHIBIT B User: bluen Plotted: Feb 07, 2024 -- 6:41am



Revisions:

Project #: 20.011
Issued For: Review
Date: 1/22/2024

Sheet Number

EXHIBIT B

File: P:\20.011 McFarland Pool SD\CAD\P-IMAGES FINAL.dwg Layout: EXHIBIT C User: Blake Theisen Plotted: Feb 07, 2024 - 9:52pm



File: P:\20.011 McFarland Pool SD\CAD\P-IMAGES FINAL.dwg Layout: EXHIBIT D User: Blake Theisen Plotted: Feb 07, 2024 - 9:52pm





The Village of McFarland held a public information meeting to gather resident input on potential development of an Aquatic Facility in William McFarland Park. Approximately 30 people were in attendance and held discussions from 6:00 to 7:30 PM. The meeting consisted of a brief overview presentation of the process, followed by general resident questions and discussion. Residents were then asked to review the character images and provide written comments and preferences. The following summarizes the input gathered.

Verbal Discussion Items:

- Desire for shaded seating
- Interest in ability to host swim team
- Monona cited as the most common pool used by McFarland residents
- General satisfaction that the process is moving forward
- Interest in developing the project sooner rather than later
- General preference for a pool in lieu of a splashpad
- Several questions about the ability of phasing the project to get it started sooner
- Interest in providing amenities for all age groups, not just a swim team type of facility

Written Comment Card Responses:

The following comments are verbatim from written comment cards collected at the meeting.

- I don't feel the Olympic size pool is necessary. Like idea of splashpad and pool except if we do it like the Monona pool with a shallow area the little kids can run thru. I would prefer that – Anonymous
- Love zero depth pool with splashpad incorporated. Love lane lines for swim team. Need shade areas. Like the Burlington pool concept without high dive and no slide in dive well – Deb Olia
- I hope we have artistic theme to highlight our proximity to the lakes and birds. Burlington pool seems to have inclusive space for multiple ages in a community. Some shade over play equipment. Adequate parking. No cabanas, we are a public pool and not a private club. – Meredith Hughey
- A pool over a splashpad is definitely the consensus. We would definitely like to see this happen sooner than a 2028 opening. – Patti Bartsch
- Having a pool that can accommodate people of all types is a priority. Favor larger than smaller. Very important to design area around pool, need shade so people don't bake poolside. – Peter O'Donohue
- A facility that would include lanes to host swim meets, dive meets, zero entry, and general swim play. The 18" areas (swim shelf) are nice for families with small children as well. Thank you! – Anonymous
- Shaded areas are a must. Burlingtons concept with zero depth and the lazy river can be extremely beneficial to everyone – Kathy Coppens
- Minimum 6, preferably 8 lane METER pool (swim kids generally hate yard pools). Concessions for sure – Amanda Wegner

- I think we need to avoid being short sighted with size. This is 5 years away and the village is growing. My opinion is we build for what the population will be rather than what it currently is. – Bryan Atkinson
- My family and I strongly support a pool. It is important to be as inclusive with this project as possible and ensure as many community members as possible are able to be users. – Anonymous
- In favor of a pool and in favor of moving up the timeline as much as possible. Appreciate the zero depth with sprinkler/water features rather than a splashpad or separate splashpad. – Jessica Kasten
- We think the Burlington model of having an adjacent beer garden is great – Anonymous
- Would be so cool to have a pool/splashpad pairing! But a pool sounds best. I would like one with fun as the main draw, certainly not a big focus on swim team. A place for the young and old to frolic freely together! – Sephie
- Lane pool with slide/dive well and splashpad – Rol Olia
- Whatever we can do to move this along! I like the Burlington pool, but if size is a \$ barrier, the elkhorn one is great! – Kelly Coffy
- Shade! Like elver park but add a section of seating without tables. Family restrooms with 2 toilets, a novel idea!. Facility with pool and recreational space – I like the equipment in shallow area. It still gets hot at the top. Tween space, ie basketball. Splashpad for shoulder season (as a parent I still sit on concrete so maybe something more comfy). Similar size as Middleton. Inclusive entry. – Meredith Hughey
- Love the zero entry. Love a diving board/slide deep well. Love an area of lap lanes. Love a slide or two. Don't want a lazy river. Don't want a play structure in the water. Would love to have an outdoor pool before 2028. – Julie Lord

Image Preferences:

The preferred character images were chosen using a visual preference exercise utilizing green stickers and post it note comments. The images on the following pages capture the results of this exercise. In general the results showed a preference for a medium sized pool facility with slides, aquatic basketball, toddler play structure, zero depth, and a swim shelf. A strong desire for shaded seating and a robust concessions offering was also indicated. This is typical of a small community sized pool complex. The most commonly cited example was the Burlington Community pool in Burlington Wisconsin. There was little interest shown in development of a stand alone splashpad.







Attendance Sign In

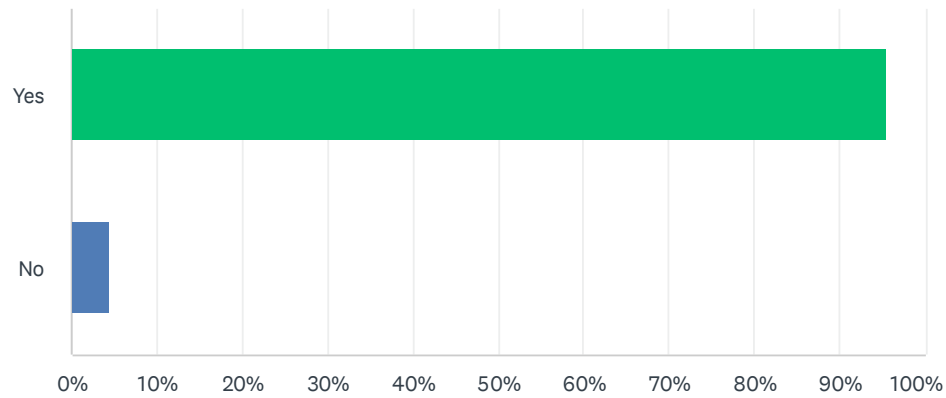
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Parkitecture

[illegible]

Q1 Are you a resident of the Village of McFarland?

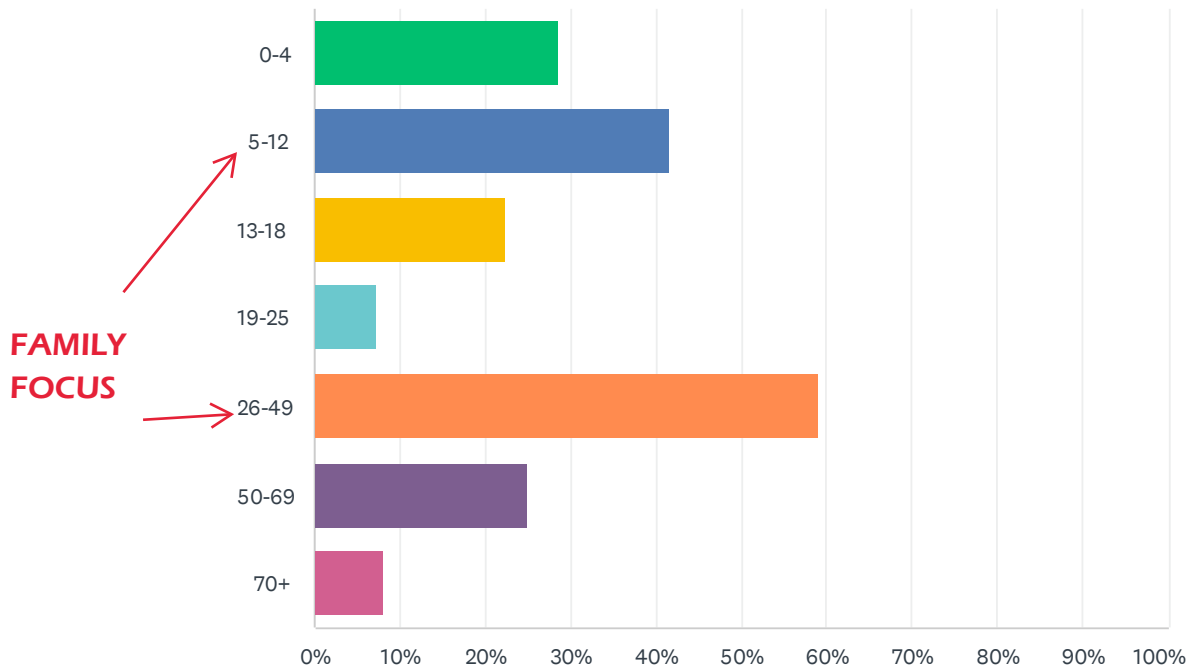
Answered: 525 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	95.62%	502
No	4.38%	23
TOTAL		525

Q2 What are the age groups in your family?

Answered: 526 Skipped: 0

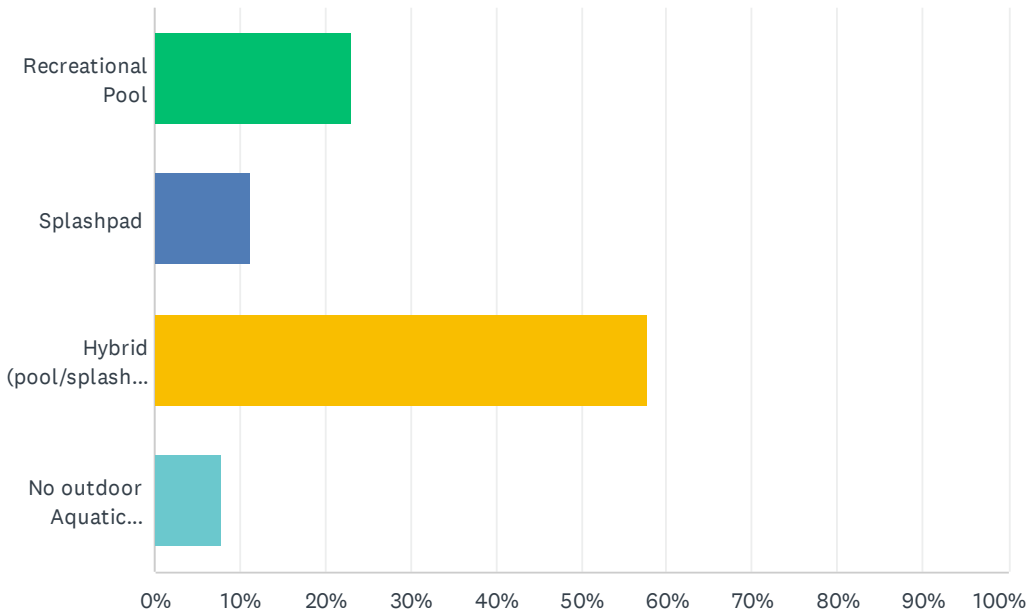


ANSWER CHOICES	RESPONSES	
0-4	28.52%	150
5-12	41.63%	219
13-18	22.43%	118
19-25	7.22%	38
26-49	59.13%	311
50-69	24.90%	131
70+	8.17%	43
Total Respondents: 526		

Q3 If the Village were to move forward with construction of a new outdoor aquatics facility, would you prefer a recreational pool, a splashpad, or hybrid?

Answered: 526 Skipped: 0

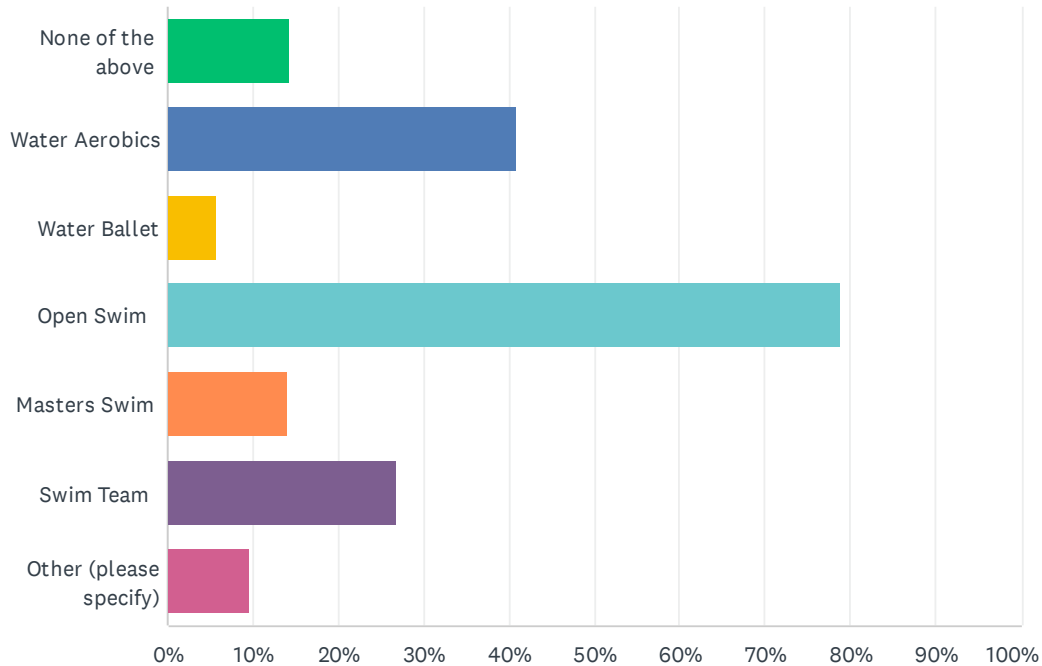
**POOL
W/ ACTIVITIES
AND/OR PAD**



ANSWER CHOICES	RESPONSES	
Recreational Pool	23.00%	121
Splashpad	11.22%	59
Hybrid (pool/splashpad)	57.79%	304
No outdoor Aquatic Facility is needed in McFarland	7.98%	42
TOTAL		526

Q4 Is your family interested in any of the following programing options at a new outdoor aquatic facility?

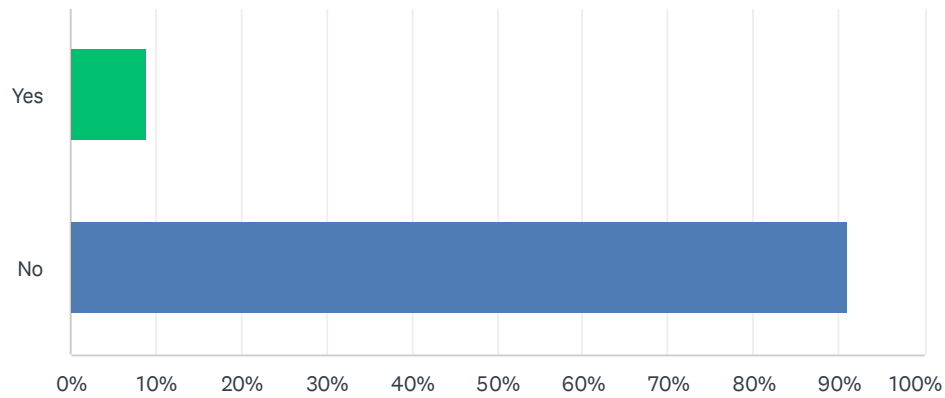
Answered: 521 Skipped: 5



ANSWER CHOICES	RESPONSES	
None of the above	14.20%	74
Water Aerobics	40.88%	213
Water Ballet	5.76%	30
Open Swim	78.89%	411
Masters Swim	14.01%	73
Swim Team	26.87%	140
Other (please specify)	9.60%	50
Total Respondents: 521		

Q5 Is your family currently involved in a swim team?

Answered: 526 Skipped: 0

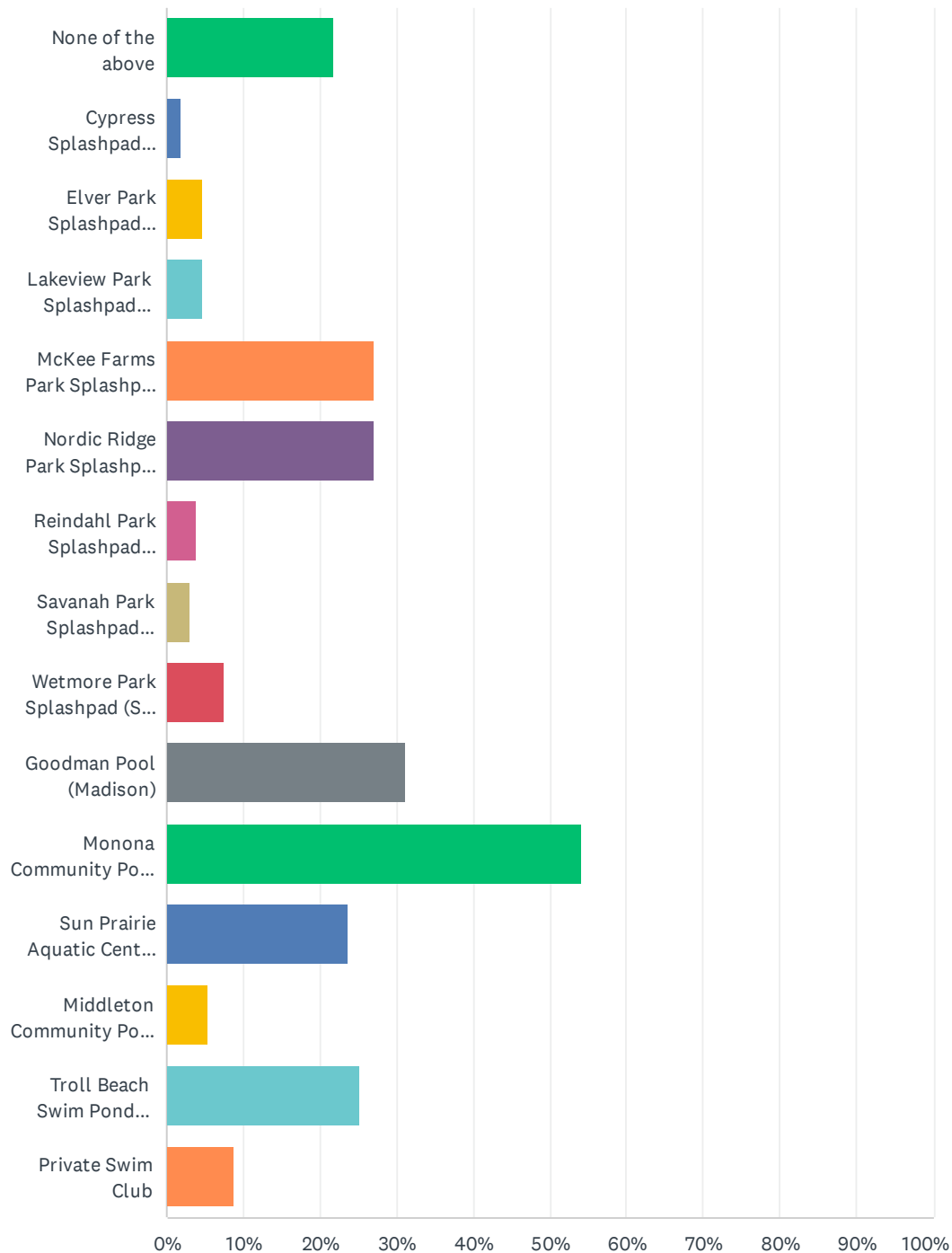


**NOT HS
SWIM TEAM
FAMILIES**

ANSWER CHOICES		RESPONSES
Yes		8.94% 47
No		91.06% 479
TOTAL		526

Q6 What nearby outdoor aquatic facilities do you and/or your family utilize?

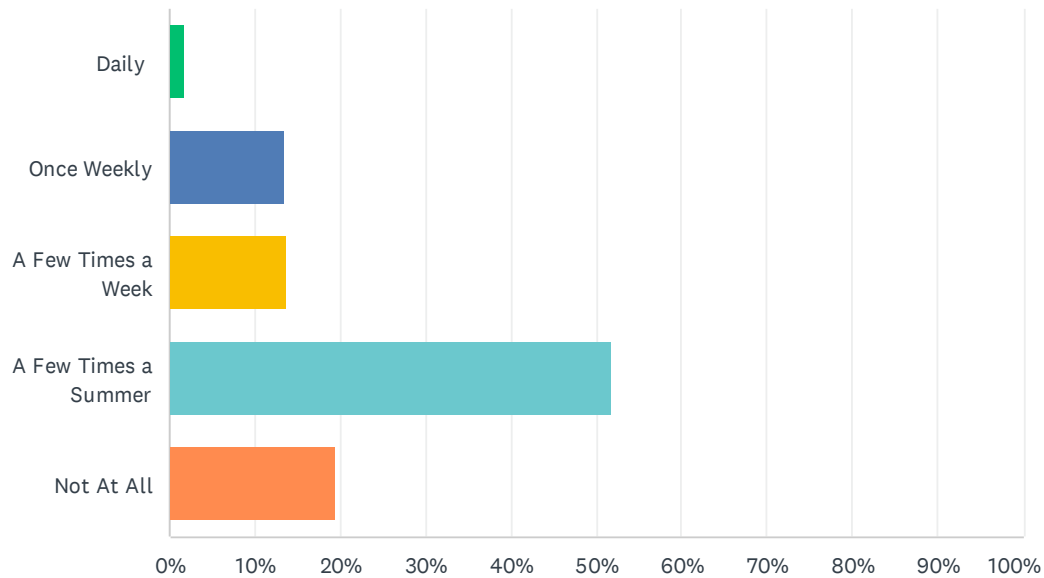
Answered: 522 Skipped: 4



ANSWER CHOICES	RESPONSES	
None of the above	21.84%	114
Cypress Splashpad (Madison)	1.92%	10
Elver Park Splashpad (Madison)	4.79%	25
Lakeview Park Splashpad (Middleton)	4.79%	25
McKee Farms Park Splashpad (Fitchburg)	27.01%	141
Nordic Ridge Park Splashpad (Stoughton)	27.01%	141
Reindahl Park Splashpad (Madison)	3.83%	20
Savanah Park Splashpad (Deerfield)	3.07%	16
Wetmore Park Splashpad (Sun Prairie)	7.47%	39
Goodman Pool (Madison)	31.03%	162
Monona Community Pool (Monona)	54.21%	283
Sun Prairie Aquatic Center (Sun Prairie)	23.75%	124
Middleton Community Pool (Middleton)	5.36%	28
Troll Beach Swim Pond (Stoughton)	25.10%	131
Private Swim Club	8.81%	46
Total Respondents: 522		

Q7 How frequently do you utilize the facilities listed above?

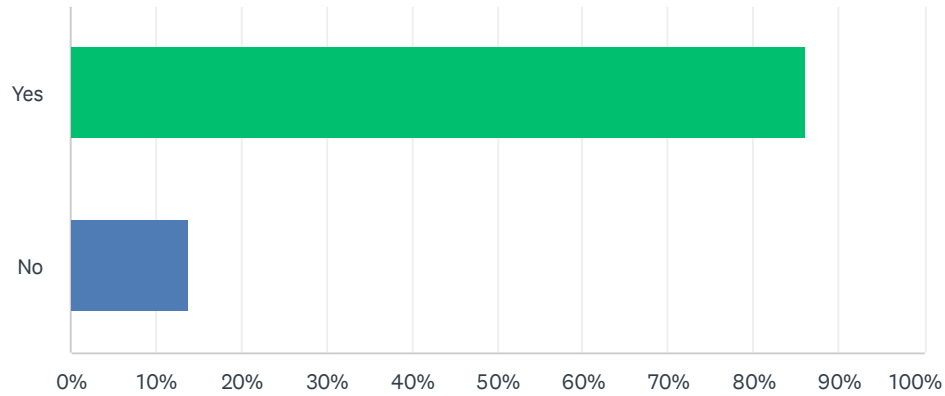
Answered: 517 Skipped: 9



ANSWER CHOICES	RESPONSES	
Daily	1.74%	9
Once Weekly	13.35%	69
A Few Times a Week	13.73%	71
A Few Times a Summer	51.84%	268
Not At All	19.34%	100
TOTAL		517

Q8 Would you be willing to pay an admission fee for the use of a pool in the Village of McFarland?

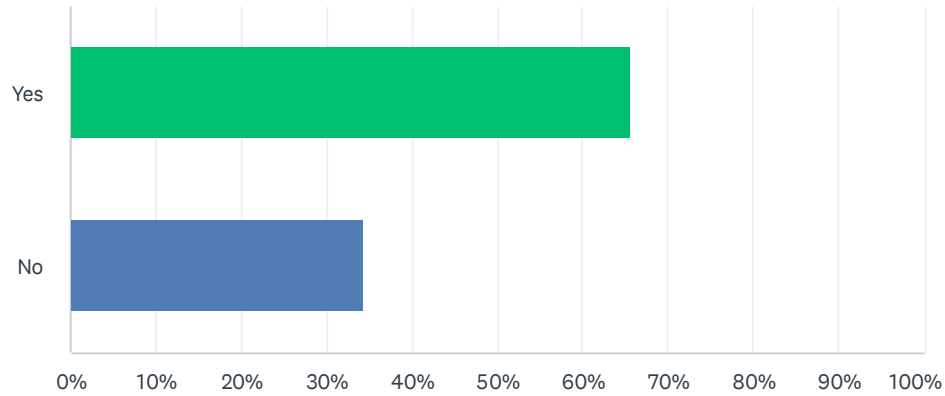
Answered: 525 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	86.10%	452
No	13.90%	73
TOTAL		525

Q9 If a new pool facility was developed, would you support an increase in taxes to fund the operation and staffing?

Answered: 523 Skipped: 3



ANSWER CHOICES		RESPONSES	
Yes		65.58%	343
No		34.42%	180
TOTAL			523

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, March 5, 2024

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Sayer Larson, Parks Superintendent, Lee Igl, Public Works Director,
Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action regarding the Inclusive Park final design

PREVIOUS ACTION:

The Parks & Recreation Committee recommended approval of the concept to develop the park at the school, offered approval for Phase 1 of the improvement, and entered into planning/design agreement for Phase 2 at its meeting on June 6, 2023.

At its August 1, 2023, meeting, the Parks & Recreation Committee was updated on next steps for the project as the planning process was beginning.

The Parks & Recreation Committee began the planning process at its September 5, 2023, meeting. A Public Information Meeting was held for the project at an open event at the Municipal Center on October 4, 2023.

The proposed site plan for the improvements was reviewed and approved by the Committee at their meeting on November 7, 2023.

A draft of the planned equipment was discussed and reviewed by the Committee at its meeting on December 5, 2023.

The Parks & Recreation Committee recommended approval to the Village Board regarding the Inclusive Park equipment included within the packet at their January 2, 2024, meeting.

The Village Board approved the confirmation to order playground equipment within the proposed Inclusive Park at Waubesa Intermediate School at the January 9, 2024, meeting.

ISSUE SUMMARY:

The Inclusive Park at Waubesa Intermediate School, phase 1(a) and 1(b), has begun. The Village and School District are sharing 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. The site plan was presented to the committee and approved on November 7, 2023. Parkitecture presented the park equipment to the committee on December 5, 2023.

FINANCIAL/BUDGET IMPACT:

The total cost estimate for the project as is included in the accepted Capital Improvement Plan and proposed 2024 Budget is \$2.1 million, being shared by the Village and School District



through various sources. The equipment cost for the village as enclosed on the quote is \$665,400.00. The equipment cost for the school district equipment is \$218,285.00.

VILLAGE PLAN REFERENCE:

[Inclusive Playground Master Plan](#) - December 14, 2020

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

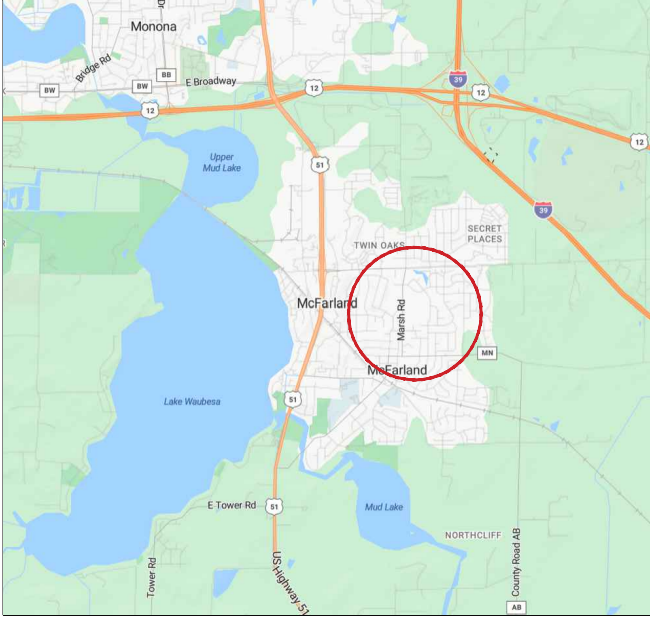
Motion and second to approve the Inclusive Park final design as presented.

ATTACHMENTS:

1. 24_0227 Waubesa Progress Set

File: V:\23.039 McFarland Waubesa Phase 2\CAD\P-AT.dwg Layout: T100 User: Blake Plotted: Feb 27, 2024 - 2:47pm

PROJECT LOCATION MAP



PROJECT ADDRESS:
5605 RED OAK TRAIL, MCFARLAND, WI 53558

NTS

PROJECT OVERVIEW



FINAL PROJECT MAY VARY FROM
ABOVE RENDERING

NTS

INDEX TO DRAWINGS

T100	TITLE SHEET
C100	EXISTING CONDITIONS
C101	EXISTING SITE PHOTOS PLAYSCAPE AREA
C102	EXISTING SITE PHOTOS ASPHALT REPLACEMENT AREAS
C110	SITE DEMOLITION PLAN
C120	PARKING LOR REPLACEMENT PLAN
C200	SITE LAYOUT PLAN OVERVIEW
C201	SITE LAYOUT PLAN
C300	GRADING + UTILITY PLAN OVERVIEW
C301	GRADING + UTILITY PLAN
C302	GRADING + UTILITY PLAN
C500	PLAYGROUND EQUIPMENT LAYOUT
C501	PLAYGROUND RENDERINGS
C502	PLAYGROUND - POURED-IN-PLACE SURFACING
C800	LANDSCAPE PLAN OVERVIEW
C801	LANDSCAPE PLAN ENLARGEMENT
C900	CONSTRUCTION DETAILS
C901	CONSTRUCTION DETAILS
C902	CONSTRUCTION DETAILS
C903	CONSTRUCTION DETAILS
C904	CONSTRUCTION DETAILS
C905	CONSTRUCTION DETAILS

PROJECT SCOPE (NON INCLUSIVE):

- BY OWNER/OTHERS:
- REMOVE EX. PLAYGROUND EQUIPMENT
 - SUPPLY OF BASKETBALL STANDARDS
 - SUPPLY AND ISNTALLATION OF NEW PLAYGROUND EQUIPMENT AND SURFACING
 - SUPPLY AND INSTALLATION OF AGGREAGATE BASE IN PLAYSCAPE AREAS
 - SUPPLY AND INSTALLATION OF SHADE STRUCTURES
- BY CONTRACTOR:
- EROSION CONTROL MEASURES
 - TOPSOIL STRIPPING, STOCKPILING & GENERAL EARTHWORK
 - SITE UTILITIES (STORM SEWER)
 - CONCRETE PAVEMENT & AGGREGATE BASE UNDER ALL CONCRETE AREAS
 - ASPHALT PAVING AND AGGREGATE BASE
 - ALL LANDSCAPE PLANTINGS AND MULCH
 - RESTORE SITE WITH 4" MIN. DEPTH TOPSOIL (ALL DISTURBED AREAS)

FOR REVIEW

CIVIL ENGINEER:
PARKITECTURE + PLANNING
901 DEMING WAY, SUITE 201
MADISON, WI 53717
608.203.8203

LANDSCAPE ARCHITECT:
PARKITECTURE + PLANNING
901 DEMING WAY, SUITE 201
MADISON, WI 53717
608.203.8203

WAUBESA INTERMEDIATE SCHOOL - PHASE 2
MCFARLAND SCHOOL DISTRICT
MCFARLAND, WI
PROJECT NUMBER 23.039



Project Name: WAUBESA INTERMEDIATE SCHOOL PHASE 2
5605 RED OAK TRAIL
MCFARLAND, WI

Sheet Title: TITLE SHEET

Revisions:

Project #:	23.039
Issued For:	Review
Date:	02/27/2024

Sheet Number
T100

File: V:\23.039 McFarland Waubesa Phase 2\CAD\P-Demo.dwg Layout: C101 User: Blake Plotted: Feb 26, 2024 -- 12:07pm



Project Name:
WAUBESA INTERMEDIATE SCHOOL PHASE 2

**5605 RED OAK TRAIL
MCFARLAND, WI**

Sheet Title:
EXISTING SITE PHOTOS PLAYSCAPE AREA

Revisions:

Project #: 23.039
Issued For: Review
Date: 02/27/2024

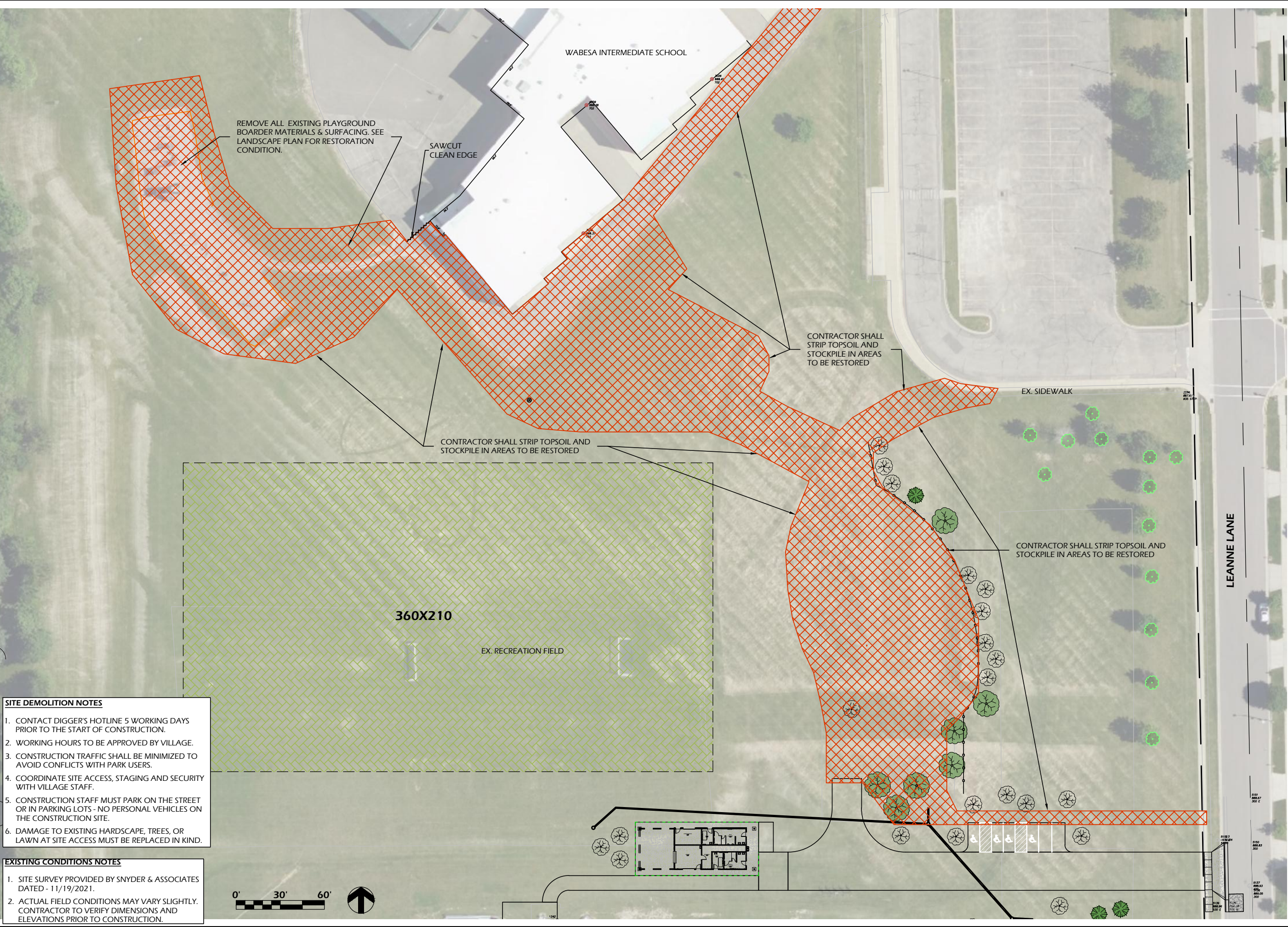
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608.886.6808

Project Name:
WAUBESA INTERMEDIATE SCHOOL PHASE 2
5605 RED OAK TRAIL
McFARLAND, WI

Revisions:

Project #:
Issued For:
Date:

Sheet Title:
SITE DEMOLITION PLAN

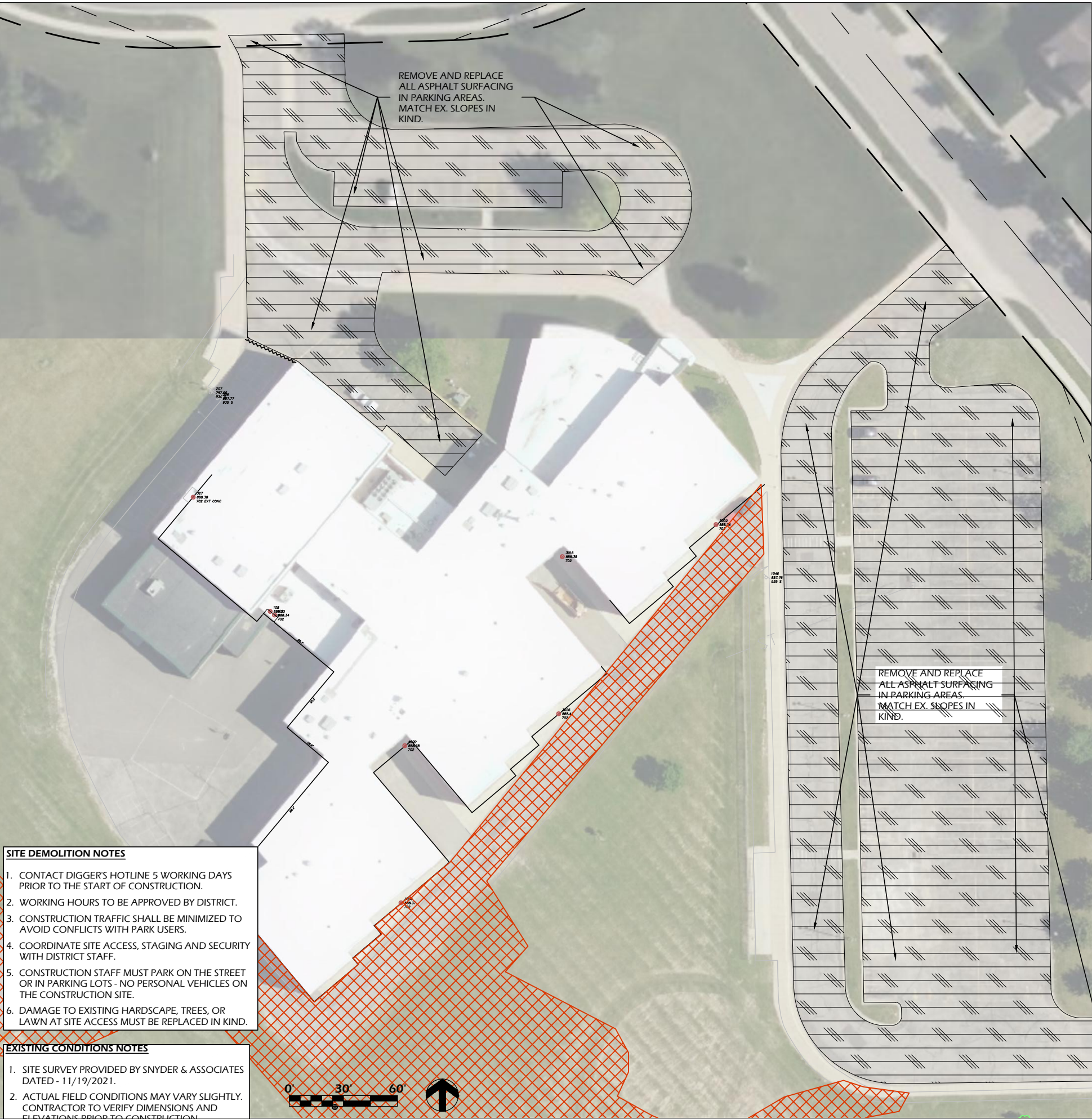
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23.039
Review
02/27/2024

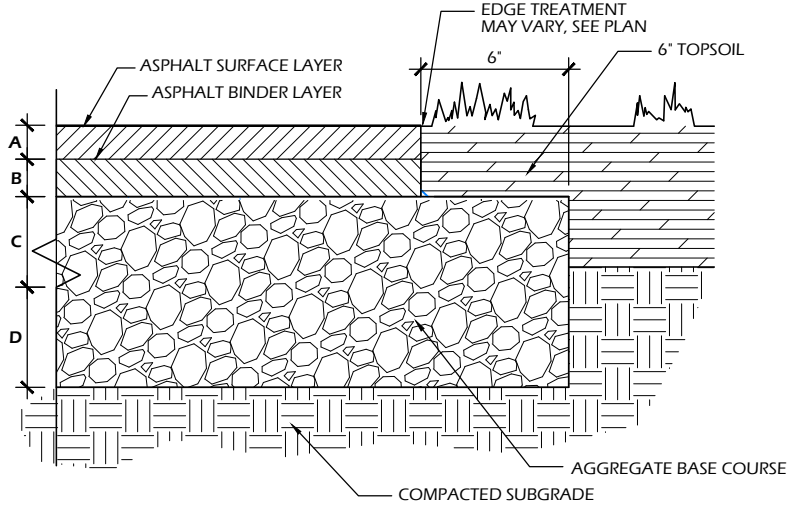
Page 42 of 74

File: V:\23.039 McFarland Waubesa Phase 2\CAD\P-Demo.dwg Layout: C120 User: Blake Plotted: Feb 26, 2024 -- 1:07pm

- SITE DEMOLITION NOTES**
 - CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
 - WORKING HOURS TO BE APPROVED BY DISTRICT.
 - CONSTRUCTION TRAFFIC SHALL BE MINIMIZED TO AVOID CONFLICTS WITH PARK USERS.
 - COORDINATE SITE ACCESS, STAGING AND SECURITY WITH DISTRICT STAFF.
 - CONSTRUCTION STAFF MUST PARK ON THE STREET OR IN PARKING LOTS - NO PERSONAL VEHICLES ON THE CONSTRUCTION SITE.
 - DAMAGE TO EXISTING HARDSCAPE, TREES, OR LAWN AT SITE ACCESS MUST BE REPLACED IN KIND.
- EXISTING CONDITIONS NOTES**
 - SITE SURVEY PROVIDED BY SNYDER & ASSOCIATES DATED - 11/19/2021.
 - ACTUAL FIELD CONDITIONS MAY VARY SLIGHTLY. CONTRACTOR TO VERIFY DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.



ASPHALT PAVEMENT TYPICAL SECTION			
MATERIAL		MATERIAL THICKNESS (INCHES)	PAVEMENT TYPE (WISDOT)
A	BITUMINOUS UPPER LAYER	1.75	4 LT 58-28 S
B	BITUMINOUS LOWER LAYER	2.25	
C	¾ IN DENSE GRADED BASE COURSE	0.0	3 LT 58-28 S
D	1 ¼ IN DENSE GRADED BASE COURSE	0.0	
TOTAL THICKNESS (INCHES)		4.0	



1 ASPHALT PAVEMENT - PARKING LOT
C120 SCALE: NTS



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Project Name:
WAUBESA INTERMEDIATE SCHOOL PHASE 2
5605 RED OAK TRAIL
McFARLAND, WI

Project #:
23.039

Issued For:
Review

Date:
02/27/2024

Sheet Title:
PARKING LOT REPLACEMENT PLAN

Sheet Number:
C120

Revisions:

Page 43 of 74

File: V:\23.039 McFarland Waubesa Phase 2\CAD\P-SP.dwg Layout: C200 User: Blake Plotted: Feb 26, 2024 -- 1:38pm

LEGEND

PLAYGROUND SURFACING

CONCRETE PAVEMENT

ASPHALT PAVEMENT

PROJECT LIMIT LINE

- SITE LAYOUT NOTES
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.

CONCRETE JOINTING IS SHOWN FOR DESIGN INTENT. FINAL SCORING PLANS SHALL BE SUBMITTED TO THE A/E FOR REVIEW AS A SHOP SUBMITTAL.
5.

ALL CONCRETE POURS SHALL BE DOWELED TOGETHER UNLESS OTHERWISE APPROVED BY THE A/E.
6.

SOD AREAS AS INDICATED ON PLANS. 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.
7.

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.
8.

CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STAKING. DIGITAL PLAN FILES MAY BE AVAILABLE FROM THE A/E.

Project Name: **WAUBESA INTERMEDIATE SCHOOL PHASE 2**
5605 RED OAK TRAIL
McFARLAND, WI

Sheet Title: **SITE PLAN OVERVIEW**

Revisions:

Project #:

23.039

Issued For:

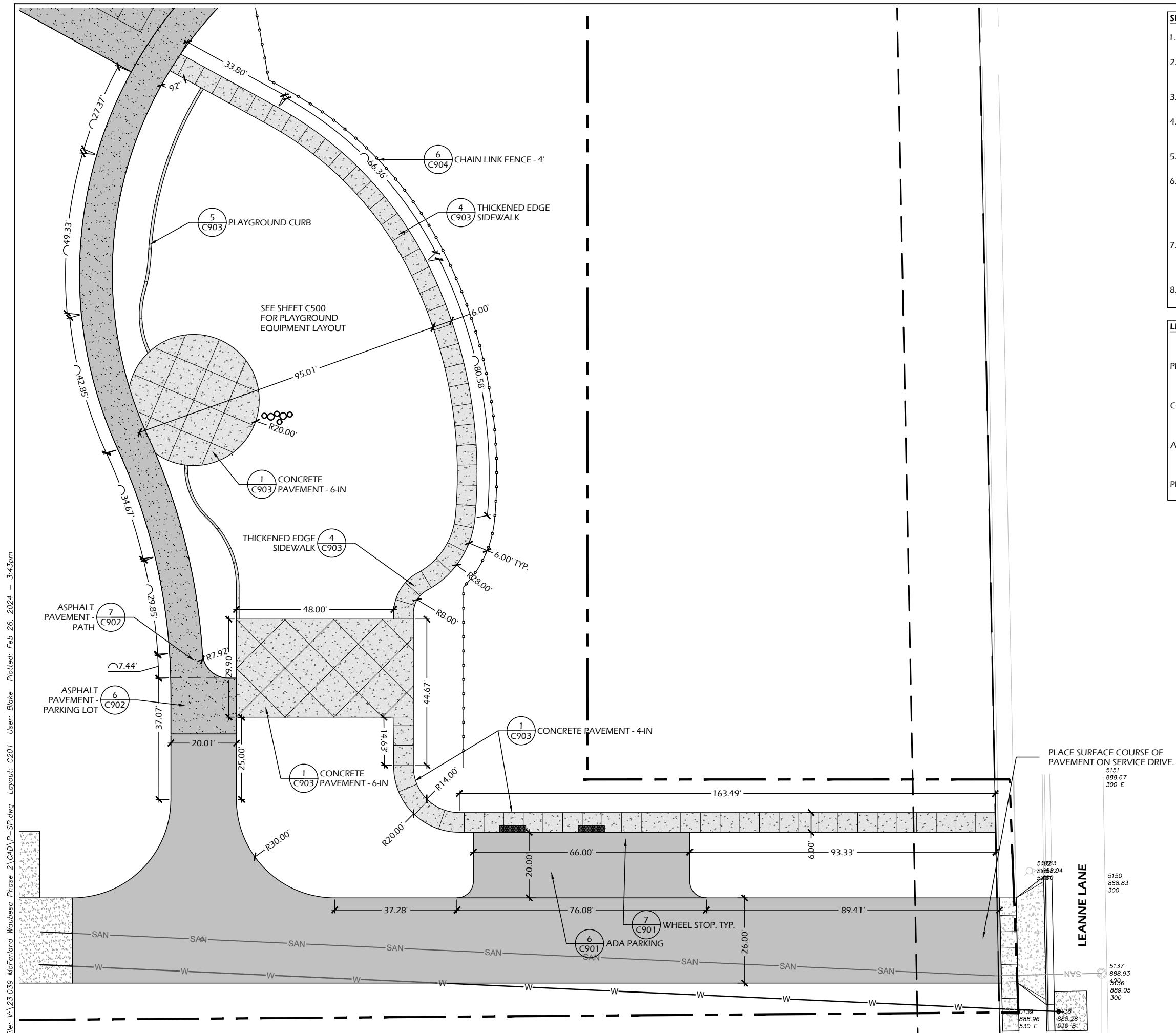
Review

Date:

02/27/2024

Sheet Number

C200



SITE LAYOUT NOTES

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.
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LEGEND

PLAYGROUND SURFACING

CONCRETE PAVEMENT

ASPHALT PAVEMENT

PROJECT LIMIT LINE

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+ PLANNING**

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Parkitecture

WAUBESA INTERMEDIATE SCHOOL PHASE 2

**5605 RED OAK TRAIL
MCFARLAND, WI**

Project Name:

Revisions:

Project #: 23.039
Issued For: Review
Date: 02/27/2024

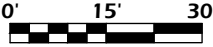
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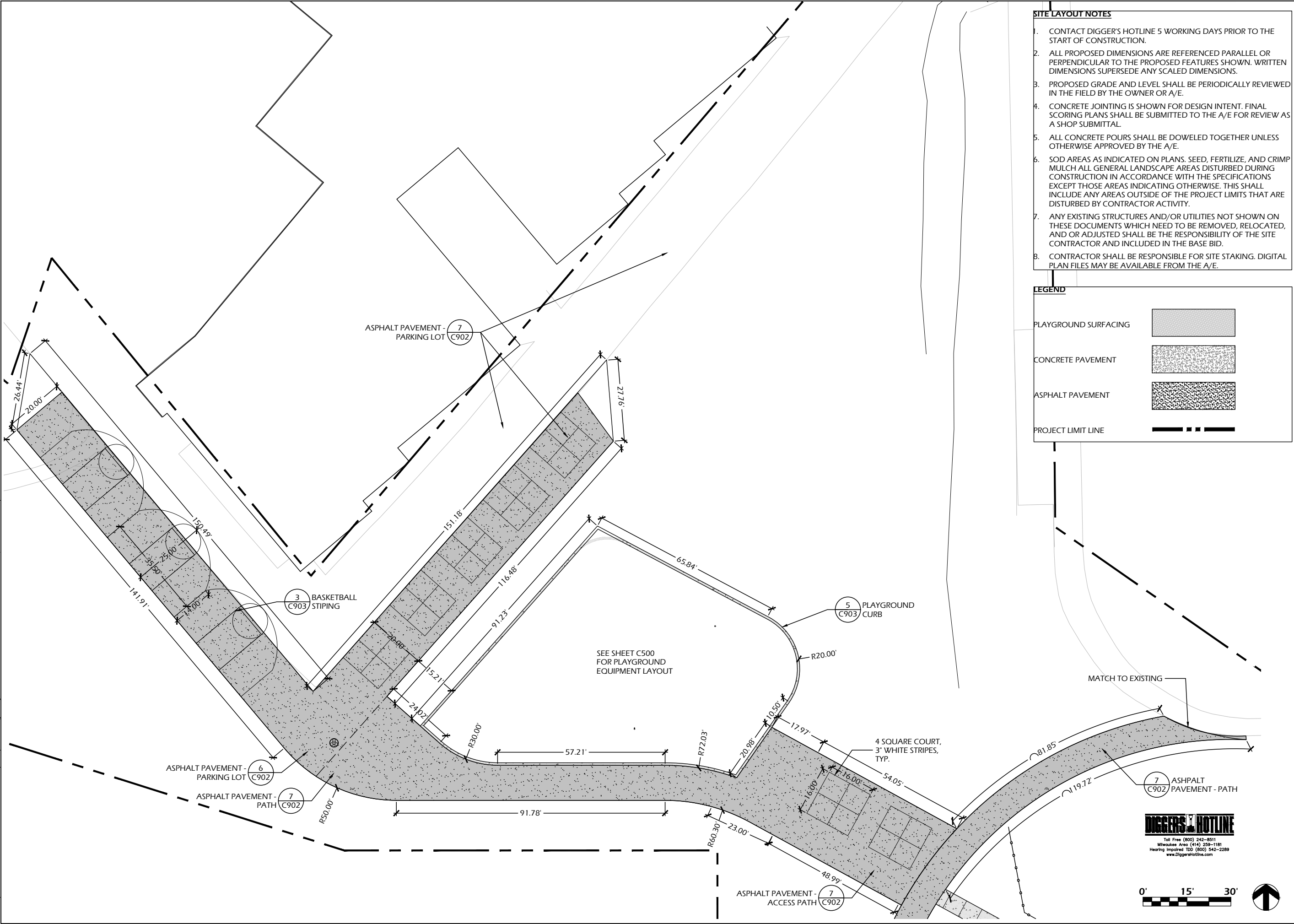
Page 45 of 74

Sheet Title:

Sheet Title:



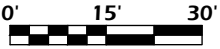
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- SITE LAYOUT NOTES**
1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
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LEGEND

PLAYGROUND SURFACING	
CONCRETE PAVEMENT	
ASPHALT PAVEMENT	
PROJECT LIMIT LINE	



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WAUBESA INTERMEDIATE SCHOOL PHASE 2
5605 RED OAK TRAIL
MCFARLAND, WI

Project Name: **WAUBESA INTERMEDIATE SCHOOL PHASE 2**
5605 RED OAK TRAIL
MCFARLAND, WI

Project #: 23.039
Issued For: Review
Date: 02/27/2024

Sheet Title: **SITE PLAN**

Sheet Number: **C202**

Page 46 of 74

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LEGEND

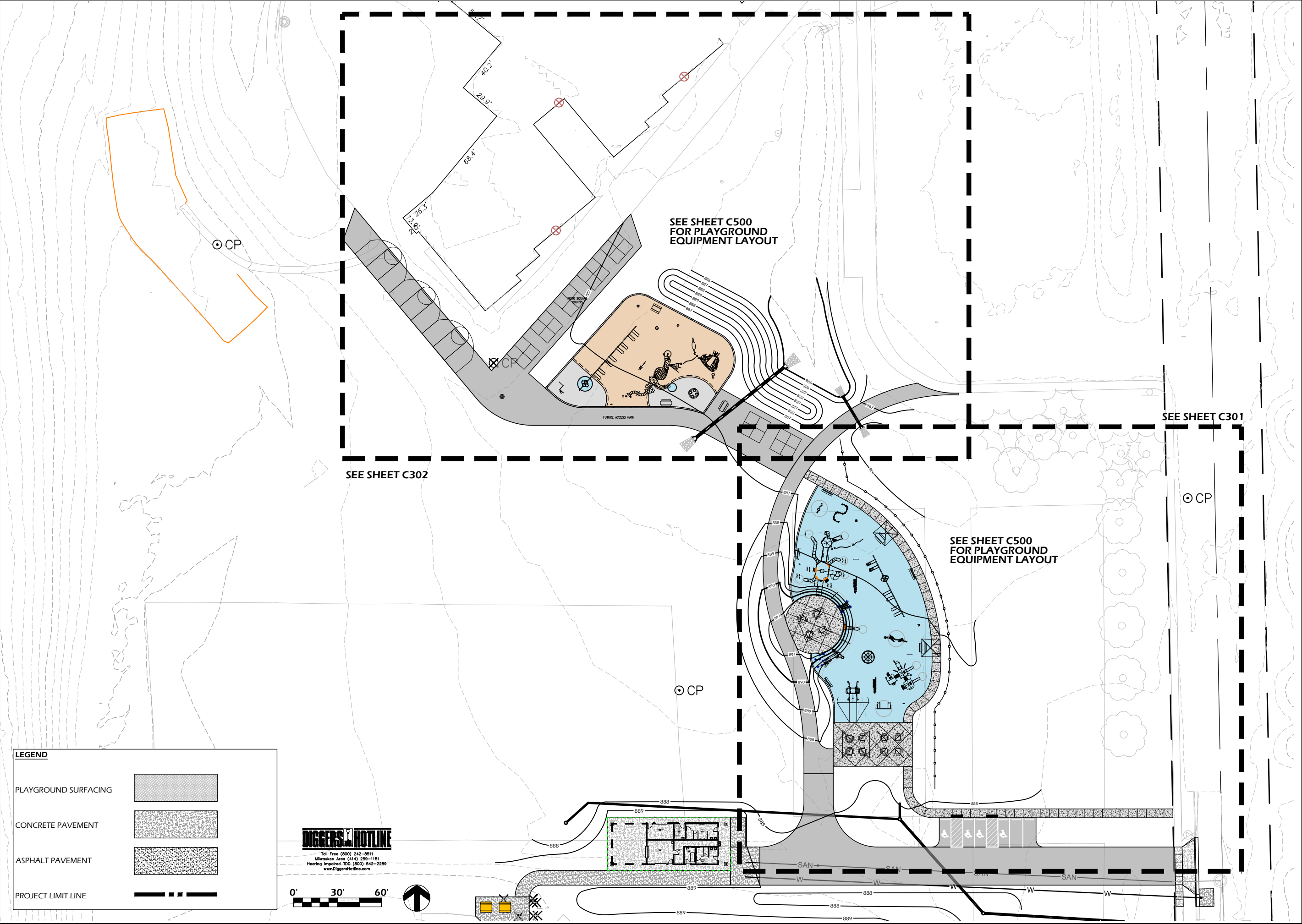
PLAYGROUND SURFACING

CONCRETE PAVEMENT

ASPHALT PAVEMENT

PROJECT LIMIT LINE

DIGGERS HOTLINE
Toll Free (800) 242-5511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



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WAUBESA INTERMEDIATE SCHOOL PHASE 2
5605 RED OAK TRAIL
MCFARLAND, WI

GRADING & UTILITY PLAN OVERVIEW

Project Name:
Project #:
Issued For:
Date:

23.039
Review
02/27/2024

Sheet Title:
Sheet Number:

C300

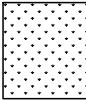
Page 47 of 74

File: V:\23.039 McFarland Waubesa Phase 2\CAD\P-L\LS.dwg Layout: C800 User: Blake Plotted: Feb 26, 2024 -- 1:37pm



RESTORATION MIXES

SEED MIXES			
DESIGNATION	SEED MIX	RATE (LBS/1000 SF)	
LAWN RESTORATION	WISDOT MIX #40	3.0	
INFILTRATION BASIN RESTORATION	WET MEADOW MIX (AGRECOL)		PRE-VEGETATED MAT
ANNUAL SEED MIX ADDITIVE (USE ONE TYPE)			
DESIGNATION	SEED MIX	RATE (LBS/1000 SF)	USAGE DATES
ANNUAL SEEDING		2.0	GROWING SEASON
COOL WEATHER COVER CROP	OATS	2.0	AFTER SEPTEMBER 15
DORMANT COVER CROP	WINTER WHEAT	2.0	AFTER OCTOBER 15
ADDITIONAL ADDITIVES			
DESIGNATION	TYPE	RATE (LBS/1000 SF)	USAGE DATES
FERTILIZER	PER SOIL TEST	2.0	ALL SEASONS
SOIL STABILIZER	POLYACRYLAMIDE	PER MANUFACTURER	AFTER NOVEMBER 15

 LAWN SEEDING
APPROXIMATELY 90,000 SF

LANDSCAPE AND RESTORATION NOTES

1. FINAL PLANT MATERIAL LOCATIONS SHALL BE FIELD ADJUSTED AS NEEDED TO AVOID CONFLICT WITH OTHER OBSTACLES.
2. PLANT MATERIAL SHALL BE REVIEWED BY OWNER OR A/E PRIOR TO INSTALLATION FOR QUALITY AND UNIFORMITY.
3. ALL LANDSCAPE BEDS AND TREE RINGS SHALL HAVE A MINIMUM OF 6" DEPTH SHREDDED HARDWOOD MULCH.
4. TREES AND SHRUBS SHALL BE INSTALLED PER DETAILS AND SPECIFICATIONS.
5. CONTRACTOR SHALL MEET EXISTING GRADE AT GRADING LIMITS WITH A SMOOTH AND CONTINUOUS TRANSITION.
6. ALL DISTURBED AREAS SHALL BE RESTORED WITH SEED & MULCH PER SPECIFICATIONS.
7. SEED/SOIL PLACEMENT SHALL EXTEND TO THE LIMITS OF CONSTRUCTION DISTURBANCE.
8. RESTORE ALL DISTURBED AREAS WITH A MINIMUM 6" TOPSOIL DEPTH. SEED MIXES SHALL BE AS SHOWN. CONTRACTOR MAY NEED TO WATER RESTORED AREAS TO ENSURE A SUBSTANTIAL CATCH OF TURF GRASS. WATERING SHALL BE INCIDENTAL.
9. ALL SLOPES GREATER THAN 1:3 TO RECEIVE EROSION CONTROL MATTING PER DETAILS.
10. TREES SHALL NOT BE PLANTED WITHIN THE DRAINAGEWAYS.

Project Name: **WAUBESA INTERMEDIATE SCHOOL PHASE 2**

**5605 RED OAK TRAIL
MCFARLAND, WI**

Sheet Title: **LANDSCAPE AND RESTORATION PLAN**

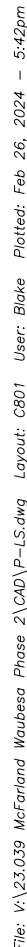
Project Name:

Revisions:

Project #: 23.039
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Date: 02/27/2024

Sheet Number

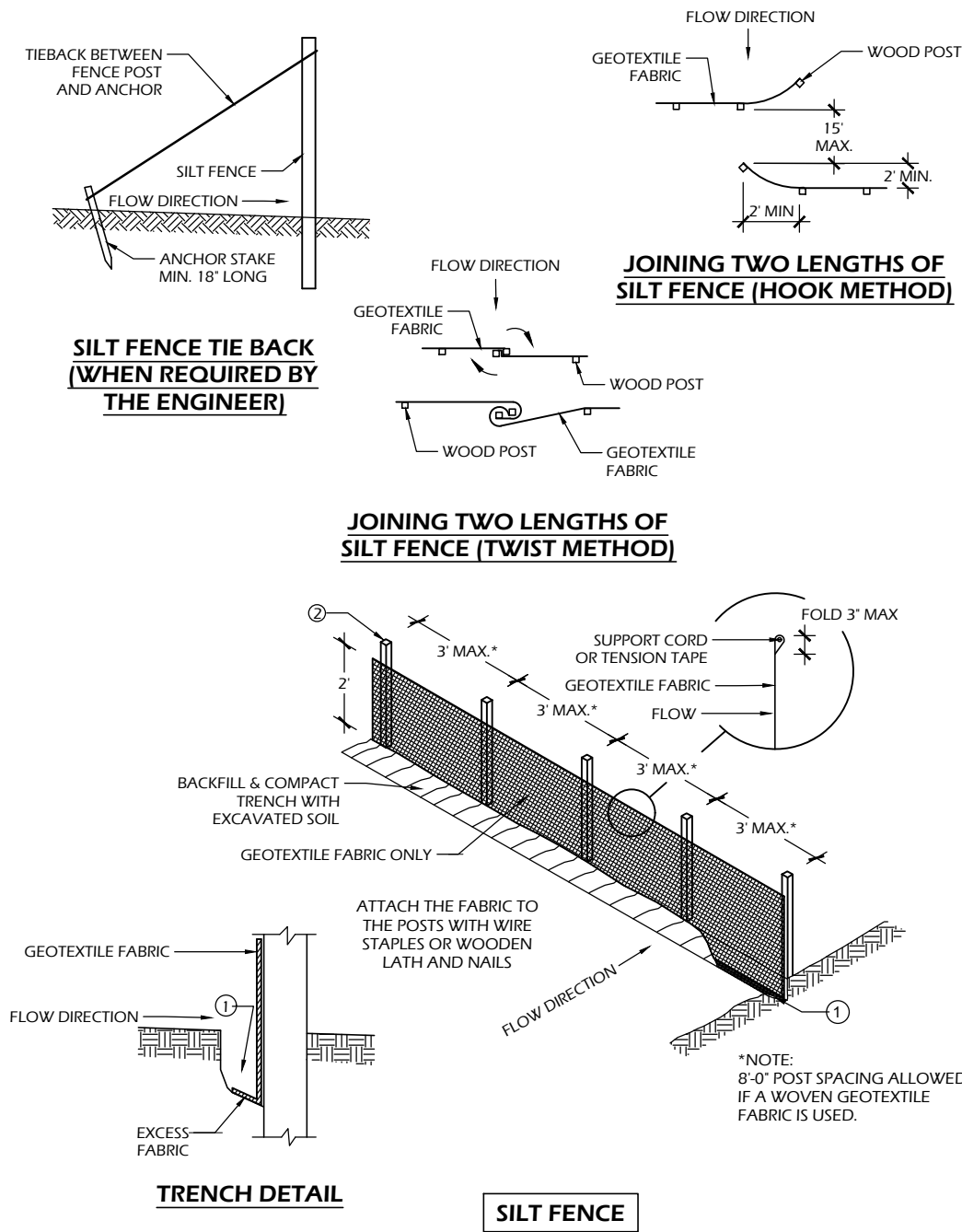
C800



Symb	Botanical name	Common Name	Size (min)	Qty
TREES				
AS	Acer warrenred 'Urban Sunset'	Urban Sunset Maple	8' Ht	2
AL	Amelanchier laevis	Allegheny Serviceberry	Multi-stem	6
BN	Betula nigra	River Birch	Multi-stem	2
JC	Juniperus chinensis 'lowa'	Iowa Juniper	5' Ht	4
LT	Liriodendron tulipifera	Tulip Poplar	8' Ht	3
PC	Pyrus calleryana 'Aristocrat'	Aristocrat Pear	1.75'-2" Cal	1
QB	Quercus bicolor	Swamp White Oak	2" Cal	1
SR	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	1.75'-2" Cal	9
UA	Ulmus x Morton 'Accolade'	Accolade Elm	2" Cal	3
ck	Calamagrostis acutiflora 'K. F.'	'Karl Foerster' Grass	1 Gal Pot	9
ep	Echinacea purpurea	Purple Coneflower	3-4" Pot	6
rh	Rudbeckia hirta	Black Eyed Susan	3-4" Pot	14
pa	Perovskia atriplicifolia 'Little Spire'	Dwarf Russian Sage	1 Gal Pot	5

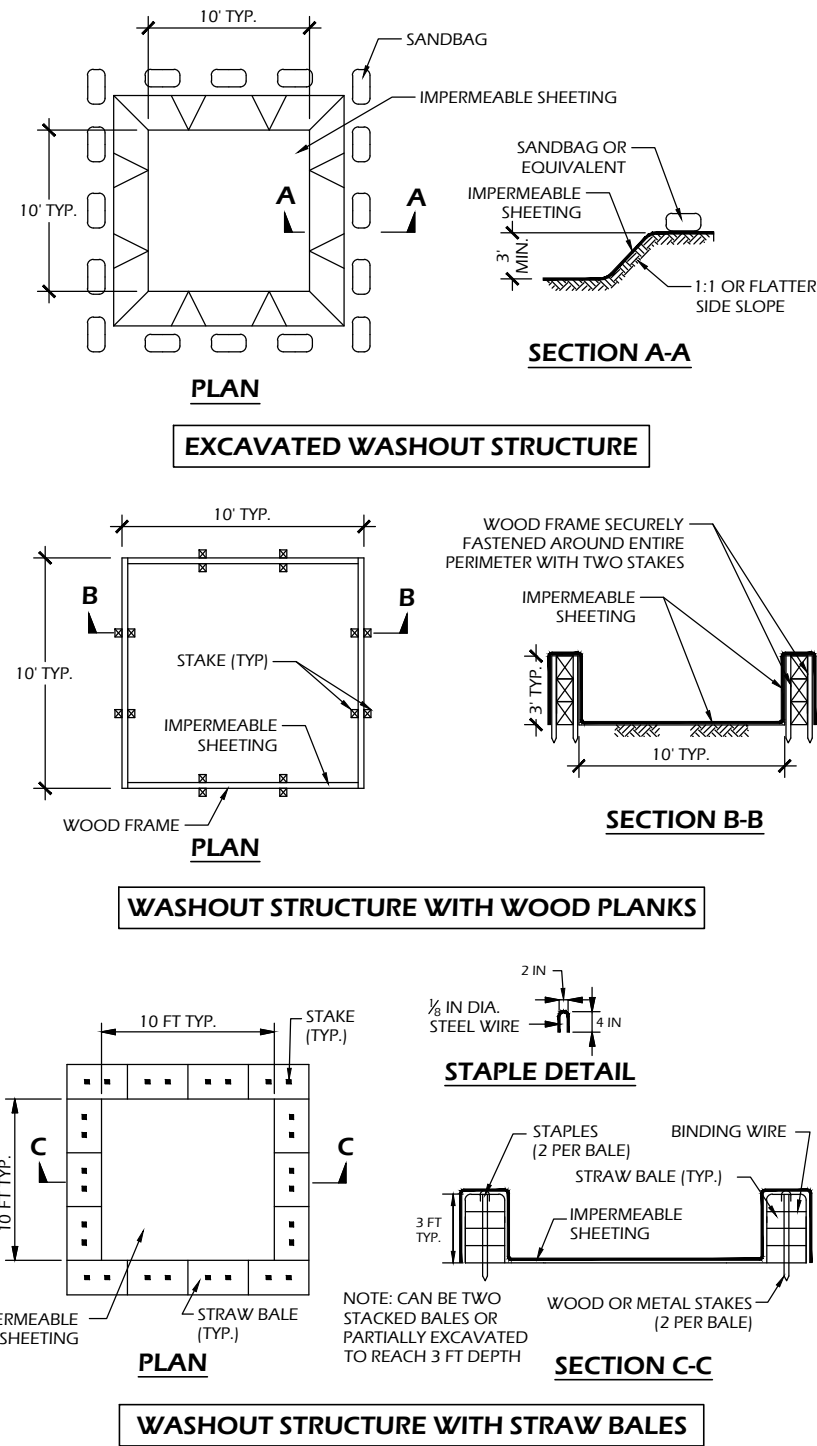
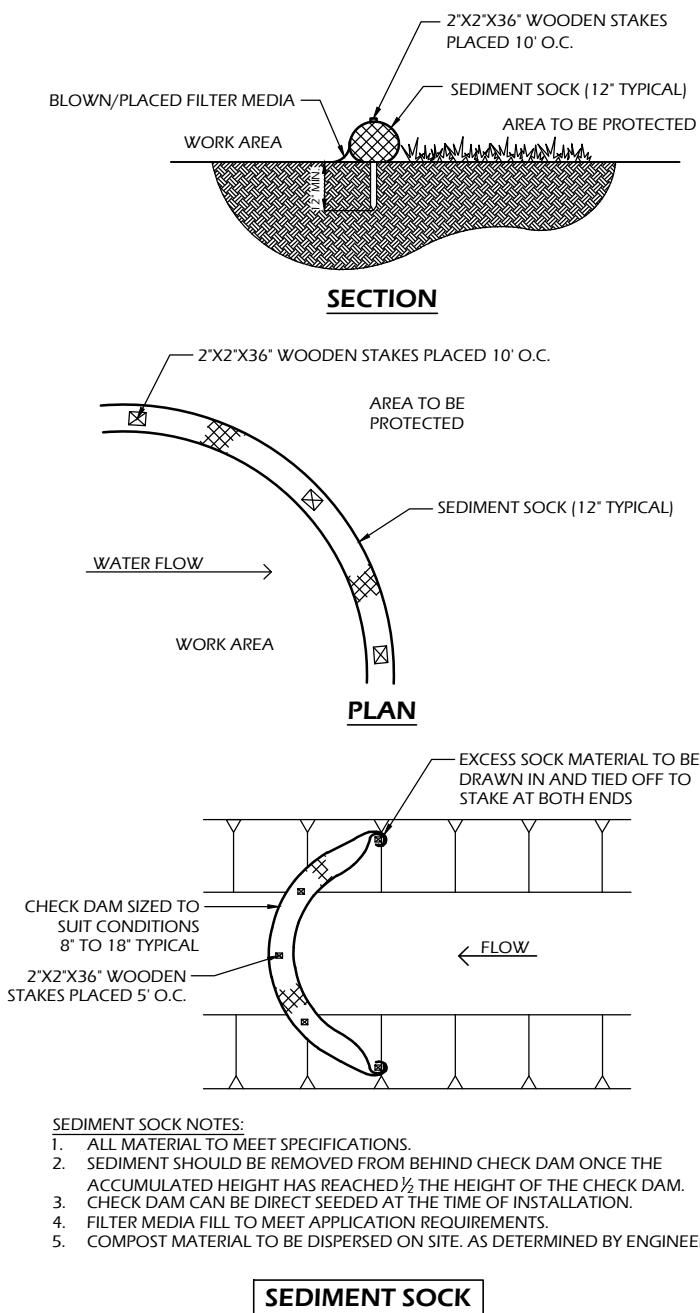
RESTORATION MIXES			
SEED MIXES			
DESIGNATION	SEED MIX	RATE (LBS/1000 SF)	
LAWN RESTORATION	WISDOT MIX #40	3.0	
INFILTRATION BASIN RESTORATION	WET MEADOW MIX (AGRECOL)		PRE-VEGETATED MAT
ANNUAL SEED MIX ADDITIVE (USE ONE TYPE)			
DESIGNATION	SEED MIX	RATE (LBS/1000 SF)	USAGE DATES
ANNUAL SEEDING		2.0	GROWING SEASON
COOL WEATHER COVER CROP	OATS	2.0	AFTER SEPTEMBER 15
DORMANT COVER CROP	WINTER WHEAT	2.0	AFTER OCTOBER 15
ADDITIONAL ADDITIVES			
DESIGNATION	TYPE	RATE (LBS/1000 SF)	USAGE DATES
FERTILIZER	PER SOIL TEST	2.0	ALL SEASONS
SOIL STABILIZER	POLYACRYLIMIDE	PER MANUFACTURER	AFTER NOVEMBER 15

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SILT FENCE GENERAL NOTES:

1. FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POSTS SHALL BE A MINIMUM SIZE OF 3' LENGTH OF OAK OR HICKORY
3. ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS
4. DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS.
5. 8" OF FENCE FABRIC REQUIRED BELOW GRADE IN TRENCH PER DNR TECH STD. 1056
6. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WisDOT PRODUCT ACCEPTABILITY LIST (PAL) MAY BE SUBSTITUTED.
7. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
8. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4".



CONSTRUCTION SPECIFICATIONS

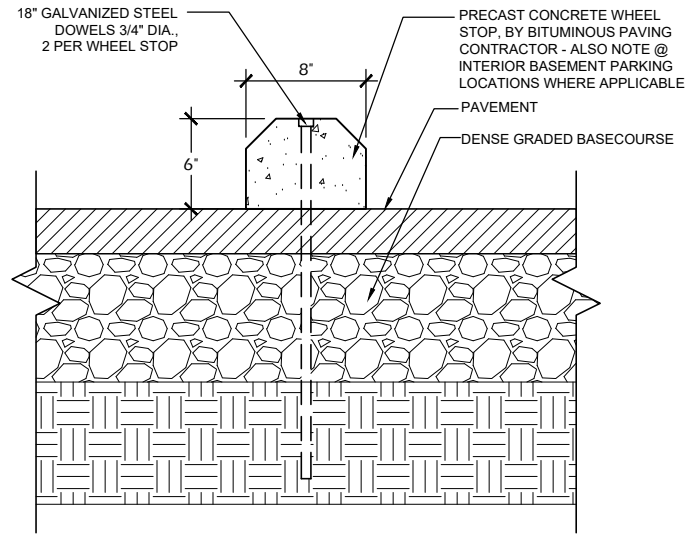
1. TEMPORARY CONCRETE WASHOUT STRUCTURE SHALL BE USED TO WASH DOWN CONCRETE TRUCK CHUTES AND OTHER EQUIPMENT AFTER USE TO PREVENT WASHDOWN WATER FROM POLLUTING THE SITE.
2. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
3. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
4. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
5. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
6. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

1 CONCRETE WASHOUT STRUCTURE (TEMP)

C900

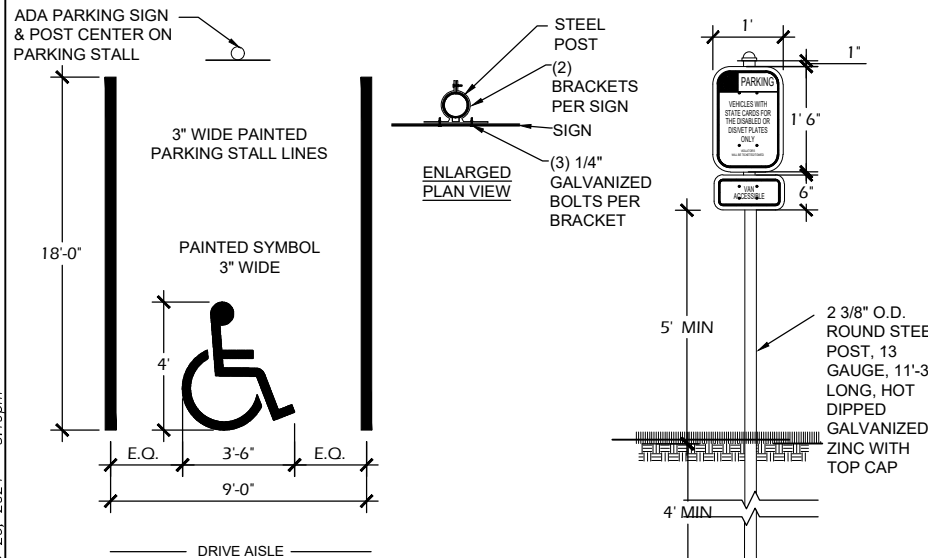
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7 WHEEL STOP

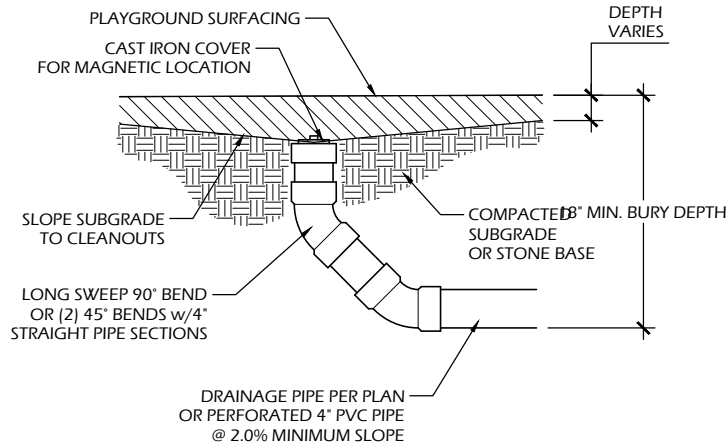
C901 SCALE: NTS



6 ADA PARKING

C901 SCALE: 7

- COLOR AS SHOWN ON PLANS

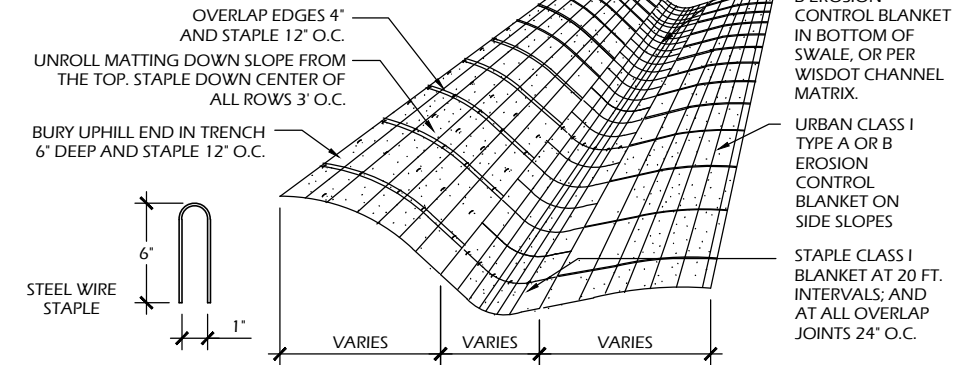


5 CLEANOUT

C901 SCALE: NTS

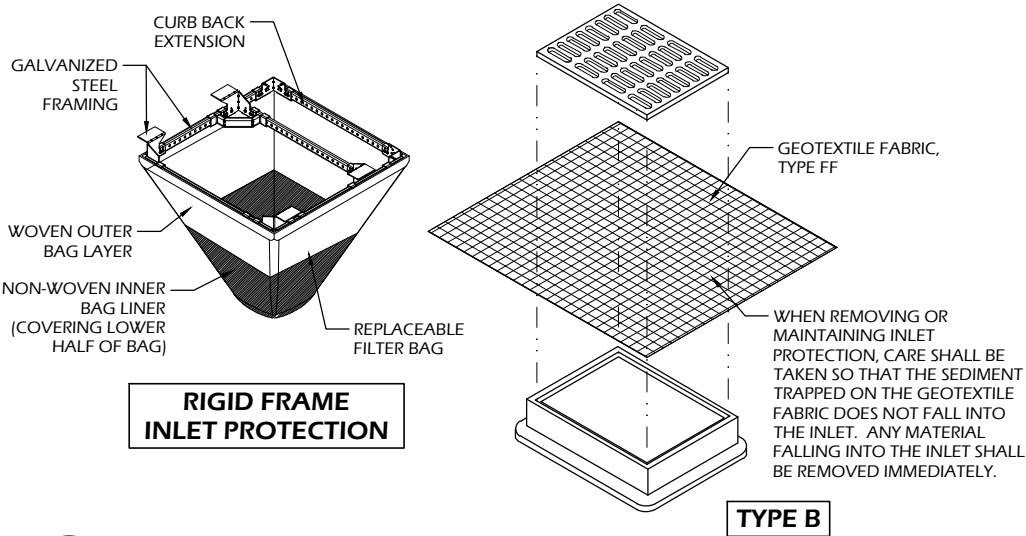
NOTES

1. PREPARE SOIL BEFORE INSTALLING BLANKET INCLUDING ALL SOIL PREPARATION AND SEEDING AS SPECIFIED.
2. ANCHOR BLANKET IN 6" TRENCH PRIOR TO ROLLING DOWN SLOPE.
3. THE BOTTOM SECTION OF BLANKET SHOULD BE ON THE DOWNSTREAM SIDE OF ALL OVERLAPS.
4. ALL EROSION MAT USED ON SITE MUST BE APPROVED BY THE DNR AS A "HERP-FRIENDLY" VARIETY.



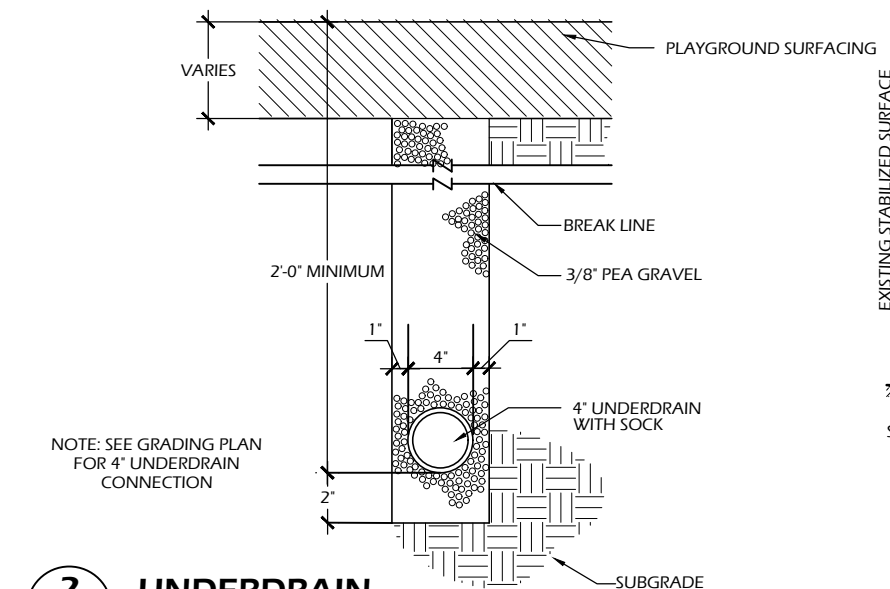
4 EROSION MAT

C901 SCALE: NTS



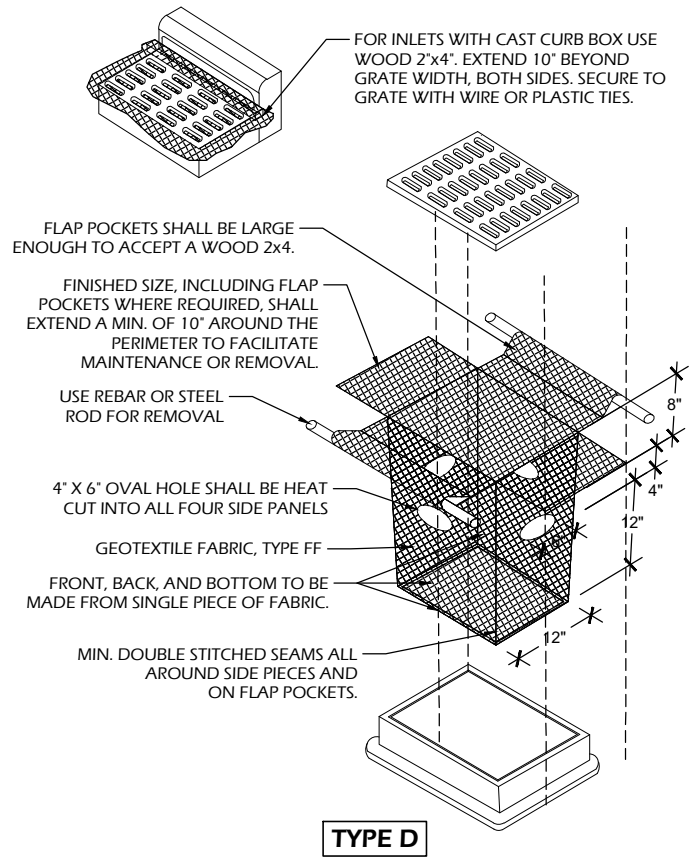
3 INLET PROTECTION TYPES B & D

C901 SCALE: NTS



2 UNDERDRAIN

C901 SCALE: NTS



INLET PROTECTION NOTES:

1. INSTALL PER WDNR STORM WATER CONSTRUCTION TECHNICAL STANDARD 1060.
2. INLET PROTECTION TYPE B SHALL BE USED ON STRUCTURES 30" OR LESS IN DEPTH.
3. RIGID FRAME OR TYPE D INLET PROTECTION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
4. ROUTINELY INSPECT FOR INTEGRITY AND NEEDED MAINTENANCE.
5. EMPTY SEDIMENT WHEN THE BAG IS HALF FULL OR SEDIMENT IS WITHIN 6 INCHES OF THE OVERFLOW HOLES, OR AS DIRECTED BY THE OWNER OR A/E.
6. IMMEDIATELY REMOVE ANY SEDIMENT FALLING INTO THE INLET DURING MAINTENANCE ACTIVITIES.
7. INLET PROTECTION SHALL BE REMOVED AFTER THE SITE HAS ACHIEVED 80% STABILIZATION OR AT THE END OF THE PROJECT.

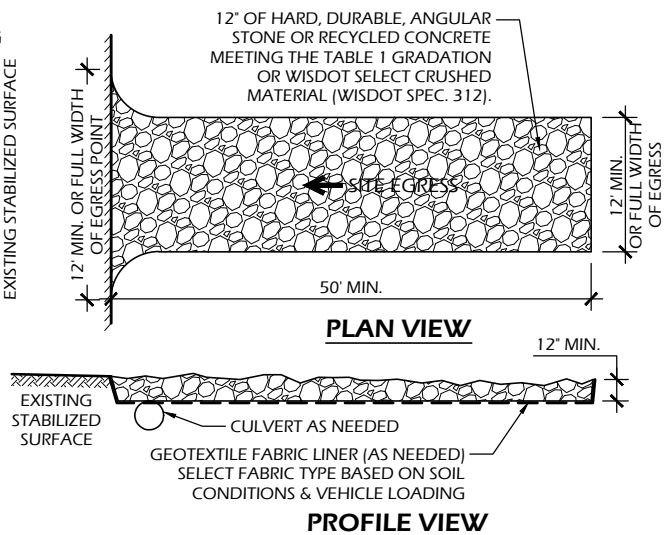


TABLE 1 AGGREGATE GRADATION	
SIEVE SIZE	PERCENT PASSING BY WEIGHT
3"	100
2 1/2"	90 - 100
1 1/2"	25 - 60
3/4"	0 - 20
3/8"	0 - 5

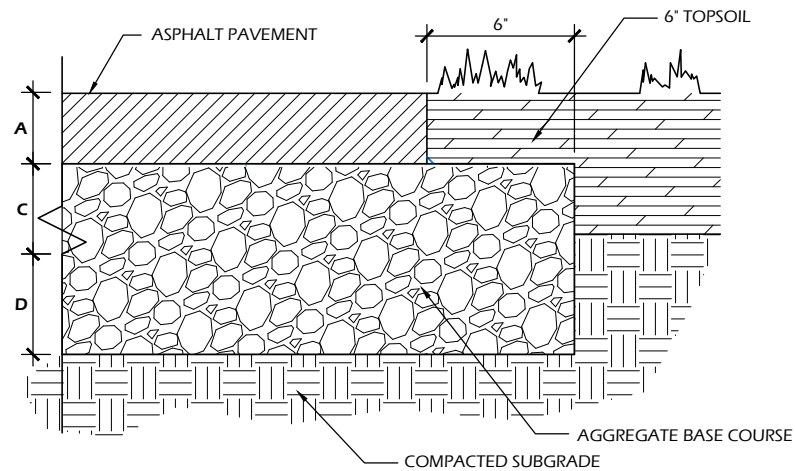
OPERATION & MAINTENANCE:

1. MONITOR TRACKING PADS FOR COMPACTION, SOIL DEPOSITS, AND MIXING OF UNDERLYING SOILS AND STONE LAYERS.
2. MAINTAIN A LOOSENEED, ROUGH SURFACE BY SCRAPING, LOOSENING, OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
3. REPLACE GEOTEXTILE AND STONE IF LESS-INTENSIVE MAINTENANCE EFFORTS FAIL TO REESTABLISH EFFECTIVENESS.
4. ADD STONE AS NEEDED TO MAINTAIN THE MINIMUM PAD THICKNESS.
5. REPLACE DAMAGED OR CRUSHED CULVERTS UNDER TRACKING PAD.

1 STONE TRACKING PAD

C901 SCALE: NTS

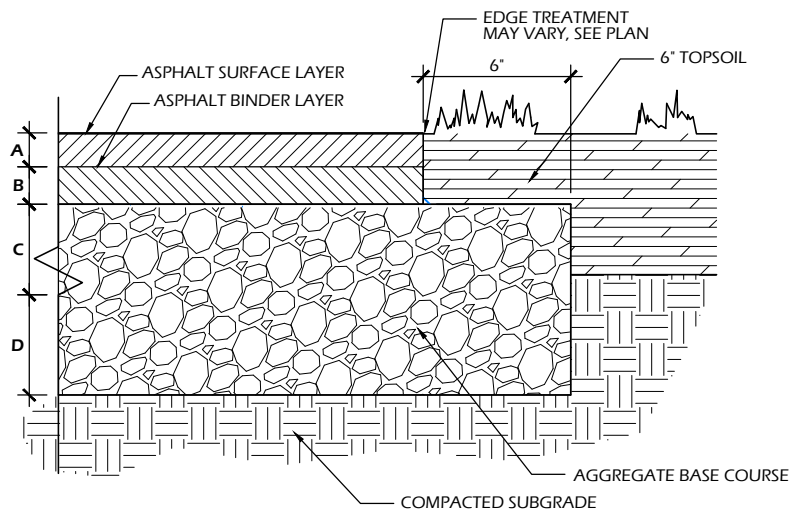
ASPHALT PAVEMENT TYPICAL SECTION			
MATERIAL		MATERIAL THICKNESS (INCHES)	PAVEMENT TYPE (WISDOT)
A	BITUMINOUS UPPER LAYER	3.5	4 LT 58-28 S
B	BITUMINOUS LOWER LAYER	0.0	
C	¾ IN DENSE GRADED BASE COURSE	0.0	
D	1 ¼ IN DENSE GRADED BASE COURSE	8.0	
TOTAL THICKNESS (INCHES)		11.5	



7 ASPHALT PAVEMENT - PATH

C902 SCALE: NTS

ASPHALT PAVEMENT TYPICAL SECTION			
MATERIAL		MATERIAL THICKNESS (INCHES)	PAVEMENT TYPE (WISDOT)
A	BITUMINOUS UPPER LAYER	1.75	4 LT 58-28 S 3 LT 58-28 S
B	BITUMINOUS LOWER LAYER	2.25	
C	¾ IN DENSE GRADED BASE COURSE	0.0	
D	1 ¼ IN DENSE GRADED BASE COURSE	0.0	
TOTAL THICKNESS (INCHES)		4.0	



6 ASPHALT PAVEMENT - PARKING LOT

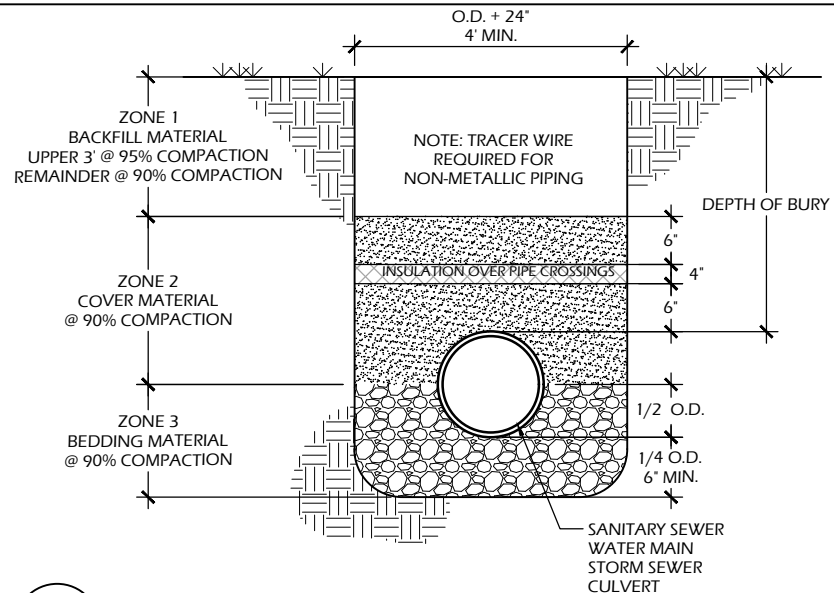
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5 NOT USED

C902 SCALE: NTS

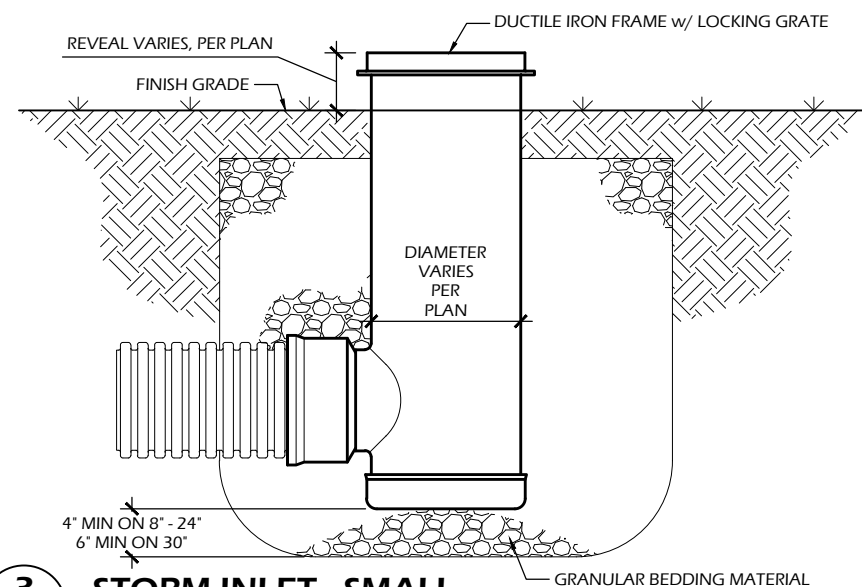
2 UTILITY TRENCH SECTION

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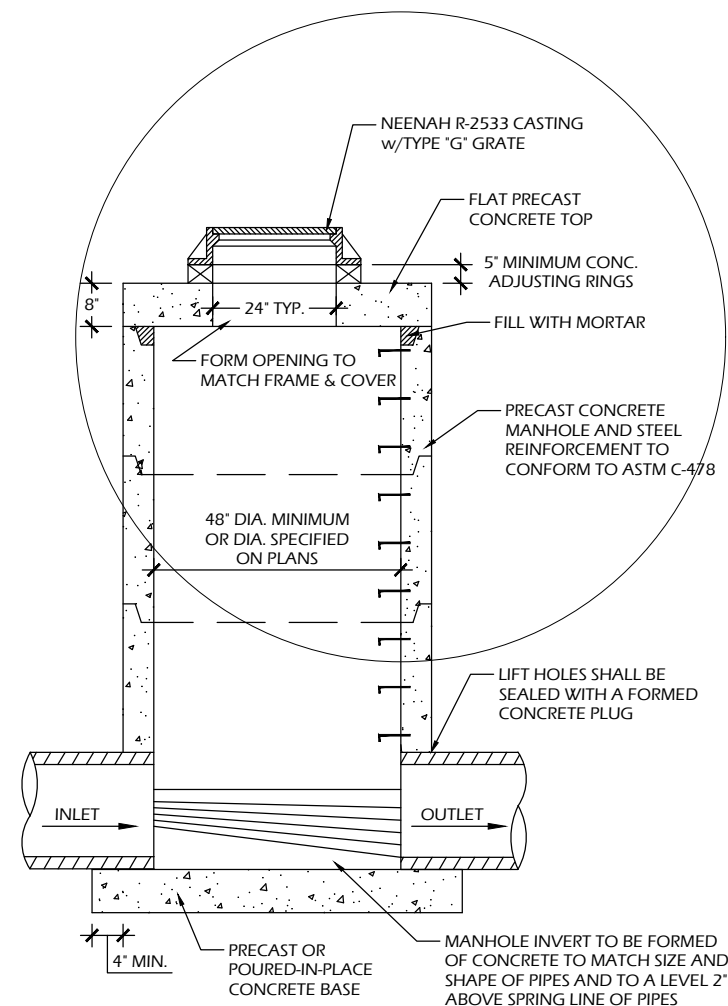
4 NOT USED

C902 SCALE: NTS



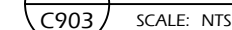
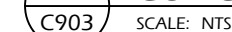
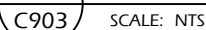
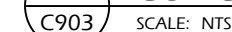
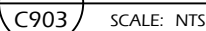
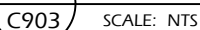
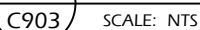
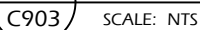
3 STORM INLET - SMALL

C902 SCALE: NTS



1 STORM MANHOLE

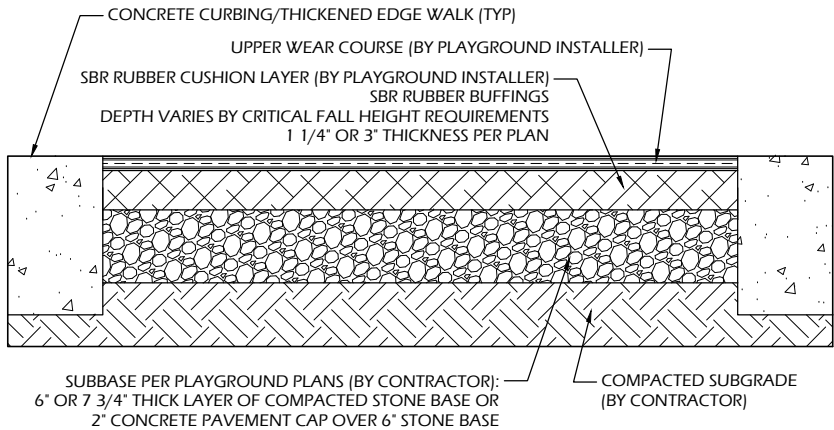
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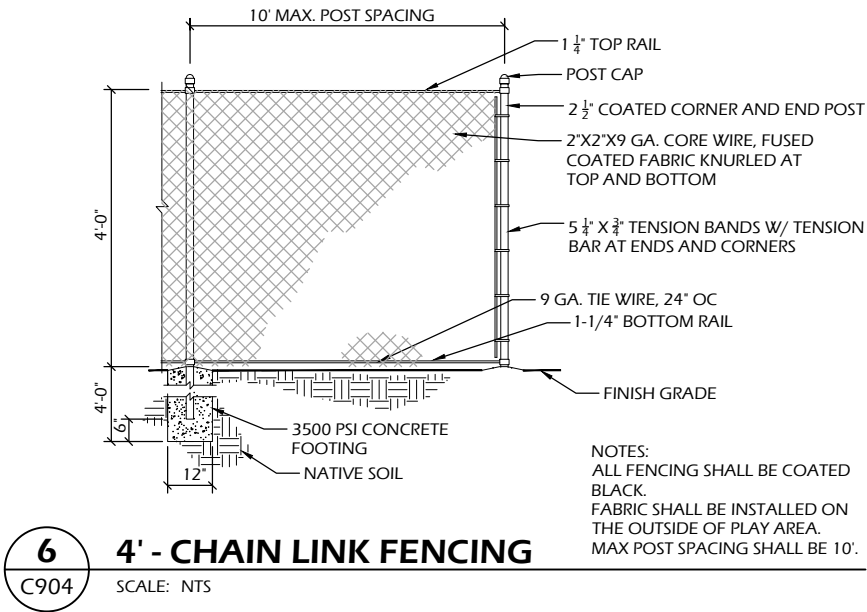
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8 NOT USED
C904 SCALE: NTS

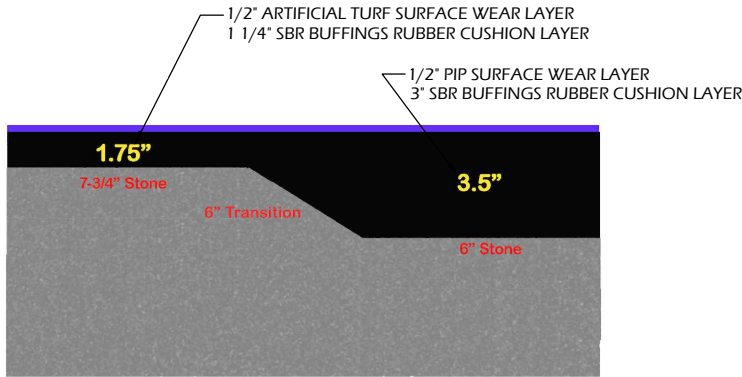
PLAYGROUND SURFACING TYPICAL SECTION		
MATERIAL	MATERIAL THICKNESS (INCHES)	
	ARTIFICIAL TURF	POURED IN PLACE (PIP) RUBBER SURFACING
UPPER WEAR LAYER	1/2"	1/2"
SBR BUFFINGS CUSHION LAYER	1 1/4"	3"
DENSE GRADED STONE BASE	7 3/4"	6"
TOTAL THICKNESS (INCHES)	9 1/2"	9 1/2"



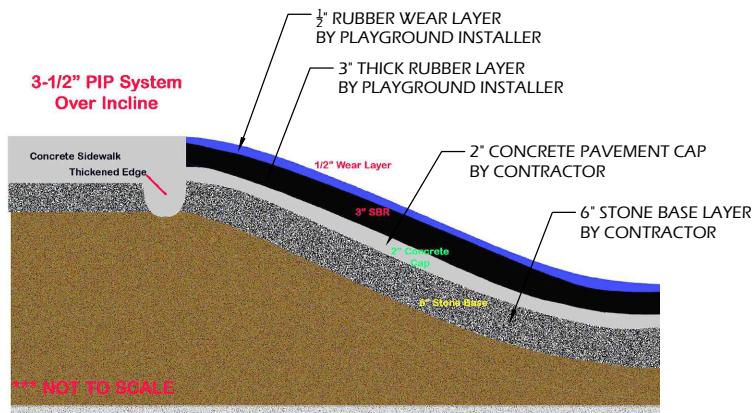
7 SURFACING TYPICAL SECTIONS
C904 SCALE: NTS



6 4' - CHAIN LINK FENCING
C904 SCALE: NTS



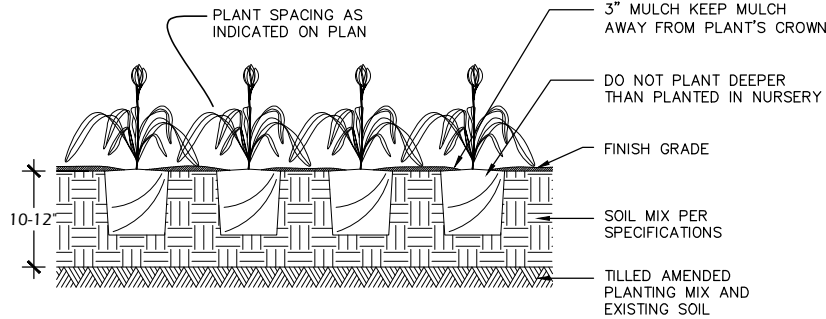
5 SURFACING THICKNESS TRANSITION DETAIL
C904 SCALE: NTS



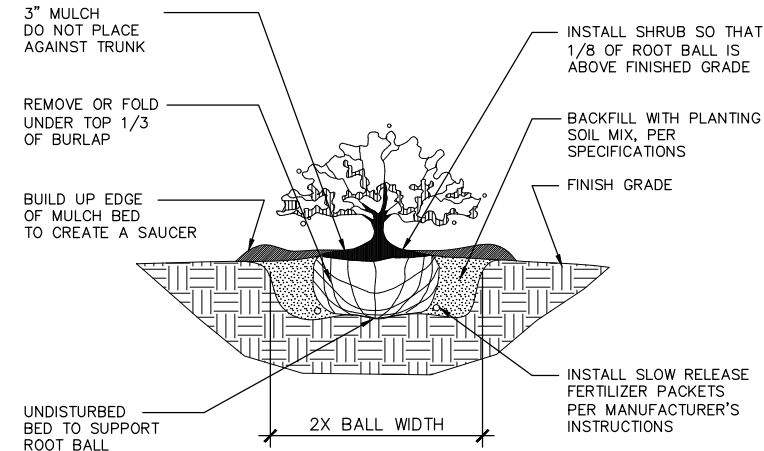
4 PIP SLOPE TYPICAL SECTION
C904 SCALE: NTS

INFILTRATION BASIN NOTES:

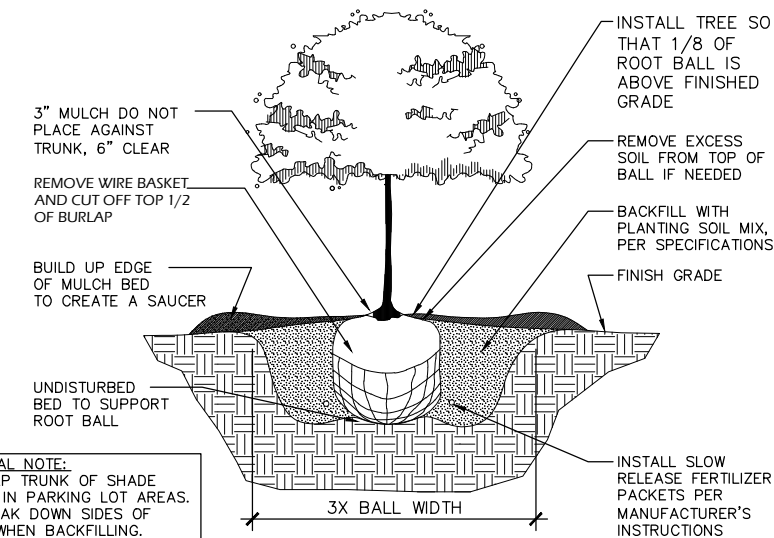
1. NO EQUIPMENT MAY BE DRIVEN OVER THE PROPOSED INFILTRATION AREA DURING GENERAL CONSTRUCTION OR CONSTRUCTION OF THE INFILTRATION FACILITY. INFILTRATION BASIN MUST BE HAND OR BACKHOE EXCAVATED AND LAID TO AVOID COMPACTION.
2. COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE IF AVOIDABLE COMPACTION OCCURS WITHIN STORMWATER MANAGEMENT AREAS (i.e. VEHICULAR TRAFFIC, EQUIPMENT TRAFFIC, STOCKPILES, ETC.).
3. THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION, OBSERVATION, AND VERIFICATION OF THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FEATURES IF REQUIRED BY LOCAL OR STATE ORDINANCES.



3 PERENNIAL PLANTING
C904 SCALE: NTS



2 SHRUB PLANTING
C904 SCALE: NTS



- GENERAL NOTE:
1. WRAP TRUNK OF SHADE TREES IN PARKING LOT AREAS.
 2. BREAK DOWN SIDES OF HOLE WHEN BACKFILLING.

1 B&B TREE PLANTING
C904 SCALE: NTS

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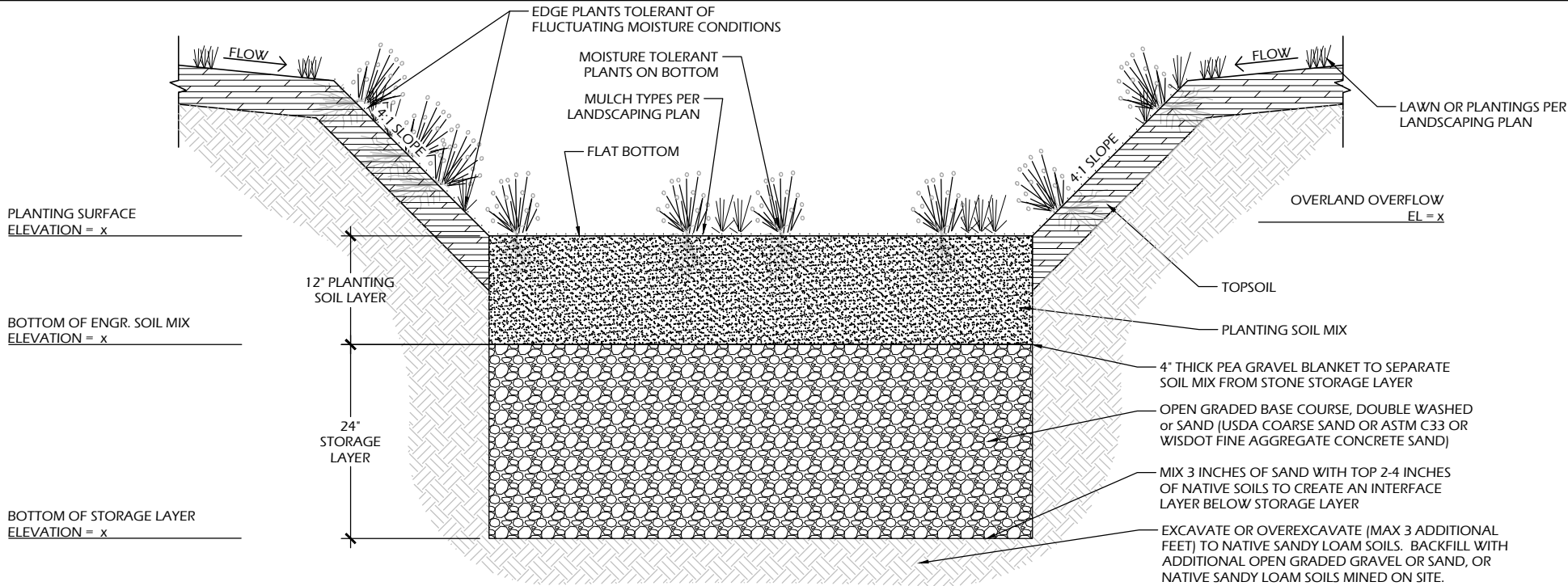
Project Name:

Revisions:

Project #: 23.039
Issued For: Review
Date: 02/27/2024

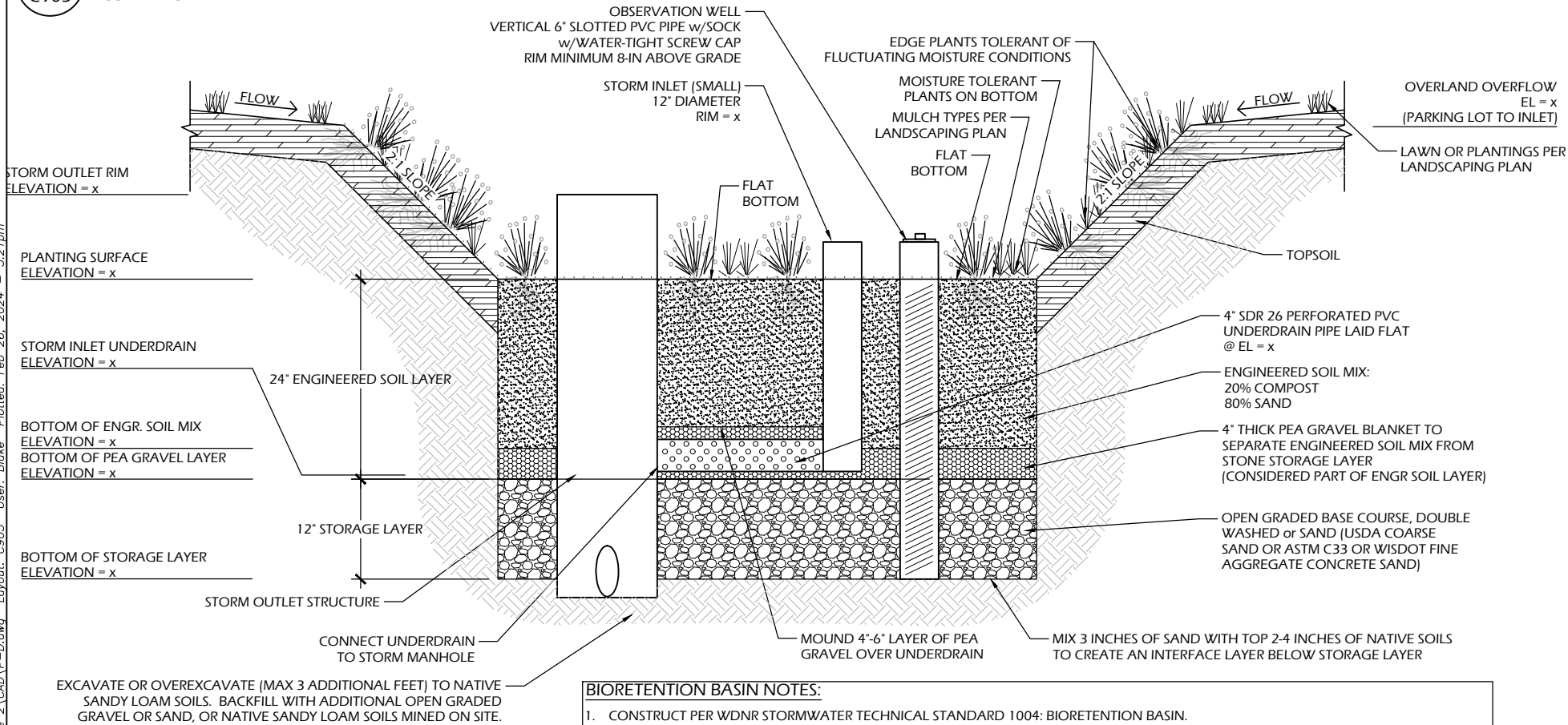
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3 INFILTRATION BASIN

C905 SCALE: NTS



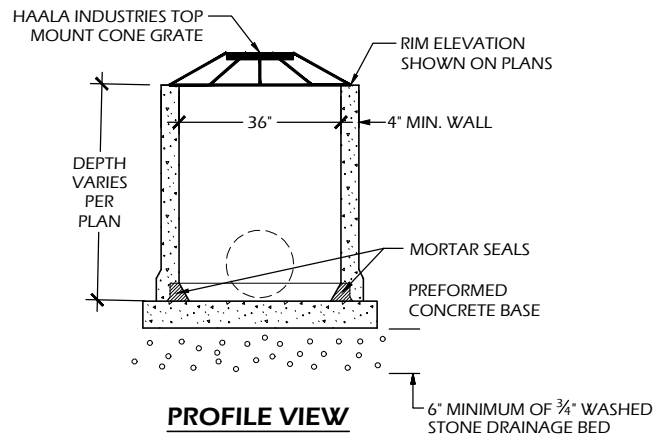
BIORETENTION BASIN PARAMETERS	
	DESIGN
TOP OF PONDED AREA (x)	x sf (MIN.)
PONDING DEPTH	1.0' MIN.
FLAT BOTTOMED PLANTING AREA @ x	x sf
ENGINEERED SOIL BOTTOM AREA	x sf

BIORETENTION BASIN NOTES:

1. CONSTRUCT PER WDNr STORMWATER TECHNICAL STANDARD 1004: BIORETENTION BASIN.
2. BIORETENTION BASIN MUST BE CONSTRUCTED AFTER THE SITE HAS REACHED SUBSTANTIAL COMPLETION OR SHALL BE PROTECTED WITH SILT FENCE OR SILT SOCK SURROUNDING THE PERIMETER IF CONSTRUCTED PRIOR TO SUBSTANTIAL COMPLETION.
3. RESTORE PER RESTORATION PLAN, WITH PLANTS 12-IN ON CENTER.
4. NO EQUIPMENT MAY BE DRIVEN OVER THE PROPOSED INFILTRATION AREA DURING GENERAL CONSTRUCTION OR CONSTRUCTION OF THE INFILTRATION FACILITY. BIORETENTION BASIN MUST BE HAND OR BACKHOE EXCAVATED AND LAID TO AVOID COMPACTION.
5. COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE IF AVOIDABLE COMPACTION OCCURS WITHIN STORMWATER MANAGEMENT AREAS (i.e. VEHICULAR TRAFFIC, EQUIPMENT TRAFFIC, STOCKPILES, ETC.).
6. THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION, OBSERVATION, AND VERIFICATION OF THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FEATURES IF REQUIRED BY LOCAL OR STATE ORDINANCES.

2 BIO-RETENTION BASIN

C905 SCALE: NTS



1 STORM OUTLET STRUCTURE

C905 SCALE: NTS

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, March 5, 2024

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Lee Igl, Public Works Director, Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board regarding the award of contract for the Highland Oaks Park restroom project.

PREVIOUS ACTION:

The Parks & Recreation Committee authorized the purchase of the prefabricated building at their November 7, 2023, meeting.

The Parks & Recreation Committee approved the final design and authorized the project for bid at their January 2, 2024, meeting.

The Village Board approved the final design and authorized the project for bid at their January 9, 2024, meeting.

ISSUE SUMMARY:

The 2023 budget approved a restroom installation at Highland Oaks Park. The committee approved the purchase of the prefabricated building and the plan set at the November 7, 2023, meeting. The building is planned to be installed in the spring of 2024. Enclosed is the project plan for the site work that will need to be completed for the project. The estimated cost for the site work is \$100,000. The original bid opening occurred on February 1, 2024, but there was no qualified bidder. The second bid opening occurred on February 29, 2024, and two qualified bids were received. One from Speedway Sand & Gravel, Inc. and one from Meise Construction, Inc. The low, qualified bid was from Speedway Sand & Gravel, Inc., in the amount of \$114,970.

FINANCIAL/BUDGET IMPACT:

Revenues-The following revenues have been allocated to fund the project:

\$ 31,500 Capital Projects Fund for 2024
\$ 75,000 Capital Projects Fund for 2023
\$100,000 Reserves for Highland Oaks Park
\$206,500 Total Project Revenue

Expenses - Included within the packet is the bid tab for the project with the following cost breakdown for all known or anticipated costs to date:

\$ 62,350 Huff building
\$ 16,900 Engineering/Construction Administration
\$114,970 Highland Oaks Low Bid
\$ 12,000 Contingency



\$ (280) Rounding

\$206,500 Total Project Expense

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion and second to make a recommendation to the Village Board to award contract to Speedway Sand & Gravel, Inc. of Middleton in an amount of \$114,970 for the Highland Oaks Park restroom project with additional expenses for engineering, construction administration, and contingency for a total project cost in an amount of \$206,500.

ATTACHMENTS:

1. HIGHLAND OAKS PARK PRELIMINARY PLANS
2. Lynx-Plan-and-Specs
3. Highland Oaks Utility bid recommendation 2-29-24

2024 SITE IMPROVEMENTS

HIGHLAND OAKS PARK

OSBORN DRIVE

Village of McFarland, Wisconsin

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
1	SITE PLAN– HIGHLAND OAKS PARK
2	EROSION CONTROL – STANDARD CONSTRUCTION DETAILS
3	SITE PLAN– HIGHLAND OAKS PARK
4	PROJECT DETAILS



NO SCALE



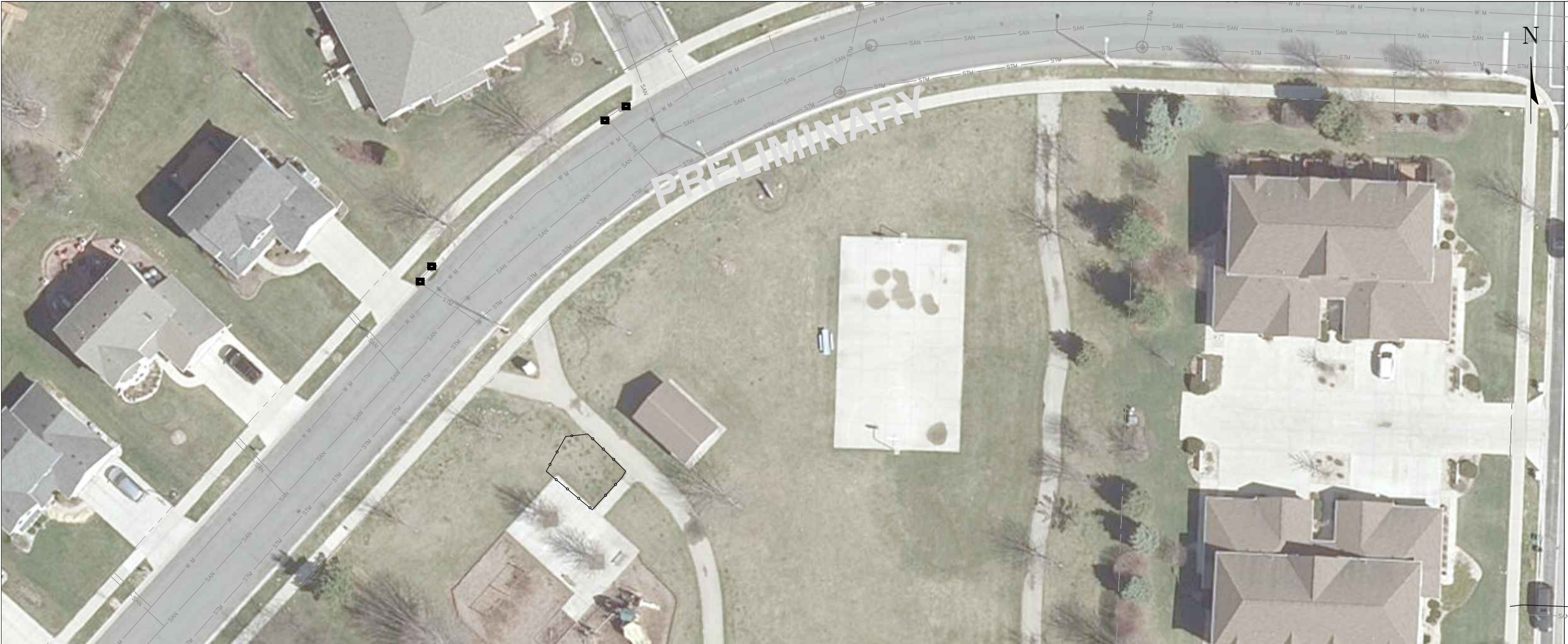
LEGEND

UNDERGROUND TELE.	— . . — UT . . . — UT . . . — UT —
UNDERGROUND CATV.	———— UCATV ————
UNDERGROUND ELEC.	— UE — UE — UE — UE — UE — UE —
OVERHEAD	— OH — OH — OH — OH —
EXISTING GAS	— G — G — G — G — G —
PROPERTY LINE	————
EXISTING WATER MAIN	— W M — W M — W M —
EXISTING SANITARY SEWER	— SAN — SAN — SAN —
EXISTING STORM SEWER	— STM — STM — STM — STM —
EXISTING FENCE LINE	— x — x — x — x — x — x — x —
SAWCUT	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
NEW STORM SEWER	=====
NEW WATER MAIN	=====
NEW SANITARY SEWER	=====

NEW ITEMS:					
WATER VALVE	CURB STOP	HYDRANT	MANHOLE	CURB INLET	ENDWALL

EXISTING ITEMS:						
FLAG POLE	MAILBOX	POWER POLE	LIGHT POLE	LAMP POST	PULL BOX	
WATER VALVE	CURB STOP	HYDRANT	WELL	MONITORING WELL	TRACER WIRE	
SANITARY MANHOLE	SANITARY VALVE	CLEANOUT	STORM MANHOLE	CURB INLET	CIRCULAR INLET	
SQUARE INLET	ENDWALL	STUMP	DECID. TREE (RELATIVE SIZE SHOWN)	EVERGREEN	SHRUB OR HEDGE	SIGN
CATV. PED.	TELE. PED.	ELEC. PED.	GAS VALVE	STREET SIGN	IRON PIPE	IRON ROD

NOTES: 1.) EXISTING FEATURES AND LABELS ARE SHOWN WITH SCREENED, LIGHTER LINES.
2.) NEW CONCRETE IS SHOWN SHADED IN PLAN VIEWS
3.) CONCRETE REMOVALS ARE SHOWN BY CROSS-HATCHING



EROSION CONTROL NOTES:

- LOCATIONS MARKED WITH "■" TO RECEIVE INLET FILTER PROTECTION DURING CONSTRUCTION. ALL NEW STREET INLETS MUST ALSO RECEIVE INLET FILTER PROTECTION.
- CONSTRUCT A STONE CHECK DAM IN GUTTER LINE AT ALL LOCATIONS MARKED WITH "▲"
- SURFACE FLOW DIRECTION IS INDICATED WITH
- SILT FENCE INSTALLATION IS INDICATED WITH
- POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
- REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
- INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
- INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
- STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING

FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.

- NOTIFY THE OWNER IF DEWATERING IS SCHEDULED TO OCCUR IN AREAS OF SOIL AND/OR GROUNDWATER CONTAMINATION, OR IF DEWATERING WILL OCCUR FROM A HIGH CAPACITY WELL (70 GPM OR MORE). DEWATER ONLY AFTER THE APPROPRIATE WDNR DEWATERING DISCHARGE PERMIT HAS BEEN OBTAINED.
- PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. LIMIT PUMPING RATES TO EITHER (A) THE SEDIMENT BASIN/TRAP DESIGN DISCHARGE RATE, OR (B) THE BASIN DESIGN RELEASE RATE WITH THE CORRECTLY-FITTED HOSE AND GEOTEXTILE FILTER BAG. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
- INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
- REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
- INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS #1071.
- IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
- STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE OWNER. SEPARATE SWEEPED MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1068.
- PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE

RECEIVING CHANNEL.

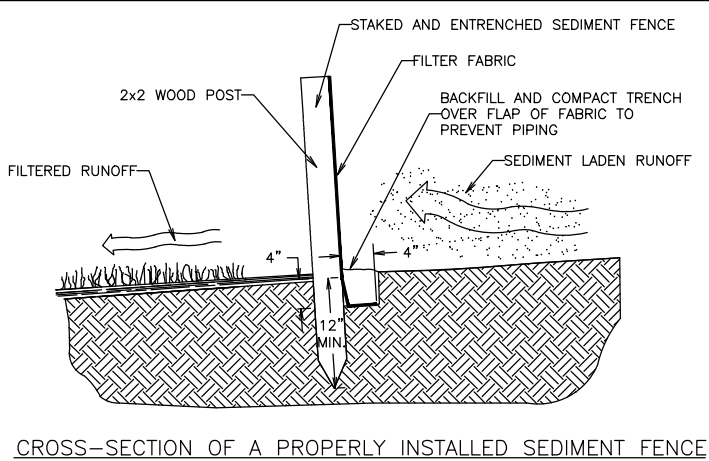
- COORDINATE WITH THE OWNER TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
- FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I, II OR III TYPE A EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
- FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS I, II, OR III TYPE B EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
- MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
- INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.), OR AS DIRECTED BY THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: <http://dnr.wi.gov/botw/>

EROSION CONTROL PLAN
AND GENERAL NOTES

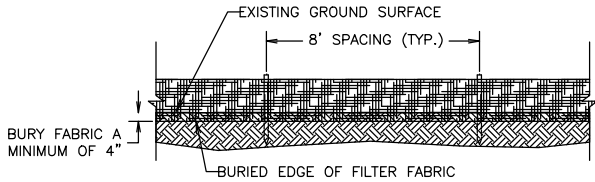
2024 SITE IMPROVEMENTS
Highland Oaks Park

Village of McFarland, Wisconsin

PROJECT NO.:	MC 216
DRAWN BY:	DRAGON PLEAKS PARK.DWG
DRAWN BY:	T.J.S.
CHECKED BY:	B.R.B.
DATE:	12-22-23
REVISIONS:	
SCALE:	
	0 5 10 20
SHEET:	1

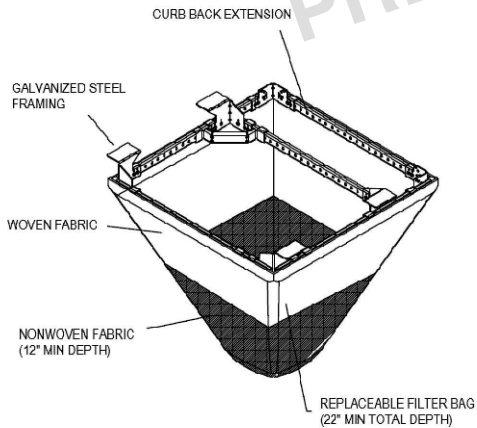


CROSS-SECTION OF A PROPERLY INSTALLED SEDIMENT FENCE



SEDIMENT FENCE DETAIL

DETAIL
SEDIMENT FENCE



GENERAL NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

FRAMED INLET PROTECTION SHALL BE COMPLIANT WITH ALL ASTM STANDARD D8057-17 REQUIREMENTS, INCLUDING:
A. BYPASS OVERFLOW THAT MEETS OR EXCEEDS INLET DESIGN FLOW
B. FRAME AND BAG STRONG ENOUGH TO HANDLE FULL SEDIMENT LOAD.

DETAIL
INLET PROTECTION - FRAMED (W/ CURB BOX)



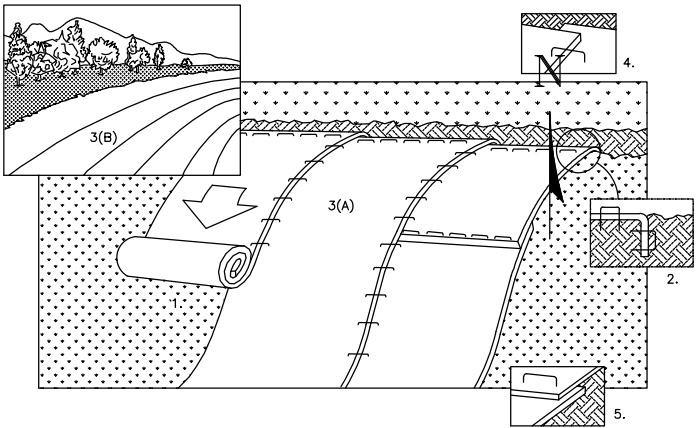
INSTALLATION NOTES:

NO PART OF INLET PROTECTION SHALL BE PROJECTING ABOVE THE GRATE.

FOR COMBINATION INLETS, PROTECTION SHALL CAPTURE RUNOFF ENTERING BOTH GRATE AND CURB OPENING.

A DUAL FABRIC FILTER BAG, WITH NON-WOVEN BOTTOM AND WOVEN TOP SHALL BE USED.

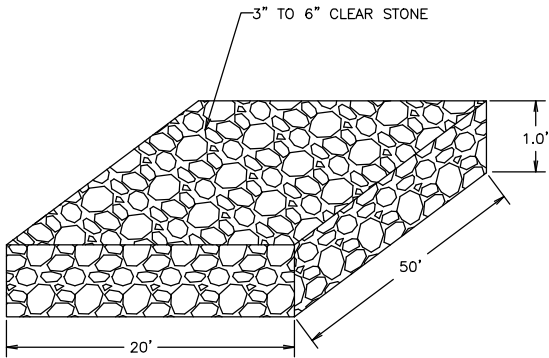
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



NOTE:
REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

DETAIL
EROSION CONTROL MAT - SLOPE INSTALLATION



NOTE:

- ON STREET SURFACES CRUSHED AGGREGATE BASE STONE SERVES AS TRACKING PAD.

DETAIL
CLEAR STONE TRACKING PAD

PROJECT DETAILS

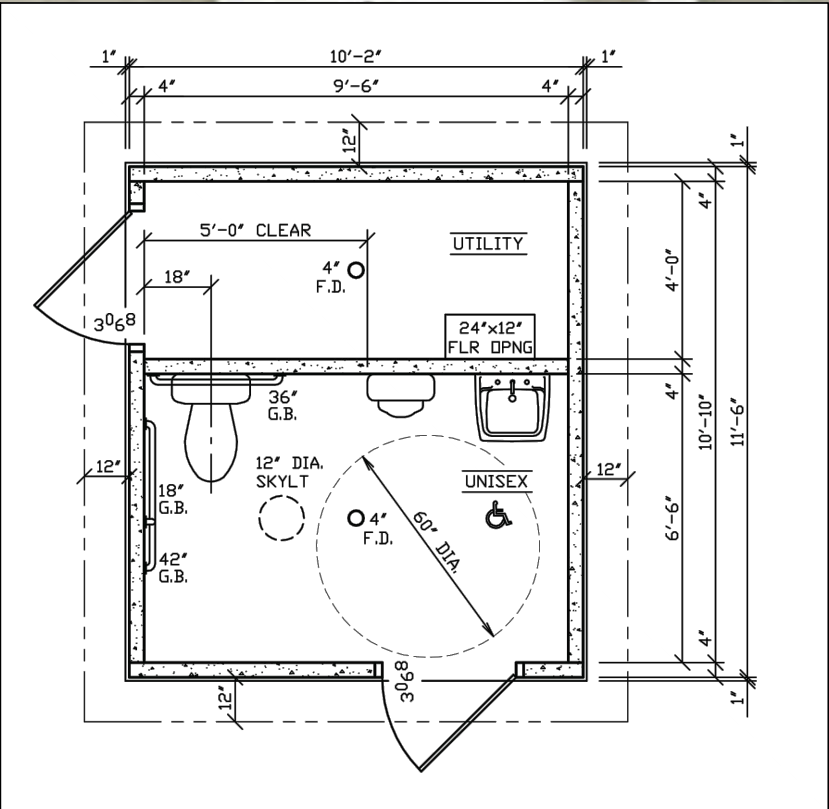
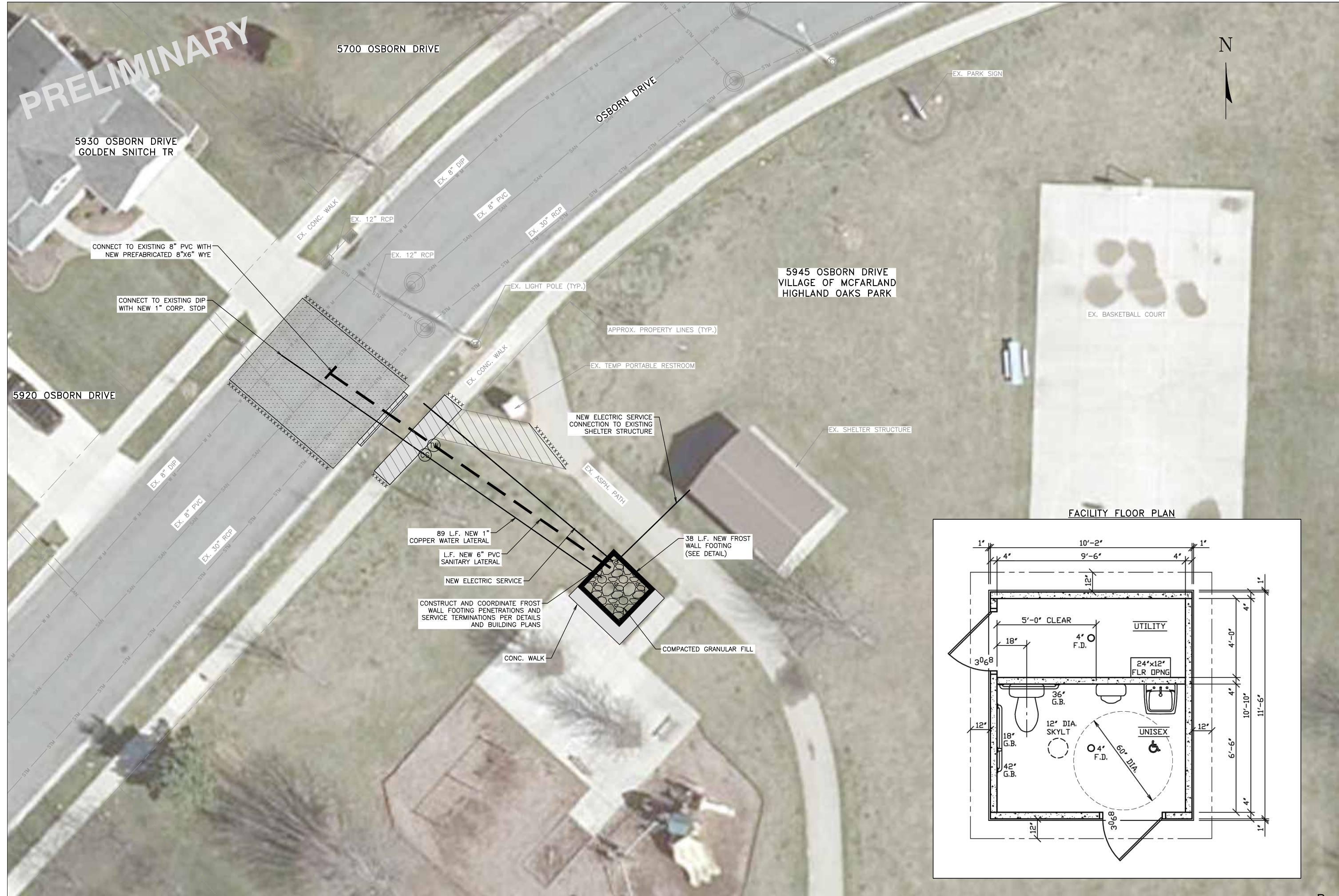
2024 SITE IMPROVEMENTS
Highland Oaks Park
Village of McFarland, Wisconsin

PROJECT NO.: MC 216
DRAWN BY: T.J.S.
CHECKED BY: B.R.B.
DATE: 12-22-23
REVISIONS:
SCALE:
N.T.S.

SHEET:

2

PRELIMINARY





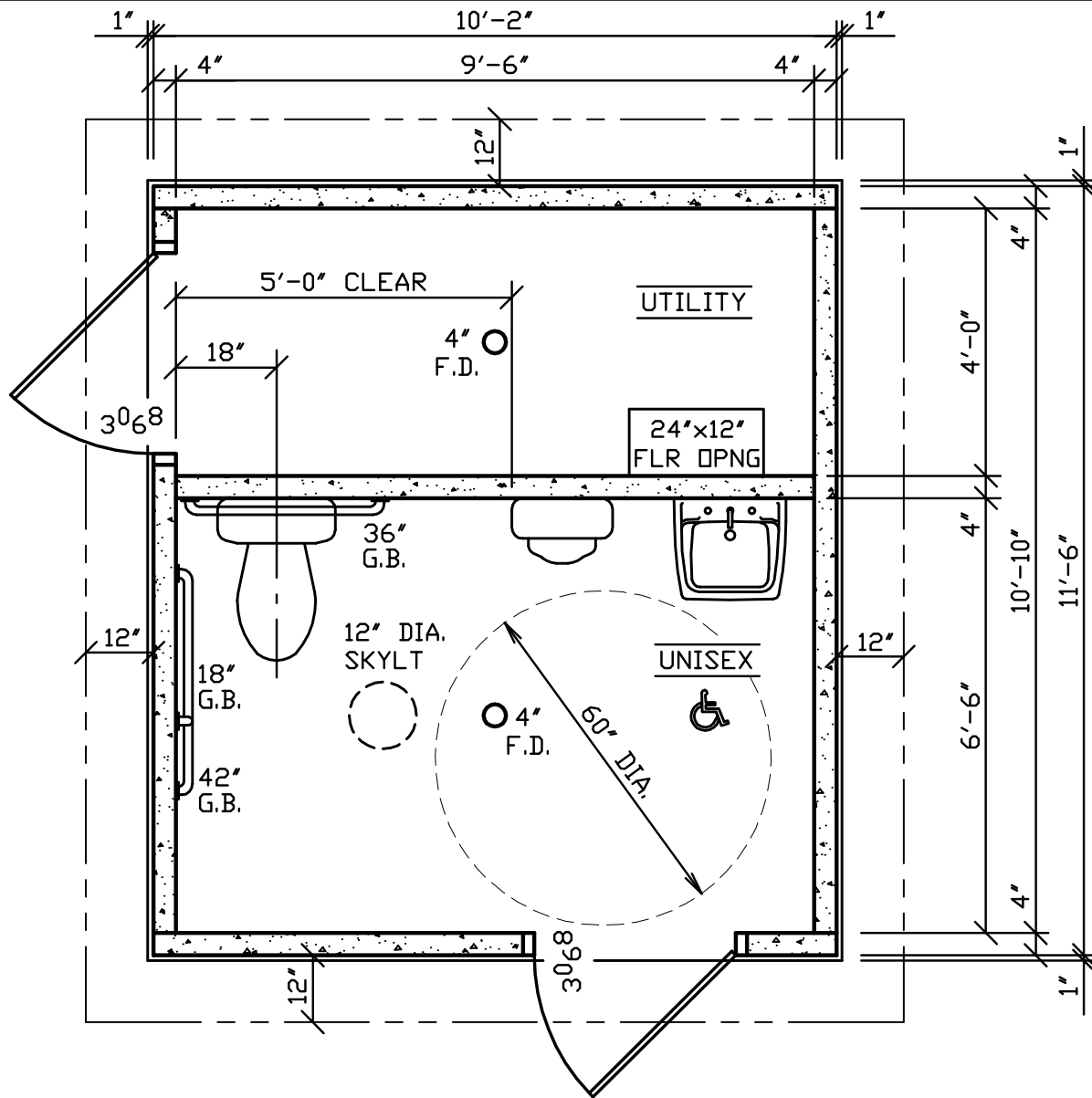
DETAIL

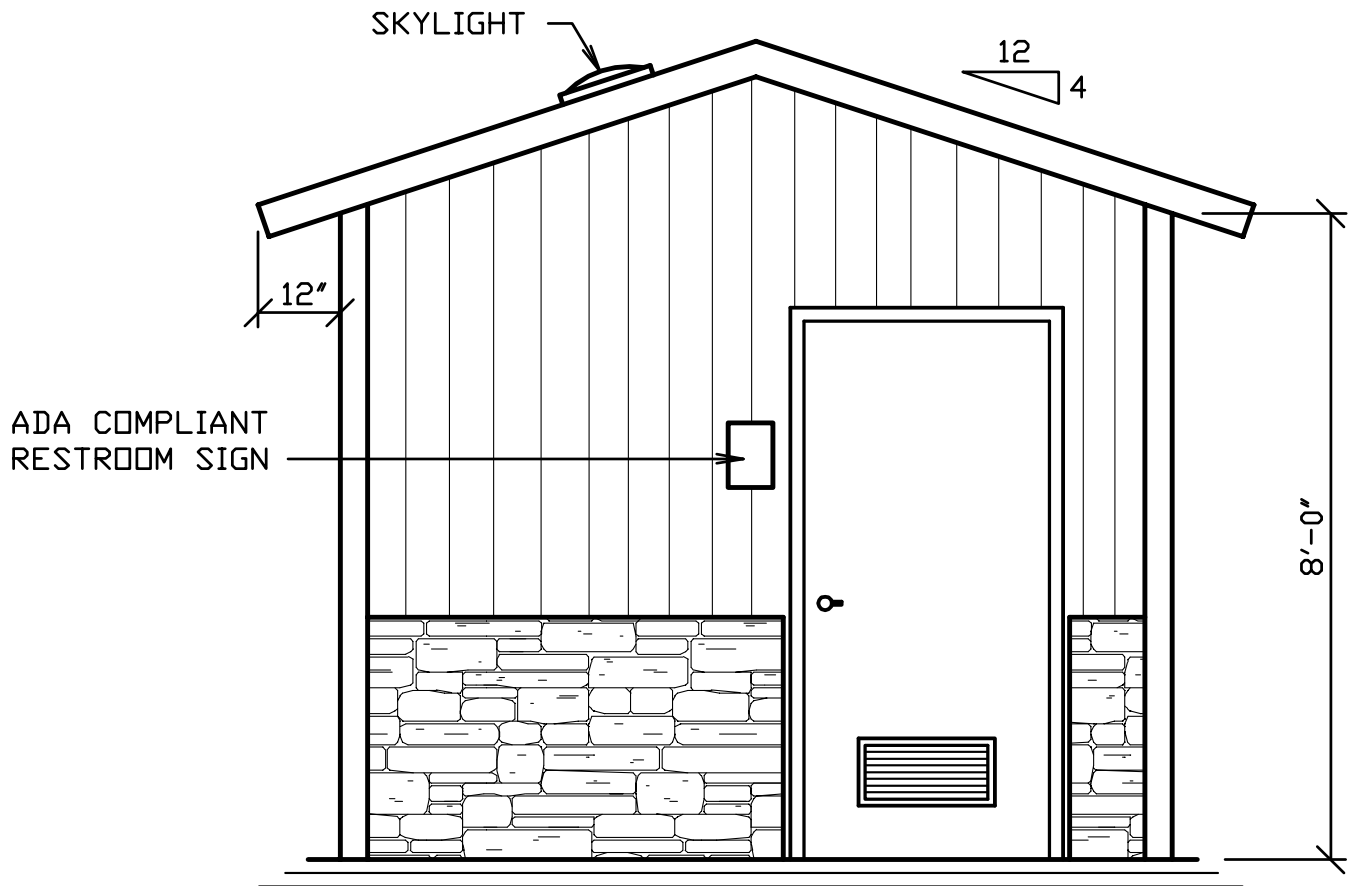
TRENCH WIDTH AND BEDDING



- RESTROOM -

LYNX





FRONT ELEVATION

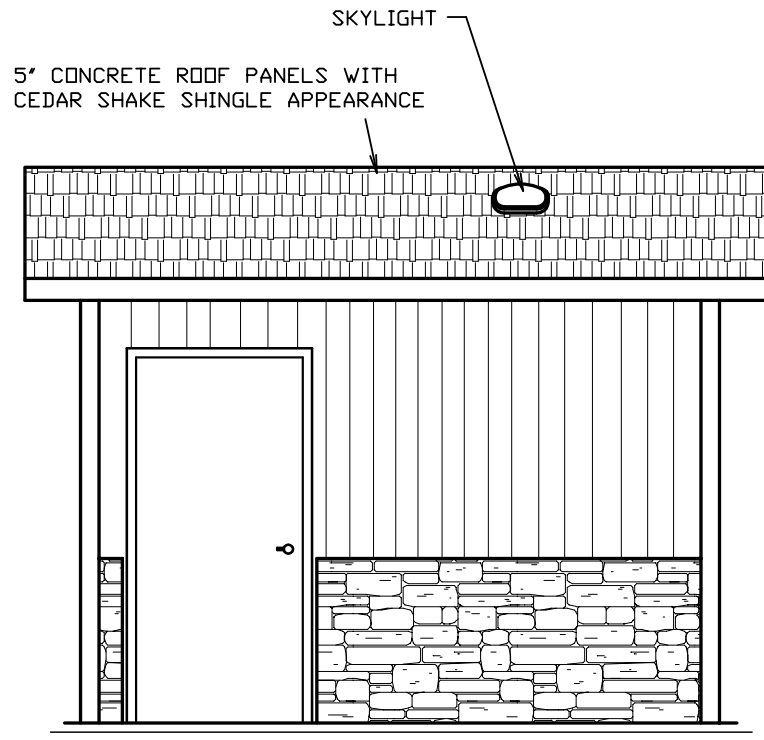
SCALE: 1/4" = 1'-0"

(REAR ELEVATION SIMILAR, EXCEPT NO DOOR)



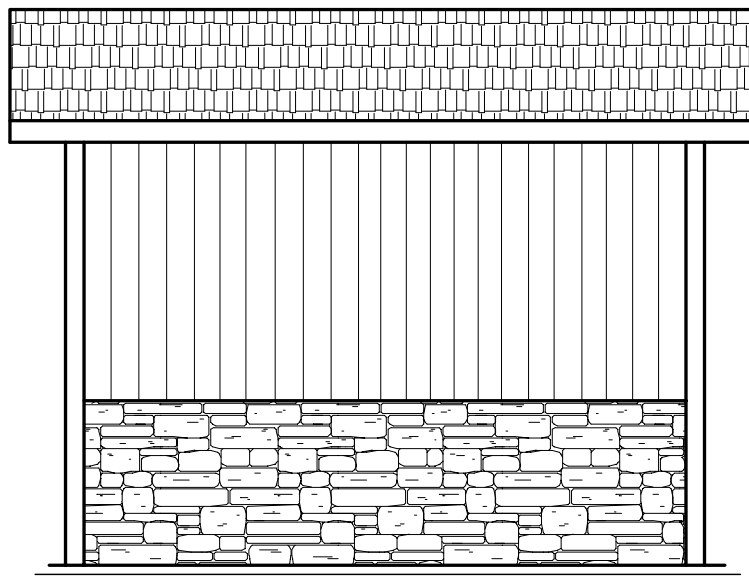
Floor plans are for reference only. This drawing shall not be copied or submitted to others without the consent of this company.

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LEFT ELEVATION

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



RIGHT ELEVATION

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

SPECIFICATIONS

PART 1 – GENERAL

1. SCOPE

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

2. MANUFACTURER

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

3. DESIGN

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

4. SUBMITTALS

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

PART 2 – PRODUCTS

1. MATERIALS

1.1. Doors and Frames

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

1.2. Door Hardware

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

1.3. Windows

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

1.4. Plumbing

1.4.1. Stools

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

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

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

2. FINISHES

2.1. Interior

- 2.1.1. Smooth trowel finish.

2.2. Exterior

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

2.3. Paint

2.3.1. Interior

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

2.3.2. Exterior

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

Part 3 – Execution

1. PRECAST CONCRETE FAMILY STYLE RESTROOM – SHOWER BUILDING

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

2. ONSITE

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

- 2.3. Contractor shall rough in mechanicals according to mechanical rough in drawing provided by building manufacturer. Mechanicals shall be terminated at top of foundation. Final mechanical connections shall be done by contractor including floor drains.
- 2.4. Contractor will perform initial startup of building using O & M manual as a reference. Contractor will also perform any troubleshooting during initial startup.



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February 29, 2023

Village of McFarland
5915 Milwaukee Street, P.O. Box 110
McFarland, WI 53558

Attention: Mr. Matthew Schuenke, Administrator

Subject: Analysis of Bids and Recommendation for Award of Contracts; 2024
Highland Oaks Park Improvements – Re-Bid; Village of McFarland

Bid Deadline: February 29, 2024 at 9:30 a.m. local time

Ladies and Gentlemen:

The purpose of this letter is to analyze the bids received for the 2024 Highland Oaks Park Improvements – Re-Bid project and to recommend award of a contract. This project involves the installation of utility piping, electrical service, and site preparation and footing construction for the installation of a new prefabricated bathroom facility.

The pre-bid estimate was \$120,000. Four general contractors, subcontractors, and material suppliers requested sets of the plans, specifications and bidding documents. Two contractors submitted bids.

A summary of the bids is as follows:

Contractor	Base Bid
Speedway Sand & Gravel, Inc.	\$114,970.00
Meise Construction, Inc.	\$155,770.00

All of the bids were properly submitted.

The low bidder is Speedway Sand & Gravel, Inc. of Middleton, Wisconsin, an experienced utility and street contractor that completed a similar work for the Village on Paulson Road in 2023. The bid prices are within the cost range expected for this scope of work. We recommend that Speedway Sand & Gravel, Inc. be awarded a contract for \$114,970.00.

This will be a unit price contract. That is, the contractor will be paid for the work actually performed on the basis on the unit prices bid. This means that the final line item costs could be either greater than or less than the bid totals. Also, unexpected conditions are sometimes encountered which result in increased project costs. Therefore, it would be wise to continue to carry the recommended 10% contingency.

If you have any questions with respect to our thoughts on this matter, I am available at your convenience to discuss them with you.

Respectfully,
TOWN & COUNTRY ENGINEERING, INC.

Tim Stieve, P.E.
Project Engineer

TS:sai

J:\JOB#S\McFarland\MC-217-M5 Highland Oaks Park Restroom Addition\10. Construction\A. Bidding\Recommendation Ltr.docx

BID TABULATION

PAGE 1 OF 1

Project: 2024 Highland Oaks Park Improvements – Re-Bid; Village of McFarland
 Engineer's Project Number: MC 217 Bid Deadline: February 29, 2024 at 9:30 a.m. local time

ITEM NO.	DESCRIPTION OF WORK	BID QUANT.	UNITS	Speedway Sand & Gravel, Inc. UNIT PRICE	AMOUNT	Meise Construction, Inc. UNIT PRICE	AMOUNT
BASE BID							
1.	6" PVC Sanitary Sewer	79	lin. ft.	\$ 295.00	\$ 23,305.00	\$ 120.00	\$ 9,480.00
2.	Sanitary Lateral Wyes, Cut Into Existing Pipe	1	each	\$ 1,891.00	\$ 1,891.00	\$ 2,942.00	\$ 2,942.00
3.	Sanitary Lateral Tracing System	1	each	\$ 455.00	\$ 455.00	\$ 2,500.00	\$ 2,500.00
4.	6"X6" Sanitary Lateral Wye	1	each	\$ 493.00	\$ 493.00	\$ 1,000.00	\$ 1,000.00
5.	1" Corporation Stops	1	each	\$ 822.00	\$ 822.00	\$ 500.00	\$ 500.00
6.	1" Curb Stops	3	each	\$ 1,903.00	\$ 5,709.00	\$ 1,000.00	\$ 3,000.00
7.	1" Copper Water Service Laterals	89	lin. ft.	\$ 106.50	\$ 9,478.50	\$ 107.00	\$ 9,523.00
8.	Drinking Fountain	1	each	\$ 19,970.00	\$ 19,970.00	\$ 35,000.00	\$ 35,000.00
9.	Excavation/Fill to Plan Subgrade	1	lump sum	\$ 250.00	\$ 250.00	\$ 5,000.00	\$ 5,000.00
10.	Frost Wall Footing	47	lin. ft.	\$ 304.50	\$ 14,311.50	\$ 600.00	\$ 28,200.00
11.	5" Thick Concrete Sidewalk	415	sq. ft.	\$ 12.50	\$ 5,187.50	\$ 35.00	\$ 14,525.00
12.	3" Pavement Patching	115	sq. yd.	\$ 40.00	\$ 4,600.00	\$ 90.00	\$ 10,350.00
13.	30" Concrete Curb & Gutter (<50-foot sections)	30	lin. ft.	\$ 42.00	\$ 1,260.00	\$ 100.00	\$ 3,000.00
14.	Topsoil Restoration, Hydroseeding, Fertilizing	250	sq. yd.	\$ 8.95	\$ 2,237.50	\$ 15.00	\$ 3,750.00
15.	Erosion Control	1	lump sum	\$ 3,500.00	\$ 3,500.00	\$ 4,000.00	\$ 4,000.00
16.	Prefabricated Bathroom Facility Coordination and Installation	1	lump sum	\$ 1,500.00	\$ 1,500.00	\$ 3,000.00	\$ 3,000.00
17.	Electrical Allowance	1	lump sum	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
BASE BID TOTAL					\$ 114,970.00		\$ 155,770.00