

Tuesday, March 4, 2025

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 Note: Virtual attendance is offered as a convenience, but technical difficulties beyond the Village's control may prevent or limit its availability at any meeting. The public is encouraged to attend the meeting in person to assure full access to the proceedings.*

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

<https://us02web.zoom.us/j/89869807654>

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

Webinar ID: 898 6980 7654

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](mailto: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 4, 2025, Parks & Recreation Committee meeting.

## 4. BUSINESS.

- a. Discussion and action to make a recommendation to the Village Board regarding a proposal from Parkitecture for design services for Prairie Place playground.
- b. Discussion and action to make a recommendation to the Village Board to make an application for a grant to support improvements at Prairie Place Park.
- c. Discussion regarding Community Park Phase 2 design

## 5. SCHEDULE NEXT MEETING DATE.

- a. Wednesday, April 2, 2025 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](mailto: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 4, 2025 - 6:30 PM*

**1. CALL TO ORDER, ROLL CALL.**

Trustee Fessler called the regular meeting of the Parks and Recreation Committee to order at 6:31 PM in the Community Room of the Municipal Center. This meeting was also held via Zoom webinar.

Members present: Trustee Fessler, Trustee Leamy, Anita Iwanski (arrived at 6:36 pm), Tanya Lancaster, Jessica Tokar, Lori Wisnicky

Members not present: Sarah Kuba

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

**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](mailto:public.works@mcfarland.wi.us) to be included as part of the meeting.*

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

None.

**3. APPROVAL OF MINUTES.**

- a. *Motion to approve the minutes of the December 3, 2024 Parks & Recreation Committee meeting.*

Motion by Trustee Leamy, seconded by Lancaster, to approve the minutes of the December 3, 2024, Parks & Recreation Committee meeting. Motion carries 5 - 0 - 0.

**4. BUSINESS.**

- a. *Discussion regarding the updated Village Comprehensive Outdoor and Recreational Plan.*

Bremer provided an overview of the CORP updates since the last committee review in December.

- Iwansky asked for clarification regarding the 18 acres per 1,000 village standard. Bremer responded that this standard was not previously well identified and the village is doing well to achieve this standard.
- Lancaster asked who makes the decision regarding development plans for park land versus a fee in lieu of. Bremer responded that the Village Board would make the decision, with a recommendation provided by the Plan Commission.
- Iwansky asked if notifications would be provided to the current property owners that are future proposed locations for parks. Bremer explained that proposed locations are a guide if or when a developer's plan occurs for an area. Bremer added that notification to private property owners could occur with the upcoming communication regarding the public information meeting.
- Iwansky asked if a splash pad or pool project was included within the plan. Trustee Leamy responded that the project is included under recommendations for William McFarland Park. Bremer added that within the recommendation is the continuation of the 2021 Park Master Plan which includes aquatics.
- Lancaster asked for the process of how the recommendations in the CORP become projects. Bremer explained that the CORP is a place to start. From the CORP or desire for a project, the project would be added into the capital improvement plan.
- Leamy suggested that aquatics be called out under the recommendations for William McFarland Park.
- Iwansky asked if a public information meeting would be worth it. Bremer explained that the public information meeting would highlight the plan and provide the purpose of the plan. After the meeting, the feedback would be summarized and shared with the committee for possible additional changes.
- Committee members discussed the proposed dates for the public information meeting that were included in the packet and the communication for the meeting. Committee members suggested a public information meeting on Thursday, April 3, 2025, and a mailer to be sent to all locations within the village, along with additional communication efforts on social media, signage, and other platforms.

Bremer explained that following the public information meeting, the draft plan would return to the committee for review and possible action in May. Bremer added that the plan would also be reviewed by the Sustainability & Natural Resources Committee along with the Plan Commission before proceeding to the Village Board for approval.

**5. SCHEDULE NEXT MEETING DATE.**

*a. Tuesday, March 4, 2025 at 6:30 p.m.*

**6. ADJOURNMENT.**

Motion by Trustee Leamy, seconded by Lancaster, to adjourn at 7:46 pm

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

Respectfully submitted,  
Aimee Irwin  
Assistant to the Public Works Director

  
VILLAGE OF  
**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Tuesday, March 4, 2025

**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 a proposal from Parkitecture for design services for Prairie Place playground.

**PREVIOUS ACTION:**

A park in or near Prairie Place was listed in the 2024 - 2028 CIP. The August 1, 2023, Parks & Recreation Committee agenda item for the CIP included multiple letters from residents that are enclosed within the packet as well. During this meeting, the committee recommended approval of the 2024-2028 CIP with the inclusion of a playground at Prairie Place.

**ISSUE SUMMARY:**

A park in Prairie Place subdivision was originally discussed in 2023, during the 2024-2028 CIP discussions. Funds were designated as part of the CIP for a playground in or near the Prairie Place subdivision. As the subdivision was developed, park impact fees were collected with building permits that could be used for park improvements. Park impact fees are not designated for a specific area or park, but for the overall improvement of the park system. During the 2025–2029 CIP discussion, funds were designated for a playground in or around the Prairie Place subdivision. Parkitecture has provided the enclosed proposal to layout and design a playground in this area. Staff is requesting a recommendation to the Village Board to approve the proposal for design services.

**FINANCIAL/BUDGET IMPACT:**

The 2025 budget includes funds of \$160,000 for a possible playground near the Prairie Place subdivision. The enclosed proposal is estimated at \$13,580 for design, bid and consulting services related to the playground.

**VILLAGE PLAN REFERENCE:**

[2025-2029 Capital Improvement Program](#)

**ORDINANCE REFERENCE:**

None.

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

Recommended Action:

*Motion, second to recommend approval to the Village Board regarding a proposal by Parkitecture for design, bid, and consulting services for the Prairie Place playground in the*



*amount of \$13,580.*

**ATTACHMENTS:**

1. Pages from August 1, 2023 Parks & Recreation Committee meeting
2. 25\_0129 Prairie Place CDs TO

## Aimee Irwin

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

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Aimee and village park committee,

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

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

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

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

Sincerely,  
Alexys Hoppman

July 13, 2023

RE: Park in Prairie Place Subdivision

To Whom It May Concern:

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

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

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

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

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

Thanks for the consideration.

Elizabeth and Larry Yszenga

6061 Shooting Star Court

## Aimee Irwin

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

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

## Aimee Irwin

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

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern,

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

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

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

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

Best,  
Kallie Koch

## Aimee Irwin

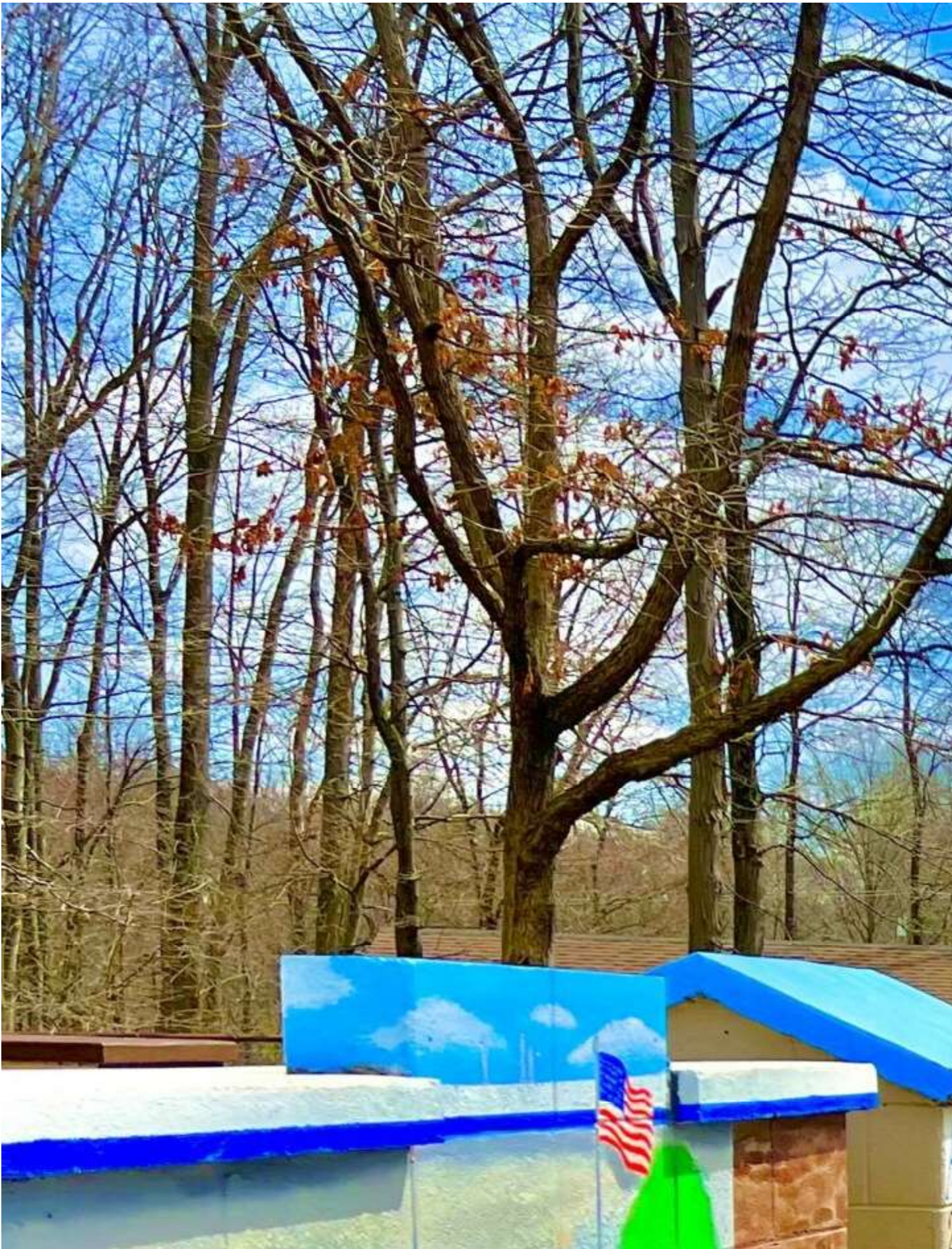
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**From:** Allison Barton <allison.jackson608@gmail.com>  
**Sent:** Friday, July 14, 2023 10:04 AM  
**To:** Aimee Irwin  
**Subject:** edward.wreh@mcfarland.wi.us; matt.schuenke@mcfarland.wi.us  
**Attachments:** water park.webp

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

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





Aimee,

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

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

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

Joseph & Laura Ganske

6031 Shooting Start Ct  
McFarland, WI 53558

## Aimee Irwin

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

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

To Whom It May Concern on the McFarland Parks Committee:

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

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

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

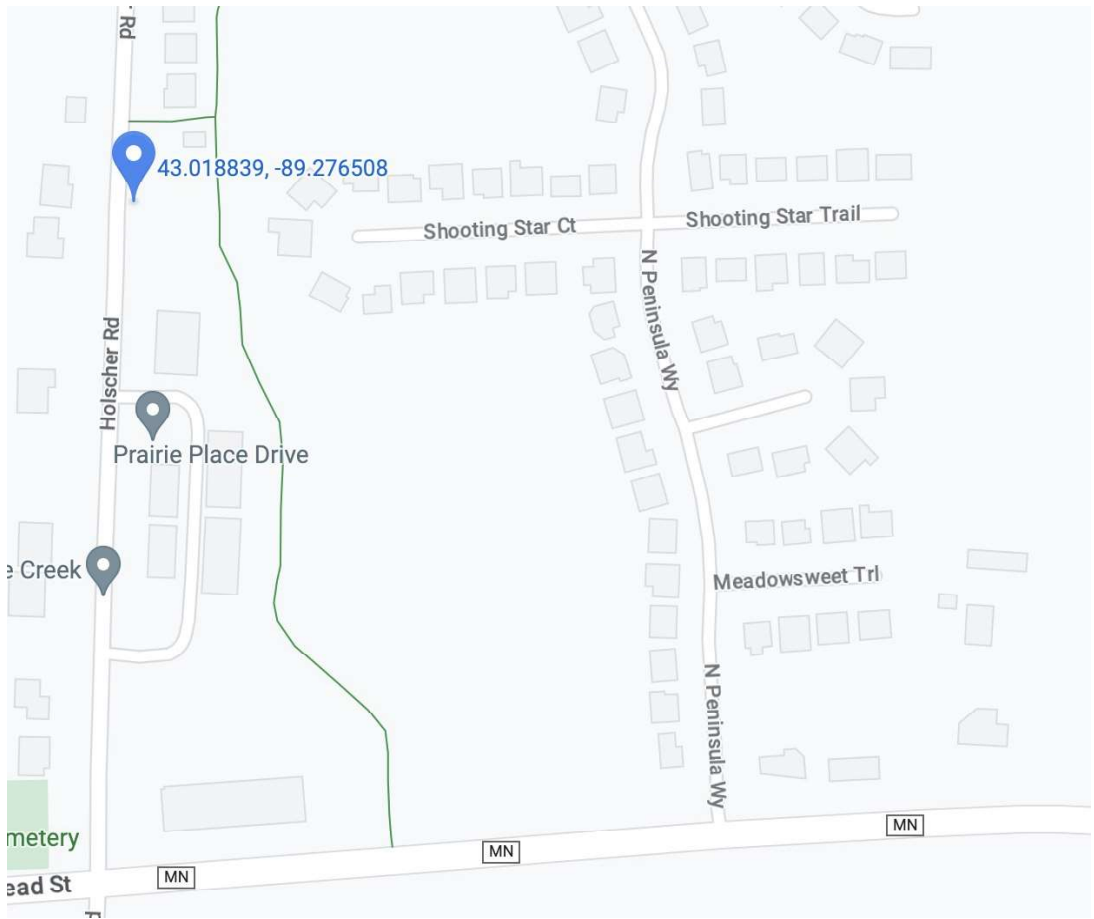
We acknowledge there is a step grade to the land which will limit options for use of this greenspace. The south half of this space with the steepest incline has been a favorite sledding hill for the community for years. Our hope is that the south end of this green space continues to be left untouched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

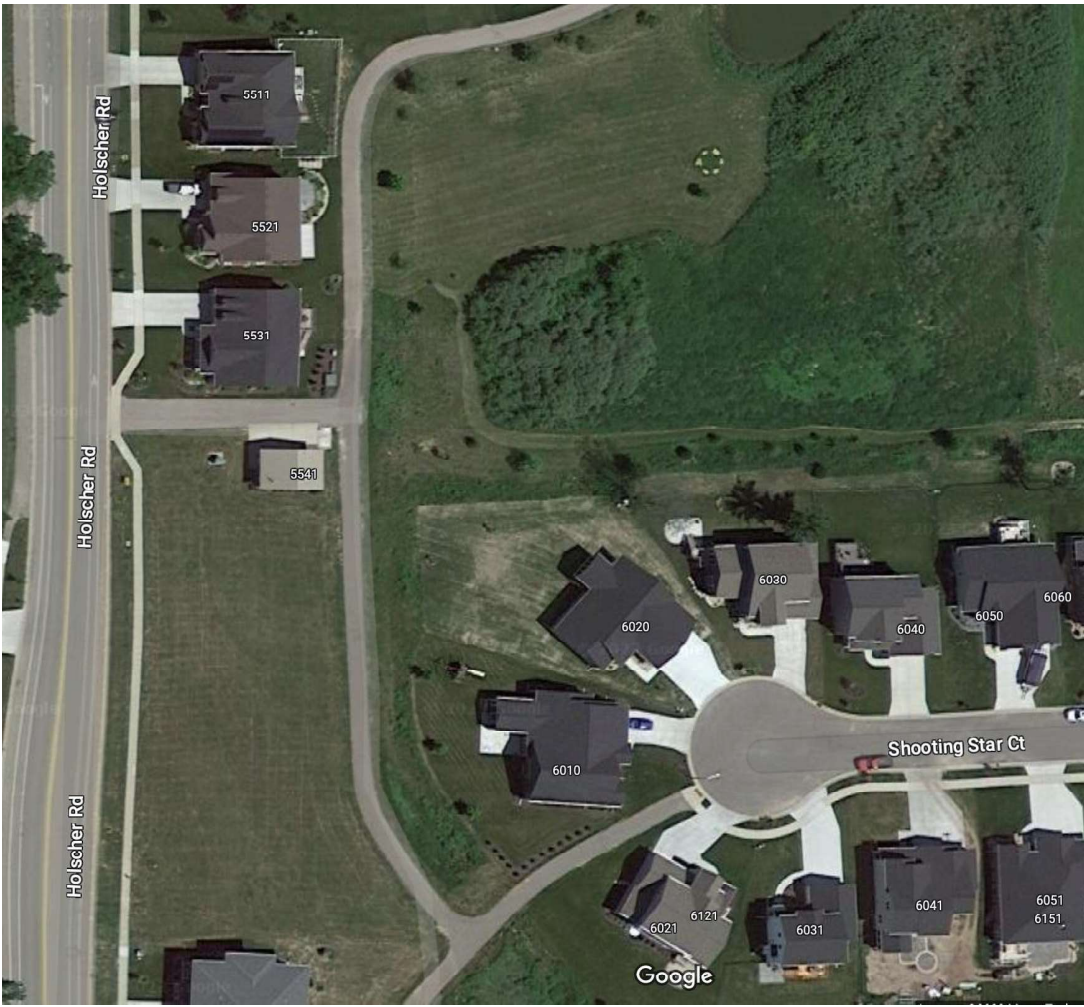
I am sure there are plenty of other unique ideas for the space as well; however, the square footage of the designated area would have to be considered as well as the proximity to the busy Holscher Road and budget. In my research, I've found some unique and neat park ideas; however, my personal opinion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

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

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

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





## Aimee Irwin

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

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

Hello,

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

Thank you,

Lacey and Ankit Kumar

## Aimee Irwin

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

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Allison,

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

Thanks,  
Matt

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

Good Morning Matt,

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

Thank you,

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

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

Good evening,

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

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

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

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

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

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

Thank you for your help,  
Allison Barton

**Prairie Place Park Design Services**  
**TASK ORDER - SCOPE OF SERVICES**

**General Project Scope:**

Project scope includes design and engineering assistance for the construction of improvements at Prairie Place Park. Project scope items shall include new sidewalks, playground, seating areas, and restoration/landscape. Digital basemap files (CAD) to be provided by Village or other consultants.

Task Items below are further described in the Master Planning Services Agreement set forth between Parkitecture + Planning and the Village of McFarland entered by the parties in 2020. All other terms of Master Planning Services Agreement between Parkitecture + Planning and the Village of McFarland not inconsistent with this Task Order are incorporated herein by reference.

**Services to be completed:**

- Meeting # 1: Design Coordination

Parkitecture will attend one meeting/conference call with Village staff to review timeline, design parameters and playground size and theme, as well as confirm the remaining site elements to be included.

- Conceptual Site Plan

Parkitecture will prepare a conceptual site plan illustrating the proposed playground limits and connecting sidewalks etc.

- Playground Vendor RFB

Parkitecture will work with Village staff to develop a RFB document to be used in obtaining quotes from a minimum of three playground vendors. This document will accompany the conceptual site plan for use in solicitation of bids.

- Construction Document Preparation

Parkitecture will prepare construction documents for the proposed site improvements. Bid documents to include detailed construction plans and project specifications. Design elements may include:

- Demolition and Erosion Control plans
- Site layout plans
- Site grading and storm sewer plans
- Playground equipment plan
- Landscape/restoration plan
- Construction details

- Meeting #2: Design Review

Parkitecture will attend two meetings with Village staff to review design development plans.

- Park Committee Meeting (#3)

Parkitecture will prepare exhibits of the proposed site elements. We will attend a Park Committee meeting to present the plans and take feedback.

- Prepare Opinion of Probable Construction Costs

Parkitecture will assemble a detailed estimate of probable construction costs based upon the final design documents.

- Plan Set Revisions

Parkitecture will revise the final construction documents based upon Village comments (Meeting #2 and 3).

## Prairie Place Park Design Services

- Project Approvals

Parkitecture will attend one plan commission meeting, and one Village Board meeting to seek approval of proposed building plans prior to construction.

- Project Permitting

Parkitecture will prepare and submit local erosion control plan.

- Project Bidding

Parkitecture will assemble final bid documents and project manual and facilitate public bidding via Quest CDN. This will include RFI, Addenda, and bid tabulation. A recommendation memo will also be provided outlining the proposed contractor selection and bid analysis.

**Deliverables:**

Final project deliverables will include the following:

- PDF preliminary plan set for the review meeting (Meeting #2/3)
- PDF final estimate of probable construction costs
- PDF containing final bid-ready construction documents and specifications

**Schedule:**

Parkitecture is prepared to begin work on the project on or about March 15, 2025 and will complete the design portion of the project on or around July 15, 2025. This will position the Village for early fall bidding and construction. Construction administration services may be added as a separate Task Order should the Village request.

**Fee:**

In consideration of the scope outlined above, Parkitecture requests a fixed fee of \$13,580 including expenses.

Signature below shall serve as notification to proceed.

Accepted by:

\_\_\_\_\_  
Village of McFarland



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Parkitecture + Planning

\_\_\_\_\_  
Date:

2/18/2025

\_\_\_\_\_  
Date:



**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Tuesday, March 4, 2025

**SECTION:** Business

**DEPARTMENT:** Administration

**CONTACT:** Krystal Johnson, DEI Strategist

**AGENDA ITEM:** Discussion and action to make a recommendation to the Village Board to make an application for a grant to support improvements at Prairie Place Park.

**PREVIOUS ACTION:**

None.

**ISSUE SUMMARY:**

The packet includes information about the T-Mobile Hometown grant, how it can be utilized to support development of a playground to support the Prairie Place subdivision and surrounding areas.

**About the Grant:** T-Mobile's Hometown Grant program invests \$25 million into rural towns across the U.S. to support projects that promote connectivity, inclusivity, and equity. The program funds initiatives such as creating new outdoor spaces, improving technology infrastructure, and restoring historic buildings. The grants application is due of March 31st, 2025

**Eligible Projects:** T-Mobile will fund projects that encourage community connections. This includes funding for (not limited to):

- Outdoor spaces (like parks and hiking trails)
- Technology upgrades
- Arts and cultural initiatives
- Community centers

**Grant Application Requirements:**

- **Amount Available:** Up to \$50,000 for shovel-ready projects that can be completed by May 31, 2026.
- **Application Needs:**
  - Detailed project plans
  - Budget and timeline
  - Expected impact of the project
  - Up to five letters of support from community leaders or stakeholders



### **Who Can Apply:**

- Elected officials, town managers, tribal leaders, or nonprofit leaders in small towns (under 50,000 people) are eligible to apply.

### **Application Overview:**

- Applicant Details: Personal Information
- Organization Detail: Village Information
- Project Details (Bulk of Application Questions)
- Additional Information

Enclosed in the packet is a conceptual site plan for a possible playground location within the current park for Prairie Place Subdivision. Staff had worked on this previously regarding planning in the area, and is advanced within this grant simply to demonstrate what could be possible on the site with assistance through the grant. Final amenities, location, costs, etc. will be determined through the previous agenda item following engagement with neighbors and the subdivision as to what is desired. This is not the final design that is being approved by sending this application, it is just an opportunity to attempt to access external funds to support a project locally.

### **Project Example of a grant recipient:**

New Richmond Wisconsin – Freedom Park Center

- Provides seniors, youth and the wider community with health and wellness
- [Freedom Center – Community Center for Veterans, Seniors, and Youth](#)
- Cost -
  - Est – 5 Million
  - Fundraising gap - \$1.6 (VFW Post)
  - Grants – RCU (\$250k) T-Mobile (\$50k) - GoFundMe (\$6894)

### **Application Questions for discussion:**

The application itself is web based and not able to print to be included within the packet. The following questions are restated here for discussion as part of the meeting to help support finishing submittal of the application:

*Detailed Project Proposal: Tell us about your project idea. Be sure to describe how your idea represents innovative, experimental, creative and/or entrepreneurial approaches to local place making. We encourage you to include visual project renderings, maps, images, etc. in this document to help communicate your shovel-ready project proposal to the review committee. Further in the application, you will be asked to upload a separate detailed budget, provide a timeline, and discuss your intended outcomes.*



*Please briefly describe the community in which your project would be implemented, including community demographics, any primary industries, and any particular challenge(s) that the community is facing. How will this grant help your community address this challenge?*

*Please describe how your project design (including community engagement) and project execution plan actively fosters inclusion, taking into consideration the lived experiences, abilities, and needs of all community members.*

*Please provide three (3) specific ways in which you intend this project to benefit your community. Additionally, how could this project be modeled and/or scaled for other non-profits or local municipal governments to adopt and implement?*

Our intention is to review these elements of the application in order to approve a recommendation to the Village Board to support making application for the grant.

**FINANCIAL/BUDGET IMPACT:**

A detailed project cost is provided in the packet as an estimate around \$180,000. The \$50,000 request we would apply for would go against actual construction costs with the remainder coming from the Parks Fund paid through impact fees.

**VILLAGE PLAN REFERENCE:**

None.

**ORDINANCE REFERENCE:**

None.

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

Recommended Action:

*Motion, second to approve a recommendation to the Village Board to make an application for a grant to support improvements at Prairie Place Park.*

**ATTACHMENTS:**

1. 20\_1210 PP Park Concept
2. 21\_1011 Prairie Place OPC
3. NewRichmond\_TMGRANT



- LEGEND**
- 1 Sledding Hill
  - 2 Playground
  - 3 Picnic Area
  - 4 Bike Repair Station
  - 5 Drinking Fountain



Revisions:

Number	Description

Project #: 20.042  
 Issued For: Review  
 Date: 10/06/2020



Project: Prairie Place Park  
 Date: October 11, 2021  
 Status: Concept

**OPINION OF PROBABLE CONSTRUCTION COSTS**

GENERAL	Item	Qty.	Unit	Unit cost	Item Total	Comments
	<b>MOBILIZATION</b>	1	LS	\$8,000.00	\$8,000.00	
	<b>EROSION CONTROL</b>	1	LS	\$3,500.00	\$3,500.00	
	<b>DEMOLITION</b>	1	LS	\$4,000.00	\$4,000.00	
	<b>EARTHWORK</b>	1	LS	\$20,000.00	\$10,000.00	
				<b>SUBTOTAL</b>	<b>\$25,500.00</b>	
<b>PAVEMENT</b>	<b>DENSE GRADED BASECOURSE</b>	79	TN	\$18.00	\$1,425.60	
	CONCRETE	73	TN			8"
	CURBING	6	TN			8"
	<b>CONCRETE PAVEMENT 4-INCH</b>	1240	SF	\$7.00	\$8,680.00	
	SIDEWALK	1240	SF			
	<b>CONCRETE PLAYGROUND CURB</b>	110	LF	\$30.00	\$3,300.00	
				<b>SUBTOTAL</b>	<b>\$13,405.60</b>	
<b>UTILITIES</b>	<b>UNDERDRAIN - 4"</b>	60	LF	\$25.00	\$1,500.00	
	<b>STORM SEWER - 4"</b>	100	LF	\$35.00	\$3,500.00	
	<b>FIELD INLETS</b>	1	EA	\$1,500.00	\$1,500.00	
				<b>SUBTOTAL</b>	<b>\$6,500.00</b>	
<b>SITE AMENITIES</b>	<b>PARK SIGN</b>	1	LS	\$3,500.00	\$3,500.00	
	<b>SITE FURNISHINGS</b>	4	EA	\$1,000.00	\$4,000.00	
	<b>BIKE RACKS</b>	1	EA	\$800.00	\$800.00	
	<b>PLAYGROUND EQUIP AND INSTALL</b>	1	LS	\$80,000.00	\$80,000.00	EWF SURFACING
				<b>SUBTOTAL</b>	<b>\$88,300.00</b>	
<b>LANDSCAPING</b>	<b>TREE PLANTINGS</b>	15	EA	\$450.00	\$6,750.00	
	<b>RESTORATION</b>	1	LS	\$12,000.00	\$12,000.00	
				<b>SUBTOTAL</b>	<b>\$18,750.00</b>	

<b>TOTAL</b>	<b>\$152,455.60</b>
8% A/E	\$12,196.45
10% Contingency	\$15,245.56
<b>TOTAL COST</b>	<b>\$179,897.61</b>



# The Project

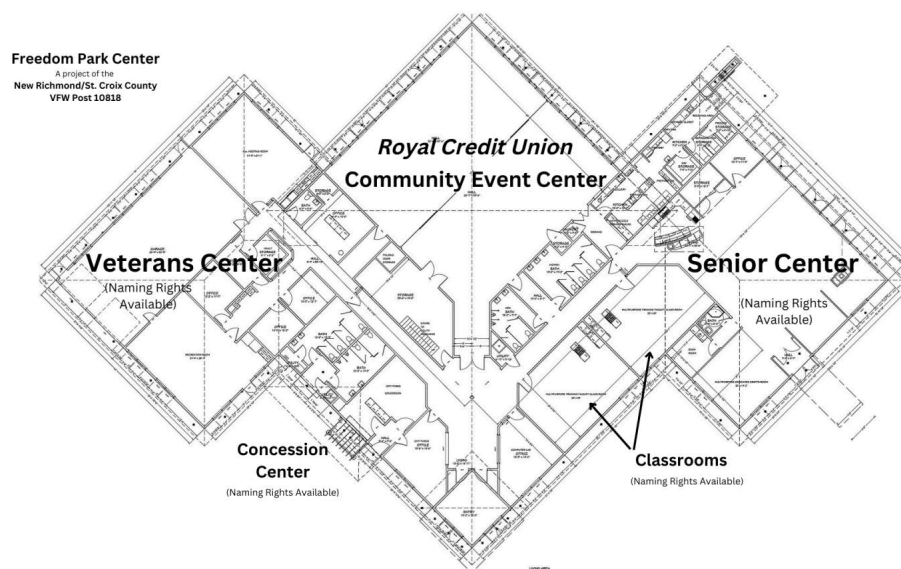
[Home](#) / [Freedom Park Center](#) / [The Project](#)

In 2015, the nonprofit service organizations housed in the New Richmond Community Commons building were notified that the structure would be demolished within the year. It was no longer deemed safe for the tenants or affordable to maintain. The historic 1926 building had originally served as a school and then became a central access point for numerous service organizations. The tenants included VFW Post 10818, a Senior Center, the Five Loaves Food Shelf, Community Education outreach and others. All were forced to move to separate

facilities and faced higher costs, compromising the services they provide to populations in need.

Taking a leadership role to address this challenge, Post 10818 proposed the idea of a new community center as a permanent home for the displaced organizations and others.

**The proposal gained immediate support from community leaders.**



**2015-2020:** Initial discussions with the City of New Richmond regarding the development of a new facility in Freedom Park began in 2015. In addition to providing offices and a new meeting space for the VFW, city representatives endorsed the addition of a conference space and a center for seniors.

VFW volunteers immediately began fundraising in the local community. By 2020, the Post had accumulated \$200,000 in donations toward the Center. In 2018 the City of New Richmond officially transferred the land in Freedom Park to VFW Post 10818.

As the initial designs were underway, Post 10818 engaged a local military unit to help with the construction of a new access road

to the building site. This successful effort demonstrated the potential of military assistance for the project.

Post officials then initiated conversations with the Department of Defense (DOD) in Washington DC to seek full support for the project through the Innovative Readiness Training (IRT) program. In this unique partnership, the DOD provides skilled military personnel who train under the supervision of local contractors and city officials at no cost to the project. The DOD provides labor, equipment, fuel, food and lodging for the personnel. In 2019, the DOD approved the request and granted support for construction of the Center.

**Post 10818 is one of only three Posts in the U.S. to have an IRT partnership for building construction, and it is the largest IRT project of any kind in the state of Wisconsin.**

The IRT contribution aligns with the VFW's support of military personnel, for the project will offer soldiers a real-world construction project where they can cross-train on the core competencies involved in the building trades, working with professional contractors and city officials. At the same time as they develop their construction skills, they make a lasting contribution to their communities. Over the course of the project, over 1000 active-duty military personnel, both men and women, will learn skills that will prepare them for successful careers.

The complex arrangement is customized to the needs of each phase of construction and brings together soldiers from across the region. To-date, work has been completed by the 372nd Engineer Brigade from Fort Snelling, MN; the 652nd Engineer Company from Hammond, WI; and the 612th Engineer Detachment from Duluth, MN. Local partners include Derrick Building Solutions, Countryside Plumbing and Heating, County Materials, Simon Electric and others, all working in concert with city officials.

**2020:** To establish how the military personnel, civilian contractors and city officials will work together, the VFW conducted a second small-scale construction effort in the summer of 2020. Soldiers from the 652nd Engineer Company extended the walking trails in Freedom Park, which will be easily accessible by the users of the Center. The military successfully completed this project under the supervision of city staff and contractors. Most important, this work established the procedures needed to coordinate all the participating organizations and demonstrated that the VFW and its partners can effectively manage the DOD resources.

**2021:** In May, military personnel from the 652nd Engineer Company completed the walking trails. In August, the 612th Engineer Utilities Detachment from Duluth elevated the topography of the building site by 8 feet using fill donated by the Canadian National Railroad, valued at \$100,000, and readied the site for the next phase of construction.

**2022:** In 2022, units of the 367th Engineering Battalion, from St. Cloud, MN and the 461st Engineering Utilities Detachment from Fargo, ND laid the building foundation and excavated a 1000-foot trench to connect the building site to municipal sewer, water and electrical service.

**2023:** The 372nd Engineer Brigade from Fort Snelling, MN and other units continued construction, completing foundation and walls, roofing and sheathing. Freedom Park Center is scheduled to be completed in 2024 and open to the public in 2025.

## The Vision

The vision of  
the Freedom  
Park Center  
is to become  
a major,  
permanent  
community  
resource for  
New  
Richmond  
and St. Croix  
County,  
serving all of  
Western  
Wisconsin.

**Envato  
Level  
13, 2  
Elizabeth,  
Victoria  
3000,  
Australia**



  
**VILLAGE OF**  
**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Tuesday, March 4, 2025

**SECTION:** Business

**DEPARTMENT:** Public Works

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

**AGENDA ITEM:** Discussion regarding Community Park Phase 2 design

**PREVIOUS ACTION:**

The Parks & Recreation Committee recommended approval to the Village Board regarding a proposal from Parkitecture for design services related to Community Park Phase 2 in the amount of \$139,896 at their June 4, 2024, meeting.

The Village Board approved a proposal from Parkitecture for design services related to Community Park Phase 2 at their June 10, 2024, meeting.

**ISSUE SUMMARY:**

Community Park Phase 1 started and was completed in 2023. It included digging the well for irrigation, installation of the irrigation system along with grading and seeding all the soccer fields. The fields will need to grow and mature for two years and could be ready to play as soon as the Fall of 2025. Phase 2 is scheduled to begin with design work in 2024 that could lead to construction in 2025 in line with when the turf is ready for use.

The following were included within the proposal from Parkitecture for Phase 2:

- Site design, including grading, utilities and storm sewer plans
- Utility connection plans for shelter (sanitary and water)
- Restroom/shelter building plans include interior fixtures and finish schedules.
- Exterior rendered elevations
- Mechanical, electrical and plumbing plans (MEP) for the shelter
- Playground site plan and restoration plan

Phase 2 design plans were reviewed by the committee at their November 6, 2024, meeting. Parkitecture and staff have been continuing their work on the design plans for phase 2, which will be presented to the committee for review. These are draft plans for discussion and seeking suggestions from committee members. Design plans will return to the committee for review and approval at a future committee meeting.

**FINANCIAL/BUDGET IMPACT:**

The 2024 budget included funds for design services up to \$175,000. The proposal from Parkitecture estimated design costs at \$139,896.



**VILLAGE PLAN REFERENCE:**

[Outdoor Recreation and Open Space Plan 2019-2023](#) - One of the key recommendations of this plan was the acquisition of 20-40 acres of land for a future Community Park on the Village's eastside (page 2). The Village acquired the land in 2019 and then established the master plan for its development in 2021. Guidelines for Community Park development are located on Page 13 of this plan.

[McFarland 2020-2030 Strategic Plan](#) - This plan established a goal to "support the development of active and passive recreational amenities that appeal to all age groups and abilities" (Page 10). One of the strategies to achieve this goal as outlined within the plan is to "develop individual park master plans that prioritize future developments, including a new community park" (Page 10). The master plan for this park was completed in the fall of 2021. Annually the Village Board has reviewed this as part of its goals and objectives from year to year, and continues to place an emphasis through the funding adopted for the project.

[2021 William McFarland Park and New Community Park Master Plan \(Appendicies\)](#) - The master plan was created to help chart out future growth of this park. The first phase of implementation was the mass grading as described in this memorandum.

**ORDINANCE REFERENCE:**

None.

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

No action is required on this item at this time.

**ATTACHMENTS:**

1. 25\_0226 Community Park Ph2\_PRC

PROJECT LOCATION MAP



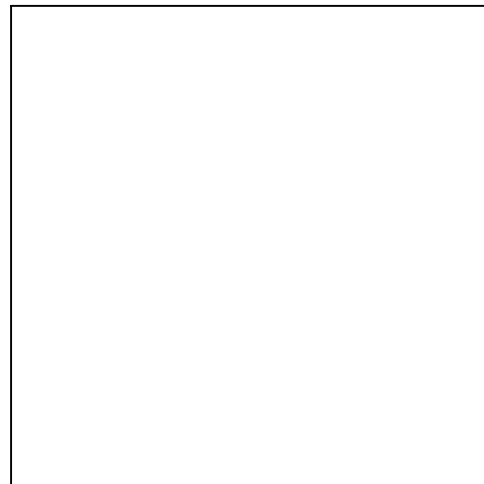
PROJECT ADDRESS: NTS  
3234 COUNTY HIGHWAY AB, MCFARLAND, WI 53558

PROJECT OVERVIEW

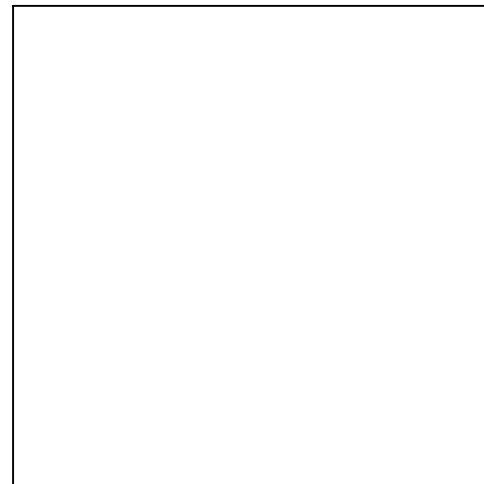


NTS

INDEX TO DRAWINGS	
T100	TITLE SHEET
	TOPOGRAPHIC SURVEY, PROVIDED BY MSA
C110	DEMOLITION + EROSION CONTROL PLAN
C120	EXISTING SITE IMAGES
C200	SITE LAYOUT PLAN OVERVIEW
C210	SITE LAYOUT PLAN
C211	SITE LAYOUT PLAN
C212	SITE LAYOUT PLAN
C220	SITE LAYOUT PLAN - BUILDING AREA
C230	SITE LAYOUT PLAN - EAST GRAVEL LOT
C240	SITE LAYOUT PLAN - TRAILS
C290	FIRE ACCESS PLAN
C300	SITE GRADING & UTILITY PLAN OVERVIEW
C310	SITE GRADING & UTILITY PLAN
C311	SITE GRADING & UTILITY PLAN
C312	SITE GRADING & UTILITY PLAN
C320	SITE GRADING & UTILITY PLAN - BUILDING AREA
C330	SITE GRADING & UTILITY PLAN - EAST GRAVEL LOT
C340	SITE GRADING PLAN - TRAILS
C500	SITE PHOTOMETRIC PLAN
C501	SITE PHOTOMETRIC PLAN
C502	SITE PHOTOMETRIC NOTES AND SCHEDULE
C800	SITE RESTORATION PLAN
C810	LANDSCAPING PLAN - BUILDING AREA
C900	CONSTRUCTION DETAILS
C901	CONSTRUCTION DETAILS
C902	CONSTRUCTION DETAILS
C903	CONSTRUCTION DETAILS
C904	CONSTRUCTION DETAILS
C905	CONSTRUCTION DETAILS



**CIVIL ENGINEER:**  
PARKITECTURE + PLANNING  
901 DEMING WAY, SUITE 201  
MADISON, WI 53717  
608.438.4253



**LANDSCAPE ARCHITECT:**  
PARKITECTURE + PLANNING  
901 DEMING WAY, SUITE 201  
MADISON, WI 53717  
608.886.6808

COMMUNITY PARK - PHASE II  
VILLAGE OF MCFARLAND  
MCFARLAND, WISCONSIN  
PROJECT NUMBER 24.029



Project Name:  
**COMMUNITY PARK - PHASE II**  
3234 County Highway AB  
McFarland, WI 53558

Sheet Title:  
**TITLE SHEET**

Revisions:

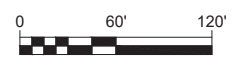
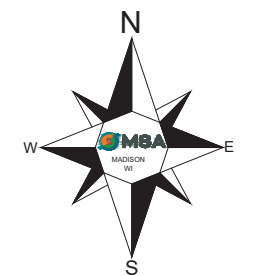
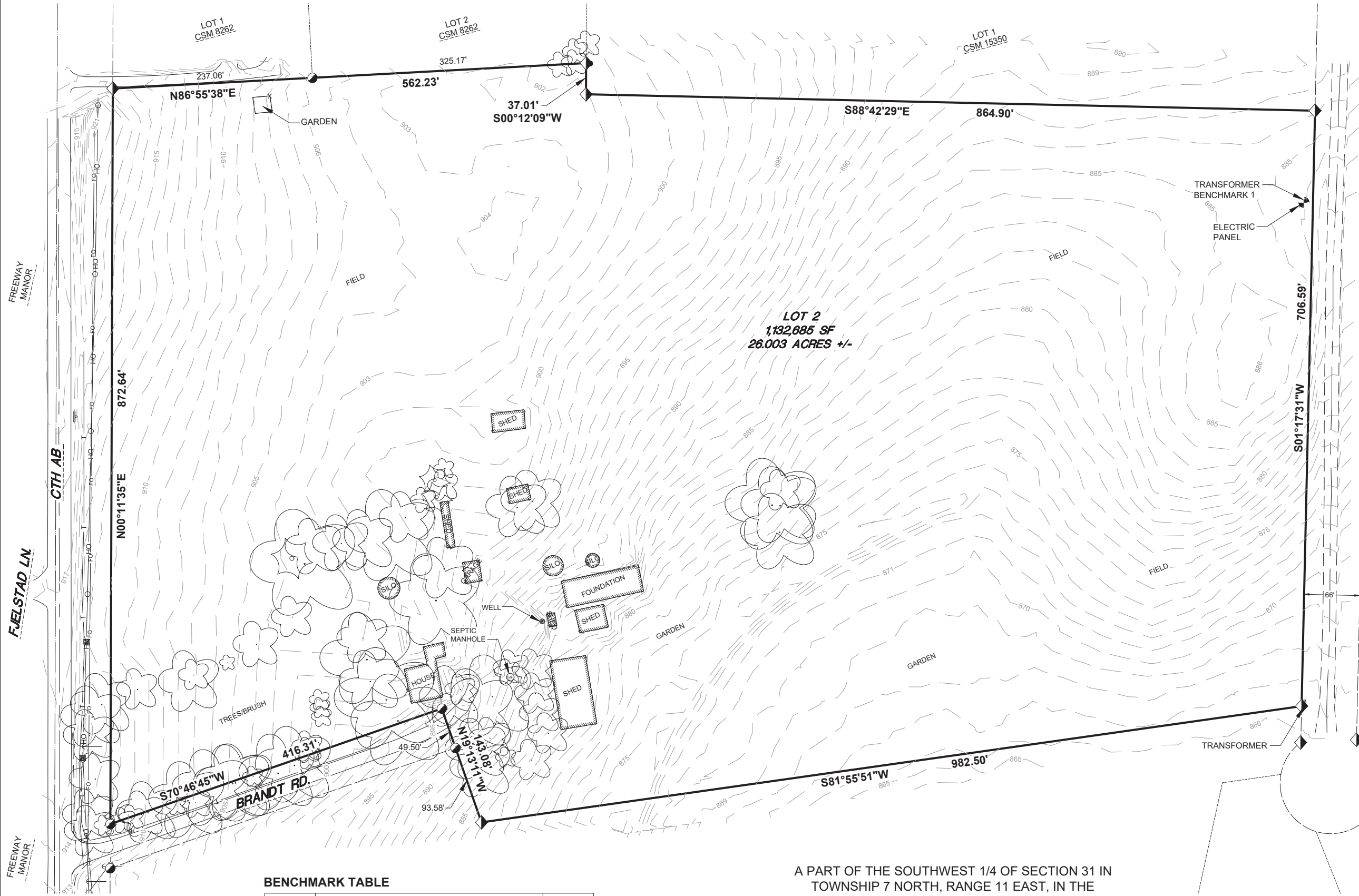
Project #: 24.029  
Issued For: Review  
Date: 2/7/2025

Sheet Number  
**T100**

# TOPOGRAPHIC SURVEY

## Legend of Symbols & Abbreviations

- BOUNDARY LINE
- CENTERLINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- OVERHEAD POWER LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBEROPTIC
- DECIDUOUS TREE
- CONIFEROUS TREE
- POWER POLE
- PEDESTAL
- WELL
- FOUND 1" IRON PIPE
- FOUND 3/4" IRON REBAR



BEARINGS FOR THIS CSM ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY NAD 83, 2011 ADJUSTMENT. BEARINGS ARE REFERENCED TO THE EAST LINE OF LOT 2 OF CSM NO 15350 BEARING S01°17'31"W.

A PART OF THE SOUTHWEST 1/4 OF SECTION 31 IN TOWNSHIP 7 NORTH, RANGE 11 EAST, IN THE VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

### BENCHMARK TABLE

BM. NO.	DESCRIPTION	ELEV.
1	SOUTHWEST CORNER OF TRANSFORMER PAD	884.74

PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY:
09/04/21	KCL		09/04/21		
	DESIGNED BY:				
	CHECKED BY:	KCL			

ENGINEERING | ARCHITECTURE | SURVEYING  
FUNDING | PLANNING | ENVIRONMENTAL

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**LOT 2 CSM NO 15350**  
VILLAGE OF MCFARLAND  
MCFARLAND, WI

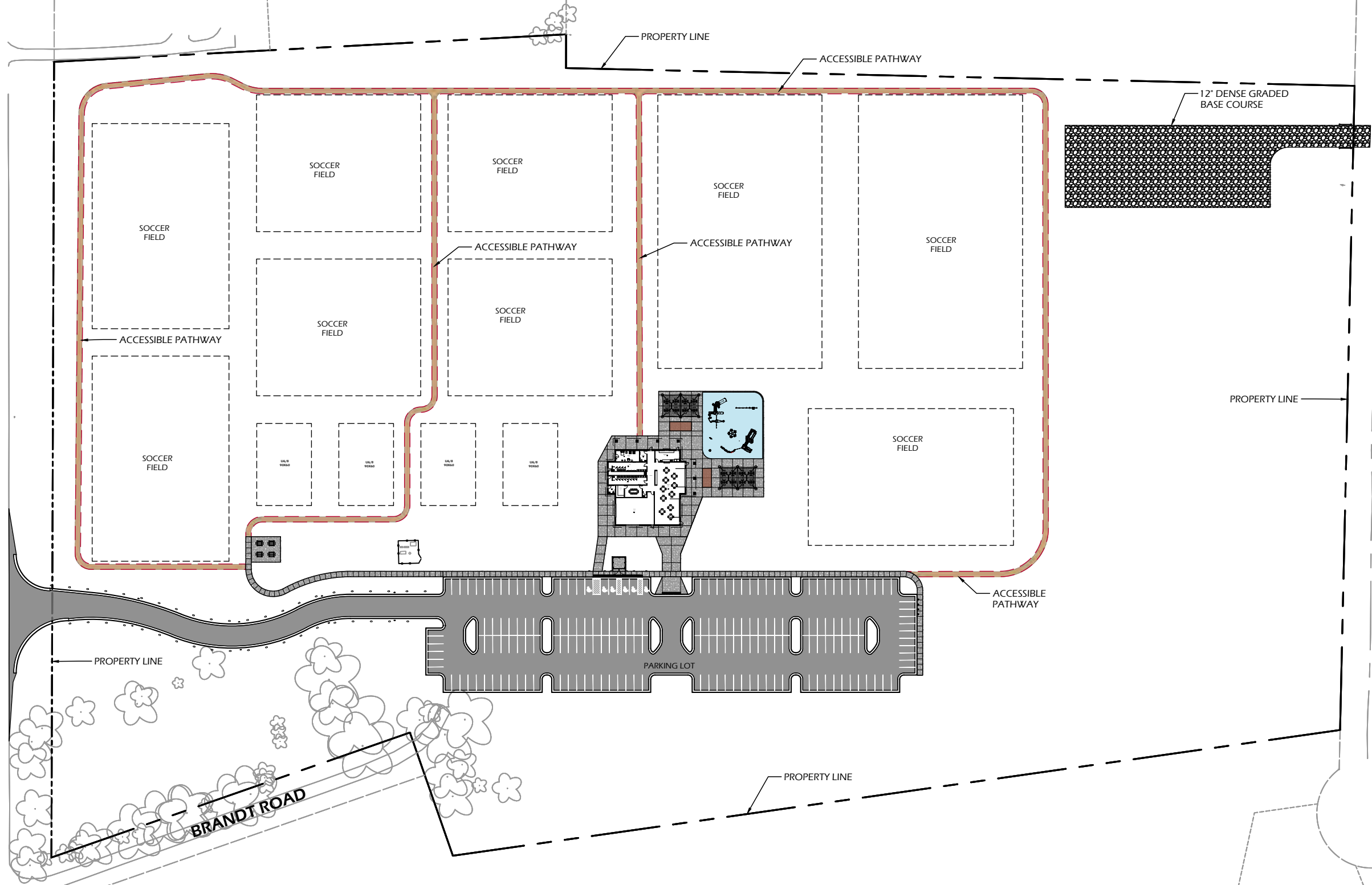
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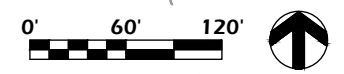
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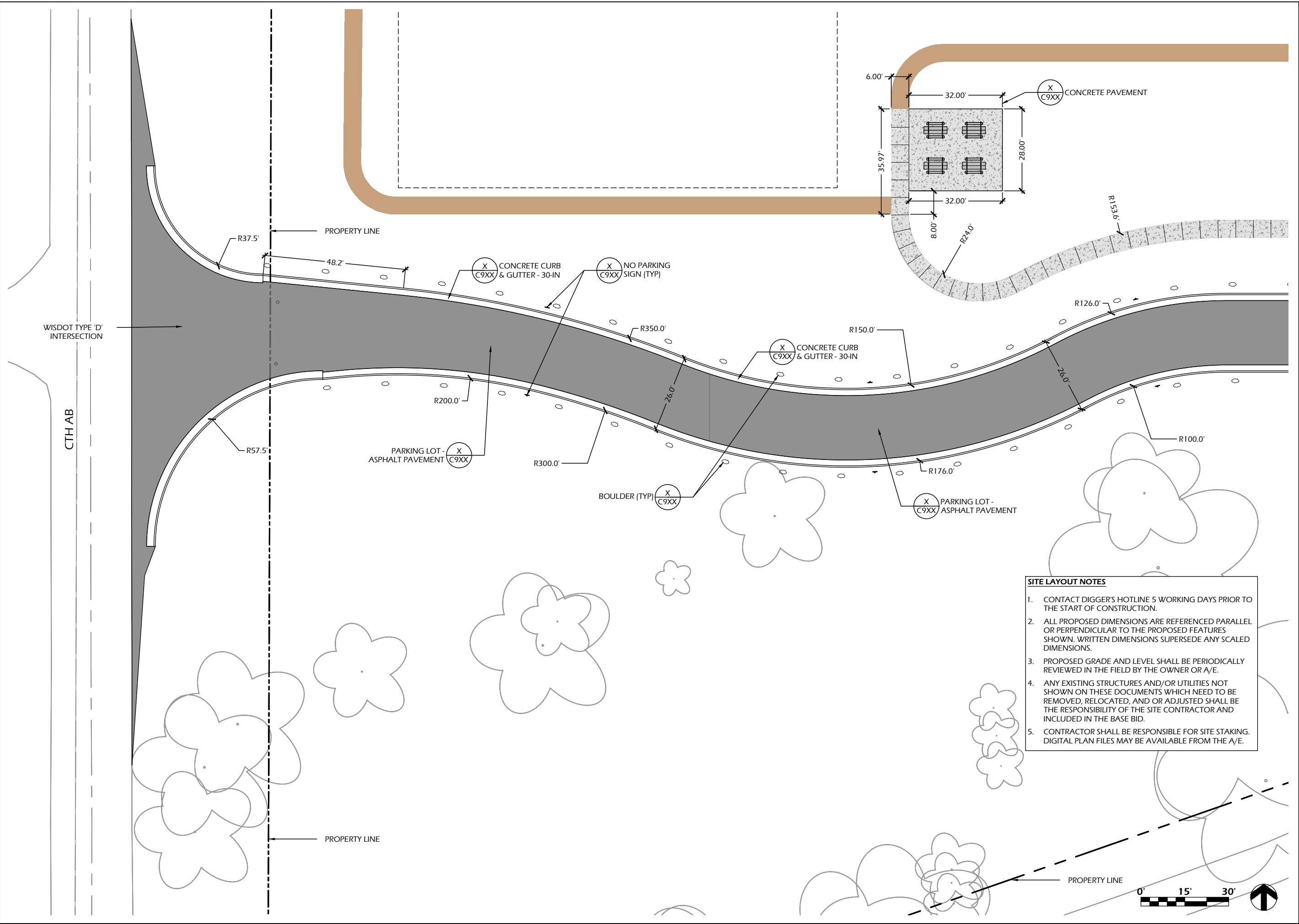
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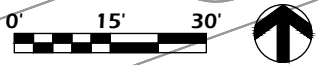
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Issued For:	Review
Date:	2/7/2025



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

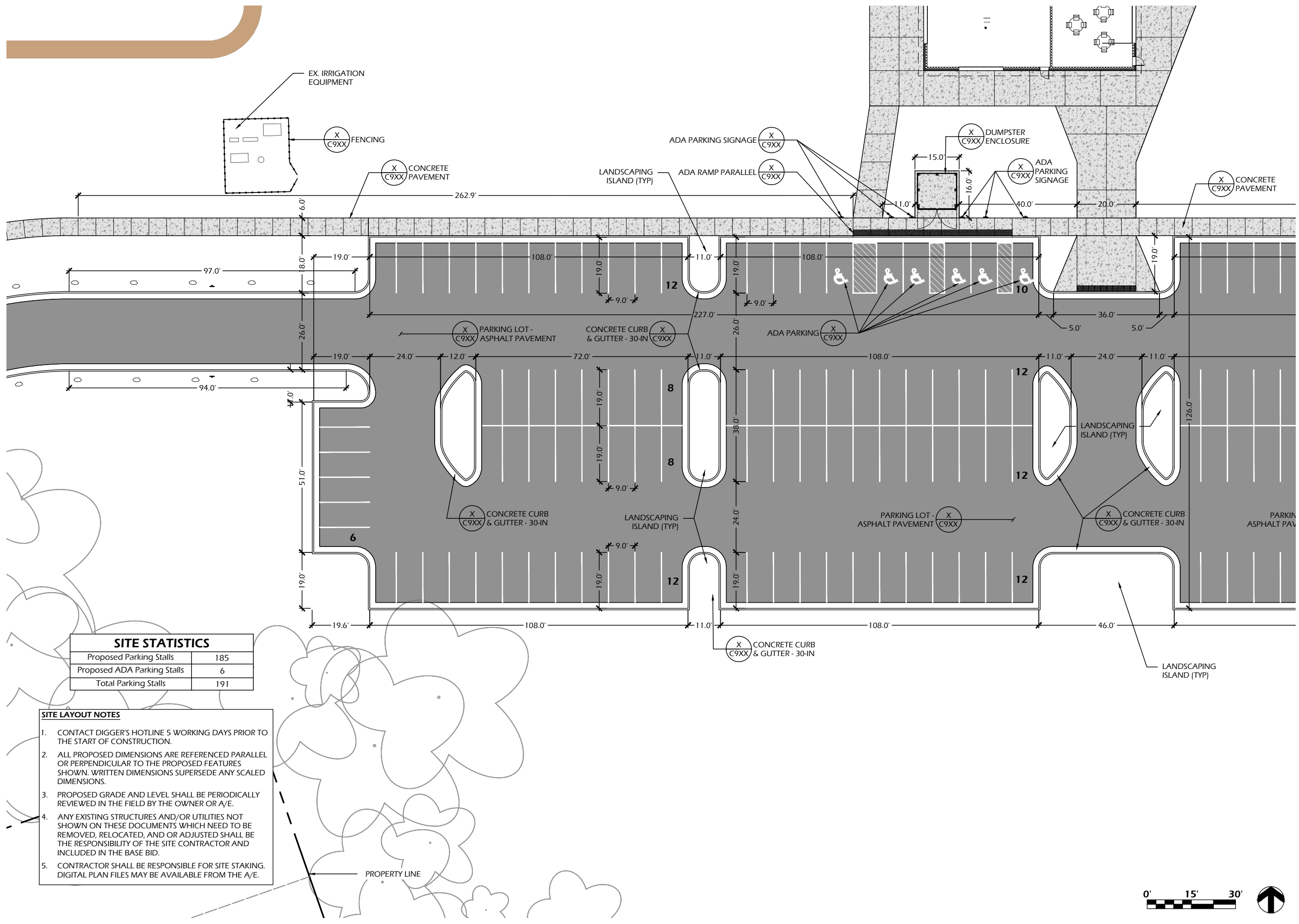


Revisions:

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Project #: 24.029  
 Issued For: Review  
 Date: 2/7/2025

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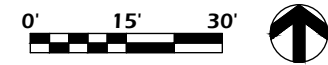


**SITE STATISTICS**

Proposed Parking Stalls	185
Proposed ADA Parking Stalls	6
Total Parking Stalls	191

**SITE LAYOUT NOTES**

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
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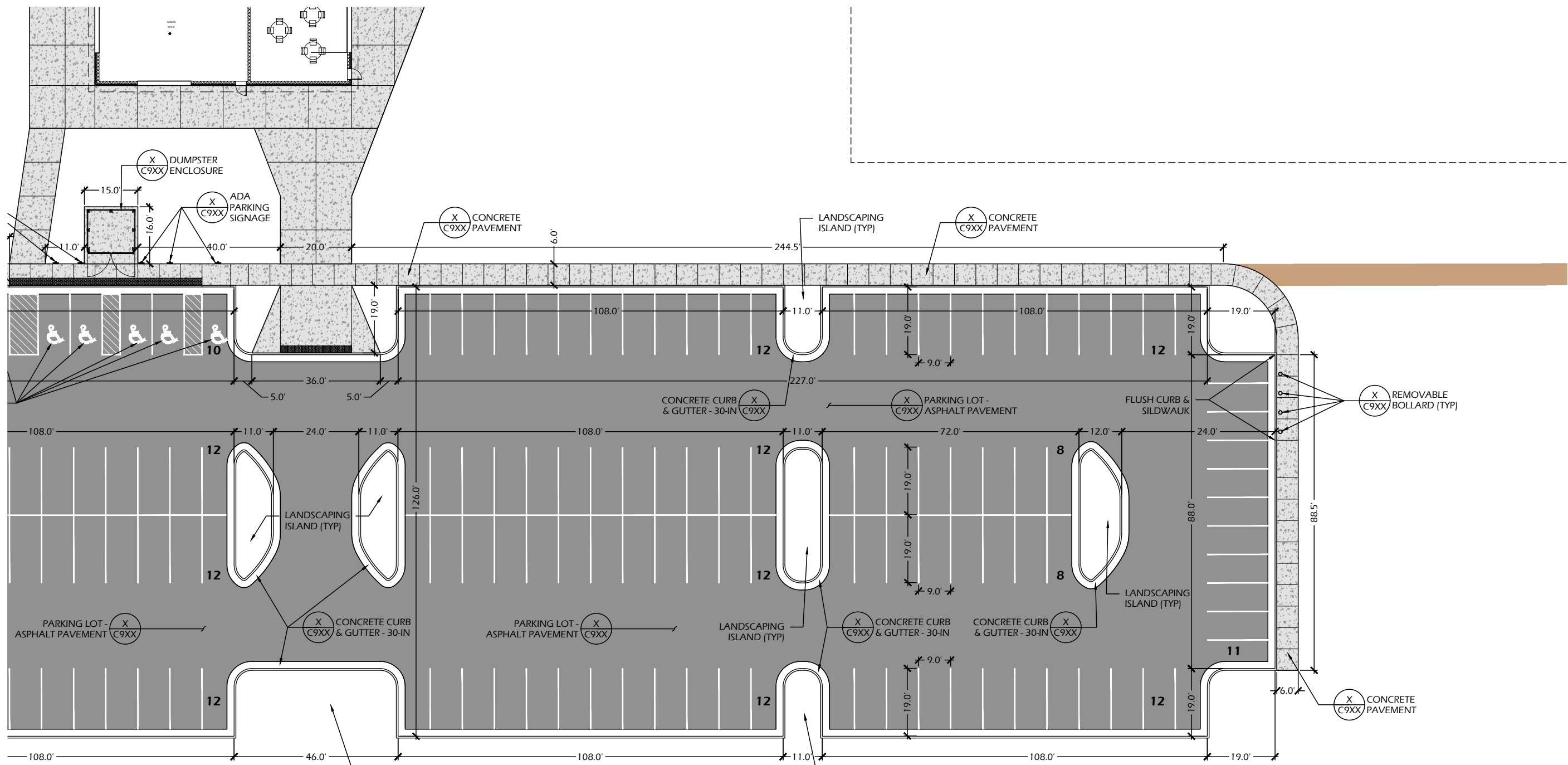
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 Issued For: Review  
 Date: 2/7/2025

Sheet Number

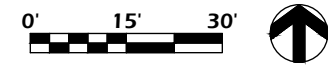
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SITE STATISTICS	
Proposed Parking Stalls	185
Proposed ADA Parking Stalls	6
Total Parking Stalls	191

- SITE LAYOUT NOTES**
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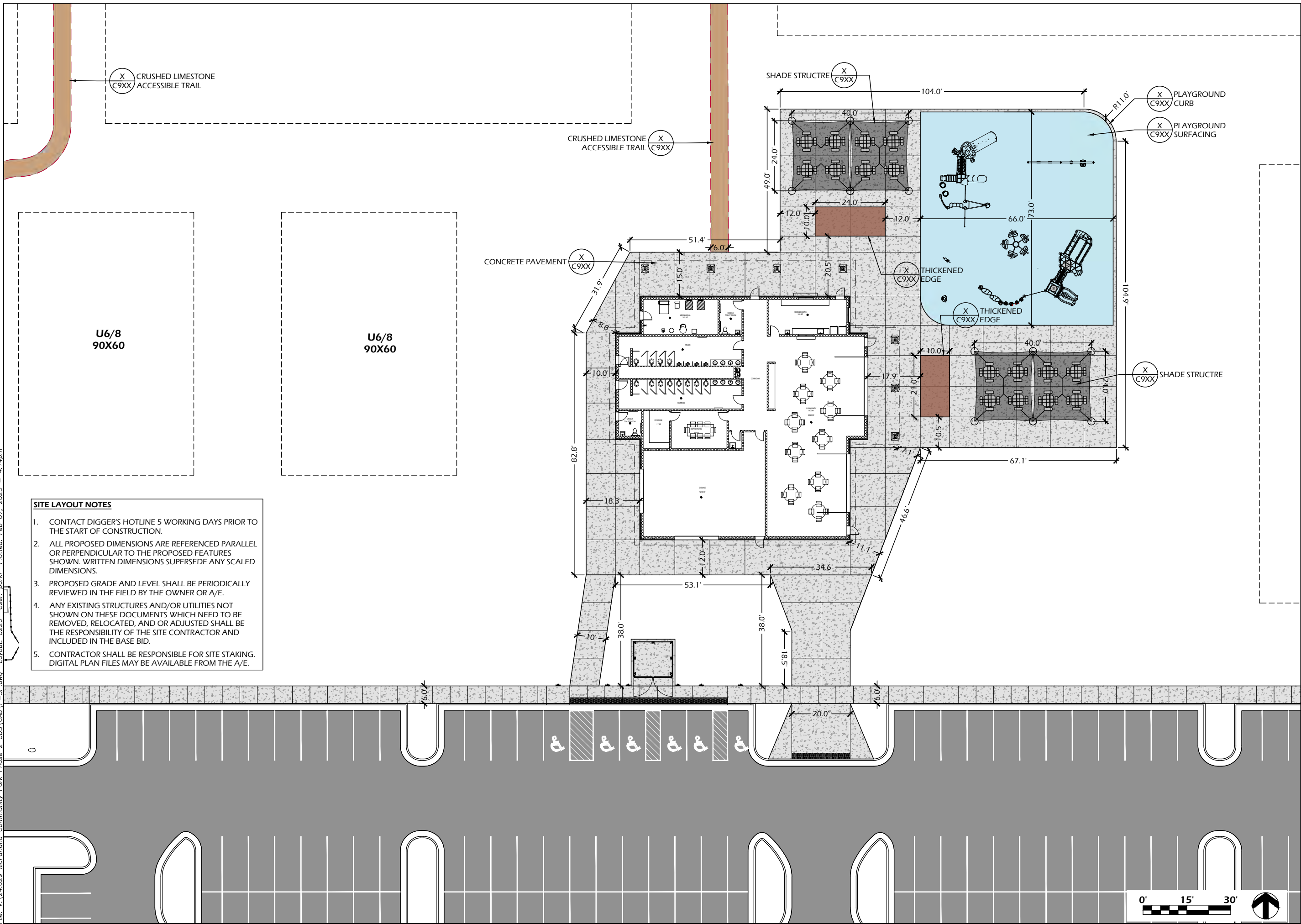


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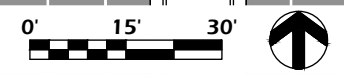
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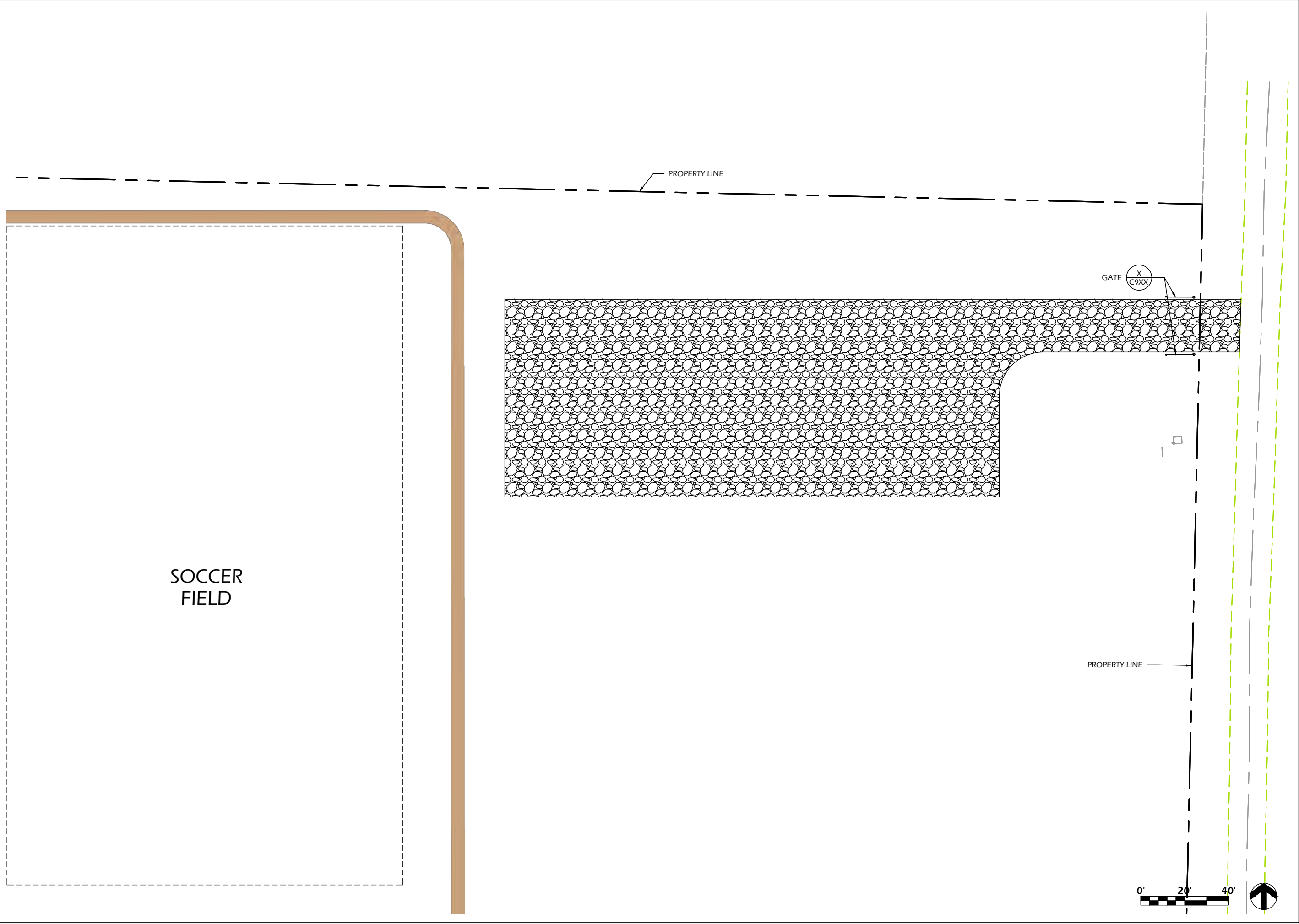
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- SITE LAYOUT NOTES**
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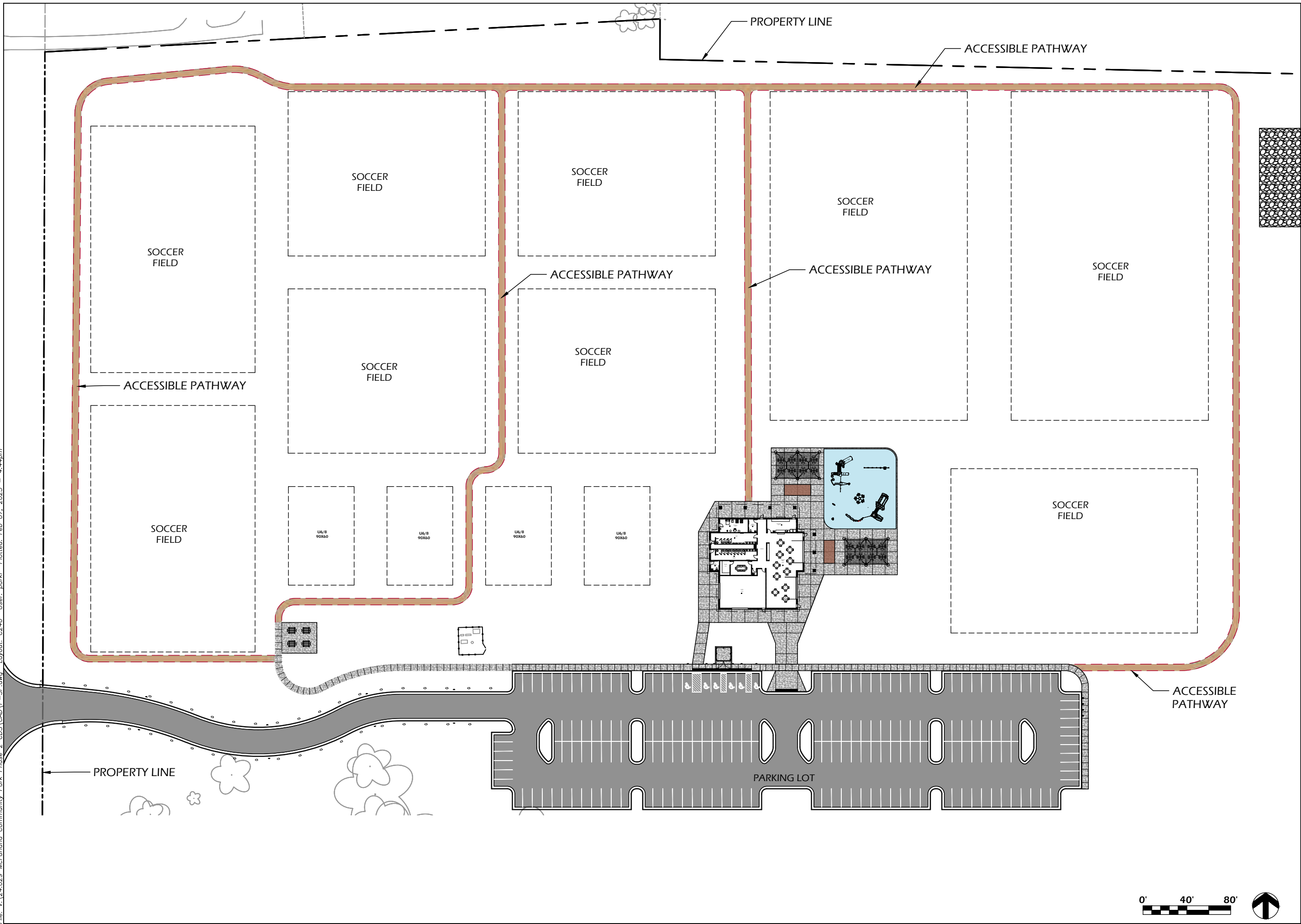
Revisions:

Project #: 24.029  
 Issued For: Review  
 Date: 2/7/2025

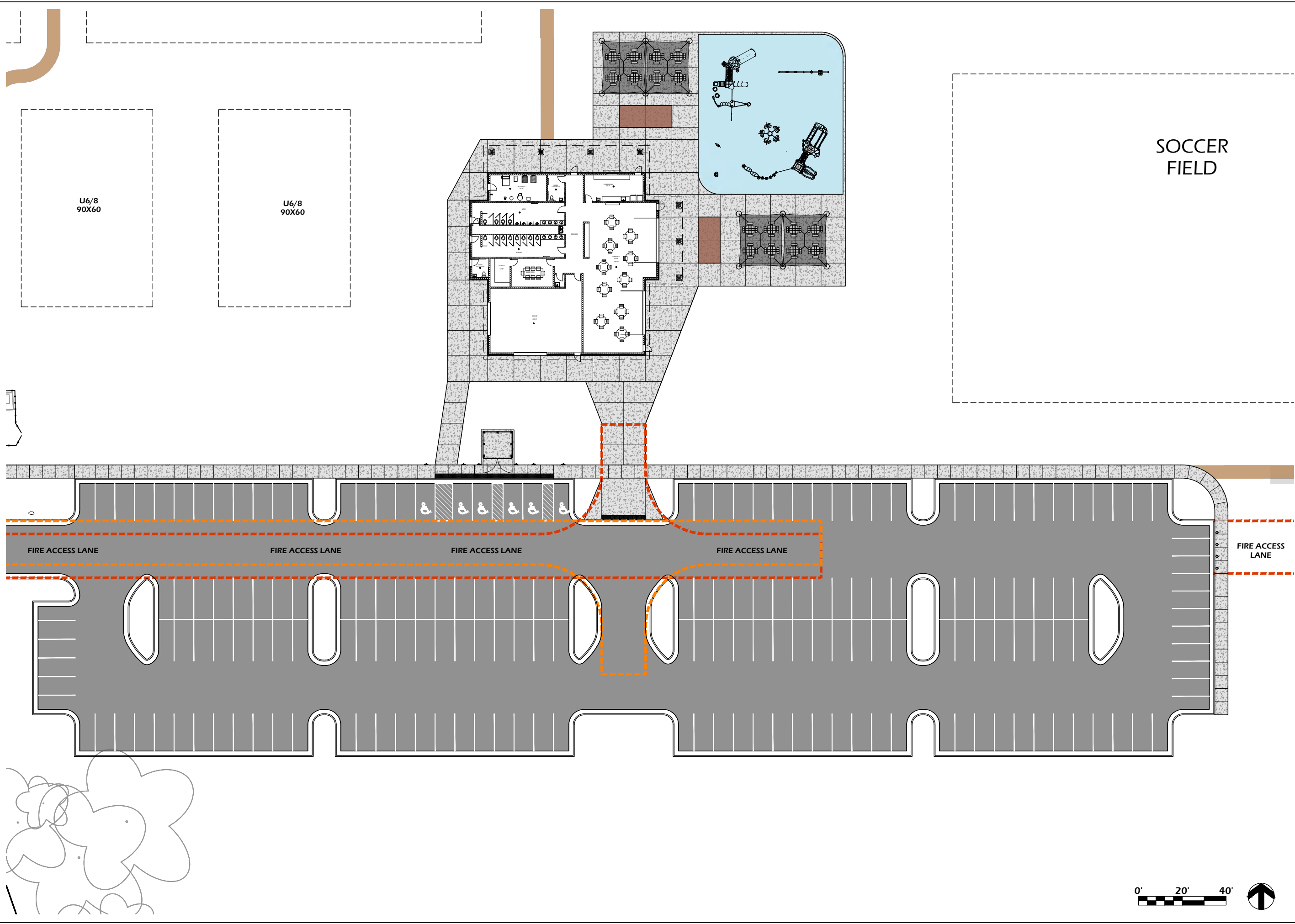
Sheet Number

**C230**

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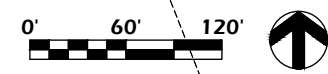
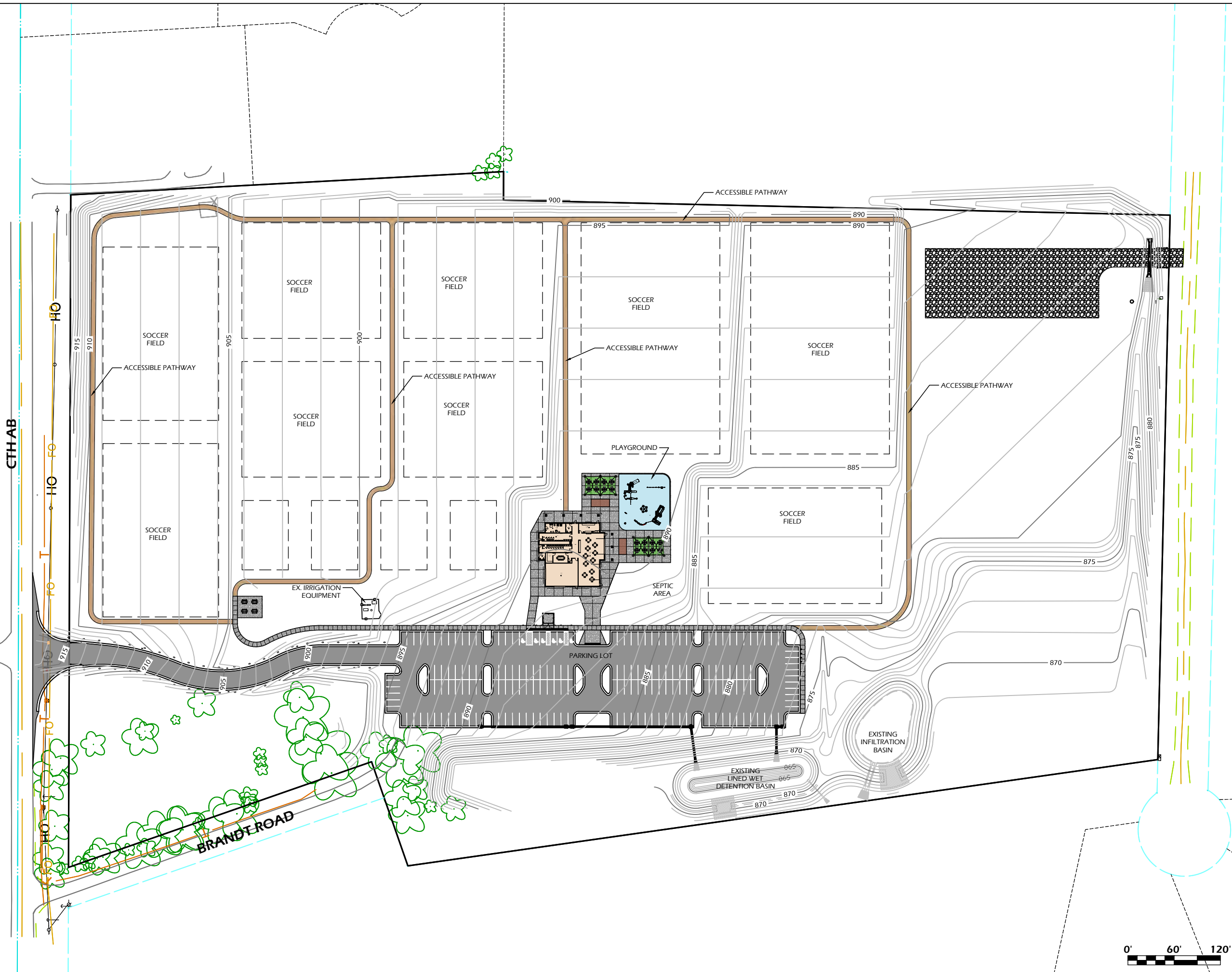
Revisions:

Project #: 24.029  
Issued For: Review  
Date: 2/7/2025

Sheet Number

**C290**

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**COMMUNITY PARK - PHASE II**  
 3234 County Highway AB  
 McFarland, WI 53558

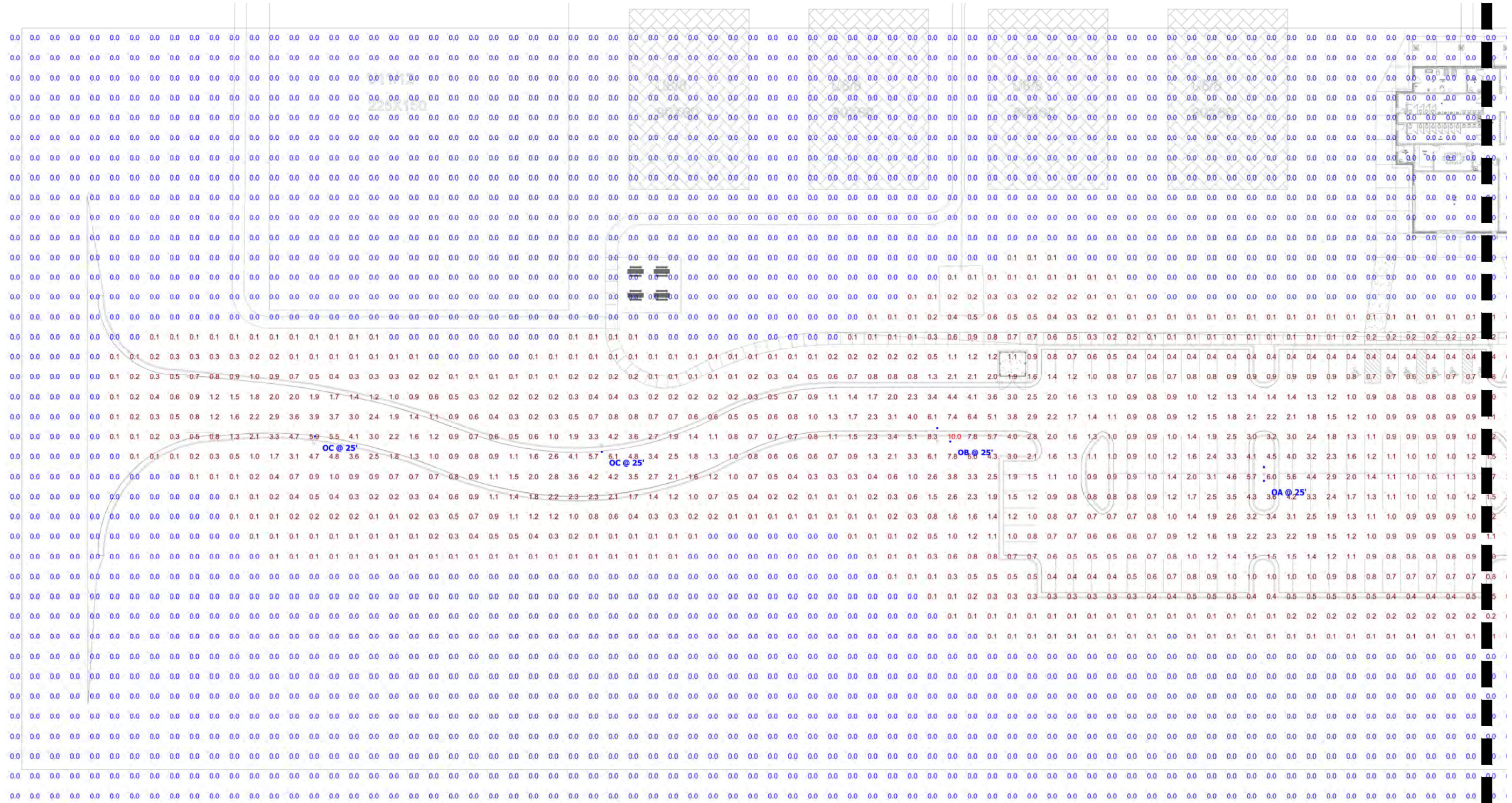
**GRADING & UTILITY PLAN - OVERVIEW**

Project Name:

Revisions:

Project #: 24.029  
 Issued For: Review  
 Date: 2/7/2025

Sheet Number  
**C300**



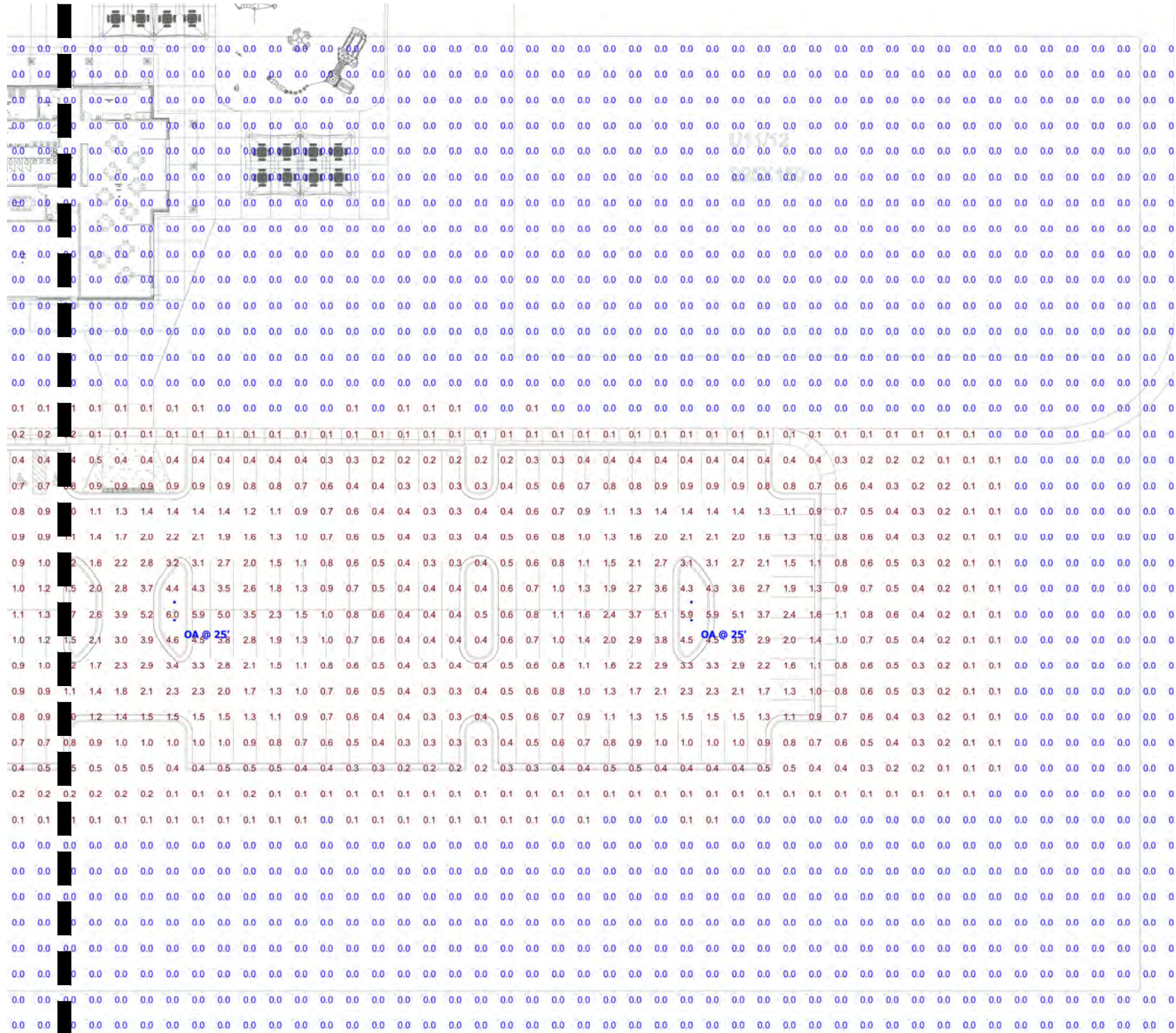
MATCH LINE  
C501

Revisions:

Project #: 24.029  
 Issued For: Review  
 Date: 2/7/2025

Sheet Number  
**C500**

MATCH LINE  
C500



Revisions:

Project #: 24.029  
Issued For: Review  
Date: 2/7/2025

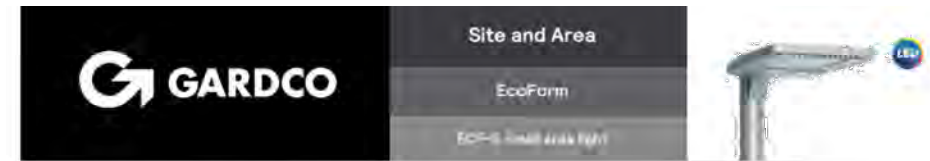
Sheet Number

**C501**

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
OA			3	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-3	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 3 OPTIC, No Shield	1	14851	1	243.2	
OB			1	SIGNIFY GARDCO	[...]	[...]	1	[...]	1	243.2	
				SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-2	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 2 OPTIC, No Shield	1	15178	1	121.6	
				SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-4	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 4 OPTIC, No Shield	1	15536	1	121.6	
OC			2	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-2	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 2 OPTIC, No Shield	1	15178	1	121.6	

\*No substitutions shall be allowed without prior approval from engineer of record and lighting designer.

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot and Drive	+	1.5 fc	10.3 fc	0.2 fc	51.5:1	7.5:1
Property Line	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A



**Gardco EcoForm Gen-2** combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Ordering guide Example: ECF-S-64L-900-NW-G2-AR-S-120-HS-MGT

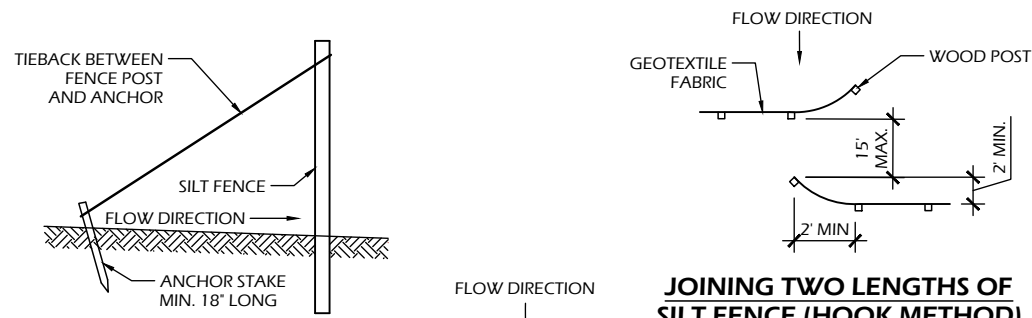
Prefix	Number of LEDs	Drive Current	LED Color - Selection	Mounting	Optic	Finish	Voltage
ECF-S	32L	365mA	WW-G2 Warm White 3000K, 70CRI	AR	AR	Standard	120
ECF-S	32L	365mA	WW-G2 Warm White 3000K, 70CRI	AR	AR	Standard	120
ECF-S	32L	365mA	WW-G2 Warm White 3000K, 70CRI	AR	AR	Standard	120

Option	Description	Option	Description
DD**	0-10V External Dimming (for contractor wiring)	PCB**	Photocontrol
DDC**	Dim Circuit Control	TLAD**	Test Lock
FAB**	Field Adjustable Beam Angle	TLB**	Test Lock
SRD**	SR driver connected to 2-pole socket	TLBPC**	Test Lock
Dynamic Dimming	Dynamic Dimming	SRD**	SR driver
CS0**	Class 0 Dimming, 7 hours	SRD**	SR driver
CS1**	Class 1 Dimming, 8 hours	SRD**	SR driver
CS2**	Class 2 Dimming, 7 hours	SRD**	SR driver
CS3**	Class 3 Dimming, 8 hours	SRD**	SR driver

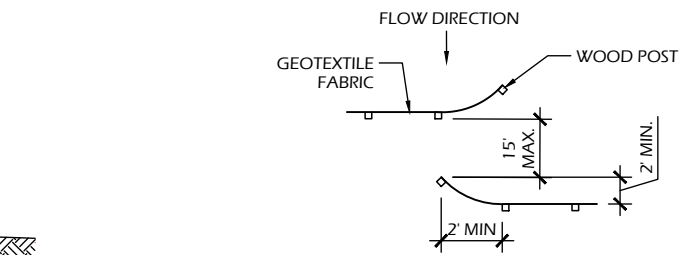
1. All wiring must be done in accordance with the National Electrical Code (NEC) and local codes.  
 2. Mounting height is based on a 7-foot mounting height unless otherwise specified.  
 3. Not available with SR driver.  
 4. Not available with SR driver.  
 5. Not available with SR driver.  
 6. Not available with SR driver.  
 7. Not available with SR driver.  
 8. Not available with SR driver.  
 9. Not available with SR driver.  
 10. Not available with SR driver.  
 11. Not available with SR driver.  
 12. Not available with SR driver.  
 13. Not available with SR driver.  
 14. Not available with SR driver.  
 15. Not available with SR driver.  
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 17. Not available with SR driver.  
 18. Not available with SR driver.  
 19. Not available with SR driver.  
 20. Not available with SR driver.



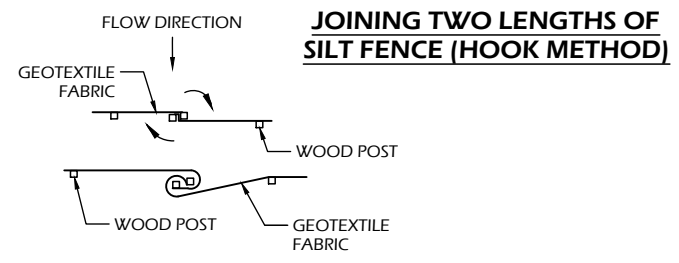
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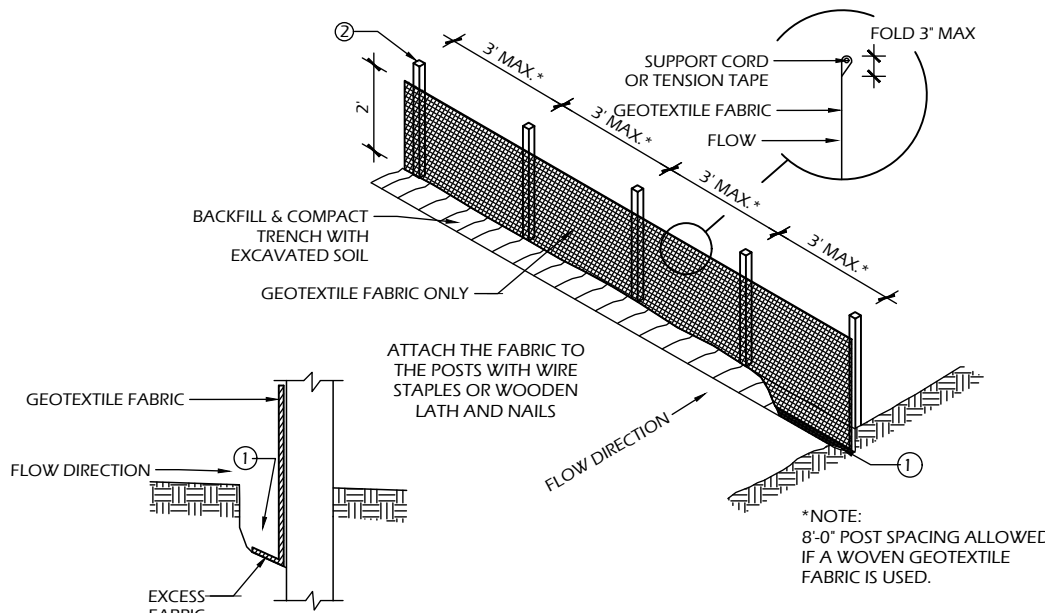
**SILT FENCE TIE BACK  
(WHEN REQUIRED BY  
THE ENGINEER)**



**JOINING TWO LENGTHS OF  
SILT FENCE (HOOK METHOD)**



**JOINING TWO LENGTHS OF  
SILT FENCE (TWIST METHOD)**



**TRENCH DETAIL**

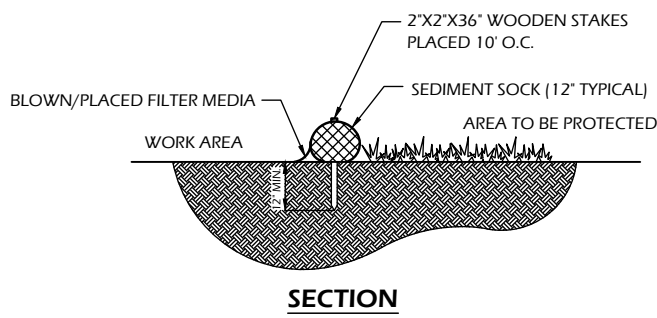
**SILT FENCE**

**SILT FENCE GENERAL NOTES:**

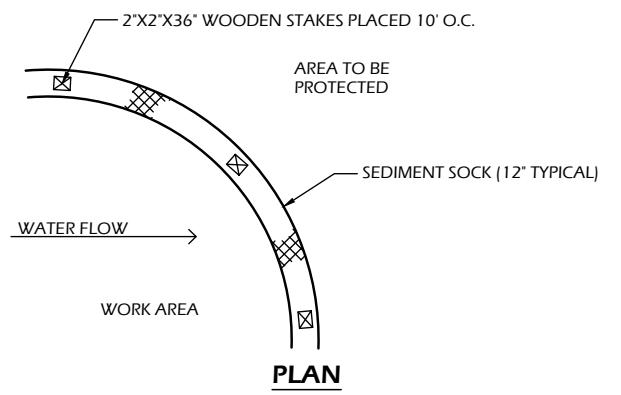
- FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 3' LENGTH OF OAK OR HICKORY
- ADDITIONAL POST DEPTH OR TIE BACKS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

**4 SILT FENCE OR SEDIMENT SOCK**

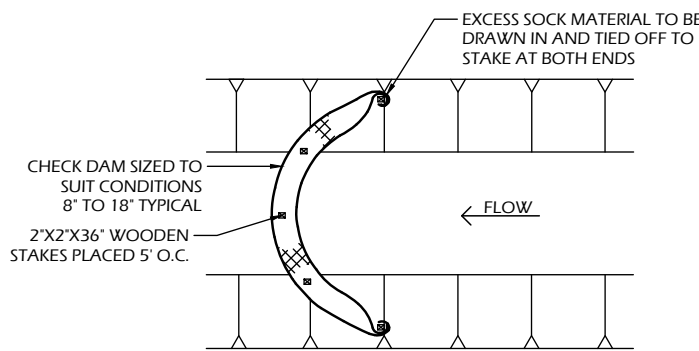
C900 SCALE: NTS



**SECTION**



**PLAN**

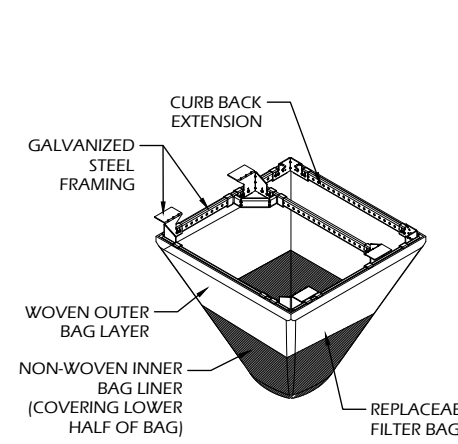


**SEDIMENT SOCK NOTES:**

- ALL MATERIAL TO MEET SPECIFICATIONS.
- SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED 1/2 THE HEIGHT OF THE CHECK DAM.
- CHECK DAM CAN BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
- FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
- COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

**SEDIMENT SOCK**

- EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD AND TECHNICAL SPECIFICATIONS.
- CROSS BRACE WITH 2' X 4' WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.
- MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
- WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B)
- GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)
- STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS./LIN. FT. (WITHOUT ANCHOR) FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
- CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: A.) TWIST METHOD - OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B.) HOOK METHOD - HOOK THE END OF EACH SILT FENCE LENGTH.



**RIGID FRAME  
INLET PROTECTION**

**INLET PROTECTION NOTES:**

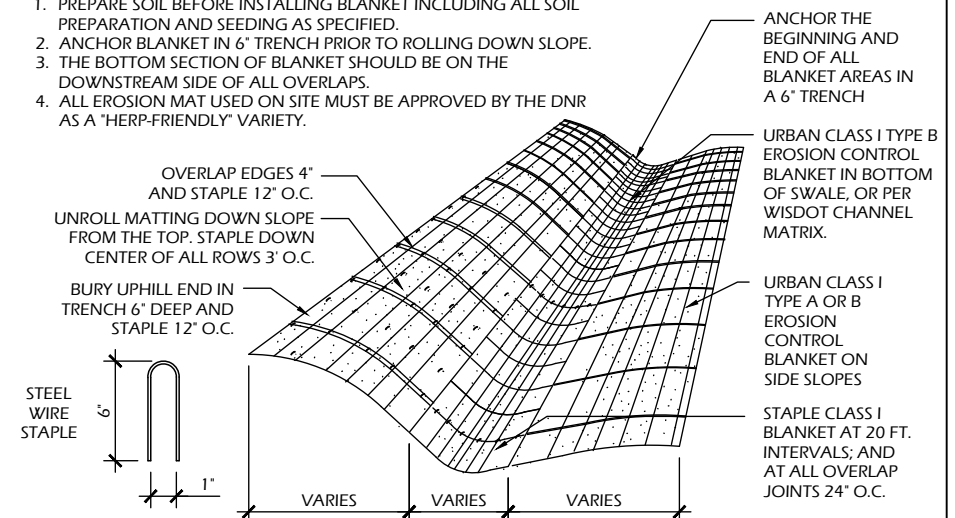
- INSTALL PER WDNR STORM WATER CONSTRUCTION TECHNICAL STANDARD 1060.
- ROUTINELY INSPECT FOR INTEGRITY AND NEEDED MAINTENANCE.
- EMPTY SEDIMENT WHEN THE BAG IS HALF FULL OR SEDIMENT IS WITHIN 6 INCHES OF THE OVERFLOW HOLES, OR AS DIRECTED BY THE OWNER OR A/E.
- IMMEDIATELY REMOVE ANY SEDIMENT FALLING INTO THE INLET DURING MAINTENANCE ACTIVITIES.
- INLET PROTECTION SHALL BE REMOVED AFTER THE SITE HAS ACHIEVED 80% STABILIZATION OR AT THE END OF THE PROJECT.

**3 INLET PROTECTION TYPES B & D**

C900 SCALE: NTS

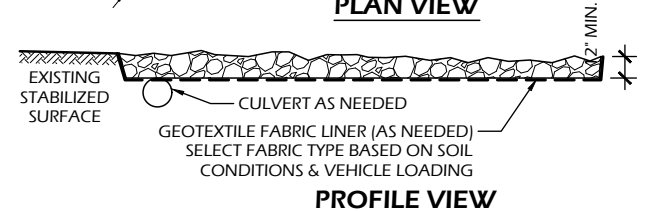
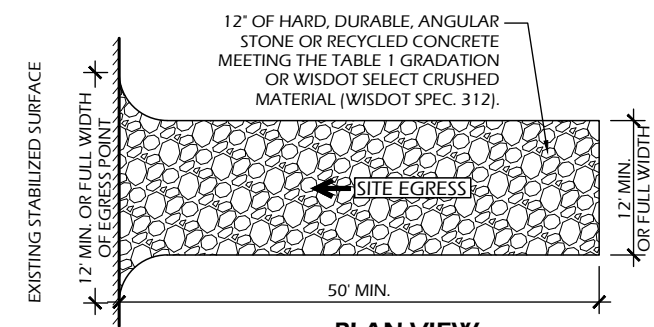
**NOTES**

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



**2 EROSION MAT**

C900 SCALE: NTS



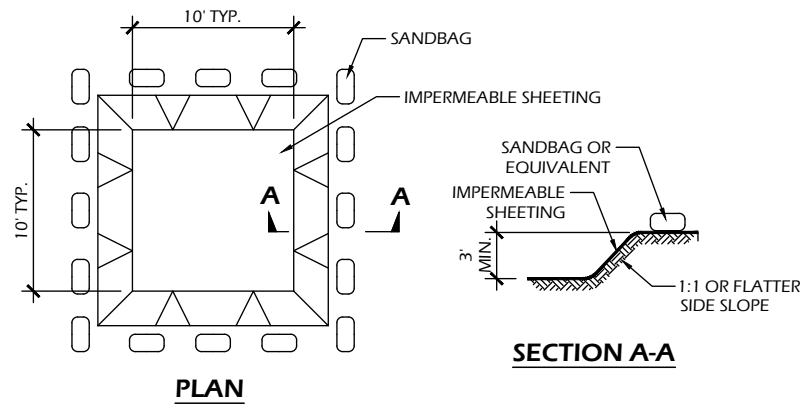
**1 STONE TRACKING PAD**

C900 SCALE: NTS

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

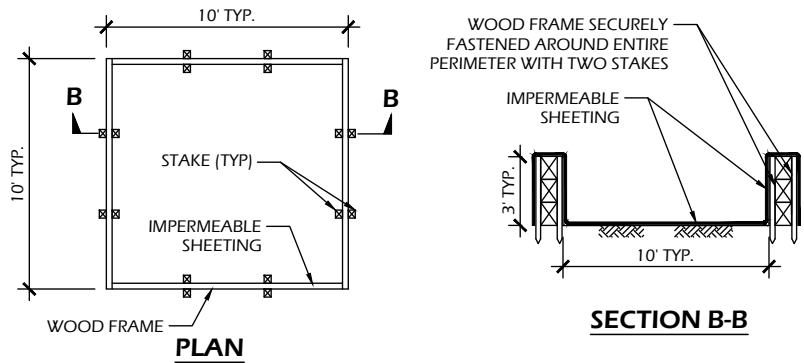
**OPERATION & MAINTENANCE:**

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



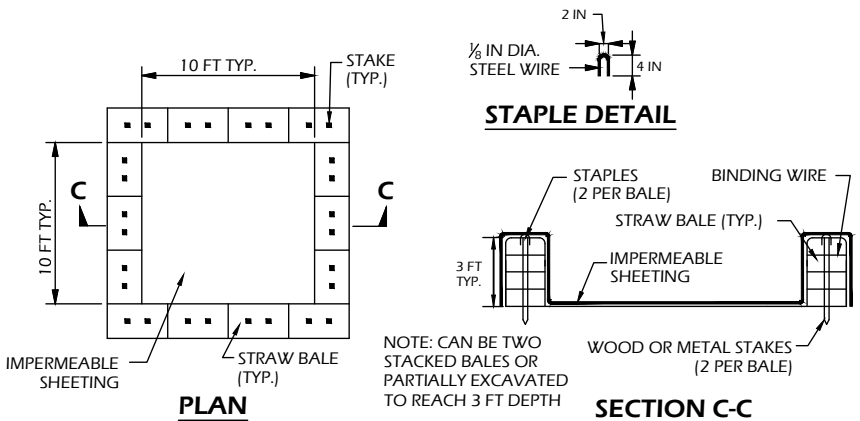
PLAN

EXCAVATED WASHOUT STRUCTURE



PLAN

WASHOUT STRUCTURE WITH WOOD PLANKS



PLAN

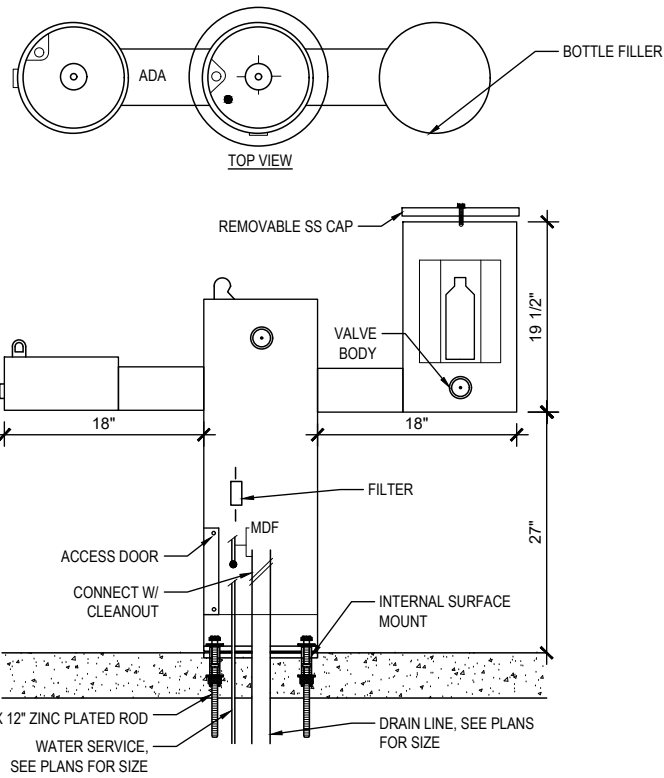
WASHOUT STRUCTURE WITH STRAW BALES

**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.

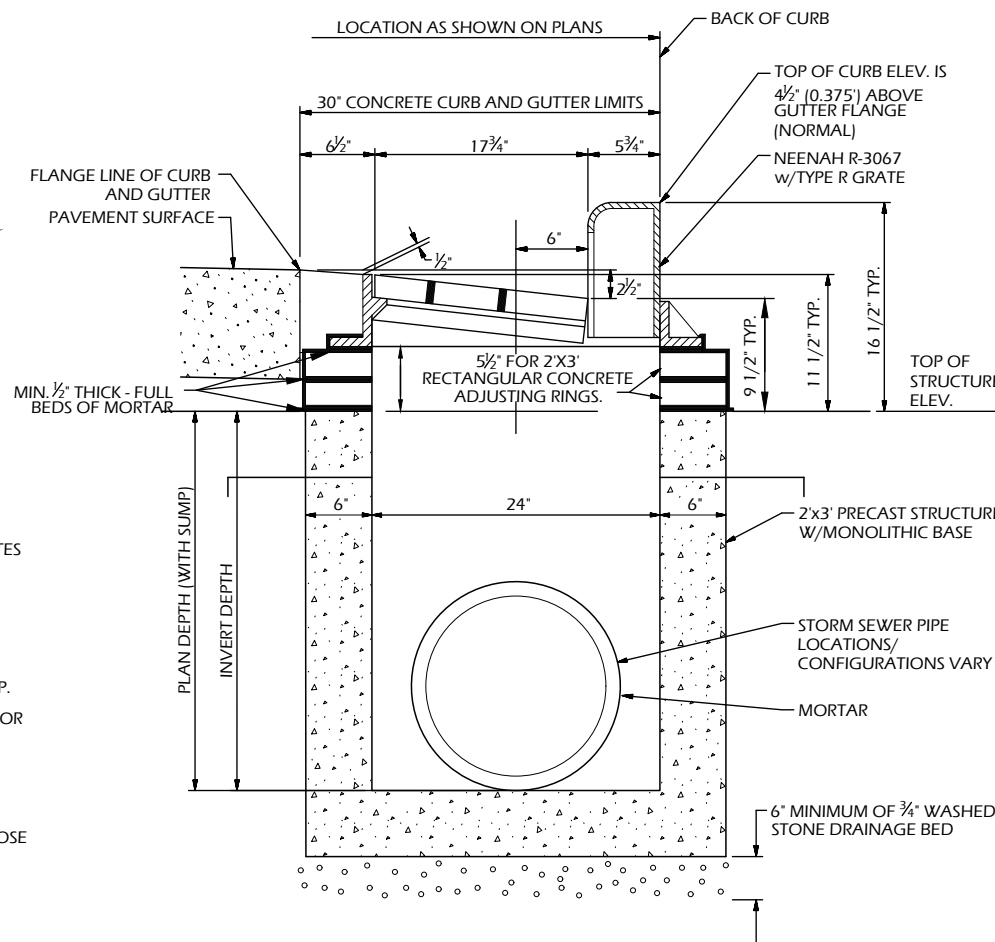
**6 CONCRETE WASHOUT STRUCTURE (TEMP)**

C901 SCALE: NTS



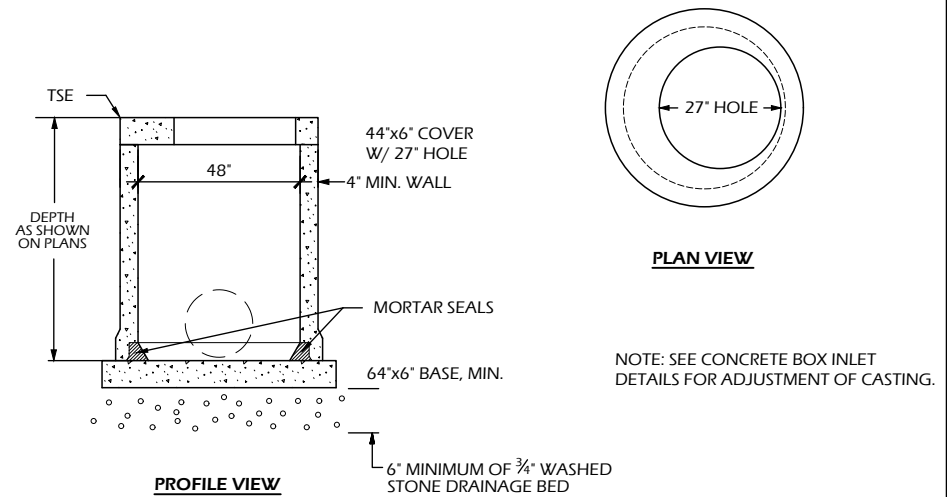
**5 DRINKING FOUNTAIN**

C901 SCALE: NTS



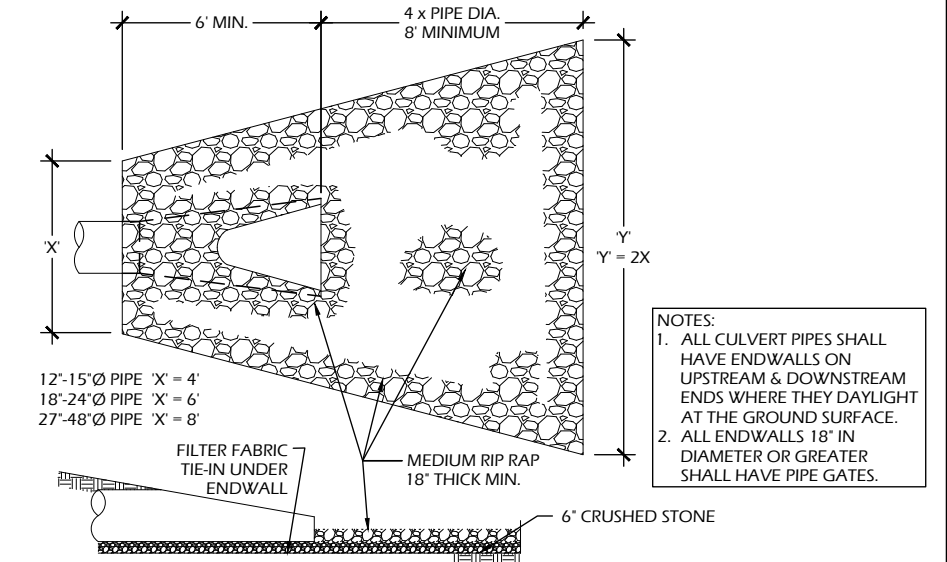
**4 CONCRETE BOX INLET**

C901 SCALE: NTS



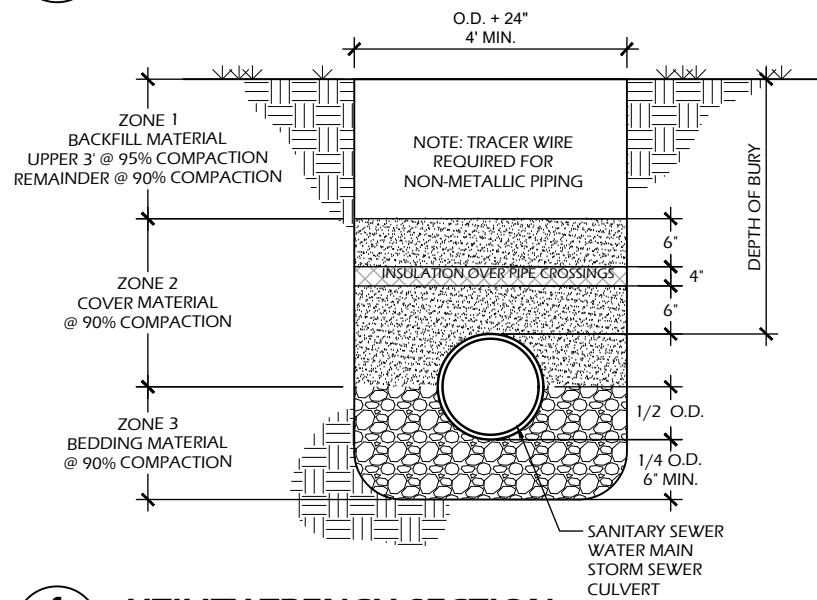
**3 CONCRETE CATCH BASIN**

C901 SCALE: NTS



**2 ENDWALL RIPRAP DETAIL**

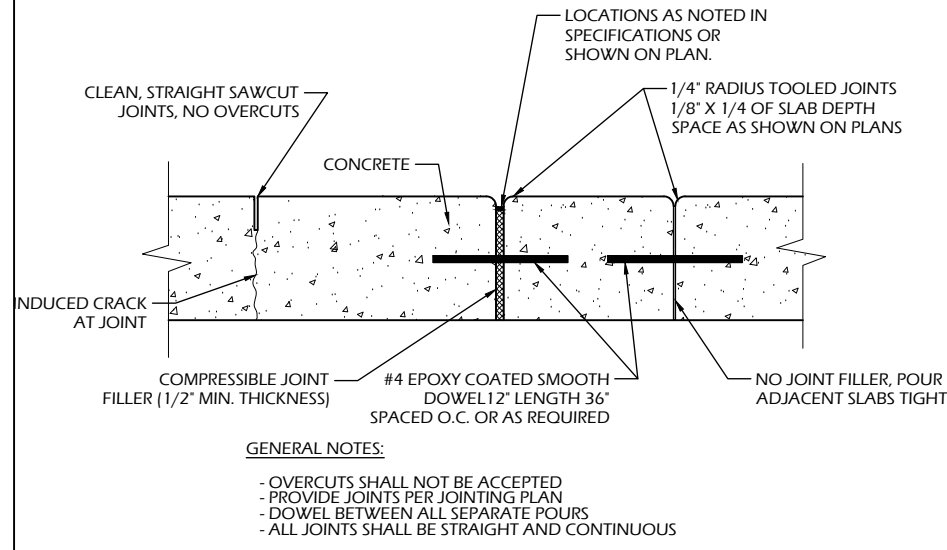
C901 SCALE: NTS



**1 UTILITY TRENCH SECTION**

C901 SCALE: NTS

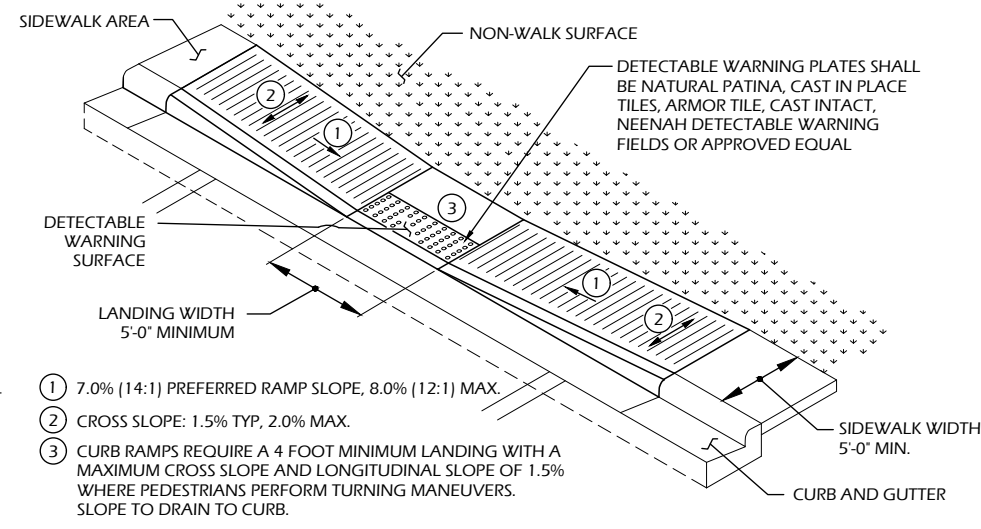
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**8 CONCRETE JOINTS**

C902 SCALE: NTS

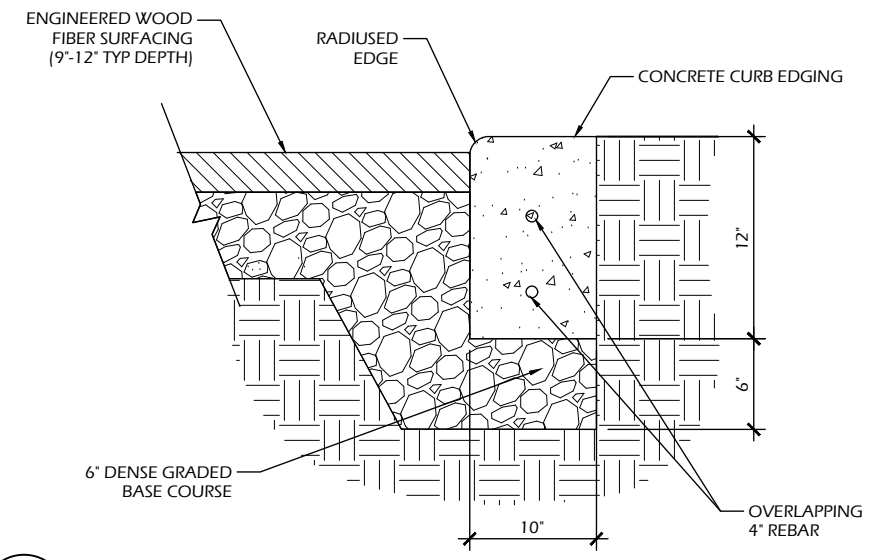
- GENERAL NOTES:**
- OVERCUTS SHALL NOT BE ACCEPTED
  - PROVIDE JOINTS PER JOINTING PLAN
  - DOWEL BETWEEN ALL SEPARATE POURS
  - ALL JOINTS SHALL BE STRAIGHT AND CONTINUOUS



**5 ADA RAMP - PARALLEL**

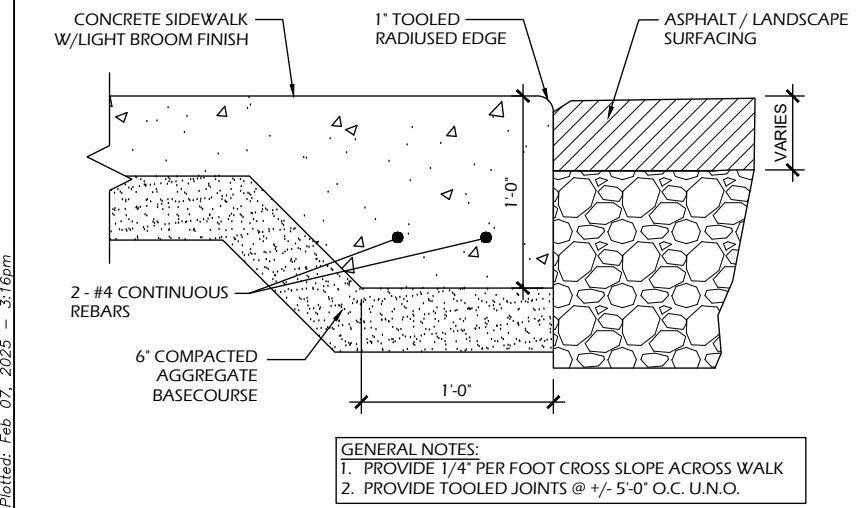
C902 SCALE: NTS

- ① 7.0% (14:1) PREFERRED RAMP SLOPE, 8.0% (12:1) MAX.  
 ② CROSS SLOPE: 1.5% TYP, 2.0% MAX.  
 ③ CURB RAMP REQUIRE A 4 FOOT MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 1.5% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SLOPE TO DRAIN TO CURB.



**2 PLAYGROUND CURB**

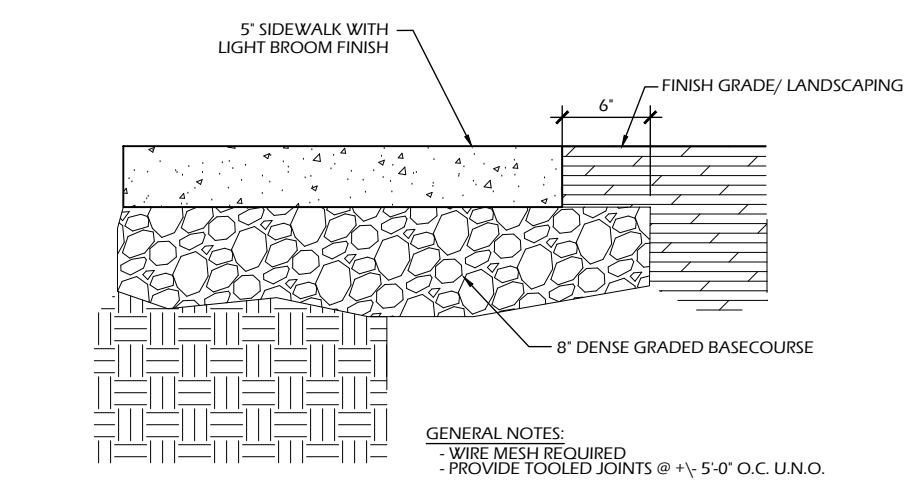
C902 SCALE: NTS



**7 THICKENED EDGE**

C902 SCALE: NTS

- GENERAL NOTES:**
1. PROVIDE 1/4" PER FOOT CROSS SLOPE ACROSS WALK
  2. PROVIDE TOOLED JOINTS @ +/- 5'-0" O.C. U.N.O.

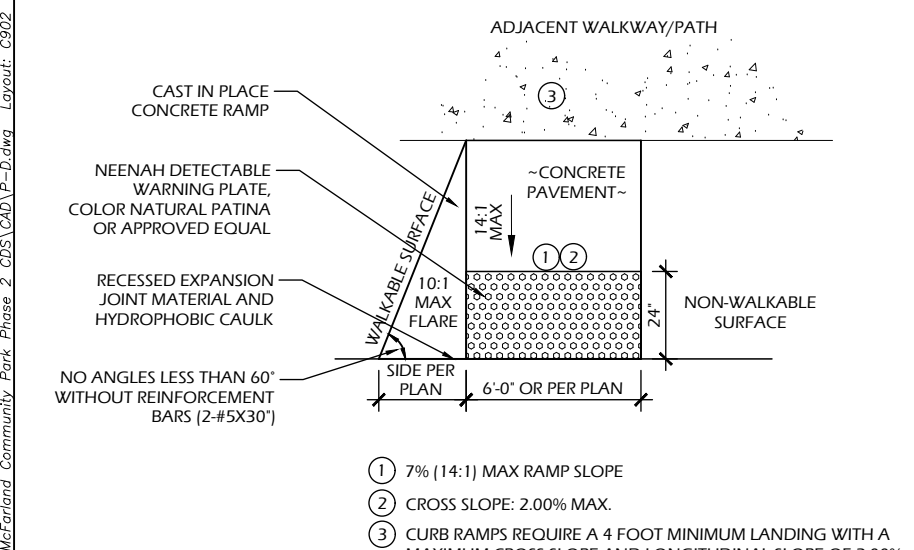


**4 CONCRETE PAVEMENT**

C902 SCALE: NTS

- GENERAL NOTES:**
- WIRE MESH REQUIRED
  - PROVIDE TOOLED JOINTS @ +/- 5'-0" O.C. U.N.O.

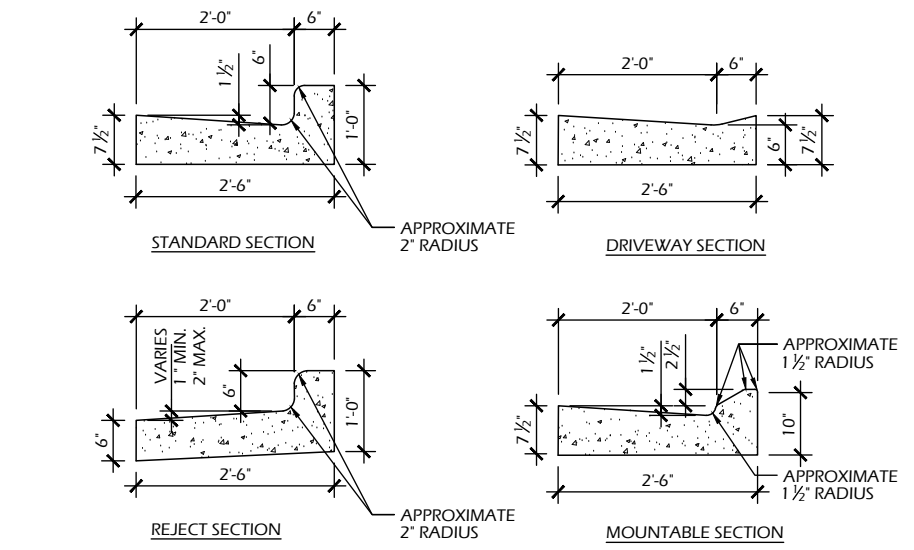
ASPHALT PAVEMENT TYPICAL SECTION				
	DRIVEWAY/PARKING LOT	EAST GRAVEL LOT		
	MATERIAL THICKNESS (INCHES)	MATERIAL THICKNESS (INCHES)	PAVEMENT TYPE (WISDOT)	
A	BITUMINOUS UPPER LAYER	1.75	1.75 (FUTURE)	4 LT 58-28 S
B	BITUMINOUS LOWER LAYER	2.25	2.25 (FUTURE)	3 LT 58-28 S
C	3/4 IN DENSE GRADED BASE COURSE	2.0	0.0	
D1	1 1/4 IN DENSE GRADED BASE COURSE	2.0	12.0	
D2	EXISTING DENSE GRADED BASE COURSE	6.0	0.0	
<b>TOTAL THICKNESS (INCHES)</b>		14.0	12.0	



**6 ADA RAMP**

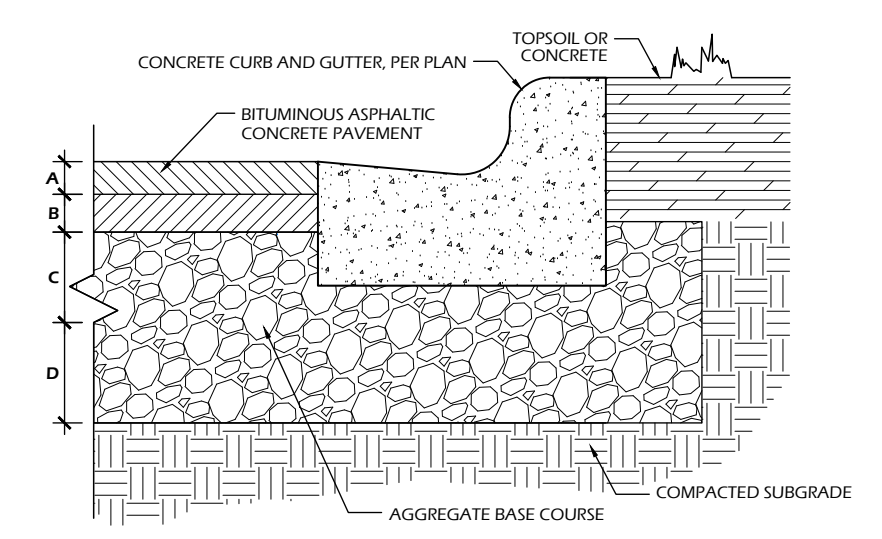
C902 SCALE: NTS

- ① 7% (14:1) MAX RAMP SLOPE  
 ② CROSS SLOPE: 2.00% MAX.  
 ③ CURB RAMP REQUIRE A 4 FOOT MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SLOPE TO DRAIN TO CURB.



**3 CURB & GUTTER - 30-IN**

C902 SCALE: NTS

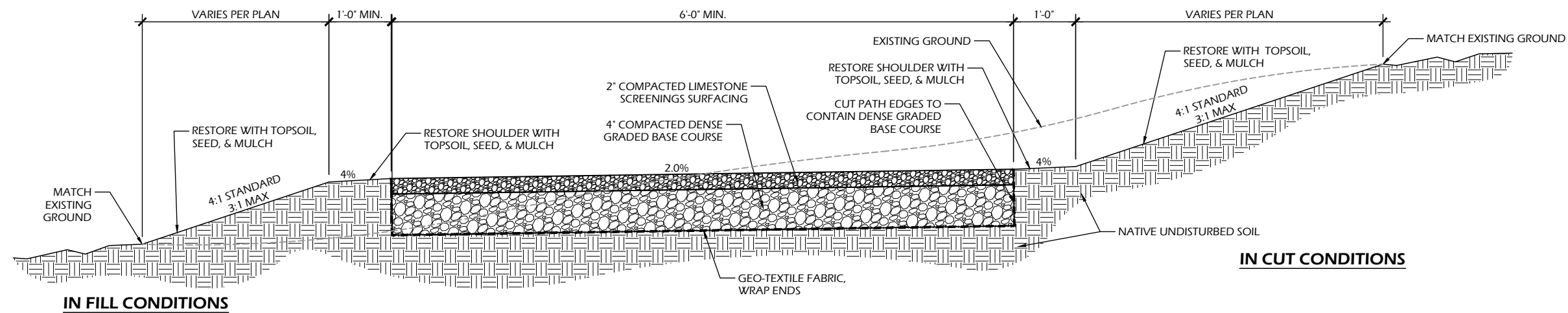


**1 ASPHALT PAVEMENT - PARKING LOT**

C902 SCALE: NTS

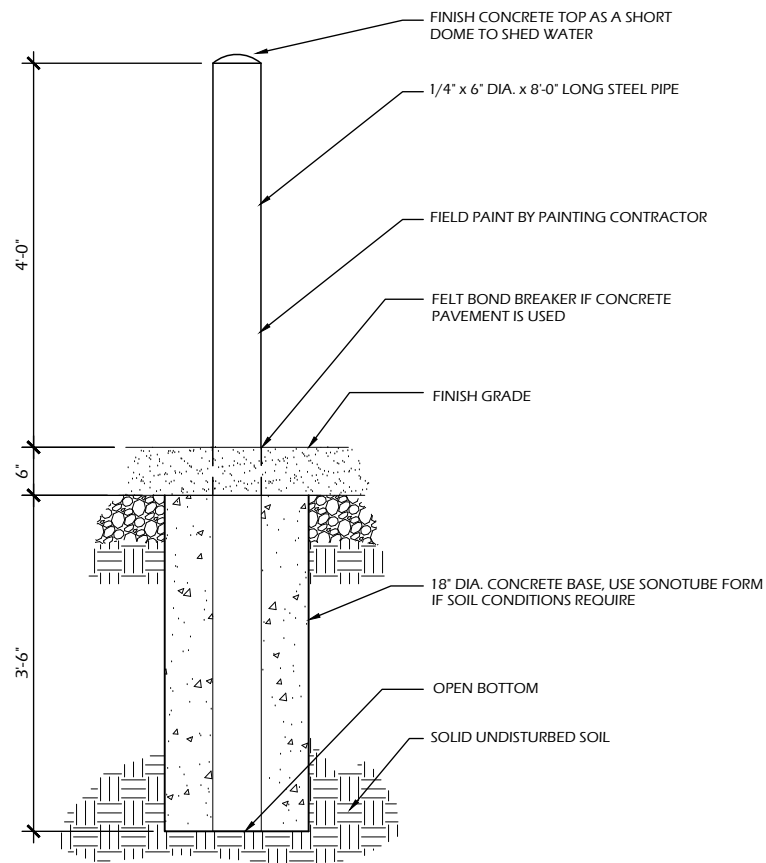
Project Name: COMMUNITY PARK - PHASE II  
 Project #: 24.029  
 Issued For: Review  
 Date: 2/7/2025

Sheet Number  
**C902**



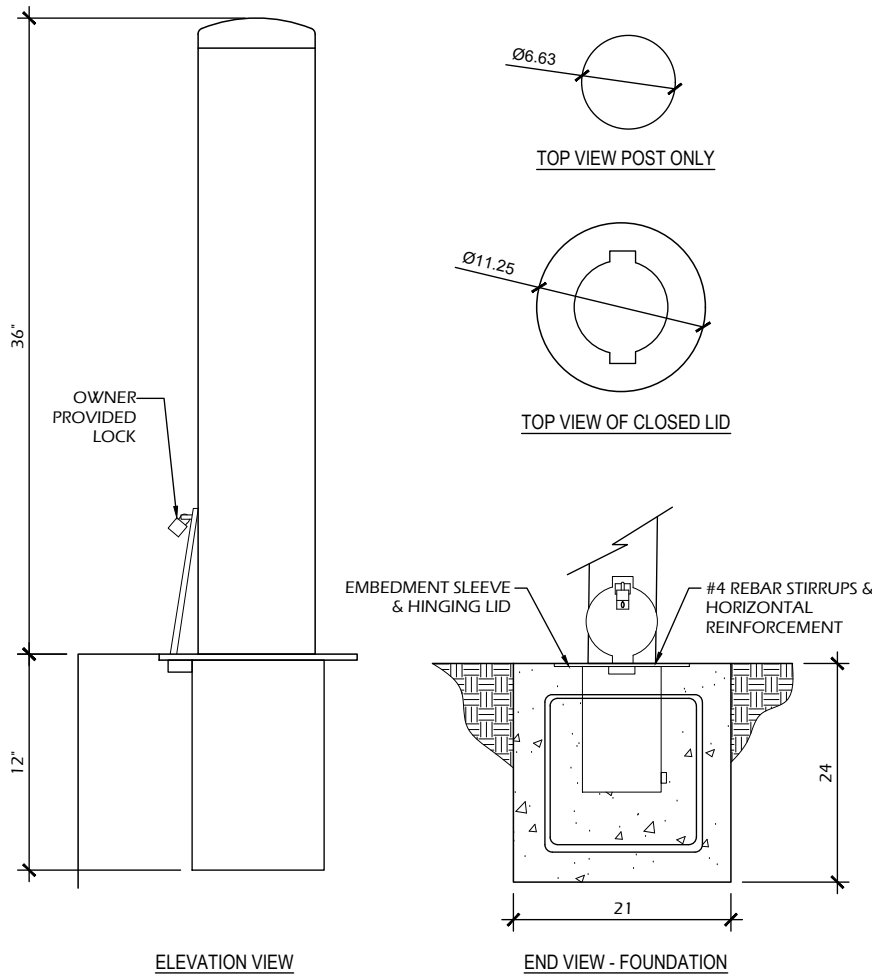
**NOTE:**  
 1. TRAIL TO FOLLOW EXISTING GRADE UNLESS SHOWN OTHERWISE IN THE PLANS. MAINTAIN 2% CROSS SLOPE TOWARDS LOW SIDE. MAX. 5% RUNNING SLOPE, UNLESS OTHERWISE NOTED.

**5 LIMESTONE SCREENINGS TRAIL TYPICAL SECTION**  
 C903 SCALE: NTS

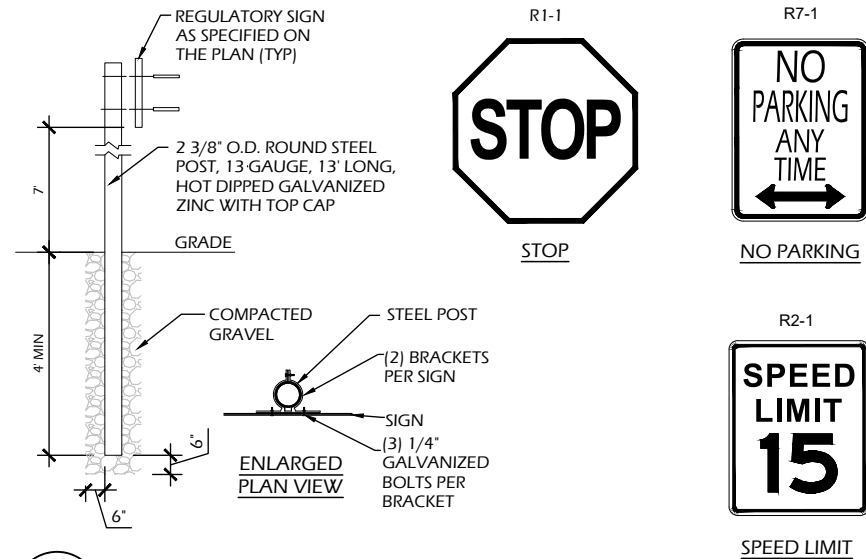


**GENERAL NOTES:**  
 - CONCRETE CONTRACTOR TO EXCAVATE, SET PIPE BOLLARD AND POUR BASE.  
 - CONCRETE CONTRACTOR TO WIPE DOWN STEEL BOLLARD CLEAN OF ALL CONCRETE RESIDUE @ TIME OF POURING.

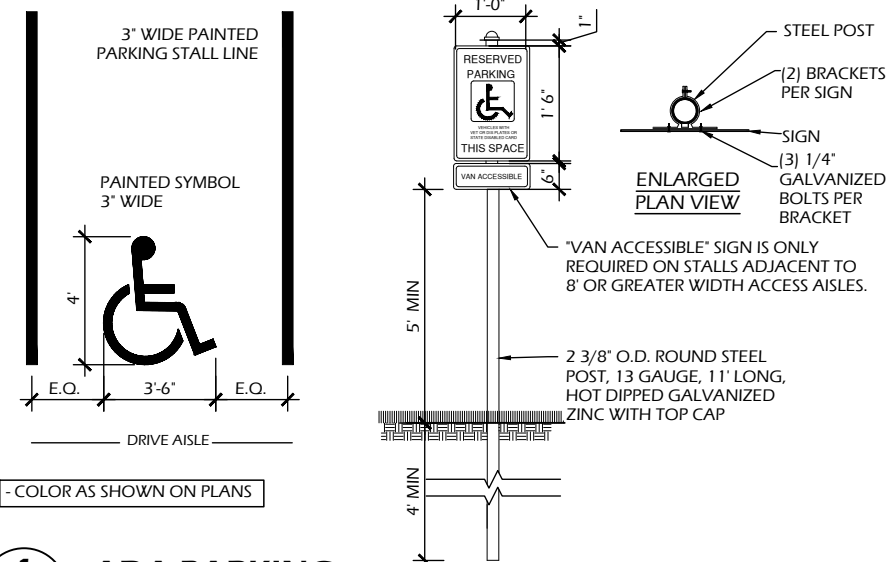
**4 6" ROUND CONCRETE FILLED BOLLARD**  
 C903 SCALE: NTS



**3 REMOVABLE BOLLARD**  
 C903 SCALE: NTS



**2 PARKING LOT SIGNAGE**  
 C903 SCALE: NTS



**1 ADA PARKING**  
 C903 SCALE: NTS

Project Name: COMMUNITY PARK - PHASE II  
 Project #: 24.029  
 Issued For: Review  
 Date: 2/7/2025

Revisions:


File: V:\24.029 McFarland Community Park Phase 2 CDS\CAD\P-D.dwg Layout: C903 User: bluem Plotted: Feb 07, 2025 - 3:06pm

File: V:\24.029 McFarland Community Park Phase 2 CDS\CAD\P-D.dwg Layout: C904 User: bluem Plotted: Feb 07, 2025 - 3:06pm

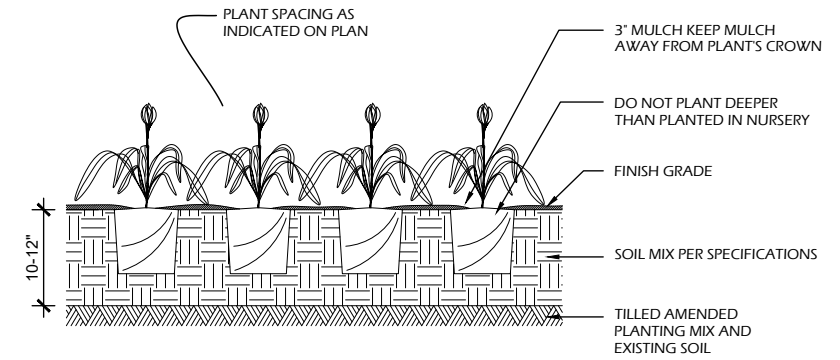
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Revisions:

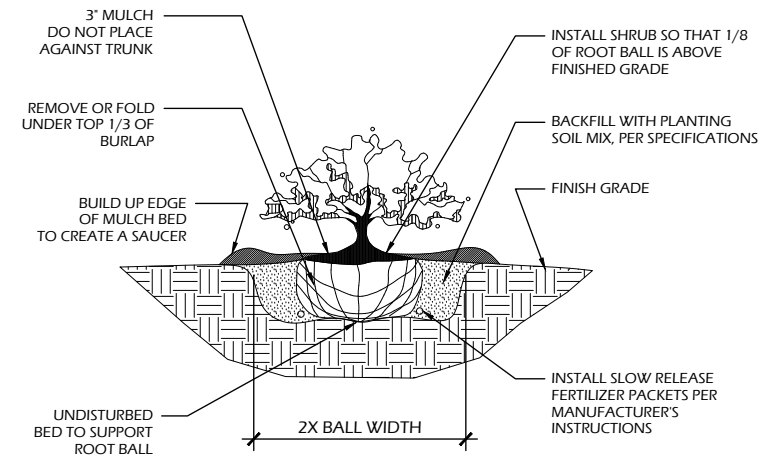
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 Issued For: Review  
 Date: 2/7/2025

Sheet Number

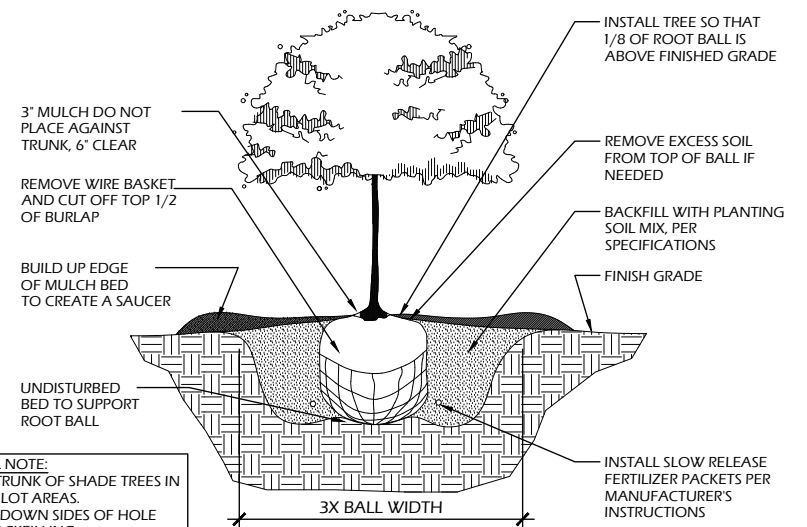
**C904**



**3 PERENNIAL PLANTING**  
 C904 SCALE: NTS

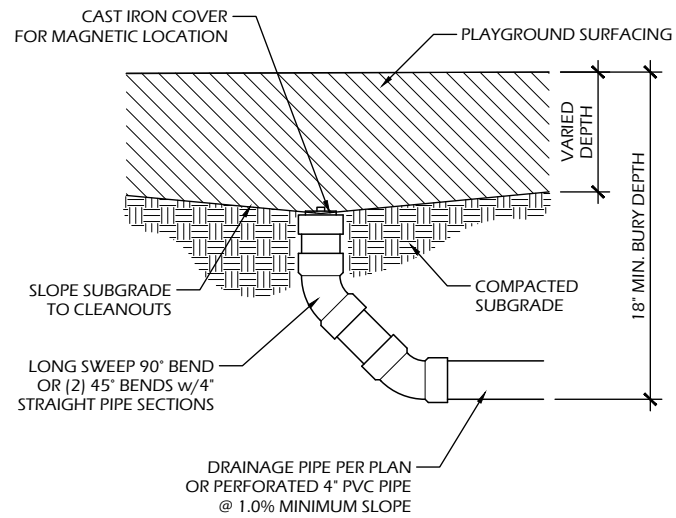


**2 SHRUB PLANTING**  
 C904 SCALE: NTS

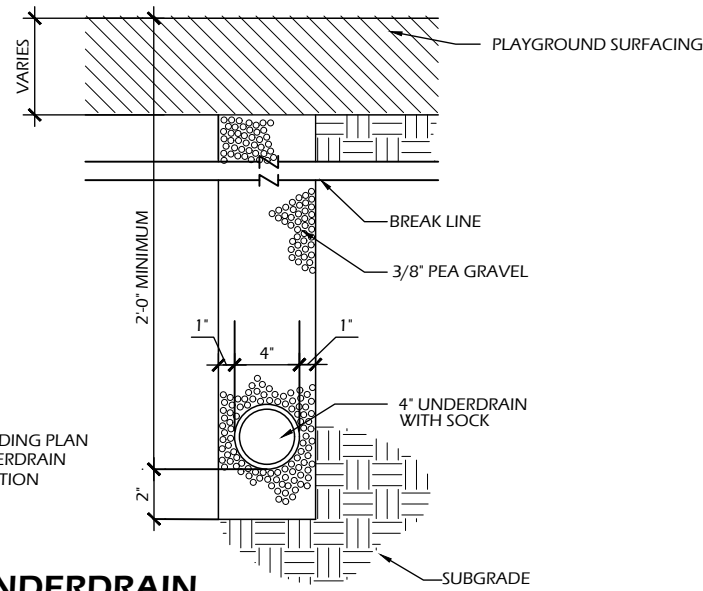


**1 B&B TREE PLANTING**  
 C904 SCALE: NTS

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

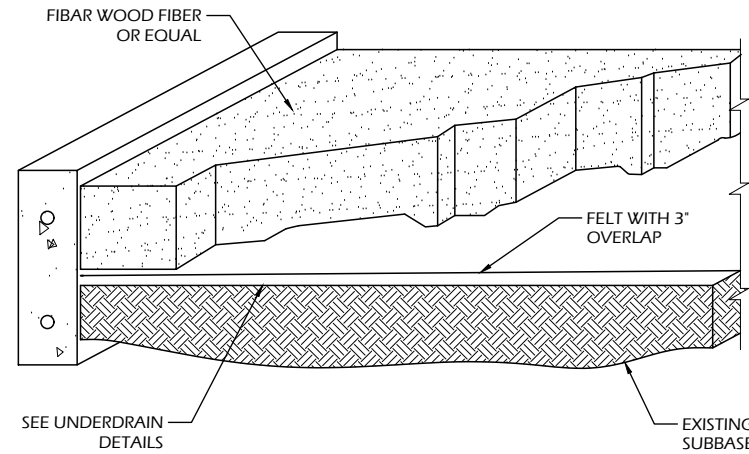


**6 CLEANOUT**  
 C904 SCALE: NTS

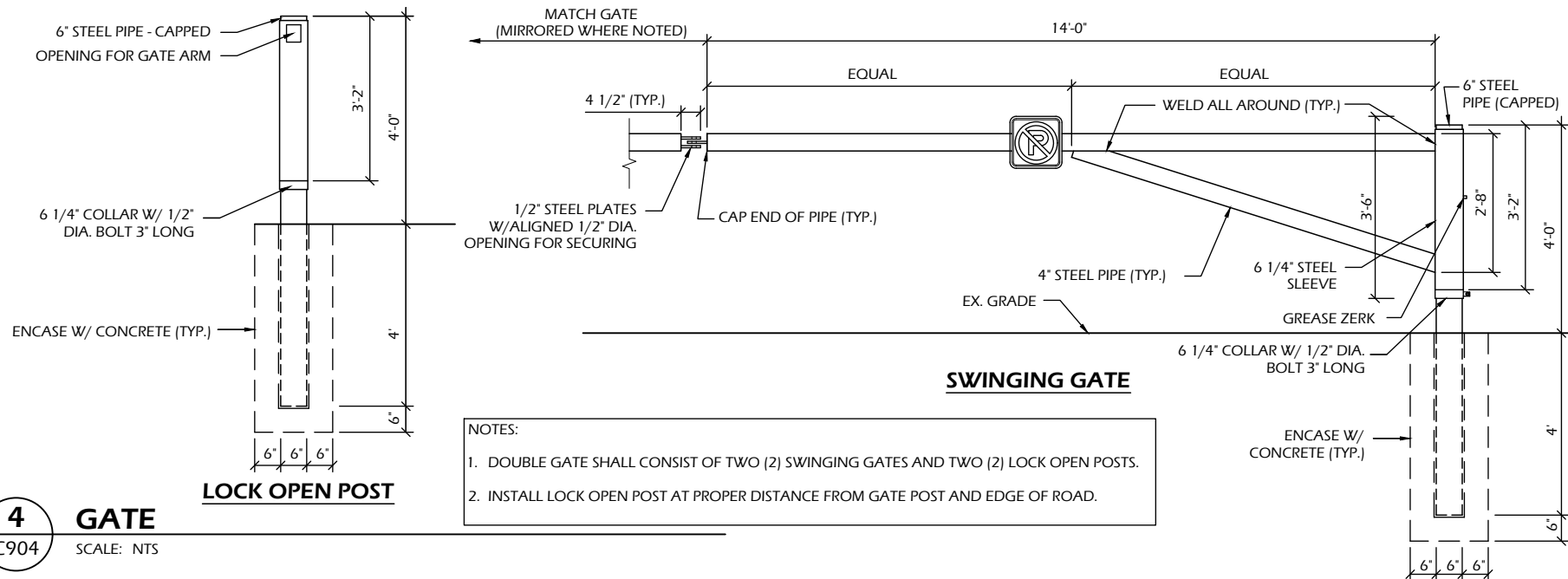


**5 UNDERDRAIN**  
 C904 SCALE: NTS

NOTE: SEE GRADING PLAN FOR 4\"/>



**7 EWF PLAYGROUND SURFACING**  
 C904 SCALE: NTS



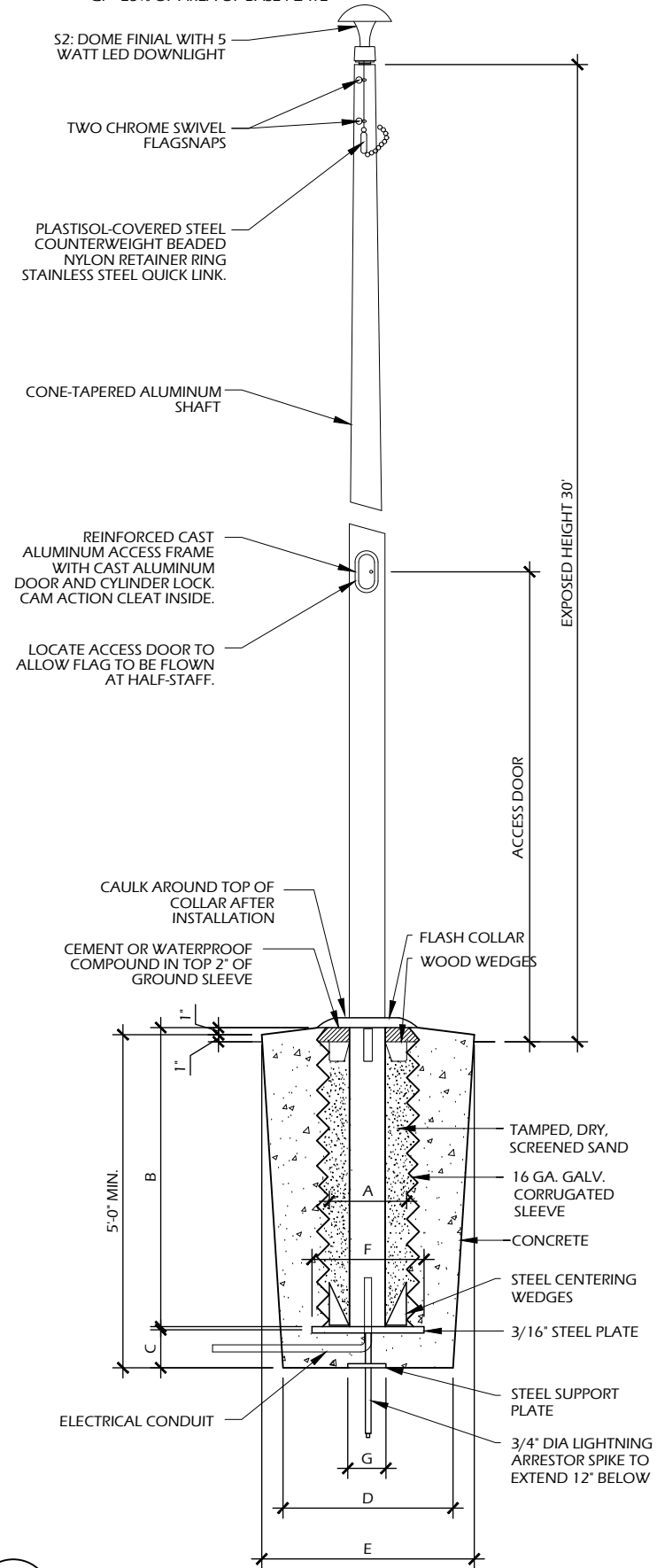
**4 GATE**  
 C904 SCALE: NTS

NOTES:  
 1. DOUBLE GATE SHALL CONSIST OF TWO (2) SWINGING GATES AND TWO (2) LOCK OPEN POSTS.  
 2. INSTALL LOCK OPEN POST AT PROPER DISTANCE FROM GATE POST AND EDGE OF ROAD.

**SWINGING GATE**

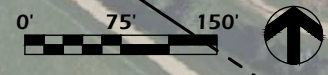
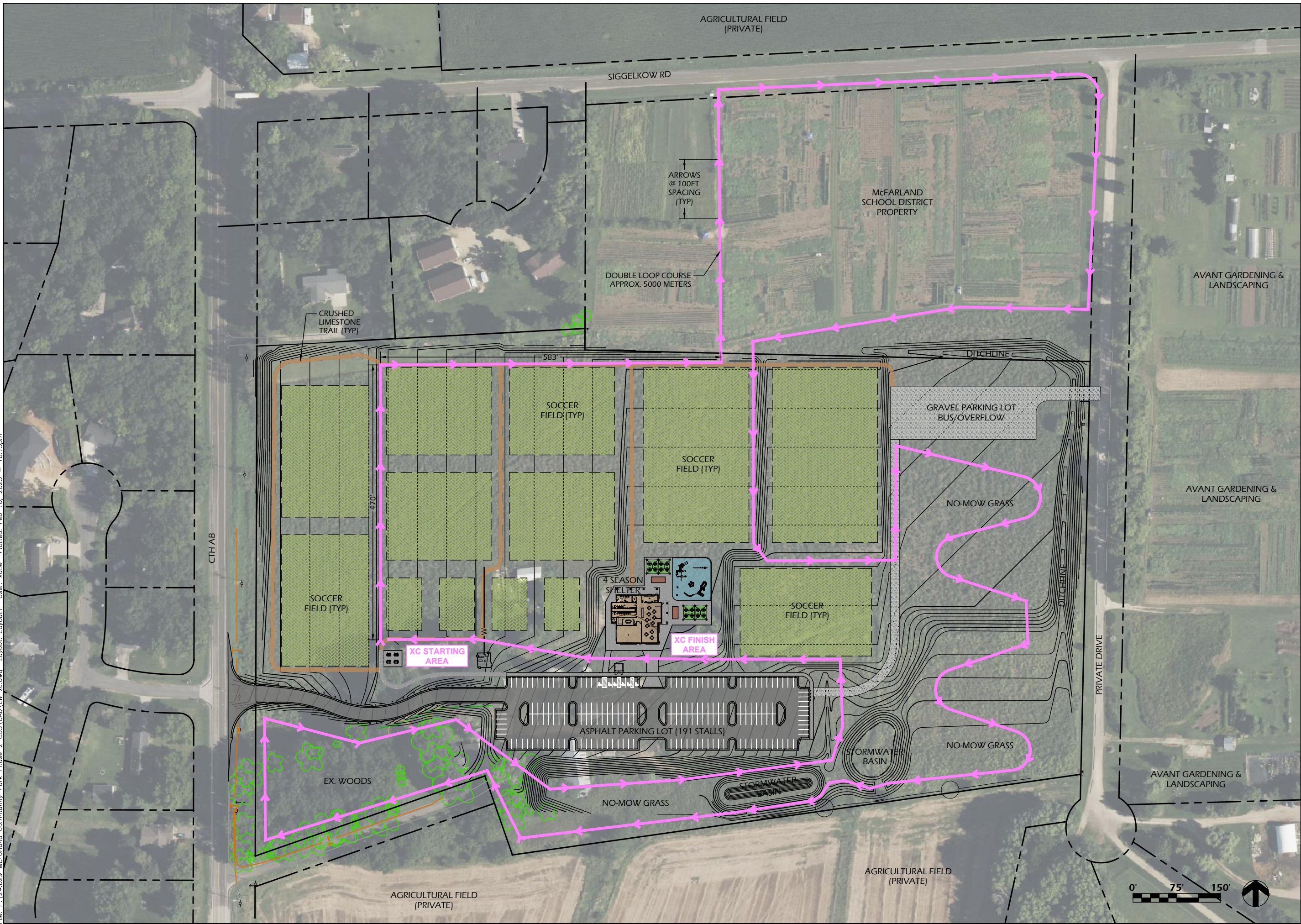
**LOCK OPEN POST**

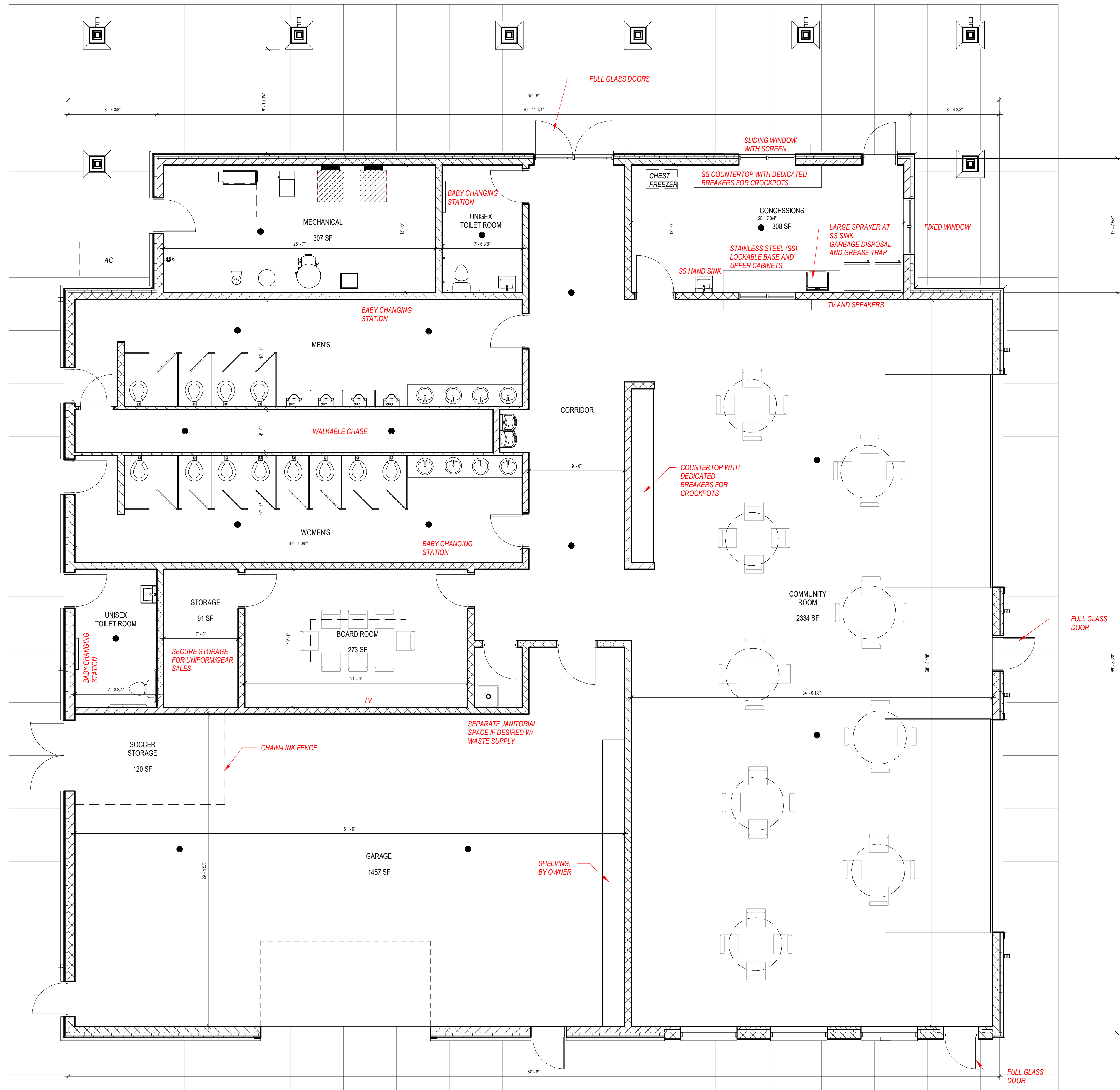
- FOUNDATION SIZING LEGEND
- A. APPROXIMATELY 3" LARGER THAN OUTSIDE BUTT DIA. OF FLAGPOLE
  - B. 10% OF EXPOSED HEIGHT OF POLE
  - C. 15% IN INCH OF POLE HEIGHT IN FEET (MIN. 3" COVER OVER CONDUIT)
  - D. 4 TIMES OUTSIDE BUTT DIA OF POLE (24" MIN.)
  - E. 5 TIMES OUTSIDE BUTT DIA. OF POLE (30" MIN.)
  - F. MIN. 6-INCH LARGER SQUARE THAN INSIDE DIA. OF FOUNDATION TUBE
  - G. 25% OF AREA OF BASE PLATE



**1** FLAGPOLE  
C905 SCALE: NTS

File: P:\24.029 McFarland Community Park Phase 2 CDS\CAD\LW xc.dwg Layout: Layout1 User: katie Plotted: Feb 16, 2025 - 10:15pm





MCFARLAND COMMUNITY PARK PAVILION

FLOOR PLAN - OPTION A

02/26/25 X202





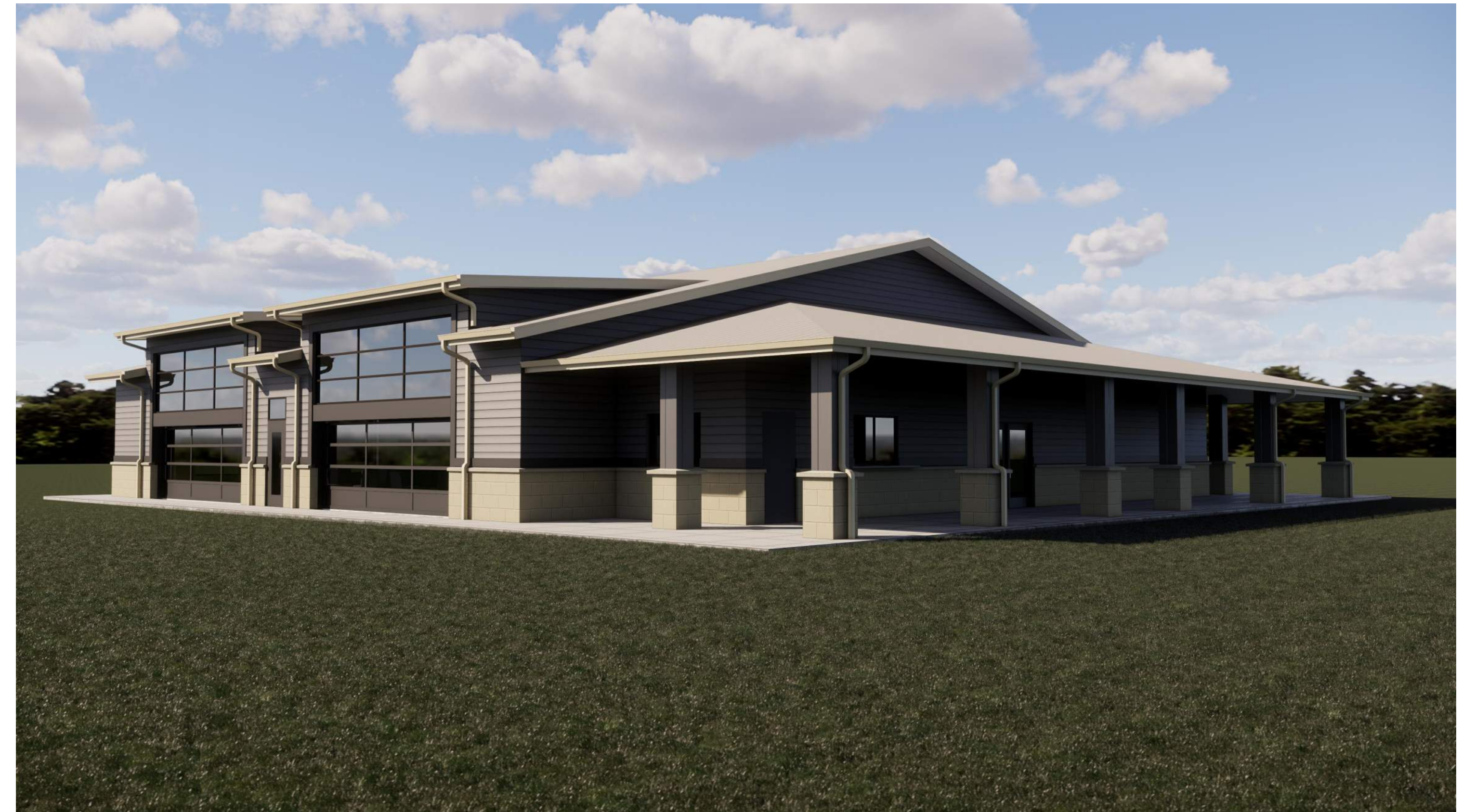
SOUTHEAST



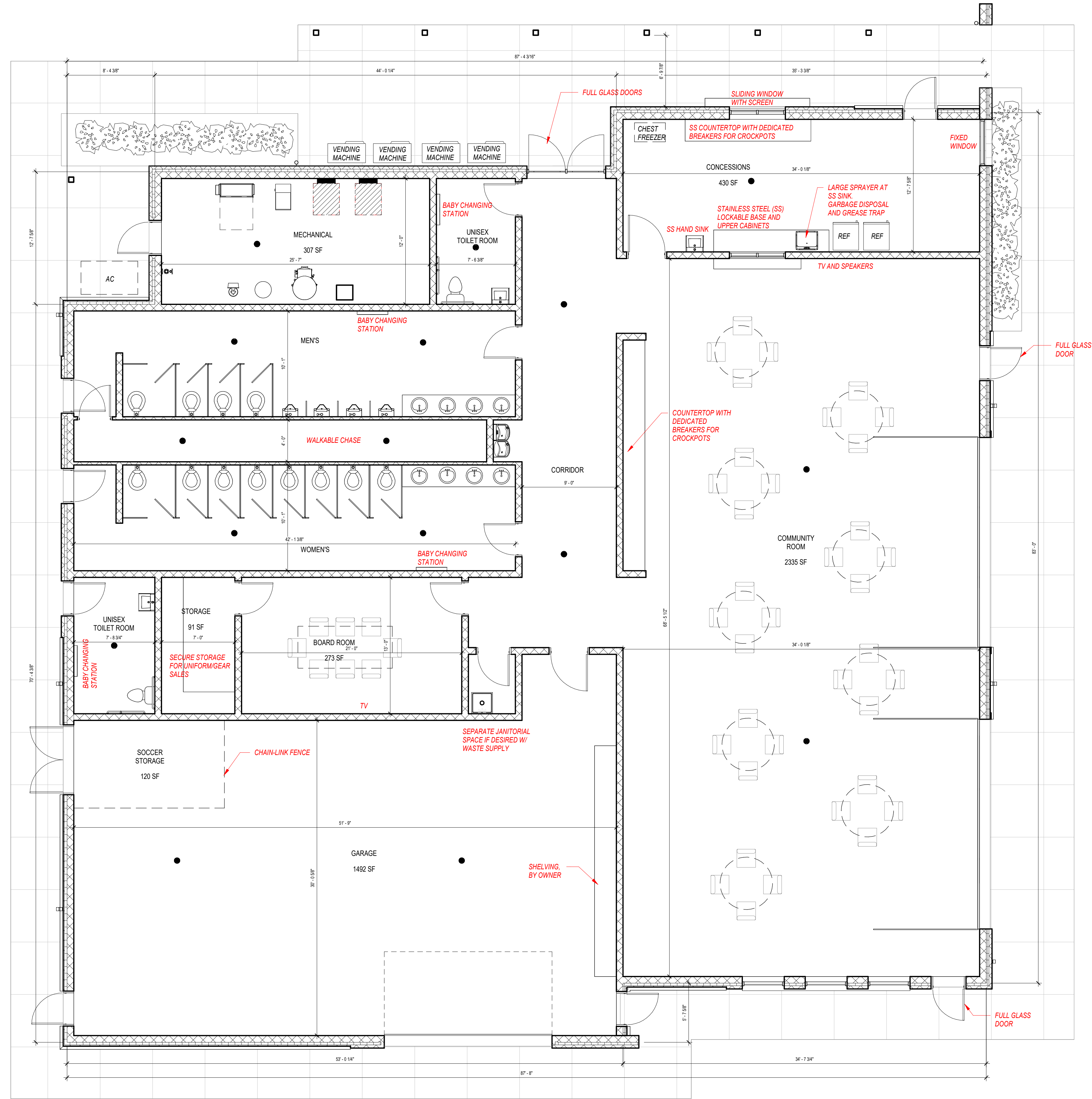
SOUTHWEST



NORTHWEST



NORTHEAST



MCFARLAND COMMUNITY PARK PAVILION

FLOOR PLAN - OPTION B

02/26/25 X205





SOUTHEAST



SOUTHWEST



NORTHWEST



NORTHEAST