

Tuesday, September 2, 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 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 August 5, 2025, Parks & Recreation Committee meeting.

4. BUSINESS.

- a. Update and discussion with the Friends of McFarland Parks
- b. Discussion and action to make a recommendation to the Village Board regarding Prairie Place park
- c. Discussion and action regarding sponsor signage for a soccer tournament as requested by McFarland Soccer Club.
- d. Discussion regarding use agreements for Community Park

5. SCHEDULE NEXT MEETING DATE.

- a. Wednesday, October 22, 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 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, August 5, 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 6:30 PM in the Community room of the Municipal Center. This meeting was also held via Zoom webinar.

Members present: Trustee Fessler, Trustee Leamy, Lori Wisnick, Sarah Kuba, Tanya Lancaster, Anna Bartz

Members not present: Anita Iwanski

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

2. PUBLIC APPEARANCES.

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

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

None.

3. APPROVAL OF MINUTES.

- a. *Motion to approve the minutes of the July 1, 2025, Parks & Recreation Committee meeting.*

Motion by Trustee Fessler, seconded by Wisnicky, to approve the minutes of the July 1, 2025, Parks & Recreation Committee meeting. Motion carries 5 - 0 - 1, with Kuba abstaining.

4. BUSINESS.

- a. *Discussion and action to make a recommendation to the Village Board regarding the proposed McFarland 2026-2030 Capital Improvement Plan.*

Schuenke reviewed Appendix D related to the proposed parks and recreation improvements within the next 10 years with any changes from last month identified in red font.

- Trustee Leamy asked why there were funds allocated in 2027 for a bathroom but also funds for Egner Park bathroom. Schuenke explained that the funds in 2027 for Egner Park are associated with planning and design services.
- Trustee Leamy asked what equipment the \$270,000 in 2027 would be for. Schuenke responded that the amount includes a mower replacement.
- Bartz asked if the majority of the funds for Egner Park in 2028 would be utilized for the well rehab. Igl explained that the majority of the expense is for the well rehab, but as part of the rehab a restroom will be added in the park.
- Kuba asked what was planned to occur at William McFarland Park in 2028 and 2029. Schuenke explained that the amounts are based on the estimates from the master plan including developing the baseball fields and area for youth baseball space.
- Trustee Fessler asked if the pump track at Community Park would be funded by the Village or private funding. Schuenke responded that the pump track would be funded by the Village.
- Bartz asked for clarification regarding the Lower Yahara River Trail project. Schuenke responded that this would connect the Lower Yahara River Trail from the dog park to Fish Camp.
- Trustee Fessler asked where the pathway along Siggelkow Road to Community Park was within the plan. Schuenke stated that the pathway is included within the Siggelkow Road project.

Schuenke discussed Aquatics, which is now included in the plan in 2031 and 2032.

- Lancaster asked about the plan for a bathroom at Arnold Larson Park and a possible phased approach for improvements at the park. Schuenke explained that fees could be added in 2026 for planning.

Motion by Trustee Fessler, seconded by Trustee Leamy, to recommend acceptance to the Village Board regarding the proposed McFarland 2026-2030 Capital Improvement Plan for Appendix D with amendments discussed during the meeting including \$10,000 for planning for Arnold Larson Park in 2026. Motion carries 6 - 0 - 0.

b. Update and discussion regarding Community Park

Igl reviewed the timeline for the Community Park project.

- Trustee Fessler asked for clarification about the 10% contingency. Igl responded that Iconica does not anticipate additional contingency being required for the project.
- Trustee Fessler asked when construction would occur. Igl stated construction is planned for the winter with completion by August 15, 2026.
- Bartz asked if Youth Football might be able to contribute to the additional funding needed towards the project. Igl responded that it could be explored as more groups come forward.
- Lancaster asked if other sports could be played at the park. Igl responded that

other sports could be played, but it would depend on the wear and tear.

5. SCHEDULE NEXT MEETING DATE.

a. Tuesday, September 2, 2025 at 6:30 p.m.

6. ADJOURNMENT.

Motion by Trustee Fessler, seconded by Bartz, to adjourn at 7:35 PM.

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

Respectfully submitted,
Aimee Irwin
Assistant to the Public Works Director

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, September 2, 2025

SECTION: Business

DEPARTMENT: Public Works

CONTACT:

AGENDA ITEM: Update and discussion with the Friends of McFarland Parks

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

The Friends of McFarland Parks nonprofit organization was invited to join the Parks & Recreation Committee for a discussion regarding their organization, including what the group is currently working on and ways to collaborate in the future.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

No action is required.

ATTACHMENTS:

None

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, September 2, 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 Prairie Place park

PREVIOUS ACTION:

A park in or near Prairie Place was listed in the 2024 to 2028 Capital Improvement Plan. During the August 1, 2023, meeting, the Parks & Recreation committee recommended approval of the 2024 to 2028 Capital Improvement Plan with the inclusion of a playground at Prairie Place.

The Parks & Recreation Committee recommended approval to the Village Board regarding a proposal from Parkitecture for design services for Prairie Place playground at their March 4, 2025, meeting.

A public information meeting was held on July 10th, presenting and discussing potential locations in Juniper Ridge and in Prairie Place.

ISSUE SUMMARY:

A park in Prairie Place subdivision was originally discussed in 2023, during the 2024 to 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 to 2029 CIP discussion, funds were designated for a playground in or around the Prairie Place subdivision. Parkitecture presented their proposal for the layout and design of a playground in this area during the March committee meeting.

A public information meeting was held on July 10th to receive public feedback. Two locations were presented, and discussed along with what size and types of equipment could be added.

There was not one clear location desired by the attendees. Many were concerned with the ecological effects and the larger budget needed, putting it in Juniper Ridge. The Prairie Place location raised a lot of concern being so close to Holscher Road traffic and impeding the sledding hill, which is highly used.

Staff have continued to look at additional options and Parkitecture will present a potential new location, equipment options and cost estimates, for the bottom of the hill, next to lift station #5.

FINANCIAL/BUDGET IMPACT:

The 2025 budget includes funds of \$160,000 for a possible playground near the Prairie Place subdivision.



VILLAGE PLAN REFERENCE:

[2025-2029 Capital Improvement Plan](#)

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended Motion:

Motion, second to recommend approval to the Village Board regarding the Prairie Place park location and authorize bidding for playground equipment.

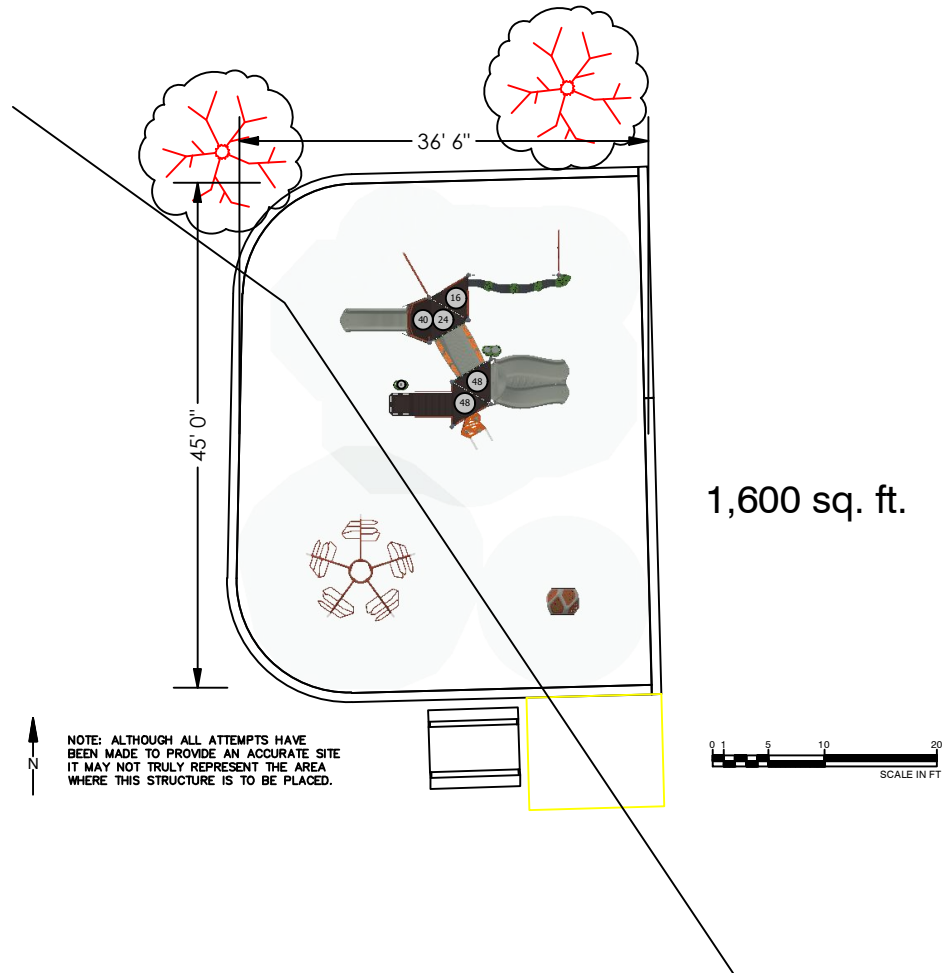
ATTACHMENTS:

1. Option 3
2. Prairie Place 8.29.25 Option 1 - 2Ds
3. 8-29-2025 Prairie Place - McFarland - Opt. 1
4. Prairie Place 8.29.25 Option 2 - 2Ds
5. 8-29-2025 Prairie Place - McFarland - Opt. 2
6. 8-29-2025 Prairie Place - McFarland - Opt. 3
7. Prairie Place 8.29.25 Option 3 - 2Ds
8. 25_0626 Prairie Place Options
9. Prairie Place Park - 5521 Holscher Rd Judy
10. Prairie Place Park - 5521 Holscher Rd Mike
11. Prairie Place Park - 6071 Shooting Star Ct Barton
12. Prairie Place Park - 6098 Pine Ridge Way Brown
13. Prairie Place Park - 5511 Holscher Rd Prieve
14. Prairie Place Park - 6051 Little Bluestem Dr
15. Prairie Place Park - 5350 N Peninsula Way - Foy B
16. Prairie Place Park - 5521 Holscher Rd Mike & Judy
17. Prairie Place Park - 6070 Shooting Star Ct - Morris

File: V:\25.018 McFarland Prairie Place\CAD\LW - Copy.dwg Layout: C100 (2) User: Blake Plotted: Aug 28, 2025 - 9:21am

- LEGEND**
- 1 Existing Multi-use Trail
 - 2 Existing Pump Station
 - 3 Proposed Play Area
 - 4 Open Lawn/Sledding Hill





SERIES LINE: Nucleus | Burke Basics | Intensity

GROUP:
NU-3685 | Freestanding

DESIGNED FOR AGES:
2 to 12

Prairie Place - McFarland
Madison, WI 53717-1979

Burke
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SITE PLAN VIEW

08/29/2025

Lee Recreation, LLC
Prairie Place 8.29.25 Option 1

Designer: Joel Schiels

BCI BURKE COMPANY, LLC | PO BOX 549 FOND DU LAC, WI 54936-0549 | 920.921.9220 | BCI@BURKE.COM

OVERALL BOUNDING OF USE ZONES

Area: 1637.9 sq.ft.
Perimeter: 162.8 ft.

STRUCTURE SIZE: 45' 0" x 36' 6"

POST SIZE(S): 5"

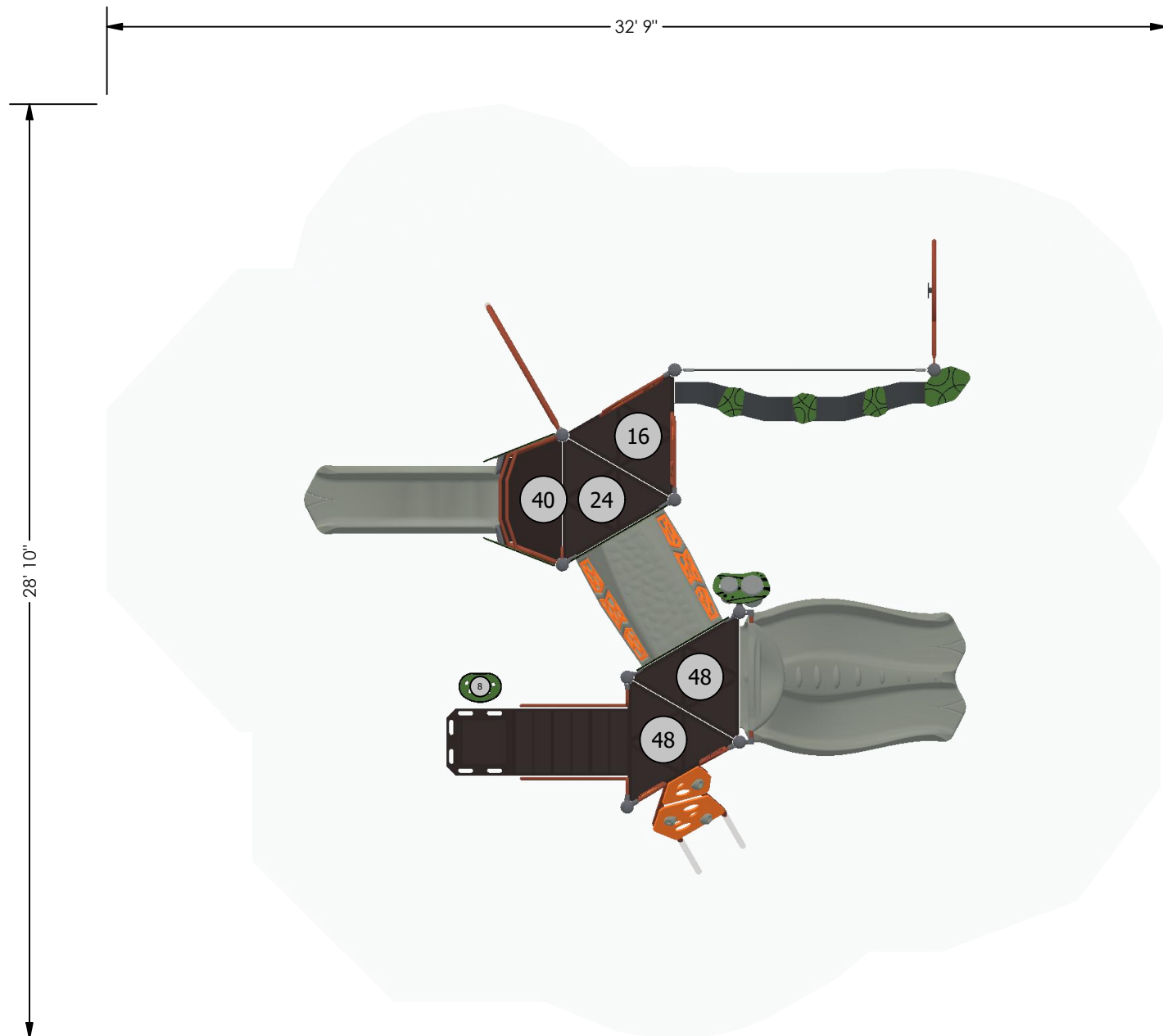
**The space requirements shown here are to ASTM standards. Requirements for other standards may be different.

PLAYGROUND ACCESSIBILITY (Provided/Required)

TOTAL EVENTS	ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	GROUND EVENTS	TYPES OF GROUND EVENTS
7	4 / 2	4 / 0	0 / 0	3 / 1	3 / 1

The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

Warning: Accessible safety surfacing material is required beneath and around this equipment that is compliant with ASTM, CPSC, and ADAAG requirements.



SERIES LINE: Nucleus | Burke Basics | Intensity

SITE PLAN VIEW

GROUP:

NU-3685

Prairie Place - McFarland

Madison, WI 53717-1979

08/29/2025

Lee Recreation, LLC

DESIGNED FOR AGES:

2 to 12

Prairie Place 8.29.25 Option 1

Designer: Joel Schleis

BCI BURKE COMPANY, LLC | PO BOX 549 FOND DU LAC, WI 54936-0549 | 920.921.9220 | BCIBURKE.COM

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Perimeter: 162.8 ft.

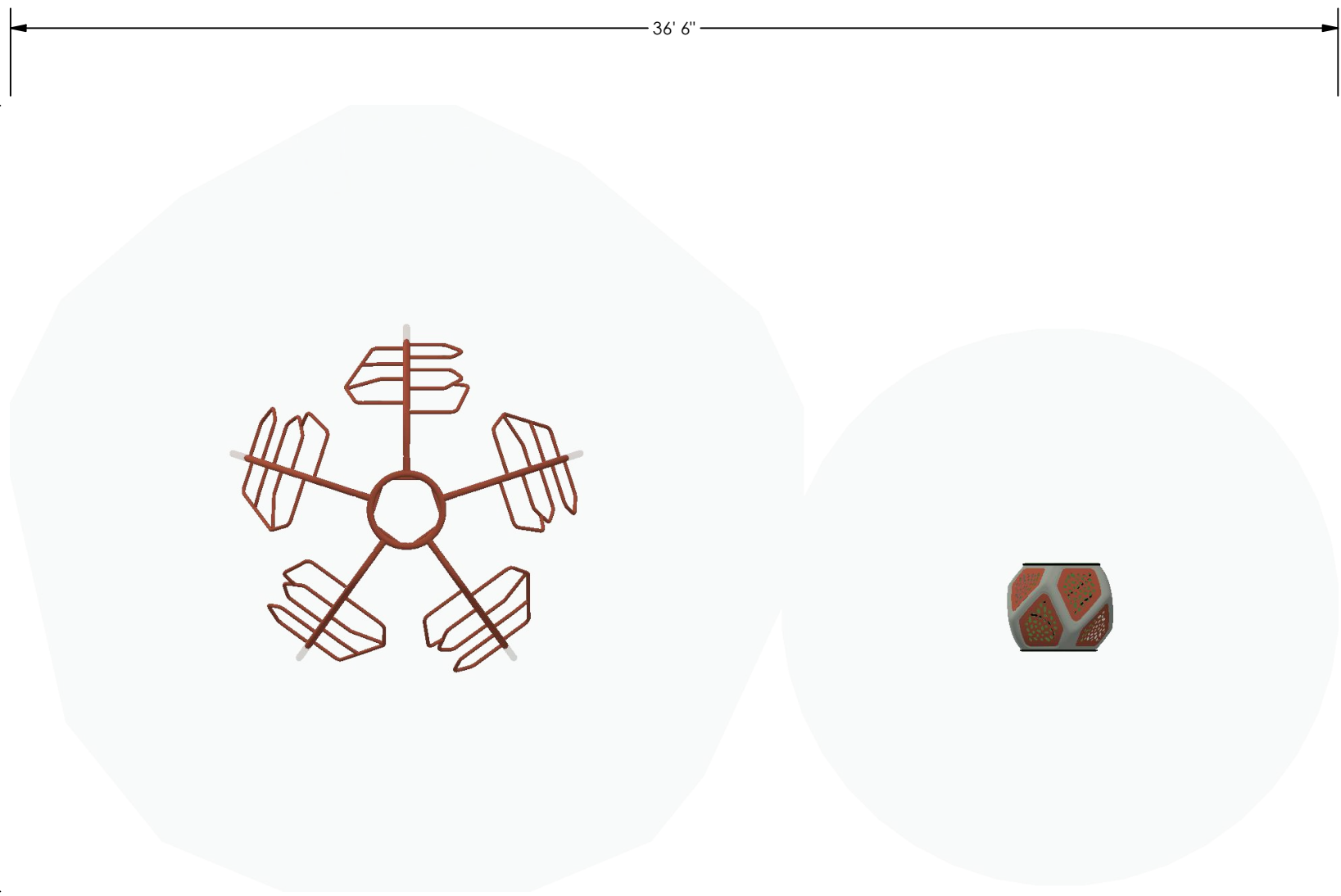
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SERIES LINE: Burke Basics

SITE PLAN VIEW

GROUP:
Freestanding

DESIGNED FOR AGES:
2 to 12

Prairie Place - McFarland
Madison, WI 53717-1979

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08/29/2025

Lee Recreation, LLC
Prairie Place 8.29.25 Option 1
Designer: Joel Schieles

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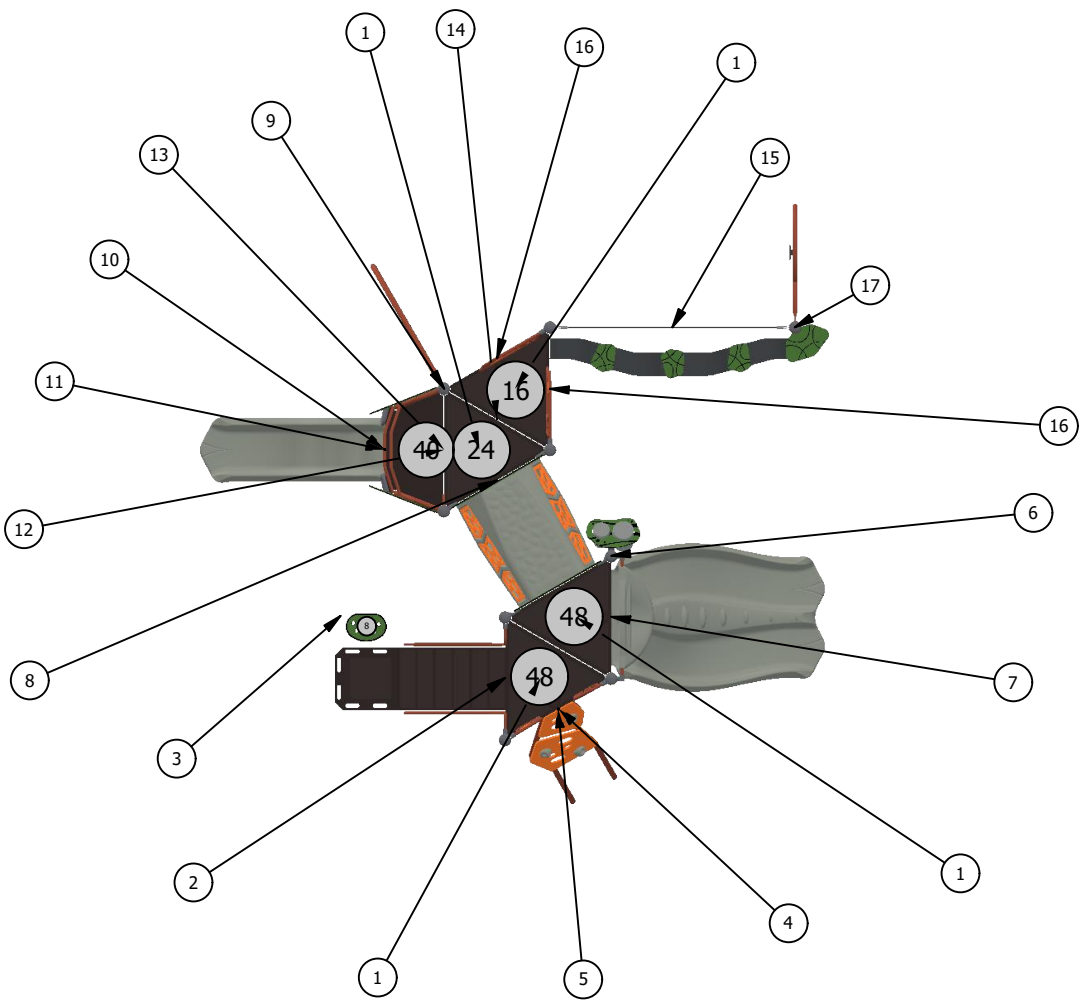
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ITEM	COMP.	DESCRIPTION
1	270-0129	TRIANGLE PLATFORM
2	370-1662	TRANSFER STATION, BARRIER 48"
3	580-1364	LIL NOVO BEAN STEP
4	370-0231	FORMIS LADDER 48
5	270-0120	EVOLUTION UNITARY ENCLOSURE
6	570-2751	PLAYENSEMBLE, BONGO SET POST MOUNT
7	470-0755	LUGE SLIDE, 48"-56"
8	570-0075	4' VISIO PASSAGE TUNNEL 24" OFFSET
9	370-0841	APEX NET CLIMBER 2-5
10	470-0132	INTENSITY SLIDE PLATFORM
11	470-0659	ROCK'N ROLL SLIDE, 40" - 48" W/O HOOD
12	270-0300	ABSTRACT PLATFORM LADDER 16"
13	370-0016	GRAB BAR ASSEMBLY
14	270-0009	8" CLOSURE PLATE, ELLIPSE
15	370-0083	PATHWAY LINK, DECK TO POST, LEFT
16	270-0122	EVOLUTION OFFSET ENCLOSURE
17	570-2703	COLLISION RING PANEL



SERIES LINE: Nucleus | Burke Basics | Intensity

COMPONENT VIEW

GROUP:

NU-3685

Prairie Place - McFarland

Madison, WI 53717-1979

08/29/2025

Lee Recreation, LLC

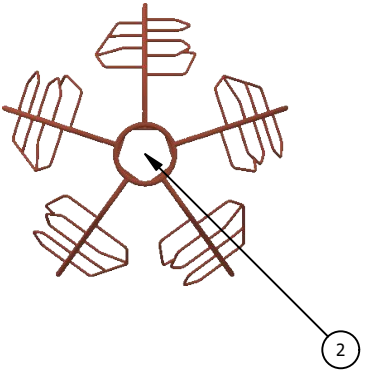
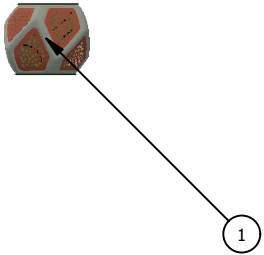
Prairie Place 8.29.25 Option 1

DESIGNED FOR AGES:
2 to 12

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ITEM	COMP.	DESCRIPTION
1	560-0073	NIDO SPINNER
2	560-2592	VERVE CLIMBER V XS



SERIES LINE: Burke Basics

GROUP:
 Freestanding

DESIGNED FOR AGES:
 2 to 12

Prairie Place - McFarland
 Madison, WI 53717-1979

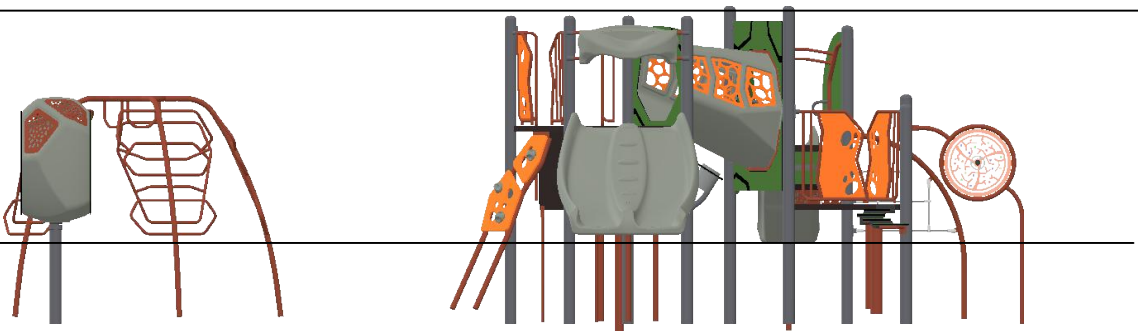
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COMPONENT VIEW

08/29/2025
Lee Recreation, LLC
Prairie Place 8.29.25 Option 1
 Designer: Joel Schleis

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Overall
Max Height
7' 11"



Maximum
Fall Height
5' 0"

SERIES LINE: Nucleus | Burke Basics | Intensity

ELEVATION VIEW

GROUP:

NU-3685 | Freestanding

DESIGNED FOR AGES:

2 to 12

Prairie Place - McFarland

Madison, WI 53717-1979

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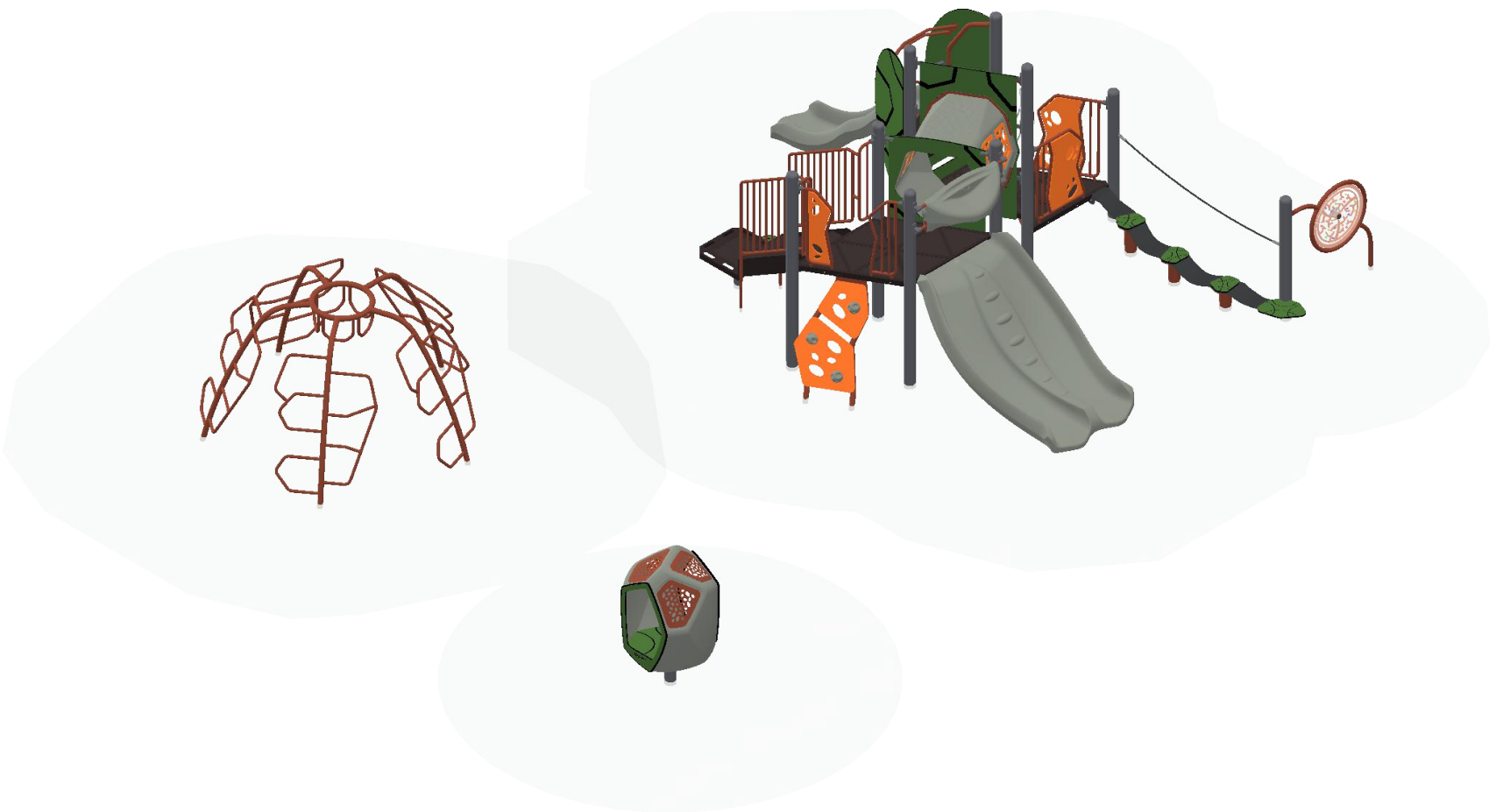
08/29/2025

Lee Recreation, LLC

Prairie Place 8.29.25 Option 1

Designer: Joel Schleis

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SERIES LINE: Nucleus | Burke Basics | Intensity

GROUP:

NU-3685 | Freestanding

DESIGNED FOR AGES:

2 to 12

Prairie Place - McFarland

Madison, WI 53717-1979

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ISOMETRIC VIEW

08/29/2025

Lee Recreation, LLC

Prairie Place 8.29.25 Option 1

Designer: Joel Schleis

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DATE: August 29, 2025
TO: Blake Theisen
901 Deming Way
Suite 201
Madison, WI 53717
FROM: Megan Lee Cunningham
RE: **Playground Proposal #Prairie Place, McFarland - Option 1**

BCI BURKE "Play That Moves You"

1-#NU-3685	Modular Structure		\$34,089.00
		Burke Fall Sale, Savings	(\$11,931.00)
DECKS: 4-Triangle, 1-Intensity Slide Platform			
SLIDES: Rock 'N Roll Slide @ 40" Deck Ht., Luge Slide @ 40" Deck Ht.			
CLIMBING: Formis Ladder, Apex Net Climber			
TUNNEL: Visio Passage Tunnel			
BALANCE/CLIMBING/SOCIAL: Pathway Link Deck to Post, 1-Lil Novo Bean Step			
PLAY/ACTIVITY PANELS: Collision Ring Panel			
MUSIC: PlayEnsemble Bongo Set			
1-#560-0073	Nido Spinner		\$ 4,250.00
1-#560-2592	Verve Climber V XS		\$ 3,762.00
Subtotal Equipment			\$30,170.00
Installation/Assembly			\$12,700.00
Surfacing			\$ 3,780.00
Freight			\$ 1,500.00
TOTAL			\$48,150.00

SURFACING NOTES:

70yd³ Engineered Wood Fiber Surfacing, Delivered & Installed

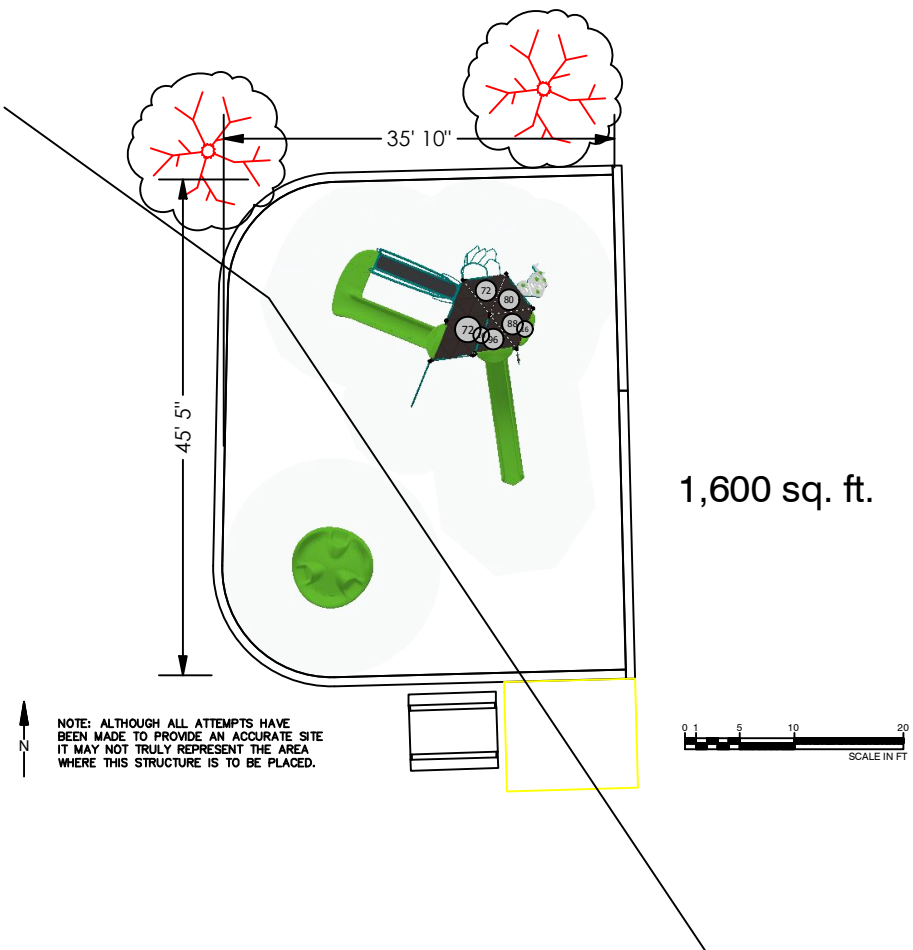
Quote Accepted by:_____Date:_____

Terms: Net 20

Marking of Private Lines, Site Preparation, Disposal of Garbage and Site Restoration is the Responsibility of the Customer.

Lead time: 10-12 Weeks Upon Receipt of Order

Quote Effective: **Until 09-29-2025**



1,600 sq. ft.

0 5 10 20
SCALE IN FT

NOTE: ALTHOUGH ALL ATTEMPTS HAVE BEEN MADE TO PROVIDE AN ACCURATE SITE IT MAY NOT TRULY REPRESENT THE AREA WHERE THIS STRUCTURE IS TO BE PLACED.

SERIES LINE: Nucleus | Burke Basics

GROUP:

NU-3428 | Freestanding

DESIGNED FOR AGES:

5 to 12

Prairie Place - McFarland

Madison, WI 53717-1979

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SITE PLAN VIEW

08/29/2025

Lee Recreation, LLC

Prairie Place 8.29.25 Option 2

Designer: Joel Schieles

BCI BURKE COMPANY, LLC | PO BOX 549 FOND DU LAC, WI 54936-0549 | 920.921.9220 | BCI@BURKE.COM

OVERALL BOUNDING OF USE ZONES

Area: 1621.9 sq.ft.
Perimeter: 162.2 ft.

STRUCTURE SIZE: 45' 5"x35' 10"

POST SIZE(S): 5"

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PLAYGROUND ACCESSIBILITY (Provided/Required)

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10	7 / 4	7 / 0	0 / 0	3 / 2	3 / 2

The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

Warning: Accessible safety surfacing material is required beneath and around this equipment that is compliant with ASTM, CPSC, and ADAAG requirements.

SITE PLAN VIEW

Prairie Place - McFarland
Madison, WI 53717-1979

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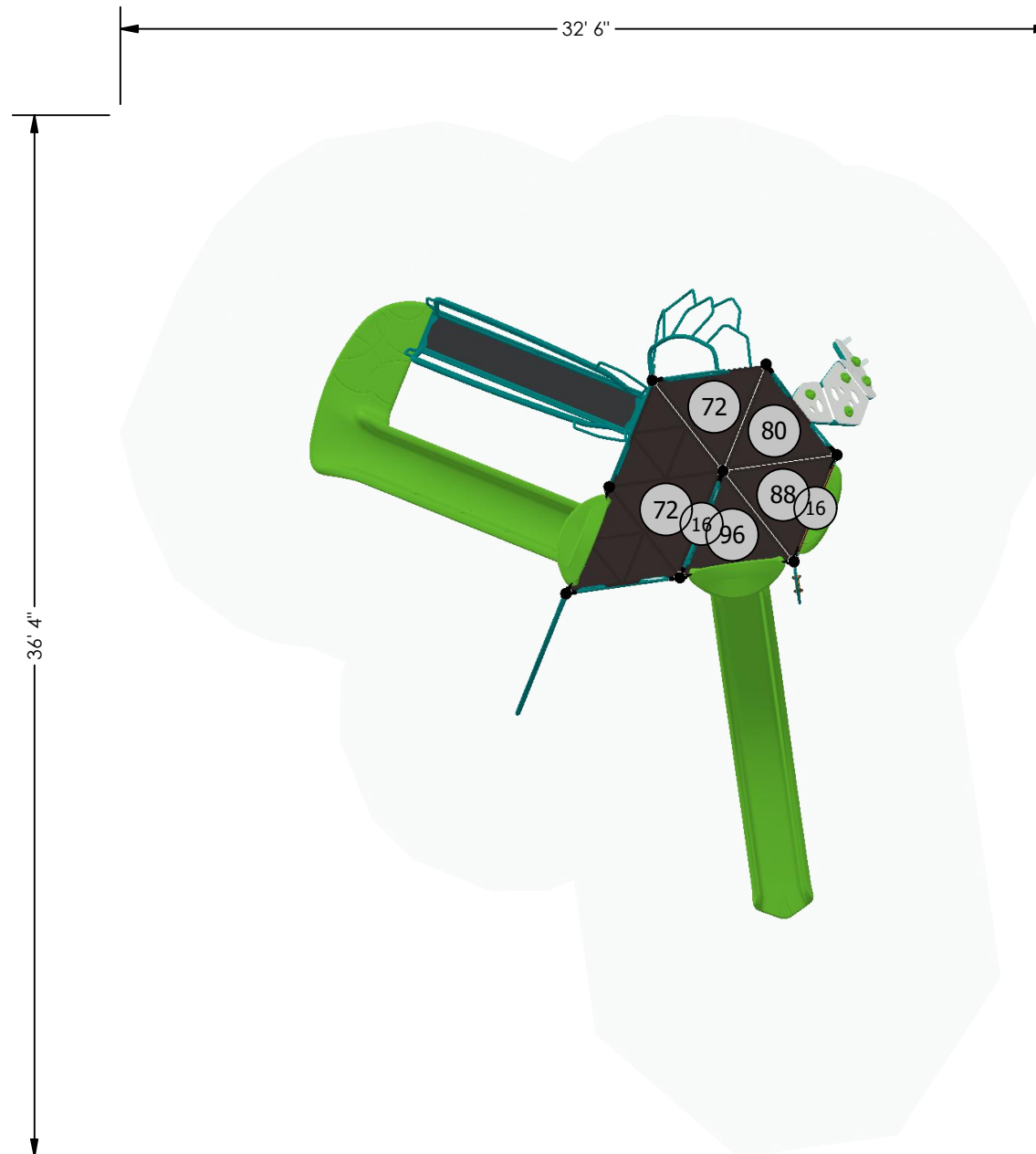
Lee Recreation, LLC
Prairie Place 8.29.25 Option 2
Designer: Joel Schleis

BCI BURKE COMPANY, LLC | PO BOX 549 FOND DU LAC, WI 54936-0549 | 920.921.9220 | BCIBURKE.COM

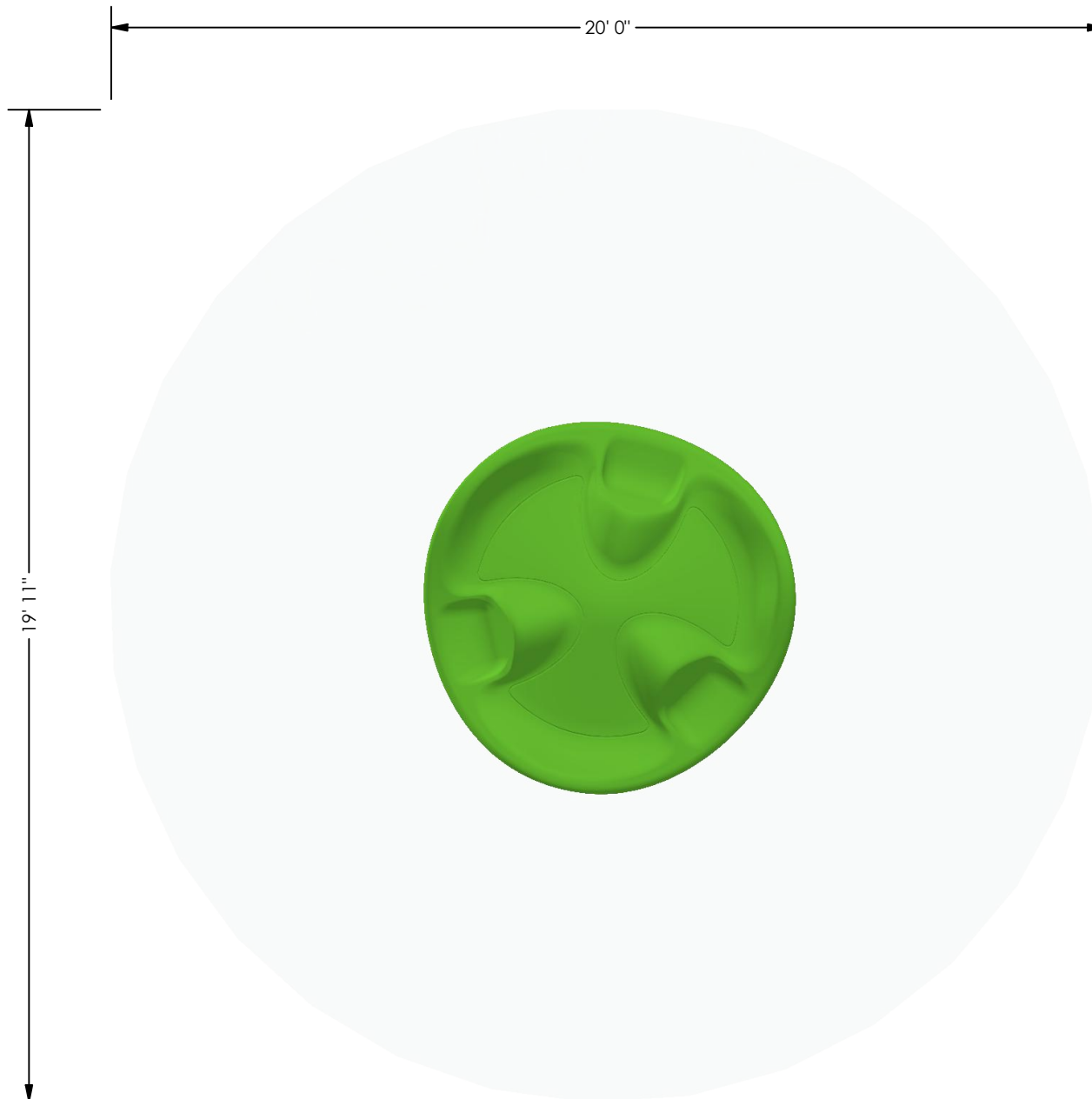
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SERIES LINE: Burke Basics

GROUP:

Freestanding

DESIGNED FOR AGES:

5 to 12

Prairie Place - McFarland

Madison, WI 53717-1979

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SITE PLAN VIEW

08/29/2025

Lee Recreation, LLC

Prairie Place 8.29.25 Option 2

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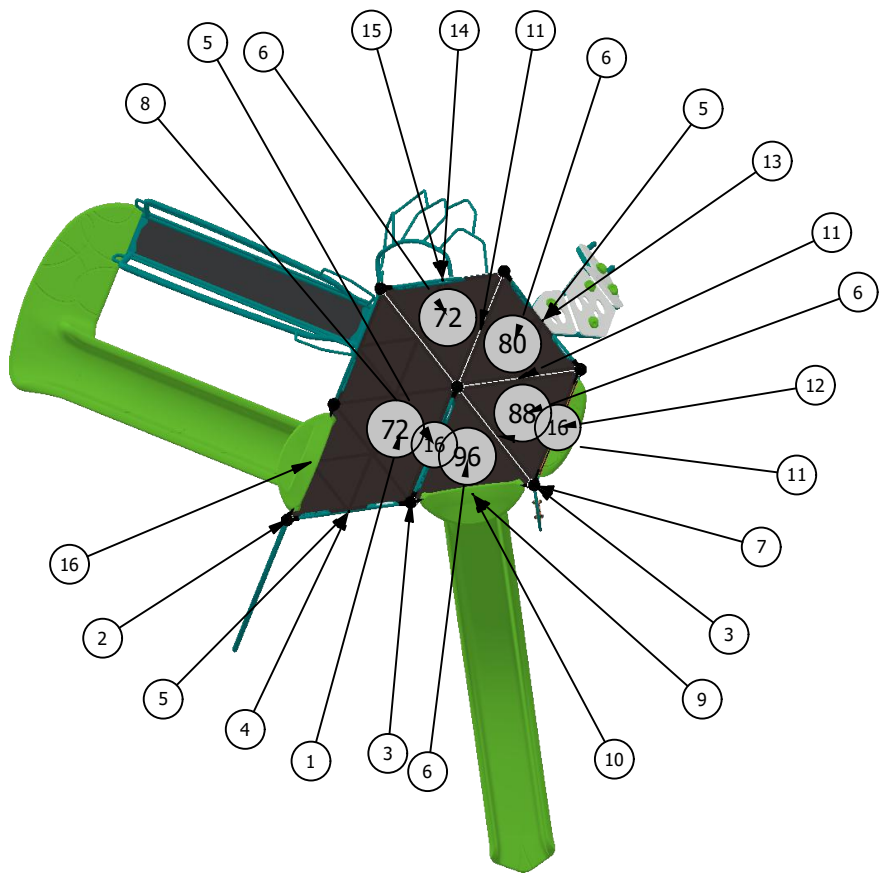
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ITEM	COMP.	DESCRIPTION
1	270-0132	HALF HEXAGON PLATFORM
2	370-0287	TOPO CLIMBER
3	470-0128	FLYLOW POD
4	370-0865	TREE BRANCH CLIMBER 72"
5	270-0120	EVOLUTION UNITARY ENCLOSURE
6	270-0129	TRIANGLE PLATFORM
7	570-2707	RAIN CRESCENT PANEL
8	270-0299	ABSTRACT PLATFORM LADDER 24"
9	470-0758	VELO XL SLIDE, 88"-96" W/O HOOD
10	470-0967	SLIDE HOOD, LOW SIDE WALL
11	270-0009	8" CLOSURE PLATE, ELLIPSE
12	570-1858	3-IN-A-ROW PANEL, ABOVE PLATFORM
13	370-0235	FORMIS LADDER 80
14	370-1721	ION CLIMBER 64"-80"
15	270-0122	EVOLUTION OFFSET ENCLOSURE
16	470-0966	360 LOOP



SERIES LINE: Nucleus

GROUP:

NU-3428

DESIGNED FOR AGES:

5 to 12

Prairie Place - McFarland

Madison, WI 53717-1979

Burke
PLAY THAT MOVES YOU

COMPONENT VIEW

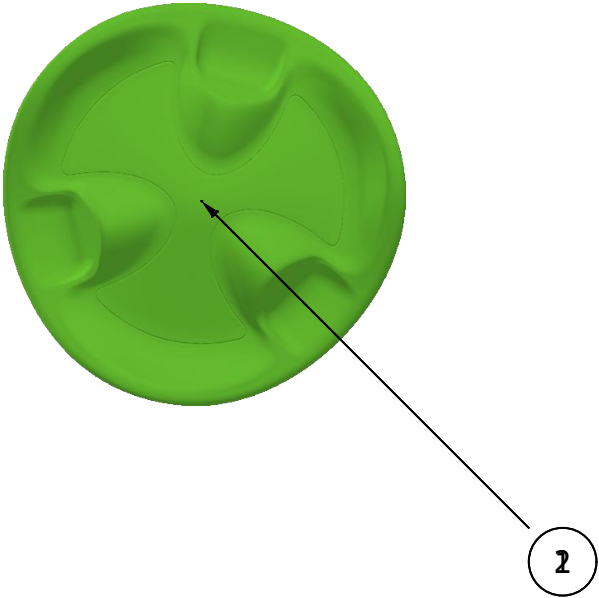
08/29/2025

Lee Recreation, LLC

Prairie Place 8.29.25 Option 2

Designer: Joel Schleis

ITEM	COMP.	DESCRIPTION
1	560-2579	VOLTA INCLUSIVE SPINNER
2	560-2765	VOLTA SPINNER FOOTER



SERIES LINE: Burke Basics

GROUP:

Freestanding

DESIGNED FOR AGES:

5 to 12

BCI BURKE COMPANY, LLC | PO BOX 549 FOND DU LAC, WI 54936-0549 | 920.921.9220 | BCIBURKE.COM

Prairie Place - McFarland

Madison, WI 53717-1979

Burke

PLAY THAT MOVES YOU

08/29/2025

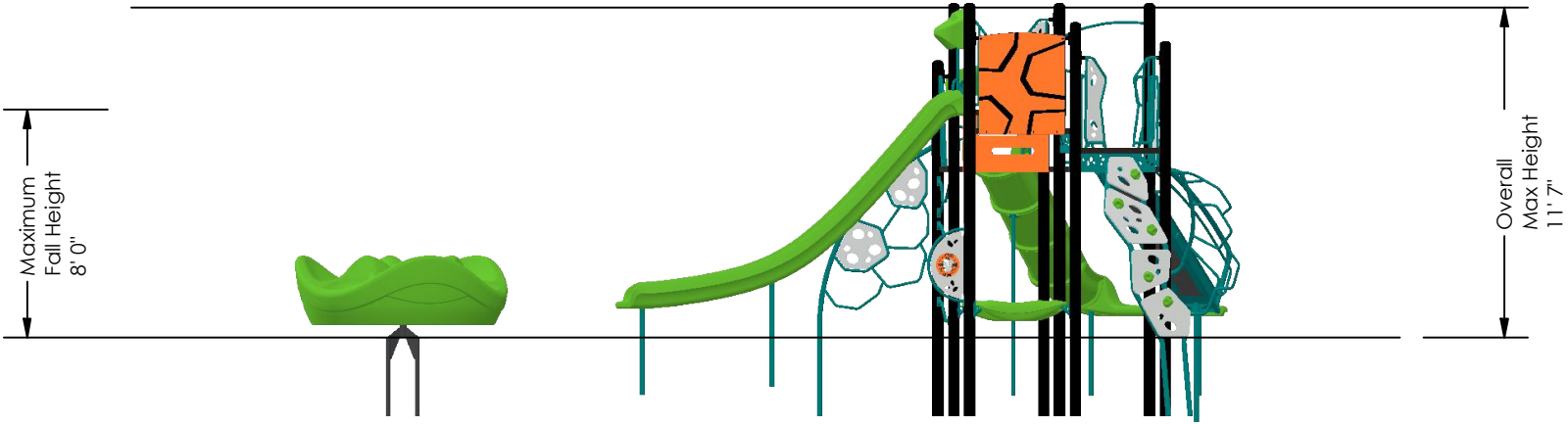
Lee Recreation, LLC

Prairie Place 8.29.25 Option 2

Designer: Joel Schleis

COMPONENT VIEW

Page 22 of 81



SERIES LINE: Nucleus | Burke Basics

GROUP:

NU-3428 | Freestanding

DESIGNED FOR AGES:

5 to 12

Prairie Place - McFarland

Madison, WI 53717-1979



ELEVATION VIEW

08/29/2025

Lee Recreation, LLC

Prairie Place 8.29.25 Option 2

Designer: Joel Schleis



SERIES LINE: Nucleus | Burke Basics

ISOMETRIC VIEW

GROUP:
NU-3428 | Freestanding
DESIGNED FOR AGES:
5 to 12

Prairie Place - McFarland
Madison, WI 53717-1979

Burke
PLAY THAT MOVES YOU

Lee Recreation, LLC
Prairie Place 8.29.25 Option 2
Designer: Joel Schleis



DATE: August 29, 2025

TO: Blake Theisen
901 Deming Way
Suite 201
Madison, WI 53717

FROM: Megan Lee Cunningham

RE: **Playground Proposal #Prairie Place, McFarland – Option 2**

BCI BURKE “Play That Moves You”

1-#NU-3428	Modular Structure	\$40,008.00
		Burke Fall Sale, Savings (\$16,003.00)

DECKS: 4-Triangle, 1-Half Hex

SLIDES: Velo XL Slide @ 96" Deck Ht., Loop 360 w/ Slide @ 72" Deck Ht.

CLIMBERS: Tree Branch Climber, Topo Climber, Ion Climber, Formis Ladder

BALANCE: 1-Flylow Pods

PLAY ACTIVITY PANELS: 3-In-A-Row Panel, Rain Crescent Panel

1-#560-2579	Volta Inclusive Spinner w/ Footer	\$ 8,429.00
-------------	-----------------------------------	-------------

Subtotal Equipment	\$32,434.00
Installation/Assembly	\$14,550.00
Surfacing	\$ 3,780.00
Freight	<u>\$ 1,500.00</u>
TOTAL	\$52,264.00

SURFACING NOTES:

70yd³ Engineered Wood Fiber Surfacing, Delivered & Installed

Quote Accepted by:_____Date:_____

Terms: Net 20

Marking of Private Lines, Site Preparation, Disposal of Garbage and Site Restoration is the Responsibility of the Customer.

Lead time: 10-12 Weeks Upon Receipt of Order

Quote Effective: **Until 09-29-2025**



DATE: August 29, 2025

TO: Blake Theisen
901 Deming Way
Suite 201
Madison, WI 53717

FROM: Megan Lee Cunningham

RE: **Playground Proposal #Prairie Place, McFarland - Option 3**

BCI BURKE "Play That Moves You"

1-#NU-3788	Modular Structure	\$31,970.00
	Lee Recreation 30 th Anniversary Sale, Savings	(\$11,283.00)

DECKS: 1-Square, 3-Split Square, 1-Crescent

SLIDES: Rock 'N Roll Slide @ 48" Deck Ht., Contour Slide @ 64" Deck Ht.

CLIMBERS: Jungle Vine Climber, Shasta Climber, Atom Climber, Trigon Upright

UPPER BODY: 2-Straight Overhead

BALANCE: 1-Flylow Pod

PLAY ACTIVITY PANELS: Spinner Crescent Panel, Clock Panel

1-#560-2610	Spinetic w/ Speed Limiter	\$ 7,986.00
-------------	---------------------------	-------------

Subtotal Equipment	\$28,673.00
Installation/Assembly	\$12,000.00
Surfacing	\$ 3,780.00
Freight	<u>\$ 1,500.00</u>
TOTAL	\$45,953.00

SURFACING NOTES:

70yd³ Engineered Wood Fiber Surfacing, Delivered & Installed

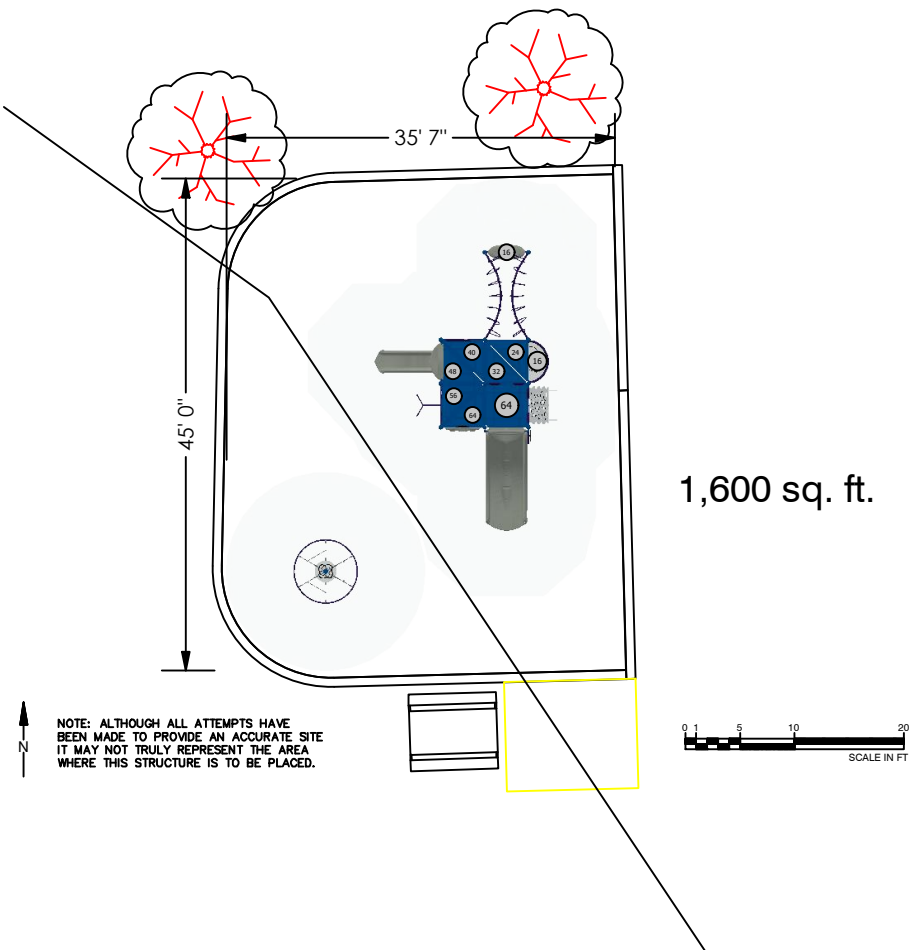
Quote Accepted by: _____ Date: _____

Terms: Net 20

Marking of Private Lines, Site Preparation, Disposal of Garbage and Site Restoration is the Responsibility of the Customer.

Lead time: 10-12 Weeks Upon Receipt of Order

Quote Effective: **Until 09-29-2025**



SERIES LINE: Nucleus | Intensity | Burke Basics

GROUP:
NU-3788 | Freestanding

DESIGNED FOR AGES:
5 to 12

Prairie Place - McFarland
Madison, WI 53717-1979

Burke
PLAY THAT MOVES YOU

SITE PLAN VIEW

08/29/2025

Lee Recreation, LLC
Prairie Place 8.29.25 Option 3

Designer: Joel Schiels

BCI BURKE COMPANY, LLC | PO BOX 549 FOND DU LAC, WI 54936-0549 | 920.921.9220 | BCI@BURKE.COM

OVERALL BOUNDING OF USE ZONES

Area: 1597.3 sq.ft.
Perimeter: 161 ft.

STRUCTURE SIZE: 45' 0" x 35' 7"

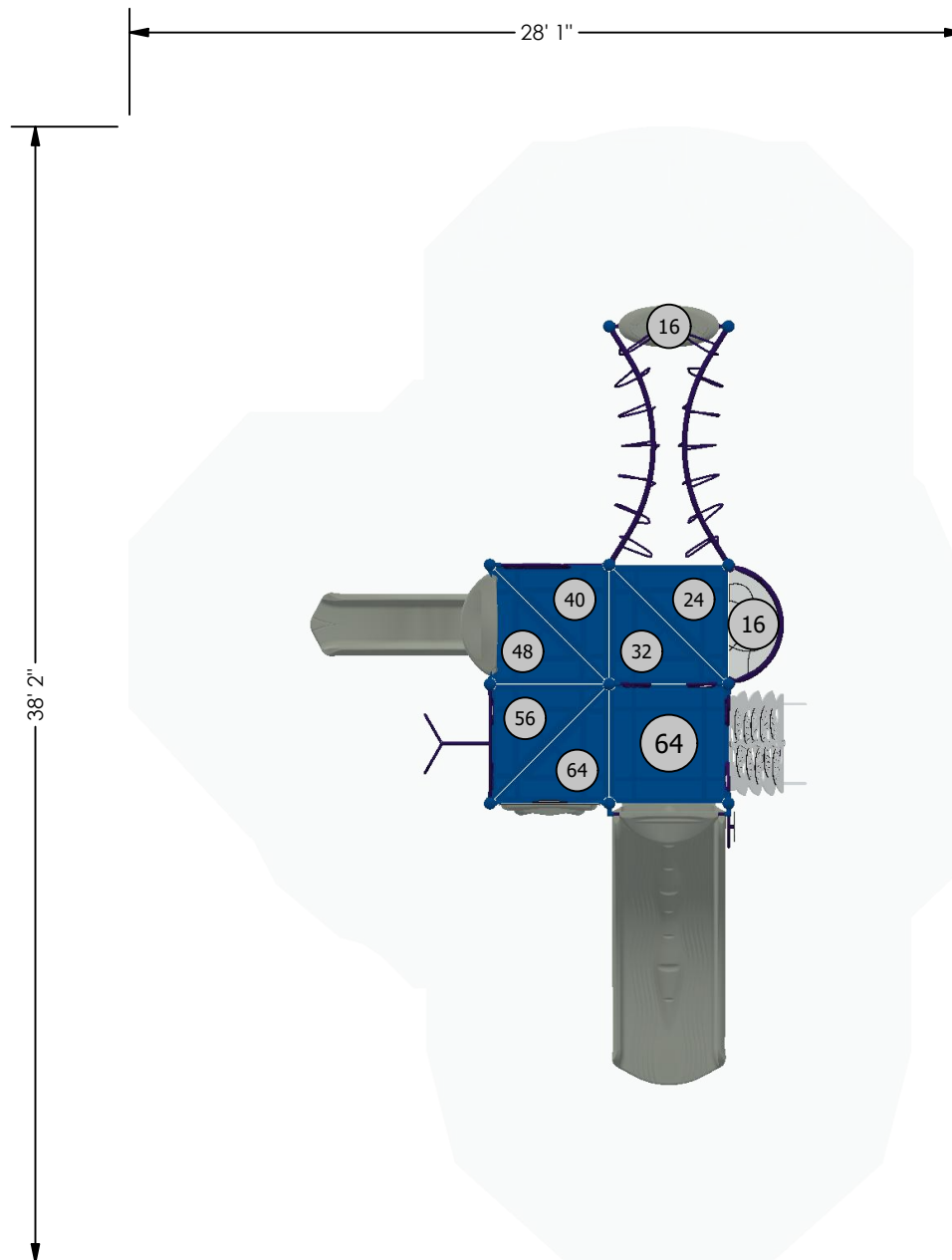
POST SIZE(S): 5"

**The space requirements shown here are to ASTM standards. Requirements for other standards may be different.

PLAYGROUND ACCESSIBILITY (Provided/Required)					
TOTAL EVENTS	ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	GROUND EVENTS	TYPES OF GROUND EVENTS
11	9 / 5	8 / 0	0 / 0	2 / 3	2 / 3

The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

Warning: Accessible safety surfacing material is required beneath and around this equipment that is compliant with ASTM, CPSC, and ADAAG requirements.



SERIES LINE: Nucleus | Intensity

GROUP:
NU-3788

DESIGNED FOR AGES:
5 to 12

Prairie Place - McFarland
Madison, WI 53717-1979

Burke
PLAY THAT MOVES YOU

08/29/2025

SITE PLAN VIEW

Lee Recreation, LLC
Prairie Place 8.29.25 Option 3
Designer: Joel Schiels

BCI BURKE COMPANY, LLC | PO BOX 549 FOND DU LAC, WI 54936-0549 | 920.921.9220 | BCI.BURKE.COM

OVERALL BOUNDING OF USE ZONES

Area: 1597.3 sq.ft.
Perimeter: 161 ft.

STRUCTURE SIZE: 45' 0" x 35' 7"

POST SIZE(S): 5"

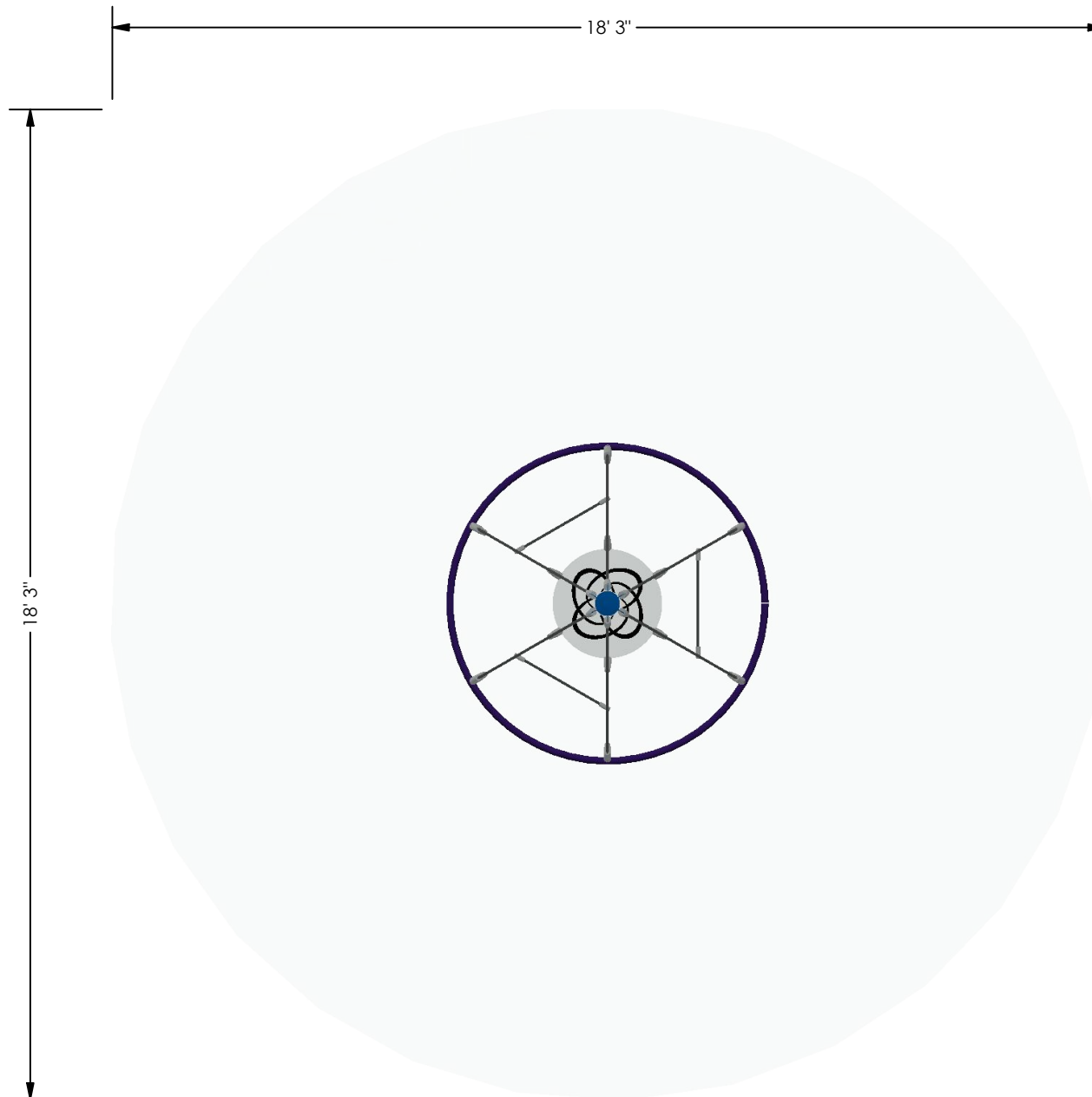
**The space requirements shown here are to ASTM standards. Requirements for other standards may be different.

PLAYGROUND ACCESSIBILITY (Provided/Required)

TOTAL EVENTS	ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	GROUND EVENTS	TYPES OF GROUND EVENTS
11	9 / 5	8 / 0	0 / 0	2 / 3	2 / 3

The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

Warning: Accessible safety surfacing material is required beneath and around this equipment that is compliant with ASTM, CPSC, and ADAAG requirements.



SERIES LINE: Burke Basics

GROUP:

Freestanding

DESIGNED FOR AGES:

5 to 12

Prairie Place - McFarland

Madison, WI 53717-1979

Burke
PLAY THAT MOVES YOU

SITE PLAN VIEW

08/29/2025

Lee Recreation, LLC

Prairie Place 8.29.25 Option 3

Designer: Joel Schiels

BCI BURKE COMPANY, LLC | PO BOX 549 FOND DU LAC, WI 54936-0549 | 920.921.9220 | BCI@BURKE.COM

OVERALL BOUNDING OF USE ZONES

Area: 1597.3 sq.ft.
Perimeter: 161 ft.

STRUCTURE SIZE: 45' 0" x 35' 7"

POST SIZE(S): 5"

**The space requirements shown here are to ASTM standards. Requirements for other standards may be different.

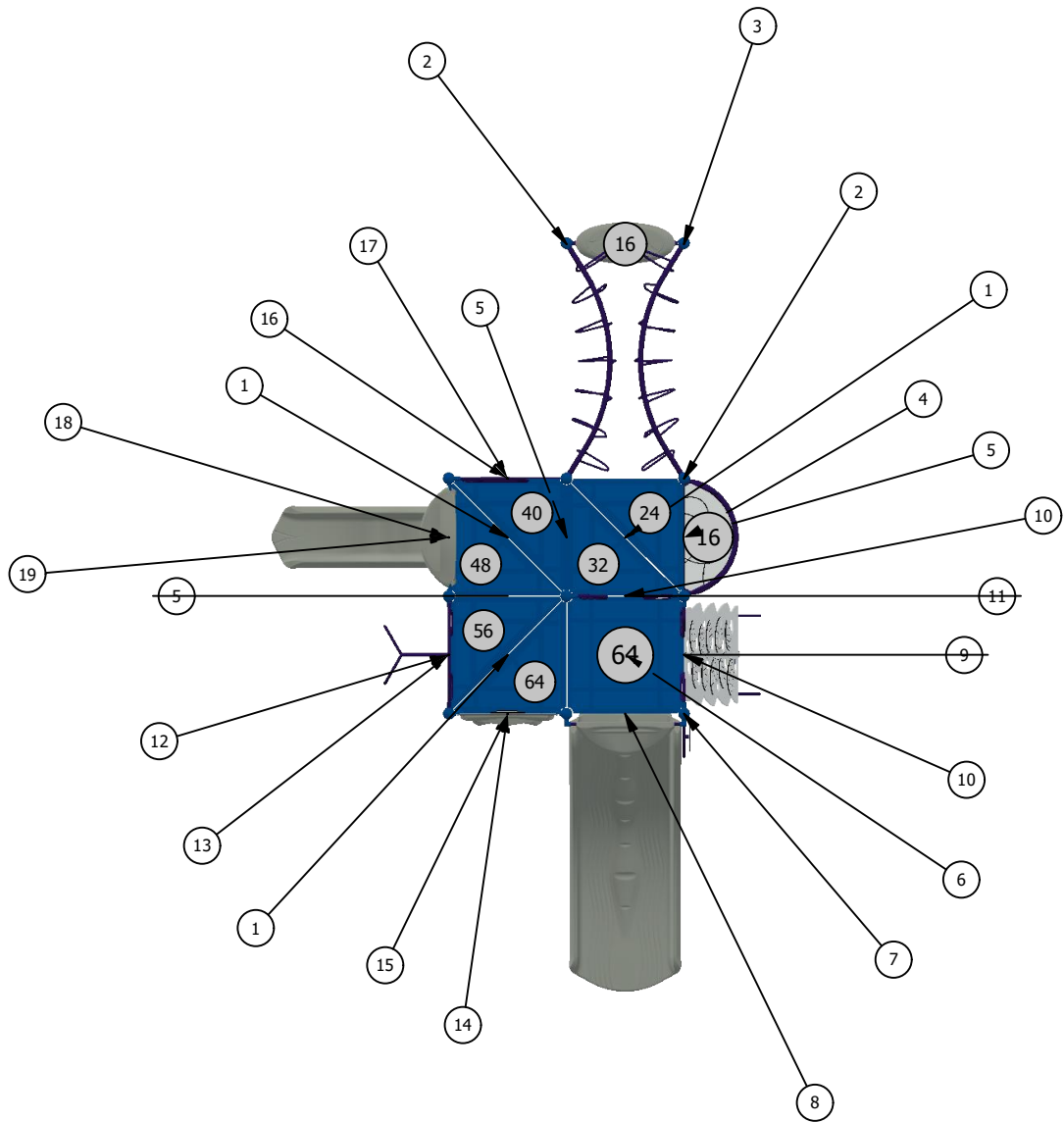
PLAYGROUND ACCESSIBILITY (Provided/Required)

TOTAL EVENTS	ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	GROUND EVENTS	TYPES OF GROUND EVENTS
11	9 / 5	8 / 0	0 / 0	2 / 3	2 / 3

The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

Warning: Accessible safety surfacing material is required beneath and around this equipment that is compliant with ASTM, CPSC, and ADAAG requirements.

ITEM	COMP.	DESCRIPTION
1	270-0301	SPLIT SQUARE PLATFORMCLOSURE PLATE
2	370-1675	STRAIGHT OVERHEAD, NUCLEUS
3	470-0128	FLYLOW POD
4	470-0075	CRESCENT PLATFORM
5	270-0009	8" CLOSURE PLATE, ELLIPSE
6	270-0130	SQUARE PLATFORM
7	570-2705	SPINNER CRESCENT PANEL
8	470-0803	CONTOUR SLIDE, 64"-72"
9	370-0804	JUNGLE VINE CLIMBER 64"
10	270-0120	EVOLUTION UNITARY ENCLOSURE
11	270-0298	ABSTRACT PLATFORM LADDER 32"
12	370-1711	ATOM CLIMBER 56"-72"
13	270-0121	EVOLUTION STANCHION
14	570-2678	CLOCK PANEL
15	570-1885	TRIGON, UPRIGHT
16	370-1664	SHASTA CLIMBER, 40"-48"
17	270-0122	EVOLUTION OFFSET ENCLOSURE
18	470-0659	ROCK'N ROLL SLIDE, 40" - 48" W/O HOOD
19	470-0967	SLIDE HOOD, LOW SIDE WALL



SERIES LINE: Nucleus | Intensity

GROUP:
NU-3788

DESIGNED FOR AGES:
5 to 12

Prairie Place - McFarland

Madison, WI 53717-1979

Burke
PLAY THAT MOVES YOU

COMPONENT VIEW

08/29/2025

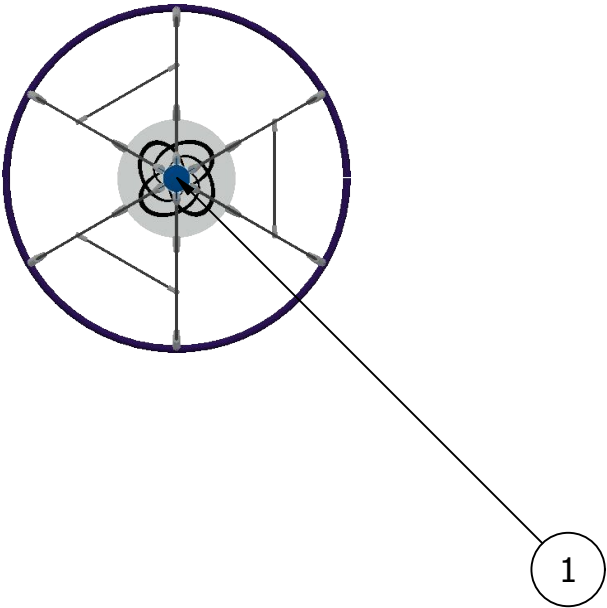
Lee Recreation, LLC

Prairie Place 8.29.25 Option 3

Designer: Joel Schleis

BCI BURKE COMPANY, LLC | PO BOX 549 FOND DU LAC, WI 54936-0549 | 920.921.9220 | BCI@BURKE.COM

ITEM	COMP.	DESCRIPTION
1	560-2610	SPINETIC W/ SPEED LIMITER



SERIES LINE: Burke Basics

GROUP:
Freestanding

DESIGNED FOR AGES:
5 to 12

Prairie Place - McFarland
Madison, WI 53717-1979

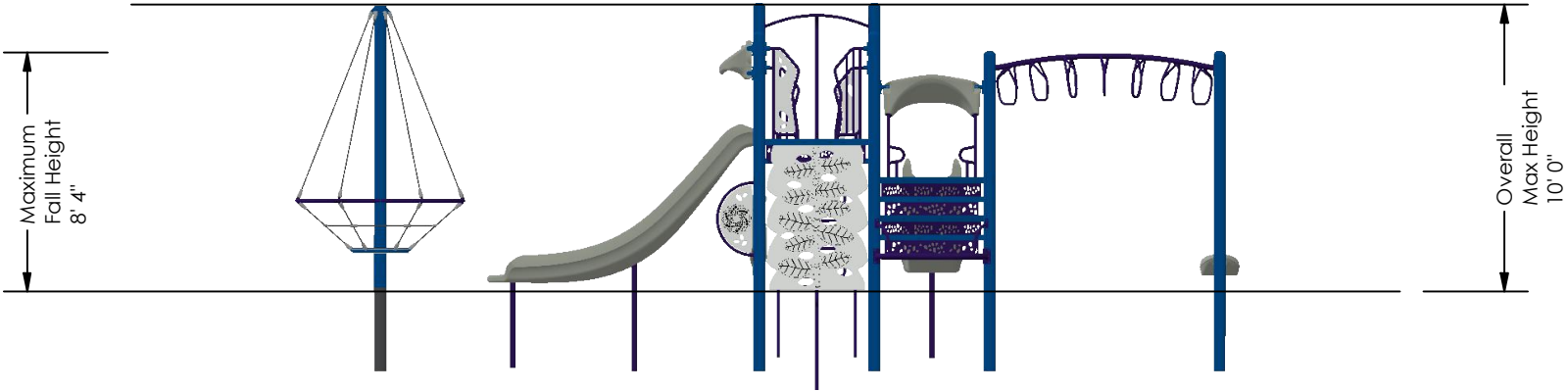
Burke
PLAY THAT MOVES YOU

COMPONENT VIEW

08/29/2025

Lee Recreation, LLC
Prairie Place 8.29.25 Option 3
Designer: Joel Schleis

BCI BURKE COMPANY, LLC | PO BOX 549 FOND DU LAC, WI 54936-0549 | 920.921.9220 | BCI@BURKE.COM



SERIES LINE: Nucleus | Intensity | Burke Basics

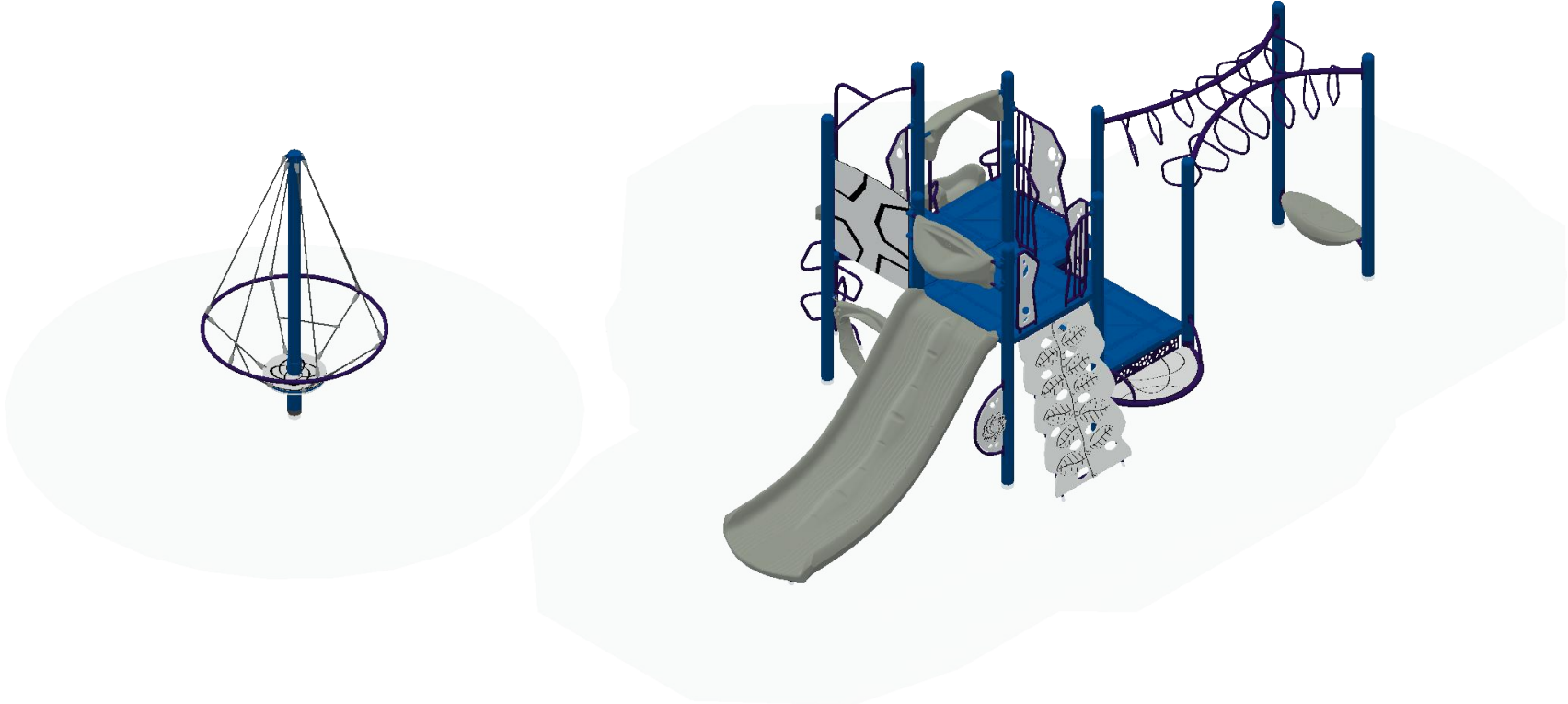
ELEVATION VIEW

GROUP:
NU-3788 | Freestanding
DESIGNED FOR AGES:
5 to 12

Prairie Place - McFarland
Madison, WI 53717-1979



08/29/2025
Lee Recreation, LLC
Prairie Place 8.29.25 Option 3
Designer: Joel Schleis



SERIES LINE: Nucleus | Intensity | Burke Basics

ISOMETRIC VIEW

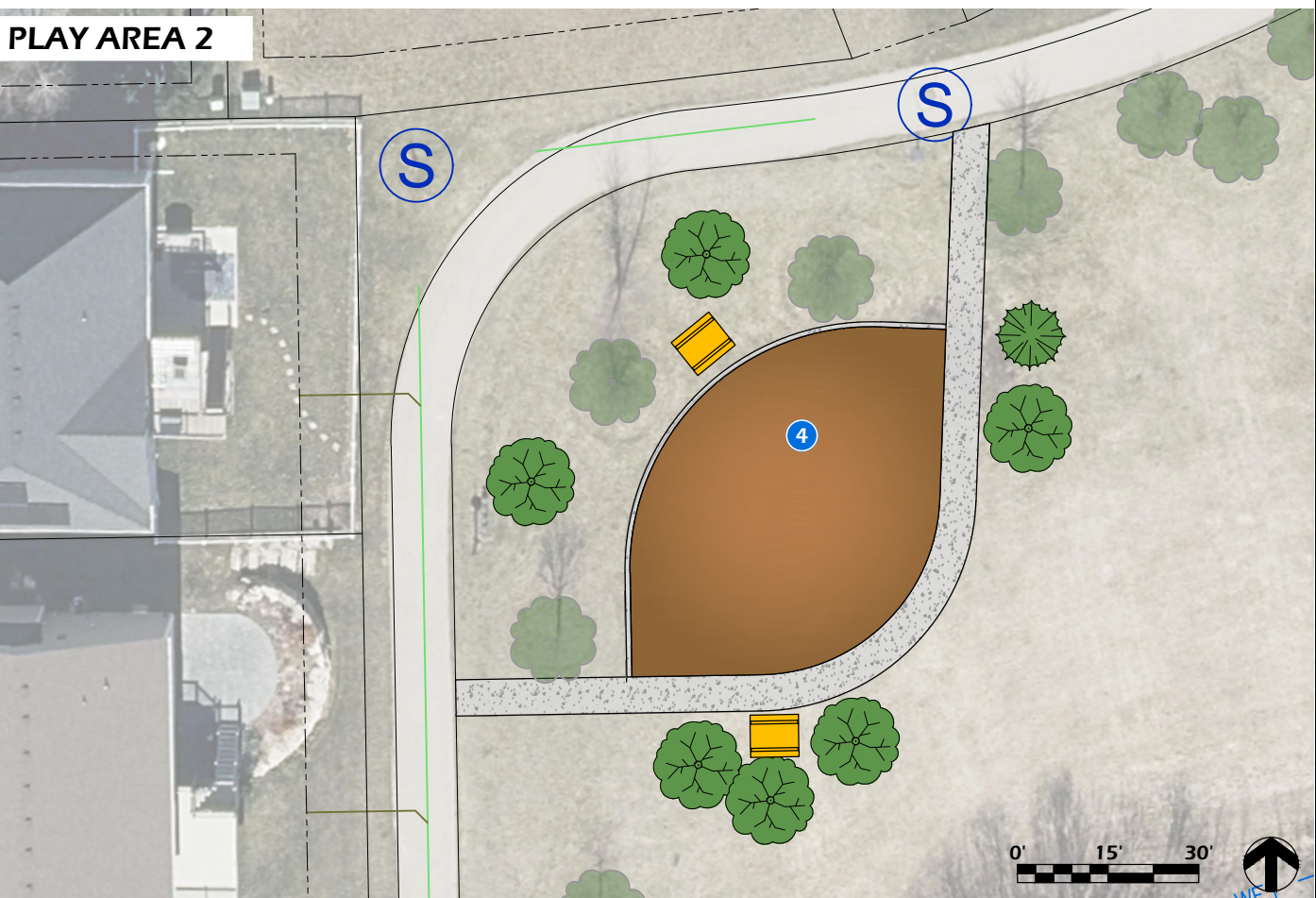
GROUP:
NU-3788 | Freestanding
DESIGNED FOR AGES:
5 to 12

Prairie Place - McFarland
Madison, WI 53717-1979
Burke
PLAY THAT MOVES YOU

Lee Recreation, LLC
Prairie Place 8.29.25 Option 3
Designer: Joel Schleis

File: V:\25.018 McFarland Prairie Place\CAD\LW.dwg Layout: Layout1 User: Blake Plotted: Jun 26, 2025 - 9:20am

- LEGEND**
- 1 Existing Multi-use Trail
 - 2 Existing Pump Station
 - 3 Proposed Play Area 1 (1,600 SF)
 - 4 Proposed Play Area 2 (2,400 SF)
 - 5 Open Lawn



PARKITECTURE + PLANNING
901 Deming Way, Suite 201
Madison, WI 53717
608.203.8203

Project Name: PRAIRIE PLACE PARK Holscher Road McFarland, WI 53558		Sheet Title: CONCEPT PLAN - SITE OPTIONS
Revisions:		
Project #: 25.018	Issued For: Review	Sheet Number C100
Date: 06/25/2025		

Page 34 of 81



COLOR KEY	
●	OLIVE
●	AQUA
●	REDWOOD
●	GRAY
●	ORANGE



SERIES Nucleus | Burke Basics

GROUP:
Structure | Freestanding
DESIGNED FOR AGES:
5 to 12

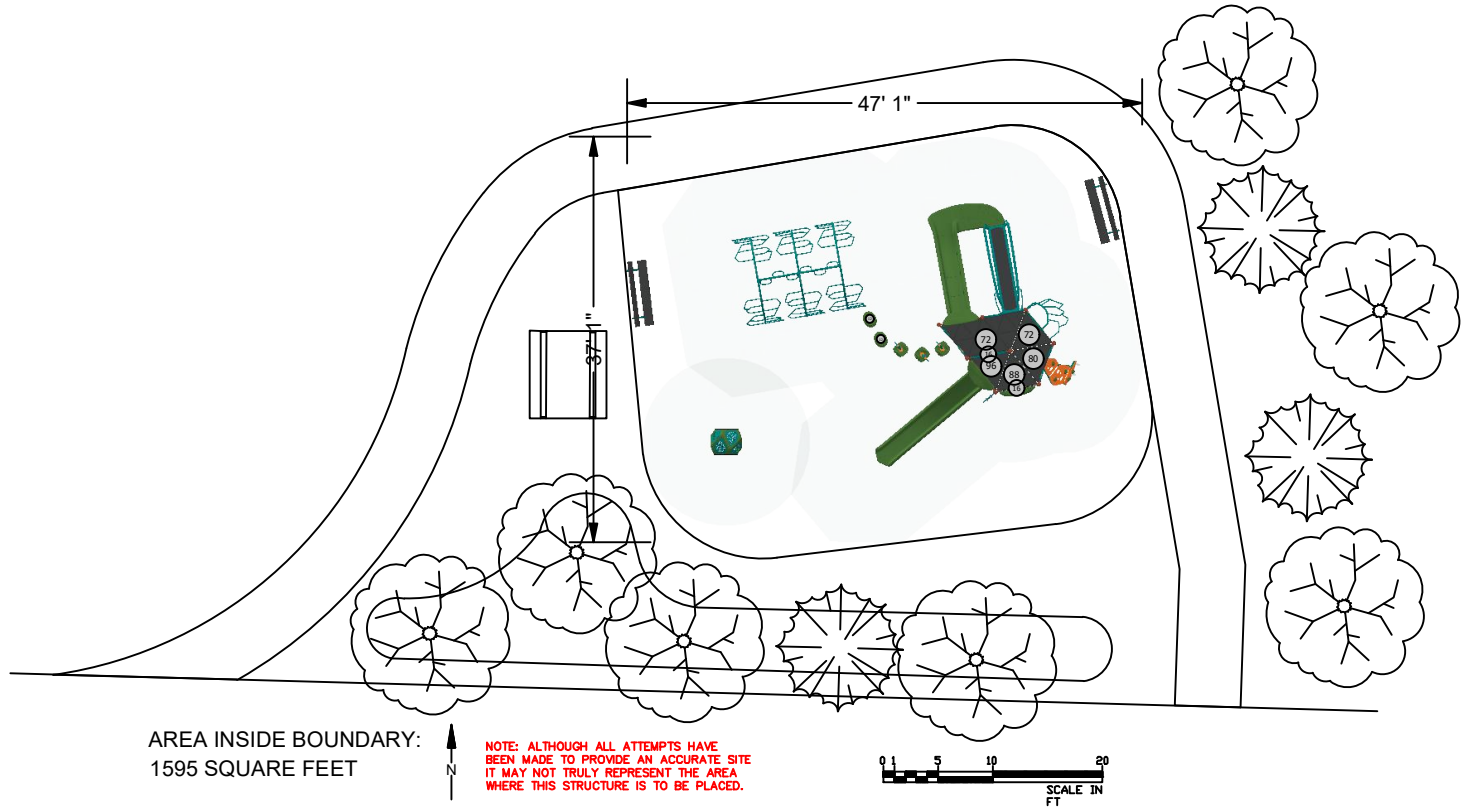
Prairie Place - McFarland
Madison, WI 53717-1979



SITE PLAN VIEW

06/24/2025

Lee Recreation, LLC
142-203626-1
Designer: Emma Burmeister



OVERALL BOUNDING OF USE ZONES **The space requirements shown here are to ASTM standards. Requirements for other standards may be different.

Area: 1743.8 sq.ft.
Perimeter: 168.2 ft.
STRUCTURE SIZE: 1"x47' 1"
POST SIZE(S):

PLAYGROUND ACCESSIBILITY (Provided/Required)					
TOTAL EVENTS	ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	GROUND EVENTS	TYPES OF GROUND EVENTS
13	6 / 3	6 / 0	0 / 0	9 / 2	5 / 2

The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

Warning: Accessible safety surfacing material is required beneath and around this equipment that is compliant with ASTM, CPSC, and ADAAG requirements.



DATE: June 25, 2025

TO: Blake Theisen
901 Deming Way
Suite 201
Madison, WI 53717

FROM: Megan Lee Cunningham

RE: **Playground Proposal #142-203626-1- Prairie Place, McFarland - Area 1**

BCI BURKE "Play That Moves You"

1-#NUCLEUS Modular Structure \$ 48,823.00

DECKS: 4-Triangle, 1-Half Hexagon

SLIDES: Velo XL @ 96" Deck Ht., 360 Loop w/ Slide @ 72" Deck Ht.

CLIMBERS: Formis Ladder, Ion Climber, 3-Approach Climbers, Verve VI Arch Climber

BALANCE: 2-FlyLow Pods, 2-FlyLow Step Pods

PLAY/ACTIVITY/PANELS: 3-In-A-Row Panel, Rain Crescent Panel

1-#560-0073 Nido Spinner \$ 4,250.00

2-#580-0172 6' PVC Traditional Bench w/ Back \$784 ea. \$ 1,568.00

Subtotal Equipment \$ 54,641.00

Additional Discount (\$ 8,196.00)

Installation/Assembly \$ 16,392.00

Surfacing \$ 43,600.00

Freight \$ 1,000.00

TOTAL \$107,437.00

SURFACING NOTES:

Playbound (™)Poured-In-Place Surfacing, 1,744 ft²

- Poured-In-Place Surfacing consists of a 50% Color - 50% Black speckled mix
- 24 hour security of site until product sets is the responsibility of the customer

Quote Accepted by: _____ Date: _____

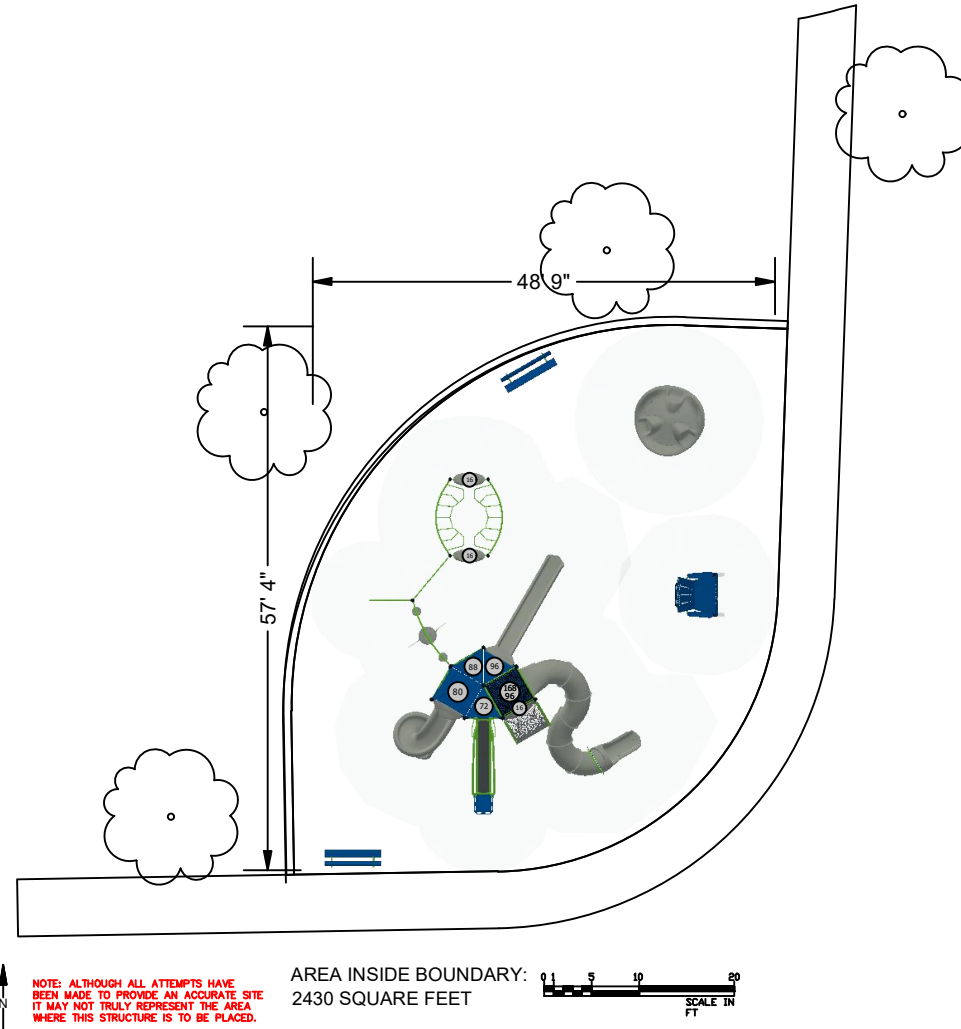
Terms: Net 20

Marking of Private Lines, Site Preparation, Disposal of Garbage and Site Restoration is the Responsibility of the Customer.

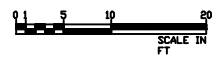
Lead time: 10-12 Weeks Upon Receipt of Order

Quote Effective: Until 07-25-2025





AREA INSIDE BOUNDARY:
2430 SQUARE FEET



SERIES Nucleus | Intensity | Burke Basics

GROUP: Structure | Freestanding

DESIGNED FOR AGES: 5 to 12

Prairie Place - McFarland
Madison, WI 53717-1979

Burke
PLAY THAT MOVES YOU

SITE PLAN VIEW

06/24/2025

Lee Recreation, LLC

142-203627-1

Designer: Emma Burmeister

BCI BURKE COMPANY, LLC | PO BOX 549 FOND DU LAC, WI 54936-0549 | 920.921.9220 | BCI@BURKE.COM

OVERALL BOUNDING OF USE ZONES		**The space requirements shown here are to ASTM standards. Requirements for other standards may be different.
Area: 2788.7 sq.ft.	Perimeter: 211.9 ft.	
STRUCTURE SIZE: 4"x48' 9"		
POST SIZE(S):		

PLAYGROUND ACCESSIBILITY (Provided/Required)					
TOTAL EVENTS	ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	GROUND EVENTS	TYPES OF GROUND EVENTS
18	10 / 5	8 / 0	0 / 0	8 / 3	4 / 3

The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

Warning: Accessible safety surfacing material is required beneath and around this equipment that is compliant with ASTM, CPSC, and ADAAG requirements.



DATE: June 25, 2025

TO: Blake Theisen
901 Deming Way
Suite 201
Madison, WI 53717

FROM: Megan Lee Cunningham

RE: **Playground Proposal #142-203627-1- Prairie Place, McFarland - Area 2**

BCI BURKE "Play That Moves You"

1-#NUCLEUS Modular Structure \$ 83,966.00

DECKS: 3-Triangle, 3-Square

ROOF: 1-Evolution Square Roof

SLIDES: Velo XL @ 96" Deck Ht., Cobra Curved Slide @ 168" Deck Ht.,
Extreme Twist Spiral @ 80" Deck Ht.

CLIMBERS: Linx Levitate, Topo Climber, Evolution Deck to Roof Climber, Shasta Climber,
Taktiks Bow Climber, 360 Loop Climber

BALANCE: 2-FlyLow Pods

UPPER BODY: Round-A-Bout

PLAY/ACTIVITY/PANELS: 3-In-A-Row Panel

1-#350-1830	Custom Giant Burke Chair		\$ 4,653.00
1-#560-2579	Volta Inclusive Spinner w/ Footer		\$ 8,429.00
2-#580-0172	6' PVC Traditional Bench w/ Back	\$784 ea.	\$ 1,568.00

Subtotal Equipment \$ 98,616.00

Additional Discount (\$ 14,723.00)

Installation/Assembly \$ 29,585.00

Surfacing \$ 69,725.00

Freight \$ 1,000.00

TOTAL \$184,203.00

SURFACING NOTES:

Playbound (™)Poured-In-Place Surfacing, 2,789 ft²

- Poured-In-Place Surfacing consists of a 50% Color - 50% Black speckled mix
- 24 hour security of site until product sets is the responsibility of the customer

Quote Accepted by: _____ Date: _____

Terms: Net 20

Marking of Private Lines, Site Preparation, Disposal of Garbage and Site Restoration is the Responsibility of the Customer.

Lead time: 10-12 Weeks Upon Receipt of Order

Quote Effective: **Until 07-25-2025**

Hello,

*Gudy Catterall
5521 Holscher Rd*

Thank you for your time. I am opposed to Plan 2 Playground proposal.

If you follow the path from Siggelkow Rd to the boarder of Juniper Ridge and Prairie Place neighborhoods, you will find 5 informational placards explaining the Eco System created during Juniper Ridge construction.

Along the path each placard explains the function of the eco system, water management and natural habits.

Placard Statements:

What is the area's role in our Watershed?

The 76.5 acre Juniper Ridge neighborhood lies within an "enclosed basin". An area of the watershed with no stream or other water outlet. For that reason, runoff must be managed right on site so as to have a "zero" net effect to the area's watershed and environment. To achieve this, natural processes such as biofiltration, as well as techniques like wet and dry stormwater basins, and infiltration, are being used to slow, absorb, and hold runoff on-site"

At the Plan 2 proposal site, there is a placard that quotes

"Enclosed Basin: The Juniper Ridge neighborhood lies within an "enclosed basin" – so it was determined the stormwater had to be carefully managed on-site. This feature drove the intensive stormwater infrastructure throughout the eco park".

The placard further explains the Slopes, Natural Wetland, Wet Basin, and Infiltration Basin.

How will this carefully planned system work if major fill is brought in to **create** a playground area?

Accessibility – inclusive accessibility for all. A person would need to park on Shooting Star Court, walk the path to the park, or park on Pine Ridge Way and walk the path to access the park.

The pump house driveway is steep.

Fiscally – Plan #2 comes with a high Price Tag. Trying to **create** a playground space that does not exist with fill is not natural and compromises the Eco System at what cost?

We are not opposed to playgrounds, We take our 3 Grand children to play
There are already many wonderful existing parks throughout the Village. Proposed Site 2 is just not a *from the vill*
good choice

If you have any questions, please let me know. Thank You

Mike Catterall
5521 Holscher Rd.

As Judy mentioned, we are extremely concerned about changing the planned, engineered and developed Juniper Ridge Stormwater Eco system for the proposed Option 2 park. As we wrote last week, the large stormwater detention basin has flooded to near capacity three times in seven years.

It was stated at last week's meeting that the park would need to be raised above the floor of the current basin to comply with accessibility. In order to accomplish this, 5 to 6 feet of fill dirt and material will be needed. What would be the plan for side of the park that edges the basin? Leave at a 5 to 6 feet drop off, terrace or slope it like the existing perimeter?

We used the concept drawings to measure and try to get an idea of how much area this would take away from the current basin and slopes of the detention area for the park. Assuming that the drawings are fairly close to scale, I used current markings to take measurements. The park path would start on the west side near the center of our decorative wall and continue to the north and end by the information placard and sewer line cover. If the area is raised and newly sloped, this park would consume nearly one half to three fourths of the current basin floor. To maintain the integrity of the stormwater detention basin, the sloping seems to be a requirement. The sloping would need to be at an angle to allow for mowing, maintenance and safety for all. This process will add more cost to this park option, which is estimated to be significantly over the proposed budget.

It would nice to see a landscape architecture descriptive view of the overall project of the park and stormwater basin. How much of the stormwater basin will the project actually consume?

What will happen in a flood as we have had already? My guess it would cause deeper water retention in the newly created basin because of a more constrained perimeter and water would spread to other areas. The process of absorption into the basin would take longer.

I am not a stormwater management expert or engineer. The stormwater eco system is working as designed and constructed. Why should it be disturbed?

We would be happy to talk to you and show you our perspective of the proposed park option 2. Thank you for all you do to help make McFarland a great place to live.

Current slopes from the existing path to the floor of the basin floor.

Northside 32 feet long

Westside 41 feet long

Depth from path to the basin floor is from 5 to 6 feet

Aimee Irwin

From: Allison Barton <allison.jackson608@gmail.com>
Sent: Friday, July 11, 2025 1:06 PM
To: Public Works
Subject: Prairie Park

Hi! I'm a resident at 6071 Shooting Star Ct. I like Area 1 play set up, but Area 2 location. Not sure if that is helpful.

We are so excited to have a park!

Aimee Irwin

Subject: FW: Prairie Place Park

From: Megan Sonntag Brown <sonntagbrown@gmail.com>
Sent: Monday, June 30, 2025 2:02 PM
To: Luke Fessler <luke.fessler@mcfarland.wi.gov>; Alisa Leamy <alisa.leafy@mcfarland.wi.gov>; Kathy Annen <kannen@mcfarland.wi.gov>; Stephanie Brassington <Stephanie.Brasington@mcfarland.wi.gov>
Subject: Prairie Place Park

Hello,

I recently saw a notice that during the parks and recreation village meeting tomorrow, July 1st, there will be discussion on a proposed playground addition near the Prairie Place subdivision. Looking at the maps, I saw the two proposed locations are next to the utility building off of Holscher road or in the green space near the stone circle feature off the bike path that connects Juniper Ridge with Prairie Place.

Please keep in mind that the area near the utility building is heavily utilized as a sledding hill in winter- one of the only places on this side of town that has even a reasonably sized hill that can be used as such. Addition of a playground would limit this ability greatly, and possibly result in dangerous conditions as sledders run into playground-goers.

The other spot near the stone circle has had problems with flooding in the past, so this would need to be addressed before any structure was added. Additionally, it is the only large green space in Juniper Ridge or Prairie Place, and is often used for pick up games of football, soccer, or baseball. Addition of a playground would limit this space.

As a resident of Juniper Ridge, we were told there would be two playgrounds in Juniper Ridge- the existing location, and a second on the hilltop near the corner of Pine Ridge Way and North Peninsula way. I would recommend this spot instead of the proposed, as it would be central to a newly developed subdivision eventually planned for east of Juniper Ridge/Prairie Place. This land is currently not well utilized due to lack of mowing and nearby residents denying access. A playground at this location would benefit all.

Please pass along this message to other members of the park and recreation committee. Emails have been very difficult to find/obtain.

Thank you for your time,
Megan Brown
6098 Pine Ridge Way

Aimee Irwin

Subject: FW: Formal Opposition to Proposed Prairie Park Development & Fiscal Concerns

From: Matt Schuenke <Matt.Schuenke@mcfarland.wi.gov>

Sent: Thursday, July 10, 2025 1:40 PM

To: jessica.prieve@gmail.com

Cc: Lee Igl <Lee.Igl@Mcfarland.wi.gov>; Cassandra Suettinger <Cassandra.Suettinger@mcfarland.wi.gov>; Andrew Bremer <andrew.bremer@mcfarland.wi.gov>; mjcatt@charter.net; jiprieve@gmail.com

Subject: RE: Formal Opposition to Proposed Prairie Park Development & Fiscal Concerns

Jessica,

Thank you for the email. Cassandra forwarded to me and I copied Lee Igl whom is the Public Works Director. The park system falls under their general management and they also staff the Parks and Recreation Committee that is looking at this issue.

I'm hoping you are familiar with the neighborhood meeting tonight and able to attend? It will be at 6 pm at the Municipal Center tonight in the Community Room. It would be great if you and others are able to make it to provide input.

I understand your concerns and the initial drafts presented were to provide a range from a planning perspective to see where we are at from a high low perspective. As noted also in the meeting, the planner will need to design it to the feedback they are provided with budget being one of those issues. Nothing is decided yet on the final outcome of the amenity, so whatever is to advance will likely be less than what you are seeing there once we get to that point.

Yes, with Option #1 we are attempting to keep some sort of slope present for sledding. The person speaking was our planner (consultant) for the project. We haven't identified a contractor yet.

Just a point of clarification, this project is presently approved in the budget to be funded through park impact fees not through the borrowed money (which would be paid back by the tax levy). At the time of getting a building permit, the impact fee is paid to help fund these types of improvements and collect the money within our parks fund for this purpose. It helps to add these amenities as we grow without having to add to the tax burden. I know that might not change your comments about Option #2 or either option, but ultimately the intention of this project is meant to be paid for without impact to the residents financially.

Lee will put this email in the Parks and Recreation Committee packet for their meeting on August 5th. They are planning to review the feedback from tonight at their next meeting as they think about finalizing the plan to bring forward to the Village Board. We'll share this with the Village Board also when it moves forward.

Let me know if you have any other questions.

Thanks,
Matt

From: Cassandra Suettinger <Cassandra.Suettinger@mcfarland.wi.gov>
Sent: Thursday, July 10, 2025 12:28 PM
To: Matt Schuenke <Matt.Schuenke@mcfarland.wi.gov>; Andrew Bremer <andrew.bremer@mcfarland.wi.gov>
Subject: FW: Formal Opposition to Proposed Prairie Park Development & Fiscal Concerns

From: Jessica Prieve <jessica.prieve@gmail.com>
Sent: Thursday, July 10, 2025 10:52 AM
To: Village Clerk <village.clerk@mcfarland.wi.us>
Cc: mjcatt@charter.net; JJ Prieve <jjprieve@gmail.com>
Subject: Formal Opposition to Proposed Prairie Park Development & Fiscal Concerns

Dear Members of the Village of McFarland Board,

I am writing to reiterate my strong opposition to the proposed Prairie Park development, addressing both Option 1 and Option 2, as presented. My concerns are fundamentally rooted in the fiscal responsibility of our village and the profound impact on the quality of life for residents, particularly those in Juniper Ridge.

Firstly, and most critically, it is imperative to note that both proposed options for Prairie Park are, by your own admission, far above the approved budgets. This immediately raises significant questions about financial prudence and accountability to the taxpayers of McFarland. As a fiscally responsible resident, I am opposed to both options due to their excessive cost.

However, if the Village Board is determined to proceed with a park development, Option 1 is the only remotely acceptable choice, with a crucial caveat. Option 1 is actually located within or near Prairie Place, which I understand was the original intended area for this park. My support for this option is strictly conditional on the explicit assurance that the existing sledding hill will not be destroyed. In fact, the contractor has already stated they could protect and potentially even enhance this valued community feature, which would be a necessary commitment if Option 1 were to proceed.

My primary and most significant opposition remains firmly against Option 2. This proposed park location is not in Prairie Place, but directly in my backyard, within the Juniper Ridge subdivision. This area was previously understood to be protected wetlands, and I was explicitly told that no landscape changes would occur here. The current proposal for Option 2 necessitates an extensive and costly six-foot leveling of the terrain to make it viable. This is an enormous undertaking that we, as residents, neither requested nor desire in our immediate vicinity.

When my family and I chose our lot, we did so with the specific assurance that no structures would be built directly behind us. Our intention was to embrace the community while maintaining a sense of privacy and green space, avoiding the feeling of being "on top of our neighbors." The existing green space offers invaluable peace not only to the residents in the vicinity but also serves as a vital habitat for local wildlife. We already contend with the exercise equipment currently stationed there, which, while understood upon moving in, brings its own level of noise and stress to our dogs. We were promised, however, that there would be no further additions to this space.

Our property taxes in McFarland are already substantial, and the continuous pattern of significant village spending, often without adequate consideration for the direct aftermath on its residents, is deeply concerning. We are fortunate to have numerous parks already within our village, all within walking distance of our homes, complemented by the extensive bike path and various exercise pit stops along its route. I firmly believe that another park is entirely

unnecessary in our already established subdivision, especially when it directly impacts the tranquility and privacy of my neighbors and myself.

If Option 2 of this park proposal is approved and built in my backyard, I will be compelled to immediately sell my house and relocate out of McFarland. This continued financial strain and disregard for resident well-being will be the final determinant in my decision to leave.

I urge the Village Board to reconsider this proposal in its entirety, particularly Option 2. If a park must proceed, I strongly advocate for Option 1, provided the sledding hill is fully protected and potentially enhanced, aligning with the original intent for a park in Prairie Place. Please prioritize the financial health of our village and the existing quality of life for its residents.

Sincerely,

JJ and Jessica Prieve
5511 Holscher Road, McFarland

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Jessica Prieve

**Public Input Meeting
Comment Card**

I attended the recent meeting regarding the placement of a park/playground in Prairie Places. I am in favor of the location on Holscher Rd. next to the townhouses. That location is within budget, level ground. The location in Juniper Ridge would require removal of trees, addition of much fill and disrupt the design of the JR eco plan. Thank you for the meeting info!

Contact Information (optional)

Name Linda Bednar email lkbednar@gmail.com
Home Address 6051 Little Bluestem Dr.

July 29, 2025

Dear Trustee Fessler,

Barb and I, as well as our son, daughter-in-law and their three sons, live in Juniper Ridge. We were going to sit out discussions on the proposed Prairie Place Park but were asked to attend the July 10th meeting regarding the park by Trustee Kathy Annen. After attending that meeting, we have concerns about placing a play yard in Juniper Ridge.

Concerning the Area 2 Option in Juniper Ridge:

- According to page 36 of the Village of McFarland's Comprehensive Outdoor Recreation Plan 2025-2029 (CORP)

https://www.mcfarland.wi.us/DocumentCenter/View/3453/2025-2029-CORP-FINAL-Draft-PDF_05192025?bidId=, the Eco Park within Juniper Ridge is listed under "Conservancies."

In general, taking land from parks designated as conservancies should always be avoided.

This Eco Park, specifically, is home to an abundance of wildlife. As a village declared an official Bird City of Wisconsin, McFarland should be proud that the park is home to hundreds of birds, including gorgeous herons and an occasional egret.

The landfill is moving closer to McFarland, and it is more important than ever to preserve our precious wildlife areas.

- Tampering with the stormwater system that was engineered and approved when Juniper Ridge was designed is dangerous. Juniper Ridge constructed its park on a hill on the edge of the subdivision avoiding the stormwater drainage system. Considering climate change, does the village want to assume the risk of altering this system?
- According to the "10-Minute Walk Time to Village Playground" map (Map 5, Appendix B of the CORP) the Juniper Ridge and Prairie Place subdivisions are covered. A small new playground (costing almost \$280,000) in Juniper Ridge would have a coverage area overlapping the coverage areas of Highland Oaks Park and Juniper Ridge Park.

In closing, please know that we love and appreciate our parks. We can walk or bike on our extensive, safe paths, we have baseball fields close by, we are connected to the parks and paths in Secret Places, and we are close to playgrounds.

We especially want the best for the residents of McFarland that come after us. But we believe that placing Prairie Place Park in Juniper Ridge would be a mistake.

Please accept our sincerest thanks for all you and your committee do.

Larry Foy
5350 N Peninsula Way
McFarland, WI 53558
larryhfoy@gmail.com

Thank you for the dialog at the 7-10-2025 Parks meeting. Many thoughts and ideas were brought forward. After reflection and consideration, we have some new thoughts and ideas.

- Eco System – regarding Park Proposal #2
 - To bring in fill and build infrastructure for the park, how would big machinery be brought into the basin without destruction to the Eco System, the path and surrounding yards?
 - When water begins to fill the basin as designed, the park will be surrounded by water. (A Moat)
 - When the closed basin area has been artificially filled where will the excess water go? This has an effect on the Eco System all the way to Sigglekow Road and Prairie Place.
 - For decision making, without a comprehensive landscape design of the elevation, how will you know exactly how much of the closed basin would be lost?
 - Since the completion of the Juniper Ridge Eco System, water has not flowed from Juniper Ridge into the Prairie Place Water Collection Wetland. The current system is working as designed. Previous to the Eco System, the Wetland in current Prairie Place filled like a lake as shown on the educational placard on Juniper Ridge Path.
- Safety – regarding Park Proposal #2
 - Purposely placing a 2-12-year-old park in close proximity to open water and brush is a risk for disaster.
 - The curve of the path (mostly blind in summer/fall) presents a danger if a child darts out onto the path. There is a consistent flow of walkers, motorized bikes, motorized scooters (speed is crazy fast on both), regular bikes, regular scooters and many dogs.
 - The child will not be seen or seen too late, an accident is just a matter of time.
 - We have three young Grandchildren we routinely care for. We are not comfortable at all with Park Proposal #2 design in the basin for many safety reasons.
- New Idea –
 - Scrap Plan #1 and Plan #2.
 - Create a 'Sledding Park' at Plan Proposal #1 as Sledding was brought up as a priority.
 - Flat area for benches, table for adults to sit at and have their beverages. Seating for kids to take a break. Small apparatus feature. Using space for more sledding
 - Buffer between Holscher Rd and Sledding area. Bushes, green scape.
 - Safety was brought up for Park Proposal #1, however sledding safety did not seem to be an issue for children sledding on Holscher Rd currently with no buffer.
 - Possibly hill could be enhanced for sledding as was discussed by designer/consultant.
- Accessibility – Park Proposal #2
 - The fill can be graded to meet accessibility rules, however accessibility to the park area is not easy. Will have to park on Shooting Star Court or Pine Ridge Way to navigate to the park.

We have many wonderful parks currently in the close area and throughout the village. The new equipment in Highland Oaks park is within four blocks of proposed parks with very similar structures. We would like to see the current parks continue in good working order. Unfortunately, we do not see the existing parks being heavily used when we visit them with our Grandchildren. Do we need more parks? Children grow and change, so building a park based on today's children will not be the same in a few years.

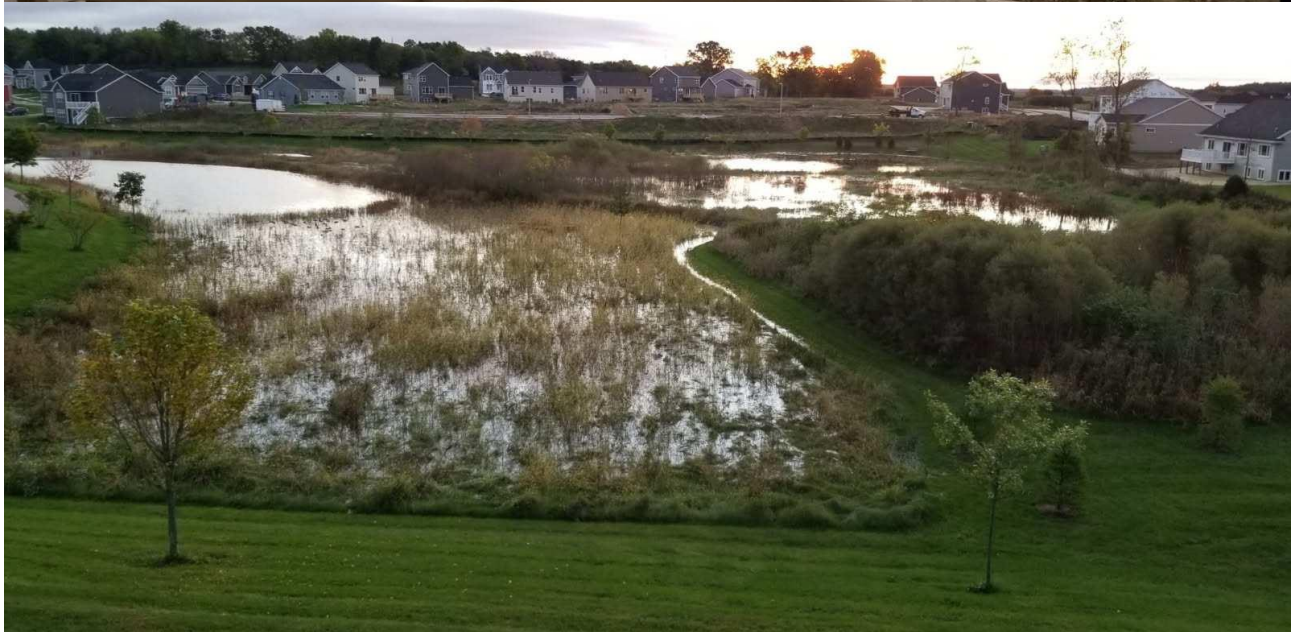
Please view the attached pictures taken from our backyard spanning 2018 through July 2025. These pictures follow the development and completion of Juniper Ridge Eco System.

Also, please consider the cost vs budget.

Thank you for your consideration. Please contact us or visit us with any questions.

Sincerely,
Mike & Judy Catterall
5521 Holscher Rd
608-838-8772











JUNIPER RIDGE'S PLACE IN THE WATERSHED



**JUNIPER
RIDGE**

What is a watershed?

A watershed is a natural drainage basin for rain and snowmelt. Within a watershed, all water flows to a single point at low elevation to join another body of water or to infiltrate into the ground. In the Yahara Watershed, surface water drains to the Yahara River and its chain of lakes, which flow to the Rock River and ultimately to the Mississippi River.

How was our watershed formed?

Extent of glacial lobes during the Wisconsin Glaciation



14,000 years ago at the end of the Ice Age in Wisconsin the glaciers retreated and left behind glacial lake beds, moraines, drumlins, sediments, and rich topsoil. Glacial debris and pooling water collected in the low-lying areas to define our watershed and the area's chain of lakes: Monona, Mendota, Wingra, Waubesa, and Kegonsa.



Greater Chain of Lakes & Yahara River Watershed

What is the area's role in our watershed?

The 76.5 acre Juniper Ridge neighborhood lies within an "enclosed basin:" an area of the watershed with no stream or other water outlet. For that reason, runoff must be managed right on site so as to have a "zero" net effect to the area's watershed and environment. To achieve this, natural processes such as biofiltration, as well as techniques like wet and dry stormwater basins and infiltration, are being used to slow, absorb, and hold runoff on-site.



Pre-development topographic map of the Juniper Ridge area shows existing closed basin

Greater Chain of Lakes & Yahara River Watershed



Pre-development topographic map of the Juniper Ridge area shows existing closed basin



Subject: FW: Concerns Regarding a Playground Park in Prairie Place or Juniper Ridge

From: Laurie Morris <lmorrishm2@gmail.com>

Sent: Sunday, August 31, 2025 6:23 PM

To: Luke Fessler <luke.fessler@mcfarland.wi.gov>

Subject: Concerns Regarding a Playground Park in Prairie Place or Juniper Ridge

Dear Trustee Fessler,

In early 2018, my husband and I inquired about purchasing a lot in Prairie Place. At that time, the builder shared that there would not be a playground park in Prairie Place, because it was not required by the Village and that the developer had decided against it. Our Daughter's family lived in the Village of McFarland, and we were familiar with several parks within walking distance from the Prairie Place neighborhood, so the absence of a playground park was not a deterrent for us to build and live in Prairie Place.

We are writing to you to express our opposition to a Playground Park in Prairie Place and Juniper Ridge for the following reasons:

- According to the '10-Minute Walk Time to Village Playground' map (Map 5, Appendix B) of the Comprehensive Outdoor Recreation Plan (CORP), there are 4 parks that meet this requirement for the Juniper Ridge and Prairie Place neighborhoods and provide a variety of equipment for varying ages:

Juniper Ridge, Highland Oaks, Cedar Ridge and Ridgeview Tot Lot.

- Location #1 as proposed in Prairie Place, reduces the area for sledding and presents a safety concern. The sledding hill is very popular and used by many throughout the Village, so the impact is not limited to those living in Prairie Place and Juniper Ridge.
- Location #2 as proposed in Juniper Ridge appears to require a costly and significant modification for accessibility from the existing path. With limited street parking on Shooting Star Ct, anyone who drives to use the playground park would need to park on Holscher and use the steep path or park on Pine Ridge Way. This location seems to limit easy access for inclusivity. There is concern about the impact of stormwater management by modifying the Basin. The Basin has flooded several times over the past 6 years and has taken over a week to recede.
- According to page 36 of the 2025-2029 CORP, the Eco Park within Juniper Ridge is listed under Conservancies. This Conservancy is a habitat to a variety of wildlife: Deer, Turkey, Possum,

Racoon, Skunk, Fox, Crane, Ducks and many bird species. Tampering with this Conservancy will disrupt the wildlife's habitat.

In summary, we enjoy and appreciate the Village parks. We often walk and bike through the Village and frequent the parks with our grandchildren. With adequate playgrounds near Prairie Place and Juniper Ridge, it seems prudent to consider using the available funds for a playground at the future Community Park. We believe a playground park in Prairie Place or Juniper Ridge is not needed.

We appreciate all the time that you and the committee members give to make the Village a better place.

Laurie Morris

6070 Shooting Star Ct

McFarland, WI 53558

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, September 2, 2025

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Sayer Larson, Parks Superintendent

AGENDA ITEM: Discussion and action regarding sponsor signage for a soccer tournament as requested by McFarland Soccer Club.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

McFarland Soccer Club is requesting approval to post signage during their fall tournament at William McFarland Park. The signage will contain the sponsor(s) for the fall tournament. A representative from the McFarland Soccer Club will present an image of the sponsor sign.

Per Chapter 44-20(d), the Parks and Recreation Committee can approve signs or advertising in a park. Staff are seeking the committee's approval during the approved tournament period of September 12, 2025, to September 14, 2025.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

[Chapter 44-20\(d\)](#)

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, second, to approve a request for signage by McFarland Soccer Club for the September 12, 2025, to September 14, 2025, soccer tournament.

ATTACHMENTS:

None

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, September 2, 2025

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion regarding use agreements of Community Park.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

Earlier this month, the Village began the process to design and bid the second phase for development of Community Park. The first phase of the project conducted mass grading on the site to establish the playing surfaces, begin to establish turf, and install the irrigation system.

The second phase will then construct a new park shelter, parking lot, and other support elements to help allow for the park to begin to be utilized. The design is currently complete and the project is being advertised for bids. We anticipate bringing the bids back to the Committee for its meeting in October in order to make a recommendation to the Village Board for the award of contract.

As we have been working on getting the design out to bid, we have also been working to engage specific users to establish agreements on their desired dedicated access. Two entities have been identified as McFarland Soccer Club and McFarland School District. The Village and Club have a mutual desire to relocate from their existing operations in McFarland Park to this new location. Additionally, the District is looking to establish new opportunities to create space for athletic events and recreation opportunities. Draft agreements will be added to the packet prior to the meeting:

McFarland Soccer Club

The Club currently operates at McFarland Park. The field layout for the Community Park was developed with their input and the shelter proposed is of a similar size to what is currently used at that location. Their use of the park is typically for practices during the week and then games on the weekend with a spring and fall tournament. The agreement outlines the Club's obligations for dedicated use of the park including what's required for accessing the fields, shelter, and parking. This also lists the Village's obligation to maintain the fields and surrounding areas in working order. In return for this, the Club is agreeable to a fee of \$25,000 per year for a period of 20 years which will provide for revenue to offset expenses of both capital and operational costs.

McFarland School District

The current cross country team through the District does not currently have a home course



where they host meets. This site is large enough where in partnership with the adjoining property owned by the District a cross country course could be constructed. Along with the facility and parking available, this is a location that was identified within the master planning that could provide this opportunity. The creation of the trail for cross country could be used year round for cross country skiing or snow shoeing also as a secondary activity on this site again taking advantage of the shelter being able to be accessed year round. Current activities for this are more informal within the current system compared to having a dedicated trail, route. The shelter also can provide for additional recreation programs for youth and adults year round also helping to provide additional opportunity. In return for this, the District is agreeable to a fee of \$10,000 per year for a period of 20 years which will provide for revenue to offset expenses of both capital and operational costs.

Both entities have reviewed these agreements and agreeable to these terms as we finalize this process. These are being introduced in this meeting so the Committee was familiar with the terms as we consider the award of contract. We anticipate bringing final approval forward at the next meeting along with a recommendation on the award of contract all to be considered at the same time.

FINANCIAL/BUDGET IMPACT:

Total cost for the project remains estimated at \$3,335,000. We have previously earmarked \$2,675,000 creating a funding gap of approximately \$675,000. The additional funding creating by these use agreements helps to fill the funding gap overtime in order to advance the project through the \$700,000 generated. The Village has borrowed the money for the project and the payments made for the use agreements would be applied to the debt service annually helping to reduce the burden on the tax levy paid by residents.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Presented for discussion.

ATTACHMENTS:

1. McFarland SC Community Park Use Agreement 08292025 mgs
2. School District Community Park Use Agreement 08292025 mgs

**Use Agreement Between
the Village of McFarland
and the McFarland Soccer Club**

This agreement is between the Village of McFarland ("**Village**") and the McFarland Soccer Club ("**Club**").

WHEREAS, the principal purpose of the Club is to organize and promote soccer for youth residing in the McFarland School District. The Club is dedicated to providing a fun, recreational activity for all youth of McFarland and strives to provide a positive soccer experience that enhances player's self-esteem, confidence, and personal pride while promoting the qualities of good sportsmanship, cooperation, teamwork, respect for others, and discipline;

WHEREAS, the principal purpose of the Village is as an incorporated municipality organized under the laws for the State of Wisconsin to provide an array of services to the public within the Community as directed by the Village Board. Within those services the Village maintains a system of parks that provide for different recreational amenities including soccer fields with associated improvements to support this use. The McFarland Community Park is established at 3234 County Highway AB, McFarland, WI 53558 and is in the process of being constructed to support recreational opportunities in the Village;

WHEREAS, the Club and Village desire to transition the Club's operations from their current location at William McFarland Park to the Community Park pending completion of the final improvements at the new location;

WHEREAS, the Village has initiated and completed Phase 1 of development of Community Park to conduct mass/rough grading, install turf grass, create adjacent stormwater improvements, and install irrigation system to begin establishment of the soccer fields. The Village has initiated and intends to complete Phase 2 of the development of Community Park to construct a park shelter facility, adjoining parking lot, and other supporting improvements;

WHEREAS, the Club and Village held two agreements at the former location to address construction of the park shelter within William McFarland Park as a Club project and then later an operations agreement to address ongoing maintenance obligations by both parties of the surrounding fields. This agreement is meant to replace these two former agreements for the new location with the former agreements being in no further effect; and

WHEREAS, the parties intend to enter into this agreement to more clearly define their respective obligations with regard to the Club's dedicated use of Community Park as defined within this agreement and its ongoing maintenance.

NOW, THEREFORE BE IT RESOLVED, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree to the following terms and conditions:

Article I – Status of the Club

At the outset and throughout the term of this agreement, the Club shall:

- 1.1 Incorporate and remain incorporated as a legal entity under Chapter 181, of the Wisconsin Statutes.
- 1.2 Maintain a current registration with the State of Wisconsin Department of Financial Institutions, or successor office.
- 1.3 Take all actions necessary to maintain its certification as a tax-exempt entity under Sec. 501(c)(3) of the United States Internal Revenue Code.
- 1.4 Supply to the Village written verification of the Club's compliance with this Article, within 30 days of the Village's request for such documentation.

Article II – Club Obligations

The Club shall:

- 2.1 Be granted permission to use the Community Park for the purposes to support their operations as provided in this agreement. This will include the soccer fields as delineated, Community Park Shelter (“Facility”), parking lot, overflow parking lot, and adjoining green space for parking overflow (if feasible). Such use shall conform with applicable Village ordinances, State, and Federal laws. Use may not be extended or assigned by the Club to other users that fall outside the operations of the Club.
- 2.2 Pay the Village an annual fee in the amount of \$25,000 for the dedicated use of the above described premises. The fee is established between the parties to account for the Club’s ability to exclusively operate within the premises while offsetting the Village’s capital and operational investment to create and maintain the asset. The Club will make payment annually on or before October 1st of each year beginning the calendar year following the year in which occupancy is first granted.
- 2.3 Provide the Village a detailed schedule of dates and times prior to the beginning of each season that Village facilities are to be used for their operations in accordance with Chapter 2 regarding Village Parks and Recreation Facility Policy. The detailed schedule will be provided as of January 1st each year.
 - a) The Club will need to request permission for use within the Community Park if the requested use falls outside of the dates and times submitted with the detailed schedule.
- 2.4 Assure that upon completion of each use of the Facility, the Facility is restored to the condition it was in immediately prior to such use, reasonable wear and tear excepted, including:
 - a) All food products shall be kept within the Concession Room within the facility. Non-perishable food items will be stored in lockable cabinets provided by the Village within the Concession Room. Perishable food items should be kept in the refrigerator or freezer provided by the Village in the Concession Room. All food products will be removed at the conclusion of each season.
 - b) Maintain compliance with all fire codes under direction of the Fire and Rescue Department including but not limited to maintaining clear paths for ingress and egress and removing all propane tanks, other fuel from the Facility and storing them in a manner consistent with applicable fire codes;
 - c) Removing from the premises after each use of the Facility any alcohol or fermented

malt beverages and preventing access at all times by the general public unless a license has been approved for sale by the Village;

- d) All appliances and equipment within the Facility shall be kept reasonably clean and free from food residue and in proper working order and condition;
 - e) All cooking appliances and equipment, and all lighting fixtures shall be turned off; and
 - f) All exterior doors to the Facility are securely locked.
- 2.5 Responsibility for damage caused to the Facility by Club operations to be repaired by the Village through its Staff or Contractors paid at the expense of the Club.
- 2.6 The Club shall be responsible for with all food preparation requirements in order to operate a concession stand under the authority of Public Health Madison and Dane County.
- 2.7 Line field dimensions according to Club and/or playing standards for the fields to be utilized.
- 2.8 Conduct mowing and string trimming in and around goals to limit overgrowth of vegetation.
- 2.9 Have the ability to coordinate and schedule utilization of the former location at William McFarland Park until such time that an off-street pedestrian trail has been constructed connecting the Village's existing off-street trail network to the new Community Park.

Article III – Village Obligations

The Village shall:

- 3.1 Complete or cause to be completed soil aeration of playing surfaces typically within the Fall of each year.
- 3.2 Apply fertilizer and a broadleaf herbicide to the playing surfaces once within each Spring and Fall seasons in accordance with Chapter 3 regarding Village Vegetation Management Use Policy. The Village will provide advance notice for this application and once completed the fields will be inaccessible for 24 hours from application.
- 3.3 Mow the playing surfaces at least weekly during the growing season and twice during the week immediately prior to a scheduled tournament. The Village shall determine the mowing height in its sole discretion based on weather and other factors with the goal of avoiding damage to the long term health and functionality of the playing surfaces.
- 3.4 Water playing surfaces through the installed irrigation system according to a set schedule, in its sole discretion. The Village shall have discretion in scheduling watering activities while coordinating with the Club to address drought conditions, upcoming tournaments, or as is needed.
- 3.5 Clean public accessible areas of the Facility on a daily basis and restocking necessary supplies for the use of these areas. Additional more frequent cleaning and supply provisions shall be the responsibility of the Club during scheduled tournaments.

Article IV – Miscellaneous Provisions

- 4.1 This agreement shall be governed by the laws of the State of Wisconsin.
- 4.2 This agreement shall be binding upon the parties hereto, their heirs, successors and assigns. Nothing in this Agreement is intended, nor shall be construed, to provide any benefit or rights to any third party not a party to this agreement. No party shall assign this agreement without the written consent of all other parties.
- 4.3 This agreement is intended to take effect and replace the February 26, 2018 Agreement and the September 10, 2024 Agreement between the parties upon permitted occupancy for the new location at the Community Park. Occupancy shall be permitted by the Community and Economic Development Department and Fire and Rescue Department at the determined conclusion of the project. Utilization of Community Park by the Public will not commence until occupancy has been granted. This agreement shall supersede any and all prior negotiations, representations or agreements, either written or oral between the parties dealing with the specific subject matter hereof. This agreement may only be amended by written instrument signed by all parties.
 - a) Upon termination of the February 26, 2018 Agreement, the Village will forgive and/or pay off remaining debt obligations of the Club associated with the construction of the park shelter facility located at William McFarland Park.
- 4.4 Village will notify designated Club members regarding shared use of the storage portion of the facility where applicable.
- 4.5 All signage for advertising shall conform to Section 44-20(d) of the McFarland Municipal Code regarding “Bill Posting”. The requirements are as follows: “No person shall post, paste, fasten, paint, or attach any placard, bill, notice, sign or advertising matter upon any structure, tree, or other natural object in any park, except park regulations and other signs authorized by the Parks and Recreation Committee.
- 4.6 It is understood and accepted between both parties that there are future phases of Community Park that will require planning, design, and construction before those improvements can be utilized. Those areas likely extend use beyond that of what is needed for Soccer and require shared use of improvements where applicable. The Village will coordinate these efforts with the Club and bring forward these improvements so as not to conflict with the Club’s operations.
- 4.7 It is understood and accepted between both parties that the Village may allow other use within the amenities for the Community Park when additional use does not conflict with the Club’s operations. Additional use will be determined by the Village in line with Chapter 2

regarding Village Parks and Recreation Facility Policy. Village will coordinate with the Club as additional use may be considered.

- 4.8 Both parties will work cooperatively to plan repairs for small turf areas within high traffic areas on a regular basis with supplies (i.e. dirt, seed, etc.) provided by the Village.

Article V - Identification

- 5.1 To the fullest extent permitted by law, the Club and its contractor shall indemnify and hold harmless the Village, their employees, elected officials, board members, and consultants from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or injury to or destruction of tangible property (other than the work itself) including loss of use resulting from such occurrence, but only to the extent caused in whole or in part by intentional or negligent acts or omissions of the Club or its contractors, anyone directly or indirectly employed by the Club or its contractors or anyone for whose acts the Club or its contractors may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity which would otherwise exist as to a party or person described in this paragraph.
- 5.2 In claims against any person or entity indemnified under this article by anyone directly or indirectly employed by the Club or its contractors or anyone for whose acts the Club or its contractors may be liable, the indemnification obligation under this article shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for the Club or its contractors under workers' compensation acts, disability benefit acts or other employee benefit acts.

Article VI – Dispute Resolution

- 6.1 Claims, disputes or other matters in question between the parties to this agreement arising out of or relating to the agreement or breach thereof shall be first subject to mediation, prior to filing a lawsuit in a court of appropriate jurisdiction.
- 6.2 Demand for mediation shall be filed in writing with the other party. A demand for mediation shall be made within a reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for mediation be made after the date when institution of a legal or equitable proceeding based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations. The parties shall mutually agree upon a mediator to assist the parties in the mediation process.
- 6.3 Mediation shall be a prerequisite to either party commencing legal action, provided, however, that: (a) if the parties are unable to reach agreement on the appointment of a mediator within 60 days after a request for mediation is made, or (b) the applicable statute of limitations would run prior to the anticipated completion of mediation, then either party may commence a legal action, but both parties shall stipulate to court-ordered mediation prior to the conduct of any discovery or other proceedings in such action.

Article VII – Insurance Requirements

- 7.1 The Club acknowledges and agrees that it shall be solely responsible for the safety of its programs and operations. The Club shall maintain at all times while this agreement is in effect one or more policies of commercial general liability insurance written on an occurrence basis with limits of liability for bodily injury and property damage of not less than \$1,000,000 per occurrence, naming the Village as an additional insured. Said insurance shall be primary and noncontributory and include a waiver of subrogation in favor of the Village. The Club shall provide the Village with a certificate of insurance evidencing the required coverage prior to its first use of the Village property pursuant to this agreement, and upon each renewal. The certificate shall be accompanied by a copy of the policy provisions or endorsement providing the additional insured coverage for the Village and shall be in a form approved by the Village Attorney.

Article VIII – Termination of Agreement

- 8.1 This agreement may be terminated by any party upon twelve (12) months written notice to the other parties hereto should any party fail to substantially perform in accordance with the terms of this agreement through no fault of the party initiating the termination.

Article IX – Term

- 9.1 The term of this agreement shall be for twenty (20) years. Both parties may initiate a process to amend this use agreement; however, amendments require mutual agreement between the parties to be enacted. At least every five (5) years the parties may evaluate and reassess terms including fee as might be mutually agreeable.

Article X – Notices

- 10.1 Notices required to be given under this Agreement shall be given as follows:

To the Village of McFarland:

Village of McFarland
Attn: Public Works Director
5915 Milwaukee Street, PO Box 110
McFarland, WI 53558-0110

To the McFarland Soccer Club:

McFarland Soccer Club
Attn: Club President

PO Box 73
McFarland, WI 53558

This Agreement entered into this XX day of XXXX, 2025.

Signatures to follow on next page.

VILLAGE OF McFARLAND

McFARLAND SOCCER CLUB

Stephanie Brassington
Village President

Katie Cappozzo
Club President

Cassandra Suettinger
Deputy Administrator/Clerk

Christine Buentello
Club Secretary/Volunteer Coordinator

APPROVED AS TO FORM:

Allen D. Reuter
Village Attorney

**Agreement Between
the Village of McFarland
and the School District of McFarland**

This Agreement, dated as of _____, 2025, is entered into by and between the Village of McFarland, a Wisconsin municipal corporation (the “Village”), and School District of McFarland, a common school district (the “District”).and made effective on this ___ day of _____ 2025, by and between the McFarland School District (the “District”) and Village of McFarland (the “Village”).

RECITALS

WHEREAS, the District is classified as a common public school district under Wisconsin law, organized for the sole purpose of providing public education, athletics, recreation, and other extra-curricular activities to enrolled students and public at large as applicable. The District is governed by the Board of Education (the “District Board”);

WHEREAS, the District does not currently rent facilities or athletic grounds from the Village for athletics, recreation, and other extra-curricular activities, but would like to do so under the terms of this Agreement;

WHEREAS, the Village is the owner of certain real property in the Village of McFarland located at 3234 County Highway AB, McFarland, Wisconsin, legally described as Lot 2 CSM 15350. This property is being developed by the Village as its Community Park whereby athletic fields, park shelter, parking lot, and other support structures are to be constructed (the “Park”). The Park is depicted within Exhibit A;

WHEREAS, the District and the Village wish to jointly plan for the inclusion of cross country athletics, recreational programming, and other related activities within the Park;

WHEREAS, the Village completed Phase 1 in 2023 to construct the athletic fields and has awarded contract to begin construction of Phase 2 in 2025 for completion in 2026 of a park shelter, parking lot, and other support amenities that could support the District’s desired use within the Park;

WHEREAS, this agreement is prepared for consideration by both the District and Village to outline the terms of use within the Park for the activities and programs desired.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual premises, representations, warranties, covenants herein contained, and the exhibits attached hereto, the parties agree as follows:

SECTION 1 COMPLETION OF FACILITIES

The Village shall contract for the construction of a park shelter, parking lot, and support amenities necessary for the completion of Phase 2 Improvements in accordance with Exhibit A at its sole expense and discretion to complete. The improvements are to be substantially completed on or before December 1, 2026.

SECTION 2 UTILIZATION FEE

The District agrees to pay \$10,000 annually to the Village for the dedicated use of the Park. The District will make payment annually on or before October 1st of each year beginning the year following when occupancy is granted. Dedicated use of the Park by the District is defined under Section 5 of this agreement.

SECTION 3 TERM

The Term of this Agreement shall be twenty (20) years from the Effective Date ("Term"). Unless either party notifies the other prior to the beginning of the twentieth (20th) year of this Agreement that they choose not to renew this Agreement, this Agreement shall automatically renew for 1 year with the then current boards in place for both entities to determine an appropriate annual payment.

SECTION 4 APPROVAL

This Agreement is not valid unless approved by both the District's Board of Education and the Village's Board of Trustees.

SECTION 5 DEDICATED USE

The District may use the Park to develop a cross country course outside of the established athletic fields in order to host competitions and practices as scheduled. Additionally, the District may use the park shelter and parking lot to support operations of the cross country course as well as Community programming provided through the McFarland Recreation Aquatics and Play (MRAP). Programs provided by MRAP are generally design for adults and non-student youth to be provided during District school days. District will provide a detailed schedule to the Village of dates and times at least three (3) months prior to when the programs are to be held. The District agrees to work with the Village to minimize scheduling conflicts with other Park users to ensure equitable access for all participants. The Village maintains discretion to make final decisions to resolve scheduling conflicts.

SECTION 6 OPERATION AND MAINTENANCE

6.1 Maintenance. The Village shall maintain the Park in a manner consistent with the standards of maintenance employed by the Village at all other Village parks open to the public. Such maintenance shall include, but not be limited to lawn mowing, fertilization and weed control, trash and litter removal, and the inspection, repair and replacement of buildings and equipment. Maintenance standards that equal or exceed those employed by the District for comparable District facilities shall be deemed presumptively reasonable. The District agrees to partner with the Village and make available space for trail development on the adjoining property owned by the District to ensure trail connectivity for the cross-country course. The District will further monitor and evaluate the cross country course before, during, and after use to conduct small turf repairs where applicable with materials supplied by the Village as needed.

6.2 Operation. The Village shall keep the Park open during reasonable hours and times of year to the general public for normal recreational activities subject to reasonable rules and regulations adopted by the Village from time to time with respect to hours of operation, prohibition or restrictions on certain uses which may cause unreasonable damage or wear to the Park or create unreasonable disturbances to the public or the Village's mission. The District shall also return use of the facility within the Park to the condition it was provided. Notwithstanding the foregoing, the parties acknowledge that the Park may be used as part of the Village's park amenities and the Village may temporarily exclude the general public from those areas of the Park needed for those purposes while in progress.

SECTION 7 MISCELLANEOUS

7.1 Indemnification and Hold Harmless. Except for damage or injury caused by the willful or negligent act or omission of Village, its agents, volunteers, or employees, District will indemnify, defend and hold Village, its agents and employees harmless from any and all liability for injury to or death of any person, or loss of or damage to the property of any person, and all actions, claims, demands, costs (including, without limitation, reasonable attorneys' fees), damages or expenses of any kind arising therefrom which may be brought or made against Village or which Village may pay or incur by reason of the use, occupancy and enjoyment of the Property by District, its agents or employees acting within the scope of their employment or agency. Nothing contained within this agreement is intended to be a waiver or estoppel of the District or its insurer to rely upon the limitations, defenses, and immunities contained within Wisconsin Statutes sections 345.05 and 893.80. To the extent that indemnification is available and enforceable, the District or its insurer shall not be liable in indemnity, contribution or otherwise for an amount greater than the limits of liability of municipal claims established by Wisconsin law.

7.2 Insurance. The Village shall maintain liability and property insurance covering the Property consistent with the coverages and policy limits held by the Village for its existing facilities and public spaces.

7.3 Successors and Assigns. This Agreement shall run with the land and shall inure to the benefit of and be binding upon the Village and the District and any permitted assignee and their respective heirs, transferees, successors and assigns, and all persons claiming under them.

7.4 Notices. Any Notice pursuant to the terms and conditions of this Agreement shall be in writing and deemed effective as follows: (a) if delivered personally, upon delivery; (b) if sent by certified mail, return receipt requested, upon certified receipt; (c) if sent by a recognized mail or courier service, with delivery receipt requested, upon receipt; (d) if sent by email, upon the opening by the recipient of the email and acknowledge by recipient as having been received or with a return receipt returned to the sender; or (e) if sent by facsimile transmission, when dispatched and acknowledged by recipient as having been received in full and in legible form. Notices shall be addressed to the following persons and address (or to such other persons or addresses as the respective parties may add or substitute by written notice):

To Village: Village of McFarland
5915 Milwaukee Street, PO Box 110
Telephone: 608-838-3153 McFarland, WI 53558
Email: Matt.Schuenke@mcfarland.wi.us
Attention: Matt Schuenke, Village Administrator

To District: McFarland School District
Address: 5101 Farwell Street
McFarland, WI 53558
Telephone: 608.838.4520
Email: mahonej@mcfbsd.org
Attention: Jeff Mahoney, Director of Business

7.5 Governing Law. This Agreement and the rights and duties of the parties hereunder shall be governed by and shall be construed, enforced and performed in accordance with the laws of the State of Wisconsin without regard to principles of conflicts of law. The parties agree that any rule of construction to the effect that ambiguities are to be resolved in favor of either party shall not be employed in the interpretation of this Agreement and is hereby waived.

7.6 Dispute Resolution. Unless otherwise expressly provided for in this Agreement, the dispute resolution procedures of this Section 4.4 shall be the exclusive mechanism to resolve disputes arising under this Agreement. The parties agree to use their respective best efforts to resolve any dispute(s) that may arise regarding this Agreement. Any and all disputes arising under, out of, or in relation to this Agreement, its negotiation, performance, purported breach or termination ("Dispute") shall first be submitted for resolution in accordance with the provisions of this Section 4.4. Any Dispute shall first be referred to the chief administrative officer of each party for informal resolution. Any dispute that cannot be resolved between the administrative officers within ten (10) calendar days, or in the case of payment disputes five (5) calendar days, after receipt by each thereof of notice of such Dispute shall be referred to the president of the governing body of each party for resolution. If the parties, negotiating in good faith, fail to reach an agreement within a reasonable period of time, not exceeding ten (10) calendar days after such referral, then either party may avail itself of any process, including court action, to enforce any right or remedy available to it at law or in equity.

7.7 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which when taken together shall constitute one and the same document.

7.8 Severability. If any article, section, phrase or portion of this Agreement is, for any reason, held or adjudged to be invalid, illegal or unenforceable by any court of competent jurisdiction, such article, section, phrase, or portion so adjudged will be deemed separate, severable and independent and the remainder of this Agreement will be and remain in full force and effect and will not be invalidated or rendered illegal or unenforceable or otherwise affected by such adjudication, provided the basic purpose of this Agreement and the benefits to the parties are not substantially impaired, and provided further, that the parties shall enter into negotiations concerning the terms affected by such decisions for the purpose of replacing them with alternative provisions which meet legal requirements and carry out the intent of the parties to the extent practicable.

7.9 Entire Agreement. This Agreement, together with its exhibits, contains the entire agreement between the District and the Village with respect to the development and use of the Park, and supersedes all prior discussions, understandings or agreements, whether written or oral, between the parties relating to the subject matter hereof.

7.10 Headings and Captions. The headings and captions in this Agreement are intended for reference only, do not form a part of this Agreement, and will not be considered in construing this Agreement.

7.11 No Joint Venture. Each party will perform all obligations under this Agreement as an independent contractor. Nothing herein contained shall be deemed to constitute any party a partner, agent or legal representative of the other party or to create a joint venture, partnership, agency or any relationship between the parties. The obligations of the District and the Village hereunder are individual and neither collective nor joint in nature.

7.12 Amendments; Binding Effect. This Agreement may not be amended, changed, modified, or altered unless such amendment, change, modification, or alteration is in writing and signed by both of the parties to this Agreement or their successor in interest. This Agreement inures to the benefit of and is binding upon the parties and their respective successors and permitted assigns.

7.13 No Third-party Beneficiaries. This Agreement is intended solely for the benefit of the parties hereto. Nothing in this Agreement shall be construed to create any duty to or standard of care with reference to, or any liability to, or any benefit or right of enforcement for, any person not a party to this Agreement.

7.14 Further Assurances. From time to time and at any time at and after the execution of the Agreement, each party shall execute, acknowledge and deliver such documents and assurances, reasonably requested by the other and shall take any other action consistent with the terms of the Agreement that may be reasonably requested by the other for the purpose of effecting or confirming any of the transactions contemplated by the Agreement. Neither party shall unreasonably withhold, condition or delay its compliance with any reasonable request made pursuant to this Section.

7.15 Good Faith. All rights, duties and obligations established by this Agreement shall be exercised in good faith and in a commercially reasonable manner. In any instance when Village's consent or approval is required under this Agreement, such consent shall not be unreasonably withheld.

7.16 Recording. Either party may record a memorandum with the Office of the Register of Deeds for Dane County providing public notice of this Agreement.

IN WITNESS WHEREOF, the Village and the District, acting through their duly authorized representatives, have executed this Agreement.

Signatures to follow on next page.

VILLAGE OF MCFARLAND

MCFARLAND SCHOOL DISTRICT

By: _____
Stephanie Brassington
Village President

By: _____
Meghan Fessler
Board President

Attest:

Attest:

Cassandra Suettinger
Deputy Administrator/Clerk

Bruce Fischer
School Board Clerk

EXHIBIT A

ADD SITE PLAN TO SERVE AS MAP OF PROPERTY