

Tuesday, January 6, 2026

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/82126624898>

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

Webinar ID: 821 2662 4898

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 attendees to provide public comment on matters that are not on the agenda. Attendees desiring to provide public comment on specific items on the agenda may do so at the time that agenda item is brought up. Zoom attendees wishing to speak should type their name, address, and the relevant agenda item in the Q&A feature within the online meeting platform. Zoom attendees may also register in support or opposition of an item through the Q&A feature. In person attendees 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 public comment. Please adhere to the 3-minute time limit. Written comments will not be read into the record during the meeting but may be sent to public.works@mcfarland.wi.us to be included with the agenda materials.
3. APPROVAL OF MINUTES.
 - a. Motion to approve the minutes of the November 4, 2025, Parks & Recreation Committee meeting.
4. BUSINESS.
 - a. Discussion and action to make a recommendation to the Village Board regarding an inventory of gender neutral public restrooms available through Village facilities.
 - b. Update regarding Community Park Phase 2 improvements.
 - c. Discussion regarding a playground replacement plan
5. SCHEDULE NEXT MEETING DATE.
 - a. Tuesday, February 3, 2026, at 6:30 PM
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, November 4, 2025 - 6:30 PM

1. CALL TO ORDER, ROLL CALL.

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

Members present: Trustee Fessler, Trustee Leamy (arrived at 6:38 PM), Anita Iwanski, Sarah Kuba, Anna Bartz

Members not present: Tanya Lancaster, Lori Wisnicky

Staff Present: Public Works Director Lee Igl, Parks Superintendent Sayer Larson, Village Administrator Matt Schuenke, 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 October 23, 2025, Parks & Recreation Committee meeting.*

Motion by Trustee Fessler, seconded by Kuba, to approve the minutes with the correction of a committee member's last name for the October 23, 2025, Parks & Recreation Committee meeting. Motion carries 4 - 0 - 0.

4. BUSINESS.

a. *Presentation by McFarland Youth Baseball Organization.*

Arick Ecker of McFarland Youth Baseball Organization provided a presentation regarding the organization, current operations, and future outlook.

- Kuba asked what needs the organization would have at William McFarland Park.

Ecker stated that the organization would benefit from two small fields and one large field.

- Kuba asked what needs beyond fields the organization would like to have. Ecker responded that additional items would include backstops, outfield fences, dugouts, shed or storage space, and some type of scoreboard.
- Bartz asked if the organization would desire bleachers at future fields. Ecker explained that smaller set of bleachers may be beneficial, but most attendees bring their own lawn chairs for seating.

b. Discussion and action to make a recommendation to the Village Board regarding the award of contract for Community Park Phase 2 improvements.

Parkitecture shared that the current shelter at William McFarland Park is 4,000 square feet while the proposed new shelter at Community Park is 5,800 square feet.

Igl provided an overview of the Community Park including the scope of Phase 2 of the project. Igl summarized the bid tabulation results in which McKee Associates was the low bidder.

Schuenke explained the use agreements with McFarland Soccer and McFarland School District which will allow for a diverse use of the park and shelter.

- Trustee Leamy asked for clarification regarding the parking lot on the northeast of the park. Igl explained that the lot would be gravel and not paved as part of this phase of the project.

Motion by Trustee Fessler, seconded by Trustee Leamy, to make a recommendation to the Village Board to accept McKee Associates base bid and the alternate bid deduction A1 for a total cost of \$2,773,200 and a total project cost of \$3,335,000. Motion carries 5 - 0 - 0.

c. Discussion and action to make a recommendation to the Village Board regarding a use agreement at Community Park with the McFarland Soccer Club.

Schuenke provided an overview of the use agreement with McFarland Soccer Club for their use of the Community Park.

Motion by Trustee Fessler, seconded by Bartz, to recommend approval to the Village Board regarding a use agreement at Community Park with the McFarland Soccer Club. Motion carries 5 - 0 - 0.

d. Discussion and action to make a recommendation to the Village Board regarding a use agreement at Community Park with the School District of McFarland.

Schuenke provided an overview of the use agreement with McFarland School District for their use of the Community Park. The agreement includes the possibility of the park being utilized as the district's home course for cross country and their dedicated use of the shelter.

- Bartz asked if there were concerns about cross country damaging the park. Igl responded that the course would not be on the soccer fields, but the course would require some maintenance from time to time.

Motion by Trustee Fessler, seconded by Trustee Leamy, to recommend approval to the Village Board regarding a use agreement at Community Park with the School District of McFarland. Motion carries 5 - 0 - 0.

- e. Discussion and action to make a recommendation to the Village Board regarding updates to Appendix A of the Village's ordinance.

Igl explained the proposed changes to Chapter 44 — Appendix A related to park fees.

- Trustee Fessler asked if fees were compared to other communities. Igl stated that fees were reviewed and compared to other communities.

Motion by Trustee Fessler, seconded by Trustee Leamy, to recommend approval to the Village Board for recommended changes to Chapter 44, including Appendix A, as presented to be effective January 1, 2026. Motion carries 5 - 0 - 0.

5. SCHEDULE NEXT MEETING DATE.

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

6. ADJOURNMENT.

Motion by Trustee Fessler, seconded by Trustee Leamy, to adjourn. By unanimous consent, the meeting was adjourned at 7:21 PM

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

Respectfully submitted,
Aimee Irwin
Assistant to the Public Works Director


VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, January 6, 2026

SECTION: Business

DEPARTMENT: Administration

CONTACT: Lee Igl, Public Works Director, Krystal Johnson, DEI Strategist, Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board regarding an inventory of gender neutral public restrooms available through Village facilities.

PREVIOUS ACTION:

The DEI Committee reviewed the enclosed report and unanimously recommended acceptance at its meeting on November 17, 2025.

ISSUE SUMMARY:

Enclosed within the packet is a memo summarizing gender neutral restrooms offered within Village buildings including the park system. The intent is to create an inventory of what we do have to help make decisions in the future as we consider additional improvements within our facilities and parks. This is an action step established by the Village Board within its goals and objectives, it was also previously reviewed by the DEI Committee.

FINANCIAL/BUDGET IMPACT:

There are many gender neutral restrooms offered within our facilities, but in some cases there are not. Costs for remodeling or adding a facility are included based on prior construction experience to help set budget priorities in the future. No funds are presently allocated for any of the additional costs as this plan is meant to serve as a guide for those decisions in the future as might be needed.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended Action:

Motion, second to make a recommendation to the Village Board regarding an inventory of gender neutral public restrooms available through Village facilities.

ATTACHMENTS:


1. Gender Neutral Restroom Assessment 11132025 mgs



2. Appendix A - Facility Restroom Inventory

Memorandum

To: Diversity, Equity, and Inclusion (DEI) Committee
Parks and Recreation Committee

From: Matthew G. Schuenke, Village Administrator 

Cc: Lee Igl, Public Works Director
Krystal Johnson, DEI Strategist

Date: November 13, 2025

Re: Gender Neutral Public Restroom Assessment

Executive Summary

The Village Board had previously established an action step within its goals to create an inventory of gender-neutral restrooms that are offered within its facilities. Staff reviewed all of our current public buildings and park facilities to provide an overview of what is available at the locations we currently oversee. This memorandum is provided to summarize those findings as well as offer estimates to add facilities where they are not currently present. The information can be used going forward within facility and park planning to fill gaps within the system as opportunities arise.

Public Buildings

The Village has four main buildings that house staff where services are provided and the public access for use. There is a fifth building that is publicly owned but privately occupied. Please note the following summary:

- Library – The building currently offers public restrooms that are not gender-neutral, but does provide a gender-neutral staff restroom. The building is being studied for possible renovations in the future in which this could be added.
- Municipal Center – This is one of our more widely used buildings for several different purposes where it offers gender-neutral facilities for the public and staff. It is also being studied for renovations and continuing to offer gender-neutral as an option will be included.
- Public Safety Center – While this is our newest facility, a gender-neutral option for the public was not included within the design but is available for staff in all departments.

- Public Works Center – There are no public restrooms available at this location, and the staff restrooms are presently assigned by gender within their locker rooms.
- Youth Center (old library building) – This location is owned by the Village but leased to the McFarland Youth Center. There is not a gender-neutral option available for its users, but its future space needs are tied to planning at the Library and Municipal Center.

Park Facilities

While the park facilities are also public buildings, they are of a different size and scope spread out within the Village. The Parks and Recreation Committee also has a specific goal to continue to expand public restroom facilities within the system as an amenity to make their use more accessible. Understanding where the gaps are overall helps to contribute to the planning process to make decisions that are more equitable. The following is summarized for gender-neutral restrooms within the parks as...

- *...available* – Nearly all of the parks with restroom facilities offer this amenity as a gender-neutral option. Brandt Park was the last park to add this option in 2024 after previously only providing for gender options. Some of these facilities are seasonal but all options listed in green are available to the public to use on a gender-neutral basis.
- *...not available* – The only location without a gender-neutral option is McDaniel Park. This was renovated a few years ago to add space for the concessions. Additional space was provided for storage that could possibly be converted in the future to a gender-neutral option if that were desired.
- *...other* – 5 other park locations have no permanent facility but offer portable restrooms that are not defined by gender. 7 other locations offer no restroom facilities at all. In most of these cases, a single standalone facility that is gender neutral would be recommended (similar to Highland Oaks from 2024). In some cases like Egner (Well #4) and Orchard Hill (old storage building) they would need to be tied to a larger facility project.

Recommendation

Enclosed with this memorandum is Appendix A which is a full list of publicly available restrooms under the oversight of the Village. This information is provided to inventory each of the amenities offered and what solutions might exist if additional improvements are needed. The purpose of this is to provide a record of what may be needed in the future for restroom improvements to help aid in the decision making process.

Public Restroom Inventory - General Facilities

Location	Public Restroom	Gender Neutral	Staff Restrooms	Portable Restroom	Comments	Potential for future Gender neutral facility	Cost Estimate
Library	X		X GN	N/A		Discussions within a future remodel.	TBD with new design.
Municipal Center	X	X	X GN	N/A	"Family Restroom"...consider sign change.	Keep in future remodel.	Keep with new design.
Public Safety Center	X		X GN	N/A	New construction, 2 years old.	Significant impact on space needs.	Est. 300 sf at \$250 sf for cost of \$75,000.
Public Works			X	N/A	No public access restrooms.	Remodeled within last 5 years, no public space.	Est. 350 sf at \$325 sf for cost of \$113,750.
Youth Center	X			N/A	Restrooms for users of center.	Building planned for removal.	Not recommended.

Public Restroom Inventory - Parks with Facilities

Location	Public Restroom	Gender Neutral	Staff Restrooms	Portable Restroom	Comments	Potential for future Gender neutral facility	Cost Estimate
Brandt Park	X	X		N/A	Seasonal Use, Closed in Winter.	Completed in 2025.	Compliant
Community Park	X	X		N/A	In design to begin in 2025.	Planned for completion in 2026.	Compliant
Curling Club	X	X		N/A	Seasonal Use, Closed in Winter.	Single occupancy lockable, tied to Curling Club.	Compliant
Discovery Garden					No dedicated facility.	Adjacent to Municipal Center and Library.	Compliant
Dog Park Shelter	X	X		N/A	Single occupancy lockable.	Completed in 2020.	Compliant
Highland Oaks Park	X	X		N/A	Single occupancy prefab building.	Completed in 2024.	Compliant
Lewis Park	X	X		N/A	Year round facility.	Completed in 2017.	Compliant
McDaniel Park	X			Winter	Remodeled in 2020.	Consider adding in garage space.	Est. 200 sf at \$175 sf for cost of \$35,000.
William McFarland Park	X	X		N/A	Access from interior when shelter is open.	Completed in 2019.	Compliant

Public Restroom Inventory - Parks without Facilities

Location	Public Restroom	Gender Neutral	Staff Restrooms	Portable Restroom	Comments	Potential for future Gender neutral facility	Cost Estimate
Arnold Larson Park				X	Has temporary facility.	Consider construction of permanent facility.	Est. single occupancy pre-fab at \$225,000.
Autumn Grove				X	Has temporary facility.	Consider construction of permanent facility.	Est. single occupancy pre-fab at \$225,000.
Cedar Ridge Park					No current facilities.	Consider use of temp or perm facility.	Est. single occupancy pre-fab at \$225,000.
Egner Park				X	Has temporary facility.	Planned with Well #4 reconstruction in 2028.	Est. remodeling cost at \$350,000.
Jaeger Park					No current facilities.	Not Village property, requires DNR approval.	TBD
Juniper Ridge Park					No current facilities.	Consider construction of permanent facility.	Est. single occupancy pre-fab at \$225,000.
Orchard Hill Park				X	Has temporary facility.	No utilities, additional cost for well/septic.	Est. new construction cost at \$750,000.
Ridgeview Tot Lot					No current facilities.	Consider use of temp or perm facility.	Est. single occupancy pre-fab at \$225,000.
Rosewood Fields					No current facilities.	Consider use of temp or perm facility.	Est. single occupancy pre-fab at \$225,000.
Siggelkow Road Park					No current facilities.	Consider use of temp or perm facility.	Est. single occupancy pre-fab at \$225,000.
Woodland Estates Park				X	No current facilities.	Consider construction of permanent facility.	Est. single occupancy pre-fab at \$225,000.
Valley Tot Lot					No current facilities.	Consider use of temp or perm facility.	Est. single occupancy pre-fab at \$225,000.

Reference Points:

* Renovation/remodeling was estimated between \$175 sf - \$250 sf depending on the significance of the project. That is about half the cost for new construction.

** New construction was estimated at \$325 sf based on construction costs for Brand Park installion of new gender neutral facility.

*** A new single occupancy facility that is prefabricated is estimated at \$225,000 based on expense at Highland Oaks Park.


McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, January 6, 2026

SECTION: Business

DEPARTMENT: Public Works

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

AGENDA ITEM: Update regarding Community Park Phase 2 improvements.

PREVIOUS ACTION:

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

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

The Parks and Recreation Committee discussed the improvements for the Phase 2 development at its meeting on November 6, 2024.

The Parks and Recreation Committee reviewed a conceptual proposal for the Phase 2 development at its meeting on March 4, 2025.

The Parks and Recreation Committee recommended approval to the Village Board regarding design and authorizing the project for bid at their May 6, 2025, meeting. The Committee requested the engineer include two alternates for the sun shades and overflow parking as another means to control costs when decided what to do with the contract award.

The Village Board approved the design and authorized the project for bid at their May 13, 2025, meeting.

The Parks and Recreation Committee reviewed the design and advised on the building materials at their meeting on July 1, 2025.

An update was provided to the Parks and Recreation Committee at their meeting on August 5, 2025 and September 2, 2025.

The Parks and Recreation Committee were presented the bid tab for Phase 2 work and the bid alternates on October 23, 2025. The item was tabled until a future Parks and Recreation meeting.

The Parks and Recreation Committee unanimously recommended approval to award contract for Phase 2 at Community Park at its meeting on November 4, 2025.



The Village Board unanimously approved to award the contract for Phase 2 at Community Park at its meeting on November 11, 2025.

ISSUE SUMMARY:

Community Park Phase 1 started and was completed in 2023. It included digging the well for irrigation, installation of the irrigation system along with grading and seeding all the soccer fields. The fields will need to continue to grow and mature to be ready to play as soon as the Fall of 2026. Phase 2 of this project began in 2024 with design work leading to the bidding process.

The objective of Phase 1 was to rough grade the park to get the field locations settled and allow enough time for grass/turf to properly grow. Phase 2 was to take the next step to construct what is needed within the park to allow for operations of the McFarland Soccer Club to transition from their current location to the new location. High School Cross Country Teams and McFarland Recreation and Play (MRAP) have since been identified as additional users. These are the most expensive pieces of transition, but this does include the key elements to allow for that transition, which are the creation of the parking lot and park shelter. Since the beginning of design, we have removed the playground, the final surface layer of asphalt, reduced the size of the shelter, deferred site improvements, and made changes to the materials the building is to be constructed with. Agreements with the McFarland Soccer Club and School District have been finalized.

In November 2025, the bid from McKee and Associates was accepted, who broke ground in December. During excavation, unfavorable soils were discovered and replaced prior to foundation work. The foundation and underground utilities have now been installed and are currently curing. Additionally, well drilling has been contracted, and the septic system design has been submitted to the State for approval.

The foundation will be back-filled by the first of the year and construction can begin. Electrical service has been ordered from Alliant Energy.

Currently, the project is about 2 weeks behind schedule, but they should be able to make that time up in the spring without any further weather delays this winter.

FINANCIAL/BUDGET IMPACT:

Expenses

\$ 975,000	Sitework and mobilization
\$ 1,810,000	Park Shelter
(\$ 11,800)	Alternate bid deduction A1 - PEX water line
\$ 28,000	Well estimate
\$ 125,000	Septic estimate
\$ 149,500	Design/Bidding Services
\$ 45,500	Construction Administration
\$ 213,800	Contingency
\$ 3,335,000	Total Estimated Project Expenses

Revenues

\$2,000,000 2025 Borrowing



\$ 660,000 Use Agreement Revenue (Soccer and District)
\$ 500,000 2025 Parks Fund (Parks Impact Fees)
\$ 175,000 2024 Borrowing (Design)
\$3,335,000 Total Estimated Project Revenues

The project as presented uses the same amount of borrowed funds and park impact fees as approved within the 2025 Budget. The 2026 Budget is poised to be approved at the same funding levels including the revenue from the use agreements and pending award of contract.

The \$660,000 was part of the borrowing by the Village but will be offset by the revenue provided by Soccer at \$25,000 per year and District at \$10,000 per year. Terms of those agreements were for 20 years with the loan terms only applicable for 10. Additionally, these agreements in total provide \$700,000 of income over their life of which our current funding gap is \$660,000. That funding gap could do down based on the need for contingency which then allows some of this contribution to offset the Village's costs operations at the Park. Assuming the project is advanced and occupancy granted next year, we will revisit the allocation of these funds to align with where needed.

While it remains an expensive project, it is in line with the Village's funding plans established through the Budget and CIP that are evaluated annually to be approved by the Village Board. It further fits within the Village's current and desired debt utilization with respect to the impact on the overall borrowing while not requiring additional funds that what is currently identified here.

A few other items of note regarding the fiscal history of the project:

2019 - Property Acquisition - \$750,000

The Village Board approved purchase of the current Community Park property at its meeting on March 25, 2019. The property is a former farm that at that time had been vacated and the land was rented for a few different purposes. It was advertised on the open market at that time and the Village submitted its offer ultimately negotiating the sale that was ultimately agreed to. The acquisition was closed with the seller in June of that year, and then later that Fall funds were allocated to begin the Master Planning process in 2020.

2021 - Master Plan - \$75,000

The Village Board approved a proposal with Parkitecture at its meeting on March 23, 2020 to study the future uses to be developed at the new Community Park and also how that interacted with existing uses at McFarland Park. Roughly about half the cost for the proposal was tied to each location, but as we know they are linked based on the recommendations on how their improvements would advance in the future. The Village Board accepted the final draft of the Master Plan at its meeting on November 8, 2021 allowing the recommendations to begin to be incorporated within the Capital Improvement Plan as its developed from year to year. The key recommendation from this plan was to redevelop soccer fields at the new Community Park which then frees up space at McFarland Park to add new amenities like pickleball, aquatics, etc. and expanded amenities for things like the skatepark, baseball, etc.



2023 - Phase 1 - \$1,490,760

The land in question was purchased and being used formerly for agricultural purposes.

The first phase of the project was to conduct mass grading to level the site, begin establishment of the turf for the playing surfaces in the future, rough in stormwater improvements, provide base course for future parking lot, and also included irrigation to support the newly created turf. The Village Board awarded contract for Phase 1 on June 14, 2022 and was completed near the end of 2023 allowing for grass to grow to establish the turf over two full growing seasons in 2024 and 2025.

We have been following this progression in accordance with direction provided via Committee and Village Board over the course of several years. This progression also provides perspective on how long it takes to work through some of these different elements to get to this point of Phase 2 to be able to bring the park online for utilization with a targeted occupancy of the Fall of 2026. This then allows for consideration of additional improvements to follow suit in other areas that Soccer has vacated while also creating new opportunities for Cross Country athletics through the High School and additional recreational offerings. To date we have invested \$2,315,760 within the park to bring it up to a level of service identified within our planning process over the years. If the second phase does not advance, we will have to consider what is needed to bring the park online otherwise we'll be continuing to maintain the property without a defined use in order to protect the investment that has been made to date.

VILLAGE PLAN REFERENCE:

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

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

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

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

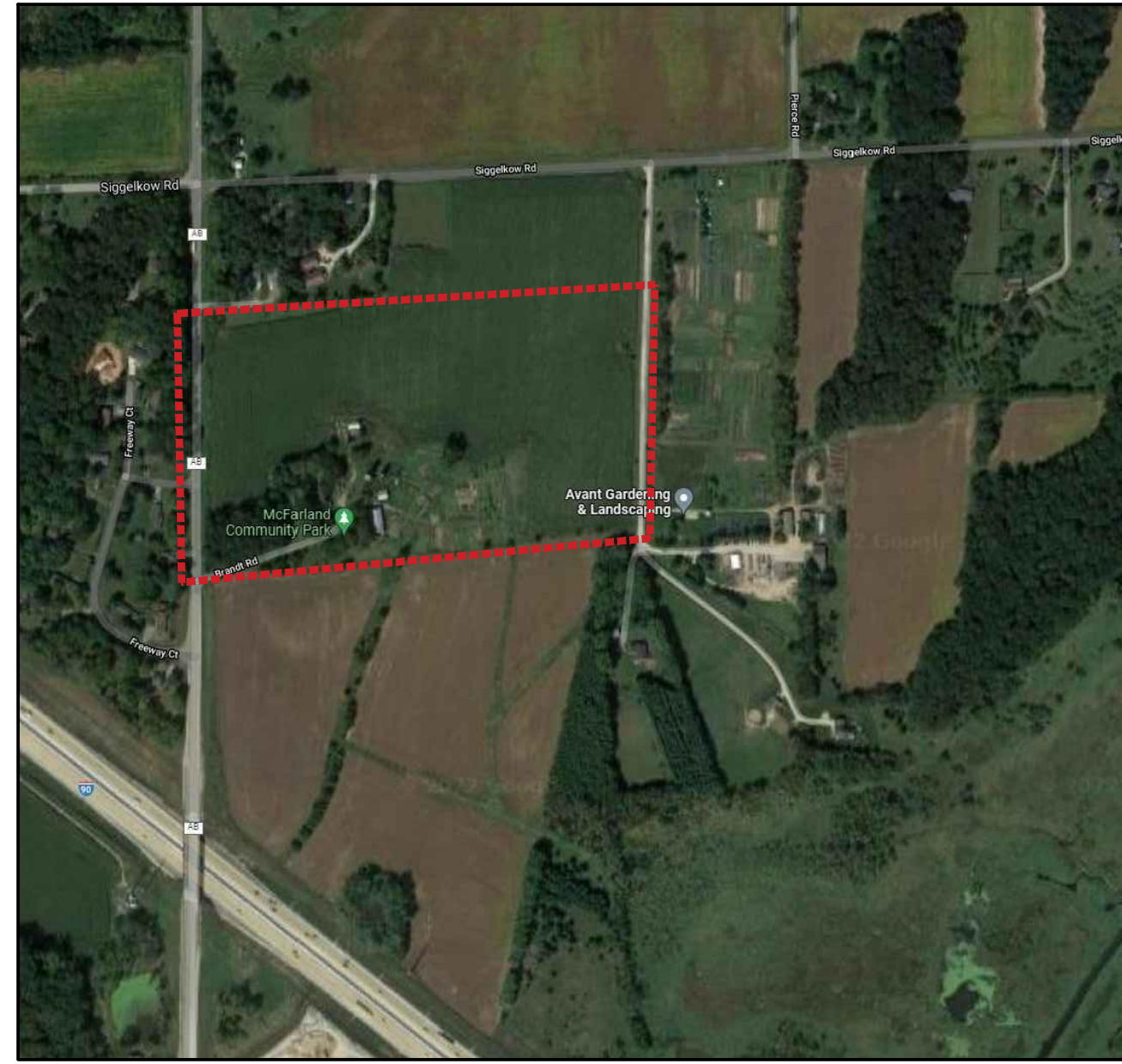
No action is required on this item.



ATTACHMENTS:

1. 25_0811 McFarland Com Park Ph2 Combined Set

PROJECT LOCATION MAP



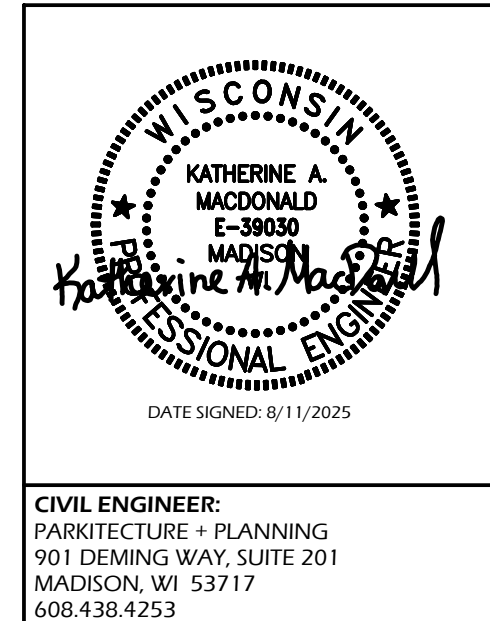
PROJECT ADDRESS: NTS
3234 COUNTY HIGHWAY AB, MCFARLAND, WI 53558

PROJECT MASTERPLAN

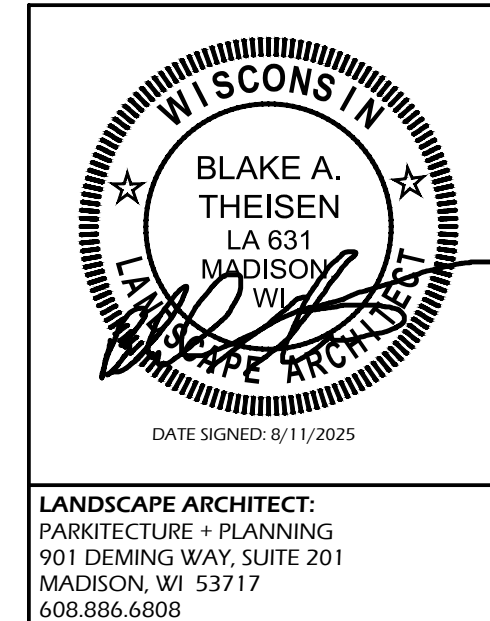


NTS

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	REINDERS OVERALL IRRIGATION PLAN (FOR REFERENCE)
C100	EXISTING CONDITIONS & SITE DEMOLITION PLAN
C120	EXISTING SITE IMAGES
C200	SITE LAYOUT PLAN OVERVIEW
C210	SITE LAYOUT PLAN
C211	SITE LAYOUT PLAN
C212	SITE LAYOUT PLAN
C220	SITE LAYOUT PLAN - BUILDING AREA
C230	SITE LAYOUT PLAN - EAST GRAVEL LOT
C240	SITE LAYOUT PLAN - TRAILS
C290	FIRE ACCESS PLAN
C300	SITE GRADING & UTILITY PLAN OVERVIEW
C301	EROSION CONTROL PLAN
C310	SITE GRADING & UTILITY PLAN
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C320	SITE GRADING & UTILITY PLAN - BUILDING AREA
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C803	LANDSCAPE PLAN - SOUTHEAST
C804	LANDSCAPE PLAN - NORTHEAST
C805	LANDSCAPE PLAN PLANT SCHEDULE & DETAILS
C806	SITE RESTORATION PLAN
C900	CONSTRUCTION DETAILS
C901	CONSTRUCTION DETAILS
C902	CONSTRUCTION DETAILS
C903	CONSTRUCTION DETAILS
C904	CONSTRUCTION DETAILS
C905	CONSTRUCTION DETAILS
C906	CONSTRUCTION DETAILS



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



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

PROJECT NOTES (NON INCLUSIVE):

ALL BIDDERS SHOULD VISIT THE SITE PRIOR TO SUBMITTING BIDS.

BY OWNER SCOPE:

- WELL DRILLING & WELL MECHANICAL EQUIPMENT (PUMP, CONTROLLER, PRESSURE TANK, WIRING)
- SEPTIC SYSTEM (PERC TEST, DRAIN FIELD, PLUMBING)
- PICNIC TABLES (PROVIDE & INSTALL)
- PROVIDE SALVAGED DONOR PAVERS FOR REINSTALLATION.

SHELTER BUILDING PLANS ARE A SEPARATE PLAN SET

COMMUNITY PARK - PHASE II

VILLAGE OF MCFARLAND

MCFARLAND, WISCONSIN

PROJECT NUMBER 24.029



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

Sheet Title:
TITLE SHEET

Revisions:

Project #: 24.029
Issued For: Bidding
Date: 8/11/2025

Sheet Number:
T100

SPOT GRADE ABBREVIATIONS:

- (XXX.XX) = EXISTING GRADE
- CXXX.XX = PROPOSED CONCRETE
- PXXX.XX = PROPOSED PAVEMENT
- FSXXX.XX = PROPOSED FINISH SURFACE
- RXXX.XX = STRUCTURE RIM
- IEXXX.XX = INVERT ELEVATION
- TOCXXX.XX = TOP OF CURB ELEVATION

UTILITY NOTES:

- THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- STANDARD SPECIFICATIONS: PERFORM ALL WORK IN ACCORDANCE WITH THE PROVISIONS OF:
 - "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" (WSWS) LATEST EDITION
 - STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (WISDOT) LATEST EDITION
- CONTRACTOR SHALL OBTAIN A CURRENT COPY OF ANY LOCAL MUNICIPAL STANDARD SPECIFICATIONS, PRIOR TO THE START OF CONSTRUCTION.
- ALL UTILITIES SHALL BE INSTALLED WITH TRACER WIRE.
- ALL APPLICATIONS AND FEES FOR SANITARY SEWER AND WATER MUST BE COMPLETED AND PAID PRIOR TO CONNECTION TO SEWER/WATER SYSTEMS.
- CONTRACTOR SHALL PROVIDE 72 HOURS NOTICE TO THE APPROPRIATE UTILITY WHEN WATER OR SANITARY CONNECTION ARE TO BE MADE.
- ANY UTILITY WORK IN THE RIGHT-OF-WAY AND ALL SANITARY SEWER AND WATER CONNECTIONS TO BE INSPECTED BY THE LOCAL UTILITY. NOTIFY 48 HOURS IN ADVANCE OF WORK.

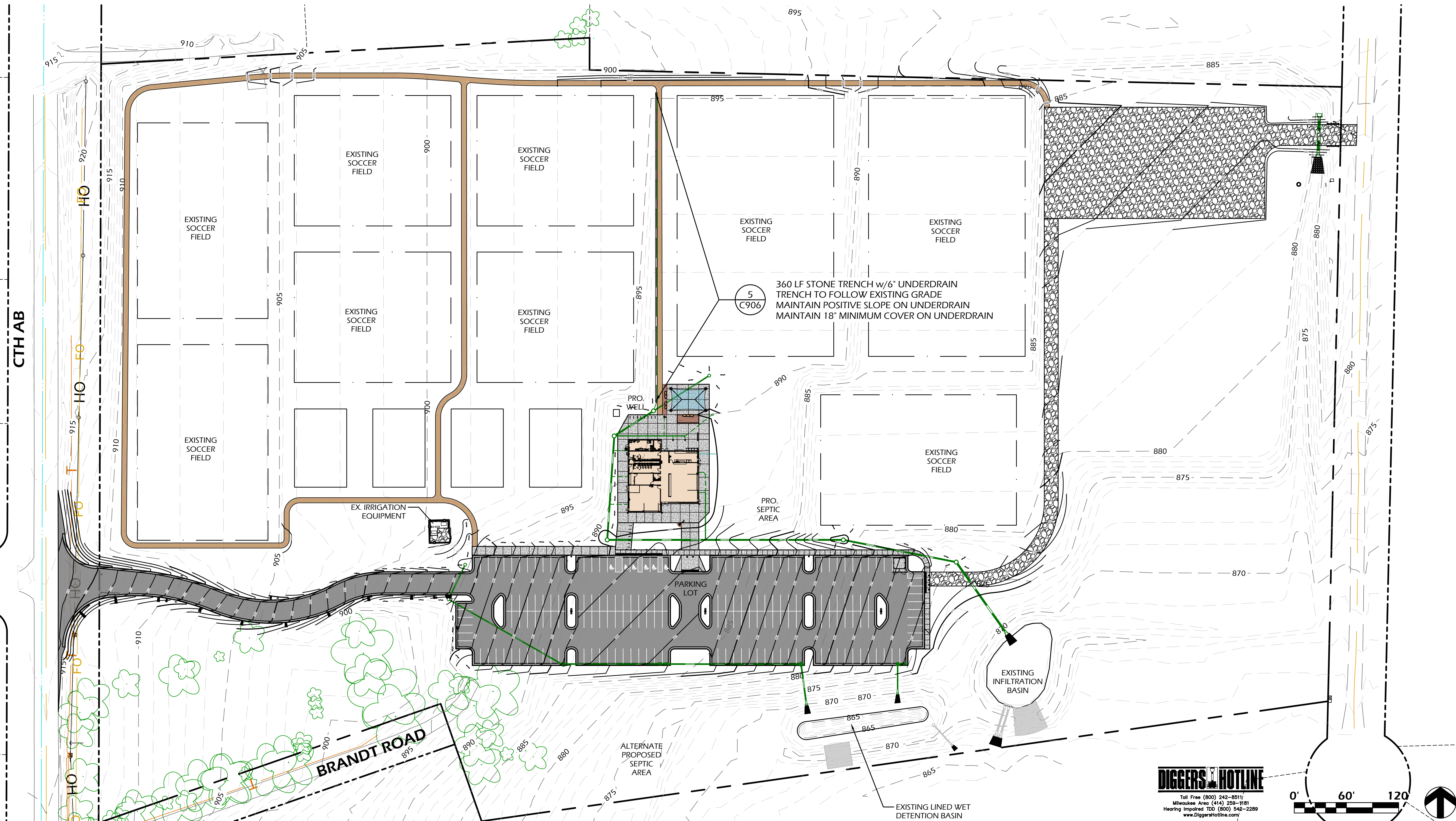
STORM SEWER:

- STORM SEWER OR CULVERTS WITHOUT DESIGNATED PIPE TYPES MAY BE SELECTED FROM THE MATERIALS LISTED IN THE SPECIFICATIONS.
- STORM SEWER SPECIFIED AS RCP SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO THE FOLLOWING SPECIFICATIONS:
 - 12" DIA - CLASS V RCP
 - 15" DIA - CLASS IV RCP
 - 18+" DIA - CLASS III RCP
- STORM SEWER SPECIFIED AS HDPE SHALL BE CORRUGATED HDPE, SMOOTH INTERIOR.
- STORM SEWER SPECIFIED AS PVC SHALL BE SCHEDULE 40 OR SDR 26 PVC. POLYETHYLENE MATERIAL SHALL CONFORM TO ASTM D3350. AN APPROVED RUBBER GASKET JOINT SHALL BE USED FOR EITHER OPTION. JOINTS FOR RCP SHALL CONFORM TO ASTM D-471. JOINTS FOR HDPE SHALL CONFORM TO ASTM F-477.
- ALL APRON ENDWALLS SHALL BE PROVIDED WITH PIPE GRATES (TRASH GUARDS).
- 2" INSULATION MUST BE PROVIDED AT ANY CROSSINGS WITH WATER MAINS OR LATERALS WITH LESS THAN 24 INCHES OF VERTICAL SEPARATION.

SITE GRADING NOTES

1. ALL BIDDERS SHOULD VISIT THE SITE PRIOR TO SUBMITTING A BID AND REVIEW THE EXISTING CONDITIONS OF THE SITE.
2. CONTACT DIGGER'S HOTLINE A MINIMUM OF 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE OWNER OR A/E.
4. THE SITE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL ELEMENTS IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND THE LOCAL GOVERNING AUTHORITY'S REGULATIONS.
5. PLACE SILT FENCE OR INLET PROTECTION AT ALL PROPOSED AND EXISTING CATCH BASINS, MANHOLES, AND INLETS FOR THE DURATION OF CONSTRUCTION.
6. ALL EXISTING STRUCTURES AND/OR UTILITIES WHICH ARE NOT SHOWN ON THESE DOCUMENTS WHICH NEED TO BE REMOVED, RELOCATED, AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR AND INCLUDED IN THE BASE BID.
7. CONTOUR INTERVAL SHOWN REPRESENTS ONE VERTICAL FOOT AND SHALL BE CONSTRUED AS FINISH GRADE.
8. ALL HARDSCAPE SURFACES SHALL NOT EXCEED 5% RUNNING OR 2% CROSS SLOPES UNLESS OTHERWISE INDICATED.
9. ALL TURF AREAS SHALL MAINTAIN A MINIMUM SLOPE OF 2% UNLESS OTHERWISE INDICATED.
10. PROPOSED PATHS GENERALLY FOLLOW EXISTING FINISH GRADES EXCEPT WHERE PROPOSED CONTOURS DEMONSTRATE FILL CONDITIONS.
11. MATCH TO EXISTING GRADE AT 5:1 MAXIMUM SLOPES BEYOND PROPOSED HARDSCAPE LIMITS EXCEPT WHERE SHOWN OTHERWISE.

File: V:\24.029 McFarland Community Park Phase 2_CDS\CAD\P_SG.dwg Layout: C300 User: bluem Plottext: Aug 13, 2025 - 12:53pm



DIGGERS HOTLINE
 Toll Free (800) 242-8511
 Milwaukee Area (414) 239-1181
 Hearing Impaired TDD (800) 542-2289
 www.DiggerHotline.com

0' 60' 120'

MCFARLAND COMMUNITY PARK PAVILION

SITE LOCATION MAP



3234 COUNTY HWY AB
MCFARLAND, WI 53558

PROJECT DIRECTORY

DESIGN-BUILDER
ICONICA, INC.
901 DEMING WAY
MADISON, WISCONSIN 53717
PHONE: (608) 664-3500

OWNER
MCFARLAND PUBLIC WORKS
5115 TERMINAL DRIVE
MCFARLAND, WI 53558

CIVIL ENGINEER
PARKITECTURE + PLANNING
901 DEMING WAY
MADISON, WI 53717
PHONE: (608) 203-8203

LANDSCAPE DESIGNER
PARKITECTURE + PLANNING
901 DEMING WAY
MADISON, WI 53717
PHONE: (608) 203-8203



BUILDING CODE

- Building Regulations: 2015 IBC / ICC/ANSI A117.1-2010
- Use Groups/Occupancy: Mixed Use, Separated Occupancies (508)
- Type of Construction: Type VB (602.5)
- Allowable Area & Building Height:
 - Table 504.3 (max. height) A-2, 40'-0"
 - 504.4 (max. stories) A-2 = 1
 - Table 506.2 (max area) 6,000 SF
- Sprinkler system: Building is not sprinklered.
- Fire Extinguishers:
 - Type: 2A
 - Distance to Extinguisher: 75'
 - Floor Area / Extinguisher: 11,250 sq. ft.
 - Minimum Rating: Class B
 - Within 30' of Commercial cooking equipment (906.1.2)
- Protection of Elements: As determined by tabular values (Table 601) (Group A-2 / Type VB)
 - Structural frame 0 hr
 - Ext. bearing wall 0 hr
 - Int. bearing walls 0 hr
 - Ext. non-bearing walls 0 hr
 - Int. non-bearing walls 0 hr
 - Floor construction 0 hr
 - Roof construction 0 hr
- Number of Occupants: As determined by tabular values (Table 1004.1.2) & Chapter 9 Fire Protection Systems (903.2.1.2 Group A-2)
 - Assembly
 - Community Room: 1472/15 = 70' occupants
 - Board Room: 273/15 = 19 occupants
 - Mercantile
 - Concessions: 403/60 = 7 occupants
 - Board Room Storage 78/300 = 1 occupant
 - Accessory storage
 - Mechanical: 317/300 = 2 occupants
 - Total:** 99 occupants
(see Code Plan for detailed information)

*Per 903.2.1.2 Group A-2
An automatic sprinkler system shall be provided for fire areas containing Group A-2 occupancies and intervening floors of the building where one of the following conditions exists:
1. The fire area exceeds 5,000 square feet.
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

*Garage to be separated by 2HR Fire Barrier to keep total fire area under 5,000 square feet.
*Building to post signage at entry doors for Max Occupancy: 99.

9. Exiting: Width - 0.2 inches per person for exits
44" min at corridors (1020.2)
Minimum number of exits = 2
32" min. clear at exit doors
50' Maximum dead end corridor (1020.4, exception #2)
30' Maximum common path of egress travel (1029.8)
200' Maximum exit access travel distance (1017.2)

10. Plumbing: 126 total occupants (63 Women, 63 Men)
water closets lavatories
Women
required: 1 1
provided: 6 4
Men
required: 1 1
provided: 2w 4u 4

Drinking Fountains: 1 required/2 provided
Service Sinks: 1 required/1 provided

11. Marking Identification: Fire Walls, Fire Barriers, Fire Partitions, Smoke Barriers and Smoke Partitions shall be permanently identified with stenciling per 703.7 except in areas where gypsum board ceilings are provided.
1. Located in concealed floor, floor/ceiling or attic spaces.
2. Be located within 15' of the end of each wall and at intervals not exceeding 30' measured horizontally.
3. Letters to be not less than 3" in height with a min. stroke of 3/8" in a contrasting color.

SHEET INDEX

BID PACKAGE #1: 08/11/2025	CURRENT REVISION	SHEET #	SHEET TITLE
		A001	COVER SHEET
		A002	ABBREVIATIONS, SYMBOLS AND NOTES
		A011	FIRST FLOOR CODE PLAN

General		
■	A001	COVER SHEET
■	A002	ABBREVIATIONS, SYMBOLS AND NOTES
Code		
■	A011	FIRST FLOOR CODE PLAN
Architectural		
■	A201	FIRST FLOOR PLAN
■	A202	REFLECTED CEILING & ROOF PLANS
■	A301	BUILDING ELEVATIONS
■	A302	BUILDING ELEVATIONS
■	A401	BUILDING SECTIONS
■	A402	BUILDING SECTIONS
■	A403	BUILDING SECTIONS
■	A410	EXTERIOR WALL SECTIONS
■	A411	EXTERIOR WALL SECTIONS
■	A412	EXTERIOR WALL SECTIONS
■	A413	EXTERIOR WALL SECTIONS
■	A500	PLAN DETAILS
■	A501	SECTION DETAILS
■	A502	SECTION DETAILS
■	A520	EXTERIOR DOOR DETAILS
■	A521	EXTERIOR DOOR DETAILS
■	A522	WINDOW DETAILS
■	A523	WINDOW DETAILS
■	A540	ROOF DETAILS
■	A541	ROOF DETAILS
■	A542	ROOF DETAILS
■	A601	ENLARGED PLANS & INTERIOR ELEVATIONS
■	A602	ENLARGED PLANS & INTERIOR ELEVATIONS
■	A603	ENLARGED PLANS & INTERIOR ELEVATIONS
■	A710	DOOR & HARDWARE SCHEDULES
■	A720	WINDOW TYPE ELEVATIONS
Interiors		
■	I201	FIRST FLOOR FINISH PLAN & SCHEDULE

SHEET INDEX

BID PACKAGE #1: 08/11/2025	CURRENT REVISION	SHEET #	SHEET TITLE
		S001	GENERAL NOTES
		S002	GENERAL NOTES
		S003	SNOW LOAD PLAN
		S100	FOUNDATION PLAN
		S111	SLAB-ON-GRADE PLAN
		S205	ROOF FRAMING PLAN
		S300	STRUCTURAL ELEVATIONS
		S301	STRUCTURAL ELEVATIONS
		S302	STRUCTURAL ELEVATIONS
		S400	STRUCTURAL SECTIONS
		S401	STRUCTURAL SECTIONS
		S500	FOUNDATION DETAILS
		S501	FOUNDATION DETAILS
		S520	ROOF FRAMING DETAILS
		S530	FRAMING DETAILS AT MASONRY
		S531	FRAMING DETAILS AT MASONRY
		S900	STRUCTURAL ISOMETRIC

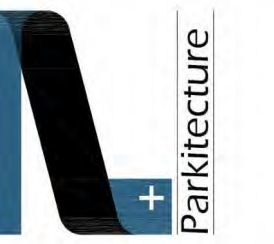
Structural		
■	S001	GENERAL NOTES
■	S002	GENERAL NOTES
■	S003	SNOW LOAD PLAN
■	S100	FOUNDATION PLAN
■	S111	SLAB-ON-GRADE PLAN
■	S205	ROOF FRAMING PLAN
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■	S301	STRUCTURAL ELEVATIONS
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■	S401	STRUCTURAL SECTIONS
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■	S501	FOUNDATION DETAILS
■	S520	ROOF FRAMING DETAILS
■	S530	FRAMING DETAILS AT MASONRY
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■	S900	STRUCTURAL ISOMETRIC
Plumbing		
■	P001	ABBREVIATIONS, SYMBOLS AND NOTES
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■	P205	ROOF OVERALL PLUMBING
■	P501	PLUMBING DETAILS
■	P502	PLUMBING DETAILS
■	P601	ENLARGED PLUMBING PLANS
■	P602	ENLARGED PLUMBING PLANS
■	P701	SCHEDULES
■	P901	PLUMBING RISERS
■	P902	PLUMBING RISERS

SHEET INDEX

BID PACKAGE #1: 08/11/2025	CURRENT REVISION	SHEET #	SHEET TITLE
		M001	ABBREVIATIONS, SYMBOLS AND NOTES
		M201	FIRST FLOOR & ROOF - MECHANICAL
		M501	MECHANICAL DETAILS
		M502	MECHANICAL DETAILS
		M503	MECHANICAL DETAILS
		M701	MECHANICAL SCHEDULES & CONTROLS
		M901	MECHANICAL ISOMETRIC

Mechanical		
■	M001	ABBREVIATIONS, SYMBOLS AND NOTES
■	M201	FIRST FLOOR & ROOF - MECHANICAL
■	M501	MECHANICAL DETAILS
■	M502	MECHANICAL DETAILS
■	M503	MECHANICAL DETAILS
■	M701	MECHANICAL SCHEDULES & CONTROLS
■	M901	MECHANICAL ISOMETRIC
Electrical		
■	E001	ABBREVIATIONS, SYMBOLS AND NOTES
■	E100	ELECTRICAL SITE
■	E201L	FIRST FLOOR OVERALL LIGHTING
■	E201P	FIRST FLOOR OVERALL POWER
■	E205P	ROOF POWER
■	E501	ELECTRICAL DETAILS
■	E701	ELECTRICAL SCHEDULES
■	E702	ELECTRICAL SCHEDULES

PARKITECTURE + PLANNING
901 Deming Way, Suite 201
Madison WI 53717
608.886.6808



ICONICA
901 Deming Way // Madison, WI 53717
Ph. 608.664.3500 / FX. 608.664.3535
iconicarena.com

MCFARLAND COMMUNITY PARK PAVILION
3234 COUNTY HWY AB
MCFARLAND, WI 53558

Project Name:
Sheet Title
COVER SHEET

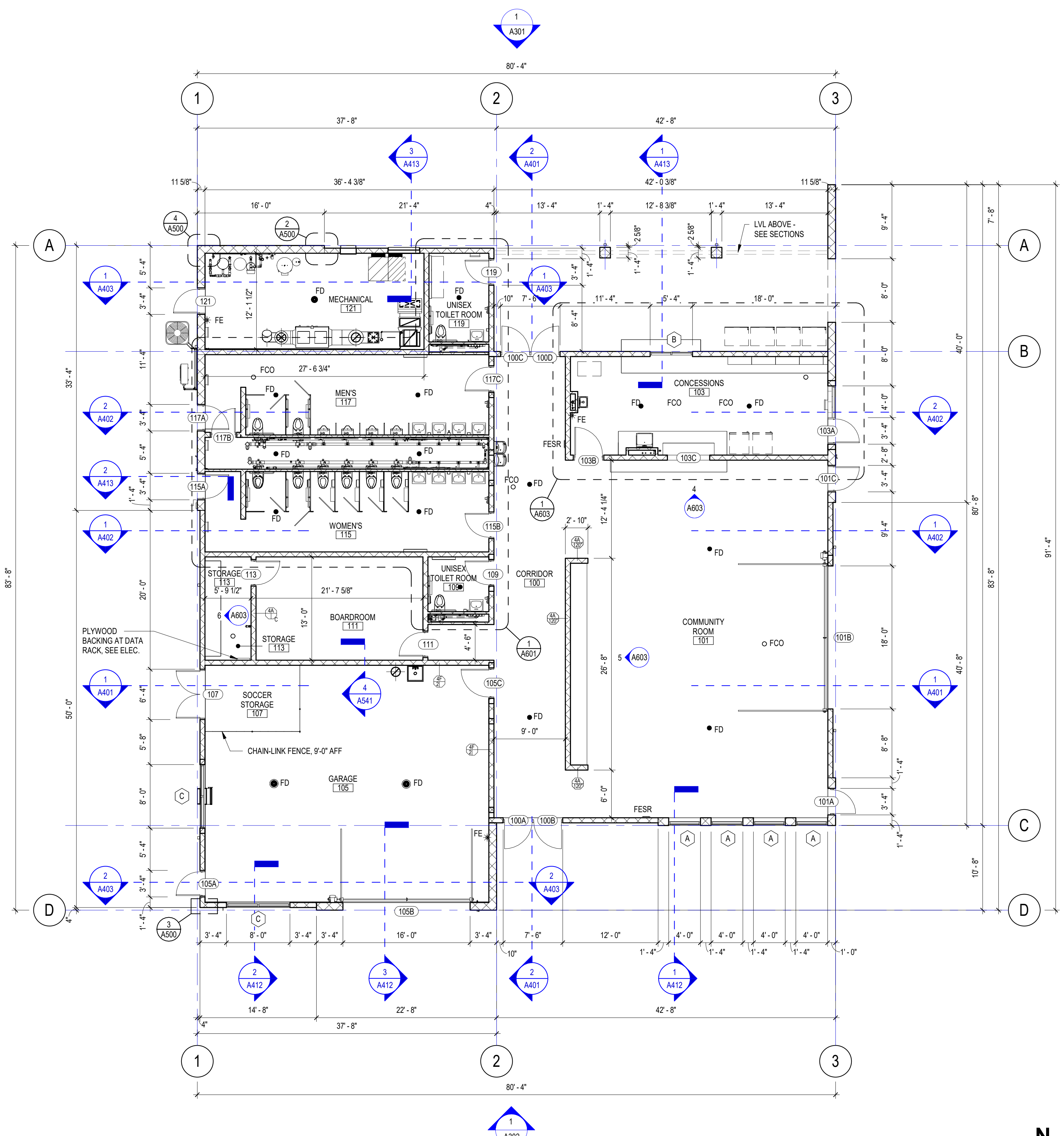
Issue Description Date

Issue	Description	Date

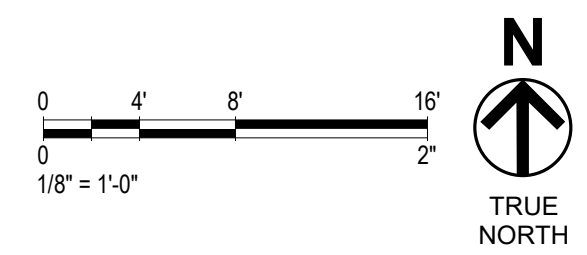
Project #: 20240370
Issue: BIDDING
Date: 08/11/2025

Sheet Number

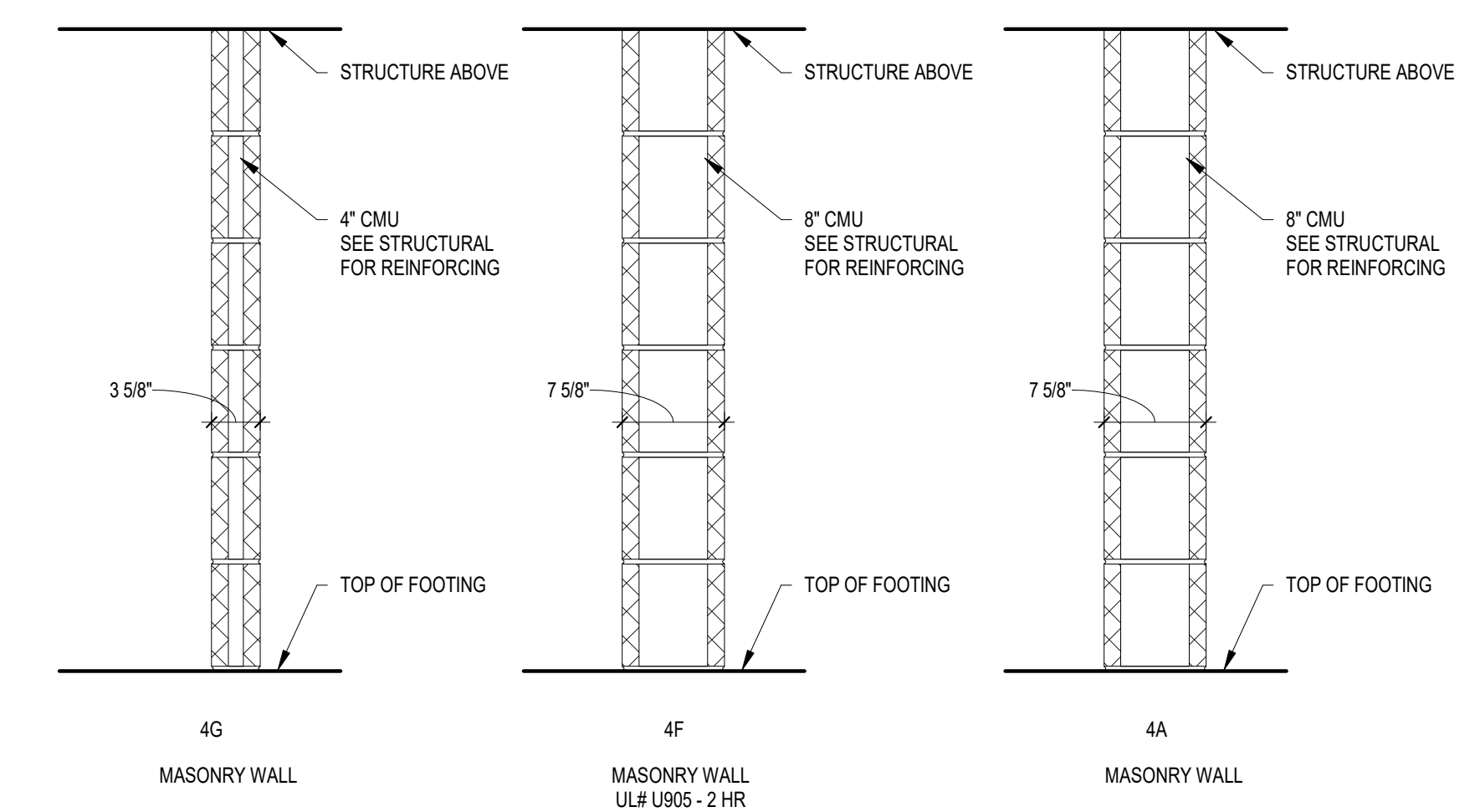
A001



1 FIRST FLOOR PLAN
A201 SCALE: 1/8" = 1'-0"



WALL TYPES
SCALE: NTS



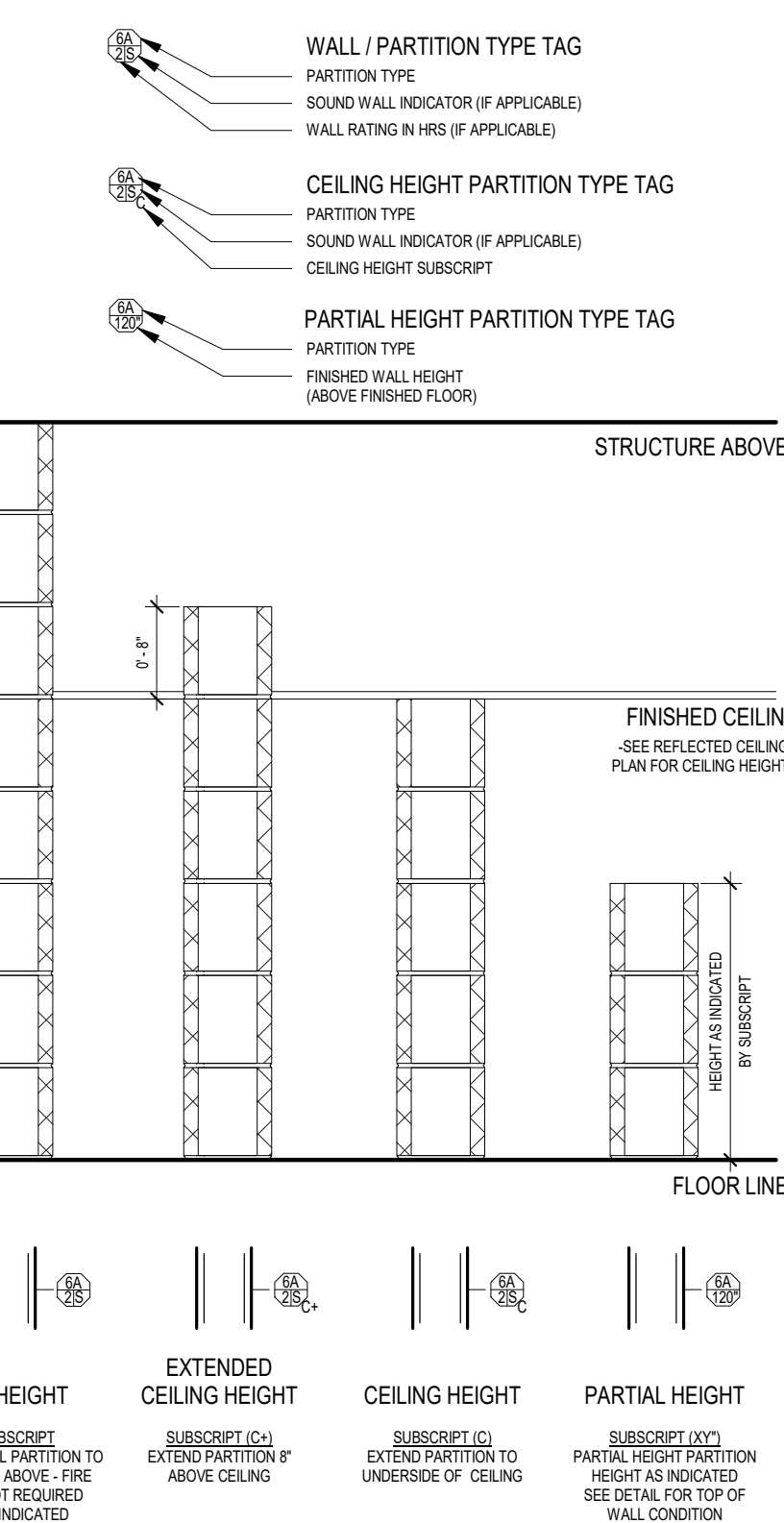
ARCHITECTURAL GENERAL NOTES:

- GENERAL NOTES APPLY TO ALL SHEETS.
- SEE CODE PLAN FOR LOCATION OF WALLS OF FIRE-RESISTIVE CONSTRUCTION. ALL WALLS OF FIRE-RESISTIVE CONSTRUCTION SHALL EXTEND TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE.
 - ALL EXTERIOR DIMENSIONS TO WALL CONSTRUCTION ARE TO FACE OF FOUNDATION, CMU OR SHEATHING TYPICAL UNLESS NOTED OTHERWISE.
 - ALL INTERIOR DIMENSIONS TO WALL CONSTRUCTION ARE TO FACE OF CMU, TYPICAL.
 - DIMENSIONS FOR DOOR AND WINDOW OPENINGS ARE TO MASONRY OPENING.
 - HOLLOW METAL DOOR ROUGH OPENINGS ARE INDICATED DOOR WIDTH PLUS 2" FRAME EACH SIDE.
 - WALL TYPES SHALL BE DESIGNATED ON FLOOR PLANS. SEE SHEET A201 FOR WALL TYPES AND GENERAL NOTES.
 - EXTERIOR WINDOWS, STOREFRONT, AND CURTAIN WALLS SHALL BE DESIGNATED ON FLOOR PLANS. SEE SHEET A522 & A523 FOR DETAILS.

WALL TYPE GENERAL NOTES:

- REFER TO INTERIOR FINISH PLANS/SCHEDULE FOR ADDITIONAL WALL FINISHES
- ALL PENETRATIONS THROUGH WALL SHALL BE SEALED BY INSTALLING CONTRACTOR

PARTITION TAG LEGEND:



PARKITECTURE + PLANNING
901 Deming Way, Suite 201
Madison, WI 53717
608.886.6806

ICONICA
901 Deming Way / Madison, WI 53717
PH: 608.886.3560 / FX: 608.694.3535
iconicadetroit.com

Project Name: **MCFARLAND COMMUNITY PARK PAVILION**
3234 COUNTY HWY AB
MCFARLAND, WI 53558

Sheet Title: **FIRST FLOOR PLAN**

Issue	Description	Date

Project #: 20240370
Issue: BIDDING
Date: 08/11/2025

Sheet Number
A201


VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, January 6, 2026

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Lee Igl, Public Works Director

AGENDA ITEM: Discussion regarding a playground replacement plan

PREVIOUS ACTION:

N/A

ISSUE SUMMARY:

The following playground replacement plan provides a long-range, systematic approach to maintaining safe, accessible, and age-appropriate playgrounds across the park system. Most existing playgrounds were installed between 1999 and 2018 and are planned for replacement at approximately 25–30 years of service life, which aligns with industry best practices for playground equipment and surfacing, provided there are regular replacements of safety surfacing and some replacement of parts as needed. The plan schedules replacements (or new installs) from 2026 through 2054, allowing costs to be spread over multiple decades while addressing accessibility upgrades, site restoration needs, and infrastructure connections (paths and road access). Several playgrounds will require additional investment due to ADA accessibility improvements, poured-in-place surfacing, or site drainage and water issues. This proactive schedule reduces risk, avoids emergency replacements and supports predictable capital budgeting.

At a planning level, estimated replacement costs range from \$75,000 for small tot lots to \$450,000 for larger neighborhood or community playgrounds, with most projects clustering around \$170,000–\$200,000.

Attached is the replacement plan for the next 30 years.

FINANCIAL/BUDGET IMPACT:

Playground replacements are currently scheduled within the CIP on a biannual basis.

VILLAGE PLAN REFERENCE:

n/a

ORDINANCE REFERENCE:

n/a

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

No action is required on this item.



ATTACHMENTS:

1. Playground replacement plan 12.23.2025

Playground Replacement Planning Summary

Park	Current Install Year	Replacement Year	Age at Replacement (yrs)	Approx. Replacement Cost	Comments
William McFarland	—	—	—	—	Unknown – part of improvements in master plan
Cedar Ridge	1999	2026	27	200K	Site restoration and path connectivity
William McFarland	1999	2028	29	225K	—
Community	2030		NA	175K	Install year unknown
Lewis	2007	2032	25	450K	Include accessibility to path system
Autumn Grove	2007	2034	27	300K	Accessibility to road and path from valley
Valley Tot Lot	2007	2036	29	80K	Accessibility to road
McDaniel	2008	2038	30	200K	Could be more due to poured-in-place and water issues
Brandt	2010	2040	30	75K	Possible added cost for path to playground
Woodland Estates	2011	2042	31	200K	Accessibility to path system
Juniper Ridge	2016	2044	28	170K	Accessibility to path system
Egner	2018	2046	28	200K	Could be more due to poured-in-place and water issues
Discovery Garden	2018	2048	30	150K	—
Ridgeview Tot Lot	2021	2050	29	75K	Accessibility to road
Rosewood Fields	2022	2052	30	200K	—
Highland Oaks	2024	2054	30	200K	—
Prairie Place	2026	2056	30	150K	New installation