



Urso/Schuetz Park Master Plan Update

McFarland, Wisconsin



VANDEWALLE & ASSOCIATES INC.

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I. Introduction

The Village of McFarland retained Vandewalle & Associates to update the Urso/Schuetz Park Master Plan. The previous plan was prepared in 2005. Since this time, the wetland, as delineated by the Wisconsin Department of Natural Resources (WisDNR) has considerably increased in size, affecting proposed park uses. This Master Plan reviews previous park plans and suggests reorganizing planned uses and recommends new uses for the Urso/Schuetz Park.



II. Master Plan Process

REVIEW BACKGROUND INFORMATION

Outdoor Recreation & Open Space Plan, 2013-2018

The Outdoor Recreation & Open Space Plan is the official Village document that guides park planning, including establishing goals, objectives, and policies to guide recreation and conservancy areas. A key recommendation of this plan is to update the Master Plan for John Urso Community Park, which

includes the Schuetz property. The plan also encourages lifetime activity in parks, which was used as a guiding principal in this planning process, providing activities for people of all ages and abilities.

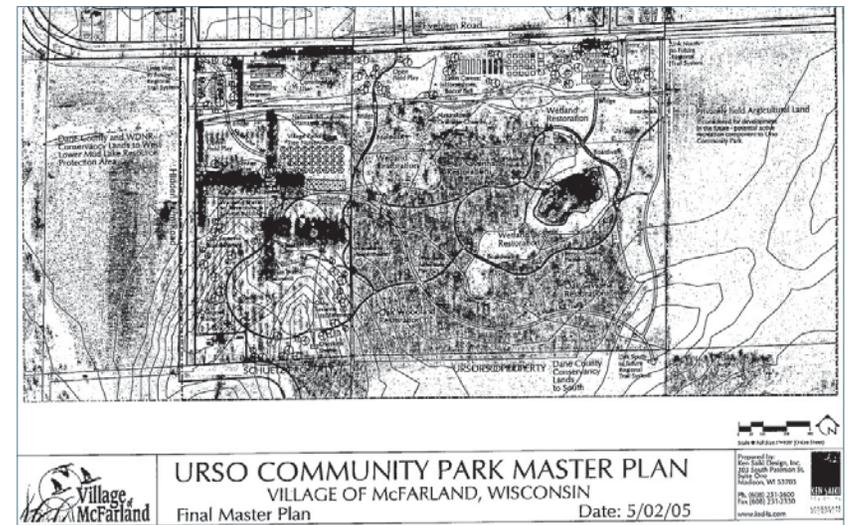
Urso Community Park Master Plan, 2005

The previous park plan, which was prepared by Ken Saiki Design, identified a mix of active and passive uses. Active uses included sledding, picnicking, cross country skiing, basketball, lawn games, and a woodland adventure playground. Passive uses included trails, Village tree nursery, community gardens, amphitheater, and a nature center. The plan further recommended natural area restoration of woodlands, wetlands, and oak savannas.

OUTDOOR RECREATION & OPEN SPACE PLAN



URSO COMMUNITY PARK MASTER PLAN



PROJECT INPUT

Parks, Recreation & Natural Resources Committee Meeting (5/18/17)

The McFarland Parks, Recreation & Natural Resources Committee provided primary project input for this master planning project. At a meeting held on May 18, 2017, the Committee reviewed the 2005 Master Plan, discussed the enlarged WisDNR designated wetland boundary, and provided master planning direction. Specific Master Plan direction included:

- Preserve the natural areas
- Expand walking trails
- Expand the McFarland Dog Park and improve the access and/or drainage
- Provide a destination activity not currently offered in other Village parks
- Provide a location for a nature center or community building
- Locate a parking lot on the west side of the park to access new activities
- Confirm Stewardship Grant Program restrictions placed on the property, which was acquired through the program funding

City Staff Input

City Staff also provided project input and direction throughout the master planning process.

Final presentation – Parks, Recreation, & Natural Resources Committee Meeting

At a meeting held on September 28, 2017, the Parks, Recreation & Natural Resources Committee reviewed the updated park plans and provided comment. On October 26, 2017, the Committee recommended approval of the plan to the Village Board.

III. Existing Park



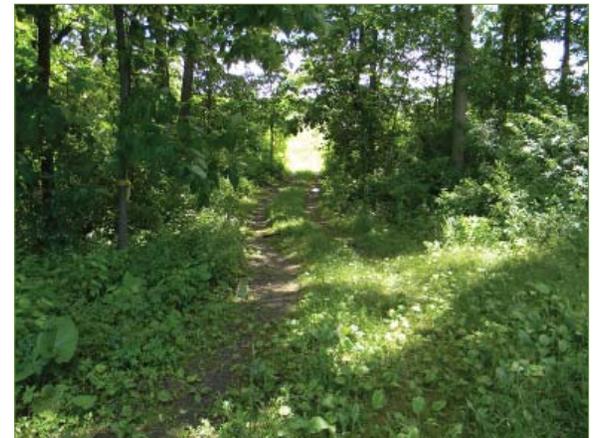
MAP 1: EXISTING SITE

LOCATION

Urso/Schuetz Park is located on the south edge of the Village of McFarland, east of Mud Lake (see Map 1). The Dane County Parks Natural Resource Area – Lower Mud Lake borders the park site on the west and south, providing permanent open space. A recently constructed single-family home subdivision is located to the north, and the private property to the east is currently being farmed. Specifically, the park is bound by Elvehjem Road to the north, Dane County Property to the west and south and the Sperle private property to the east. Another privately owned parcel (Valenza) is also located between Elvehjem Road and a portion of the park.

Parcels and Acquisition History

The park is comprised of three parcels. The two on the east side were dedicated during the Park View Estates subdivision plat and created the John Urso Community Park. These parcels are about 40 acres in size. The third parcel is located to the west. This 17-acre parcel was acquired through Wisconsin Department of Natural Resources (WisDNR) Stewardship Urban Rivers Program for public nature-based outdoor recreation. This state program established requirements for this land development as part of the grant agreement. Stewardship Grant Agreement URGP2-217 was established for this land purchase. Under this agreement, the Village agreed to not convey, sell, lease, assign, or mortgage the property or convert the property to uses inconsistent with the Stewardship Program and Agreement without prior written approval of the WisDNR. As projects are implemented on this site, the Village should keep WisDNR informed of plans prior to construction.





PARK FEATURES

The existing site contains a variety of landscapes, features and potential visitor experiences. As shown on Map 1, the site contains a mix of wetland, woodland, remnant savanna, two ponds, and a drainageway that bisects the site east to west. While these features limit the Village's ability to construct active recreation facilities, they are a great opportunity to provide residents with a natural space for a variety of passive recreation experiences and environmental restoration and education. The wetland as currently designated by the Wisconsin Department of Natural Resources is approximate 28 acres in size. From visiting the site, the wetland does not have standing water or constant wet soils. The areas surrounding the drainageway are mostly wet and lands to the south tend to dry quicker than others. The woodland, specifically on the eastern portion of the site contain oak stands, which are being crowded by fast growing saplings and trees.

The park is accessible from Elvehjem Road on the north and Hidden Farm Road on the west. A gravel access road extends from Hidden Farm Road to the east past the former apple orchard and planted evergreen trees. An existing building is located at the end of this drive with potential to reuse the foundation to create a park building. The land rises upward to the south, adjacent to the Dane County Park Lands. The vegetation clears in this area, providing vistas to the west for viewing of Mud Lake and the surrounding protected lands. This area may be a potential archaeological site of significance.

Wisconsin Historical Society records indicate a potential Native American Mound is or was located on the south end of the Schuetz parcel. The area, as defined on Map 1, is called the Skare Mound, and the 2009 Archaeological Sites Inventory (ASI) notes, "This Burial Site is not catalogued, but is protected under Wis. Stats 157.70. Consultation with the Wisconsin Historical Society is required." Further research revealed a periodical entitled, *The Wisconsin Archaeologist – Undescribed Groups of Lake Mendota Mounds*, Vol. 11, No. 1, July 1912, described the mounds as the following

Page 114. "Skare Group – This is the only mound now remaining of what was less than fifty years ago, a large group of mounds which covered the swell, or rolling round on the Anderson and Halverson places. Viewed from the north this rise of ground is a rather steep hill at the bottom of which stands the Halverson house. Upon reaching the Anderson, or Skare place, the well begins to slope down to a level with the marsh, which is covered with water whenever Mud Lake overflows. It then becomes many times its present size.

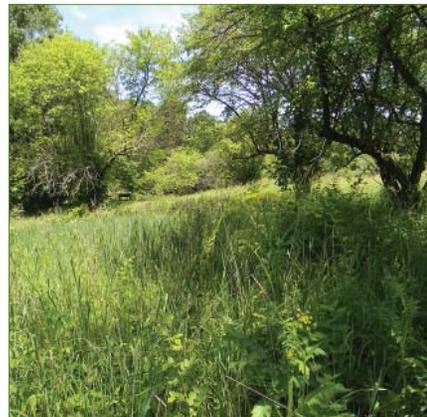
The Linear mound extends north and south along the top of the swell for about 300 feet. The part on the Halverson place is 260 feet long. Originally it extended some distance farther north. Most of it is now barely traceable. Another season's cultivation will destroy it. Other mounds, now gone, lay west of this one.

The part remaining on the Anderson farm is 240 feet long. It lies in the western part of a small wood thickly overgrown with brush. It is from 2 to 4 feet high and 10 feet wide. It is related that years ago, old settlers said that an old Winnebago Indian, by the name of White Rabbit, stated that in former times the Indians hid behind this mound to shoot the deer as they came in droves along the hollow to drink at the lake.

South and a little west of this were the other mounds of which not a trace now remains. I am told that a human skeleton was exhumed from among them."



An eight-acre dog park is located on the east side of the Urso parcel. This park was constructed in 2009 and contains a gravel parking lot accessible from Elvehjem Road, fenced park, gated entrance, small dog area, large dog area, and a pet clean up and waste area. Due to the dog park location near the drainageway and within the wetland, the crossing of the drainageway is sometimes flooded and grass trails become muddy through use. The southern part of the dog park is outside of the wetland and provides a wooded and natural setting for both dogs and walkers to enjoy. The Village created a series of mowed paths throughout the west side of the Urso parcel in 2011 and has maintained those trails by mowing annually. Currently the park contains approximately 2.1 miles of paths. Existing trails were mapped by walking each route and recording GPS coordinates.



The Urso/Schuetz Park Master Plan is broken into the following large activity areas and proposed activities (as shown on Map 2):

1. Wetland Area
2. Woodland Preservation & Restoration
3. Pond
4. Park Building Area
5. Dog Park
6. Disc Golf & Woodland Restoration
7. Entrances

WETLAND AREA

This area, located along Elvehjem Road, was previously envisioned as an active use area in the 2005 Master Plan. Since the wetland has increased in size, little land is now available for programmed events. For this reason, this area is proposed to remain natural. A survey should be completed of existing plant species and condition, and the existing wetland should be studied to determine its quality and function. A restoration and preservation plan should be prepared to understand the appropriate techniques and associated costs required. The wetland and riparian woodland areas should be restored to a healthy mix of plant species to sustain these environmentally sensitive areas. While the area is designated as wetland, mowed paths are currently located in this area. These paths are accessible in dry times and additional paths may be possible farther away from the drainage corridor. Elevated wooden boardwalks are recommended for highly used trails or trails near or crossing the drainage corridor such as the proposed Lower Yahara River Trail.



WOODLAND PRESERVATION & RESTORATION

This wooded area is also largely within the WisDNR wetland, though can be seasonally less wet in woodlands located away from the drainage corridor. This area is proposed to remain natural, preserving the mix of riparian woodlands. Similar to the wetland area, a full study and restoration plan should be completed to restore and sustain this public natural area. A general outline for a preservation and restoration approach is the following:

- Collect information about site and history (plat map, soils, wetland extent, topography, water quality/quantity, prior drainage, cultivation/grazing information, potential permits, survey)
- Determine restoration goal (minimal, partial, complete historic restoration)
- Develop site plan
- Evaluate which restoration tools to use (ditch plugging or filling, disable drain tile, stream channelization & realignment, etc.)
- Decide whether there is a viable seed bank (dormant seeds) or to reintroduce native wetland plant species
- Acquire native seed or other plant material
- Implement restoration project- create timetable, gather necessary permits, work closely with contractor/visit site regularly
- Monitor site after construction, document changes in plant or animal life

Since the land does contain quality hardwood trees, the plan may focus more on preservation and removal of invasive species or under story trees rather than restoration, starting from a landscape with no pre-settlement species.

POND

This man-made pond provides another passive experience for park visitors. The area surrounding the pond is often wet, so accessing the pond may require an elevated boardwalk. While the pond is not known to contain fish, providing access to interact with the pond still contributes to the park experience. This feature should be connected to the rest of the park through paths and could contain a gathering space overlooking the pond, such as a stone council ring.

PARK BUILDING AREA

The existing building on site is currently used for storage. The foundation and concrete walls appear to be in good condition and could potentially be re-used as the foundation for a community building or park building serving as the primary park gathering space. The space may contain a nature center, performance area, restrooms, and concessions. A parking lot is proposed in the area, working with the natural topography to impact the site as little as possible. This parking area would serve the community park building visitors, trail users, and disc golf players.

The existing orchard could be celebrated as a settlement education experience. The gridded tree form could serve as an outdoor gathering space for events such as candlelight walks, seasonal events such as a “Haunted Orchard”, or agricultural education. The orchard area may also serve as a Village tree nursery as previously recommended in the 2005 Master Plan.



EXISTING POND



EXISTING PARK BUILDING & FOUNDATION



EXISTING ORCHARD

DOG PARK

The McFarland Dog Park has become a primary use of the park, accommodating both large and small dogs. The fenced dog park offers long open and wooded spaces for both dogs and walkers to explore. Due to its popularity, an expansion of the dog park is proposed on the south end. This 2.6-acre expansion extends into the center of the park and a second gate is recommended to access the dog park from the west and proposed future parking. As the McFarland Dog Park becomes more active, the parking lot may need to be enlarged and improved outside of the wetland.



EXISTING DOG PARK FACILITIES

DISC GOLF & WOODLAND/OAK SAVANNA RESTORATION

Urso/Schuetz Park is generally planned to for passive recreation opportunities with a variety of landscape experiences. An opportunity exists to enhance this experience by integrating a disc golf course into the landscape, providing Village residents and visitors with an activity not found elsewhere within the Village. By coordinating a woodland and oak savanna restoration project with a disc golf course layout, the course could be knit into the landscape providing players with access to the restored natural environment. The trail system should also be included within the disc golf course, allowing non-players to access the park. The proposed course contains 18 holes accessible from the proposed community park building parking lot and trails.



DISC GOLF EXAMPLE IMAGES

ENTRANCES

The park is proposed to have two vehicular entrances and two primary pedestrian/bicycle entrances. The existing vehicular entrance is proposed to remain at the dog park. The existing access road at Hidden Farm Road should be paved and improved to provide access to the proposed community park building and park interior. The primary pedestrian and bicycle entrance is proposed where Holscher Road terminates at Elvehjem Road. This is both a central spot in the park and is a point where residents in the adjacent neighborhoods can easily access the park. The bike trail along Elvehjem Road also connects to this point. This entrance also serves as access to the proposed Lower Yahara River Trail, which would bisect the park north to south.

The point where the trail would enter the park to the south would serve as a secondary pedestrian/bicycle entrance. Secondary entrances are proposed as trail access points along Hidden Farm Road and Elvehjem Road. At the time of this planning effort, Dane County Parks had not completed the environmental document for this portion of the Lower Yahara River Trail, which may impact the final alignment. Further engagement and trail connections with the surrounding Dane County Parklands is encouraged.



HOLSCHER & ELVEHJEM ROADS ENTRANCE



HIDDEN FARM ROAD ENTRANCE

V. Master Plan



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MAP 3: MASTER PLAN

Map 3 illustrates the Concept Plan in more detail, providing form and location to the proposed park uses. The following describes the Urso/Schuetz Master Plan elements in more detail:

COMMUNITY PARK BUILDING

The proposed community park building would serve as the primary gathering space in Urso/Schuetz Park and could become a community-wide destination.

Specific features may include:

- Reuse existing foundation and walls as support
- Upper patio and lower patio
- Potential nature center or gathering room
- Lower level restrooms/concessions/winter warming house
- Community room rental
- Performance stage
- Fire pit or outdoor grills
- Outdoor seating
- Outdoor movie screen
- Bike pavilion with racks, maintenance station, kiosk & water station
- Natural playground
- Accessible to all visitors
- Connection to the Lower Yahara River Trail
- Disc golf and bicycle trailhead/meeting point
- Automobile parking (~70 spaces) with the ability to expand

Whether intended or not, the community park building parking lot may be used as a Lower Yahara River Trailhead in the future, so a future parking expansion area is provided in the Master Plan to meet potential future demand. The Village and County should coordinate this during the planning of the Phase 2 – Lower Yahara River Trail.

Further analysis of utility extensions is needed to determine the cost for storm sewer, sanitary sewer, and water service to the building. This may impact the feasibility to make improvements to the site.



FIGURE 1: COMMUNITY PARK BUILDING



**NATURAL PLAYGROUND
EXAMPLE IMAGES**

MAP 4



MAP 4: COMMUNITY PARK BUILDING SITE PLAN

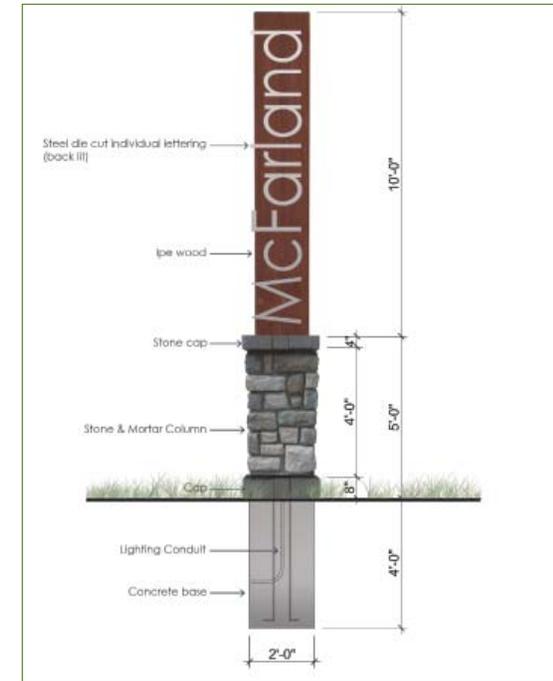
LOWER YAHARA RIVER TRAIL ALIGNMENT

A great opportunity exists to incorporate the future alignment of the Dane County Lower Yahara River Trail into Urso/Schuetz Park. The proposed alignment shown in the Master Plan uses the existing trail location where the Dane County trail connects to an existing Village park trail. This is within the eastern edge of the Skare Mound Boundary. For this reason, the Wisconsin Historical Society should be consulted at the beginning of the trail planning process to ensure the location shown for park entry is satisfactory. If not, the entrance could be located further east. The County trail is proposed to extend through the middle of the park, providing visitors with a variety of landscapes to explore including upland woodlands, oak savanna edge, riparian woodlands, and wetland areas. The trail is proposed as a paved asphalt path with elevated wood boardwalk over wetlands. Further coordination between the Village and County will be required to plan and construct the trail.

FIGURE 2: LOWER YAHARA RIVER TRAIL COMMUNITY ENTRANCE



FIGURE 3: COMMUNITY GATEWAY FEATURE



PARK ENTRANCES & LOWER YAHARA RIVER TRAIL CONNECTION

The points where the Lower Yahara River Trail are proposed to intersect with Urso/Schuetz Park may also serve as the primary park entrances for pedestrians and bicyclists. The north entrance is proposed to have a Urso/Schuetz Park sign announcing the park. The south entrance is proposed to contain a park sign, as well as, a gateway feature welcoming County trail users to the community. This gateway should match the gateway proposed in McDaniel Park, creating a bookend system as shown in Figures 2 and 3.

DISC GOLF COURSE

The proposed 18-hole disc golf course provides residents and visitors with a unique recreation experience located within a restored woodland/oak savanna and trail system. Specific features may include:

- Concrete tee boxes and natural ground green/cage areas
- Holes located within both oak savanna grasslands and woodlands to provide a variety of landscapes
- Holes located to direct fairway throwing motion away from park trails and the Lower Yahara River Trail
- Mix of hole pars per regulation course
- Integration of walking paths to serve golf course users and park walkers
- Coordinate hole locations with natural area restoration process. For example, removal of invasive plant species may become fairways/disc golf holes, while preserved species remain on the edges and between disc golf holes

TRAILS & GATHERING SPACES

Urso/Schuetz Park currently has about 2.1 miles of trails. The Master Plan proposes an additional 1.2 miles of trails to total 3.3 miles. These trails are accessible from public streets, parking areas, and the proposed Lower Yahara River Trail. The existing trail south of the proposed disc golf course should be relocated outside of the Skare Mound area to protect this historic site. Education signage and interpretive features may be installed along the trails, outside of the protected area, to celebrate the site's Native American history. Two gathering spaces are proposed along the trail network, one is at the high point overlooking Mud lake to the east and one is near the pond. Both gathering spaces could contain a permanent seating feature such as a council ring.



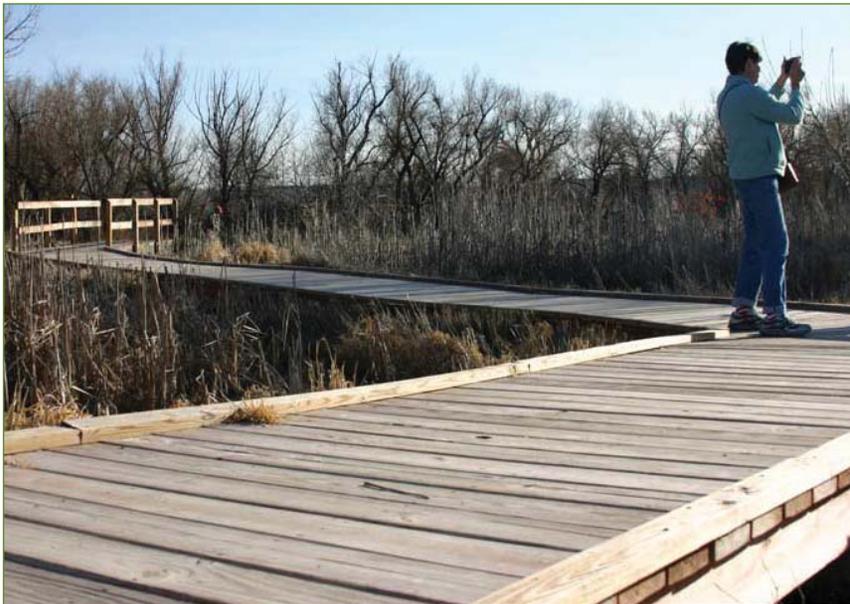
DISC GOLF INTEGRATED INTO NATURAL AREA RESTORATION



GATHERING SPACES

DOG PARK EXPANSION

A fenced area is proposed providing approximately 2.6 acres of additional dog park land. Unfortunately, a large portion of the expansion area will be seasonally wet due to the wetland boundary. A trail should be able to be built south of the wetland, providing access to additional dry dog park expansion areas. A second dog park entrance is proposed on the west end of the expansion area, providing access from within the park and future proposed parking area. During this park planning process, the Village has already begun to plan for an elevated boardwalk at the existing dog park entrance to provide park access during high water. The area currently has a culvert and gravel path over the drainageway.

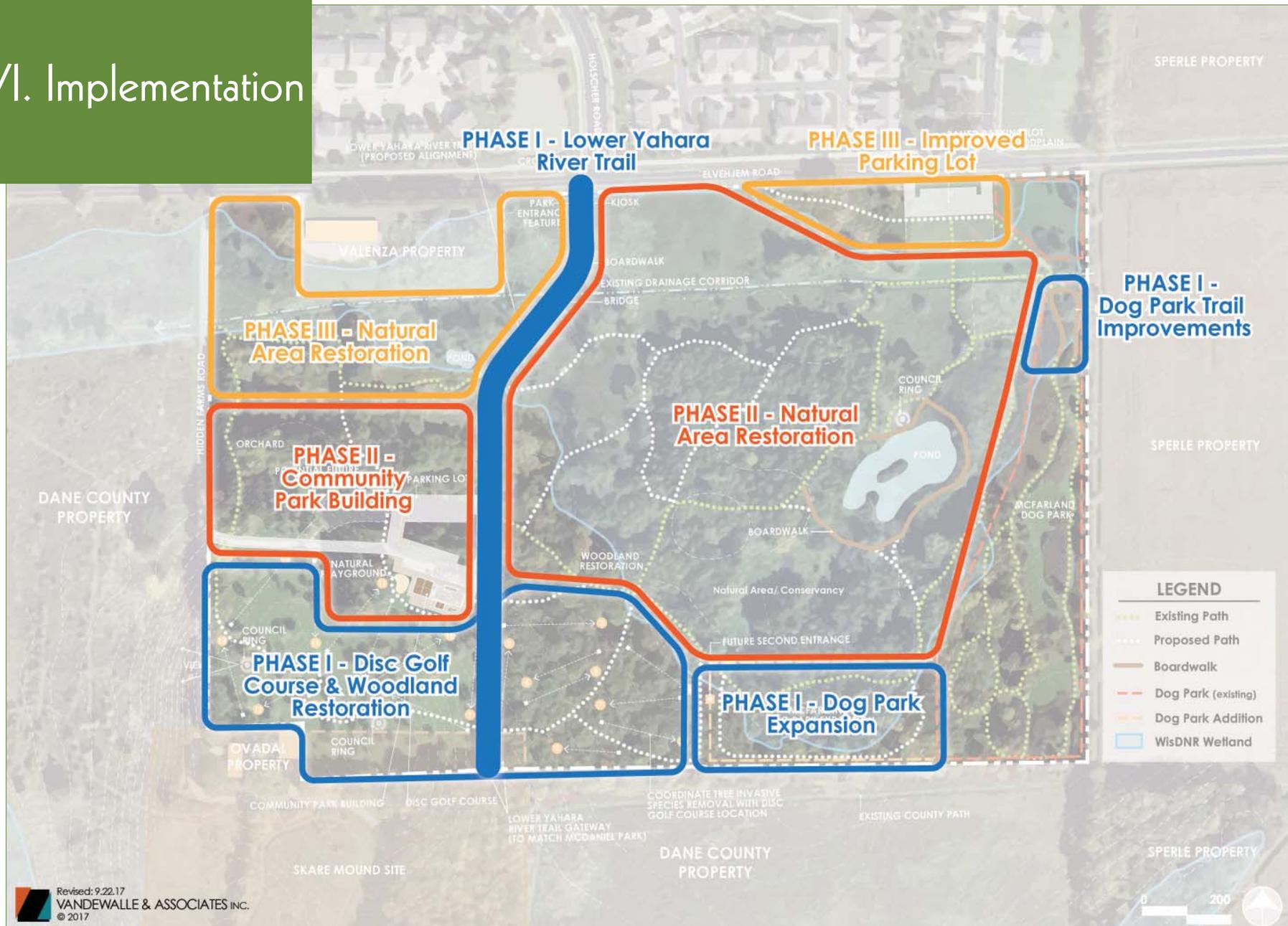


BOARDWALK EXAMPLE



EXISTING ENTRANCE

VI. Implementation



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MAP 5: PHASING PLAN

PHASING

The Urso/Schuetz Park Master Plan was designed for the Village to implement separate projects through phases as shown in Map 5. While the Master Plan provides a cohesive design for the entire park, the individual projects are not dependent upon each other to construct.

Phase I

The Master Plan recommends four immediate park improvements. First is to construct an elevated wooden boardwalk at the north entrance to the dog park to provide a walkway usable in all seasons and weather. The second project is to expand the dog park on south end and provide a second dog park entrance. The third project is to continue to work with Dane County Parks to finalize the alignment of the Lower Yahara River Trail through the park and construct the trail. The final first phase project is proposed to be the disc golf course with woodland and savanna restoration. This project would provide an activity not currently in the Village and the associated trails provide visitors with access to the park interior.

Phase II

Two Phase II projects are envisioned and will require a greater Village effort than Phase I projects. The first is the Community Park Building. Being a primary gathering space with site work, construction and utility work, the project is the most expensive park improvement proposed. The other Phase II project is the large natural area restoration of the center portion of the site. This project could be broken into further phases once a restoration plan is created.

Phase III

Final park project phasing includes restoration of a natural area adjacent to private property and a new dog park parking lot. The natural area is largely wetland surrounding the drainageway. Trail improvements are proposed through the area, but do not provide visitors with an immersive natural experience compared to the center of the park. The improved parking lot serving the dog park is proposed to be constructed when demand requires.

PROJECT PRELIMINARY BUDGET

A detailed preliminary budget is provided at the end of this document (see Table 1). This table provides project cost estimates by park development project areas and phases identified previously (see Map 5).

General budget breakdown by project type is the following.

Dog Park Improvements & Expansion	\$82,000
Natural Area Restoration	\$400,000
Park Building and Parking	\$1,200,000
Disc Golf Course	\$27,000
Lower Yahara River Trail & Gateway Features	\$180,000
Trails & Gathering Spaces	\$415,000
Improved Parking Lot (near dog park)	\$100,000

A large portion of potential park project costs include woodland and wetland restorations. These costs per acre can vary widely depending upon the effort and equipment needed to restore plant communities. Table 1 includes costs on the low end. The following are potential restoration costs:

Woodlands - \$5,000 to \$10,000 per acre

Wetlands - \$10,000 to \$30,000 per acre

Riparian Woodland - \$10,000 to \$40,000 per acre

TABLE 1: DETAILED PRELIMINARY BUDGET

Phase I - Dog Park Trail Improvements

Park Element	Quantity	Units	Cost	Total
Boardwalk - 8 feet wide	300	lf	\$ 180.00	\$54,000.00
			Sub total	\$54,000
			20% Design & Contingency	\$10,800
			Total	\$64,800

Phase I - Dog Park Expansion

Park Element	Quantity	Units	Cost	Total
Fencing - wood post & wire	1,250	lf	\$ 5.00	\$6,250.00
Gate	1	each	\$ 500.00	\$500.00
Trail Clearing	1	lump	\$ 5,000.00	\$5,000.00
Dog Waste Station	1	each	\$ 1,000.00	\$1,000.00
Benches - wood, rustic	3	each	\$ 500.00	\$1,500.00
Woodland Restoration	3	acre	\$ 5,000.00	\$15,000.00
			Sub total	\$29,250
			20% Design & Contingency	\$5,850
			Total	\$35,100

Phase I - Disc Golf Course & Woodland Restoration

Park Element	Quantity	Units	Cost	Total
Grading & mobilization allowance	1	lump	\$ 5,000.00	\$5,000.00
Disc Golf Cages and Poles	18	each	\$ 650.00	\$11,700.00
Disc Golf Concrete Tee Pads (If needed)	18	each	\$ 200.00	\$3,600.00
Disc Golf Tee Signs and Message Board	1	lump	\$ 2,000.00	\$2,000.00
Council Ring - Limestone	1	each	\$ 5,000.00	\$5,000.00
New Limestone Path - 6 feet wide	1,275	lf	\$ 12.00	\$15,300.00
Convert Existing Path to Limestone - 6 feet wide	1,050	lf	\$ 12.00	\$12,600.00
Clearing - New Paths	1	lump	\$ 5,000.00	\$5,000.00
Woodland Restoration	3.8	acre	\$ 5,000.00	\$19,000.00
			Sub total	\$79,200
			20% Design & Contingency	\$15,840
			Total	\$95,040

Phase I - Lower Yahara River Trail

Park Element	Quantity	Units	Cost	Total
Grading & mobilization allowance	1	lump	\$ 5,000.00	\$5,000.00
Bridge	1	each	\$ 30,000.00	\$30,000.00
Boardwalk - 10 feet wide	375	lf	\$ 200.00	\$75,000.00
Asphalt Path - 10 feet wide	1,025	lf	\$ 50.00	\$51,250.00
Clearing - New Paths	1	lump	\$ 5,000.00	\$5,000.00
Park Entry Feature @ Elvehjem Road	1	each	\$ 5,000.00	\$5,000.00
Community Entry Feature @ South End	1	each	\$ 10,000.00	\$10,000.00
			Sub total	\$181,250

20% Design & Contingency \$36,250
Total \$217,500

Phase II - Natural Area Restoration

Park Element	Quantity	Units	Cost	Total
Natural Area Evaluation (for entire park)	1	lump	\$ 10,000.00	\$10,000.00
Woodland Restoration	7.8	acre	\$ 5,000.00	\$39,000.00
Wetland Restoration	8.8	acre	\$ 10,000.00	\$88,000.00
Riparian Woodland Restoration	6.3	acre	\$ 15,000.00	\$94,500.00
New Limestone Path - 6 feet wide	2,925	lf	\$ 12.00	\$35,100.00
Convert Existing Path to Limestone - 6 feet wide	3,950	lf	\$ 12.00	\$47,400.00
Boardwalk Path - 10 feet wide	875	lf	\$ 200.00	\$175,000.00
Clearing - New Paths	1	lump	\$ 10,000.00	\$10,000.00
Council Ring - Limestone	1	each	\$ 5,000.00	\$5,000.00
			Sub total	\$504,000

20% Design & Contingency \$100,800
Total \$604,800

Phase II - Community Park Building

Park Element	Quantity	Units	Cost	Total
Grading & mobilization allowance	1	lump	\$ 15,000.00	\$15,000.00
Electrical and plumbing allowance	1	lump	\$ 15,000.00	\$15,000.00
Building Renovation & Construction (35'x48')	1,680	sf	\$ 200.00	\$336,000.00
Foundation Wall Façade Improvements (170'x10')	1,700	ff	\$ 50.00	\$85,000.00
Railing	75	lf	\$ 400.00	\$30,000.00
Bike Maintenance Station & Kiosk - covered	1	each	\$ 17,000.00	\$17,000.00
Performance Stage	1	each	\$ 35,000.00	\$35,000.00
Restrooms	1	each	\$ 50,000.00	\$50,000.00
Ramps and Stairs	1	each	\$ 20,000.00	\$20,000.00
Outdoor Movie Screen	1	each	\$ 4,000.00	\$4,000.00
Fire Pit/Grill	1	each	\$ 5,000.00	\$5,000.00
Moveable Picnic Tables and Chairs	10	each	\$ 1,500.00	\$15,000.00
Natural Playground	1	each	\$ 25,000.00	\$25,000.00
Asphalt Parking and Drive - 70 spaces	50,000	sf	\$ 5.00	\$250,000.00
Future Asphalt Parking and Drive - 32	11,000	sf	\$ 5.00	\$55,000.00
Overhead Lights	6	each	\$ 4,000.00	\$24,000.00
Future Overhead Lights	2	each	\$ 4,000.00	\$8,000.00
Landscaping	1	lump	\$ 20,000.00	\$20,000.00
Benches	4	each	\$ 1,500.00	\$6,000.00
Trash Receptacles	2	each	\$ 1,300.00	\$2,600.00
New Limestone Path - 6 feet wide	775	lf	\$ 12.00	\$9,300.00
Convert Existing Path to Limestone - 6 feet wide	375	lf	\$ 12.00	\$4,500.00
Clearing - New Paths	1	lump	\$ 5,000.00	\$5,000.00
Woodland Restoration	3.4	acre	\$ 5,000.00	\$17,000.00
			Sub total	\$1,053,400

20% Design & Contingency \$210,680

Total \$1,264,080

Phase III - Parking Lot

Park Element	Quantity	Units	Cost	Total
Grading & mobilization allowance	1	lump	\$ 5,000.00	\$5,000.00
Asphalt parking lot - 35 spaces	12,500	sf	\$ 5.00	\$62,500.00
Landscaping	1	lump	\$ 10,000.00	\$10,000.00
Overhead Lights	2	each	\$ 4,000.00	\$8,000.00
New Limestone Path - 6 feet wide	550	lf	\$ 12.00	\$6,600.00
			Sub total	\$92,100

20% Design & Contingency \$18,420

Total \$110,520

Phase III - Natural Area Restoration

Park Element	Quantity	Units	Cost	Total
Grading & mobilization allowance	1	lump	\$ 5,000.00	\$5,000.00
Woodland Restoration	1.8	acre	\$ 5,000.00	\$9,000.00
Wetland Restoration	3.8	acre	\$ 10,000.00	\$38,000.00
Convert Existing Path to Limestone - 6 feet wide	950	lf	\$ 12.00	\$11,400.00
			Sub total	\$63,400

20% Design & Contingency \$12,680

Total \$76,080

Grand Total \$2,467,920

Note: This estimate is for planning purposes, actual construction costs will vary.
 Utilities are not included in this preliminary budget.