

AGENDA
PARKS & RECREATION COMMISSION
Tuesday, February 21, 2023 at 6:00 p.m.
Jackson Community Center
N165 W20330 Hickory Lane, Jackson, WI 53037



1. Call to Order and Roll Call
2. Approval of JPR Commission Meeting Minutes – January 31, 2023 (*attached*)
3. Hasmer Lake Park Master Plan – Final Draft & Estimate Review
4. Review Current Financial Stat Pak
5. February 14 Village Board Meeting Project Update – Jackson Park
Tennis/Pickleball/Basketball Courts, Dog Park, Hwy 60 Street Lights & JCC
Expansion Phase I
9. Review & Upcoming Events – Monte Carlo Night
10. Director of Parks & Recreation Highlights
11. Citizens/Village Staff to address the Board
12. Adjourn to FRIENDS ANNUAL MEETING

FRIENDS OF JACKSON PARKS & RECREATION will hold their Annual Meeting and Election of Officers immediately following the JPR Commission meeting.

Unless emailed with notice, support materials will be provided at the meeting.

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Village Hall at least one (1) business day prior to the meeting.

It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.

**DRAFT MINUTES
PARKS & RECREATION COMMISSION
Tuesday, January 31, 2023 at 6:00 p.m.
Village Municipal Building
N168 W19851 Main Street
Jackson, WI 53037**



JOINT MEETING PORTION WITH THE PUBLIC WORKS COMMITTEE

1. Call to Order and Roll Call

Chair Latz called the meeting to order at 6:00 p.m.

Members Present: Tr. Engelhardt, Chair Casey Latz, Brian Mekka, Sue Rank and Brittany Rathke

Board of Public Works Members Present: Tr. Engelhardt, Chair Tr. Heckendorf, Sarah Malchow, Tr. Matter, Jeff Mitchell, and Chris Sberna

Member Excused: Tim Meffert

Staff Present: Utility Supervisor Jeff Deitsch, Recreation Supervisor Renee Fisher, Administrator Jen Keller, Director of Public Works Brian Kober, Parks & Recreation Director Kelly Valentino and Clerk Jilline Dobratz

Also Present: Lucas Geiger and Emma Watson of MSA, Greg Droessler of Town & Country Engineering

2. Approval of the Parks & Recreation Commission Minutes of November 15, 2022

Motion by Brian Mekka, second by Brittany Rathke to approve the Parks & Recreation Commission minutes of November 15, 2022.

Vote: 5 ayes, 0 nays. Motion carried.

3. Hasmer Lake Park Master Plan, Concept & Community Survey Results (MSA)

Lucas Geiger gave background information and survey updates. Concept plans were reviewed. Discussion ensued on; ADA accommodations, parking concerns and bathrooms.

4. Pickleball Court Project Bids – Review & Recommendation

Director of Public Works Kober gave information on the three project bids that were received and how the project will be funded.

Motion by Chair Latz, second by Sue Rank to recommend Village Board accept the Pickleball Court Project contract in the amount of \$403,206.60 from Vinton Construction Company.

Vote: 5 ayes, 0 nays. Motion carried.

5. Hwy 60 Street Pole Project – Review & Recommendation

Director of Public Works Kober explained the current streetlights are owned and operated by We-Energies and they will not be replaced before the DOT reconstruction project. The project would include reducing the number of poles. There are two vendors in which final costs on the poles and fixtures are forthcoming. After poles and fixtures are selected, the installation of the project will be sent out for bid. The final quotes from the last two vendors will be reviewed at the next Budget & Finance and Village Board meeting.

6. Cedar Run Dog Park Project Concept – Review & Recommendation

Parks and Recreation Director Valentino stated from the Hasmer Lake Park Plan Public Information Community Survey, there is a need for having a dog park. The creation of a Dog Park was in the 2021 Parks, Recreation and Open Space Plan. Cedar Run Park has base requirements to create the park and the Village owns it.

Motion by Sue Rank, second by Brian Mekka to recommend the Village Board approve a Request for Proposals for design and engineering for the Cedar Run Dog Park Project Concept. Vote: 5 ayes, 0 nays. Motion carried.

(Note: a pause was taken at 7:15 p.m. for the Parks & Recreation Commission to leave and continue their meeting.)

Parks & Recreation Commission continued their meeting at 7:20pm

7. Jackson Community Center Expansion Bids – Review & Recommendation

Director Valentino shared a financial breakdown with the information provided and shared highlights from each vendor. Comments were shared by each Commission Member. After a review of the (5) proposals, the JPRC narrowed the field to two: Groth Design Group and Zimmerman Architectural Studios. The Commission then did a deep dive into the specific inclusions, costs and pros and cons of each of the two proposals. Director Valentino stated its important to note, that these were the only (2) proposals that did not give a specific dollar amount for phase II. Which was an important factor in the JPRC 's decision to narrow to the two. Commissioner Latz stated it would be hard to determine a specific cost of the project until phase I was completed, leaving a lot of room for extra, unexpected costs. Trustee Engelhardt shared his observations of some unknown exclusion costs in the Groth proposal, especially noting important engineering components that were not included in the main bid. After recalculating the true proposals costs, the Groth proposal came in at approximately \$269,448.00 plus, with the unknown expenses as stated above. The Zimmerman proposal came in at \$286,970.00. Commissioner Mekka pointed out the fact that the Zimmerman proposal made it very clear that it was truly a lump sum from design to construction, including all standard engineering. Looking at this information closely, the JPRC felt that at best the proposal cost would be close, and most likely Zimmerman would be less in the end.

Motion by Chair Latz, second by Sue Rank to recommend the acceptance of the Zimmerman Architectural Studios proposal for Phase I of the JCC Expansion, with the possibility of adding Phase II upon completion and approval of Phase I by the Village Board.

Vote: 5 ayes, 0 nays. Motion carried.

Tr. Engelhardt excused himself from the Parks & Recreation Commission meeting to return to the Board of Public Works Meeting.

8. Financial Stat Pak & 2022 Budget Review will take place in February

No report was given.

9. Upcoming Events – Monte Carlo Night, Easter Egg Hunt

Director Valentino stated that we are doing well with sponsorships. As of today's date, we have \$8,000 in sponsorships made up of: a Corporate Sponsor and Table Sponsors and general cash donations. Director Valentino also stated that the Friends Group will be a second Corporate Sponsor of the Event. Director Valentino stated the Easter Egg Hunt has been moved to Friday, March 31, 2023 at 6:00 p.m.

10. Director of Parks & Recreation Report

Director Valentino reported that she received a letter from Amazon Smiles and the program is being discontinued.

11. Citizens/Village Staff to address the Board

No Citizens or village staff to address.

12. Adjourn

Next meeting: JPRC Tuesday, February 21, 2023 JPRC and Friends Group Annual Meeting and Election of Officers. Friends Group is looking for nominations for a Vice President and Secretary.

Motion by Sue Rank, second by Brittany Rathke to adjourn.

Vote: 4 ayes, 0 nays. Motion Carried.

Meeting was adjourned at 7:55pm.



Memo **DRAFT**

To: Kelly Valentino, Parks and Recreation Director and
Parks & Recreation Commission

From: Lucas Geiger, PLA

Subject: Hasmer Lake Community Park Master Plan

Date: February 16, 2023

The Village of Jackson seeks a master plan to guide future improvements to Hasmer Lake Community Park, and its hopeful expansion to neighboring parcels, to provide a guiding vision for a unique community amenity. Hasmer Lake is a 15 acre water resource within the Village of Jackson located just north of State Hwy 60 and just east of County Hwy P. Currently the DNR owns a parcel along the Western edge of the lake. The DNR Hasmer Lake Access property currently allows public access to the lake via shoreline, a fishing pier, ADA canoe/kayak launch, walking paths through wetlands, as well as a parking lot, benches, and a portable restroom.

In 2021, following the recently Adopted “Village Parks, Recreation & Open Space Plan” the Village purchased an adjacent parcel to the north of the DNR property. The land was acquired for the purpose of creating a new Community Park in the far west section of the Village. The purchased property is .52 acres with frontage on Hasmer Lake.

Initially, the Village had identified another parcel to be considered in this masterplan. A .25 acre parcel directly across County Hwy P adjacent to the Village Park and Ride. During site investigation, community feedback survey, and discussions with Village Staff, this parcel was identified to be a future veterans’ memorial. The Village plans to work with the local VFW and American Legion to establish the memorial and the parcel was removed from the scope of this park master plan. Discussions about a property to the north of the park and ride also transpired, but the Village ultimately concluded that the property would not be considered either.

What did transpire from our discussions was the need for not one final masterplan, but two potential options that the Village could consider and move forward with. Although, atypical with a typical masterplan process, the two master plans provide alternative course of actions for the Village to move forward with pending anticipated discussions with the DNR and adjacent property owners. The attached plans consider two main scenarios: 1) the DNR collaborates with the Village on an expansion project that would combine the existing DNR amenities and proposed Village amenities; and 2) the Village decides to pursue the purchase of an adjacent parcel to the

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east of the Village owned parcel and plans for a park across both with only an access easement required from the DNR property.

Analysis of the existing park conditions and the proposed masterplans, conducted during the Winter of 2022-2023, helped provide a general phasing plan for each option for the Village. Below explains a quick brief on how the phases were considered.

- Phase 1 –** Focused on items that the Village can do on their already owned property and curtailed to each master plan option. These items would provide some key amenities that the Village identified in their Parks, Recreation, & Open Space Plan. With phase 1 items completed, the Village owned parcel can be opened to the public.
- Phase 2 –** Plans for items that can be completed after adjacent parcels, DNR or purchase, can be included in the overall design. This phase would tie the two parcels together and expand upon all the amenities the park has to offer.

The phasing plans provided above is an example and can be modified to meet the needs of the Village of Jackson's ability to budget for necessary improvements. The Village may add, remove, or prioritize some elements ahead of others due to potential funding sources becoming available or unforeseen community needs becoming apparent in the future.

The following identifies (2) phases for the (2) master plan options shown above with cost estimates following each section. A full project cost for each option and phase is included at the end of this report. Summaries for the future work are as follows:

Option 1 – DNR Parcel Collaboration

Phase I – Development of Village-Owned Parcel

This phase will focus on the establishment of the new four-season restroom/shelter building and connection of accessible routes from the DNR site to the upper area of the Village Parcel.

To start this would involve clearing and grubbing of unwanted vegetation while maintaining quality trees and shrubs where possible. The aim is to maintain the natural presence of the site while clearing space for users to enjoy more of what the site has to offer. Creating vistas, maintaining established shade, and preserving high quality native plantings is a key first step.

After the clearing and grubbing stage has been completed, grading of the site is needed. However, it is pertinent to keep in mind the naturalness of the site and it grading should be minimized to the greatest extent possible. It is understood that the proposed site amenities are necessary for optimizing the space and concessions may have to be made after full site evaluation.

With the establishment of grades, the 4-season shelter/restroom/storage building construction follows. The concept of the 4-season shelter is a split-level structure with canoe/kayak storage underneath and a raised deck that acts as an extension of the of shelter's usable area. The shelter would be rentable to allow for gatherings of 20-50 people, serve as a warming space for future winter programmed activities, and a staging space for canoe/kayak rentals. The deck would serve as an overlook to the lake and act as an ideal space for having the lake as a framed backdrop. Future efforts should consider the overall impact of the park shelter's design on the natural feel of the park as a whole.

The final piece of this this phase would create accesible paths to and from the DNR property as well as an on street accessible stall on Rosewood Lane. Due to the constraints of the site, the accessible stall on Rosewood Lane is not a necessity, but a convenience to future park users. The multi-use connection path from the existing DNR parking lot to the shelter and sidewalk on Rosewood Lane is necessary to complete this phase. Without this connection, the plan would not be complete to all users of the park. The sidewalk connection would provide a canoe/kayak launch from the rental space within the shelter.

The final amenity to be included in this phase is the purchase/programming of winter ice skating on hasmer lake.

Phase 1	
Mobilization and General Site Work	\$ 242,000.00
Parking Lots/Roads/Sidewalks	\$ 82,000.00
Park Amenities	\$ 31,000.00
Ice Skating	\$ 10,000.00
4 Season Shelter/Restrooms	\$ 1,500,000.00
Landscaping	\$ 53,000.00
Utility/Lighting Allowance	\$ 60,000.00
Phase Subtotal =	\$ 1,978,000
Contingency (20%) =	\$ 396,000.00
Engineering (12%) =	\$ 285,000.00
TOTAL =	\$ 2,659,000.00

Phase II – DNR Property Additions, Natural Playground, and Shoreline Improvements

In Phase 2 the primary focus is the improvement and expansion of the DNR parking lot, stormwater improvements, sidewalk creation, and shoreline improvements.

With the addition of new parking stalls and plumbed restrooms, the existing DNR parking lot has the capacity to allow for improvements. New striping to accommodate the removal of the portable toilet and fencing should allow for a more efficient design of the space. Stormwater improvements for the additional parking and existing ditch along Hwy P should be followed as a best management practice.

Additionally, the creation as a shoreline gathering space and more access to the water is to be constructed as part of this phase. A stone seat wall to allow users direct access to the water as well as picnic tables to gather housed within a compacted gravel space will provide a more natural feel to a constructed shoreline experience.

Finally, the natural playground area would be installed near the shelter along with associated screening plantings to help provide a barrier of safety from County Hwy P. This natural play area should consider the slope of the hill as well as provide amenities for users of all abilities. Safety and inclusivity is of utmost importance in this design

Phase 2	
Mobilization and General Site Work	\$ 70,000.00
Parking Lots/Roads/Sidewalks	\$ 78,000.00
Park Amenities	\$ 22,500.00
Playground	\$ 200,000.00
Shoreline Restoration/Seatwall	\$ 65,000.00
Landscaping	\$ 20,000.00
Stormwater	\$ 5,000.00
Phase Subtotal =	\$ 460,500.00
Contingency (20%) =	\$ 93,000.00
Engineering (12%) =	\$ 67,000.00
TOTAL =	\$ 620,500.00

Option 2 – Parcel Acquisition

Phase I – Development of Village-Owned Parcel

Similar to the start of option one, this phase will focus on the construction of the open-air shelter/restroom building, accessible connections, playground, and canoe/kayak rental shelter and launch.

Starting this phase of Option 2 would follow the same principles of minimizing disturbance, preserving natural characteristics, and highlighting vistas of importance. Clearing and grubbing, followed by initial site grading with the understanding that the future parcel acquisition design will affect how the site is prepared will be the first steps to be completed.

The open air shelter and restroom building, located at the north end of the site would serve as the upper focus area of the site. Due to the floodplain, existing utility locations, and topography of the site, the restroom facilities should be located here. Ideally the restrooms host a minimum (2) private, family restrooms or a men's, women's, and (1) family restroom. The open-air portion should be large enough to accommodate a medium sized group (15-30 people) with room for at least 6-8 picnic tables. Other amenities, such as a drinking fountain or serving counter, could be considered in this shelter.

The lower structure, the canoe/kayak rental shelter, would be an open air structure that could host a number of canoes, kayaks, and paddle boards as well as being able to secure these items. The structure should also host a space where an attendant(s) could operate out of the structure during rental hours. Due to the structure being in the floodplain, it must remain open-air and follow all necessary codes and designs as established by the DNR and other institutions if applicable.

Along with the canoe kayak shelter would be the improvement and restoration of the water frontage on the Village owned parcel. Creating a place for water recreation users a place to stage and launch their rented, or personal, watercraft is key to the Village maximizing their parcel. An access easement to the DNR property is valuable to this amenity because it allows those of all abilities to use watercraft on the lake due to the existing DNR owned ADA canoe/kayak launch.

Including the playground in this phase allows the Village to operate the park with amenities that can attract multiple users. This was designed with the understanding that Phase 2 development could be delayed or parcel acquisition never occurs. The playground design would incorporate an upper play area,

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sloped hill, and a lower play area. Natural play elements should play heavily into the design and flow with the character of the site. Consideration of all abilities of play is valued highly by the community.

To support this new development and lack of specified parking areas. The Village should develop additional parking and connections to the sidewalk along Rosewood Lane. Rosewood Lane is currently a dead end road, but ends in a large cul-de-sac that could easily support cars turning around without much concern. The Village is also fully aware and accepting of park goers to use on-street parking along Rosewood Lane. Design and installation of any on-street parking options would occur within the Right-Of-Way and should be coordinated with the Village Department of Public Works.

Phase 1	
Mobilization and General Site Work	\$ 171,000.00
Parking Lots/Roads/Sidewalks	\$ 83,500.00
Park Amenities	\$ 47,000.00
Playground	\$ 300,000.00
Shore Canoe/Kayak Launch	\$ 25,000.00
Open Air Shelter w/ Restrooms	\$ 350,000.00
Canoe/Kayak Rental Shelter	\$ 150,000.00
Landscaping/Shoreline Restoration	\$ 32,500.00
Utility/Lighting Allowance	\$ 65,000.00
Phase Subtotal =	\$ 1,224,000
Contingency (20%) =	\$ 245,000.00
Engineering (12%) =	\$ 177,000.00
TOTAL =	\$ 1,646,000.00

Phase II – Property Acquisition and Further Park Development

Phase 2 would focus on the development of the waterfront of the waterfront and activity zone with an additional accessible connection.

Establishing a new waterfront gathering space will greatly enhance the attraction to Hasmer Lake and provide more connection to this community water resource. Survey responses showed that many community members enjoyed the natural beauty of the site, but many others wished for more access. By providing a new space that does not detract from the already established DNR site aims to balance the desires of different user groups. The gathering space incorporates the more intimate fire-place area as well as a larger open space. Steps to the water creates

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that meaningful connection to the water resource and all views should be focused to the lake as well.

The yard game space can be modified or changed based on future identified needs of the park, but it shall be separated from the more passive plaza space. This yard game space will host more active recreation elements and will tie into the natural playground. A flex space has been identified, but not budgeted for, to allow the Village to add more playground space, yard game space, or a space for seating between the two. This space was created to allow the flexibility of future planning options after the property acquisition. As part of the active recreation, winter ice skating is included in this phase because the plaza and shoreline restoration can provide additional space to enhance and program winter activities.

Additional connections to all the elements will be added in this phase as well as areas of restoration/revitalization. At this level of planning, we can only assume that after all these proposed elements are constructed, there may be the need for rehabilitation of disturbed spaces or the desire for natural areas to be restored. Therefore, as part of the final step in this phase, any native planting areas, natural gathering spaces, or other natural items not understood at this point should be assessed and restored.

Phase 2	
Mobilization and General Site Work	\$ 96,000.00
Parking Lots/Roads/Sidewalks	\$ 60,000.00
Park Amenities	\$ 20,000.00
Firepit Seating Area	\$ 15,000.00
Yard Games	\$ 15,000.00
Ice Rink	\$ 10,000.00
Native Area Restoration Allowance	\$ 50,000.00
Landscaping/Shoreline Restoration	\$ 25,000.00
Shoreline Restoration/Stone Seatwall	\$ 100,000.00
Lighting Allowance	\$ 25,000.00
Phase Subtotal =	\$ 416,000
Contingency (20%) =	\$ 84,000.00
Engineering (12%) =	\$ 60,000.00
TOTAL =	\$ 560,000.00

General Improvement Options

This section is created to allow the Village to plan for items that can be included in non-typical budgeting methods.

Tree Plantings – A memorial tree or tree donation program could be established to allow residents to assist in the growth of the canopy of the park.

Approximate cost - \$500/tree

Sculptures – These were not discussed during the planning process, but naturally designed sculptures can create unique points of interest within parks. Elements such as these can be donated/funded through different methods instead of the typical park budget such as cultural improvements or community art investments. They can also be elements added much later into the growth of the park, as they are optional improvements.

Approximate cost - \$5,000 - \$10,000 per sculpture

Donor Benches – Another opportunity to expand the park amenities is establishing a bench donor program. These benches can be included as part of other phase developments, or as extra benches throughout the park if there is community interest.

Approximate Cost - \$800-1200/bench, 5" Concrete Sidewalk and base \$10/sf

Additional Landscaping/Screening – As this Master Plan did not go into full depth of the design of all the park elements such as building sizes, exact layouts, or full park programming, this item anticipates the need for improving the aesthetic of the park, and maintaining a good relationship with the neighboring community members.

Approximate cost - \$10-12/sf of planting bed

Summary

Overall, the project faces many years of development, careful budgeting, and crucial conversations to maximize the potential of Hasmer Lake Park. No project worth doing is easy and all projects come with their challenges, but these steps to plan now and openly collaborate with residents, agencies, and other parties has proved invaluable to the success of this Master Plan Process. Through diligent and consistent efforts by current and future committee members, Hasmer Lake Community Park can become a destination for the Village of Jackson.

MEMO

February 15, 2023

OPTION 1 – DNR PARCEL COLLABORATION

Phase 1	
Mobilization and General Site Work	\$ 242,000.00
Parking Lots/Roads/Sidewalks	\$ 82,000.00
Park Amenities	\$ 31,000.00
Ice Skating	\$ 10,000.00
4 Season Shelter/Restrooms	\$ 1,500,000.00
Landscaping	\$ 53,000.00
Utility/Lighting Allowance	\$ 60,000.00
Phase Subtotal =	\$ 1,978,000
Contingency (20%) =	\$ 396,000.00
Engineering (12%) =	\$ 285,000.00
TOTAL =	\$ 2,659,000.00
Phase 2	
Mobilization and General Site Work	\$ 70,000.00
Parking Lots/Roads/Sidewalks	\$ 78,000.00
Park Amenities	\$ 22,500.00
Playground	\$ 200,000.00
Shoreline Restoration/Seatwall	\$ 65,000.00
Landscaping	\$ 20,000.00
Stormwater	\$ 5,000.00
Phase Subtotal =	\$ 460,500.00
Contingency (20%) =	\$ 93,000.00
Engineering (12%) =	\$ 67,000.00
TOTAL =	\$ 620,500.00
OPTION 1 GRAND TOTAL = \$ 3,279,500.00	

MEMO

February 15, 2023

OPTION 2 – PARCEL ACQUISITION

Phase 1	
Mobilization and General Site Work	\$ 171,000.00
Parking Lots/Roads/Sidewalks	\$ 83,500.00
Park Amenities	\$ 47,000.00
Playground	\$ 300,000.00
Shore Canoe/Kayak Launch	\$ 25,000.00
Open Air Shelter w/ Restrooms	\$ 350,000.00
Canoe/Kayak Rental Shelter	\$ 150,000.00
Landscaping/Shoreline Restoration	\$ 32,500.00
Utility/Lighting Allowance	\$ 65,000.00
Phase Subtotal =	\$ 1,224,000
Contingency (20%) =	\$ 245,000.00
Engineering (12%) =	\$ 177,000.00
TOTAL =	\$ 1,646,000.00
Phase 2	
Mobilization and General Site Work	\$ 96,000.00
Parking Lots/Roads/Sidewalks	\$ 60,000.00
Park Amenities	\$ 20,000.00
Firepit Seating Area	\$ 15,000.00
Yard Games	\$ 15,000.00
Ice Rink	\$ 10,000.00
Native Area Restoration Allowance	\$ 50,000.00
Landscaping/Shoreline Restoration	\$ 25,000.00
Shoreline Restoration/Stone Seatwall	\$ 100,000.00
Lighting Allowance	\$ 25,000.00
Phase Subtotal =	\$ 416,000
Contingency (20%) =	\$ 84,000.00
Engineering (12%) =	\$ 60,000.00
TOTAL =	\$ 560,000.00

OPTION 2 GRAND TOTAL = \$ 2,206,000.00*
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**This cost does not include the cost and fees associated with the purchase of the adjacent, privately-owned parcel.*

Hasmer Lake Community Park

MASTER PLAN - Working with the DNR

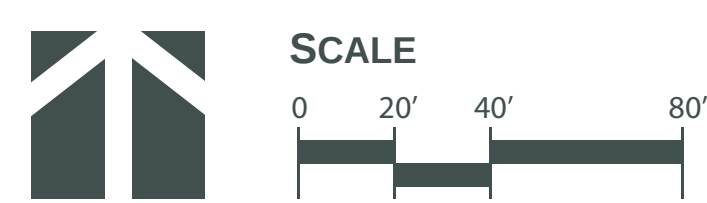
Village of Jackson, WI
2.21.2023



Hasmer Lake Community Park

MASTER PLAN - Acquiring Land

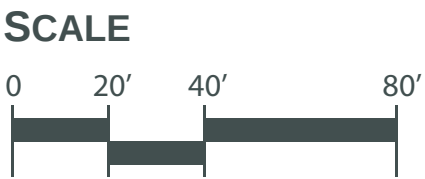
Village of Jackson, WI
2.21.2023



Hasmer Lake Community Park

PHASING PLAN

Village of Jackson, WI
2. 21. 2023



**HASMER LAKE COMMUNITY PARK MASTER PLAN COST ESTIMATE
CONCEPT OPTION 1
VILLAGE OF JACKSON, WI**

PHASE 1: VILLAGE PARCEL

Completed 2.16.2023

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNITS	UNIT PRICE	TOTAL PRICE
LA/CIVIL					
General					\$ 242,000.00
	Mobilization, Bonds, Insurance	1	LS	\$ 200,000.00	\$ 200,000.00
	Turf and Site Restoration	2,500	SY	\$ 3.00	\$ 7,500.00
	Traffic Control	1	LS	\$ 2,500.00	\$ 2,500.00
	Erosion Control	1	LS	\$ 10,000.00	\$ 10,000.00
	Erosion Mat	1	LS	\$ 5,000.00	\$ 5,000.00
	Concrete Quality Control	1	LS	\$ 2,000.00	\$ 2,000.00
	Unclassified Excavation	1	LS	\$ 15,000.00	\$ 15,000.00
Parking Lots/ Roads/ Sidewalks					\$ 82,000.00
	Asphalt Parking and Base (Stall/Patch)	1,000	SF	\$ 8.00	\$ 8,000.00
	Asphalt Trail and Base	3,300	SF	\$ 9.00	\$ 29,700.00
	Concrete Sidewalk and Base	4,200	SF	\$ 10.00	\$ 42,000.00
	Curb and Gutter	25	LF	\$ 40.00	\$ 1,000.00
	Miscellaneous Pavement Markings	1	LS	\$ 800.00	\$ 800.00
	ADA Parking Signage	1	LS	\$ 500.00	\$ 500.00
Park Amenities					\$ 31,000.00
	Benches	5	EA	\$ 2,000.00	\$ 10,000.00
	Bike Racks	4	EA	\$ 1,500.00	\$ 6,000.00
	Trash Receptacle	2	EA	\$ 2,500.00	\$ 5,000.00
	Recycling Receptacle	2	EA	\$ 2,500.00	\$ 5,000.00
	Park Entrance Signage	1	EA	\$ 5,000.00	\$ 5,000.00
Park Activites					\$ 10,000.00
	Ice Skating Rink	1	LS	\$ 10,000.00	\$ 10,000.00
Shelters					\$ 1,500,000.00
	4-Season Shelter/Restroom/Deck/Storage	1	LS	\$ 1,500,000.00	\$ 1,500,000.00
Landscaping					\$ 53,000.00
	Trees	6	EA	\$ 500.00	\$ 3,000.00
	Landscaping Beds	1	LS	\$ 5,000.00	\$ 5,000.00
	Native Area Restoration	1	LS	\$ 15,000.00	\$ 15,000.00
	Natural Plantings/Hillside Stabilization	3,000	SF	\$ 10.00	\$ 30,000.00
Utilities					\$ 60,000.00
	Electrical	1	LS	\$ 10,000.00	\$ 10,000.00
	Sanitary	1	LS	\$ 10,000.00	\$ 10,000.00
	Site Lighting	1	LS	\$ 30,000.00	\$ 30,000.00
	Water	1	LS	\$ 10,000.00	\$ 10,000.00
				Subtotal =	\$ 1,978,000.00
				Contingency (20%) =	\$ 396,000.00
				Engineering (12%) =	\$ 285,000.00
				TOTAL =	\$ 2,659,000.00

**HASMER LAKE COMMUNITY PARK MASTER PLAN COST ESTIMATE
CONCEPT OPTION 2
VILLAGE OF JACKSON, WI**

PHASE 2: ACQUIRED PARCEL

Completed 2.16.2023

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNITS	UNIT PRICE	TOTAL PRICE
LA/CIVIL					
General	Mobilization, Bonds, Insurance	1	LS	\$ 40,000.00	\$ 40,000.00
	Turf and Site Restoration	2,500	SY	\$ 3.00	\$ 7,500.00
	Traffic Control	1	LS	\$ 1,500.00	\$ 1,500.00
	Erosion Control	1	LS	\$ 10,000.00	\$ 10,000.00
	Erosion Mat	1	LS	\$ 5,000.00	\$ 5,000.00
	Concrete Quality Control	1	LS	\$ 2,000.00	\$ 2,000.00
	Clearing and Grubbing	1	LS	\$ 20,000.00	\$ 20,000.00
	Unclassified Excavation	1	LS	\$ 10,000.00	\$ 10,000.00
Parking Lots/ Roads/ Sidewalks					
	Concrete Sidewalk and Base	6,000	SF	\$ 10.00	\$ 60,000.00
Park Amenities					
	Benches	5	EA	\$ 2,000.00	\$ 10,000.00
	Trash Receptacle	2	EA	\$ 2,500.00	\$ 5,000.00
	Recycling Receptacle	2	EA	\$ 2,500.00	\$ 5,000.00
Park Activites					
	Firepit Seating Area	1	LS	\$ 15,000.00	\$ 15,000.00
	Yard Games	1	LS	\$ 15,000.00	\$ 15,000.00
	Ice Rink	1	LS	\$ 10,000.00	\$ 10,000.00
Landscaping					
	Trees	10	EA	\$ 500.00	\$ 5,000.00
	Landscaping Beds	1	LS	\$ 20,000.00	\$ 20,000.00
	Stone Shoreline Seatwall	1	LS	\$ 55,000.00	\$ 55,000.00
	Native Area Restoration	1	LS	\$ 50,000.00	\$ 50,000.00
	Shoreline Restoration	1	LS	\$ 45,000.00	\$ 45,000.00
Utilities					
	Site Lighting	1	LS	\$ 25,000.00	\$ 25,000.00

Subtotal = \$ 416,000.00
Contingency (20%) = \$ 84,000.00
Engineering (12%) = \$ 60,000.00
TOTAL = \$ 560,000.00

*Note: This cost estimate does not include the cost of parcel acquisition.

HASMER LAKE COMMUNITY PARK MASTER PLAN COST ESTIMATE
CONCEPT OPTION 1
VILLAGE OF JACKSON, WI

PHASE 2: DNR PARCEL

Completed 2.16.2023

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNITS	UNIT PRICE	TOTAL PRICE
LA/CIVIL					
General	Mobilization, Bonds, Insurance	1	LS	\$ 40,000.00	\$ 40,000.00
	Turf and Site Restoration	1,000	SY	\$ 3.00	\$ 3,000.00
	Traffic Control	1	LS	\$ 2,500.00	\$ 2,500.00
	Erosion Control	1	LS	\$ 5,000.00	\$ 5,000.00
	Erosion Mat	1	LS	\$ 2,500.00	\$ 2,500.00
	Concrete Quality Control	1	LS	\$ 2,000.00	\$ 2,000.00
	Unclassified Excavation	1	LS	\$ 15,000.00	\$ 15,000.00
					\$ 70,000.00
Parking Lots/ Roads/ Sidewalks	Asphalt Parking and Base	4,250	SF	\$ 7.00	\$ 29,750.00
	Compact Gravel Seating Area	1,100	SF	\$ 4.50	\$ 4,950.00
	Concrete Sidewalk and Base	4,000	SF	\$ 10.00	\$ 40,000.00
	Miscellaneous Pavement Markings	1	LS	\$ 2,300.00	\$ 2,300.00
	Miscellaneous Traffic Signage	1	LS	\$ 1,000.00	\$ 1,000.00
					\$ 78,000.00
Park Amenities	Benches	2	EA	\$ 2,000.00	\$ 4,000.00
	Bike Racks	5	EA	\$ 1,500.00	\$ 7,500.00
	Picnic Tables	3	EA	\$ 2,000.00	\$ 6,000.00
	Trash Receptacle	1	EA	\$ 2,500.00	\$ 2,500.00
	Recycling Receptacle	1	EA	\$ 2,500.00	\$ 2,500.00
					\$ 22,500.00
Park Activites					\$ 200,000.00
	Playground (2-5/5-12)	1	LS	\$ 200,000.00	\$ 200,000.00
Landscaping					\$ 85,000.00
	Trees	5	EA	\$ 500.00	\$ 2,500.00
	Landscaping Beds	1	LS	\$ 5,500.00	\$ 5,500.00
	Stormwater Basins and Plantings	1,200	SF	\$ 10.00	\$ 12,000.00
	Stone Shoreline Seatwall	100	LF	\$ 250.00	\$ 25,000.00
	Shoreline Restoration	1	LS	\$ 40,000.00	\$ 40,000.00
Utilities					\$ 5,000.00
	Storm	1	LS	\$ 5,000.00	\$ 5,000.00
				Subtotal =	\$ 460,500.00
				Contingency (20%) =	\$ 93,000.00
				Engineering (12%) =	\$ 67,000.00
				TOTAL =	\$ 620,500.00

**HASMER LAKE COMMUNITY PARK MASTER PLAN COST ESTIMATE
CONCEPT OPTION 2
VILLAGE OF JACKSON, WI**

PHASE 1: VILLAGE PARCEL

Completed 2.16.2023

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNITS	UNIT PRICE	TOTAL PRICE
LA/CIVIL					
					\$ 171,000.00
General	Mobilization, Bonds, Insurance	1	LS	\$ 120,000.00	\$ 120,000.00
	Turf and Site Restoration	2,000	SY	\$ 3.00	\$ 6,000.00
	Traffic Control	1	LS	\$ 3,000.00	\$ 3,000.00
	Erosion Control	1	LS	\$ 10,000.00	\$ 10,000.00
	Erosion Mat	1	LS	\$ 5,000.00	\$ 5,000.00
	Concrete Quality Control	1	LS	\$ 2,000.00	\$ 2,000.00
	Clearing and Grubbing	1	LS	\$ 10,000.00	\$ 10,000.00
	Unclassified Excavation	1	LS	\$ 15,000.00	\$ 15,000.00
					\$ 83,500.00
Parking Lots/ Roads/ Sidewalks	Asphalt Parking and Base	2,750	SF	\$ 8.00	\$ 22,000.00
	Concrete Sidewalk and Base	5,000	SF	\$ 10.00	\$ 50,000.00
	Concrete Curb and Gutter	250	LF	\$ 40.00	\$ 10,000.00
	Miscellaneous Pavement Markings	1	LS	\$ 1,000.00	\$ 1,000.00
	ADA Parking Signage	1	LS	\$ 500.00	\$ 500.00
					\$ 47,000.00
Park Amenities	Benches	5	EA	\$ 2,000.00	\$ 10,000.00
	Bike Racks	4	EA	\$ 1,500.00	\$ 6,000.00
	Picnic Tables	8	EA	\$ 2,000.00	\$ 16,000.00
	Trash Receptacle	2	EA	\$ 2,500.00	\$ 5,000.00
	Recycling Receptacle	2	EA	\$ 2,500.00	\$ 5,000.00
	Park Entrance Signage	1	EA	\$ 5,000.00	\$ 5,000.00
					\$ 325,000.00
Park Activites	Playground	1	LS	\$ 300,000.00	\$ 300,000.00
	Shore Canoe/Kayak Launch	1	LS	\$ 25,000.00	\$ 25,000.00
					\$ 500,000.00
Shelters	Canoe/Kayak Rental Shelter	1	LS	\$ 150,000.00	\$ 150,000.00
	Open Air Shelter w/ Restrooms	1	LS	\$ 350,000.00	\$ 350,000.00
					\$ 32,500.00
Landscaping	Trees	5	EA	\$ 500.00	\$ 2,500.00
	Landscaping Beds	1	LS	\$ 15,000.00	\$ 15,000.00
	Shoreline Restoration	1	LS	\$ 15,000.00	\$ 15,000.00
					\$ 65,000.00
Utilities	Electrical	1	LS	\$ 10,000.00	\$ 10,000.00
	Sanitary	1	LS	\$ 10,000.00	\$ 10,000.00
	Site Lighting	1	LS	\$ 25,000.00	\$ 25,000.00
	Storm	1	LS	\$ 10,000.00	\$ 10,000.00
	Water	1	LS	\$ 10,000.00	\$ 10,000.00

Subtotal = \$ 1,224,000.00
Contingency (20%) = \$ 245,000.00
Engineering (12%) = \$ 177,000.00
TOTAL = \$ 1,646,000.00