

SUN PRAIRIE, WI



CITY OF
SUN PRAIRIE
Wisconsin

RESERVE PARK MASTER PLAN

December 2019



INTRODUCTION

In 2019, construction of the Reserve Neighborhood continued and the outlot for a future park was set aside. As a joint project the City and the Developer began planning for the implementation of the future park. The goal of this Master Plan is to serve as a strategic guide for the City to develop a long-term vision for this community open space. Designed in concert with surrounding development and Token Springs Elementary School, this 17 acre park will support the growing community-wide recreation and wellness needs.

The staff and consulting team developed a master plan based heavily on the site analysis and public input. Significant public feedback and guidance was collected from multiple sources that influenced and shaped the design.

The vision was executed to provide the community with passive and active recreation opportunities for users of all abilities. The plan was developed with sensitivity to the environmental assets on and near the site, while building on and improving pedestrian and bicycle connections and amenities.

This report documents the Park Master Plan process, including the analysis, public participation, concept development and final concept.

SITE OBSERVATIONS

The existing site is approximately 17 acres and occupies the northernmost segment of the new neighborhood development.

Prior to beginning this planning exercise, the developer completed some improvements that include the continuation of a community multi-use path and associated storm water facilities.

The remainder of the site is largely agriculture land, delineated wetlands, and a stream corridor with a riparian woodland zone. The site has considerable elevation change and generally slopes from the east the west. The site is bordered to the north by Egge Road, south by The Reserve neighborhood development, west by Token Creek and agriculture land to the east.

Examining the existing conditions of the site reinforced the decisions made during the development of this plan.



View Looking SW from North End of the Site



View Looking N from South End of the Site

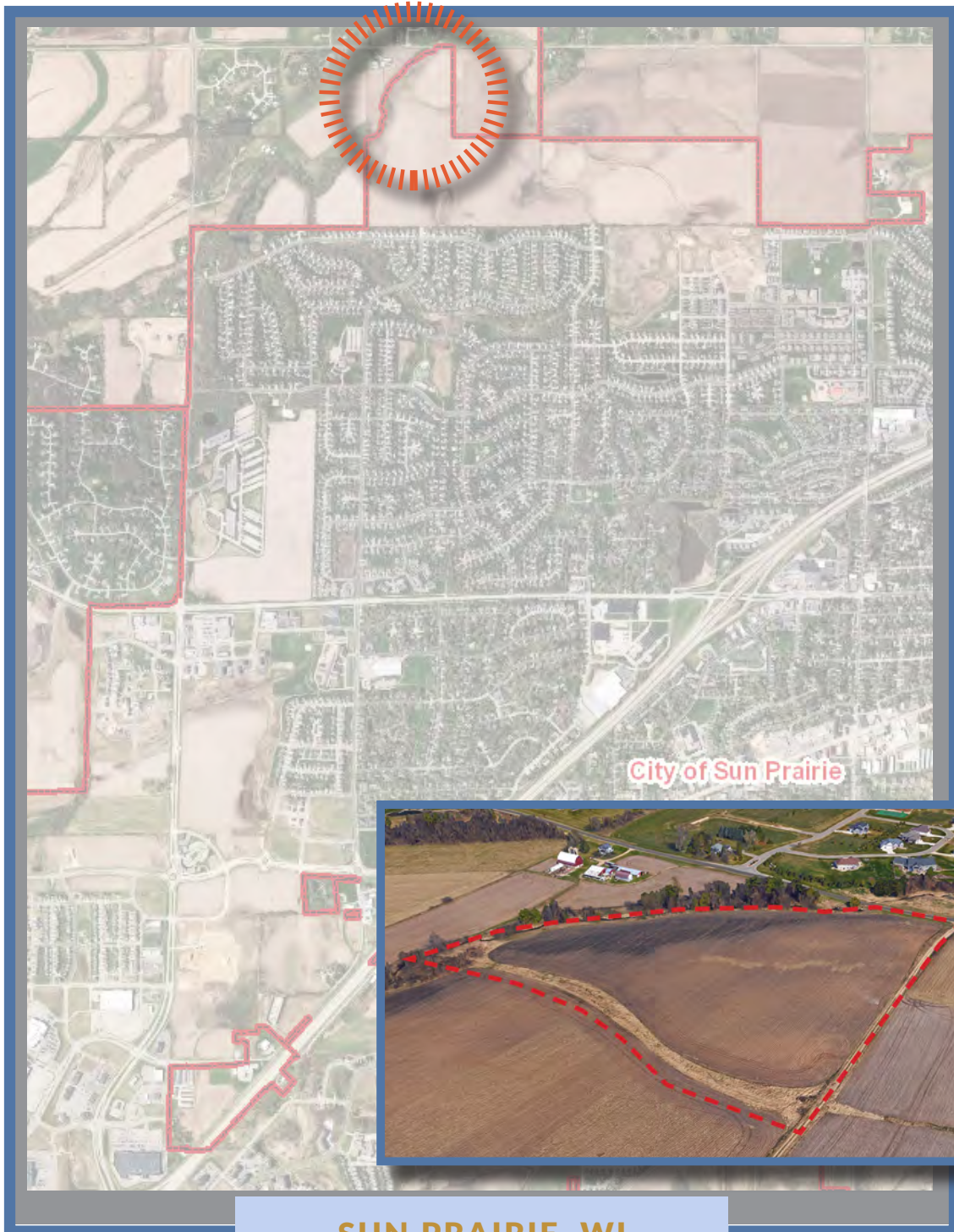


View Looking NE from South End of the Site



View Looking NW from South End of the Site

FOCUS AREA



SUN PRAIRIE, WI

Context Map



SITE ANALYSIS

Early in the design process, a site analysis and potential use diagram was developed to identify different activity areas, circulation patterns, viewsheds, and environmental constraints. This diagram was presented to the public as a tool to garner information and options of what the community would like to see



PUBLIC PROCESS

This Master Plan is the result of a multi-step process, shaped by data gathered from City Staff, Land Developer, School District, and the members of the community. Open and clear communication between parties was essential to ensure a fully supported vision of this space be realized. Below is a schedule of meetings and public engagements held during the planning process.

- **Kick-Off Meeting - July 25th**
- **Sweet Corn Festival - August 15th**
- **Progress Meeting - October 17th**
- **School PTA and Staff Meeting - October 25th**
- **Park, Recreation, and Forestry Commission Meeting - December 4th**

Beyond the above meetings, a survey was developed by the City to collect public input and opinion on what recreational elements would be appropriate for the park. This was distributed by the city as well as by the consultants at public events during the summer of 2019. (See appendix).

DESIGN PROGRAM

Based on the input gathered, a design program was established solidifying the final design direction for the park. Major elements include a 4-season community building/nature center, universally designed playscape, nature based recreation zones, and passive recreation activities (sledding, walking, and bicycling). The images below represent the proposed character.

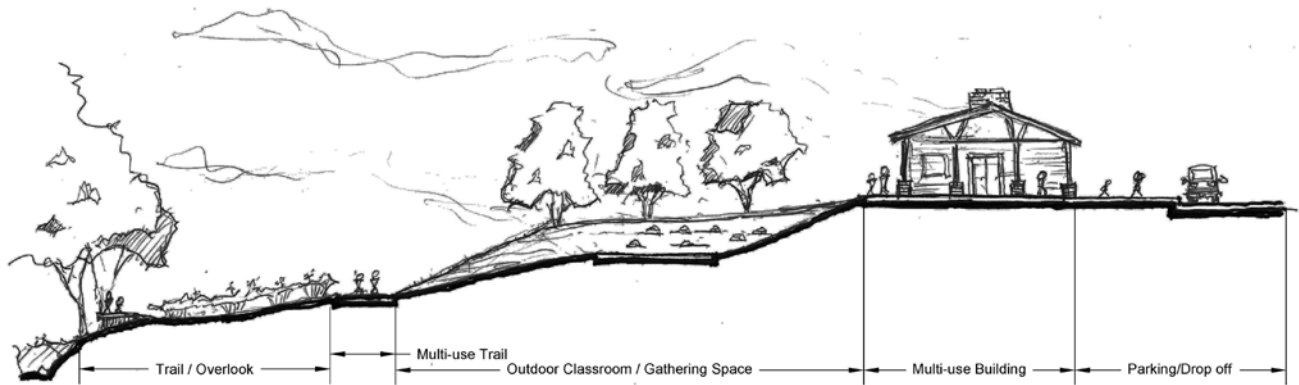


CONCEPT DEVELOPMENT

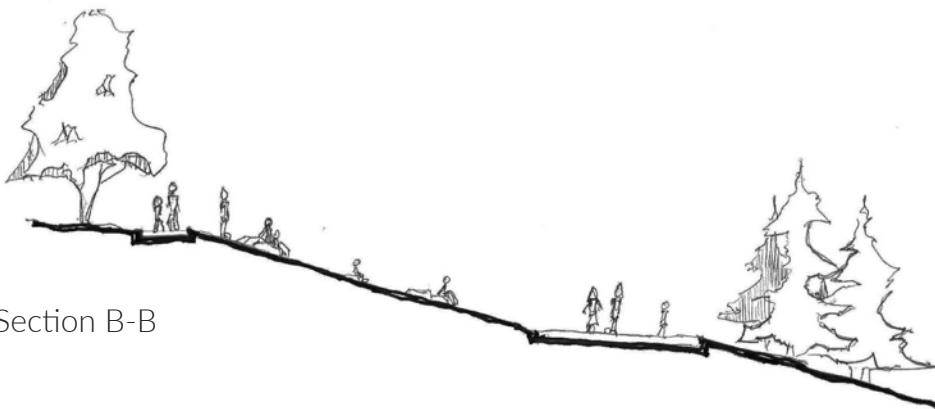


The preliminary concept plan formalized the desired recreational zones into distinct activity areas. Great care was taken to integrate the new facilities into the existing topography of the site and minimize land disturbance where possible.

Primary access to the site is provided by a parking lot off of Goose St. in the south east corner of site. The site can also be accessed via a multi-use path running along Token Creek and by pedestrian sidewalks along Goose St. The heart of the new park is anchored by the 4-season building and playscape. Walking trails provide access to various outdoor classrooms throughout the park.



Section A-A

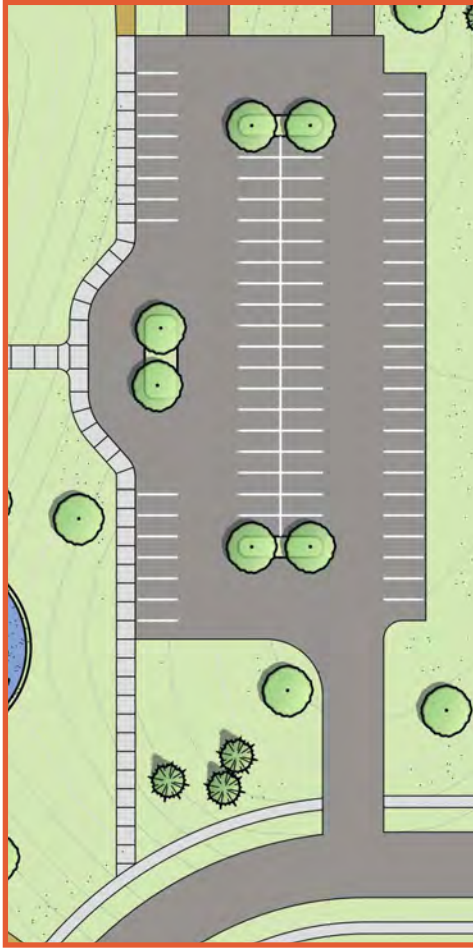


Section B-B

MASTER PLAN RECOMMENDATIONS

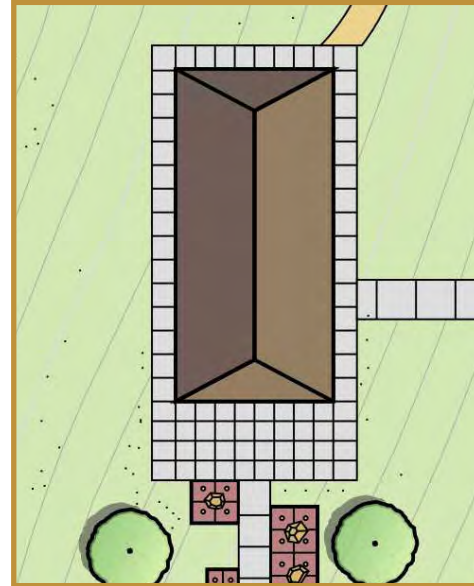
The final plan incorporates the desired amenities as indicated throughout the process and incorporates additional city maintenance facilities to assist with future maintenance of this and other park sites. Once fully implemented, the park will provide a needed neighborhood amenity, as well as a destination for community residents to enjoy. The following sections describe the unique segments of the park.





Parking Facilities

Off-street parking will provide accommodations for residents outside of the immediate neighborhood to utilize the park year round. With programmable space and facilities that will serve small to large groups, organized parking with accommodations for large vehicle or buses need to be provided. A drop off is located on the west side to serve the multi-use building.

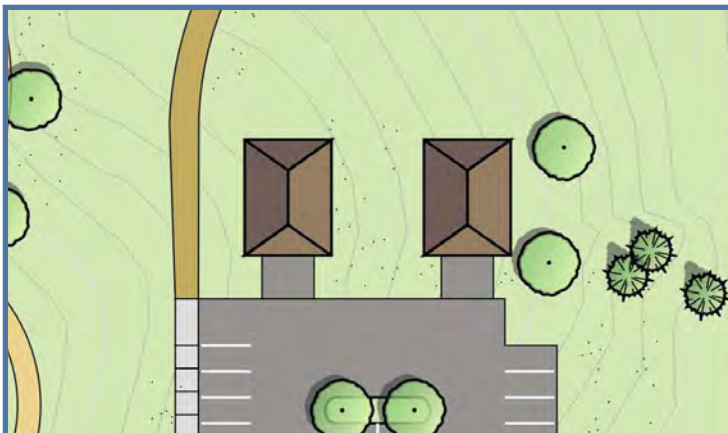


Multi-use Building

A cornerstone of the park will be a large four season multi-use building situated west of the parking lot. This structure was identified by City staff and the Community as a high priority item and will offer a variety of different uses such as:

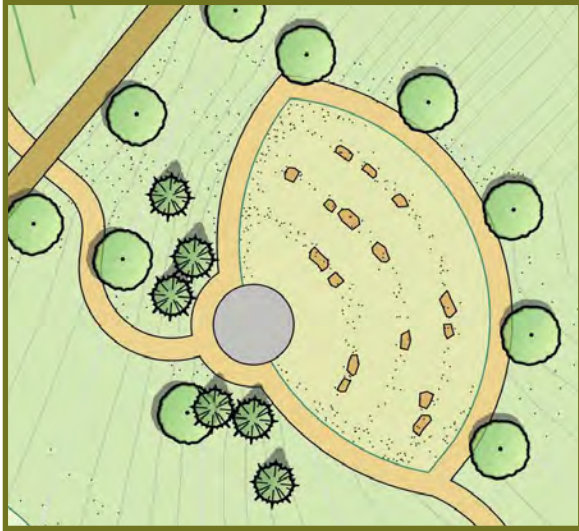
- Indoor and covered outdoor space
- Restrooms
- Concession area and small kitchen facility
- Patio space for expanded events
- Flexible indoor community space/Nature Center

The architecture of the building should compliment the character of the neighborhood and shall be constructed of low maintenance, high quality materials. The materials are envisioned to include large rustic timbers, natural stone, colors from a natural pallet, and feature natural daylighting.



Support Features

With the implementation of the park, the city should capitalize on the opportunity to develop a northern maintenance building to help reduce travel time for operations and maintenance crews. Two support buildings are included in the final recommendations to include a salt shed and service building. The service building should be heated and contain basic plumbing fixtures for staff comfort and equipment maintenance purposes.



Outdoor Classroom

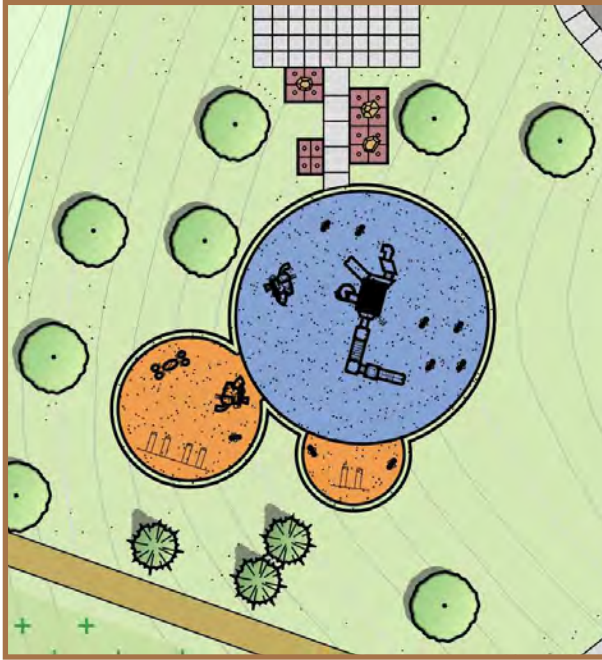
Several nodes have been included in the plan for outdoor learning. A large bowled amphitheater with natural terracing and stone seating is located north of the main shelter building. Several small wooden overlooks along the creek corridor also provide opportunities for nature



All Season Use

The existing site has extensive topographical change and provides a natural setting for winter sports in the form of a sledding hill. The trail network could also be used for snowshoeing and/or cross country skiing.





Playscape

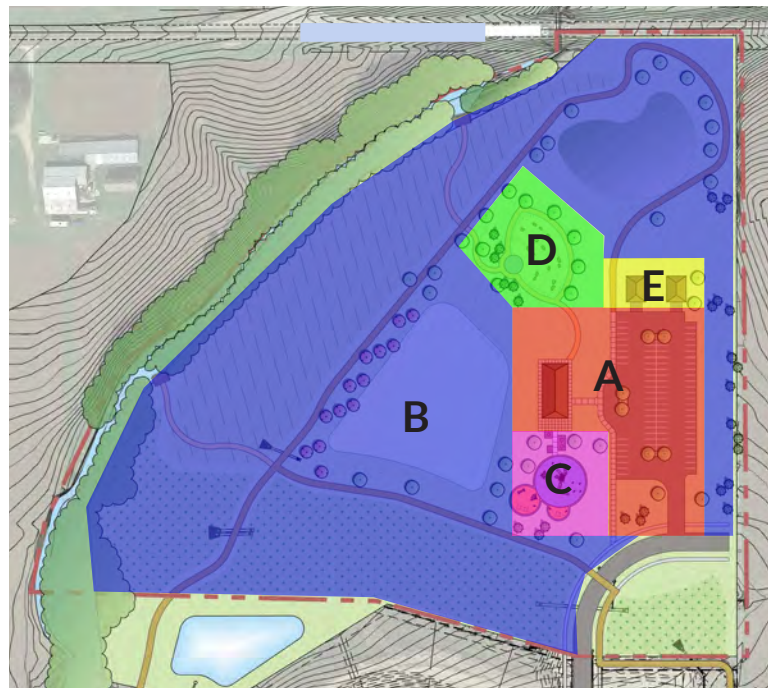
A large playscape will provide a needed amenity for neighborhood residents. Equipment should be selected to match the natural theme of the park and should include muted colors, a variety of play experience, and be designed for universal access for users of all abilities. This activity node could also include a small spray feature.



Circulation

The main route for circulation is through the multi-use path that runs along Token Creek and continues south into the neighborhood. Internal paths connect uses while maintaining larger areas for flexible open space. The main trail should be constructed of asphalt surfacing for long term durability and use. Secondary trails could be constructed of alternate materials such as crushed limestone or boardwalk as needed. Wetland crossings will require boardwalks or small pedestrian scale bridges to eliminate any fill in these areas.

PHASING



The scale of this new park will likely require implementation in multiple phases to meet available city budget. The diagram above illustrates likely groupings of amenities into construction phases. Mass grading of the site should be first, followed by the installation of the parking lot and community building. Trail extensions and the playscape development should follow soon after the initial phase. The city maintenance facilities can be developed as the need in this sector of the city continues to grow and budget is available.

PRELIMINARY BUDGET

COST ESTIMATE

Project: RESERVE PARK

Date: 11/11/2019

Project Number: 52-0670

Estimated by: JW

Cost Estimate Status: CONCEPT

Approved by: BT



RESERVE PARK

Item	Qty.	Unit	Unit cost	Item Total	Comments
MOBILIZATION	1	LS	\$50,000.00	\$50,000.00	
EROSION CONTROL	1	LS	\$10,000.00	\$10,000.00	
DEMOLITION	1	LS	\$5,000.00	\$5,000.00	
EARTHWORK	1	LS	\$125,000.00	\$125,000.00	
			SUBTOTAL	\$190,000.00	

PAVEMENT

BASE AGGREGATE DENSE, 1-1/4"	2,831	TN	\$20.00	\$56,620.00	
ASPHALT PAVEMENT	1,688	TN			8-INCH
ASPHALT PATH	289	TN			8-INCH
LIMESTONE SCREENINGS / PAVERS	317	TN			6-INCH
CONCRETE	345	TN			6-INCH
CURB AND GUTTER	192	TN			6-INCH
LIMESTONE SCREENINGS	7,985	SF	\$3.00	\$23,955.00	PATHS
STONE PAVERS	659	SF	\$22.00	\$14,498.00	OUTDOOR CLASSROOM / GATHERING
CONCRETE CURB AND GUTTER, 18"	1,175	LF	\$30.00	\$35,250.00	PARKING LOT AND ISLANDS
ISLANDS	259	LF			
PARKING LOT PERIMETER	916	LF			
ASPHALT PAVEMENT	882	TN	\$100.00	\$88,200.00	4 INCH PARKING LOT
ASPHALT PATH	113	TN	\$110.00	\$12,430.00	3 INCH MULTI-USE TRAIL
CONCRETE PAVEMENT 5-INCH	3,670	SF	\$6.50	\$23,855.00	
CONCRETE SHELTER PAD	5,739	SF	\$8.00	\$45,912.00	5" W/ WIRE, INC THICKENED EDGE
PAVEMENT MARKINGS STRIPING, 4-INCH WHITE	1,743	LF	\$4.00	\$6,972.00	
PAVEMENT MARKINGS, SYMBOLS	4	EA	\$500.00	\$2,000.00	ADA
			SUBTOTAL	\$309,692.00	

SITE AMMENITIES

DUMPSTER ENCLOSURE	1	LS	\$12,000.00	\$12,000.00	SLATTED WOOD
NATURE VIEWING PLATFORM	2	EA	\$10,000.00	\$20,000.00	
OUTCROPPING STONE	20	EA	\$500.00	\$10,000.00	
BIKE RACKS	4	EA	\$1,500.00	\$6,000.00	
BENCHES	8	EA	\$1,000.00	\$8,000.00	
PICNIC TABLES	5	EA	\$2,000.00	\$10,000.00	
TRASH / RECYCLING RECEPTACLES	6	EA	\$500.00	\$3,000.00	
WATER FEATURE	1	LS	\$100,000.00	\$100,000.00	SPRAY FEATURES, LIGHTS, STONE
LIGHT POLE	8	EA	\$5,000.00	\$40,000.00	PARKING LOT
			SUBTOTAL	\$209,000.00	

SIGNAGE

REGULATORY SIGN	7	EA	\$300.00	\$2,100.00	
ADA SIGNAGE	4	EA			
STOP SIGN	1	EA			PARKING LOT EXIT
CROSSWALK	2	EA			PARKING LOT ENTRANCE
WAY FINDING SIGN	6	EA	\$400.00	\$2,400.00	DIRECTIONAL
RULES SIGN	4	EA	\$500.00	\$2,000.00	PLAYGROUND, WATER FEATURES. ECT.
PARK SIGN	1	EA	\$5,000.00	\$5,000.00	
			SUBTOTAL	\$11,500.00	

PLAYGROUND

PLAYGROUND CURB, 10-INCH	395	LF	\$25.00	\$9,875.00	
PLAYGROUND UNDERDRAIN, 4-INCH	250	LF	\$30.00	\$7,500.00	PVC INC FITTINGS
POURED IN PLACE SURFACING	7,772	SF	\$20.00	\$155,440.00	
PLAYGROUND EQUIPMENT	1	LS	\$100,000.00	\$100,000.00	
			SUBTOTAL	\$272,815.00	

BUILDINGS

MULTI USE BUILDING	1	LS	\$1,000,000.00	\$1,000,000.00	
MAINTENACE BUILDING	1	LS	\$150,000.00	\$150,000.00	
SALT SHED	1	LS	\$31,000.00	\$31,000.00	
			SUBTOTAL	\$1,181,000.00	

UTILITIES						
	CONNECT TO WATER	1	EA	\$2,000.00	\$2,000.00	
	WATER SERVICE, 2"	500	LF	\$65.00	\$32,500.00	
	CONNECT TO SANITARY	1	EA	\$2,000.00	\$2,000.00	
	SANITARY SERVICE, 6"	500	LF	\$85.00	\$42,500.00	
	CLEANOUTS	7	EA	\$1,000.00	\$6,666.67	
	STORM SEWER	1	LS	\$54,850.00	\$54,850.00	
	STRUCTURES	2	EA	\$2,000.00	\$4,000.00	
	PIPE	545	LF	\$50.00	\$27,250.00	
	DOWNSPOUT CONNECTIONS	4	EA	\$400.00	\$1,600.00	
	FLARED END SECTIONS / TREATMENT	2	EA	\$1,000.00	\$2,000.00	
	STORMWATER MANAGEMENT	1	LS	\$20,000.00	\$20,000.00	
	ELECTRICAL PROVISIONS	1	LS	\$50,000.00	\$50,000.00	SERVICE TO BUILDINGS, LIGHTING
				SUBTOTAL	\$190,516.67	
LANDSCAPING						
	TREES	97	EA	\$400.00	\$38,800.00	
	EROSION CONTROL MAT	1,800	SY	\$3.00	\$5,400.00	3:1 OR STEEPER
	RESTORATION	33,778	SY	\$6.00	\$202,668.00	4" TOPSOIL, SEED, FERTILIZER & MULCH
				SUBTOTAL	\$246,868.00	
				Total	\$2,611,391.67	
				7% Contingency	\$182,797.42	
					\$2,794,189.08	

APPENDICES

- ANALYSIS PLAN
- SURVEY / RESULTS
- CONCEPT PLAN
- MASS GRADING STUDY
- MASTER PLAN