

**Village Policy: LPD-8**

Date Approved: March 25, 1996

**POLICY TITLE:** Meadowbrook Park Master Plan

**AUTHORIZATION:** Village Board Meeting March 25, 1996

**POLICY STATEMENT:**

# MEADOWBROOK PARK MASTER PLAN

**QUALITY CONSULTING SERVICES, INC.**  
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**March, 1996**

VILLAGE OF HOWARD

Meadowbrook Park Master Plan

March, 1996

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## INTRODUCTION

In response to identified recreation demands on its park system, the Village of Howard contracted with Quality Consulting Services to prepare a master plan for Meadowbrook Park. The purpose of the project was to prepare a detailed plan for appropriate development and/or redevelopment of the largest and most used park in the Village park system.

### **Definitions**

In order to understand the development of this master plan, it becomes necessary to define certain terms as they are used in the context of this report.

#### **Passive Use Area**

An area primarily designed for picnicking, passive trail use (e.g., hiking), hunting, fishing, etc. and other non-organized recreation activities. This type of facility often emphasizes natural setting and de-emphasizes active recreation facilities.

#### **Active Use Area**

An area designed primarily for organized or non-organized active recreation of one or more age groups. This type of design may have, as its primary feature, play fields, playground apparatus, ball fields, active trail use (e.g., ATV use, snowmobiling, and cross country skiing), tennis and/or basketball courts, or a combination thereof.

#### **Land Based Recreation**

Those activities which can be participated in without the requirement of a recreational water supply. Camping, hiking, picnicking and field sports are examples of land based recreation.

#### **Water Based Recreation**

Those activities requiring the availability of a recreational water supply. Swimming, fishing, boating, waterskiing, and ice skating are examples of water based recreation.

#### **Children's Play Structure**

A play system which incorporates a variety of functions such as slides, climbing bars, suspended platforms, and railings interconnected in one unit. Structures are usually sized for preschool and elementary users with structure height and apparatus complexity being the determining criteria.

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### Urban Forestry

Urban forestry is the establishment, monitoring, and management of trees on publicly owned land, and the regulation of certain trees on privately owned land within the community.

### Multi-purpose Trail System

A recreational system of trails in a community that affords a variety of year-round uses to a wide segment of the community (e.g., hiking, bicycling, jogging, cross-country skiing, etc.) Multi-purpose trail systems typically contain barrier free, hard surface segments that are accessible to individuals with disabilities.

### Open Play Area

A large turf area usable for a variety of unorganized field sports and leisure activities, such as softball, soccer, football, frisbee, etc.

### Community Park

This type of park is designed to serve several neighborhoods while minimizing park travel distance. Though community parks are designed to accommodate all age groups, most activities cater to the active recreation needs of junior/senior high school students and adults. Although size is not always a sound criterion for classifying parks, it is generally recognized that community parks are more spacious than neighborhood parks or playgrounds. Community parks have an effective service radius of 1 mile and can serve from 2500 to 20,000 people. Most community parks have an average size of between 20-35 acres.

### Urban Greenspace

In addition to providing passive recreational opportunities, these types of parks can protect environmental quality and act as land use buffers. They also help break up development congestion and provide aesthetic quality. Most urban greenspace parks contain natural areas such as environmental corridors, woodlands, floodplains, wetlands, wildlife habitat areas, and scenic views. Though no set standard exists, several communities use a ratio of one to two acres per 1000 population as a basis to project community demand.

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### Existing Facilities

Meadowbrook Park is an 80 acre community park and urban greenspace that is located in the south-central section of the Village. It is situated east of Hillcrest Heights and south of Brookview Drive (see Map 1). Meadowbrook Elementary School is located adjacent to the park on the north-west boundary. The area to the north of the park is developed as single family detached housing, while the area to the south is undeveloped land that is platted for future residential development.

Meadowbrook Park has varied terrain and vegetation. The site consists of gently sloping open areas, wooded lowlands, wetlands, and some hilly areas with steep slopes (see Map 2). The far western section and the north-central section are relatively flat uplands, and contain the majority of the park's active recreation facilities. The south-east section of the park is hilly, and has some steep slopes. The central and south-central sections of the park are primarily wooded lowlands, while the north-east and far-east sections are mostly wetland. Lancaster Brook flows through the park, from the south-west to the far east.

Meadowbrook Park is the Village's most popular park, and has a variety of active and passive recreation facilities (see Map 2). The park features a large picnic area with off-street parking, and an extensive children's play area. There is an extensive trail system that runs through the low, central area of the park, with two wooden foot bridges providing access across Lancaster Brook. Meadowbrook Park features two distinct active use areas. The main active-use area in the northern section of the park features a shelter building with restrooms, a soccer field, an extensive children's play equipment area, a large paved parking lot, and numerous picnic tables. Adjacent to this active area, and immediately to the east is a hill that is used for sledding, and a pond that is used for ice skating. The other active-use area in the south-western section of the park features a baseball diamond, open shelter, and paved parking lot. There is a second soccer field that is located between the two active use areas, in the low, flood-prone area north of Lancaster Brook. The two active use areas are connected by a barrier free asphalt trail that follows the edge of the wooded area north of Lancaster Brook, and connects both parking areas and shelters.

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The south-central and eastern section of the park is mostly undeveloped. As was previously noted, the south-central and north-east sections along Lancaster Brook are low, flood prone areas, and primarily contain wetland and lowland vegetation. These low areas serve as flood and stormwater storage areas for the Village. The upland area in the south-east section of the park is hilly, undeveloped land that has mixed vegetation.

Meadowbrook Elementary School is located east of Hillcrest Heights and is adjacent to, and immediately north and west of the active use areas of Meadowbrook Park. Meadowbrook School has a large outdoor recreation area and parking lot that is compatible with the facilities in Meadowbrook Park. Facilities in the school recreation include; a softball diamond with backstop and bleachers (immediately west of one of the park's paved parking lots), a large open play area, an extensive children's play equipment area, and a large paved parking lot adjacent to the School (immediately north of the south-west active use area). These facilities are used by students during school hours, but are open to the public during non-school hours.

Access to Meadowbrook Park is provided from two locations on Hillcrest Heights. Access to the south-western active use area is provided by a driveway to the parking lot adjacent to the softball diamond. Access to the northern active use area is provided by a paved access road that extends along the boundary with Meadowbrook Elementary School, from Hillcrest Heights to the paved parking area adjacent to the school softball diamond.

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### RECREATION NEEDS ANALYSIS

Meadowbrook Parks meets a variety of recreational needs within the Village of Howard. The Park also has the potential to meet additional need within the community. This section includes a short analysis of the recreational needs identified in the Statewide Comprehensive Outdoor Recreation Plan (SCORP), the Village of Howard Comprehensive Outdoor Recreation Plan (CORP), and through field investigation and input from Village staff.

#### **SCORP Needs Analysis**

In an attempt to define the recreational needs at a more community-wide level, the Wisconsin State Department of Natural Resources (WDNR) developed the 1991-1996 Statewide Comprehensive Outdoor Recreation Plan (SCORP). Traditionally, needs assessment through the SCORP process was accomplished by comparing the existing supply of outdoor recreation facilities with an estimate of the demand for these facilities. Where demand exceeded the "appropriate" supply, a need was established for an area. However, this simplistic methodology was clouded and confined by the tenuous nature of the components of the study.

In an effort to improve the quality of outdoor recreation needs assessment, the WDNR, as a part of the SCORP, developed a new method in which needs assessment is determined by: 1. a county by county supply analysis, 2. statewide citizen survey results, and 3. the factoring of regional trends based on District meetings in the Spring of 1990. This defensible methodology is complex, but serves to better identify recreational needs at a community level. Please refer to page 265 of the 1991-1996 SCORP for a detailed discussion of the methodology.

The objectives of the recreation needs assessment were as follows:

1. Assist sub-state jurisdictions in planning for outdoor recreation development and land acquisition.
2. Act as one of many decision making tools in the Open Project Selection Process, which determines where funds from outdoor recreation aid programs such as LAWCON and ADLP will be directed.
3. Combine the views and expert opinions of outdoor recreation enthusiasts with physical supply of outdoor recreation in order to resolve perceived and actual need.

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Through the needs assessment process, priorities were established for the Lake Michigan District, which includes Brown County and the Village of Howard. The recreation activities and their priority status are outlined below:

### High Priority

Fishing	Golf
Football	Soccer
Play equipment	Pleasure driving
Hiking, walking, & running	
Fairs, festivals, & amusement parks	

### Medium Priority

Bicycling	Hunting
Non-specific outdoor enjoyment	Spectator sports
Historic sites	Tennis
Swimming beaches & pools	Camping
Picnicking	Zoos
Ice skating	Horseback riding
Boating	Downhill skiing
Baseball & Softball	Off-road vehicles

### Low priority

Outdoor concerts	Boat and bus tours
Cross-country skiing	Snowmobiling
Other water activities	

Meadowbrook Park meets a number of needs identified as "high priority" in the SCORP. Meadowbrook Park provides facilities for hiking, walking, running, fishing, and soccer. Also, there is an extensive children's playground equipment area in the park.

Meadowbrook Park also meets several needs identified as "medium priority" in the SCORP. Meadowbrook Park provides facilities for bicycling, spectator sports, non-specific outdoor enjoyment, picnicking, ice skating, skiing (sledding), and softball.

Meadowbrook Park has the potential to accommodate further development to meet additional recreational needs identified in the SCORP.

## VILLAGE OF HOWARD

### Village of Howard CORP Needs Analysis

A Comprehensive Outdoor Recreation Plan (CORP) was completed by the Brown County Planning Department for the Village of Howard in 1994. This planning document was created and approved by the Village Board to serve as a guide for park acquisition and development for a five year period.

A major need identified in the CORP is additional athletic fields and organized athletic facilities. The plan identifies that there are insufficient soccer fields, softball fields, and other similar facilities to meet current community needs. This deficiency in facilities results in excessive use of existing facilities in Village parks. The plan recommends that a community "sports complex" be developed to meet community needs and relieve the excessive demand on existing facilities, including those at Meadowbrook Park.

The CORP also identifies other recreational needs within the Village, in particular; development of recreational trails, development of picnic shelters and picnic areas, and upgrading existing facilities. These are important recreation needs, but have less impact than the lack of adequate athletic facilities.

Recommended improvements to Meadowbrook Park are discussed in Capital Improvements Program section of the CORP. Specifically, the CORP recommends the following developments in Meadowbrook Park:

- extend trails into new properties
- increase parking
- install electricity in open shelter
- install lighting on baseball field
- install basketball court
- replace and relocate shelter building
- plant site trees

These recommendations are consistent with the general needs identified in the CORP, but do not address the overall deficiency of athletic facilities within the community.

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### Field Investigation and Staff Input

Field investigations and discussions with Village Park and Recreation Department staff were conducted to identify additional recreational needs in Meadowbrook Park, and to identify potential opportunities to develop and/or redevelop facilities to meet those needs. Some of the needs and opportunities have been previously identified, while some others are new to the discussion:

- need to regrade area around existing shelter to reduce flooding
- need to conduct flood study of park to determine impact on facilities
- problem with flooding of soccer field during heavy rain
- need to develop maintenance bridge (capable of supporting pick-up truck and tractor) over brook
- need to develop bridges that are not adversely affected by flooding
- need to relocate existing shelter (currently location is poor)
- need to develop bridges so they prohibit use by ATVs
- desire to relocate upper soccer field and install a shelter with restrooms in its place
- need to reconfigure and reconstruct parking lots
- need to widen north access drive
- activity demands exceed parking lot capacity
- need to develop more hiking trails
- need to develop more picnic facilities
- need skating area with dependable water supply
- need additional parking and access from south
- need to properly identify main entrance

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### Site Analysis

#### Analysis of Existing Facilities

The recreational facilities in Meadowbrook Park are maintained in very good condition. However, due to the layout of existing facilities, the park is not used to its best potential. For several reasons, Meadowbrook Park does not adequately fulfill its role as a community park.

1. As was previously noted, the soccer fields and softball field receives heavy use for organized play, due to heavy community demand and limited facility supply. This, in turn, places heavy demand on the park's parking lots, and thereby limits parking (and park use) to other users.
2. There is only one restroom facility, which limits the usefulness of the eastern active-use area of the park.
3. The parking lots are not properly, or adequately, configured. This limits the amount of available parking, and creates confusion and problems for park users.
4. Available open space is not developed to its best potential. There is available appropriate space to develop additional needed facilities without adversely affecting other facilities, or the natural areas of the park. In particular, there are opportunities for the development of hiking trails, interpretive trails, and other related facilities in the lowlands and wetlands in the south-central and eastern sections of the park. Additionally, there are opportunities for development of recreation facilities (such as a basketball court) in the active use areas of the park.
5. Several existing facilities are in need of upgrading and/or replacement. In particular, the existing shelter is subject to flooding and the existing foot bridges over the brook are in poor condition.
6. The school recreation area, including the existing school facilities are not adequately integrated into the overall park layout. There is the opportunity, through a joint development agreement, to develop additional recreation facilities on school property that would enhance both the school and park.

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It must be noted that Meadowbrook Park is the Village's most popular park, and that the deficiencies noted above are due primarily to over-use. It is important to identify the role Meadowbrook park will play in the overall park system, and develop it appropriately.

As a community park, Meadowbrook Park should supply a wide variety of recreation facilities and opportunities to a wide range of users. There should be adequate support facilities (restrooms, off-street parking, drinking water, etc.) to support passive recreation facilities and active recreation facilities for users from about a one mile service radius.

### Constraints and Opportunities

Wetlands/Floodplains: There are extensive wetlands and floodplains within the park. These wetlands and floodplains provide an area for regional flood and stormwater storage for the community during large storm events. While these areas have limited development potential for certain facilities, particularly buildings, they can provide for unique recreational experiences, such as interpretive trails through natural areas. Furthermore, the development of certain recreation facilities is acceptable within floodplains. In particular, floodplains can be developed as soccer fields and similar facilities, since periodic flooding does not significantly adversely affect them.

Access Opportunities: The north entrance to the park is a relatively long access drive to the north of Meadowbrook Park. While this access is adequate, the park would benefit from a formal entrance sign and landscaping at a small jog in the roadway. As the park is developed, and trails are installed to the eastern section, a formal trail head should be developed on Cardinal Lane. This facility could include a park identification sign, park rules sign, small landscaped area, and possibly a small parking area.

Existing Vegetation: Meadowbrook Park has two areas of different vegetation. The higher areas (uplands) of the parks have a variety of native oaks, pines, and other tree species. Some of the oaks have exhibited symptoms of stress and compaction, and have been treated by Park Department staff. The upland trees, and the oaks in particular, should be monitored and managed as urban trees. The lower areas (wetlands and floodplains) have a wide variety of native trees, shrubs, and under-story. A cursory inspection of the ground layer of these lowlands revealed several interesting plant communities. This presents an opportunity to the Village of Howard to work with local schools or interest groups to develop an interpretive trail in the park.

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Park Master Plan

Based on an analysis of identified recreation needs, analysis of existing facilities, and analysis of development constraints and opportunities, a proposed master plan for Meadowbrook Park was developed. This master plan proposes to develop Meadowbrook Park into a community park that provides a wide range of users a wide variety of recreation opportunities. The master plan would provide more trail facilities, shelter and restroom facilities, and selected active use facilities. The master plan also includes two development options that provide alternative locations of the proposed main shelter and restroom facility.

Implementing the improvements recommended in the park master plan should result in cost effective management of park facilities. Techniques such as low maintenance landscaping (particularly reduced mowing of floodplains and natural areas) and location of a joint park/school maintenance and storage building in the park and including storage facilities in new park structures will make maintenance easier and less costly. Furthermore, planting native tree species and establishing native plant communities (i.e. prairies) will attract wildlife and generally improve the quality of the natural areas.

While this master plan does not directly address the community need for a Village athletic complex, it does improve support facilities to better accommodate the existing organized athletic activities until a sports complex can be developed. After a community sports complex is developed in the Village, the Village should review the need for some of the athletic facilities in Meadowbrook Park (in particular the soccer fields) to determine if they should be retained or converted to other recreation or support facilities (i.e. parking lot, picnic area, open play area).

## VILLAGE OF HOWARD

Discussion of the proposed master plan can be separated into two parts: 1) active use areas, and 2) passive use areas.

### Active Use Areas

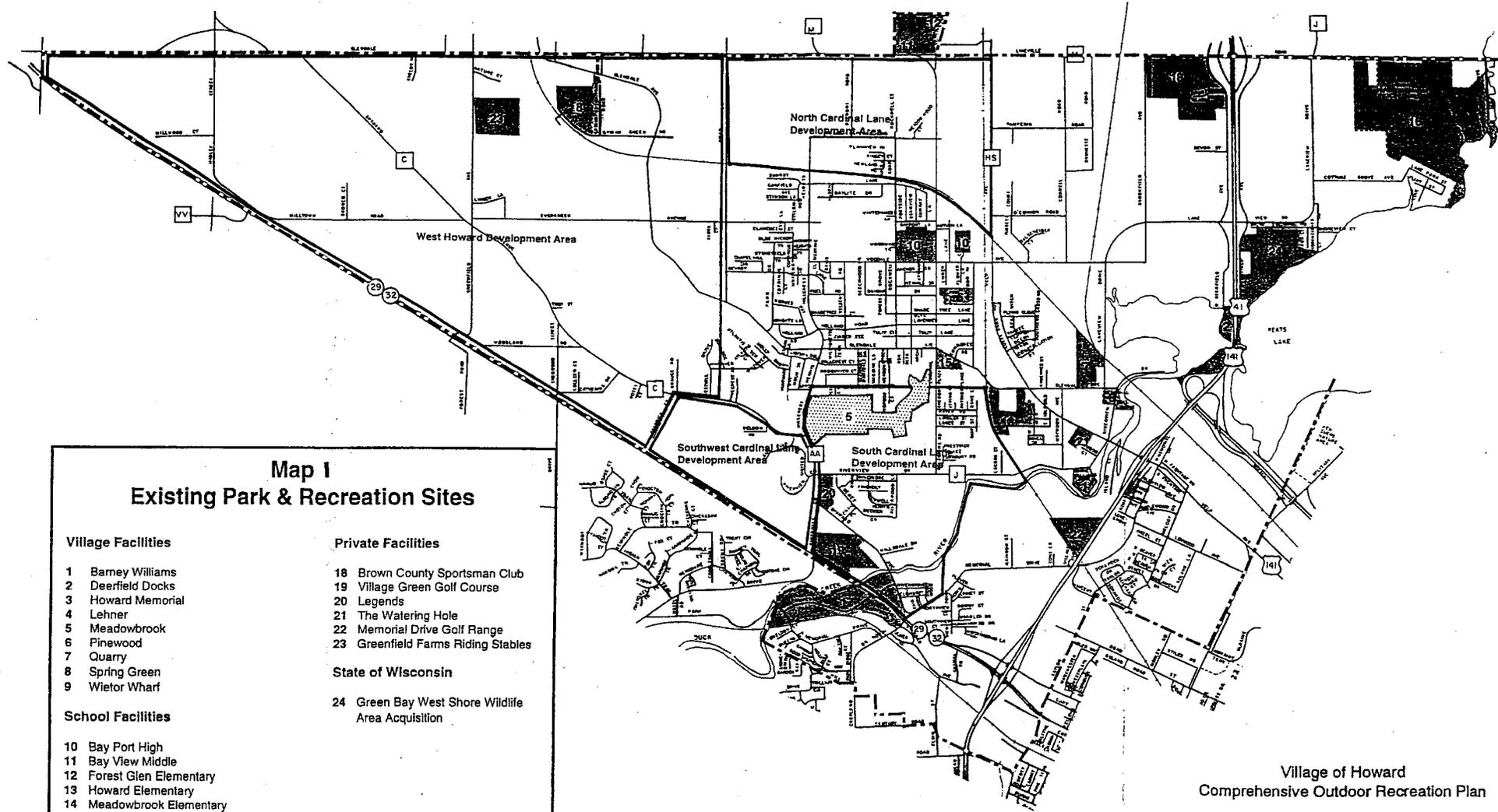
North-central active use area: The north central active use area will be developed to make it the focal point of the park. Proposed facilities and elements include:

- negotiate agreement with school district to allow development of facilities on school property (east and south of school softball diamond) and joint use of facilities on school property.
- reconfigure and reconstruct the parking lot to increase parking and reduce confusion and conflict.
- remove walk from parking lot to shelter, regrade to improve drainage.
- **existing shelter building:**
  - (Option A) - remove restroom facilities from existing shelter, remove exterior walls - convert to open sided shelter.
  - (Option B) - demolish existing shelter building, dispose of off site, restore turf.
- **new shelter/restroom structure**
  - (Option A) - develop new shelter/restroom structure on edge of open area, overlooking lowlands - takes advantage of view, architecturally designed, full service (toilets, storage, kitchen, open shelter, electricity, telephone) access drive from parking lot.
  - (Option B) - develop new shelter/restroom structure west of existing shelter building, overlooking most park facilities - centrally located in park, architecturally designed, full service (toilets, storage, kitchen, open shelter, electricity, telephone).
- develop ice skating rink adjacent to shelter/restroom.
- install additional picnic tables and grills.
- construct joint park/school maintenance garage adjacent to parking lot south of school - store materials and equipment, small shop, emergency facilities.
- develop formal entrance area with an identification sign, landscaping, and other appropriate features.
- develop open shelter adjacent to school softball diamond.
- plant park trees adjacent to school softball diamond.
- develop barrier free trails around play equipment and to other facilities and trails.

**APPENDIXES**

**APPENDIX A**

**APPENDIX B**



## Map 1 Existing Park & Recreation Sites

### Village Facilities

- 1 Barney Williams
- 2 Deerfield Docks
- 3 Howard Memorial
- 4 Lehner
- 5 Meadowbrook
- 6 Pinewood
- 7 Quarry
- 8 Spring Green
- 9 Wietor Wharf

### School Facilities

- 10 Bay Port High
- 11 Bay View Middle
- 12 Forest Glen Elementary
- 13 Howard Elementary
- 14 Meadowbrook Elementary
- 15 St. John the Baptist

### County Facilities

- 16 Fort Howard Paper Foundation Wildlife Area
- 17 Pamperin Park

### Private Facilities

- 18 Brown County Sportsman Club
- 19 Village Green Golf Course
- 20 Legends
- 21 The Watering Hole
- 22 Memorial Drive Golf Range
- 23 Greenfield Farms Riding Stables

### State of Wisconsin

- 24 Green Bay West Shore Wildlife Area Acquisition

## Village of Howard Comprehensive Outdoor Recreation Plan

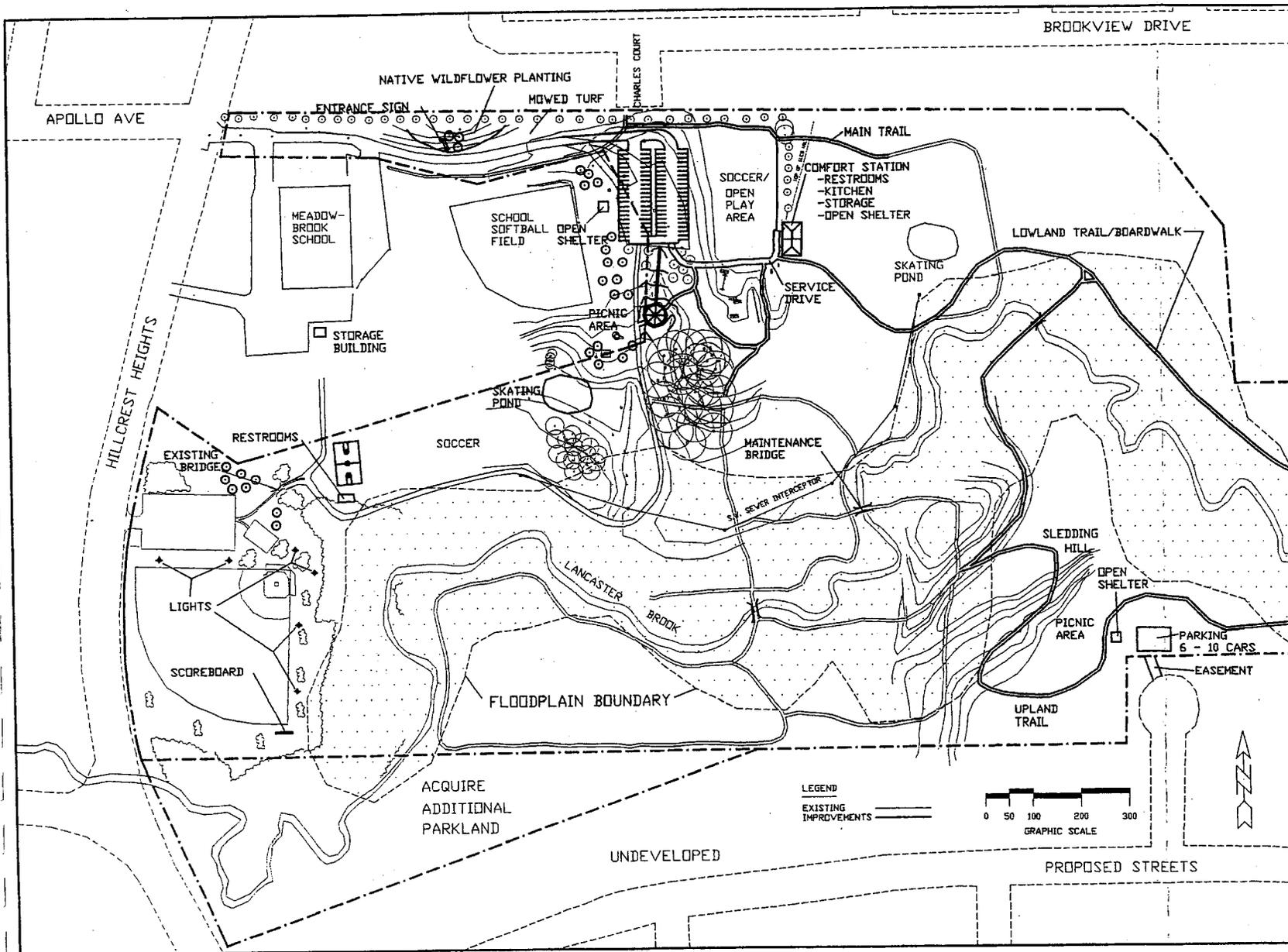
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Brown County Planning Commission  
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Green Bay, Wisconsin 54301  
February 1994

vhpark



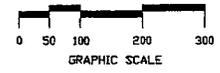


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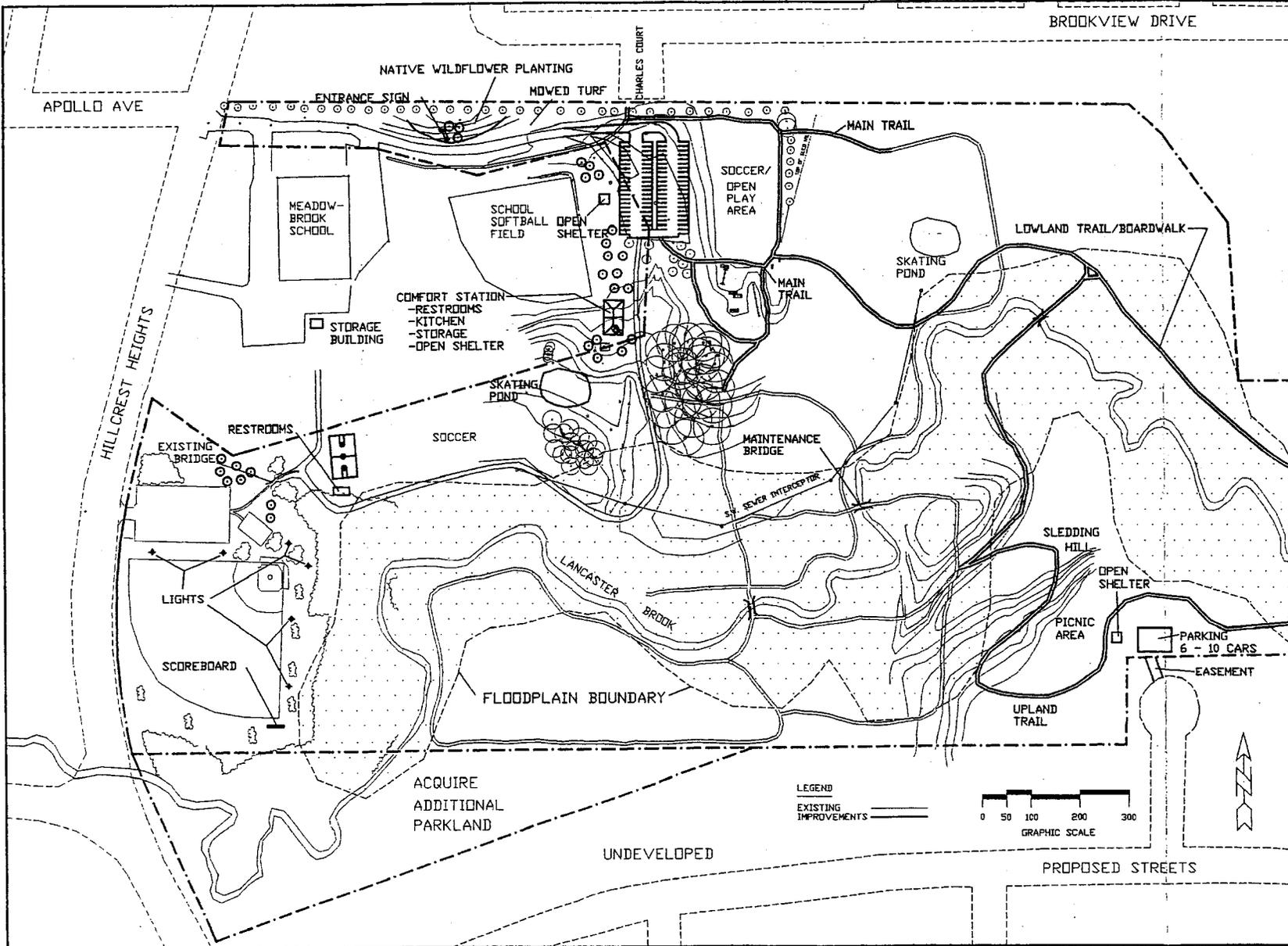
PROJECT: **PARK DEPARTMENT**  
**MEADOWBROOK PARK PLAN**  
 PROPOSED IMPROVEMENTS - OPTION A  
 VILLAGE OF HOWARD, WISCONSIN

LEGEND  
 EXISTING  
 IMPROVEMENTS



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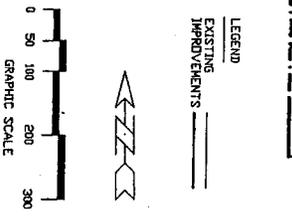
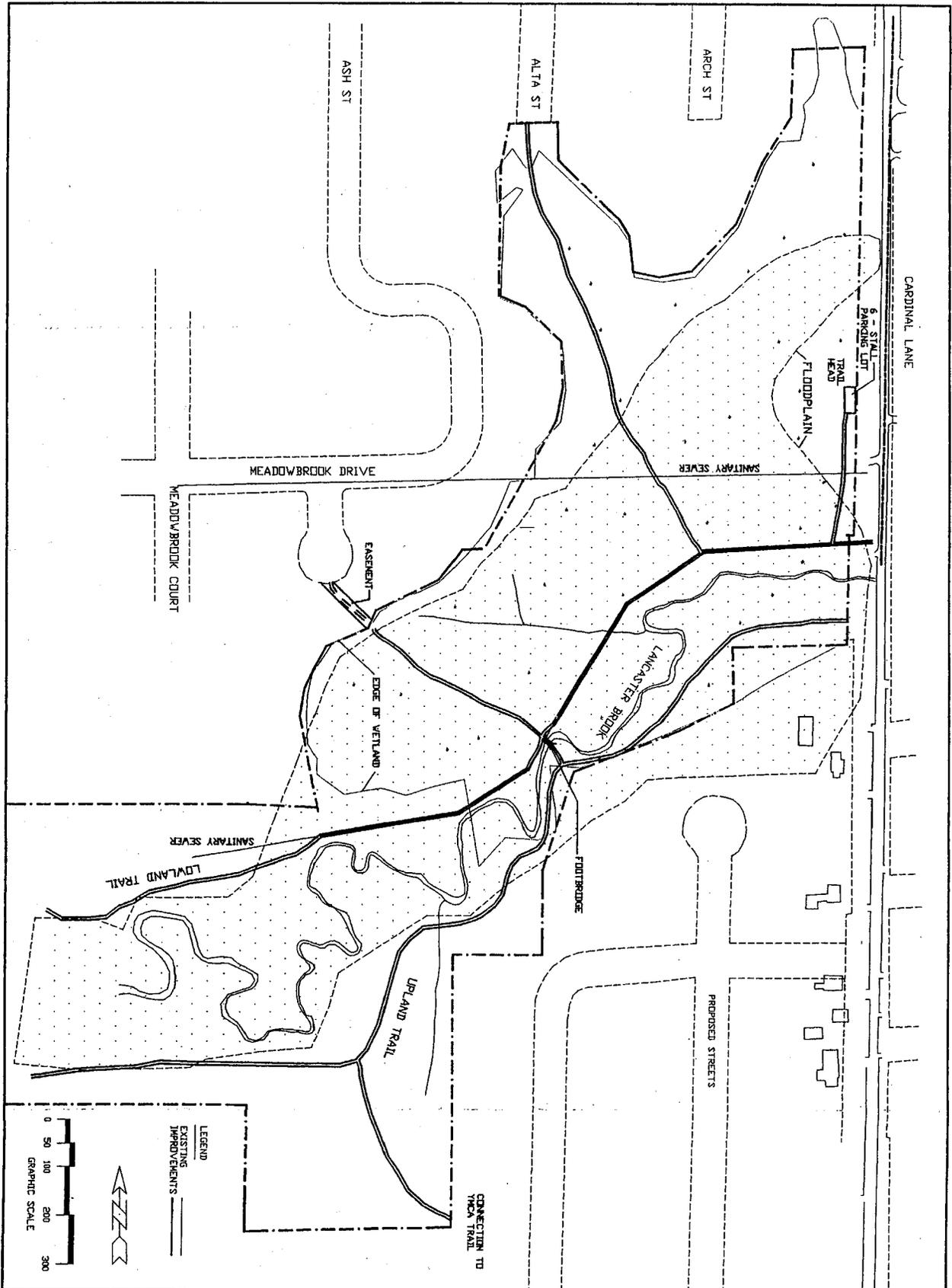


PROJECT: **PARK DEPARTMENT**  
**MEADOWBROOK PARK PLAN**  
 PROPOSED IMPROVEMENTS - OPTION B  
 VILLAGE OF HOWARD, WISCONSIN

REVISIONS	BY

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 Of 4



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CHANGING BY	DATE	JOB NO.	PROJECT NO.
APPROVED BY	DATE	JOB NO.	PROJECT NO.
DATE	1/17/78	108	108
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DATE	1/17/78	108	108

PROJECT: **PARK DEPARTMENT**  
**MEADOWBROOK PARK PLAN**  
**PROPOSED IMPROVEMENTS - PARK ADDITION**  
**VILLAGE OF HOWARD, WISCONSIN**

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**APPENDIX C**

Village of Howard  
Meadowbrook Park Master Plan

Unit Prices

1. Rough Grading - Cut and fill in place (balanced), including stripping and stockpiling topsoil, rough grading, and replacing topsoil per plan.  

\$2.00 per cubic yard
2. Trees - 2 1/2" Caliper shade and/or ornamental trees planted per plan, including; trees, planting, and restoration.  

\$250 each
3. Entrance Sign - 4' x 8' ground mounted wood sign with accent lighting and low maintenance vegetation.  

\$3,000.00 lump sum
4. Parking Lot - Gravel parking lot with 8' x 20' and 8' x 14' stalls, including grading, 8" gravel base course, compaction, and restoration of edges.  

\$2.50 per square yard
5. Restrooms - Seasonal restroom building with toilet facilities (men: 1 toilet, 1 urnal, one sink, diaper station; women: 2 toilets, 2 sinks, diaper station) sewer and water laterals to utility mains, drinking water fountain, storage room, and 100 amp electric service.  

\$25,000.00 lump sum
6. Softball Diamond - Regulation softball diamond including, 12' chain link backstop, 8' chain link foul fence, 6' chain link outfield fence, foul poles, scoreboard, 3" clay infield, player dugouts, and bleachers.  

\$25,000.00 lump sum
7. Comfort Station - 1,000 SF multi-use building with restrooms, kitchen/concession room, open (outdoor) shelter area, including; design, sewer and water laterals to utility mains, and 400 amp single phase electric service.

Estimated \$100,000 budget

8. Electric Service - 400 amp. single phase service with panel.  
\$4,000.00 lump sum
9. Sand Volleyball Court - 30' x 60' volley ball court with 12" sand base and permanent steel standards and nets, including excavation.  
\$1,200.00 lump sum
10. Picnic Area - Consists of sets of picnic amenities. Each set consists of (4) picnic tables, (1) grill, (1) trash receptacle, and (1) recycling receptacle.  
\$1,200.00 per set
11. Main Trail - 8' wide barrier free pedestrian path, including, grubbing, 6" gravel base course, excavation, and restoration of path edge.  
\$8.50 per linear foot
12. Rustic Trail - 6' wide pedestrian path, including, 3" shredded bark mulch surface, 6" gravel base course, excavation, and restoration of path edge.  
\$6.00 per linear foot
13. Security Fence - 6' steel chain link fence.  
\$8.00 per linear foot
14. Gate - 24' two section steel gate, including locking mechanism.  
\$1,000.00 lump sum
15. Modular Play Structure - Multi-use play structure play system consisting of slides, climbing bars, swings, platforms, and/or railings, including footings and foundations, 6" x 6" border, and safety barrier over 6" washed gravel base.  
\$10,000.00 to \$25,000.00 lump sum
16. Open Shelter - 20' x 20' open-sided timber frame shelter, including, roofing, concrete slab floor, and electric service (lights and outlets).  
\$15,000.00 lump sum

17. Outpost Shelter - 20' x 20' open sided rustic timber frame shelter, including, roofing and concrete slab floor.  
\$10,000.00 lump sum
18. Basketball Courts - 50' x 100' basketball court, including two regulation supports with backboards and rims, 2" asphalt court surface, 6" gravel base course, excavation, striping, and restoration of the court edge.  
\$7,000.00 lump sum
19. Tennis Courts - Two 60' x 120' court areas, including two sets of standards with nets, 8' chain link perimeter fence on all sides, 2" rubberized asphalt court surface, 6" gravel base course, excavation, striping, and restoration of court edge.  
\$40,000.00 lump sum
20. Foot Bridge - 6' wide timber frame pedestrian bridge with wood hand rails and supports, and concrete footings.  
\$1,000.00 lump sum
21. Maintenance Bridge - 8' wide timber frame pedestrian-vehicular bridge with hand rails and supports, and concrete footings.  
\$5,000.00 lump sum
22. Maintenance Garage - 24' x 30' pre-fabricated frame garage on concrete slab, including two overhead garage doors, 200 amp. electric service, sewer and water lateral connections, with vandal resistant materials.  
\$10,000.00 lump sum
23. Floating Boardwalk - 6' wide foot path constructed of 2"x 6" wood decking (or similar unit) that are fastened to timber joists and staked into place over wet soils.  
\$15.00 per linear foot
24. Asphalt Paving - Install 2" of bituminous asphalt paving over existing gravel base course, including fine grading (force account) and compaction of base.  
\$3.50 per square yard

25. Athletic Field Lighting - Install lighting facilities for athletic fields, including; light poles, luminaires, wiring, electric service (including service panel), and bulbs.

Baseball/softball diamond (6 poles)	\$18,000	lump sum
Basketball (2 poles)	\$6,000	lump sum
2 Tennis courts (4 poles)	\$12,000	lump sum

**APPENDIX D**

Cost Estimate

MEADOWBROOK PARK PLAN

Village of Howard, Wisconsin

Item	Quantity	Unit Cost	Subtotal
Rough Grading	120 c.y.	\$10	\$1,200
Trees	26 ea.	\$250	\$6,500
Entrance Sign	1 l.s.	\$4,000	\$4,000
Entrance Landscaping	1 l.s.	\$3,000	\$3,000
Parking Lot (paved)	4,800 s.y.	\$8	\$38,400
Comfort Station	1 l.s.	\$100,000	\$100,000
Restrooms	1 l.s.	\$25,000	\$25,000
Picnic Area	1 l.s.	\$1,200	\$1,200
Main Trail	11,600 l.f.	\$9	\$98,600
Open Shelter	2 l.s.	\$15,000	\$30,000
Basketball Court	1 l.s.	\$7,000	\$7,000
Maintenance Bridge	2 l.s.	\$5,000	\$10,000
Footbridge	2 l.s.	\$1,000	\$2,000
Asphalt Paving	700 s.y.	\$6	\$4,200
Renovate Shelter	1 l.s.	\$5,000	\$5,000
Athletic Field Lights	6 l.s.	\$18,000	\$108,000
Trail Head	1 l.s.	\$15,000	\$15,000
		<b>Subtotal</b>	<b>\$459,100</b>
		<b>25% Engineering and Contingency</b>	<b>\$114,775</b>
		<b>Total</b>	<b>\$573,875</b>