



OFFICIAL NOTICE AND AGENDA

Notice is hereby given that the Parks and Recreation Committee of the City of Stoughton, Wisconsin will hold a regular or special meeting as indicated on the date, time and location given below.

Meeting of the: **PARKS AND RECREATION COMMITTEE OF THE CITY OF STOUGHTON**

Date & Time: Tuesday, October 17, 2023 at 6:00 pm

Location: Hybrid meeting with in-person and virtual options.

In-Person: City Hall Conference Room (207 S. Forrest St, Stoughton, WI 53589)

Virtual:

<https://us02web.zoom.us/j/83949519879?pwd=aVo1YkhPczZlM1dacUtNbEF6RlZSUT09>

Meeting ID: 839 4951 9879

Passcode: 497976

One tap mobile

+13126266799,,83949519879#,,,,*497976# US (Chicago)

+16469313860,,83949519879#,,,,*497976# US

Members: Regina Hirsch, Phil Caravello, Daniel Payton, Patrick Butler, Jim Brandt, Ethan Scheiwe, Tim Swadley

CC: Attorney Matt Dregne, Department Heads, Stoughton Newspapers, Deb Waterstone, Sue Strandlie, Sarah Monette, Jon Lewis, Bob Diebel, Council Members

Item #	CALL TO ORDER
1	Call to Order
2	Roll Call
3	Approval of Minutes from August 15, 2023
4	Communications Member Communications

Director's Report

Item #	OLD BUSINESS
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5	Tee Naasak Park Master Plan (Discussion & Possible Action)
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Item #	NEW BUSINESS
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6	Teigen Farm Park Restoration Plan (Discussion & Possible Action)
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Future Agenda Items

STI Development

Comprehensive Outdoor Recreation Plan Update

Magnolia Springs Park Master Plan

PARKS AND RECREATION COMMITTEE OF THE CITY OF STOUGHTON

Tuesday, August 15, 2023

This meeting was done hybrid

In-Person Option: Stoughton Council Chambers (321 S. Fourth Street)

Virtual Option: Join Zoom Meeting

<https://us02web.zoom.us/j/84666042387?pwd=TjM2OVY5a2k0MFdGcWc1c2Zvcy9RQT09>

Meeting ID: 846 6604 2387

Passcode: 926936

+1 312 626 6799 US (Chicago) Meeting ID: 846 6604 2387 Passcode: 926936

Present: Alderpersons: Phil Caravello, Regina Hirsch, DJ Payton, Patrick Butler, Jim Brandt, Ethan Scheiwe, Mayor Tim Swadley and Parks & Recreation Director Dan Glynn

Absent: None

Guest: Emma Wenman, Daniel Schmitt, Joe

Call to Order: Chairperson Caravello called to order at 6:03 pm

Approval of Minutes from June 20, 2023

Motion to approve the Minutes from June 20, 2023 by Payton, seconded by Hirsch

Motion carried unanimously

Communication-none

Directors Report-Director Glynn reviewed Director Report, highlighted River Park, Virgin Lake Trail and Mandt Park Master Plan

Tee Naasak Park Master Plan

Presentation by Emma Wenman and Daniel Schmitt from MSA for Tee Naasak Park Master Plan, committee feedback will be included in updated plan

Future Agenda Items

STI Development

Recreation & Aquatics Feasibility Study

Comprehensive Outdoor Recreation Plan Update

Magnolia Springs Park Restoration Plan

Magnolia Springs Park Master Plan

Motion to adjourn by Hirsch seconded by Butler

Motion carried unanimously at 8:00pm

Director's Report October 2023

Riverfront Project

- We continue to go through the permitting process with the DNR.
- I had a coordination meeting with REP and Strand regarding the River Park and the river corridor improvements in Mandt Park. There are two current deflectors planned downstream of 4th Street and they likely will be in the same permit application as the two launches for Mandt Park.

Virgin Lake Trail

- The trail is under construction. The progress to date includes clearing and grubbing for the entire length of the trail, and the excavation and base material has been completed from Jackson Street to the Virgin Lake Park shelter (the contractor is working north). I have had a few calls from neighbors that asked about trail width, surfacing options, and property boundaries.

51 West Parks

- A soil boring was completed for the restroom at Eggeson's Woods Park.

Tee Naasak Park Master Plan

- I reviewed the draft master plan.
- I also have been involved with the parkland dedication for the new apartment building on Cromwell Court.

STI Development/Feasibility Study

- Hunden will be presenting the feasibility study report at the October 24th meeting.

River Trail Planning Study

- There's no update regarding this. Strand recommended waiting until the River Park is permitted because that will determine if we will be having a trail in the millpond and the resulting connection to Mandt Park.

Magnolia Springs Park

- We had the neighborhood focus group meeting for the park. The neighbors are concerned about the possibility of the playground in the northern area of the park and would like to see it located along Orchid Avenue. We decided to have it in the northern area to protect the woodland area. However, the restoration plan calls for removing the walnut trees and creating an oak savannah. The area along Orchid Avenue doesn't have any oak trees. I reached out to Eldon Homes and no grading has been completed to date in the park. They are open to the possibility of grading the area along Orchid Avenue for a playground. This area is more centralized to the neighborhood and would provide better visibility to the playground area.

Mandt Park Improvements

- The soil borings for the park were completed.
- The area south of the Mandt Center will be surveyed the week of October 16th. This will aid the design for the roadway and the service drive(s) for the Mandt Center.

Director's Report
October 2023

Comprehensive Outdoor Recreation Plan (CORP) Update

- I attended the farmer's market on 8/26 and Gazebo Musikk on 8/31 to get public input for the CORP update.
- The survey was sent out via our email database and social media accounts. An insert will also be included in the Stoughton Utilities' October billing statement.

Racetrack Park Master Plan Implementation

- The property owner of 2464 County Road A is currently reviewing the offer to purchase. I worked with Robinson Brothers about the cost to raze the property (\$35,000).

Ridge Street/Cooper's Causeway Trail

- I met with Buck Sweeney, the Mayor, City Attorney, and Planning Director regarding the trail and vacation of the right of way.
- I arranged for a site survey and multiple exhibits for the resolution.

Ridge Street/Cooper's Causeway Trail

- Colin Butler completed his Eagle Scout project which are fishing line recycling stations. There are several stations located within the City and are made out of PVC. Parks maintenance will empty the stations and recycle the line.



CITY OF STOUGHTON
PARKS & RECREATION DEPARTMENT

Dan Glynn, Director
Tony King, Recreation Supervisor
Greg Hoyte, Youth Center Manager
207 S. Forrest Street Stoughton, WI 53589
(608) 873-6746 www.stoughtonrec.com

Date: September 12, 2023
From: Dan Glynn, Director of Parks & Recreation
To: Parks & Recreation Committee
Subject: Magnolia Springs Wetland & Woodland Restoration Plan

Background

The land dedicated for a park in the Magnolia Springs Development includes a pond and established woodlands. The ponds and the woodlands were the main reason for the site being selected for the park. After visiting the site during the site selection process, much of the area did not look like it was maintained with buckthorn present. Heartland Ecological was contracted to complete the restoration plan for the property in July.

Goals

The following goals and objectives for the parkland were established:

- Restore the existing woodland and wetland communities to improve native plant diversity and wildlife habitat.
- Restore newly graded areas to site-appropriate native habitats that tie into existing natural communities.
- Maintain the park primarily as natural habitat that is aesthetically pleasing and provides a positive park user experience, whether they are using the playground, trails through the park, or the recreational trail corridor.
- Establish natural habitats that require routine ecological maintenance, such as prescribed burning, after initial and more intensive restoration and establishment activities are completed.

Existing Conditions

Heartland completed a site visit where they assessed the existing conditions for the parkland. The existing conditions included a degraded woodland, a pond, wetland, abandoned farm structures, Eurasian meadow, and fallow field. They found that the wooded areas within the parkland had generally similar composition throughout the property. There was no resemblance of a native plant community or oak ecosystem. The dominant tree canopy was black walnut. Several large bur oak trees are present in

different areas of the park. Other existing condition observations included a degraded herbaceous layer, bank erosion along the pond, and reed canary grass in wetland areas.

Restoration Concept

The restoration concept includes:

- Restoring the woodland to an oak savanna. The goal is to provide native woodland communities that allow for visibility throughout the park for users.
- Restoring the trail corridor and northwest portion of the parkland with a shortgrass prairie. The goal is to provide aesthetically pleasing native plant diversity for the park user, stabilize soils, provide nectar and pollen resources for pollinators, and provide wildlife habitat.
- Restoring the pond and wetland. The goal of the pond and wetland restoration is to stabilize soils, improve water quality, improve native species cover and diversity, and enhance the park user experience when viewing these areas.

Implementation

Implementation is split into two phases due to access to the site (development phasing). It is anticipated that it could take three years for the restoration to be completed followed by three years of establishment. The total cost to implement and establish is \$161,000. The implementation is budgeted in the 5-year CIP utilizing impact fees from the development.

MAGNOLIA SPRINGS NEIGHBORHOOD PLANNED DEVELOPMENT

General Development Plan (GDP)

Owner:

Eldon Land Development, LLC
3092 Linnerud Drive
Stoughton, WI 53589
Contact: Rob Hostrawser
608-480-9432

Project Planner:

MSA Professional Services, Inc.
1702 Pankratz St.
Madison, WI 53704
Contacts: Stephen Tremlett
(608) 242-6621

Project Civil Engineer:

MSA Professional Services, Inc.
1702 Pankratz St.
Madison, WI 53704
Contacts: Kevin Lord
(608) 242-6617

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Appendix: Plan Sheets

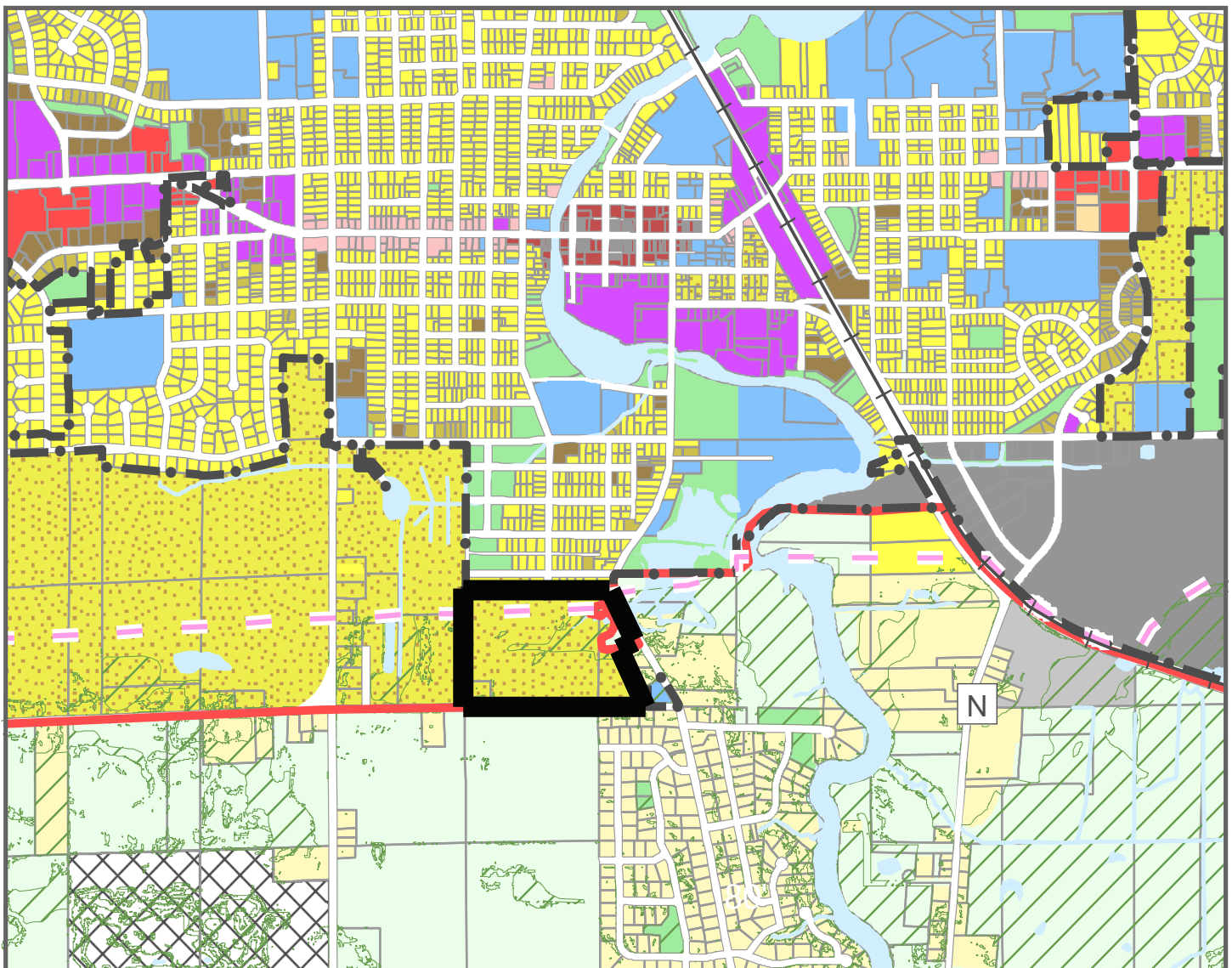
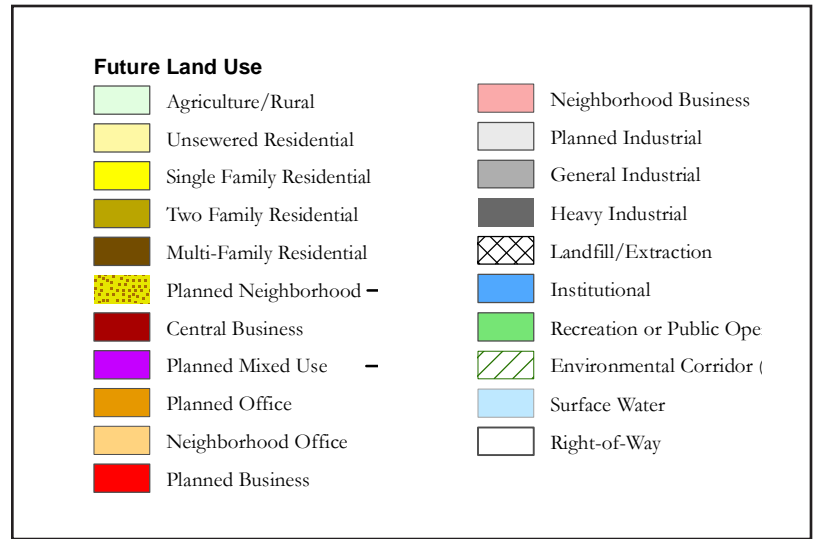
- Map with Owners within 300 feet
- Street Tree Plan (Informational Only)

COUNCIL APPROVED DATE: X
LAST MODIFIED DATE: 05/01/2023



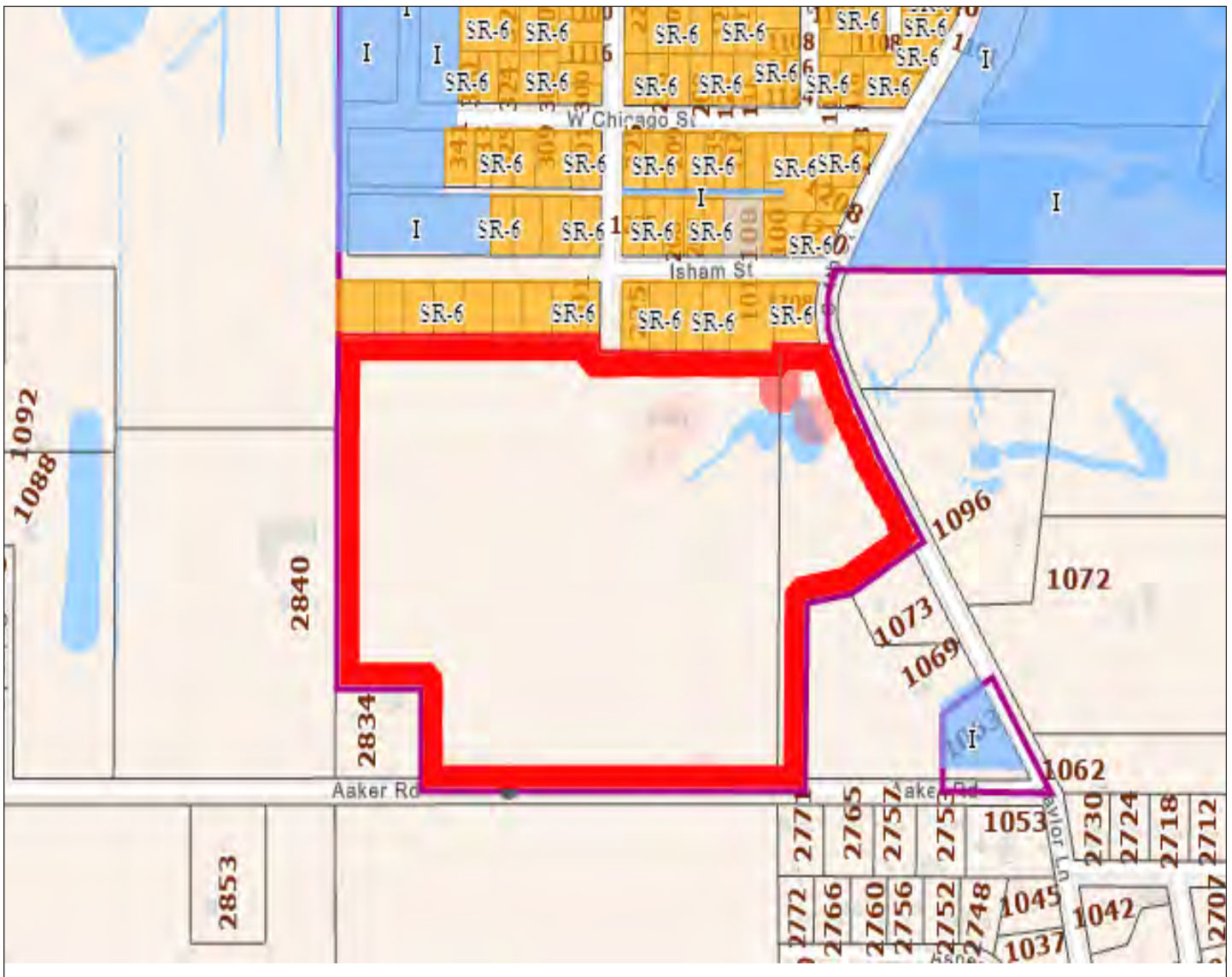
A. LOCATION MAP

Excerpt from the City of Stoughton's Comprehensive Plan



B. VICINITY MAP

Excerpt from the City of Stoughton's Zoning Map.



C. PLANNED DEVELOPMENT WRITTEN DESCRIPTION

Project Area and Existing Conditions

This planned development establishes the zoning requirements for duplex lots in a 37.25-acre single- and two-family residential neighborhood located in the south-central limits of the City of Stoughton – just north of Aaker Road and west of 4th Street (Taylor Lane), to be known as Magnolia Springs Subdivision.

The project area includes two city parcels (051108396602 and 051108494000). Currently, both parcels are being farmed with a pocket of woodlands around the wetland in the northeast section of the development.

The surrounding uses to the proposed project are as follows:

- **North:** wetlands, single-family neighborhood, and planned duplex lots along Isham Street extension.
- **West:** rural residential
- **South:** rural residential and farmland.
- **East:** rural residential, river, wetlands, and floodplain

Project Scope

ELDON LAND DEVELOPMENT, LLC is proud to submit this concept for a 37.25-acre single- and two-family residential neighborhood with 104 lots (plus, four outlots). There are 62 single-family lots (averaging 6,600 square feet on interior lots and 8,500 square feet along edges of the development), 28 zero lotline “twin-house” lots (roughly 5,000 to 6,000 square feet), and 14 duplex lots (ranging from 10,000 square feet to 12,000 square feet).

The intent of the proposed project is to provide affordably priced homes in a well-designed neighborhood with good vehicular and pedestrian connections through and within the development. Some of the key design choices that minimized the overall construction costs included

- A range of smaller single-family lot sizes that do not require rear-loaded home design (and an alleyway).
- Duplex lots that fit into the single-family neighborhood.
- Filling the site to allow for gravity sanitary service,

mitigating the need for a lift station that would have a substantial upfront cost to construct, as well as future maintenance needs.

- Central boulevard on Page Street has been re-designed to manage an open swale to allow a substantial stormwater watershed from the south to convey through the site.

General Relationship to the 2017 Comprehensive Plan

The proposed subdivision is located in an area designated as the South Planned Neighborhood Area, which is intended for a carefully planned mixture of predominantly single-family residential development, combined with one or more of the following land use categories:

- Two Family Residential, Multi-Family Residential, Neighborhood Office, Neighborhood Business, Institutional, and Recreation or Public Open Space. This category is intended to accommodate both conventional and Traditional Neighborhood Design (TND) forms of “full-service” neighborhood development. To implement a key City objective, development within these neighborhoods should contain a minimum of 65 percent single family dwelling units, a maximum of 15 percent two family and/or townhomes, and a maximum of 20 percent multi-family dwellings.

PD Zoning Rationale & Exemptions

The Planned Development (PD) classification will allow for density that supports more affordable homes/ lots, requiring smaller lots with reduced setbacks. While the developer has been able to provide single-family home designs to meet SR-5 and SR-6 lots, the duplex footprints cannot fit per the TR-6 rear setback requirement.

Through this GDP, the developer is requesting exemptions, allowing for reduced rear setback minimums for the duplex (or zero lotline twin-home) lots, as outlined below. This will allow the developer to maintain a uniform minimum setback following the SR-6 requirement, while allowing for building placement that holds the street edges.

FIGURE 1. Magnolia Springs Neighborhood & Requested Zoning



PD Lots (per Figure 1): Lots 1-18, 32, 43-44, 59-60, 66-71, 75-82, 94-97, and 104.

PD Min. Rear Setback Request: 20 feet

For reference:

TR-6 Min. Rear Setback: 30 feet

SR-6 Min. Rear Setback: 20 Feet

PD lots will follow all other TR-6 zoning requirements and other City regulations. This includes potentially building single-family homes on PD lots, or subdividing the duplex lots to provide twin-homes.

This request is necessary to achieve marketable duplexes on narrow lots with affordable pricing. To further that goal, **Eldon Land Development, LLC** also

requests exemption from a **Specific Implementation Plan (SIP) review**. Eldon Land Development, LLC has submitted engineering drawings for Phase 1, which includes half of the PD lots. These lots will be built by Spring/Summer 2024. The developer has also submitted preliminary engineering drawings for the remainder of the neighborhood as part of the Urban Service Area amendment.

Relationship to Nearby Properties

The general development concept site plan (Figure 1 above) depicts the entire planned residential neighborhood with parks and open spaces. The development includes a blend of single-family and twinhome/duplex lots. The duplex/twinhome lots are located

along the primary routes into the neighborhood (i.e., Page Street, Orchid Avenue and backing up to Aaker Road), as well as a pocket area directly south of planned twinhome lots along Isham Street extension. Forty-two of the single-family lots are located west side of Page Street with the remaining twenty on the east side of Page Street

Project Timing and Phasing

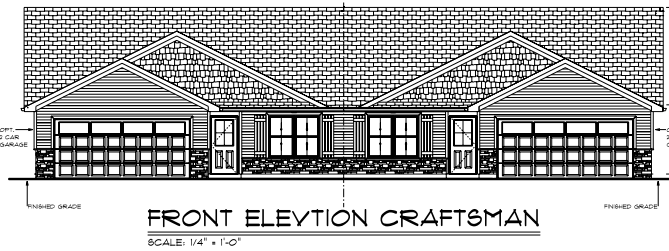
The project will be broken in 2-3 phases. Phase 1 includes lots abutting Lilac Lane, Orchid Avenue (west of Page Street) and Page Street (north of Orchid Avenue). Construction on this phase is planned to begin in 2023 with homes completed in Spring/Summer 2024.

Phase 1A will build Orchid Avenue to 4th Street, wet pond in Outlot 3, and the trail from Orchid Avenue to Isham Street. These improvements, as well as the duplex lots along Orchid Avenue, will be completed no later than Fall 2025 per the development agreement. It is very likely the remainder of the neighborhood will be built as part of Phase 1A. The intent is to have a fully built neighborhood by the end of 2025.

Neighborhood Character/Theme

Magnolia Springs subdivision will include single family, twin-homes, and duplexes buildings.

Twin-homes



Single-Family



Stormwater Management

There are two wet ponds for pre-treatment, one infiltration basin, and a swale median that will serve this development and manage off-site runoff. The stormwater management system is intended to control peak runoff rates and volumes for events ranging from the 1-year through the 200-year event.

A large off-site sub-watershed will convey through the site through a central median swale on Page Street at a depth of 10 feet with a 6-foot safety shelf behind the curb and 4:1 slopes to “V” bottom that will carry off-site water. There are also ditches planned on the north side of Aaker Road on both sides of intersection with Page Street to carry overflow stormwater to the central swale median. We will work with the City staff during the entitlement process to identify the preferred landscaping treatment that allows for minimal maintenance on annual basis.

Natural Area & Open Space

Natural Features

Outlot 2 preserves (to the extent possible) woodlands around an existing wetland. A proposed trail corridor runs through the park and extends into Outlot 1, providing access west and to the north.

Park/Open Space

Parks and Recreation Committee approved the park locations with interest in seeing the development meet the parkland dedication requirement and space for up to a 9,000 square foot playground. The development meets the parkland dedication requirement (i.e., 3.98 acres required based on 118 units with 4.12 acres provided, excludes wetland and stormwater management areas in the park). The design of the park preserves the existing wetland and trees adjacent to the wetland outside of grading for roads and stormwater management areas.

Utilities

MSA is coordinating the water and sewer service with Stoughton Utilities. The design required filling the center of the site to allow for gravity flow to the north, connecting to the existing sewer along Page Street near Isham Street. A stubbed connection is shown to Aaker Road, understanding any future development

south will require a lift station and force main up to Dahli Drive along Page Street. Water is looped in several sections within the development, including a stub to Aaker Road and through Outlot 1 to Isham Street. The developer will also upgrade approximate 650-foot segment of 6-inch sewer interceptor in S. Page Street (W. Chicago Street to W. Broadway St.) to an 8-inch to accommodate the proposed Magnolia Springs Development.

Transportation

Streets

The neighborhood provides connections to the existing roadways at Page/Isham, Page/Aaker and Orchid Avenue / 4th (Taylor). Orchid Avenue is extended to the western edge of the development, providing for a future fourth access to the neighborhood.

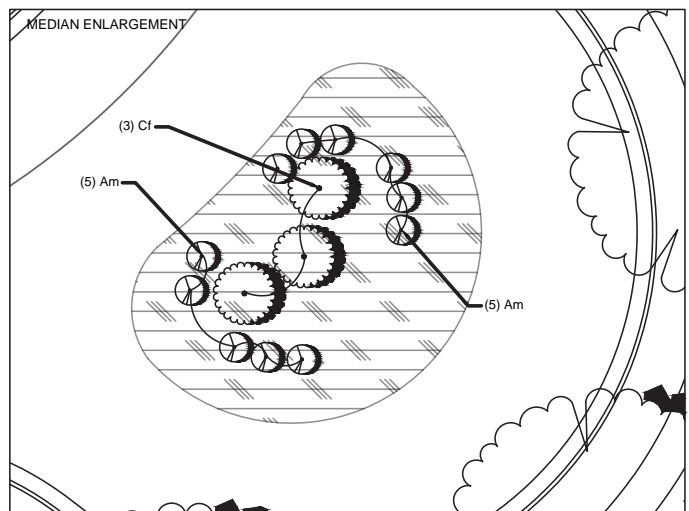
Wild Rose Way does not cross the swale median due to complications in slope and other factors with close proximity to other breaks in the central swale median; however, a mid-block sidewalk will be built between Wild Rose Way and Orchid Avenue.

The eyebrow street in the southeast corner of the development includes a median (dedicated as right-of-way), which provides access to three single-family lots and potentially one of the duplex units (Lot 94). Per discussions with City staff, sidewalk will only be built along the lot frontages (and not within the median). The eyebrow median will include low maintenance landscaping while also being aesthetically pleasing. As shown in the exhibit in the upper right, there will be shrub plantings outside of the planned utilities with wood mulch in the center and gravel mulch along the edges.

There are three right-of-way (ROW) widths provided in the neighborhood based on the corresponding land uses and function of the roadway, as follows:

- 66-foot ROW: Lilac Lane and Orchid Avenue (east of Page Street)
- 60-foot ROW: Orchid Avenue (west of Page Street), Wild Rose Way, and Dahli Drive
- 156-foot ROW: Page Street (south of Orchid Avenue), inclusive central swale median

Eyebrow Median Landscaping



Pedestrian Connections

All streets will have pedestrian accommodations (sidewalk or path) along both sides of the street with a grass terrace of varying widths (typically 7-8 feet wide). One exception is along Dahli Drive crossing of the median where sidewalk will be installed only on the north side of the street. A mid-block sidewalk will be installed between Wild Rose Way and Orchid Avenue.

Paved multi-use paths will be built along 4th Street (Taylor Lane) from Isham Street to Orchid Avenue, through the park, and within a 40-ft trail corridor* (in Outlot 1) to the northwestern corner of the development. A trail connection will also connect the trail in Outlot 1 to Clover Lane.

** The trail corridor utilizes a 12-foot utility easement north of the development to meet the desired 50 feet of wildlife corridor width. The lot depths are near minimums to allow for homes without an alley, providing for affordable lots. Any further reduction of depth (to increase the trail corridor) would make it unfeasible to provide the number of affordable lots as shown.*

Management and Maintenance

The on-going management and maintenance of areas within private lot boundaries will be the responsibility of site owners. Maintenance, care, upkeep, snow removal, etc. of sidewalks within the public right of way will be the responsibility of adjacent landowner, including the mid-block sidewalk (likely only

the lot owners on one side of the outlot). Improvements in dedicated right-of-way and outlots (inclusive of trails, utilities, roadway, stormwater basins, etc.) will be the responsibility of the City of Stoughton and Stoughton Utilities once dedication has been accepted. A Developer's Agreement will be negotiated with the City to establish the assignment of these responsibilities.

Magnolia Spring Neighborhood

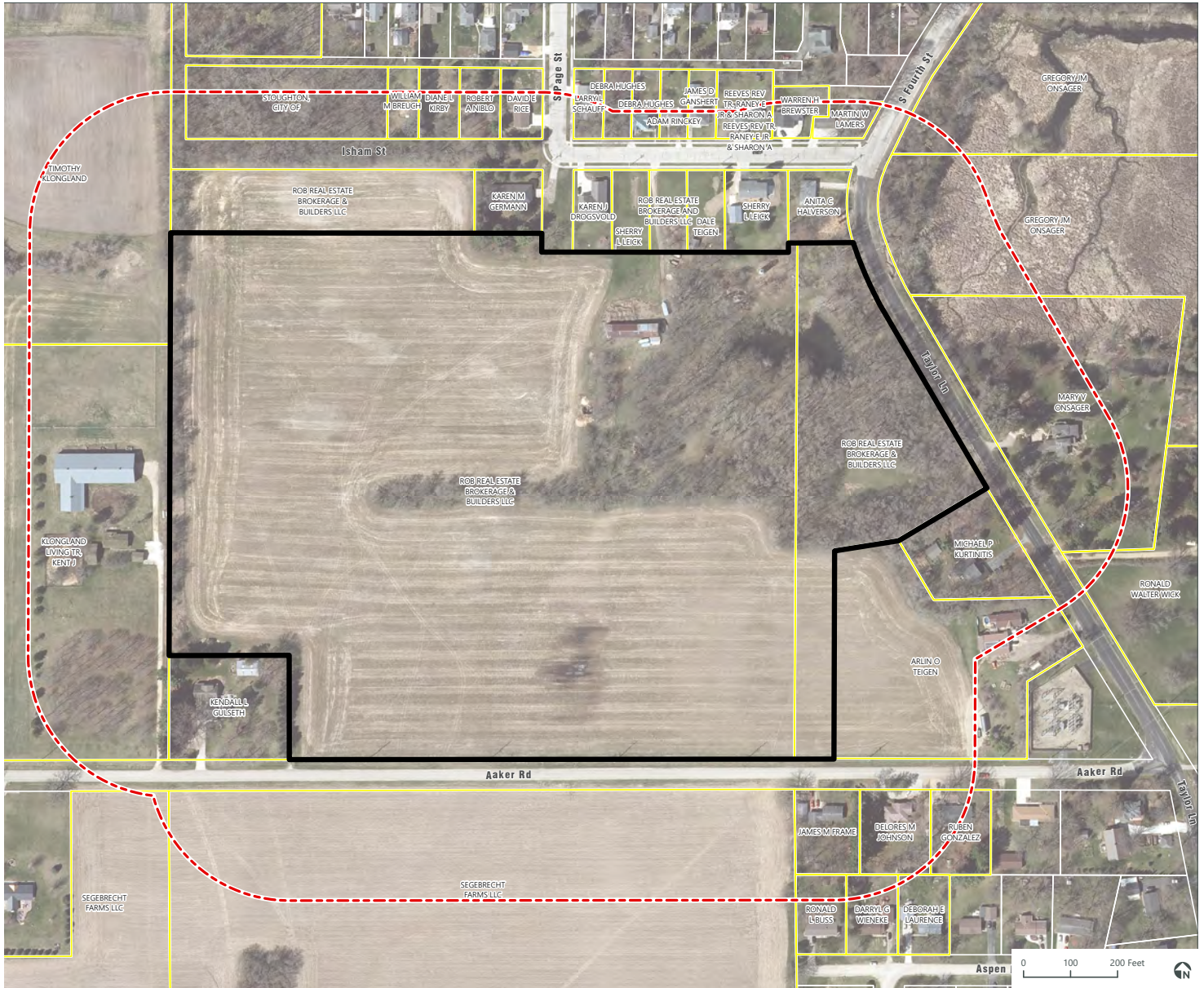
General Development Plan (GDP) Appendix:

Map with Owners within 300 feet (P.3)

Street Tree Plan (P.4-9) - *Informational Only*

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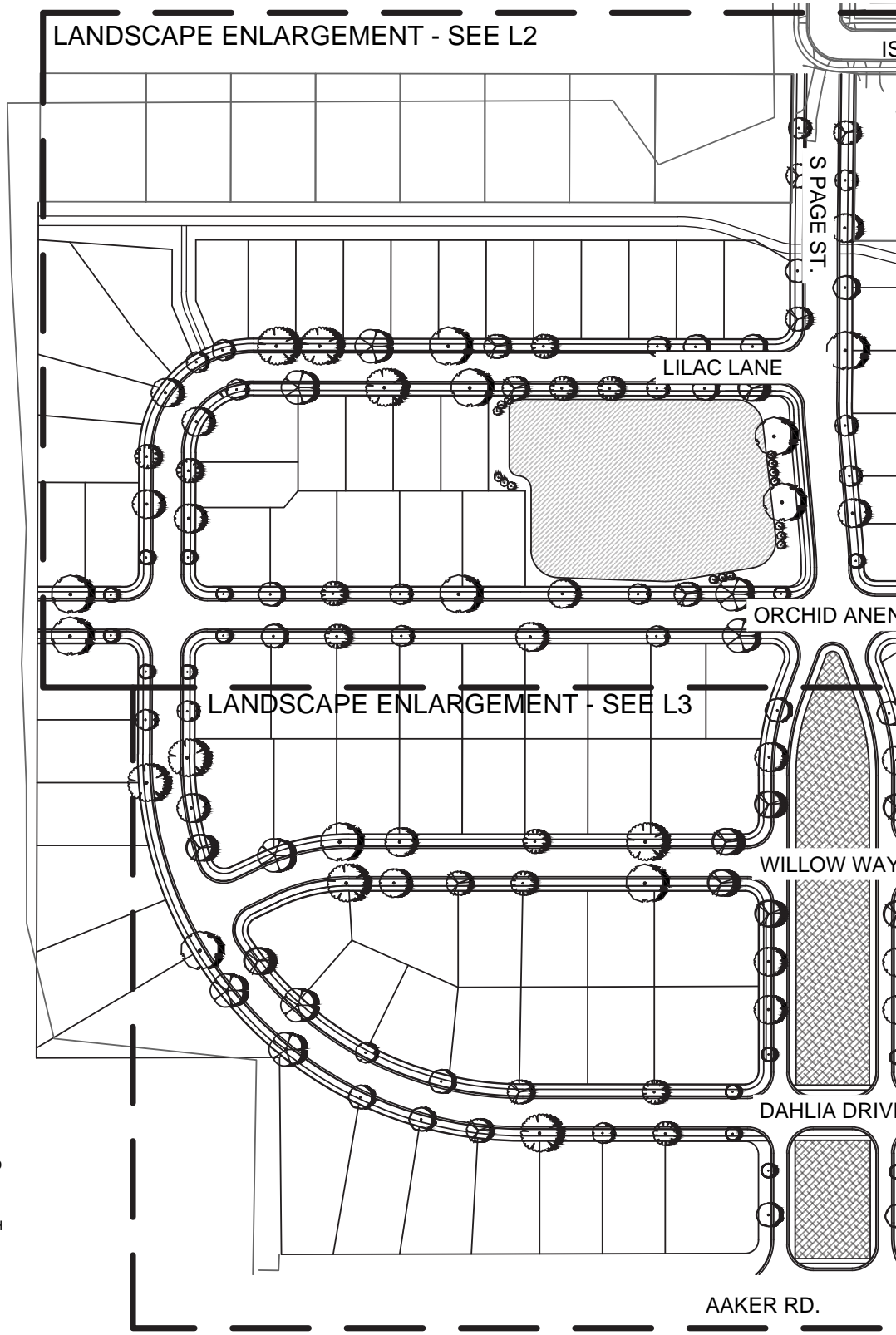
Properties within 300 feet








- ⬮ Site Buffer (300-ft)
- Site Boundary
- Parcels Within 300-ft

LANDSCAPING PLAN

- Informational Only



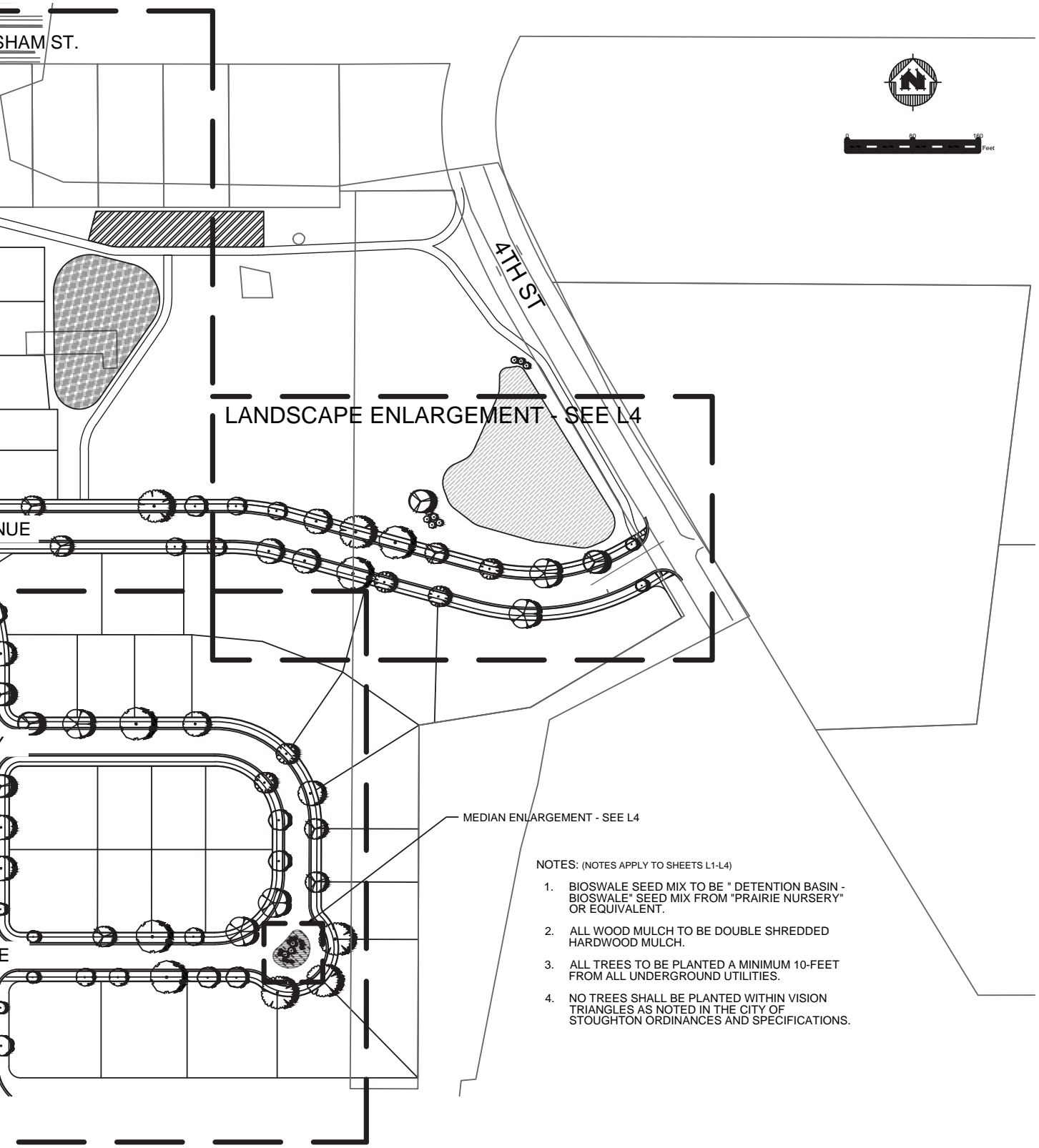
LEGEND

-  BIOSWALE SEED MIX
-  PROPOSED PLAYGROUND (by others)
-  PROPOSED WOOD MULCH
-  PROPOSED WET BASIN
-  PROPOSED DRY BASIN

PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY
	EMW	-	-	-	-
	EMW	-	-	-	-
	LG	-	-	-	-



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NOTES: (NOTES APPLY TO SHEETS L1-L4)

1. BIOSWALE SEED MIX TO BE " DETENTION BASIN - BIOSWALE" SEED MIX FROM "PRAIRIE NURSERY" OR EQUIVALENT.
2. ALL WOOD MULCH TO BE DOUBLE SHREDDED HARDWOOD MULCH.
3. ALL TREES TO BE PLANTED A MINIMUM 10- FEET FROM ALL UNDERGROUND UTILITIES.
4. NO TREES SHALL BE PLANTED WITHIN VISION TRIANGLES AS NOTED IN THE CITY OF STOUGHTON ORDINANCES AND SPECIFICATIONS.

HOSTRAWSER DEVELOPMENT - AAKER/4TH
 ELDON LAND DEVELOPMENT, LLC
 STOUGHTON, WISCONSIN






OVERALL LANDSCAPE

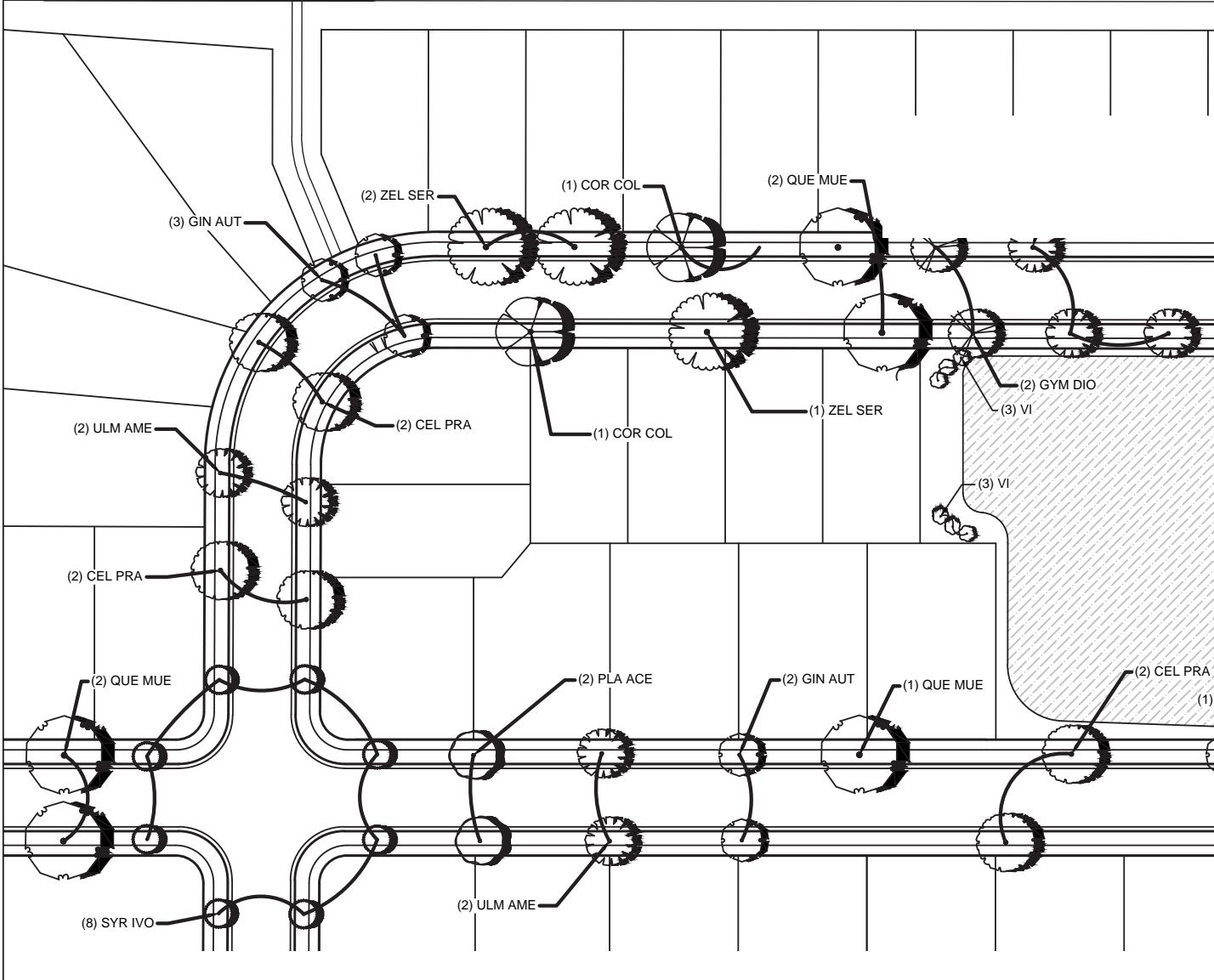
PROJECT NO.
 21669000
 SHEET
 L1

LANDSCAPING PLAN - PHASE 1

- Informational Only

LEGEND

-  BIOSWALE SEED MIX
-  PROPOSED PLAYGROUND (by others)
-  PROPOSED WOOD MULCH
-  PROPOSED WET BASIN
-  PROPOSED DRY BASIN

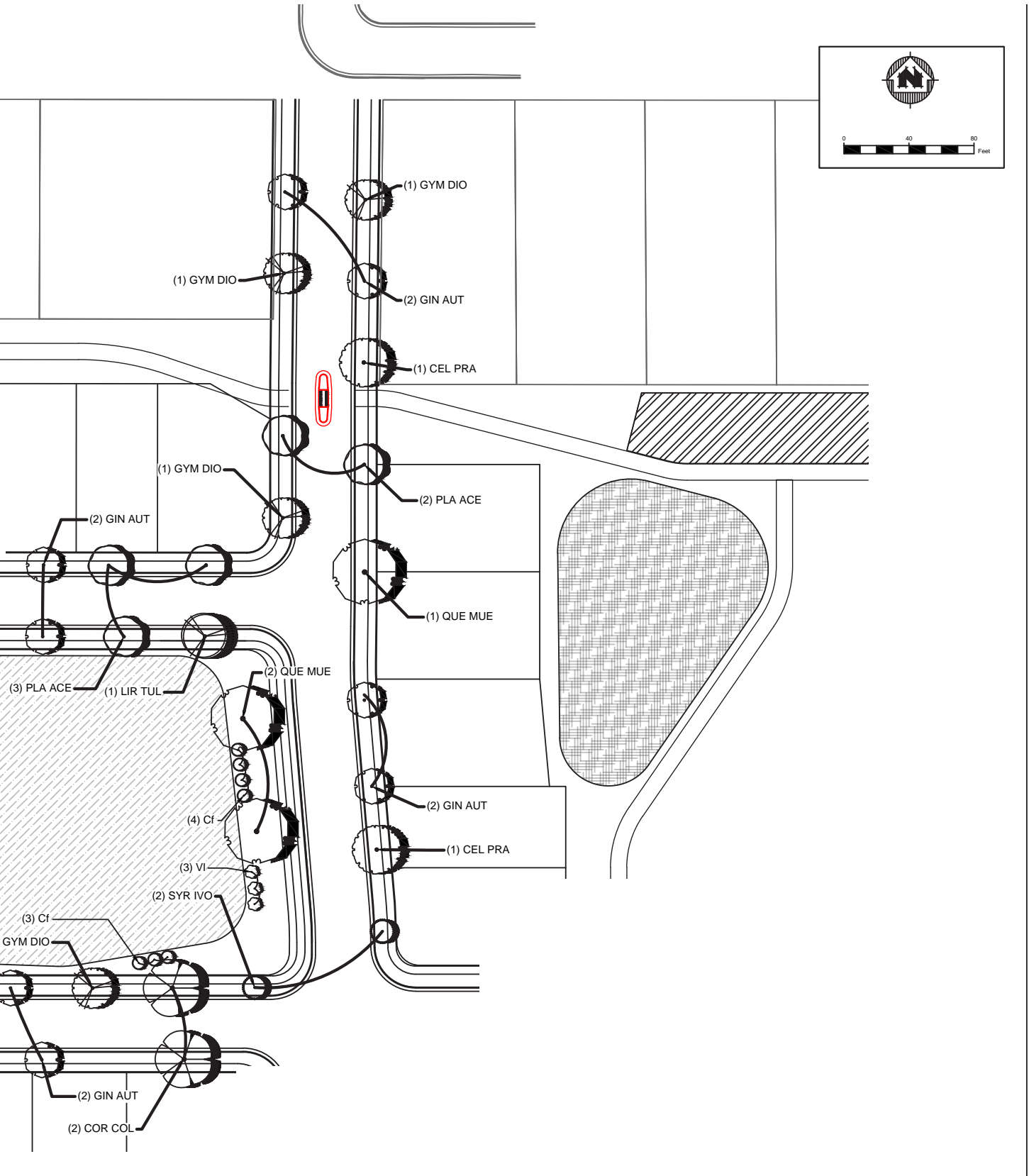
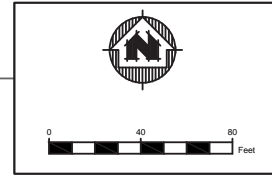


PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY
	EMW	-	-	-	-
	EMW	-	-	-	-
	LG	-	-	-	-



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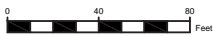
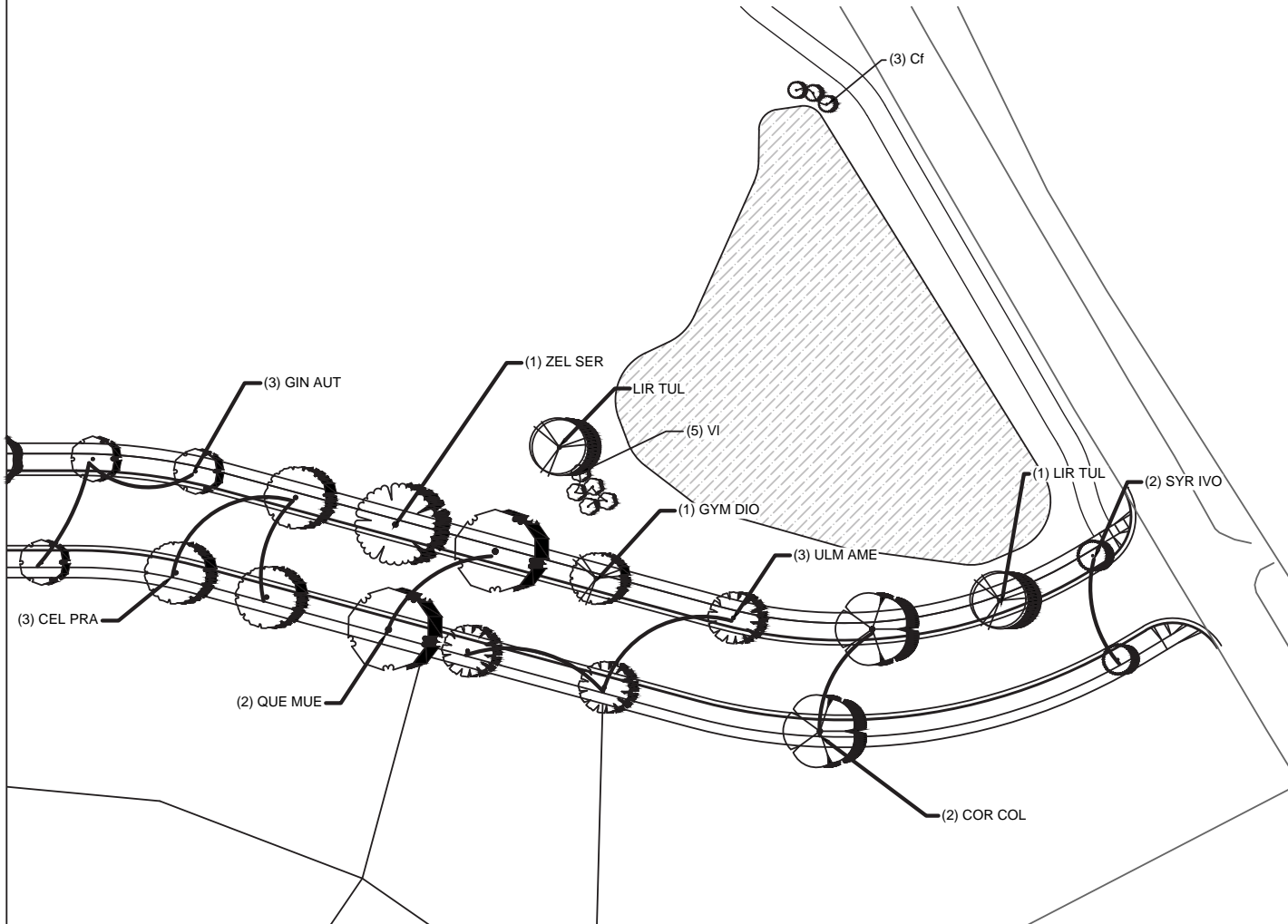
HOSTRAWSEY DEVELOPMENT - AAKER/4TH
 ELDON LAND DEVELOPMENT, LLC
 STOUGHTON, WISCONSIN

LANDSCAPE ENLARGEMENT

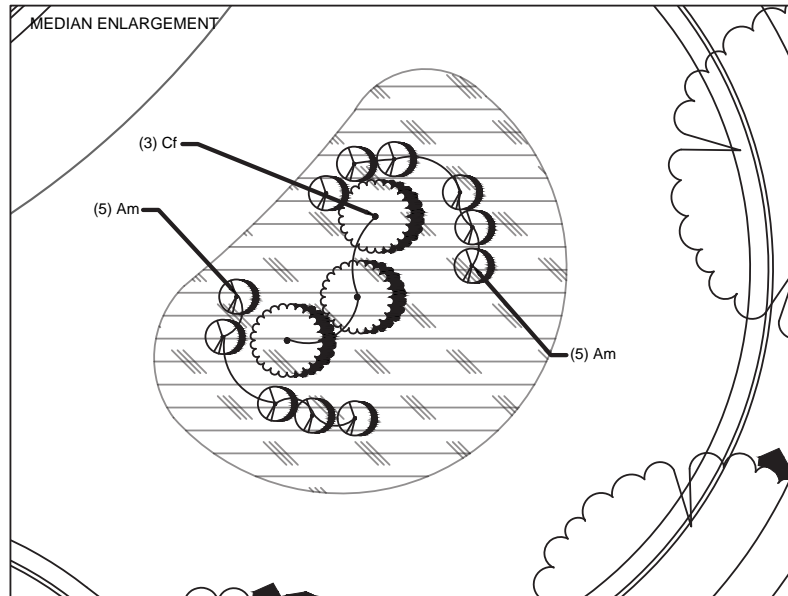
PROJECT NO.
 21669000
 SHEET
 L2

LANDSCAPING PLAN - ENLARGEMENTS

LANDSCAPE ENLARGEMENT - L4 - *Informational Only*
















LEGEND	
	BIOSWALE SEED MIX
	PROPOSED PLAYGROUND (by others)
	PROPOSED WOOD MULCH
	PROPOSED WET BASIN
	PROPOSED DRY BASIN



PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY
	EMW	-	-		-
	EMW	-	-		-
	LJG	-	-		-



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DECIDUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	CEL PRA	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	PRAIRIE PRIDE HACKBERRY	2" CAL.	B&B	22
	COR COL	CORYLUS COLURNA	TURKISH FILBERT	6' HT.	B&B	13
	GIN AUT	GINKGO BILOBA 'AUTUMN GOLD' TM	MAIDENHAIR TREE	2" CAL.	B&B	49
	GYM DIO	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	1.5" CAL.	B&B	15
	LIR TUL	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2" CAL.	B&B	12
	PLA ACE	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION!™ LONDON PLANE TREE	2" CAL.	B&B	19
	QUE MUE	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2" CAL.	B&B	16
	ULM AME	ULMUS 'MORTON'	ACCOLADE ELM	2" CAL.	B&B	18
	ZEL SER	ZELKOVA SERRATA	JAPANESE ZELKOVA	6' HT.	B&B	13
ORNAMENTAL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	SYR IVO	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	4' HT.	B&B	20
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Am	ARONIA MELANOCARPA 'MORTON'	IROQUOIS BEAUTY™ BLACK CHOKEBERRY	#2 CONT.	CONT.	11
	Cf	CORNUS SERICEA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	#3 CONT.	CONT.	13
	VI	VIBURNUM LENTAGO	NANNYBERRY VIBURNUM	#3 CONT.	CONT.	14

PUMP TRACK



PLAYGROUND



SPORT COURT



Tee Naasak Park Master Plan Report

Stoughton *Wisconsin*



SEPTEMBER 2023

PREPARED BY:

DRAFT



PREPARED FOR THE CITY OF STOUGHTON

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TO BE UPDATED UPON ADOPTION

Introduction

Tee Naasak Park Master Plan

Stoughton *Wisconsin*

INTRODUCTION

Tee Naasak Park will be a new neighborhood park space that will be developed as part of the Kettle Park West residential development. Located on the western side of Stoughton, just north of Highway 138 to Oregon, this park will serve the residents of the immediate neighborhood. The existing extents of the park make up just under 10 acres of space. As the residential development progresses, Tee Naasak Park may expand over the typical threshold of a neighborhood park (10 acres) and be considered a community park. Within this Master Plan process, being mindful of potential expansion and incorporating program elements that will serve the greater community was a critical aspect.

Tee Naasak is a Ho Chunk phrase meaning "Maple Tree Lake". The City of Stoughton, in coordination

with Ho Chunk Nation members, dedicated the name of this park to the people who originally settled and lived in harmony with these lands. The design of this park space will aim to restore natural and native elements that once flourished here, while providing passive activities and elements of play. Educational elements about the Tee Naasak name and the Ho Chunk tribe should be incorporated into the amenities and implementation of the park space.

PROJECT GOALS

Four goals were determined at the beginning of the project to help guide decisions on design and park amenities.

1

PROVIDE NEIGHBORHOOD GREEN SPACE

The first goal is simple; the park's first priority is to serve the neighborhood in which it is located. Providing the residents with a safe space to engage, play, and enjoy nature. This is especially important for some of the residents that will have alley-access and smaller yard space as proposed in the development.

2

OFFER AMENITIES AND PROGRAMMING FOR PEOPLE OF ALL AGES AND ABILITIES

This goal is important as young families may be moving into the neighborhood, and the Kettle Park West Senior Living facility is just a block away. Having passive and recreative opportunities, and accessibility, for the wide range of potential users will result in a successful park and happy community.

3

BE MINDFUL OF POTENTIAL PARK EXPANSIONS AND PHASING

The current dedicated parkland is a result of the residential development Phases 1 and 2. The development company has planned for future phases to expand the neighborhood further west. Additional parkland must be dedicated based on the number of residential units that will be constructed. The park master plan should consider options for park expansion and phasing based on cost and potential for expansion.

4

EMPHASIZE THE MEANING OF THE PARK NAME AND PROVIDE EDUCATIONAL OPPORTUNITIES TO LEARN ON HO CHUNK LAND

The final goal focuses on the dedication of the name "Tee Naasak" and the original inhabitants of the land. By introducing native plantings with educational signage about native species, pollinators, and how the Ho Chunk coexisted and sustainably lived off the land, this park will spread awareness and knowledge to residents and visitors.

PROJECT CONTEXT

The previously mentioned Kettle Park West development is supplemented by existing businesses along Highway 51 including but not limited to Walmart, Aldi, and Kwik Trip. Newer construction along Jackson Street include the Tru by Hilton Hotel and Kettle Park West Senior Living. New housing development (single family and twinhomes) will extend towards the Tee Naasak Park space. The development of these housing units is in-progress with the seven parcels on the northern border of the park being developed last in 2025/2026. The implementation of these will also come with the connection of Oak Opening Drive to Highway 138 to the south. Until then, a temporary cul-de-sac/turnaround will be a terminal point on

Oak Opening Drive. Noted on the Forward Development Group map (Figure 0.1), a future phase is expected to the west. With the additional land and housing units that will be developed, more land would be required for dedicated park land. The expansion of the park space may occur further to the west or south, at this time it is unknown.

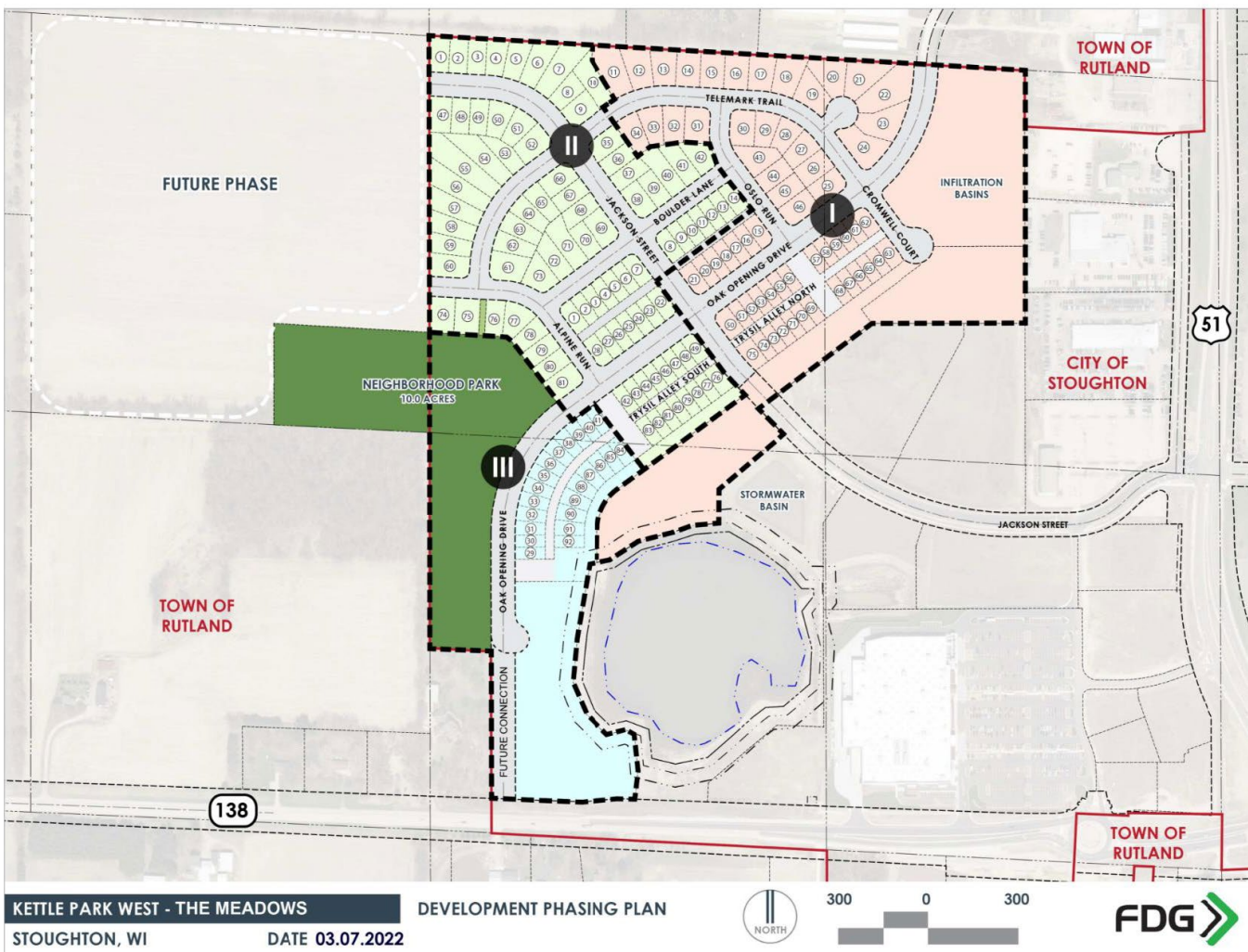


Figure 0.1: Kettle Park West Phasing Plan (Forward Development Group)

1.0 Inventory and Analysis

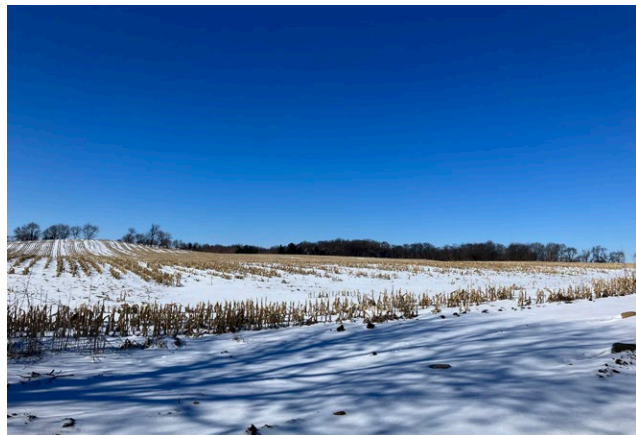
INVENTORY AND ANALYSIS

EXISTING CONDITIONS

The existing site is being utilized by the developers as a holding site for additional soil fill from the project. It is expected that a majority, if not all, of the fill will be relocated and put to use for the future road connection to Highway 138 to the south. Photos of the existing fill on site can be seen in Figures 1.1-1.2. If any of the fill is not used, the developers are willing to re-grade the soil in a way to assist in the park development.

The land itself is majority previous farmland (Figure 1.3). On the southern end of the park, a portion is covered in an existing grove/grouping of trees. Restoring native plantings, trees, and making open green space, will help create natural and shaded experiences for park users.

On the route to the park space along Jackson Street, a 10-foot-wide multi-use pedestrian path is an extension of the City of Stoughton's growing trail network. This path will be continued along Oak Opening Drive and be a crucial pedestrian connection to Tee Naasak Park. This will especially be useful for neighborhood residents and those at the Kettle Park Senior Living center.



From top to bottom:
Figure 1.1: View from Jackson Street towards park land

Figure 1.2: Existing fill materials from development on park site

Figure 1.3: View west

Figure 1.4: View from park land to Kettle Park West Senior Living facility



Figure 1.5: Existing Conditions Map

SITE ANALYSIS

The existing site's conditions extend to other significant attributes of soils and slopes.

Soils

Within the current extents of the dedicated land for Tee Naasak Park there are four soil types (Figure 1.6). Kidder loam (KdC2) with slopes of 6-12%, eroded, makes up most of the park. A very small portion of the site has the same soil with 12-20% slopes occurring. Kidder loam is high in nutrients, well-drained and typically used for farmland. It is a loamy soil with native vegetation of mixed hardwood forests. This is a very common soil in southern Wisconsin. The second most-present soil is St. Charles silt loam (ScB) to the western edge of the park, with slopes of 2-6%. It is also a well-drained and contains loamy and loess materials, making it very fertile. This soil is typically cultivated for crops, but native vegetation is vegetated forests/woodlands. The Dodge and Kidder soil has 6-20% slopes, eroded, and is located on the southern end of the park. Similar to the other soils, it is well-drained and has a high ratio of loess and loam materials making it fertile land for crops. The native vegetation is deciduous and hardwood forests (high occurrence of maples, basswood, oak, and hickory). If the park were to expand into the wooded knoll, as will be displayed in the concepts and final master plan, Dodge Silt Loam, 6-12% slopes, eroded, would be an additional soil type added to the park.

Slopes

As displayed through the soils survey, this park space has varying slopes up to 20% which can restrict certain park amenities and access. However, with the Kettle Park West residential development it is possible additional unused topsoil may become available to partially regrade and fill-in areas where desired. This would result in easier implementation of

programming and amenities, and accessible paths to them.

The existing slopes are most concerning in the south leg of the park space for accessibility. Potentially working with the existing grade to integrate pathways or implementing unique features could solve any apprehension to park development. The knoll as a potential addition to the park would also provide the opportunity for unique programming through an old-growth woodland. The northeast section of the park continues to have slopes as shown in Figure 1.5, however portions of this data are skewed due to the soils being stored by the development company as the neighborhood is being built. This middle area of the park is where the potential to regrade will allow for accessible implementation of future amenities. Continuing west, the land surface flattens out, providing a great opportunity for green space.



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DnC2	Dodge silt loam, 6 to 12 percent slopes, eroded	12.5	9.5%
DoC2	Dodge and Kidder soils, 6 to 20 percent slopes, eroded	6.6	5.0%
KdC2	Kidder loam, 6 to 12 percent slopes, eroded	30.8	23.4%
KdD2	Kidder loam, 12 to 20 percent slopes, eroded	5.6	4.3%
ScB	St. Charles silt loam, 2 to 6 percent slopes	26.5	20.1%

Figure 1.6: Soils Map

2.0 Engagement

ENGAGEMENT

Due to Tee Naasak Park being a neighborhood park and the neighborhood being a new development with few existing residents, we did not conduct a wide-scale public survey for this project. Instead, we engaged individuals and groups of stakeholders to gather opinions on the park space and its desired amenities. The stakeholder groups we discussed with included representatives from: Kettle Park West Senior Living, Forward Development Group and Lennar Homes, the Stoughton Rivers and Trails Taskforce, and bike enthusiast contacts.

STAKEHOLDER FEEDBACK

The Marketing Director from Kettle Park West Senior Living showed interest in this park space as it will be the closest green space to their community. The amenities he wanted to see the most were a shelter with power for family gatherings, seating, and play structure for when grandchildren and family visit residents. He said they'd like an area for their shuttle to drop-off residents that wouldn't be able to walk or scooter to the park via the multi-use path, especially if the center holds larger gatherings at the park. Finally, he mentioned many residents and their families may be interested in providing funding for the project and having a donor brick or item as park of the park. If development impact fees do not cover the entire park construction, this could be a great fundraising opportunity for the City of Stoughton.

Three members of the Stoughton Rivers and Trails Taskforce provided additional insight into desired amenities and connection into the Stoughton trails networks. Amenities discussed included athletic field/recreation space, biking and walking trails, a bike park, naturalized areas, sport courts, shelter and restrooms, benches, bike repair station, a sledding hill, and parking. The need for a variety or unique amenities for differing groups of people was emphasized, both for the neighborhood demographic with housing and senior living facility, and the larger community to draw people to the park. A concern for pedestrian safety was brought up in reference to the trail crossing Highway 51. Although outside of the project area, it did bring up that fact that people may choose to drive to this park space over biking due to intersections that

don't have improved pedestrian safety measures. This would then justify a parking solution other than on-street parking.

The bike group had six representatives of recreational and professional bike enthusiasts. The group saw major potential for the development of a bike park for this location. This bike park could include a pump track, skills areas – both intermediate and advanced, and single track through an expansion of the park. Discussion was had about involving volunteer maintenance, multi-purpose and multi-season use of the single track, bike park examples, and other amenities that would support neighborhood use. These amenities could include a rentable shelter, benches, bird watching, walking and snowshoeing trails.

Finally, discussions took place with three representatives from Forward Development Group and Lennar Homes. This answered a lot of questions about the development timeline and future phases of the project. Most notably, the connection to Highway 138 will not take place until at least 2025, and at this time the seven parcels along the north side of the park will be developed into housing. For the proposed future phase, an unknown is the extension of Alpine Run. There are two concepts for this space in which the road continues due west or curves south closer to the property line. The future extension of this residential development will affect how the park develops to occupy the space with amenities and programming. In terms of Tee Naasak Park and opinion on uses, the representatives wanted to see passive use that tie into some built amenities. Maintaining a natural aesthetic, while still providing options for families and the Kettle park West Senior Living facility. Amenities suggested included a pump track, shelters and restrooms, playground, trail system, pickleball, disc golf, outdoor exercise equipment, or a dog park. For parking, they suggested having on-street parking along Oak Opening Drive and as the parks expands in the future, adding off-street to a different area of the park space.

3.0 Concepts



Figure 3.1: Tee Naasak Park - Concept 1

CONCEPTS

After initial public input, two park concepts were developed and shared with the City for discussion. In the month of July, the concepts were also presented at public engagement events to get additional feedback.

CONCEPT 1

The first concept (Figure 3.1) has a strong emphasis on biking program while still providing neighborhood-focused amenities. A playground, shelter and restrooms, sledding hill, multi-purpose green space and trails expand across the northern section of the park, closest to the larger residential development. Bike-related programming extends

south with a developed pump track, adjacent maintenance shed, skills areas (intermediate and advanced), and a multi-use single-track path through the existing woodland knoll. This single-track path would have to be a phased into the park as additional development and land dedication took place. The red outlined area represents the proposed additional land dedication. This park space will also connect to the larger network of City of Stoughton pedestrian trails. In this concept, the multi-use path runs along Oak Opening Drive and would include future trail connections to the south and west. Parking in this concept includes 15 stalls angled off Oak Opening Drive to support park use. There is also a drop-off area for larger vehicles or bicycle un-loading. Native plantings are placed



Figure 3.2: Tee Naasak Park - Concept 2

around the shelter area to help manage stormwater and revive native communities of plants, animals, and insects. With the addition of homes directly to the north, a buffer should be planted to allow for screening for those homes from the public park space.

CONCEPT 2

The second concept for Tee Naasak Park provides more variety of amenities for the neighborhood (Figure 3.2). The additions include a sport court, hammock park, and 9-hole disc golf course. This concept does not provide a pump track, bike skills areas, or the single track. A playground, shelter and restrooms, sledding hill, multi-purpose green space, and multi-use pedestrian paths are still provided,

but with a different design than Concept 1. Parking is modified to an off-street parking lot with 20 stalls. The trail network displays a paved multi-use path adjacent to Oak Opening Drive and along the northern edge of the park. Stemming from multiple amenities throughout the park, prairie and woodland walking paths would provide a passive use for natural areas. Bench overlooks are noted for resting and birdwatching locations. Similar to Concept 1, the addition of some of these paths would depend on the expansion of the park and additional land dedication. Native plantings are proposed in coordination with the disc golf course and act as a physical barrier defining green space and activity-centered areas.

PUBLIC FEEDBACK

MSA representatives attended two separate Gazebo Muiskk Nights, a music event at Rotary Park in the City of Stoughton. The venue of Rotary Park was a great place to engage community members of Stoughton by meeting them in their community. MSA attended the July 6th and July 13th events. A couple activities for feedback were utilized to provide options for those who wanted to leave shorter or more in-depth comments.

Displayed on large boards were activity/amenity character imagery, the two park concepts, and a context map for residents to orient themselves to the park space. People were able to provide feedback on character imagery with a sticker dot activity. A board for sticky notes was available for short comments on the likes and dislikes of each concept. An online survey was accessible for those who may have wanted to take a closer look and respond at a later time, and a comment form was offered for longer responses and comments on the park.

July 6th

The July 6th event was a beautiful sunny evening with a large group of attendees. Utilizing the previously-mentioned engagement activities, community members provided a lot of feedback on the park concepts.

On Concept 1 with the sticky note activity (Figure 3.4), people enjoyed the bike amenities but disliked how bike-focused the park was. More variety was suggested for general park users and those who would not be interested in the biking elements. The response was positive for the playground, drop-off zone and sledding hill. Concept 2 was more supported due to the variety. Multiple people mentioned the hammock park and sport court as "likes". Dislikes for Concept 2 included the parking lot without a drop-off zone, no area for teens, desire for more native walking paths, and the disc golf course (as Stoughton already has one). The character imagery board received a lot of stickers for the paved multi-use path, bench overlooks, and both play options (Figure 3.3). There was one comment form from the first event that supported ideas from both concepts, however, the individual stated that the hammock park was "lazy".



Figure 3.3: July 6th, Gazebo Musikk - Character Imagery Feedback

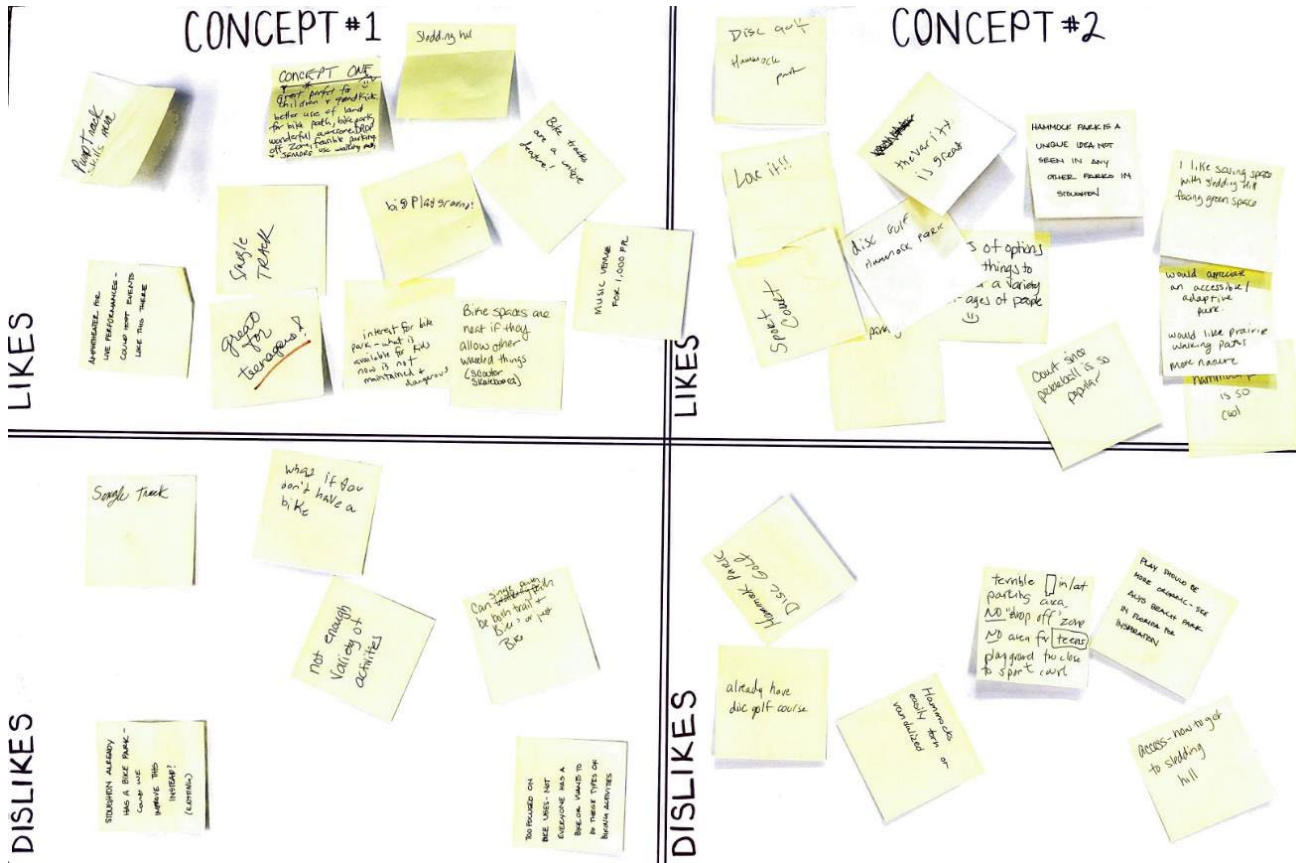


Figure 3.4: July 6th, Gazebo Musikk - Concept Feedback

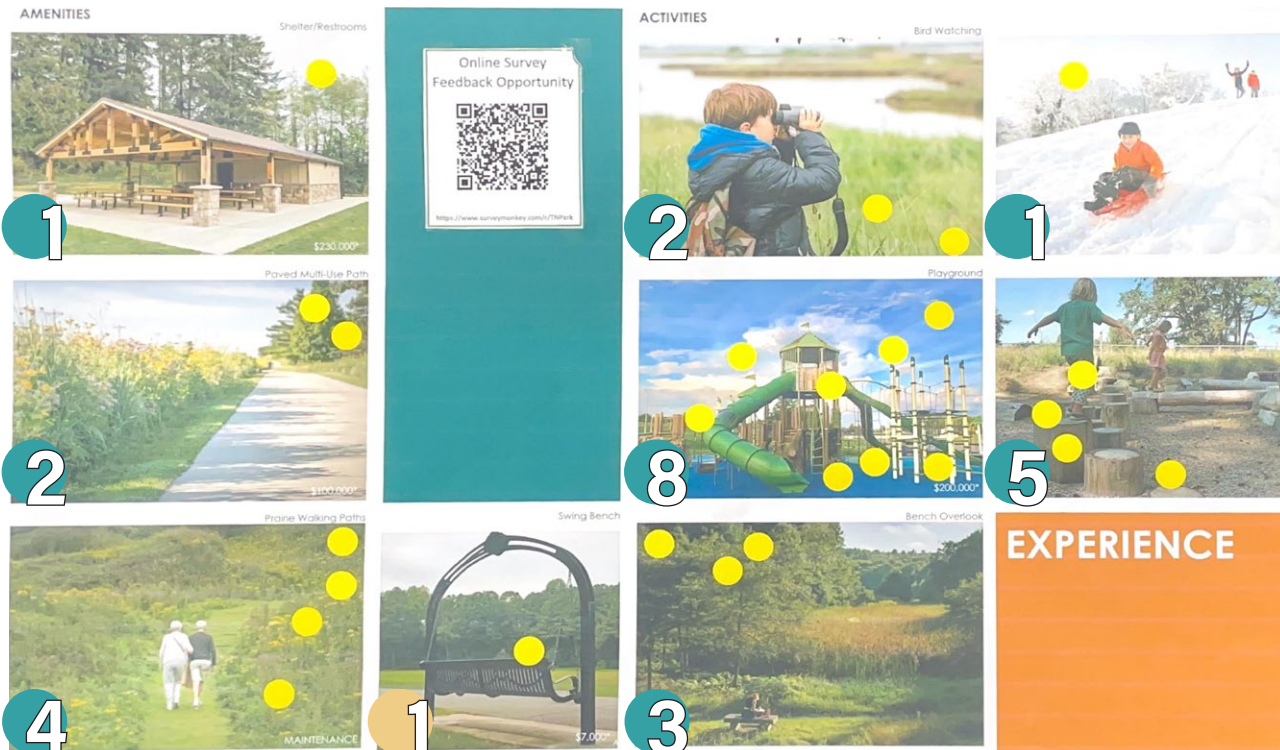


Figure 3.5: July 13th, Gazebo Musikk - Character Imagery Feedback

July 13th

The second concert evening was less attended due to the rainstorm that passed through the area prior to the start. However, people still engaged with the activities and provided comments.

The sticky note activity for Concept 1 resulted in a similar outcome (Figure 3.6)- people saw a lack of variety in the park for uses other than biking. There were items people supported like the prairie walking paths, bike areas, future bike trail connections, natural elements, and the sledding hill. Concept 2 had a lot of support for the sport court, disc golf and hammock park. Feedback was consistent in the desire to mix elements from either concept plan to create a park space with more variety, that still included biking amenities. The character imagery (Figure 3.5) received the most interaction for the traditional playground equipment, followed by natural play.

The passive elements of prairie walking paths and the bench overlook were the next most stickered images. One online survey response was collected during this process that resulted in support of the hammock park, sledding hill, disc golf and reiterated many times that Stoughton needs a single-track course for biking.

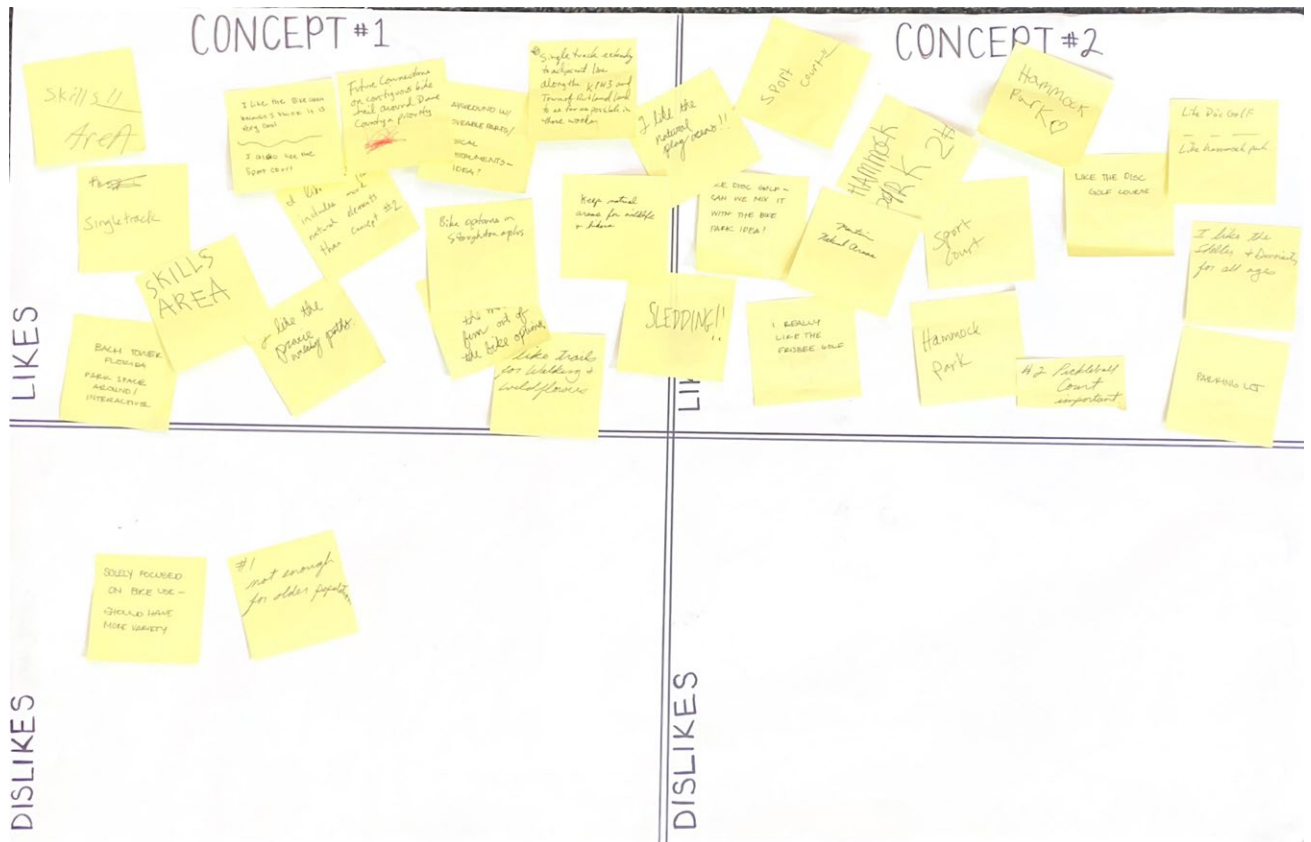


Figure 3.6: July 13th, Gazebo Musikk - Concept Feedback

4.0 Master Plan

MASTER PLAN

CHARACTER IMAGERY

To provide visual representation of what amenities may fit for Tee Naasak Park, character images were used throughout the design process. The amenities shown in Figures 4.1-4.18 depict the character for the implementation of the passive, natural elements and structured programming.

Shelter and Restrooms

The City and public alike desired both a shelter and restrooms for Tee Naasak park. A more neutral toned park shelter would fit well into the natural feel of the park, this example photo displays wood and stone elements. The shelter would be utilized for daily park use and could also be rented for events or gatherings.

Play

Differing play options are available for the park space. A traditional post and deck structure or natural play features could both provide unique and varieties of play. A combination of the two could also be proposed, this would satisfy neighborhood residents and tie into natural elements of the site.



Figure 4.1: Example Shelter and Restrooms

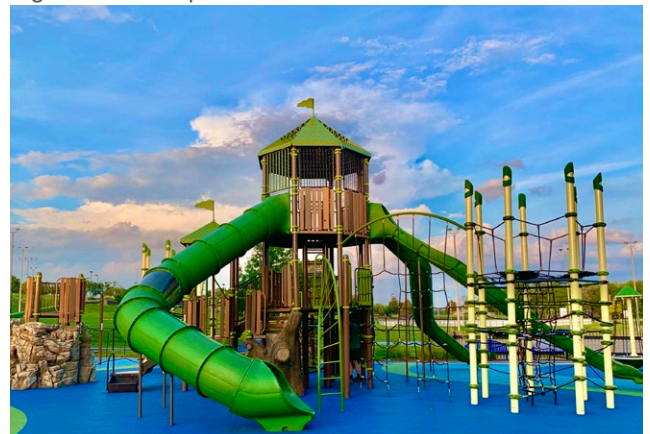


Figure 4.2: Example Post and Deck Playground



Figure 4.3: Example Natural Play

Sport Court

A sport court is proposed that can provide striping for multiple sports. Combination could include any of the following: basketball, pickleball, or tennis. A sport court like this would cater to the teen through senior population.



Figure 4.4: Example Sport Court

Multi-purpose green space

An open green space is always desired in a City park. From flying kites, pick-up soccer games, or a movie in the park venue, this green space provides a wide variety of uses. If the park were to expand in the future, the field space could also be developed into further amenities.



Figure 4.5: Example Multi-Purpose Green Space

Bench Overlook

With the hilly nature of the existing land, walking paths and trails could lead to look-out points and resting areas with views over the prairie and park space. An overlook could also have swing benches that add to the peaceful resting nodes along the trail.

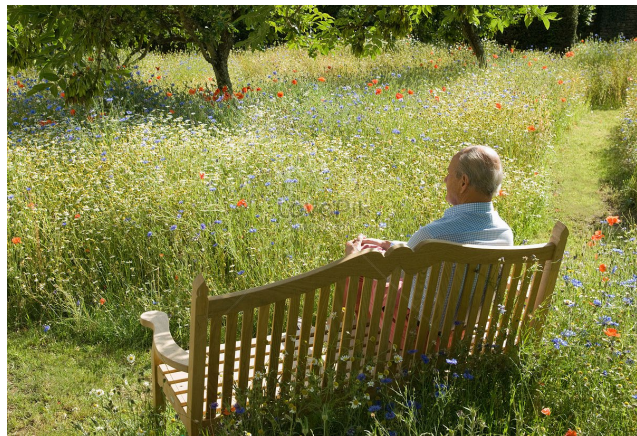


Figure 4.6: Example Bench Overlook

Educational Elements

In coordination with the native plantings and walking paths, introducing educational signage on pollinators and their habitats would be a great opportunity. Signage could also be located near the shelter area to explain the Tee Naasak Park name and pay homage to the Ho Chunk tribe.



Figure 4.7: Example Educational Signage

Pump Track

A pump track is shown that will be part of the first phase of bike amenities in the park. A pump track allows for a range of bike users to ride on a dedicated space. It can also be utilized for skateboarders other non-motorized vehicles.



Figure 4.8: Example Pump Track

Bike Skills Area

The bike skills area would be part of the second phase of bike amenities in Tee Naasak Park. A bike skills area can provide the next level skill set for biking. Obstacles, tricks, and jumps can be designed for this area to provide practice space.



Figure 4.9: Example Bike Skills Area

Single-Track/Woodland Path

The final phase of the bike amenities would be a multi-use single track path through the woodland area – if additional land dedication occurs. The single-track path would be widened for multi-purpose use (walking, snowshoeing paths) and biking routes would be well-marked and maintained as a single-direction looped trail for pedestrian safety.



Figure 4.10: Example Single-Track/Woodland Path

Sledding Hill

The sledding hill would most likely be phased in based on land dedication as well. From the wooded knoll the sledding hill would give multi-season use for the park and provide a great resource for the neighborhood.



Figure 4.11: Example Sledding Hill

Paved Multi-Use Path

Connecting to Oak Opening Drive and the existing City of Stoughton trails network the multi-use path will add an accessible path through this park space.



Figure 4.12: Example Paved Multi-Use Path

Prairie Walking Paths

Walking paths through the park that are not paved add to the natural aesthetic of the space. Along these pathways additional educational signage can be placed. Prairie paths would extend into the woodland if additional parkland were dedicated.



Figure 4.13: Example Prairie Walking Paths

Utility Items

To keep the park clean and a desired space to spend time, amenities like trash and recycling receptacles, pet waste stations and drinking fountains would be placed in the site. To accommodate the bike amenities and promote multi-modal transportation to the park bike racks and a bike repair station are proposed.



Figure 4.14: Example Trash and Recycling Receptacles



Figure 4.15: Example Bike Racks



Figure 4.17: Example Bike Repair Station



Figure 4.16: Example Pet Waste Station



Figure 4.18: Example Water Fountain and Bottle Filler

MASTER PLAN

After sharing results from the public input with the City, decisions were made on final programming and amenities for Tee Naasak Park. Selecting amenities from both initial concepts, a final master plan was developed for Tee Naasak Park.



Insert Final MP

5.0 Implementation

IMPLEMENTATION

PLAN COST ESTIMATE

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PHASING PLAN

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Appendix