

City of Evansville  
**Park & Recreation Board Regular Meeting**  
Tuesday, December 21<sup>st</sup>, 2021, 6:00 p.m.

Park board will be held in person at City Hall located at 31 S Madison St on the third floor. To attend the meeting virtually please go to: [meet.google.com/cke-iazy-twx](https://meet.google.com/cke-iazy-twx) or call: +1 567-236-0714 and enter pin: 228 747 609#

***If you are attending virtually and not speaking, please mute your microphone or telephone to reduce background noise.***

Copies of the packet and/or agenda are available at  
[http://www.ci.evansville.wi.gov/city\\_government/public\\_agendas\\_minutes/park\\_board.php](http://www.ci.evansville.wi.gov/city_government/public_agendas_minutes/park_board.php)

### **AGENDA**

1. Call to order
2. Roll call
3. Motion to approve the agenda
4. Motion to waive the reading of the November 16<sup>th</sup>, 2021 minutes and approve them as printed.
5. Citizen appearances other than agenda items listed
6. New business
7. Park's report
  - A. Lake Leota Dam Repair – (place holder)
  - B. 2021 creek walls & 2<sup>nd</sup> duck house (place holder)
8. Pool report
9. Old business
  - A. Park & pool design update
    - Pg 5-10 i. General project and budget overview
    - Pg 11-12 ii. West Side Park Concept Summaries from MSA
    - Pg 13-14 iii. Aquatic Center Concept Summaries from MSA
    - Pg 15-20 iv. Presentation from Mary Libby
    - v. Other Comments

vi. Park Board discussion and motion to accept Park Concept\_\_\_\_\_ and Aquatic Center Concept\_\_\_\_\_.

B. Adopt-A-Park Program (place holder)

i. Dog Park adoption

10. Other

11. Meeting reminder:

A. Regular meeting on January 18<sup>th</sup>, 2022 at 6:00 p.m.

12. Motion to adjourn

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### MINUTES

1. Call to order by Chairperson Morrison at 6:03 p.m
2. Roll call: Espinosa, Fuson, Merrit, Pfeil, Poock. Also in attendance Chad Renly, Jason Sergeant,
3. Motion to approve the agenda made by Espinosa and seconded by Fuson, passed on a voice vote.
4. Motion to waive the reading of the October 19<sup>th</sup>, 2021 minutes and approve them as printed made by Poock and seconded by Espinosa passed on a voice vote
5. Citizen appearances other than agenda items listed
  - A. Mark Mellecker – B.A.S.E. Update, BASE is willing to purchase a metal lock box with a wrap to place at Hole 1 at the disc golf course. The box opens by use of a QR code and will contain discs and score cards for public use. BASE is requesting that the city install the box, which comes with pre-drilled holes in the bottom. BASE is willing to pay for any additional hardware required for installation. BASE will maintain the discs and the score cards and check the box on a regular basis and any additional upkeep. Motion to approve the installation of the disc golf box made by Poock and seconded by Espinosa, passed on voice vote.
  - B. Boy Scouts – Winter Event Update by Keith Henning. Last year on the February 13 the Boy Scouts hosted their winter event and had 142 people attend despite the cold weather. They are looking to host this year’s event on February 12, 2022 from 8 to 2. Poock made a motion to approve the event, seconded by Fuson, approved on a voice vote.
6. New business: None
7. Park’s report: Bathrooms have been closed and the final leaf pick up is finishing.
  - A. Lake Leota Dam Repair – (place holder): The State Historical Society has approved the plan for replacing the stone wall with a concrete wall. Once the

DNR approval is complete, the project will be put out to bid, probably in February.

- B. 2021 creek walls & 2<sup>nd</sup> duck house (place holder): Foundation for the duck house has been poured, finishing the stonework.
- C. Wind Prairie Park Path: Path is in and they are completing the leveling of the ground up to the edge of the path. Will be seeded in the spring.

8. Pool report: None

9. Old business

- A. Park & pool design update (place holder): Comment period for the 3 MSA concepts for the West Side Park ended. Received about 135 comments that MSA will review. Jason Sergeant received 10 e-mails outside of the formal comment form and those were forwarded to MSA along with the comments. Baker Street is working on the feasibility study and the final meeting is to be held on November 17, 2021. There will be additional feedback from the interviews with Baker Street.

MSA reached out to all sports programs and other stakeholders and the results were posted to the website.

Discussion surrounding comments made to PRB members from various stakeholders has illustrated some of the issues and struggles to design the new park but the comment data will help identify trends. Sergeant pointed out there will likely be many iterations of the design but not all groups will be pleased in the end.

- B. Adopt-A-Park Program (place holder):
  - i. Received an Adopt-a-Park Renewal Application from the State Bank of Cross Plains has offered to adopt Franklin Park. Poock asked that applications be shared with the PRB and possibly a spreadsheet that shows the parks and flower beds and who has adopted them. Still problems getting sign designs from local sign shops. A suggestion was made to check with the High School Tech Shop. No motion was made.

10. Other: None

11. Meeting reminder:

- A. Regular meeting on December 21<sup>st</sup>, 2021 at 6:00 p.m.

12. Motion to adjourn made by Fuson at 6:58 p.m, seconded by Espinosa, approved on voice vote.



## TARGET BUDGET SUMMARY – PRE-DESIGN WEST SIDE PARK & LAKE LEOTA IMPROVEMENTS

Evansville, WI - MSA #: 09342007

1. **Grand Total Project: \$10,850,000**
2. **West Side Park: \$8,950,000** with contingencies
  - a. **Park: \$2,500,000**
    - i. Street Construction
    - ii. Stormwater Infrastructure
    - iii. Aquatic site development & parking lots (say \$200,000)
    - iv. Site Utilities
    - v. New Park Shelter w/Restrooms \$500,000
    - vi. One Basketball Court
    - vii. Existing/New Playground Work (TBV)
    - viii. Athletic Fields
    - ix. Site Furnishings
    - x. Garden plots
  - b. **Aquatic Center: \$6,450,000** with contingencies
    - i. Aquatics & Freestanding Shade Structures \$4,800,000
    - ii. Aquatic Furnishings \$90,000
    - iii. Aquatic Buildings \$1,500,000
    - iv. Concessions Equipment \$60,000
    - v. Optional Community Room – TBD (likely outside budget)
3. **Leonard-Leota Park: \$800,000** with contingencies
  - a. Pool Demo/Splashpad
  - b. Site Improvements, Parking and Drives
  - c. Support Infrastructure for Splashpad
  - d. Furnishings
4. **Soft Costs & Other: \$1,100,000** with contingencies
  - a. A/E Fees \$900k
  - b. Approval Fees/Reproduction Fees \$18,000
  - c. Geo-Tech \$12,000
  - d. Miscellaneous/Other \$170,000

1230 South Boulevard  
Baraboo, WI 53913

**P** (608) 356-2771  
**TF** (800) 362-4505  
**F** (608) 356-2770

[www.msa-ps.com](http://www.msa-ps.com)

# Evansville West Side Park and Leonard-Leota Park Improvements

Project Process Report | November 17, 2021

## What's New?

The MSA team, along with Water Technology, Incorporated (WTI) and Rettler Corporation, has started to develop preliminary concept layouts for the park, aquatic and athletic facilities. The concepts use input from stakeholder programming meetings and City staff to establish layouts based on the desired programming and assumed project budget. Road design, preliminary grading, stormwater management are being considered to accommodate the proposed improvements efficiently.

MSA and WTI met with City staff to review magnitude schematics to identify the scale of aquatic facility that can fit the City's identified budget. The team used this basis to develop a footprint that fit the site while also considering vehicular and pedestrian flow around the park and connections to the athletic facilities to the east.

Alternate layouts such as the aquatic center to the east near the existing parking lot were explored. Impacts of stormwater and conflicts with existing residential properties identified the western placement to be preferred.

- **City Staff Review Meeting (schematic concepts) – October 7<sup>th</sup>**
- **City Staff and Stakeholder Meeting – October 21<sup>st</sup>**

Two public engagement sessions took place to display the very initial conceptual design and gain public input early in the planning design process.

- **Public Information Open House – October 28<sup>th</sup>**
- **Jack-O-Lantern Jamboree – November 6<sup>th</sup>**

A Public Comment period was held through November 14<sup>th</sup>. Initial feedback has been excellent and has identified a number of proposed ideas and changes to the initial concepts to better fit the needs of project stakeholders. A summary of the feedback will be provided with the next update.

*Project StoryMap: Stay tuned next month for online project updates following the Public Meeting.*



Questions? Contact:

Jason Sergeant  
City Administrator  
(608) 882-2285

[jason.sergeant@ci.evansville.wi.gov](mailto:jason.sergeant@ci.evansville.wi.gov)

Carter Arndt, AIA  
Project Architect  
(608) 355-8884

[carndt@msa-ps.com](mailto:carndt@msa-ps.com)



# Evansville West Side Park and Leonard-Leota Park Improvements

Summary of Public Comment | November 17, 2021

## Summary of Public Comment

### Preliminary Concepts

MSA Presented the Preliminary Concepts at a Public Open House on October 28, 2021 and Attended the Jack-O-Lantern Jamboree held on November 6, 2021 at J.C. McKenna Middle School.

Public comments were collected on the City's website as well as via hard copy during the events as well as City Hall. Comments were accepted through November 14, 2021. A total of 182 comments were received – via the Survey Form or direct emails.

### Themes:

- Preferred Concepts:
  - West Side Park – Option “A” –
  - Aquatic Center – Option “3”
  - Leonard-Leota Splash Pad – no clear choice
- Comments (159) –
  - 81 related to Soccer
  - 21 Ballfields
  - 21 Aquatics
- Review of comments appears to show preference for West Side Park Option “A” to be related to arrangement of athletic fields and ballfields and location of aquatic center.
- There was no clear preference for the alignment of the road through from 7<sup>th</sup> to Wyler or Windmill Ridge.
- Loss of 2-3 Soccer Fields is detrimental to soccer program in Evansville.
- Design of roads and parking got mostly positive reviews when mentioned in comments, some concerns expressed by neighbors of the park regarding traffic and lighting, during events.
- Future project communication should discuss accessibility, general character of park(s), landscaping.
- Trails and Open Space should be key to West Side Park Plan.
- Concerns expressed about budget and maintenance of an aquatic center and splash pad.

### Summary of Comments for West Side Park “A”:

- Prefer soccer fields behind houses.
- No overlap of Athletic Fields and ballfields (at least 10 mentions).
- Grouping of Ballfield backstops.
- Number of ballfields - (although a null comment since all three concepts had three).
- Connection through to Wyler/Windmill.
- (11 of 81 with Comments for Soccer Liked Concept A).

### Summary of Comments for Aquatic Center Option “3”:

- Inclusion of landscaping and green-space to break up space.
- Small lazy river, lots of green space for youth to play.
- The zero entrance and the slides are easily visible simultaneously for parents with kids using each section.
- Some concern about traffic from aquatic center.

# Evansville West Side Park and Leonard-Leota Park Improvements

Summary of Public Comment | November 17, 2021

## Summary of Comments for Leonard-Leota Park Splash Pad:

- Splash pad designs seem similar.
- Like the extra green space on the Splash pad and playground area.
- Nice sized splash pad (I loved Palmer Park when the kids were little and this is what I envision)
- Option C - The splash pad is closer to the rest of the park & integrates it into the park better. 2.) The tiered design of the splash pad in C takes advantage of the sloped site, could look more "natural" to blend with the beauty of the rest of the park.
- I think that the current plan could be scaled back tremendously and save quite a bit of money.

What do you like "LEAST"?

What do you like "MOST"?

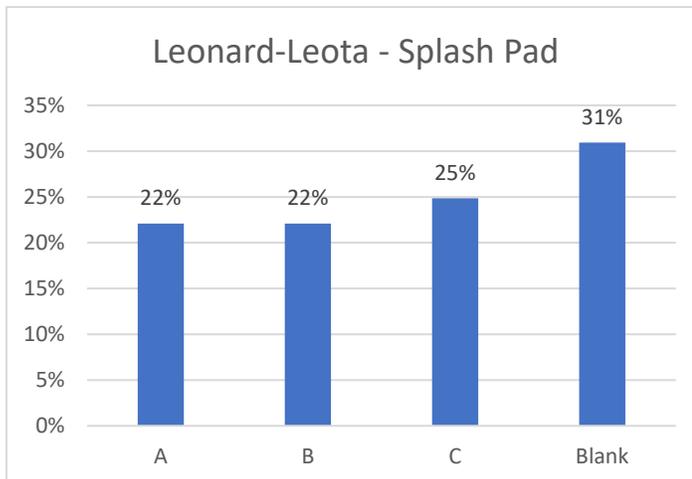
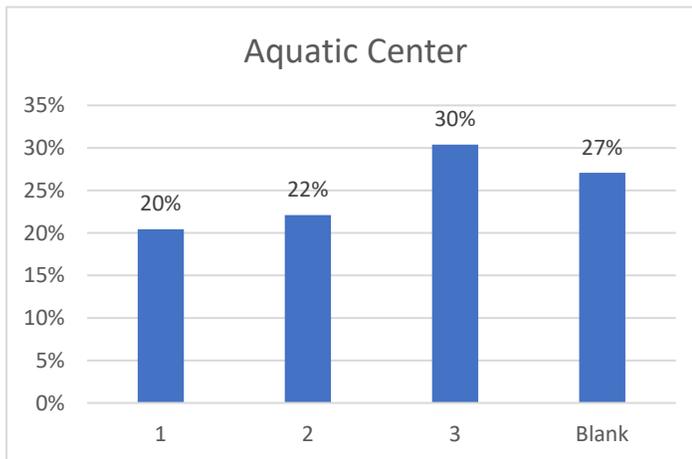
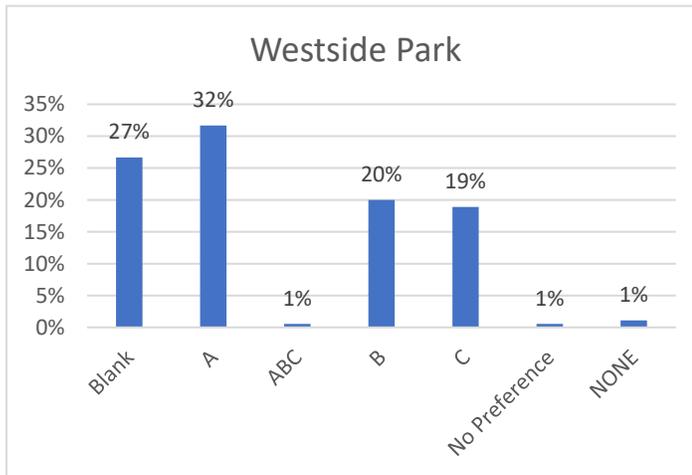


General Comments....



# Evansville West Side Park and Leonard-Leota Park Improvements

Summary of Public Comment | November 17, 2021



\* Full survey response are available upon request.

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# Evansville West Side Park and Leonard-Leota Park Improvements

Project Process Report | December 13, 2021

## What's New?

A Public Comment period was held through November 14<sup>th</sup>. Responses identified a number of proposed ideas and changes to the initial concepts to fit the needs of project stakeholders better. A total of 182 comments were received – via the Survey Form or direct emails. Primary takeaways from community feedback:

- West Side Park - Concepts did not include the proper mix of athletic fields – the field layout shown is not sustainable for soccer in Evansville.
- Aquatic Center - Option 3 was preferred, emphasizing open water play and the lap pool.
- Leonard-Leota Park - Option C was preferred. The splash pad is closer to the rest of the park (elevation) & integrates it into the park better. The tiered design of the splash pad in C takes advantage of the sloped site, could look more "natural" to blend with the beauty of the rest of the park.
- Future project communication should discuss accessibility, the general character of the park(s), landscaping.

The Design Team (MSA, WTI, and Rettler) developed updated concepts to address the feedback received from the community as well as the City's project team.

West Side Park - The revised concept shows two full-sized soccer fields, a 300-ft ballfield and a 200-ft softball field. An additional backstop is provided for practice and recreation play. A second 200-ft field was omitted from the concept to maintain additional unprogrammed open space and equity in the dispersion of resources between baseball/softball and soccer. A different concept was developed that shows an updated view of the referendum plan, note due to spatial constraints, sizes of the fields were reduced in this concept.

Aquatic Center – Option 3 was updated to show alternate arrangements of the diving well and lap pool to develop flexibility in lap swim and pool availability. Overall site modifications included a revision to the landscape areas and site amenities.

Work is ongoing for design at Leonard-Leota Park. An updated plan will be provided in the January update. The next stages of design will begin to refine the current proposed construction estimates and identify possible phasing of the overall master plan designs.

Common words from Survey Responses:



General Comments

“What do like the most”

“What do you like the least?”

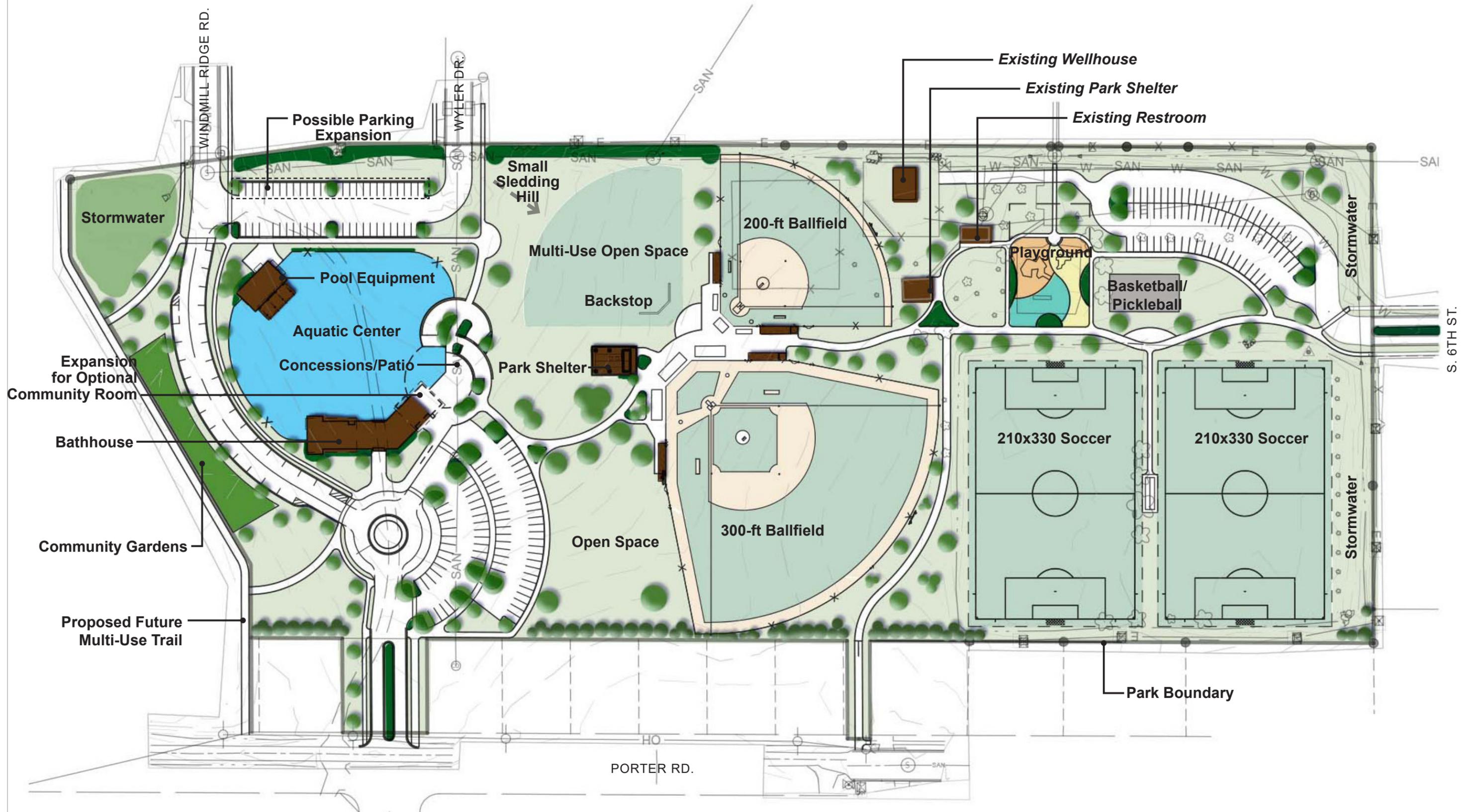
Capital Campaign – The City of Evansville Common Council will be engaging Baker Street Consulting Group to manage a capital campaign for park improvements.

Questions? Contact:

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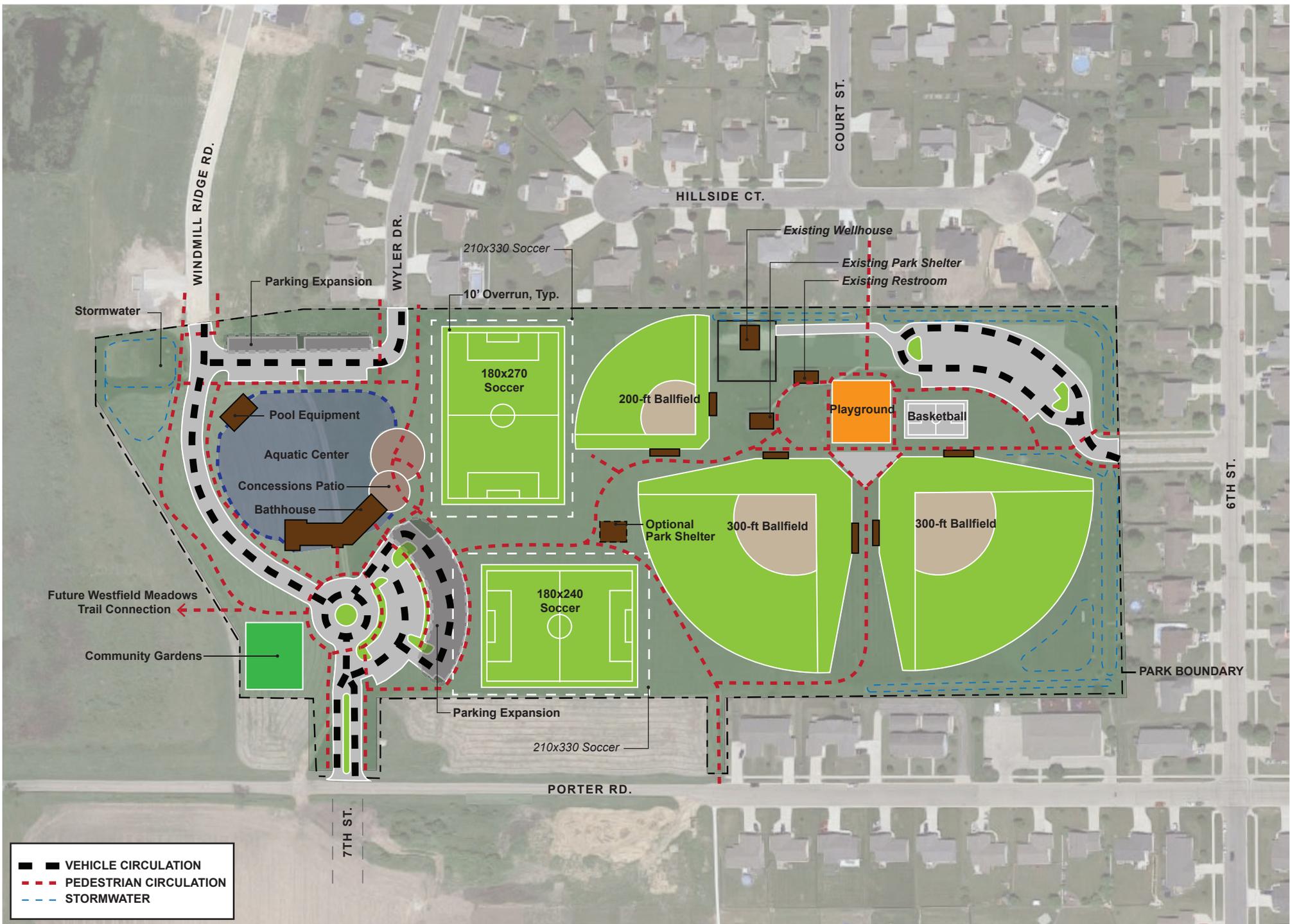
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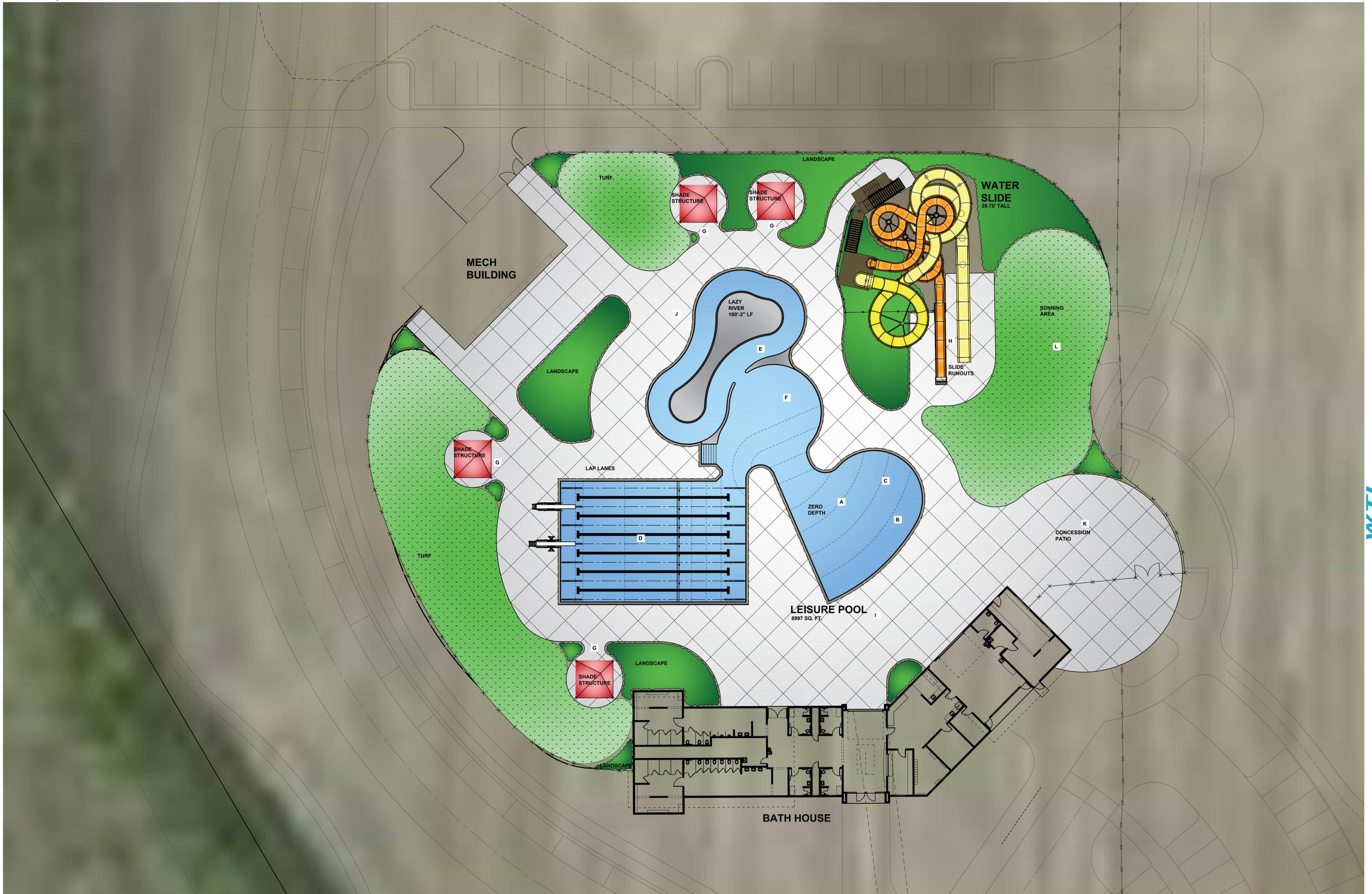
**WEST SIDE PARK - CONCEPT PLAN**  
 EVANSVILLE, WI - December 13th, 2021

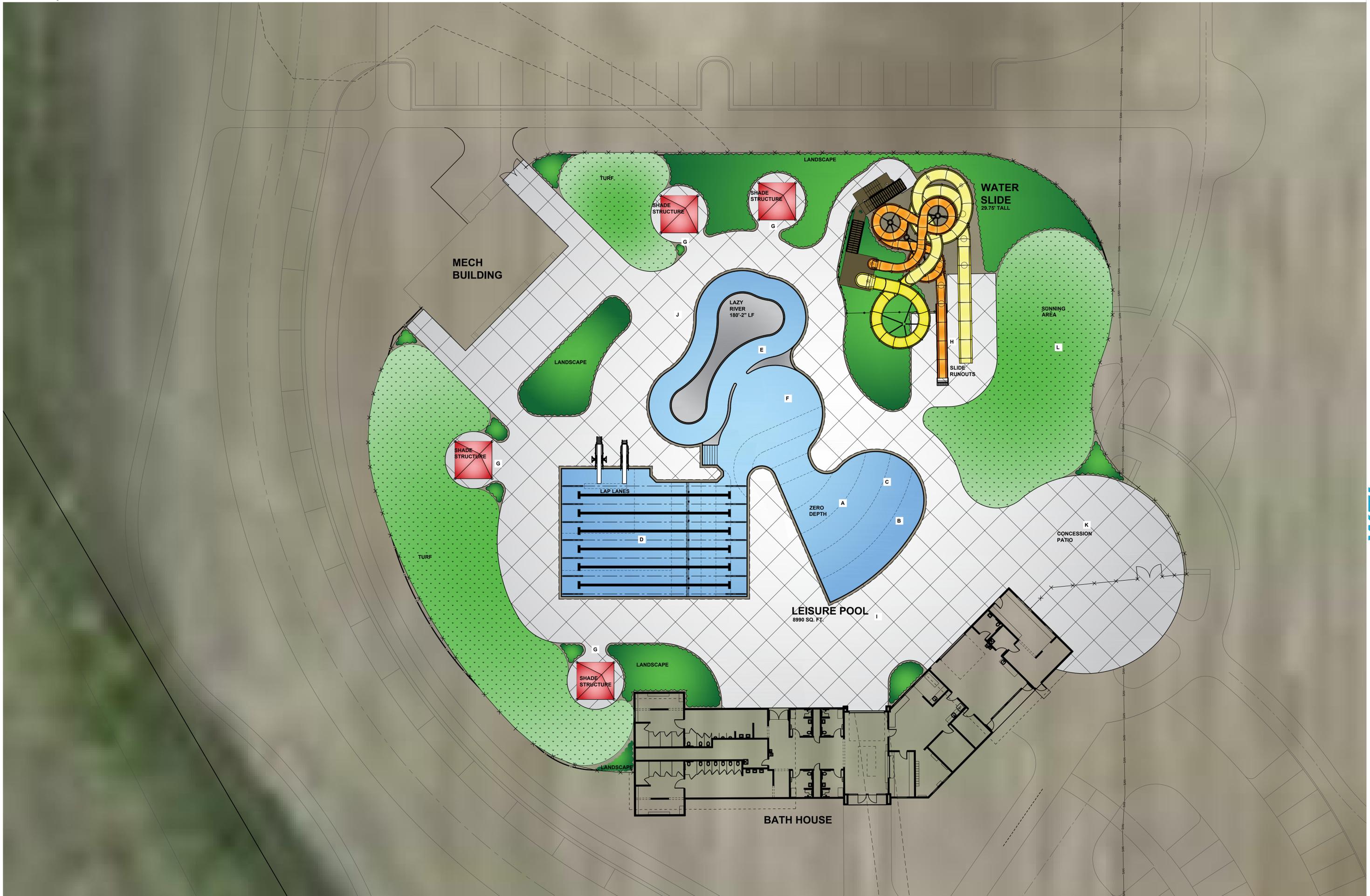




**WEST SIDE PARK - REFERENDUM FIELD CONFIGURATION**  
 EVANSVILLE, WI - December 13th, 2021







My name is Mary Libby. I'm advocating for an indoor swimming pool at the school. I have been swimming three miles per week for about 50 years. I swim due to a hip fracture when I was 15.

I've been researching an indoor pool for Evansville since the inception of Creekside Place. Mary Peckham's endowment spoke of having an indoor pool along with the Community & Senior Center.

I swim at the Oregon Community/School Pool. It is a modest, basic, very versatile pool which is maintained beautifully. You might say to me, "Why don't you drive 15 minutes up the road and keep using the Oregon Pool? Do we want to tell Evansville citizens to go out of town when we're proposing an \$11 million budget for the West Side/Leota Park project?? There are 28 "members" at the Oregon Pool who are from Evansville. The number of walk-ins who are not members is much larger. They are working on a zip code sort to give me that number. When folks are in Oregon, they gas up their car, have lunch, go to Walgreens, Bill's Grocery and Dorn's Hardware which are located within walking distance of each other. There are also two banks and the Dean Clinic in that same area.

I support the splash pad at Leota Park. I support the athletic fields at the West Side Park.

The "lazy river" and "zero depth entry" & "slide" at West Side Park are extravaganzas that we could get along without. (plus the liability, maintenance, and, per MSA the need for 12-14 lifeguards)

I wish we could sit down with a pool designer and come up with sound figures for a basic "no glam" indoor pool. For sun worshippers have glass sliding doors to an outdoor patio with lawn chairs.

An indoor pool was not an option on the last referendum.

I believe there is room for an indoor, 8 lane, 25 meter pool at Creekside Place. I'm sure if we put an indoor pool at Creekside, the school would be renting it for swim team practice, swim meets, and aqua-jogging for the track, cross country, and other athletic teams for workouts. /or/ Would it be possible for the city and the school to get together on neutral ground and operate a pool at Creekside Place???

An outdoor pool would be used 75 days at most. Lifeguards aren't out of school until a few days into June and they go back to school in August. Then subtract days for inclement weather. When we think of 90 days, the reductions for weather and staffing bring us down to 75 days usage.

In my research I have been told that maintenance on an outdoor pool is more expensive than an indoor pool due to our extreme weather changes (expansion and contraction) (issues with mechanicals and concrete).

Let's re-visit the pool concept. Let's build a year around pool in Evansville that will work for everyone. (water walkers, aqua athletics for seniors, lap swimmers, swim team, aqua-jogging, infant introduction, & swim lessons for all ages.)

Given the numbers provided to me, if we subtract the lazy river, 0 depth entry, bathhouse, and outdoor pool from the \$11 million budget, that would leave us with \$8,950,000 for an indoor pool. Let's get numbers from a couple of pool companies and determine if can do this.

I've handed out a document with 22 items listed. These are notes taken when meeting with Aquatic Directors.

I also have an architectural blue print of the Oregon Pool and a drawing that I made of the Oregon Pool showing the six lap lanes and diving well.

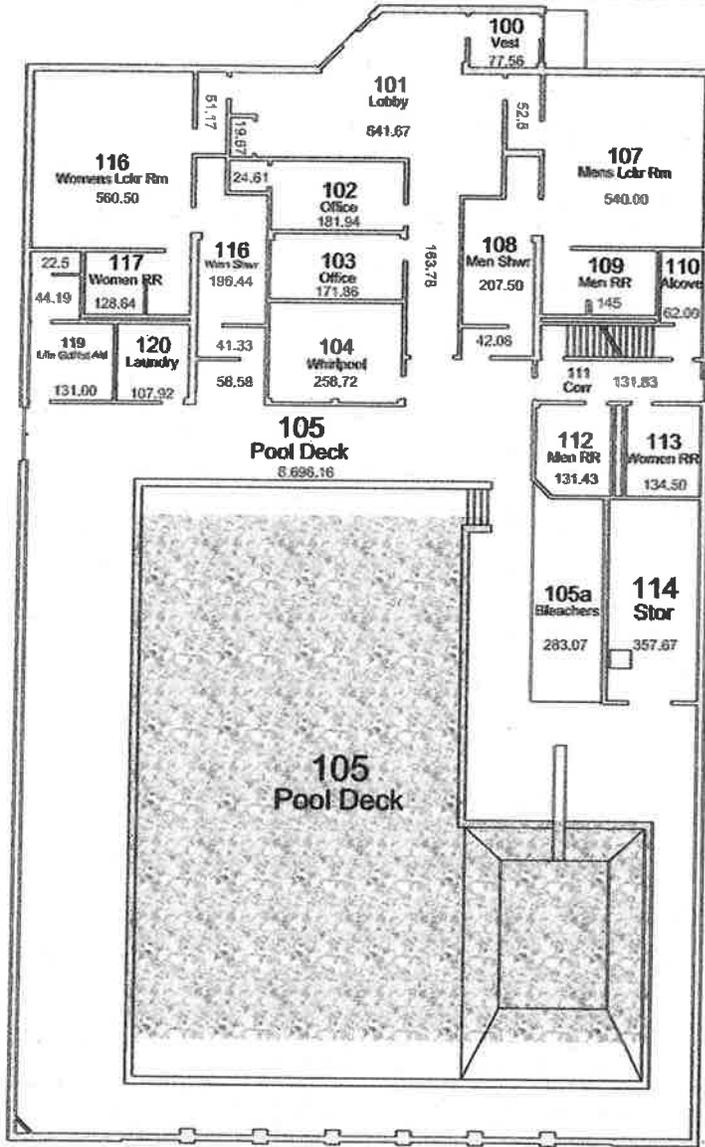
Mary Libby  
608-882-4845  
kmlibby@sbcglobal.net

1. 8 lanes            25 meters long - 64 lengths = one mile  
                         25 yards long - 72 lengths = one mile  
With an 8 lane pool, several activities can take place at once in the pool (lessons in some lanes, lappers in some lanes, water walkers in some lanes, swim team in some lanes.
2. Have diving well separate from lap lanes. Track and cross country teams use it (aqua jog) If the diving well is at the end of the lap lanes, it restricts usage of the lap lanes.
3. Have diving board – if it will be used as a community/school pool
4. Have a room for guards and teachers with shower & toilet.
5. Hot tub is good if it is properly maintained and not like a hotel hot tub. People with joint replacements, etc., use it. Oregon maintains their hot tub as meticulously as the pool.
6. Equipment room and storage room
7. Deck space – have elevated space (bleachers) for spectators for swim meets, etc. Having spectators on the deck can make the deck too congested and a fire hazard.
8. Stoughton has an 8 lane indoor pool - NO outdoor pool  
Oregon has a 6 lane indoor pool - NO outdoor pool. NO splash pad.
9. Swim meets bring in revenue as well as rentals such as Special Olympics, birthday party rentals, etc.
10. Have a Director's office with computer and a place for confidential conversations with staff
11. Classroom space (multi-purpose room) next to the pool for lifeguard class, CPR training, water safety instructor class, and birthday party rentals. Place to store books and training materials.
12. Have male and female locker rooms and also have family locker room for parents with small children. Have changing tables for youngsters as well as people with special needs.
13. Have individual showers rather than one big open shower area.

14. Floor in locker room – use the new products, NOT carpeting. Stay away from tile around the pool and showers because it is slippery and costly to maintain grout and broken tile, year after year. Check out the new flooring available for pools and locker rooms.
15. Have a swim suit dryer in each locker room – this is a spinner.
16. Use plastic non-graffiti type lockers and restroom stalls.
17. Have automatic toilets, sinks and dryers – sensor will turn off – this saves electricity and water.
18. Check with Alliant Energy – they will pay for cost savings items.
19. Don't use salt feeders or liquid chlorine – liquid chlorine is stronger than bleach and is dangerous. – NO liquid chlorine.
20. Oregon uses Pulsar tablets (chlorine tablets) which are very user friendly. The company they deal with Carrico Aquatic Resources, Inc (1-800-832-7147) out of Iowa. They now have a branch in Stoughton, Wisconsin. They will check our source water and recommend treatment for our specific type of water. This company is a very helpful. If you have any problems, they make the service call the very same day.
21. Be sure to use good quality commercial filters – not residential. A few years ago Verona had a re-do of their filtration system because of residential filters. Don't go for the cheapest thing because it will come back to haunt us at a higher cost to repair.
22. Have long counter with long mirror and plenty of electrical outlets for hairdryers and curling irons in the women's locker room. (approx. 4 - 6 outlets). Many people go directly to work from the pool.

# Pool

## Architectural Names & Numbers



**1st Floor**  
**14,622 SF**

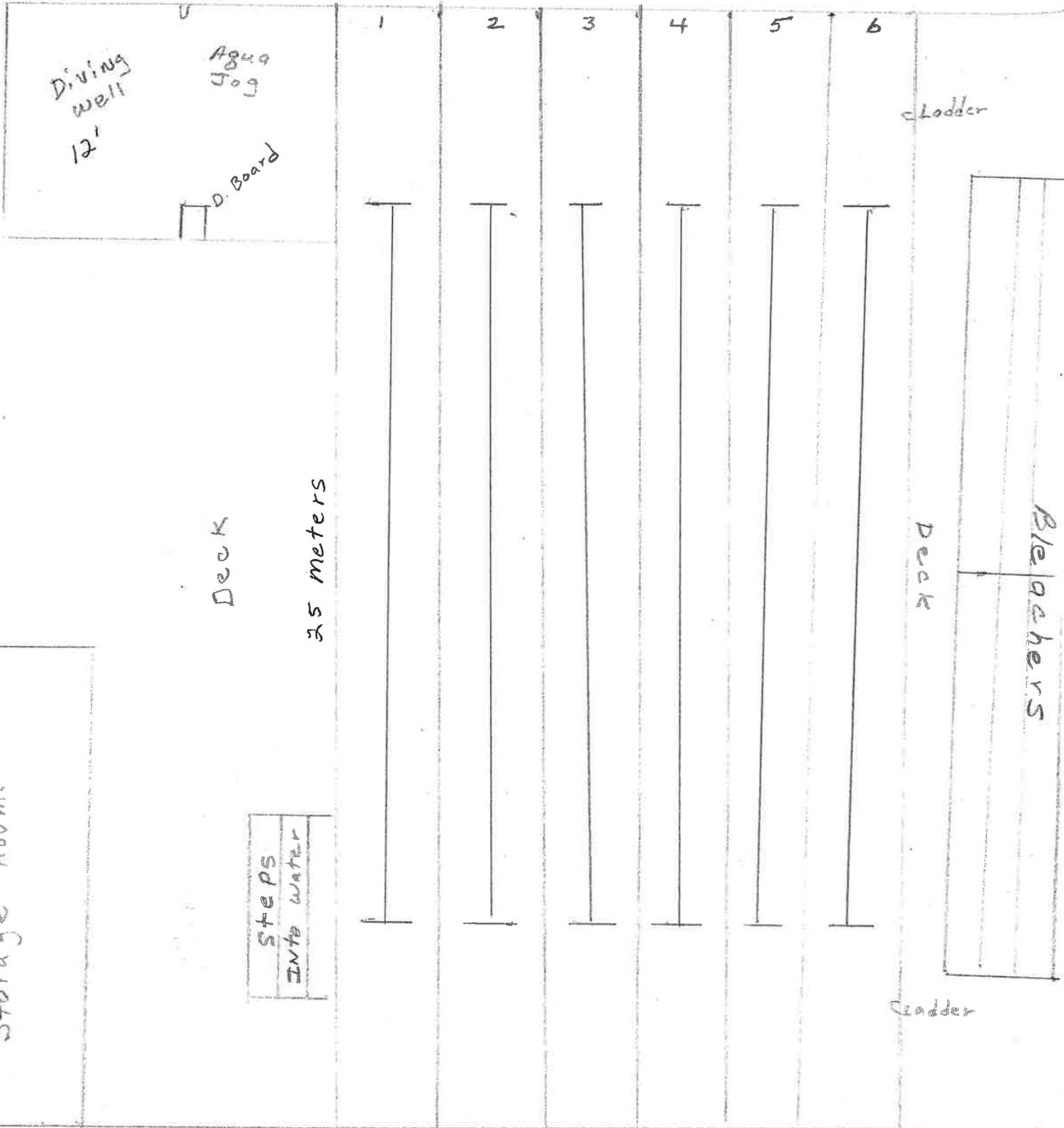


Deck

5'0"

4'9"

Ladder



Storage Room.

Deck

25 meters

Steps INTO water

1

2

3

4

5

6

Ladder

Deck

Bleachers

Ladder

3'

Deck