

Jackson Parks & Recreation
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parkrec@villageofjacksonwi.gov



MEMO DATE 3/10/2023

TO	FROM	REGARDING
Village Board	Kelly Valentino, CPRP Jackson Parks & Recreation Director kelly.valentino@villageofjacksonwi.gov Phone Ext: (262) 677-9665 x113	Recommendation to approve the Hasmer Lake Park, Park Master Plan
Cc: Administrator Keller, JPRC, MSA		

Over the last (4) months, MSA has worked closely with the Jackson Parks & Recreation Department to create a Park Master Plan to be used as a guide for future planning and acquisition at the Lake Hasmer Park site. The only natural lake resource within the Village of Jackson.

The final plan was developed through feedback from the Jackson Community (in the form of a survey), JPR Commission, Friends Group, and Village Staff. Although there are rough cost estimates for different potential development phases, there is NOT a request to allocate funds at this time. Staff continues to work cooperatively with the DNR, and plans to have conversations with adjacent property owners in the near future. The plan will be used as a development guide should opportunities present themselves or at the request of the Village Boards to move forward.

The Jackson Parks & Recreation Commission made a recommendation to the Village Board at the February 21 meeting, to accept and approve the Hasmer Lake Park, Park Master Plan as presented.

Thank you.



THANK YOU!



To: Jackson Village Board and Parks and Recreation Commission
CC: Kelly Valentino, Parks and Recreation Director
From: Lucas Geiger, PLA
Subject: Hasmer Lake Community Park Master Plan
Date: March 10, 2023

Approved 3/14/2023

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

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

The Village also identified for consideration during this process a nearby 0.25-acre parcel on Apple Lane, across County Hwy P adjacent to the Village Park and Ride. During site investigation, community feedback survey, and discussions with Village Staff, this parcel was identified to be a future veterans' memorial. The Village decided that it would work with the local VFW and American Legion to establish the memorial, concluding work on that parcel in the current planning process. Another area considered during this process was lands north of Apple Lane on the west side of County Hwy P. Portions of these lands may someday be considered for recreation use in coordination with other development and growth in this part of the Village, but no further evaluation was conducted in the current process.

Discussions about the Hasmer Lake site and the options for its improvement led to the development of two alternative master plan visions. The attached plans anticipate two viable scenarios: 1) the DNR collaborates with the Village on a project that would combine the existing DNR amenities and proposed Village amenities; and 2) the Village purchases an adjacent parcel to the east of the Village owned parcel and plans for a park across both and connection to the

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DNR land limited to an access easement. In the DNR collaboration scenario the Village would build a year-round shelter building, while in the alternative scenario the shelter would be open air and lower cost, to reserve more budget for improving a larger site with outdoor amenities.

In each scenario, two phases are identified:

- Phase 1 –** Improvements to the existing Village-owned parcel that open it to public use now, without the need for more land or improvements on other sites. Focus on uses identified in the Parks, Recreation, & Open Space Plan.
- Phase 2 –** Improvements that further expand amenities through inclusion of one of the adjacent sites.

General Design Guidelines

The following findings and design principles apply to both improvement scenarios:

- The shelter should have restrooms, at minimum either two (2) private, family restrooms or a men’s, women’s, and one (1) family restroom. Utility accessibility requires that the bathrooms, and therefore the entire shelter, be located near Rosewood Lane.
- Site preparation will require the removal of unwanted vegetation and grading to accommodate the shelter and connecting pathways. One goal in this process is the preservation of quality trees and shrubs where possible, to maintain some existing natural character, take advantage of established shade trees, and frame desirable views.
- A natural play area is desired; it should work with the slope of the hill and provide amenities for users of all abilities.

Option 1 – DNR Parcel Collaboration

Phase I – Development of the Village-Owned Parcel

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

A 4-season shelter is proposed, with two levels – a main level with multipurpose meeting space opening onto a deck overlooking the lake, with canoe/kayak storage underneath. The shelter would be rentable to allow for gatherings of 20-50 people, serve as a warming space for future winter programmed activities, and as a staging space for canoe/kayak rentals. The shelter would have restrooms. The

preferred aesthetic outcome is compatibility with the natural feel of the park – it should be set into the hillside and should incorporate native vegetation.

The connecting pathways would provide access to the shelter both from the DNR property and from Rosewood Lane. Both pathways would meet ADA accessibility standards, and an accessible parking space could be established on Rosewood Lane.

Improvements to the DNR and Village shoreline increases the usability of the space during all seasons. Programming for different recreational activities, such as winter ice skating, would be made possible through this. The Village would identify a means for creating an ice-skating space within Hasmer Lake.

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

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

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

If the Village shelter includes public restrooms accessible to users of the DNR land, the DNR will no longer need to maintain a portable toilet. The DNR parking lot can then be restriped and expanded to accommodate more parking that serves both lake access and shelter access. Any increase in pavement should be accompanied by enhanced stormwater management features.

This phase would also feature shoreline improvements on the Village parcel, including a stone seating wall at the water’s edge and a gathering area with picnic tables on compacted gravel.

Finally, a natural playground area would be installed near the shelter along with associated screening plantings to help provide a barrier of safety from County Hwy P.

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

Option 2 – East Parcel Acquisition

Phase I – Development of Village-Owned Parcel

This phase will include the construction of an open-air shelter/restroom building, accessible path connections, playground, and canoe/kayak rental shelter and launch.

The open-air shelter and restroom building should have, at a minimum, (2) private, family restrooms or a men's, women's, and (1) family restroom. The open-air portion should be large enough to accommodate a medium sized group (15-30 people) with room for at least 6-8 picnic tables. Other amenities, such as a drinking fountain or serving counter, could be considered in this shelter.

In this option the storage for canoe/kayak/paddle board rentals would be a separate, open-air structure closer to the water, likely in the floodplain. Though open-air to meet floodplain regulatory requirements, the shelter would allow for the security of equipment and provide basic shelter for an attendant during operating hours.

In this scenario the Village property is not fully integrated with the DNR property and improvement of the Village's shoreline will be needed for the staging and launching the rented watercraft. However, the Village hopes to also establish an access easement to the DNR property that would allow use of the DNR-owned piers, including the ADA canoe/kayak launch.

Including construction of a playground in this phase allows the Village to operate the park with amenities that can attract multiple users, even if expansion of the parcel is delayed or never occurs.

This scenario assumes no use of the DNR parking to support shelter use. Instead, parking would be provided within the Rosewood Lane right-of-way. This could be parallel parking using the existing street as-is, or a portion of the street near the park could be expanded to the sidewalk to allow for angled parking, in coordination with the Village Department of Public Works.

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

Phase II – Property Acquisition and Further Park Development

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

With more land available the Village would have the space for a more generous gathering space, to include a fire pit plaza and an area for yard games. The fire pit plaza would connect to the lake via steps down to the water. The yard game space is proposed as connected to Phase 1 playground via a flex space that could expand either use as needed. Ice skating and other winter activities could be established in this phase, supported by the plaza and lake steps.

Additional connections to all the elements will be added in this phase as well as areas of landscape restoration/revitalization.

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

Other Improvement Options

Successful parks are often supported, in part, by private donations. This section describes site improvements that are most readily supported by donations.

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

Approximate cost - \$500/tree

Sculptures – Though not discussed during the planning process, sculptures can create unique points of interest within parks. Typically funded by private donations, sculptures or other artistic amenities could be added at any time during or after initial site development.

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

Donor Benches – Another opportunity to expand the park amenities is establishing a bench donor program. The location of benches can be planned now, and then some can be added later as donations allow.

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

The Village may choose to proceed with park development having only a limited budget for aesthetic site enhancements such as flower beds. Expanding such features is an opportunity for donor assistance.

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

Summary

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

OPTION 1 – DNR PARCEL COLLABORATION

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

OPTION 2 – PARCEL ACQUISITION

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

OPTION 2 GRAND TOTAL = \$ 2,206,000.00*

**This cost does not include the cost and fees associated with the purchase of the adjacent, privately-owned parcel.*

Hasmer Lake Community Park

MASTER PLAN - Working with the DNR

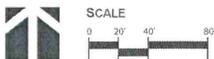
Village of Jackson, WI
3.10.2023



Hasmer Lake Community Park

MASTER PLAN - Acquiring Land

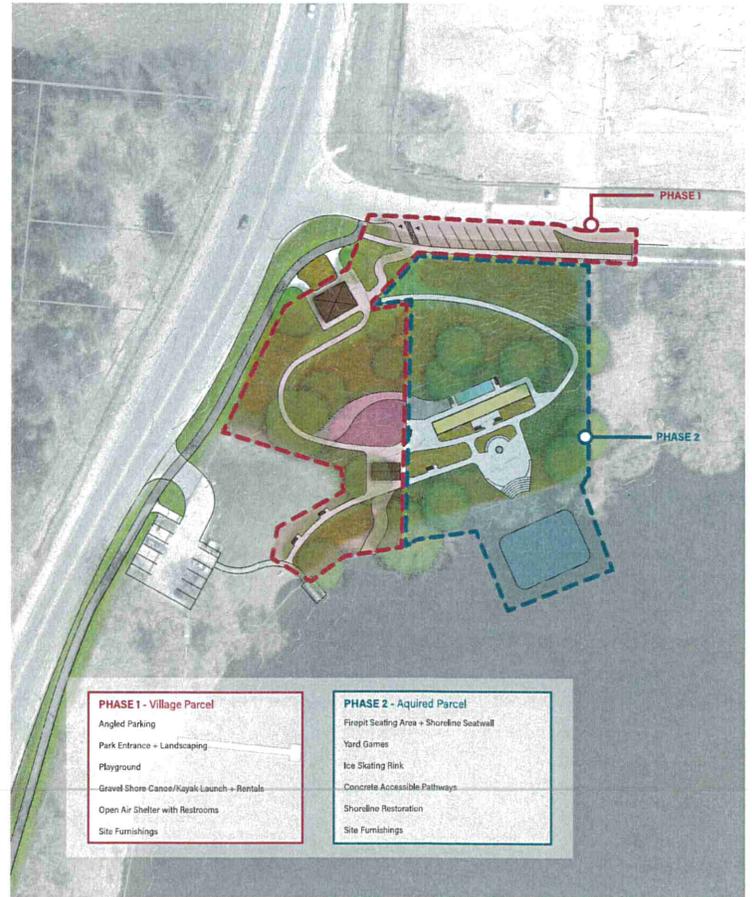
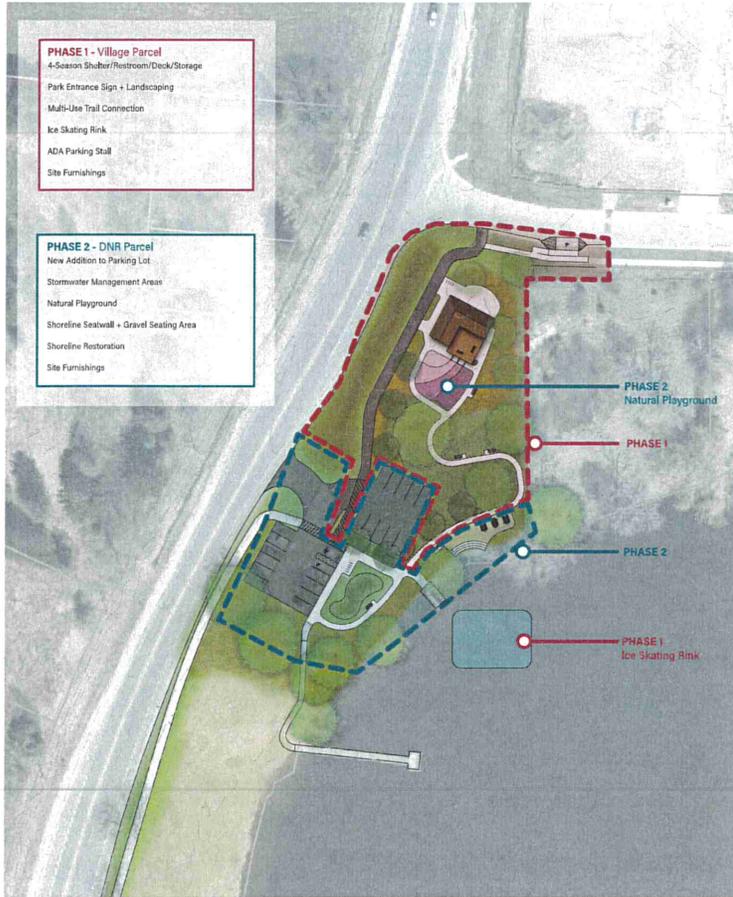
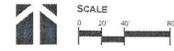
Village of Jackson, WI
3.10.2023



Hasmer Lake Community Park

PHASING PLAN

Village of Jackson, WI
3.10.2023



Hasmer Lake Community Park

Concept 1 Character Imagery

Village of Jackson, Wisconsin
March 10, 2023



PROPOSED AMENITIES

2 - Level Warming Shelter



Hillside Play



Lake Overlook (Back of Shelter)



Water Access



Kayak Storage



Gravel Picnic Area

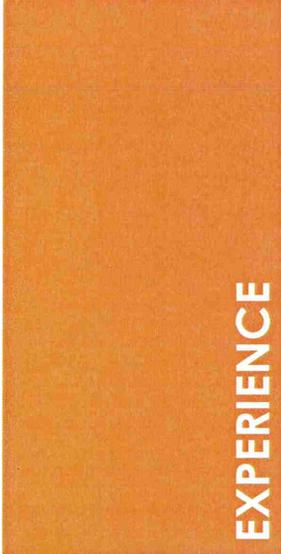


EXISTING FACILITIES

Existing Fishing Pier (DNR Property)



Existing Kayak Launch (DNR Property)



PEDESTRIAN ACCESS

Existing Paved Multi-Use Path



Hasmer Lake Community Park

Concept 2 Character Imagery

Village of Jackson, Wisconsin
March 10, 2023



PROPOSED AMENITIES

Shelter with Restrooms



Stairs to Water - Water Access



Kayak Rentals - PaddleBreak Adventures, LLC.



Permanent (Concrete) Corn Hole



Firepit Gathering Plaza



Natural + Hillside Play Elements



EXISTING FACILITIES

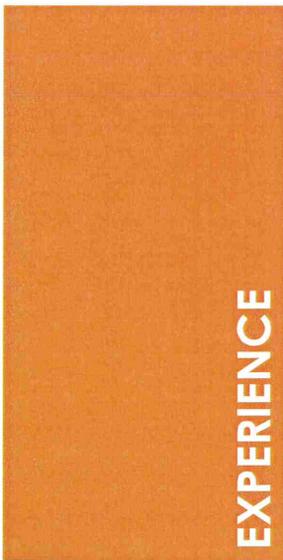
Existing Fishing Pier (DNR Property)



Existing Kayak Launch (DNR Property)



Existing Paved Multi-Use Path



EXPERIENCE

PLAY

Village Board Approved 3/14/23