



PEWAUKEE SPORTS COMPLEX

Plan for development

1

ESTABLISHING THE NEED

- 1999 Joint Comprehensive Park and Open Space Plan created by Foth & Van Dyke
 - Top recommendation: *“Acquire 40-60 acres to accommodate a sports complex (special use) facility”*.
 - Park development since 1999
 - 2005 Simmons Woods Park – nature based, trail park
 - 2006 City purchased 59 acres on Lindsay Road for Sports Complex



WHY THIS SITE?

- Committee reviewed potential sites for new park starting in 1999 after Joint Comprehensive Plan was complete.
- Of the 14 original sites that were possibly suitable, many are now subdivisions, industrial sites or the owners are not interested in selling.
- The Lindsay site was the BEST possible fit for this purpose.
 - Flat, Easier to Develop
 - Easy Access off of HWY 164
 - Adjacencies Allow For Greatest Potential
 - Spring Creek-Provides Additional Potential

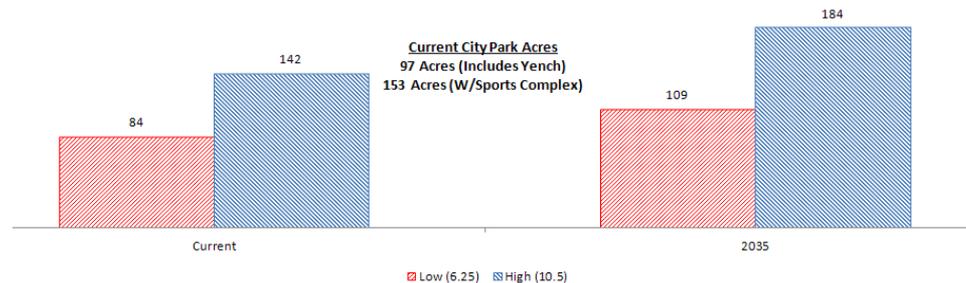
ESTABLISHING THE NEED

○ Population/Changing Demographics

- City Residential Development
 - 24 Separate Residential Developments
 - 4 Additional Areas of Potential Development – 2.5 Sq Miles, 12% of City Land
 - Projected population increase of 4,000 by 2035

○ Standard for parkland acreage

- 6.25-10.5 acres per 1,000 people (*NRPA Standard*)
- *City*



- Potentially the last new park to be developed in the City of Pewaukee
- Lifestyle Changes – Organized Sports/Boomers Active

2013 SURVEY KEY POINTS

- Community Surveys – 1999, 2006, 2013
- 2013 response rate was 31% or 930 responses
 - 65% were City residents
- Of those 65% City resident responses:
 - 65% were satisfied or very satisfied with the Dept.
 - 77% felt parks were in excellent or good condition.
 - 46% replied to add new amenities to existing parks
 - 49.9% supported some kind of tax increase toward park development
- Overall interest (City & Village) in developing a community pool and/or community center.

WHAT HAS OCCURRED AT THE SITE SINCE 2006

- Park Master Plan created.
- House, barn and outbuildings environmentally treated and removed. (2006-2012)
- Construction documents were created. (2009)
- All concrete including silos have been removed. (2012)
- Total spent on park since purchased: \$116,820.67
- Truckloads of street millings from Springdale road projects have been donated. (2012)
- Approximately 100 truckloads of topsoil has been donated from the School District. (2013)

BENEFITS OF DEVELOPING PARK

- Centralized location for team sports
- Centralized location could result in less maintenance at neighborhood parks fields as they will not be getting as heavy of use therefore will not need as much maintenance.
- Park will accommodate growing population in the City and demands that will create for park space.
- This park will benefit all ages (children through seniors).
- Other parks can become specialized.
- Rental income will increase by allowing rentals year round at other parks.

DEVELOPMENT PLAN WHEN COMPLETE

- Sports Complex infrastructure development to include:
 - Green space for soccer fields and other activities
 - 4 baseball diamonds
 - Walking path around perimeter
 - Ample parking
- Future development could include:
 - 2 concession stands with restrooms
 - Playgrounds and picnic shelters
 - Senior Exercise Stations



DEVELOPMENT FUNDING PLAN

Estimate to develop park infrastructure:

Earthwork/Erosion Control: \$1,395,850.50

Utilities and Infrastructure: \$1,239,817.00

Basic Parking Lot and Phase 1 of Landscaping: \$423,713.15

Total Infrastructure/Phase 1: \$3,059,380.65 plus 35% contingency (\$1,070,783.23) or \$4,130,163.88.



POTENTIAL PARTNERSHIPS FOR DEVELOPMENT

Partnerships with clubs: \$600,000

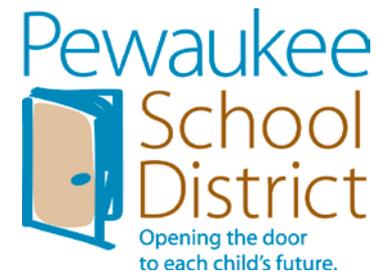
Partnership with Tourism Committee: TBD

Corporate sponsorships: TBD

Impact Fee contribution: \$95,720 *(as of 5/31/13)*

Potential partnership with school: TBD

Current balance in Sports Complex fund: \$392,574



MAINTENANCE COSTS (FUTURE BUDGET IMPACT)

- Additional equipment purchases - \$27,000
- Yearly maintenance costs - \$30,000 once entire park is developed to full plan.
- Total impact on future budgets
 - These costs will be split between City and Village as all other maintenance costs are per our joint agreement.



CONCLUSION

- While there is immediate benefit, the greatest benefit is realized in the future.
- This park is an investment in Pewaukee's future.
- Last park developed in City of Pewaukee.
- Completion of infrastructure allows us to identify and access partnership funds for further development.

- Looking for Common Council to support the project and to determine what the next steps are.