



11333 N. Cedarburg Road
Mequon, WI 53092
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www.cityofmequonwi.gov

Office of Parks and Operations

PARK AND OPEN SPACE BOARD
Wednesday, October 29, 2025
6:30 PM
South Conference Room

Agenda

- 1) Call to Order, Roll Call
- 2) Approval of Meeting Minutes
Action requested: review and approve
 - a. Park and Open Space Board meeting minutes of September 17, 2025
- 3) Discussion Item
 - a. Mequon Commons Concept Plans
 - b. FY26 Budget
 - c. Park and Open Space Board Work Plan (10.29.25)
- 4) Resolutions
Action requested: review and recommend approval
 - a. **RESOLUTION 4237** A Resolution Approving a Donation and Dedication Agreement Between the City of Mequon and BOSS for the Installation and Maintenance of Batting Cages at Lemke Park
- 5) Adjourn

Dated: October 29, 2025

/s/ Jason Cain, Chair

.....
Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take formal action thereto at this meeting.

Persons with disabilities requiring accommodations for attendance at this meeting should contact the City Clerk's Office at 262-236-2914, twenty-four (24) hours in advance of the meeting.

Any questions regarding this agenda may be directed to the Parks Department Office at 262-236-2945 Monday through Friday 8:00 am – 4:30 pm.



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Office of Parks and Operations

PARK AND OPEN SPACE BOARD
Wednesday, September 17, 2025
6:30 PM
South Conference Room

Minutes

1) Call to Order, Roll Call

The meeting was called to order at 6:30 PM.

Present:

Alderman Peter Bratt
 Board Member Harlan Balkansky
 Board Member Steven Kulick
 Board Member James Lysaught
 Board Member Gerald Vite
 Board Member David Wolfson

Chair Jason Cain -- **Excused**

Alternate Alderman Dale Mayr -- **Excused**

Also present: Director of Public Works/City Engineer Lundeen and Buildings and Grounds Superintendent Bodoh.

Director of Public Works/City Engineer Lundeen informed the Board that Member Usowski had stepped down from the Board. The Mayor has been informed that he will be tasked with appointing a new member. The process of replacing a Board Member was discussed, including the need to identify members that are invested in the best interests of the City as a whole.

2) Approval of Meeting Minutes

Motion to approve Park and Open Space Board - Regular Meeting - August 20, 2025 6:30 PM with amendments revising the presence of Alderman Mayr and removing his voting status as he was not present.

RESULT: **Approved by Voice Acclamation [Unanimous]**

MOVED BY: Board Member Vite

SECONDED BY: Board Member Balkansky

Attachment: 09.17.25 Minutes DRAFT (10768 : POSB Minutes)

AYES: Bratt, Balkansky, Kulick, Lysaught, Vite, Wolfson
DEEMED NO: Cain, Mayr

3) Discussion Item

a. Park CORP Goals & Strategies

The Comprehensive Outdoor Recreation Plan (CORP) was reviewed and will provide a benchmark of what the Board has accomplished. The DNR requirements for grants do an adopted plan every five years.

b. Park CORP Recommendations (5.1 General Recommendations)

These work in line with the Goals and came from the Board. The improvements at Lemke were discussed as a model for projects at other locations. When considering capital projects, the Board should refer to these goals and overall costs of a specific item (one slide versus aging playground equipment overall). For example, when considering ADA requirements and fire suppression measures, it is important to look at the costs of trying to retrofit or making complete replacements to best meet those guidelines.

Buildings and Grounds Superintendent Bodoh provided an update that his team is almost finished with converting the lighting at City Hall and all parks to LED. The remaining areas just include parking lots. Director of Public Works/City Engineer Lundeen also explained how all-in-one dispensers installed at Lemke are both environmentally and economically sound. They do not require paper towels, which also means less waste and fewer supplies.

c. Katherine Kearney Carpenter Park - Restoration/Improvement of West Parking Lot Area

The master plan for this park was discussed and Staff requested direction on what to do with the abandoned parking lot on the west side of the park. Some options include removing it entirely and planting grass because it cannot remain as it is when it has been closed for parking. It was proposed to replace the closed parking lot with a berm if that would be allowed. The Board is in favor of removing the west lot to be replaced with grass or vegetation.

d. Park Volunteer Opportunities - List Creation

The Board should continue to work on a list of volunteer opportunities including those that do or do not require supervision by City staff. An example of a project not requiring supervision includes picking up litter at any public park (and removing that waste from the park). Landscaping/planting trees or removing invasive species would require supervision. The Adopt-a-Roadway has some helpful guidelines for establishing what is required for such an activity. Volunteers can be a presence to promote parks at community events such as Arbor Day, Taste of Mequon, Winter Wonderland and Redbud Festival.

e. Community Survey Results

The City just received the survey results, which the Board can review for comments and feedback regarding the parks. Mequon did have overall positive results and was rated as a good place to live. Some of the survey results surrounding the planning for growth were discussed. Board members should review the survey to determine if the POSB should consider any feedback provided specifically regarding the parks. The Board also discussed communication

measures with the community that included the Weekly Bulletin, DPW Facebook page and other opportunities to reach out to City residents.

f. Mequon Commons Visioning Workshop

The Workshop had been scheduled the same evening as this Board meeting and some of the Concept ideas that had been presented were reviewed. Based on the concept selected, this Board may need to provide further feedback to the Council in regards to parks.

g. Park and Open Space Board Work Plan (9.17.25)

4) Adjourn

Motion to adjourn at 7:45 PM.

RESULT: **Approved by Voice Acclamation [Unanimous]**

MOVED BY: Board Member Vite

SECONDED BY: Board Member Balkansky

AYES: Bratt, Balkansky, Kulick, Lysaught, Vite, Wolfson

DEEMED NO: Cain, Mayr

Respectfully Submitted,

Beth Kong
Deputy Clerk

Attachment: 09.17.25 Minutes DRAFT (10768 : POSB Minutes)



11333 N. Cedarburg Road
 Mequon, WI 53092-1930
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 Fax: 262-242-9655

www.cityofmequonwi.gov

Office of Community Development

TO: Park and Open Space Board
FROM: Kim Tollefson, Director of Community Development
DATE: October 29, 2025
SUBJECT: Mequon Commons Concept Plans

Background

The Common Council authorized a contract for civic campus planning efforts through ARPA funding with The Lakota Group. To date, Phase 1: Engage and Phase 2: Envision of the work plan are near completion. Phase 2 accomplishments include the following:

- Preliminary design options
- Staff and steering committee input on concept plans
- Open House Event engaging participants for input on concept plans and associated imagery
- Community input via project website and survey

Phase 1 and 2 Summary

The initial stakeholder engagement expressed interest in a bold, new vision and subsequent community engagement resulted in four guiding themes:

- Connected Town Center
- Civic Reinvestment
- Access to Nature
- Sustainable Growth

Further expressed interests that were discovered during the engagement phase and a variety of concepts plans with programmed elements are reported within the attached The Lakota Group cover memo and materials.

Phase 3: Implement | October - December 2025

Phase 3 will include a draft plan review and final plan report including key plan elements and features that may be eligible for grant funding, renderings, character imagery, 3D massing model views, phasing and updated opinions of cost. The final plan will be presented to the Common Council.

Staff Summary

Staff presents the concepts to the Board and will discuss outcomes of the Common Council Committee of the Whole meeting on October 14th and discuss next steps. Staff is seeking input from the Board related to the four guiding themes from the public engagement process and how concept elements meet the city's park and open plan and its objectives and goals for the civic center park.

Attachments:

20251007_Mequon Commons COTW Memo+Appendix (PDF)

MEMORANDUM

Date: October 7, 2025

To: Kimberly Tollefson (City of Mequon)
Jac Zader (City of Mequon)

From: Morgan Chapman (The Lakota Group)

CC: Kevin Clark (The Lakota Group)
Lexi Paus (The Lakota Group)

RE: Mequon Commons COTW_Memorandum



1 E. Wacker Dr.
Floor 27
Chicago, Illinois 60601
p 312.467.5445

thelakotagroup.com

Introduction

Over the past several months, our team has explored a range of development and programming options for the site, informed by conversations with City staff, community stakeholders, and advisory input. We are now entering a key step in the Envision phase—seeking your perspective as the Committee of the Whole.

Our goal at this stage is to work toward consensus on a preferred direction for the plan and the program elements that should be carried forward. Your feedback will help us refine the concepts into a single, cohesive master plan vision.

Following this phase, we will move into implementation planning, which will include documenting the master plan, developing refined designs with cost estimates and phasing strategies, and preparing any supporting diagrams and visualizations needed for decision-making and future action.

We appreciate your guidance as we shape the next iteration of this important community space.

What We've Heard So Far

Initial Stakeholder Engagement - Bold New Vision

Early focus groups expressed strong interest in reimagining Mequon's Civic Campus as a vibrant, multifunctional destination. The current town center thrives on active recreation and social gathering, though many of these spaces are limited in their seasonal use. Moving forward, the plan emphasizes a more balanced mix of active and passive recreation to serve all residents and foster both vibrant and restorative experiences year-round. Stakeholders emphasized civic identity, year-round activation, and a central gathering place that reflects community pride while harmonizing diverse uses. Four guiding themes emerged:

1. Connected Town Center
2. Civic Reinvestment
3. Access to Nature
4. Sustainable Growth

Community Engagement - Open House #1 & Red Bud Festival

Both events confirmed that the Pool and Playground and Rennie Field are the highest-priority areas for transformation.

Visual preference feedback from Open House #1 highlighted strong support (65% or higher) for:

Open Space Elements

- Native plantings (86%)
- Baseball (85%)
- Community green (81%)
- Green infrastructure (77%)
- Formal gardens (71%)
- Passive open space (67%)

Aquatic Elements

- Zero-depth entry (87%)
- Shaded picnic areas (81%)
- Lazy river (79%)
- Lap pool (75%)
- Splash pad (71%)
- Diving boards (71%)

Building Elements

1. Restrooms (88%)
2. Mixed-use library (63%)

Special Amenities

- Shaded outdoor seating (94%)
- Informal concessions (84%)
- Updated playground (80%)
- Small stage/pop-up space (78%)
- Movies in the park (69%)
- Specialty lighting (68%)

Together, this input provides a clear direction: re-envision a civic campus that is active, welcoming, multi-generational, and grounded in Mequon's identity.

The Concepts

The (6) initial conceptual site plans (*see Appendix A*) developed represent early-phase design studies shaped by community feedback, focus group input, and a review of existing conditions and opportunities. These concepts illustrate a range of possibilities for future public space investment and offer flexible options that can evolve through continued discussion and refinement. Engineering input informed early assessments of site feasibility and stormwater management. Further review of utilities and cost implications will be completed as part of the preferred concept development.

Each concept that follows explores a different balance of recreational, civic, and ecological priorities—meant to prompt dialogue and identify which elements are most important to carry forward.

Options Considered but Not Advanced

1. Removing or Rebuilding the Library and/or City Hall
Community feedback did not support major changes to either facility, aside from potential mixed-use enhancements to the public library. City Hall's historic designation on the National Register of Historic Places makes large-scale alterations both cost-prohibitive and inconsistent with preservation priorities. A long-range approach focused on deferred maintenance and building systems upgrades is more economical, allowing major improvements to target the public realm and outdoor civic spaces. To maintain adaptability on-site, design layouts would incorporate buffering and thoughtful orientation around these facilities without relying on existing footprints, allowing for future redevelopment if needs change.
2. Locating the Public Safety Building (PSB) on the Mequon Commons site
Although the design team evaluated integrating a Public Safety Center on site—and community input affirmed the current public safety building capacity is a priority issue—it was determined that the building's land needs, programmatic demands, and operational requirements would greatly limit the site's ability to support inclusive, flexible, and recreational public space over the next several decades. The Master Plan's long-range vision centers on creating a mixed-use town center with residential, civic, and public spaces—an outcome that is fundamentally incompatible with allocating a substantial portion of the site to secured or specialized municipal facilities. In the context of a 30-year plan, reserving land for adaptable public use offers greater long-term value and flexibility to meet evolving community needs.
3. Developing a large-scale water park
A destination-scale water park did not advance primarily due to low community interest and a poor fit with multi-season, multi-use objectives. Over a 30-year horizon, investment in flexible aquatic features offers greater adaptability, broader appeal, and more sustainable use of resources.

Rennicke Field and Cultural Significance

We recognize and deeply respect the cultural and historical importance of Rennicke Field to the community. Baseball has long been a cherished tradition on this site and while some concepts include the potential relocation of Rennicke Field, this is not a decision we take lightly. Our goal is not to erase the field's legacy, but to honor it, whether through on-site reinvestment or thoughtfully planned alternatives that continue to support baseball programming at a new location.

It is important to note, however, that Rennicke Field does not currently meet WIAA regulations for field dimensions, which prevents it from hosting playoff games. Addressing this issue—as well as long-standing infrastructure needs such as drainage, irrigation (or turf conversion), lighting, and scoreboard replacement, along with requested improvements like dedicated concessions, a turf infield, and field reorientation—would require significant reinvestment. While maintaining baseball on-site represents a lower-cost option than full relocation, it is not a no-cost option; achieving compliance would effectively require a full rebuild.

Any concepts that include relocation of Rennicke Field would only proceed with carefully considered alternatives. Viable sites have been identified, and if a relocation concept is selected, detailed implementation plans would be developed to ensure baseball programming continues without interruption. These plans would include associated costs, logistics, and opportunities to enhance the baseball experience through modernized facilities, while balancing the broader vision for a flexible, multi-use civic campus.

Programming and Seasonality

As the designs progress, it is essential to consider how activation will be supported through both infrastructure and operational planning. Key elements—such as plazas, café buildings, festival streets, and water features—cannot reach their full potential without a clear plan for ongoing use. This includes city-led programming (concerts, classes, festivals) as well as partner- or community-led activities (markets, performances, informal gatherings). The concepts are designed with flexible spaces that can scale to match programming needs and long-term staffing capacity.

Seasonal activation is also a critical driver. In addition to summer aquatics and warm-weather activities, many concepts incorporate features that support winter and off-season use—such as open lawns for snow play, sledding berms, heated café plazas, holiday lighting displays, and pop-up vendor huts. This approach helps ensure the site remains vibrant year-round while supporting broader goals around placemaking, community health, and economic vitality.

An example diagram (*see Appendix B*) has been developed to illustrate how these spaces and activities could be integrated within each concept; these will be refined further for the preferred concept moving forward.

Concept Descriptions

1. Study Sketch A – Balanced Site Enhancement

Concept A emphasizes a minimal, balanced approach that upgrades existing features while introducing modest new improvements. The design respects the current layout, enhancing aquatics and baseball within their existing footprints and focuses on shared infrastructure and flexible gathering spaces. Concept A serves as a “minimum” approach to assess receptiveness to scale and programmatic changes on site.

2. Study Sketch B1 – Aquatics & Civic Gathering Focus

Concept B1 prioritizes a bold reimagining of the aquatics area, introducing an expanded, age-inclusive pool facility and relocating the baseball field off-site in favor of flexible civic spaces for year-round use. A new festival street supports events and improves site circulation.

3. Study Sketch B2 – Aquatics & Central Dining Hub

Concept B2 mirrors B1's emphasis on aquatics and civic flexibility but relocates the café/bathroom building to the center of the site. This tree-lined dining bosque becomes a shaded gathering destination and hub of site activity with playground located adjacent to the library instead of near the aquatic use as seen in B1.

4. Study Sketch C1 – Year-Round Civic Gathering & Gardens

Concept C1 shifts the focus to community gathering, with a central amphitheater lawn replacing the baseball field (relocated off-site) and an expanded network of gardens and outdoor spaces surrounding it. Aquatic upgrades remain in their current footprint, while playground facilities are relocated to the south perimeter of the site, opening space near the library for a tranquil bosque.

5. Study Sketch C2 – Year-Round Civic Gathering & Gardens (Modified)

Concept C2 repeats the focus of community gathering shown in C1 with a slightly modified layout. Rotating the new aquatic upgrades so the support building fronts Cedarburg Road to

screen the enhanced aquatics from the road. Upgraded playground facilities remain near their original location at the library.

6. Study Sketch D - Baseball Priority

Concept D reinvests in baseball, proposing a right-sized, multi-use synthetic turf field while scaling back aquatics to a simple interactive water feature. The concept includes modest gathering spaces and nature-based play areas.

Cost Assumptions and Unknowns

The Preliminary Costing Estimates developed (*see Appendix C*) are based on preliminary master plan concept level drawings and are intended to show the relative scale of investment for major site elements. These estimates should be considered high-level and are subject to refinement as the design advances.

Current unknowns include:

- **Program verification:** Final mix, size, and scope of proposed uses (e.g., building square footages, plaza sizes, amenity types).
- **Field conditions:** Soils, drainage, and grading needs.
- **Utilities and infrastructure:** Location and capacity of existing systems.
- **Material and design selections:** Finishes and quality levels not yet defined. For budget planning purposes higher quality materials were considered.
- **Phasing and implementation strategy:** Construction sequencing, inflation, and market conditions over time may affect long-range cost projections.

These costs are intended to guide prioritization and compare options for informed decision-making, rather than serve as final construction budgets. They are subject to change as site data, design details, and community preferences are further defined.

Summary of Feedback

Feedback for the initial concepts has come through three primary channels, each offering a different perspective:

1. Steering Committee:

Favored concepts with flexible, mixed-use programming and the ability to support activity throughout the year. The Steering Committee's feedback reflects widely accepted planning standards that emphasize:

- Multi-generational and inclusive use
- Flexible and seasonal programming
- Year-round activation
- Long-term adaptability of public spaces

These priorities align with contemporary placemaking and strategic long-range planning practices, which favor sites that can evolve and support multiple functions over time. This aligns with the original project goals identified during early focus group sessions.

2. Open House Workshop (Open House #2)

Participants responding in real-time and in a collaborative format showed clear interest in the open space variety and activation offered by Concepts B and C. Aquatic elements, event space, and seasonal programming emerged as priorities. While a small number expressed concern about relocating Rennie Field, the majority voiced support for the land-use flexibility gained by relocation and the broader community benefit of diversified programming.

For more detailed information on Concept Preferences, Visual Preference data, and Open-Ended Feedback, please *see Appendix D*.

3. Online Survey

The online survey reflects a preference for Concept A, with more neutral or negative reactions to Concepts B and C, and minimal support for Concept D. The results reflect nearly the opposite of what was heard at the in-person open house workshop with more preference for preserving Rennie Field.

For more detailed information on Concept Preferences and Open-Ended Feedback, please *see Appendix D*.

The virtual engagement data reveals familiarity-based support for Concept A, but best practices and in-person feedback indicate that more flexible, multi-use, and seasonally adaptable approaches better align with the community's long-term vision and previously identified project goals.

Decision-Making and Next Steps

We are seeking the Committee's input on the plan options, including feedback on preferred elements or concept layouts to prioritize for refinement. The goal is to identify a single, preferred master plan—including sub-area alternatives, if applicable—that best reflects community goals and project priorities.

With Committee input, we will advance to the Implementation Phase to refine the concept plan, complete cost estimates, and develop a master plan report detailing the process, phasing, and produce visuals to further illustrate the preferred plan vision.

Appendix

Appendix A: Master Plan Concepts

Appendix B: Seasonal Activation Diagram

Appendix C: Preliminary Costing Estimates

Appendix D: Open House #2 Data

Study Sketch A – Balanced Site Enhancement



Study Sketch B1 – Aquatics & Civic Gathering Focus



Study Sketch B2 – Aquatics & Central Dining Hub



Study Sketch C1 – Year-Round Civic Gathering & Gardens



Study Sketch C2 – Year-Round Civic Gathering & Gardens (Modified)



Study Sketch D – Baseball Priority



Appendix B: Seasonal Activation Diagram

Study Sketch B1 – Seasonal Activation



LEGEND

- | | | | |
|--|--|---|--|
| A SPRING: HAMMOCK GARDEN
FALL: FALL COLOR WALK/BIRDING
WINTER: HOLIDAY LIGHT FESTIVAL | C SPRING: OUTDOOR FITNESS CLASS
FALL: OUTDOOR MOVIES
WINTER: TEMPORARY ICE RINK | E SPRING: FLOWER & PLANT SALE
FALL: HARVEST MARKET
WINTER: WINTER MARKET | G FALL: LAWN GAMES
WINTER: CURLING LANES |
| B SPRING: SPRING BULB DISPLAY
FALL: COMMUNITY BULB PLANTING
WINTER: SNOW & ICE SCULPTURES | D SPRING: CHALK ART DISPLAY
FALL: PUMPKIN CARVING FESTIVAL
WINTER: SEASONAL FIRE PITS | F SPRING: KITE FESTIVAL
FALL: STRAW BALE MAZE
WINTER: ICE SKATING RIBBON | |

MEQUON COMMONS MASTER PLAN

STUDY SKETCH B1

MEQUON, WI

SCALE: 1"=50'
OCTOBER, 2025

PREPARED FOR:


THE LAKOTA GROUP.
AN IBM COMPANY



Mequon Civic Campus Master Plan | Apendix C - Preliminary Costing Estimates

Mequon - Civic Campus Master Plan

PRELIMINARY COSTING ESTIMATES
DRAFT FOR INTERNAL REVIEW

Date: October 7, 2025
RE: Mequon Civic Campus Master Plan
Project : 24038

	Description	Estimated Cost LOW	Estimated Cost HIGH	Subtotal LOW	Subtotal HIGH
Concept A					
	Division Street Head-In Parking	\$	100,000		
	Native Swale/Dry Creek/Story Path Gardens	\$	200,000		
	Enhanced Playground	\$	500,000		
	Rennicke Field Treatment	\$	560,600		
	Flexible Plaza	\$	4,300,000		
	Aquatics Facilities	\$	4,200,000 \$ 6,250,000		
	Subtotal:			\$ 5,560,600	\$ 7,610,600
Concept B1					
	Division Street Head-In Parking	\$	100,000		
	Native Swale/Dry Creek/Story Path Gardens	\$	200,000		
	Outdoor Reading Terrace	\$	13,300		
	Shakespeare Garden	\$	300,000		
	Picnic Pavilion @ Shakespeare Garden	\$	271,000		
	Active Recreation/Flex Lawn	\$	1,000,000		
	Enhanced Playground	\$	500,000		
	Aquatic Facilities	\$	4,200,000 \$ 6,250,000		
	Festival Street	\$	4,300,000		
	Park Support Building and Bosque Seating Area	\$	3,100,000		
	Intimate Gathering Lawn (Synthetic)	\$	310,620		
	Relocated Rennicke Field	\$	100,000 \$ 2,000,000		
	Subtotal:			\$ 14,394,920	\$ 18,344,920
Concept B2					
	Division Street Head-In Parking	\$	100,000		
	Native Swale/Dry Creek/Story Path Gardens	\$	200,000		
	Outdoor Reading Terrace	\$	13,300		
	Enhanced Playground	\$	500,000		
	Covered Seating at Playground	\$	271,000		
	Play Lawn at Playground	\$	200,000		
	Active Recreation/Flex Lawn	\$	1,000,000		
	Aquatic Facilities	\$	8,250,000 \$ 9,750,000		
	Festival Street	\$	4,300,000		
	Park Support Building and Bosque Seating Area	\$	3,100,000		
	Intimate Gathering Lawn (Synthetic)	\$	310,620		
	Relocated Rennicke Field	\$	100,000 \$ 2,000,000		
	Subtotal:			\$ 18,344,920	\$ 21,744,920
Concept C1					
	Division Street Head-In Parking	\$	100,000		
	Native Swale/Dry Creek/Story Path Gardens	\$	200,000		
	Community Green	\$	1,500,000		
	Stage and Amphitheater	\$	1,325,000		
	Flex Activity Lawn	\$	1,000,000		
	Native Picnic Garden	\$	55,000 \$ 100,000		
	Central Pavilion	\$	140,000		
	Enhanced Playground	\$	500,000 \$ 600,000		
	Aquatic Facilities	\$	12,000,000 \$ 13,500,000		
	Relocated Rennicke Field	\$	100,000 \$ 2,000,000		
	Subtotal:			\$ 16,920,000	\$ 20,465,000
Concept C2					
	Division Street Head-In Parking	\$	100,000		
	Native Swale/Dry Creek/Story Path Gardens	\$	200,000		
	Enhanced Playground	\$	700,000 \$ 800,000		
	Pavilion at Playground	\$	271,000		
	Stage and Amphitheater	\$	1,325,000		
	Flex Activity Lawn	\$	1,000,000		
	Native Picnic Garden	\$	55,000 \$ 100,000		
	Central Pavilion	\$	140,000		
	Aquatic Facilities	\$	12,000,000 \$ 13,500,000		
	Relocated Rennicke Field	\$	100,000 \$ 2,000,000		
	Subtotal:			\$ 15,891,000	\$ 19,436,000
Concept D					
	Division Street Head-In Parking	\$	100,000		
	Native Swale/Dry Creek/Story Path Gardens/Formal Terrace	\$	350,000		
	Nature Based Playground	\$	700,000 \$ 800,000		
	New Rennicke Field	\$	3,000,000		
	Expanded Parking Lot (Behind City Hall)	\$	350,000 \$ 400,000		
	Community Gathering Space	\$	500,000 \$ 600,000		
	Subtotal:			\$ 5,000,000	\$ 5,250,000

Notes:
All quantities are based on master planning level site plans.

Methodology for Concept Preference

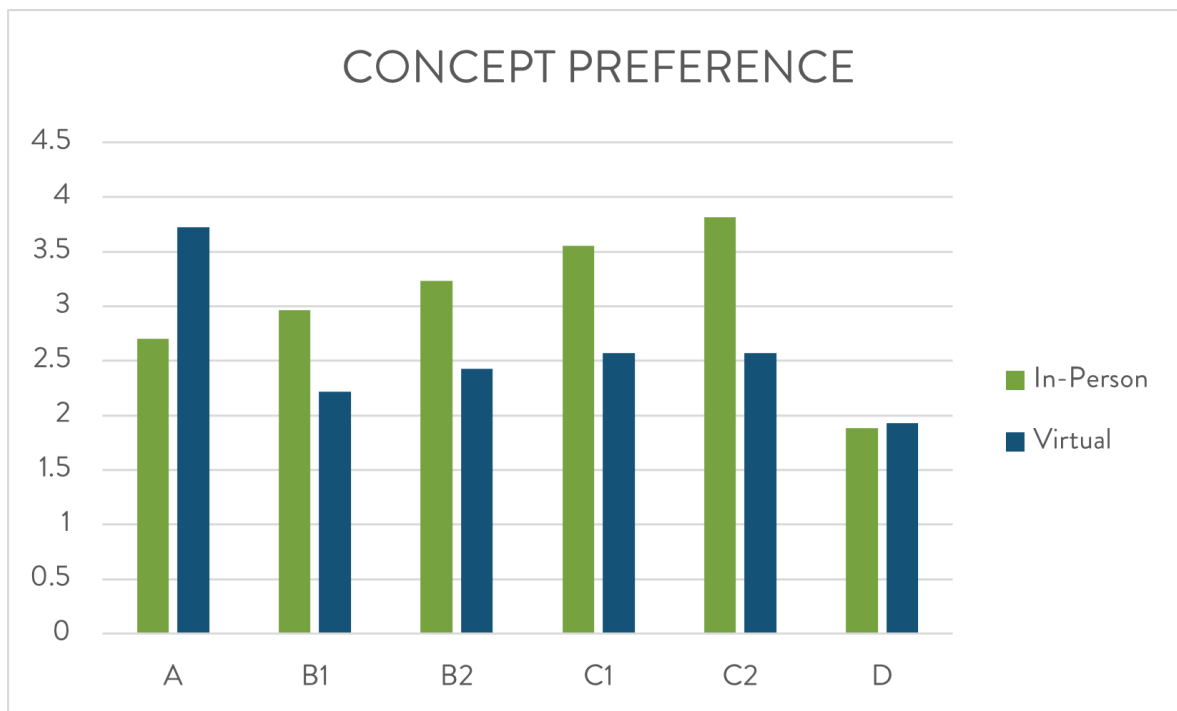
To compare community feedback between the In-Person Workshop and the Online Survey, a weighted bar graph was developed to compare responses to each of the six master plan concepts.

Participants in both formats were asked to rate each concept using a scale. To quantify these qualitative responses, we assigned each option a numerical value:

- Reject = 1
- Dislike = 2
- Neutral = 3
- Like = 4
- Adore = 5

For each concept, we multiplied the number of responses in each category by its corresponding value, summed the results, and then divided by the total number of responses. This produced a single weighted average score per concept, for each feedback source. This method allows us to compare the relative favorability of each concept across both engagement formats in a consistent and interpretable way.

The resulting graph illustrates these weighted average scores side-by-side, highlighting differences in preferences between the in-person participants and online respondents:



In-person participants: 28

Online Survey Respondents: 197

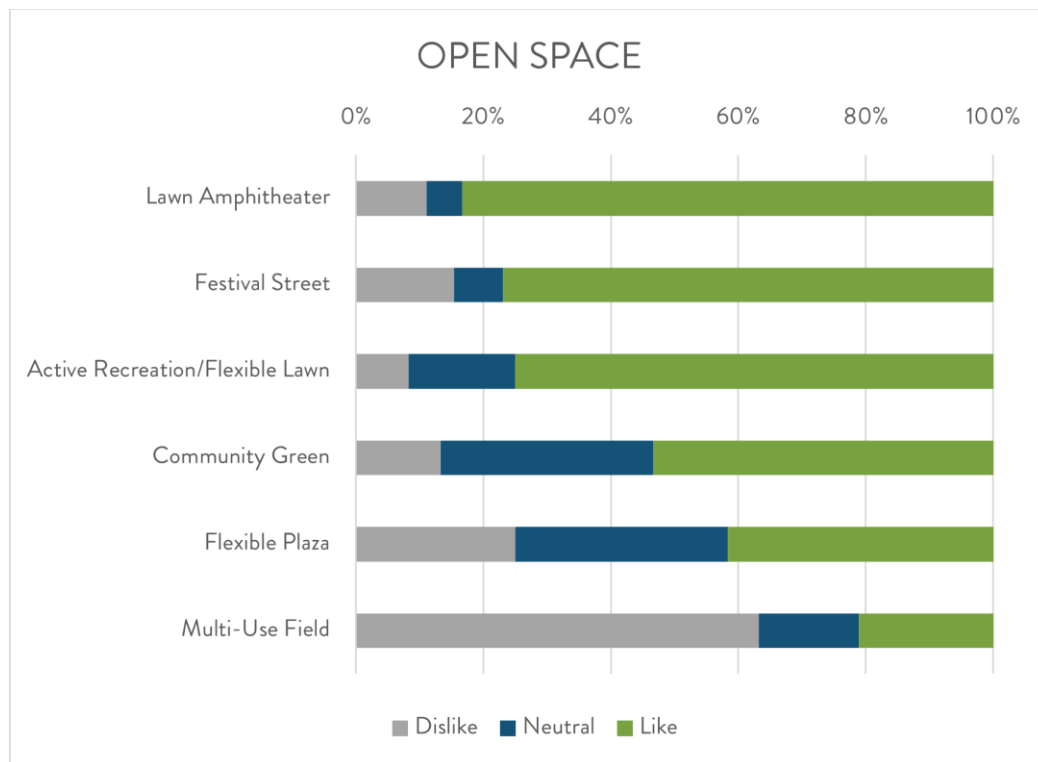
Summary of Visual Preference Feedback

In-Person Workshop Participants (only) were also shown curated images representing different programming elements featured across the master plan concepts, such as aquatic facilities, programmed landscapes, placemaking elements, and seasonal activities. Using sticker dots, individuals were invited to express their preferences for the program or amenity **use** shown in the images by selecting:

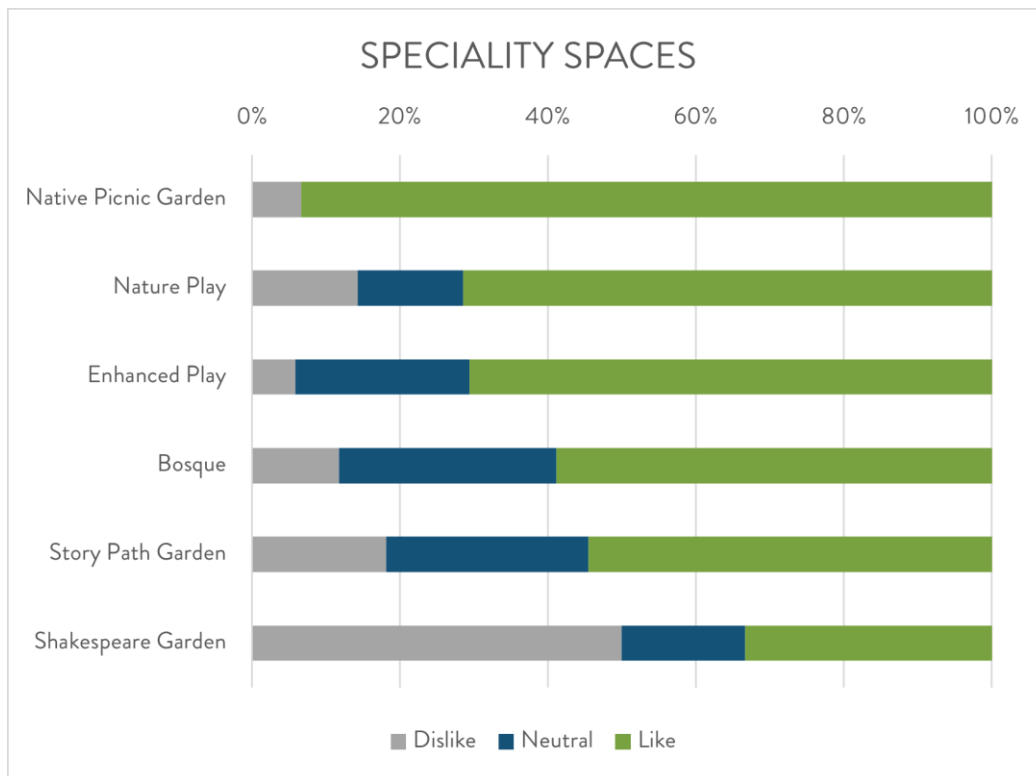
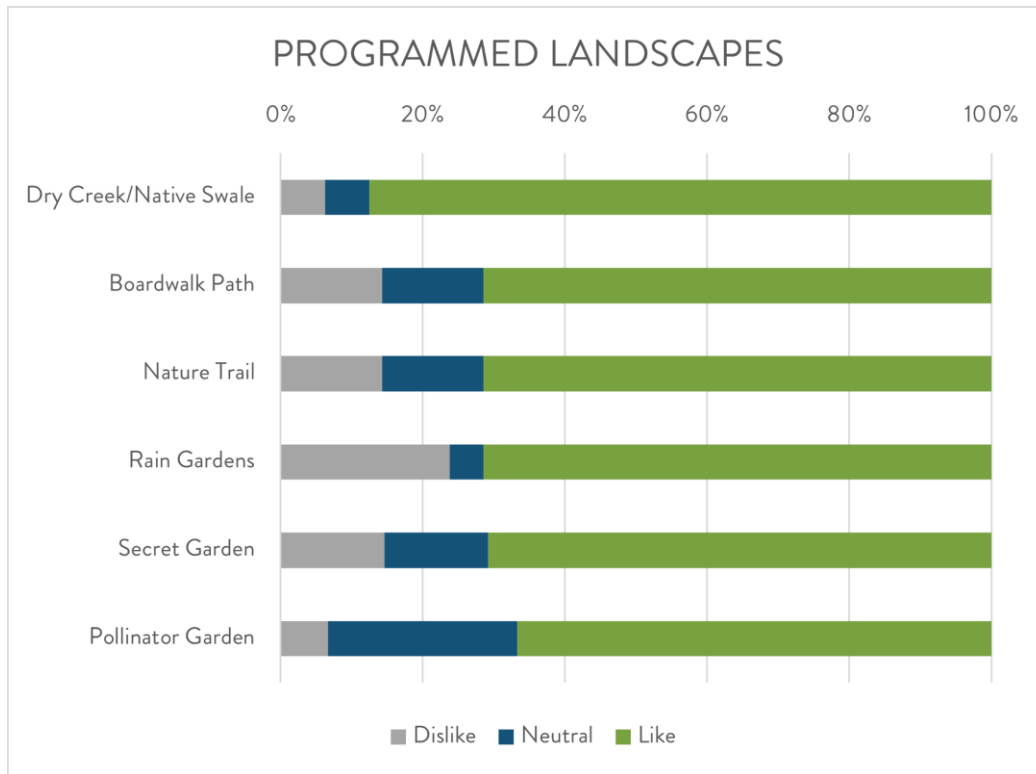
- Dislike
- Neutral
- Like

For each image category, we totaled the number of dots placed in each column to understand how many participants responded positively, neutrally, or negatively to each feature. We then created bar graphs to display the results, making it easy to see which programming elements received the most positive feedback and which may require further consideration.

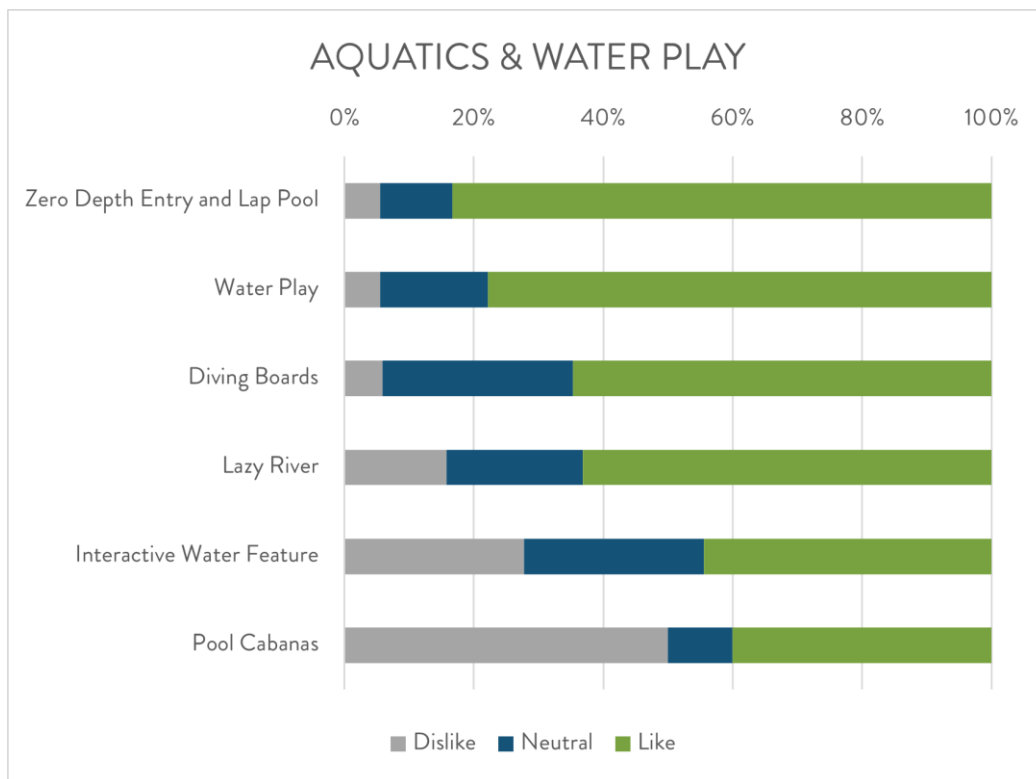
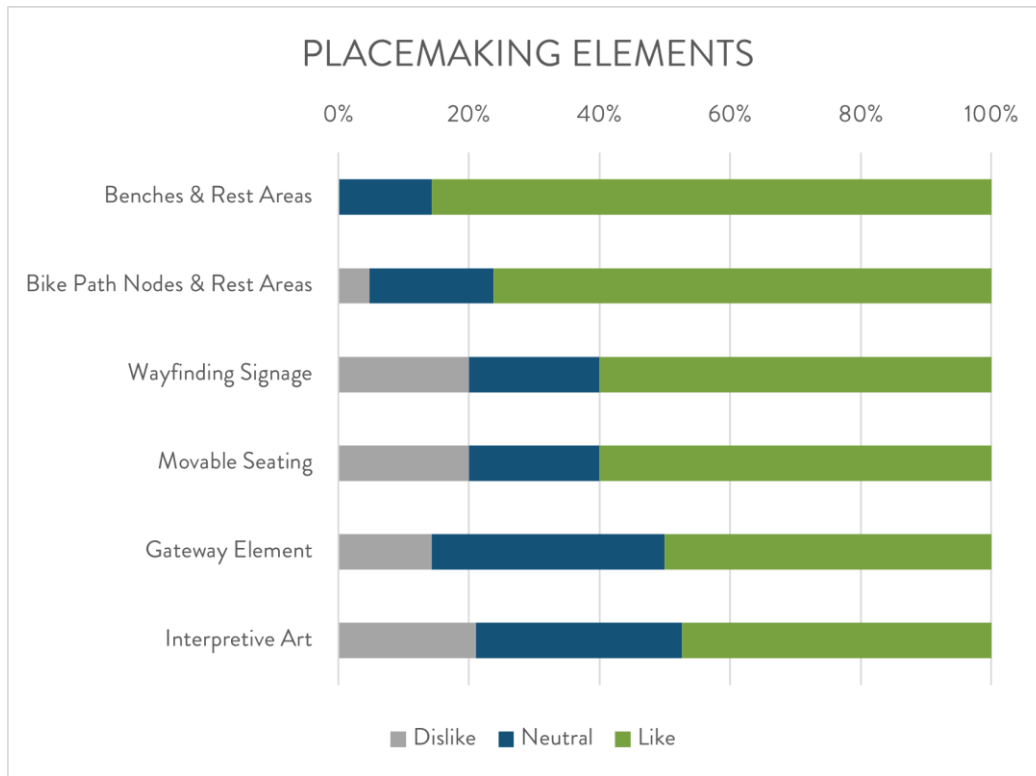
The data provides a clear snapshot of the elements that resonated most with the community and supports prioritization of preferred amenities in the final master plan.



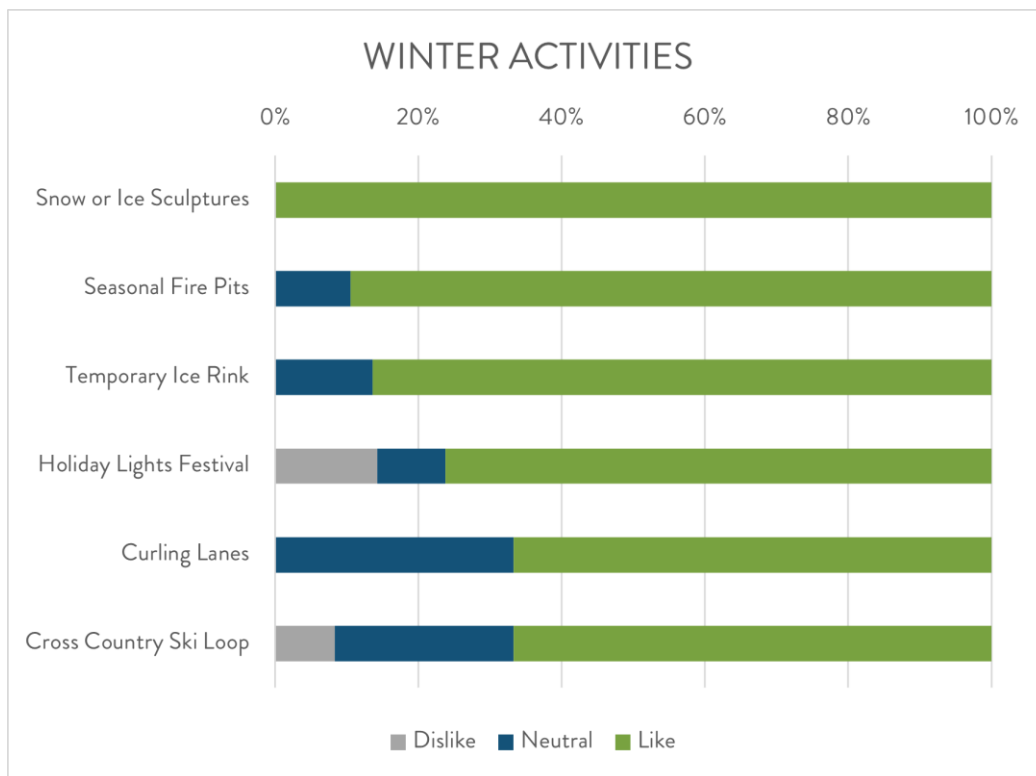
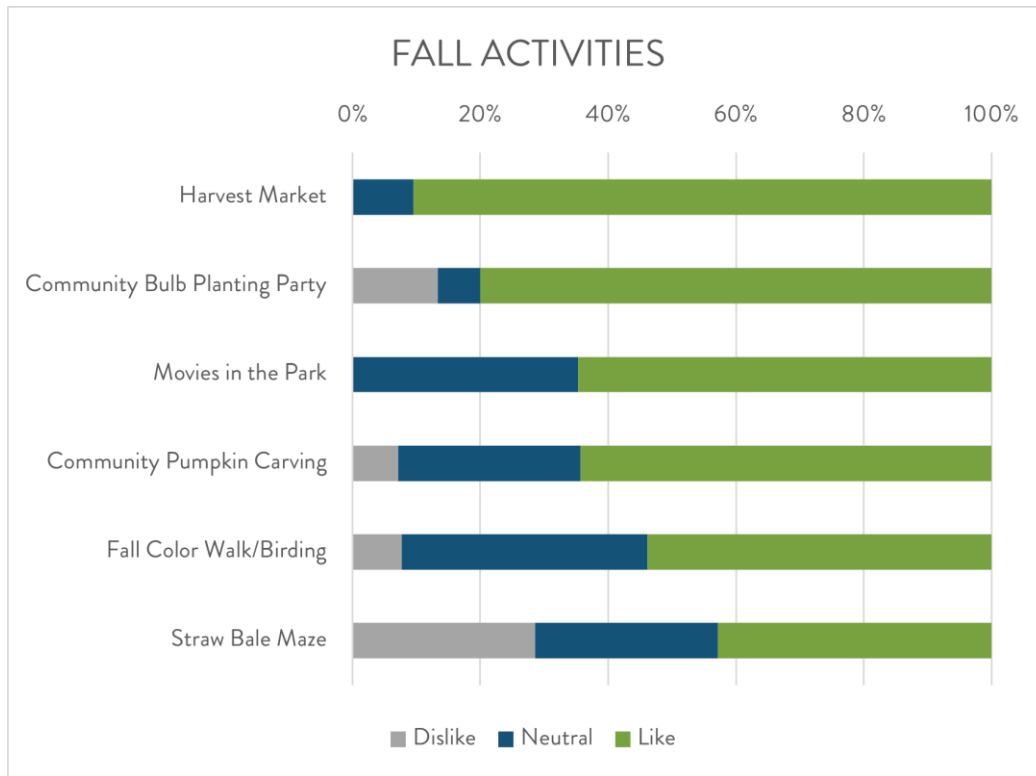
Appendix D: Open House #2 Data



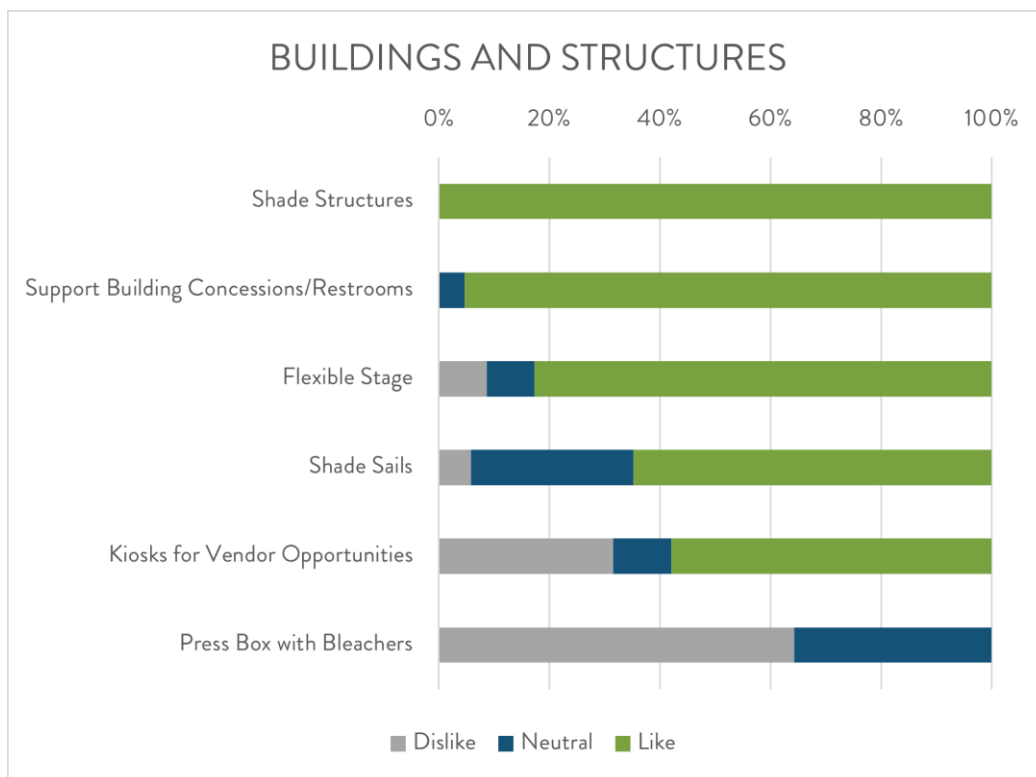
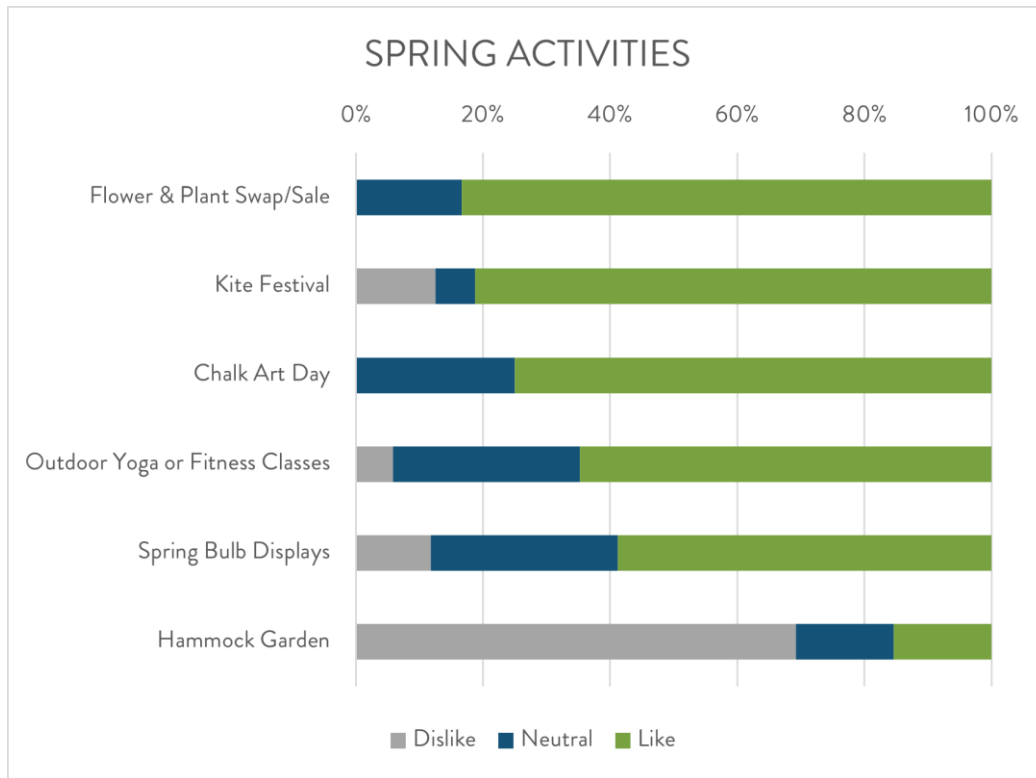
Appendix D: Open House #2 Data



Appendix D: Open House #2 Data



Appendix D: Open House #2 Data



IN PERSON OPEN-ENDED FEEDBACK

Concept A:

- **Strong support for:**
 - New pool: viewed as a major draw for families and a priority to upgrade
 - Zero depth entry
 - Covered seating
 - New pool deck
 - *Need to show diving boards and lap lanes to capture use for swim teams*
 - Enhanced playground:
 - Frequent appreciation for an enhanced playground. Considered a valuable improvement for kids and families.
 - Landscape Features:
 - Story path gardens
 - Dry creek/native swale areas
 - Improved infrastructure:
 - Formalized entrances
 - Head in parking along Division
 - Flexible plaza
 - Shared support building/concessions for pool and baseball
- **Mixed Responses for Rennicke Field:**
 - Some appreciate that the field stays while others suggest it relocates to the high school
- **Concerns:**
 - Cost vs. Impact:
 - "Spending the least for the least impact"
 - "Too much money to end up with something nobody is happy with"
 - Lack of Change:
 - "Not much different than current"
 - "Not enough upgrades"
 - "Amenities left largely the same"
 - Implementation/Phasing
 - "Pool removal causing at least one-year service disruption"
 - Connectivity/Access
 - Lack of access from bike trails

Concept B1:

- **Strong support for:**
 - Festival street:
 - Seen as an improvement in current traffic conditions and practical/flexible/interactive for events
 - Diverse Park Amenities
 - Strong support for the range of natural areas and gathering spaces. Respondents described these spaces as multi-use, engaging, and family friendly:
 - Story path gardens
 - Native swales

Appendix D: Open House #2 Data

- Outdoor reading terrace
 - Shakespeare garden
 - Bosque
 - Active recreation/flex lawn
 - Intimate gathering lawn
 - Covered dining areas
- Pool & Playground Proximity
 - People liked that the playground and pool are close together
 - Zero depth entry pool and restrooms were viewed very positively
 - Aquatics overall liked for family friendliness, with design caveats:
 - Preference for one large pool rather than two with the appropriate number of lap lanes.
- Infrastructure & Connectivity
 - People appreciate formalized entrances, wide multi-use paths, and new head in parking along Division St
 - Improved pedestrian flow and visibility from the street
- **Concerns:**
 - Pool design
 - Size is too small, many people prefer the pools in C1/2
 - Would like more recreational features like diving boards
 - Too much parking
 - Multiple comments say that additional parking is not needed, that amenities should take priority over parking
 - Rennie Field
 - Some prefer relocating the field while others still value it as part of the park.
 - Design Critiques
 - Some dislike the distance between the playground and library

Concept B2:

- **Strong support for:**
 - Natural Features
 - Story path gardens
 - Native swales
 - Reading terrace
 - Bosque seating area
 - Intimate gathering lawn
 - Multiuse paths
 - Covered dining
 - Enhanced playground location
 - Many supported the location of the playground near the library for convenience and accessibility
 - Park Support Building
 - Seen as valuable for providing restrooms, café, and community
 - Appreciation for central location, supporting diverse park activities and activating the library

Appendix D: Open House #2 Data

- Multi-Use Design
 - Concept is well balanced and multi-functional, people appreciated the flexibility and mix of active and passive rec.
- **Concerns:**
 - Rennie Field
 - Questions about where the field will be relocated to
 - Pool Design
 - Disliked the lack of diving boards, lap lanes; concern that aquatics is too small (some write that C1 pool design would be better in this location)
 - Lazy river as a polarizing feature
 - Some love that it is a unique feature that would be unlike anything the surrounding communities offer.
 - Others oppose it over safety concerns/poor sightlines, and whether it would “stand the test of time”

Concept C1:

- **Strong support for:**
 - Pool Design
 - Widely praised for having the most favorable pool design
 - Features appreciated:
 - Diving boards
 - Water play area
 - Cabana deck
 - Multi-use features that support all ages/skills
 - Flexible, capable of supporting swim programs as well as fun
 - Stage & Lawn Amphitheater
 - Strong support for this and the flex activity lawn
 - Valued for gatherings, performances, and flexibility
 - Some comments warn to not replicate what is at Rotary Park or Foxtown
 - Natural & Garden Features
 - Story path gardens
 - Native swale
 - Community garden
 - Native picnic garden
 - Secret garden
 - Layout & Infrastructure
 - Formalized gateways/entrances
 - Street parking
 - Central pavilion
 - Multiuse paths
- **Concerns:**
 - Rennie Field
 - Some prefer relocating with concern for having a clear implementation plan
 - Missing field noted as a negative by some
 - Playground location

Appendix D: Open House #2 Data

- Strong criticisms that the playground is too far from the library and not near any restrooms
- Multiple requests to:
 - Move playground closer to library or the pool or have a small second playground near the library
 - Ensure seating for caregivers is nearby
- Pool Location
 - Some prefer the pool location behind city hall for parking advantages

Concept C2:

- **Strong support for:**
 - Pool design:
 - Features appreciated:
 - Diving boards
 - Water play area
 - Cabana deck
 - Multi-use features that support all ages/skills
 - Playground Location
 - Strong support for playground close to the library
 - Easier for families (especially with young children, strollers, books)
 - Better year-round usability
 - Variety of seating nearby also appreciated
 - Stage & Lawn Amphitheater
 - Strong support for this and the flex activity lawn
 - Valued for gatherings, performances, and flexibility
 - Some comments warn to not replicate what is at Rotary Park or Foxtown
 - Natural & Garden Features
 - Emphasis on green, accessible, walkable space with lots of passive recreation value
 - Story path gardens
 - Native swale
 - Community garden
 - Native picnic garden
 - Secret garden
 - Layout & Infrastructure
 - Formalized entrances
 - Head-in parking
 - Multiuse paths
 - Biking access improvements requested near the library
- **Concerns:**
 - Rennie Field
 - Repeated concern for having a clear alternative
 - Shared Support Building Location
 - While many like that the support building shields the pool, some feel:

Appendix D: Open House #2 Data

- Bathrooms should be more central. Ideally between the playground, pool, and amphitheater for shared access
- Concessions location on Cedarburg Road feels awkward

Concept D:

- **Strong support for:**
 - Natural playground
 - Passive/Natural Features
 - Story path garden
 - Native swale
 - Interactive water feature
 - Formal library terrace
 - Community gathering space
- **Concerns:**
 - No Pool - Most commonly cited concerns:
 - A pool is essential for community use
 - Mequon needs a pool to compete with Cedarburg and Grafton
 - A concept without a pool lacks broad appeal
 - Rennie Field
 - Described as low priority, seasonal, underused, or not necessary at this location
 - Several suggest moving it to the high school with other HHS sports
 - Only one comment supports the baseball field being retained here
 - Limited community impact
 - One comment notes this concept would impact too few families
 - Criticism that it doesn't create a "Mequon draw" or sense of identity
 - Lacks major amenities that serve a broad user base

VIRTUAL OPEN-ENDED FEEDBACK

Concept A:

- **Strong support for:**
 - Rennie Field
 - Widely supported as a historic and community-defining feature.
 - Appreciation for keeping it in place and enhancing it (entrances, bleachers, bullpens).
 - Limited opposition noted, primarily suggesting relocation for better land use or to introduce other amenities (e.g., amphitheater).
 - Community Pool
 - Strong preference to retain and improve the pool.
 - Key features valued:
 - Zero-depth entry
 - New deck with seating
 - Emphasis on maintaining or increasing size; keep diving boards.
 - Seen as a critical amenity for families and those who are not members of private clubs.
 - Preference for upgrades that don't require long-term closure or downsizing.
 - Enhanced Playground
 - Broad support, especially near the library.
 - Covered seating is appreciated.
 - Shared Support Building
 - Positive feedback on including concessions, bathrooms, and changing rooms that serve both pool and baseball field.
 - New Head-In Parking on Division
 - Noted by several as an important improvement, especially during busy seasons when parking near the library, pool, and field is limited.
 - Some concerns about maneuvering or the number of stalls, but overall seen as beneficial.
 - Landscape Features
 - Story path gardens
 - Dry creek/native swale
 - Some feedback requested better maintenance and sustainability planning for these features, based on past experiences with poorly maintained bioswale.
 - Flexible Plaza
 - Seen as a good idea when paired with existing uses, supports connectivity between key civic elements.
- **Mixed Responses**
 - Scale and Cost:
 - Seen as cost-effective and preserving valued uses.
 - Some feel it's not ambitious enough or lacks transformative elements.
 - Baseball Field Relocation:
 - A small number suggested relocating Rennie Field to open space for larger community events or amphitheater, majority prefer preserving current location.

Appendix D: Open House #2 Data

- **Concerns:**
 - Pool Size & Features:
 - Worry that proposed pool may be too small or underwhelming.
 - Requests for deeper water, diving boards, and larger footprint.
 - Missed Opportunities:
 - Some felt the concept was too conservative, more of a facelift than a reimagining.
 - Concerns that green infrastructure may be underprioritized, with limited investment in sustainability

Concept B1:

- **Strong support for:**
 - Festival Street
 - Popular for community events and social gatherings.
 - Some prefer this concept over full road closures during events.
 - New Pool
 - General support for zero-depth entry, lap lanes, and location farther from the road.
 - Appreciation for separate pool zones for kids and adults.
 - Covered seating and privacy improvements were noted positively.
 - Playground
 - Valued for its size and proximity to pool.
 - However, some feel the playground should remain closer to the library.
 - Outdoor Reading Terrace, Shakespeare Garden
 - Mixed but mostly positive views—seen as charming and unique
 - Others questioned practical use and long-term maintenance.
 - Multi-Use Paths, Gathering Spaces
 - Multi-use paths and passive lawn/garden spaces are appreciated for flexible use and accessibility.
 - Features like bosque seating and pavilion add interest.
 - Support Buildings
 - Positive mentions for having restrooms and concessions
 - Year-round access is imperative
- **Mixed Responses:**
 - Active Rec/Flex Lawns
 - Some see value in flexible, low-programmed space.
 - Others feel it's underused, duplicative of other parks, or a waste of valuable land.
 - Natural & Garden Features
 - Some like the ecological and aesthetic aspects.
 - Others question utility/community demand for manicured gardens
 - Pool Design
 - Several feel the pool may be too small or scaled down.
 - Mixed views on relocation. Some liked privacy, others preferred keeping it in its current place.
 - Desire for diving boards or more dynamic features was noted.

Appendix D: Open House #2 Data

- **Concerns:**
 - Loss of Rennie Field:
 - By far the most frequent and strongly voiced concern.
 - Many see this as erasing a key piece of Mequon's identity and history.
 - Repeated frustration over lack of clarity on where or if it would be relocated.
 - Overreach/Cost/Redundancy:
 - Concept seen by some as overly ambitious or duplicative of amenities in Thiensville Park.
 - Concerns about spending taxpayer dollars on features seen as unnecessary (e.g., Shakespeare Garden, library terrace, café).
 - Viewed by some as changing too much and losing what makes the space unique (Rennie Field)
 - Disconnection from Library/Civic Uses:
 - Relocated playground and pool seen as disconnected from library and current flow.
 - Concern that added features don't align with existing user patterns.

Concept B2

- **Strong Support For:**
 - New Pool Aquatics
 - Lazy river, zero-depth entry, and kids' play area.
 - Family-friendly and inclusive
 - Appreciation for moving the pool away from the main road for privacy and better adjacent parking.
 - Enhanced Playground
 - Broad support for keeping the playground near the library.
 - Appreciation for covered seating and play lawn.
 - Festival Street
 - Seen as a vibrant, flexible community asset for events and casual use.
 - Supportive Amenities
 - Bathrooms, concessions, and appreciated—especially year-round access for pedestrians and bikers.
 - Proximity of support buildings to key activity areas seen as practical and inclusive.
- **Mixed Responses:**
 - Open Lawn & Flex Spaces
 - Some appreciated the green space and flexibility for gatherings or passive use.
 - Others viewed it as wasted or duplicative space, especially given existing nearby parks.
 - Pool Features
 - While many praised the lazy river, several noted the lack of lap lanes and diving boards or worried the pool might be too small for adults or serious swimmers.
 - Some questioned the need to move the pool at all.
 - Bosque Seating Area & Reading Terrace
 - Seen by some as charming and relaxing, others questioned real-world usage or maintenance needs.

Appendix D: Open House #2 Data

- **Concerns:**
 - Loss of Rennie Field
 - Major point of contention. Many strongly opposed the removal of Rennie Field, citing historical value, community identity, and lack of a clear relocation plan.
 - Repeatedly noted as a dealbreaker for some respondents.
 - Redundancy & Overdesign
 - Several voiced concerns about too many park-like elements duplicating existing spaces in Mequon or Thiensville.
 - Desire for more functional or revenue-generating land use instead of expansive green areas.
 - Cost & Priorities
 - Some saw the redesign as an unnecessary reinvention, preferring updates to existing pool and facilities instead of full-scale overhaul.
 - Concerns over investing heavily in features only usable for part of the year (e.g., aquatic features in a cold climate).
 - Lack of Sustainability/Green Infrastructure
 - Multiple respondents noted absence of visible sustainable landscaping or native plantings.
 - Concerns about ongoing maintenance and environmental impact.

Concept C1

- **Strong support for:**
 - New pool design: Seen as the best pool of all concepts by many
 - Zero-depth entry
 - Lap lanes
 - Diving boards
 - Water play features
 - Enhanced playground:
 - Viewed as a key improvement
 - Preference for closer location to library
 - Community green + open space
 - Shaded seating
 - Lawn games
 - Picnic areas
 - Pathways and landscape features
 - Multi-use paths
 - Dry creek / native swale
 - Story path gardens
- **Mixed responses for Stage & Lawn Amphitheater**
 - Support for events and programming
 - Concerns about redundancy with existing venues in Thiensville and Foxtown
 - Many preferred the baseball field
- **Concerns:**
 - Loss of Rennie Field
 - Most common negative feedback

Appendix D: Open House #2 Data

- Seen as historically and functionally valuable
- Playground placement
 - Too far from library for many families
 - Suggest swapping with community green
- Cost vs. Use:
 - Amphitheater and flex lawn may be underused
 - General concern about overbuilding and duplication with nearby parks
- Lack of sustainability features:
 - Requests for native vegetation, green infrastructure, and reduced lawn areas

Concept C2

- **Strong support for:**
 - Pool upgrades:
 - Zero-depth entry, lap lanes, diving boards, and water play
 - Support building placement blocks view from Cedarburg Road for added privacy
 - Viewed as a strong improvement for families
 - Playground near library:
 - Retaining proximity to library praised by many
 - Multi-use paths & gardens:
 - Story path gardens, dry creek/native swale, and picnic areas appreciated
 - New parking:
 - Head-in parking along Division Street noted positively
- **Mixed responses:**
 - Stage & Amphitheater (G):
 - Some see potential for community events and cultural use
 - Others feel it's unnecessary due to nearby venues in Thiensville and Foxtown
 - Pool building along Cedarburg Road:
 - Some support privacy and street screening
 - Others feel it hides the pool too much and reduces community visibility
- **Concerns:**
 - Loss of Rennie Field
 - Recurring concern from many that removing Rennie Field is a loss
 - Suggestions to remove amphitheater/flex lawn space to preserve baseball
 - Duplicate amenities:
 - Amphitheater seen as redundant due to existing nearby stages
 - Cost and priorities:
 - Worry over taxpayer funding for amenities seen as low-use (e.g. amphitheater, cabanas)
 - Wayfinding/Connectivity:
 - Desire for stronger connections from the Interurban Trail and clearer access to library and playground

Concept D

- **Strong support for:**
 - Investing in Baseball:
 - Baseball field remains an anchor of the site

Appendix D: Open House #2 Data

- Covered bleachers, support building, and bullpen upgrades welcomed by baseball supporters
 - Some appreciate artificial turf and multi-use striping appreciated for versatility (soccer/lacrosse)
 - Many prefer to see Rennie Field preserved rather than a complete overhaul
- Community Gathering Features:
 - Some support for shaded seating, pavilion, and festival lighting
 - Library terrace mentioned positively by a few
- **Concerns:**
 - No pool included:
 - Overwhelming negative feedback about pool removal
 - Seen as a “dealbreaker” for families and younger residents
 - Splash pad not considered a viable replacement
 - “We already have enough fields, but only one pool”
 - Too focused on baseball:
 - Criticized as benefitting only one group
 - Feels exclusionary to non-sports or non-baseball users
 - Seen as poor land use compared to broader community needs
 - “Too much space for an infrequently used field”
 - Artificial turf concerns:
 - Injury risk (e.g., ACL tears)
 - Misunderstandings about long-term maintenance
 - Aesthetic and play differences vs. natural grass



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www.cityofmequonwi.gov

Office of Public Works

TO: Park and Open Space Board
FROM: Kristen Lundeen, Director of Public Works/City Engineer
DATE: October 29, 2025
SUBJECT: FY26 Budget

Background

On October 7, 2025, the Appropriations Committee met to discuss the draft FY26 budget for the City of Mequon. The budget documents can be found on the City's website here:

<https://mequoncitywi.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=3622&Inline=True>

The Park and Open Space Board (POSB) requested that an item be on the agenda after the budget is approved to discuss prioritization of capital projects. Please note that the Common Council will vote on the budget at its November 14 meeting.

This agenda item is provided for information purposes, and open for discussion should members of the POSB desire to attend the budget meeting.

Analysis

The "base" operation and maintenance budget remains the same as FY25. Exhibit B (packet pages 29 - 34) includes a list of compulsory increases requested by staff. Items highlighted in green are included in the recommended FY26 budget, yellow items are partially funded and unhighlighted items are not funded.

The proposed capital budget can be found on packet pages 48 and 49.

Fiscal Impact

Unfunded compulsory increases will require staff to reduce purchases and services to stay within the allocated budget.

The proposed capital funding for Parks increases from \$77,000 in FY25 to \$80,000 in FY26. Note that as of the draft of this packet, no FY25 were required for the Lemke bathroom capital project, therefore that funding is also available for future projects. EAB funding remains steady at \$65,000.

Recommendation

Staff recommends that the POSB prepare for the capital project prioritization discussion based upon projected funding and previously generated capital project lists.



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Office of Public Works

TO: Park and Open Space Board
FROM: Kristen Lundeen, Director of Public Works/City Engineer
DATE: October 29, 2025
SUBJECT: Park and Open Space Board Work Plan (10.29.25)

Attached for the Board's review is a copy of the work plan for 2025.

Attachments:

2025 Work Plan (10.29.25) (PDF)

Month	Agenda Topics
October	• Budget Review • Donation and Dedication Agreement: Lemke Park Batting Cages • Mequon Commons Concept Plans
December	• Park CORP Concept Plans • Capital Project Prioritization

Future Agenda Topics

- Community Sign Template Approval
- EAB status review
- Donation/Dedication “Manual”

2025 Completed Items:

• Civic Campus Master Plan • Resolution: Adoption of the 2025 City of Mequon Park and Open Space Plan • Resolution: Approval of Amendments to the City of Mequon Fee Schedule for Fiscal Year 2025, Related to Athletic Field Fees, Lemke Park Concession Fees and Pool Fees • Impact Fee Assessment Review • Policy: Community Sign Template • Policy: Park Fee Discount • Ordinance: Park Impact Fee • Park & Open Space Plan 2025-2030 Implementation • Park CORP Facility Condition Assessment • Park CORP Playground Assessment	• Rotary update on All Accessible Playground • Park Capital Funding Request • Park CORP Recommendations (5.2 Individual Park Recommendations) • Park CORP Recommendations (5.3 Parks and Trails Recommendations) • Park CORP Goals & Strategies • Park CORP Recommendations (5.1 General Recommendations) • Park Volunteer Opportunities – List Generation • Katherine Kearney Carpenter Park - Restoration/Improvement of West Parking Lot Area • Community Survey Results • Mequon Commons Workshop
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Office of Common Council

TO: Park and Open Space Board
FROM: Justin Bodoh, Building & Grounds Superintendent
DATE: October 29, 2025
SUBJECT: RESOLUTION 4237 A Resolution Approving a Donation and Dedication Agreement Between the City of Mequon and BOSS for the Installation and Maintenance of Batting Cages at Lemke Park

Background

Lemke Park serves as one of the City of Mequon's primary athletic and community recreation facilities, providing fields and open space for both youth and adult sports. BOSS, a local youth baseball organization, has proposed to enhance Lemke Park by donating and constructing new batting cages to support player training and program development.

BOSS intends to purchase the batting cage materials and installation services from Beacon Athletics at a total estimated project cost of \$40,000. The new facility will consist of high-quality netting, frames, and associated equipment designed for long-term community use. City staff have reviewed and approved a suitable location within Lemke Park that complements existing park amenities and minimizes any impact on other recreational activities.

To formalize the terms of this donation, a Donation and Dedication Agreement has been drafted utilizing the standard template, outlining the respective responsibilities of BOSS and the City regarding installation, ownership, and long-term maintenance.

Analysis

Under the terms of the proposed agreement:

- BOSS will be fully responsible for:
 - Purchasing all materials and installation services from Beacon Athletics at a total cost of \$40,000.
 - Funding the entire project with no financial contribution from the City.
 - Overseeing installation in coordination with City staff.
 - Maintaining the batting cages in good condition, including all future repairs, replacement, or removal if required.
- The City of Mequon will:
 - Approve the final design and site plan to ensure compliance with park standards.
 - Provide inspection and acceptance of the completed installation.
 - Retain ownership of the land and the right to relocate or remove the structure if necessary for future park development, in consultation with BOSS.

This arrangement mirrors other successful donation and dedication agreements within the City,

ensuring public benefit while protecting the City from long-term maintenance obligations.

Staff recommends approval of the Donation and Dedication Agreement between the City of Mequon and BOSS for the installation and maintenance of batting cages at Lemke Park. The project represents a significant recreational improvement at no cost to the City, provides lasting community benefit, and aligns with the City's collaborative approach to park enhancement projects.

Fiscal Impact

The only fiscal impact for the City of Mequon would be to insure the batting cages once construction is completed (if warranted). BOSS will fund the full \$40,000 cost of materials and installation, purchased from Beacon Athletics. All future maintenance, repairs, or replacement will remain the responsibility of BOSS under the Donation and Dedication Agreement. City involvement will be limited to site coordination and standard inspection oversight.

Recommendation

A recommendation is forthcoming from the Park and Open Space Board on October 29, 2025. Further recommendation forthcoming by the Public Works Committee on November 4, 2025.

Attachments:

TUFFframe Pro-Hoistable-70_55-Double (PDF)

COMMON COUNCIL
OF THE
CITY OF MEQUON

RESOLUTION 4237

A Resolution Approving a Donation and Dedication Agreement Between the City of Mequon
and BOSS for the Installation and Maintenance of Batting Cages at Lemke Park

**DEVELOPMENT and DEDICATION AGREEMENT FOR
BATTING CAGE IMPROVEMENTS AT LEMKE PARK**

THIS DEVELOPMENT and DEDICATION AGREEMENT ("Agreement"), made as of the _____ day of November, 2025, by and between Boys of Summer Select Baseball Academy (B.O.S.S.) Inc. ("BOSS") and the City of Mequon, Wisconsin ("CITY") (referred to individually, each of the foregoing is a "Party" and collectively, the "Parties").

RECITALS

WHEREAS, Lemke Park is part of the CITY's park system and is under the jurisdiction of the CITY and the Mequon Park and Open Space Board; and

WHEREAS, the CITY's Comprehensive Park, Recreation & Open Space Plan ("Park Plan") identifies recreational facilities and active and passive parks as critical components enhancing the quality of life within the City of Mequon; and

WHEREAS, the Park Plan identifies Lemke Park as a community park with a list of specifically prioritized park improvements; and

WHEREAS, sport-specific park improvements are not among the highest priorities for Lemke Park within the Park Plan; and

WHEREAS, BOSS utilizes multiple baseball fields from at Lemke Park; and

WHEREAS, BOSS has indicated a need for batting cages as a means to add recreational opportunities for youth, families, and local teams in a safe and structured environment, (the "Project"); and

WHEREAS, BOSS proposes to install batting cages at one of the baseball fields in Lemke Park at its sole cost of construction; and

WHEREAS, adding infrastructure to a public park facility results in maintenance costs to the CITY upon construction of said infrastructure; and

WHEREAS, without the BOSS Project, the City would not incur these maintenance costs; and

WHEREAS, BOSS has agreed to donate the infrastructure to the City and participate in ongoing operation and maintenance responsibilities and cost; and

WHEREAS, BOSS has raised funds sufficient to pay for the design and construction of the Project that it intends to construct on CITY property and then turn the Project over to the CITY by way of dedication; and

WHEREAS, the CITY has reviewed and approved the plans and renderings for the Project and agrees that the Project would be an asset to the CITY and the residents of the CITY, but needs to make sure that the Project will be completed in a timely and workmanlike manner without the expenditure of any CITY money;

NOW, THEREFORE, the Parties agree as follows:

ARTICLE I OBLIGATIONS OF THE PARTIES

1. BOSS shall construct, at its sole cost and expense, the Project within Lemke Park in accordance with the Approved Plans for the Project, which is attached hereto and incorporated herein by reference as Exhibit A.
2. The Project will be managed by BOSS under the oversight of the CITY.
3. After the Project is fully completed (as determined by the CITY) BOSS shall dedicate the Project to the CITY, and the CITY shall accept dedication of the Project.
4. After the Project is dedicated to the CITY, the CITY shall take over all responsibility for the use and maintenance of the Project. However, the City will consider subsequent contributions from BOSS, both monetary and in-kind, of the ongoing maintenance requirements for the Project.
5. CITY will provide reasonable access to BOSS at Lemke Park for the construction of the Project.
6. Recommendation from the Park and Open Space Board constitutes review of architecture as required by the City of Mequon Code of Ordinances.
7. Recommendation by the Park and Open Space Board, Finance-Personnel Committee and approval of the Common Council does not constitute the right to construct. Proper permits must be obtained through the City Inspections Division.
8. BOSS shall be responsible for ensuring that all needed utilities are provided to the Property, including but not necessarily limited to electricity. BOSS shall be solely

responsible for any expenses related to such utility installation.

9. Any easement that may be required for the installation of private utilities requires Common Council approval.

10. CITY agrees to pay the ongoing utility costs associated with the Project after acceptance of the dedication.

11. The “Sponsor Logo” as shown in Exhibit A is subject to the terms of a policy of the Park and Open Space Board that is not yet approved which may include revenue sharing between the parties. BOSS agrees to leave the “Sponsor Logo” portion of the sign empty until the policy language has been established, at which point it may request approval, subject to the policy terms.

12. BOSS shall not charge any fee for the use of the property without the express written consent of CITY, which consent can be withheld in its absolute discretion.

13. Should CITY renovate Lemke Park to the extent that the dugouts or scoreboard are impacted, BOSS is not owed repayment or damages for donated infrastructure.

ARTICLE II REPRESENTATIONS AND WARRANTIES

Section 2.1 Representations and Warranties of CITY. The CITY makes the following representations and warranties:

(1) CITY is a municipal corporation of the State of Wisconsin and has the power to enter into this Agreement and carry out its obligations hereunder.

(2) CITY makes no representation or warranty, either express or implied, as to the Property, or its condition or the soil conditions thereon, or that the Property shall be suitable for BOSS's purposes or needs.

(3) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in the breach of, the terms, conditions or provision of any law, ordinance, charter, contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which the CITY is now a party or by which it is bound, or constitutes a default under any of the foregoing.

(4) The private development of the Project is consistent with the public purposes, plans and objectives of the CITY.

Section 2.2 Representations and Warranties of BOSS. BOSS makes the following representations and warranties:

- (1) BOSS is a Wisconsin Non-Stock/Non-Profit Corporation and has the power to enter into this Agreement and to perform its obligations hereunder and is in good standing under the laws of the State of Wisconsin.
- (2) BOSS will cause the Project to be constructed in accordance with the terms of this Agreement, the Plans and Specifications and all local, state and federal laws, ordinances, approvals, licenses, and regulations (including, but not limited to, environmental, zoning, energy conservation, building code and public health laws, ordinances and regulations), except for minor changes to the Plans and Specifications approved in writing by CITY staff which will not have a material adverse effect on the Project.
- (3) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in the breach of, the terms, conditions or provision of any contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which BOSS is now a party or by which it is bound, or constitutes a default under any of the foregoing.
- (4) Insurance. BOSS or its contractors shall maintain, until CITY's acceptance of the dedication of the Project, Commercial general liability insurance covered under a comprehensive general liability policy including contractual liability issued by insurers licensed in the State of Wisconsin, with Best's A ratings and in the financial size category as insurers of similar projects, with such policies (the "Insurance Policies") in amounts maintained by developers of similar projects, and insuring against bodily injury, including personal injury, death, property damage and other risks and casualties. Each Insurance Policy shall require the insurer to provide at least thirty (30) days prior written notice to the CITY of any material change or cancellation of such policy. The CITY shall be named as an additional insured/loss payee on all policies of insurance except worker's compensation insurance. BOSS further understands and agrees that any builders risk coverage is its responsibility.
- (5) Indemnification. Except as caused, in whole or in part, by negligence or wrongful act or omission of the CITY, if the persons or property of others sustain loss, damage or injury resulting directly or indirectly from the negligence or wrongful act or omission of BOSS or its contractors, subcontractors or materialmen in their performance of this Agreement or from BOSS's failure to comply with any of the provisions of this Agreement or of law, BOSS shall indemnify and hold the CITY harmless from any and all claims and judgments for damages, and from costs and expenses to which the CITY may be subjected or which it may suffer or incur by reason thereof, provided; however, that the CITY shall provide to BOSS promptly, in writing, notice of the alleged loss, damage or injury.

(6) The Project shall at all times be subject to CITY inspection and approval, and the CITY shall not be required to accept conveyance of the Project unless it has been constructed in a good workmanlike manner, in accordance with the approved plans. Following approval by the CITY of the completed Project, the Project shall be dedicated and conveyed to the CITY, at no cost or expense to the CITY. The BOSS shall provide to the CITY, from the general contractor constructing the Project, a one-year warranty against defects in construction, materials and workmanship, from the date of conveyance to the CITY, in a customary form reasonably acceptable to the CITY.

(7) BOSS acknowledges and agrees that it is not entitled to any just compensation for the donation of the improvements to CITY and that this donation is a material inducement for CITY to permit the construction of such improvements upon CITY-owned real property.

(8) BOSS acknowledges and agrees that CITY will ultimately own and operate the improvements associated with the Project and has the right to provide use of the improvements to other entities, subject to CITY approval.

ARTICLE III DEFAULT AND REMEDIES

The occurrence of any one or more of the following events shall constitute a default ("Default") hereunder.

(a) Any representation or warranty made by BOSS or the CITY in this Agreement, or any document or financial statement delivered by BOSS pursuant to this Agreement, shall prove to have been false in any material respect as of the time when made or given; or

(b) Except as provided for in (a), BOSS or the CITY shall breach or fail to perform timely any of its covenants or obligations under this Agreement, and such failure shall continue for thirty (30) days following written notice thereof from the other party; however, if the breach or failure was not the result of an intentionally wrongful act or omission of the breaching party and the breach or failure cannot be cured using commercially reasonable and diligent efforts within such 30-day period but could, with additional time, be cured using commercially reasonable and diligent efforts, such 30-day cure period shall be extended for the period reasonably necessary to cure if (and for such period as) (i) the breaching party uses commercially reasonable and diligent efforts during such 30-day period; (ii) the breaching party continues to use all commercially reasonable and diligent efforts to cure after such 30-day period; and (iii) such efforts are adequate to ensure a cure; or

(c) Construction of the Project shall be abandoned (no material work having been completed) for more than ninety (90) consecutive days after commencement, or if the Project is not completed on or before the deadlines set forth in this Agreement, or if any portion of the Project

shall be damaged by fire or other casualty and not be repaired, rebuilt or replaced; or

(d) If BOSS shall cease to exist; or

Except as otherwise set forth in this Agreement, upon the occurrence of any Default, without further notice, demand or action of any kind by the non-defaulting party, the non-defaulting party may, at its option, pursue any or all of the rights and remedies available at law and/or in equity against the defaulting party and/or the Project. The non-defaulting party shall also have the right to suspend performance of any of its obligations or covenants under this Agreement and/or to terminate this Agreement. Except as otherwise set forth herein, no remedy herein conferred upon the non-defaulting party is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement, and/or now or hereafter existing at law or in equity. No failure or delay on the part of the non-defaulting in exercising any right or remedy shall operate as a waiver thereof nor shall any single or partial exercise of any right preclude other or further exercise thereof or the exercise of any other right or remedy.

BOSS shall pay all costs and expenses, including attorney's fees and costs, associated with the enforcement of the CITY's rights against BOSS under this Agreement, including without limitation the enforcement of such rights in any bankruptcy, reorganization or insolvency proceeding involving BOSS. Any and all such fees, costs and expenses incurred by the CITY which are to be paid by BOSS, shall be paid by BOSS to the CITY within 90 days following delivery of invoices documenting the costs.

ARTICLE IV MISCELLANEOUS PROVISIONS

Section 4.1 Execution in Multiple Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

Section 4.2 Construction. The Parties acknowledge and represent that this Agreement has been the subject of negotiation by all Parties and that all Parties together shall be construed to be the drafter hereof and this Agreement shall not be construed against any Party individually as drafter.

Section 4.3 Legal Relationship. Nothing in this Agreement shall be construed to create an employer/employee relationship, joint employer, joint venture or partnership relationship, or a principal/agent relationship.

Section 4.4 Survival. All agreements, representations, covenants and warranties made herein shall survive the execution of this Agreement and the making of the grants hereunder. This Agreement shall be binding upon the Parties, their respective successors and assigns.

Section 4.5 No Waiver. The failure of any Party to require strict performance of any provision of this Agreement will not constitute a waiver of the provision or of any other of that Party's rights under this Agreement. Rights and obligations under this Agreement may only be waived or modified in writing. A writing waiving a right must be signed by the Party waiving the right. If an obligation of a Party is being waived or released, the writing must be signed by the affected Parties. Waiver of one right, or release of one obligation, will not constitute a waiver or release of any other right or obligation of any Party. Waivers and releases shall affect only the specific right or obligation waived or released and will not affect the rights or obligations of any other Party that did not sign the waiver or release.

Section 4.6 Severability of Provisions. If any provision of this Agreement shall be held or declared to be invalid, illegal or unenforceable by reason of its being contrary to any applicable law, such provision shall be deemed to be deleted from this Agreement without impairing or prejudicing the validity, legality or enforceability of the remaining provisions.

Section 4.7 Law Governing. This Agreement will be governed and construed in accordance with the laws of the State of Wisconsin. Except as otherwise specifically and expressly set forth in this Agreement, the venue for any disputes arising under this Agreement shall be the Circuit Court for Washington County.

Section 4.8 Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand or other communication under this Agreement by any Party to any other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and

- (a) in the case of BOSS is addressed to or delivered personally to:

Kathleen A. Gill
3605 W. Grace Ave
Mequon, WI 53092

- (b) in the case of CITY is addressed to or delivered personally to:

Mr. William H. Jones, Jr., City Administrator
City of Mequon
11333 N. Cedarburg Rd.
Mequon, WI 53092

With a Copy to:

Mr. Brian C. Sajdak, City Attorney
Stafford Rosenbaum Attorneys, LLP
1200 N. Mayfair Rd, Ste 430
Milwaukee, WI 53226

or at such other address with respect to any such Party as that Party may, from time to time, designate in writing and forward to the other, as provided in this Section.

Section 4.9 Force Majeure. As used herein, the term "Force Majeure" shall mean any accident, breakage, war, insurrection, civil commotion, riot, act of terror, act of God or the elements, governmental action (except for governmental action by CITY with respect to obligations of CITY under this Agreement), alteration, strike or lockout, picketing (whether legal or illegal), inability of a Party or its agents or contractors, as applicable, to obtain fuel or supplies, unusual weather conditions, or any other cause or causes beyond the reasonable control of such Party or its agents or contractors, as applicable. No Party to this Agreement shall be in default hereunder for so long as such Party or its agents and contractors, if applicable, are prevented from performing any of its obligations hereunder due to a Force Majeure occurrence.

Section 4.10 Compliance. Nothing contained in this Agreement is intended to or has the effect of releasing BOSS, its successors and/or assigns, from compliance with all applicable laws, rules, regulations and ordinances in addition to compliance with all terms, conditions and covenants contained in this Agreement.

Section 4.11 Amendment. This Agreement may be rescinded, modified or amended, in whole or in part, by mutual agreement of the Parties hereto, their successors and/or assigns, in writing signed by all Parties.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date indicated.

CITY OF MEQUON

Dated: _____

BY: _____
Andrew Nerbun, Mayor

ATTEST:

BY: _____
Caroline Fochs, Clerk

BOYS OF SUMMER SELECT BASEBALL ACADEMY (B.O.S.S.) INC.

Dated: _____

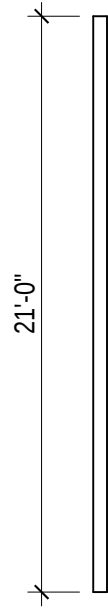
BY: _____

Approved by: Andrew Nerbun, Mayor

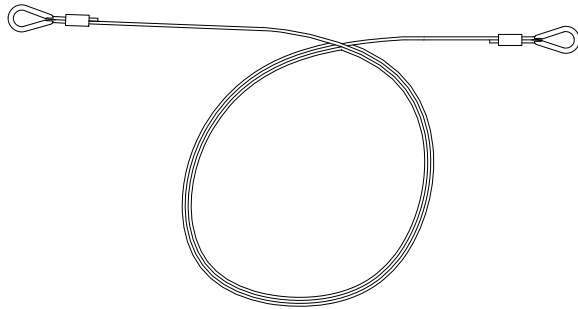
Date Approved: October 29, 2025

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on October 29, 2025.

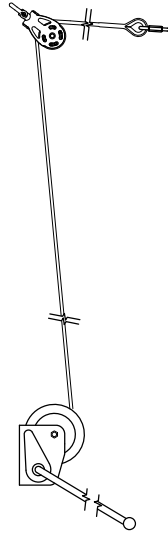
Caroline Fochs, City Clerk



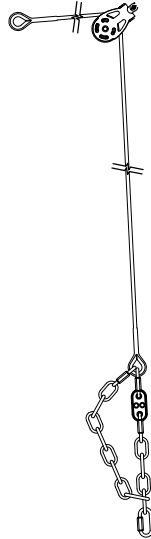
A Upright Post



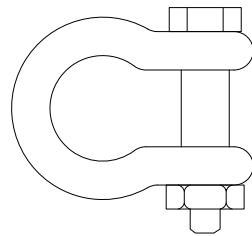
B Top Cable



C Tension End Lifting Assembly



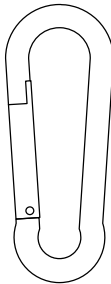
D Anchor End Lifting Assembly



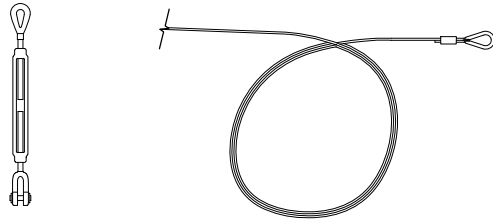
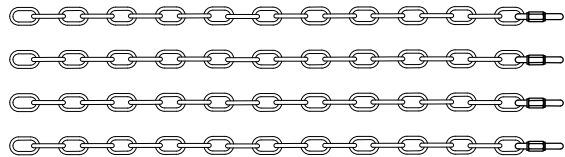
E Shackle



F Chain Door Weight



G Snap Hook



H Ground Cable Kit
NOT ALL ITEMS SHOWN

PARTS LIST

Sheet ID	QTY	DESCRIPTION
A	10	Upright Post
B	6	Top Cables (69'-6" L for 70' Cages <u>or</u> 54'-6" L for 55' Cages)
C	5	Tension End Lifting Assembly
D	5	Anchor End Lifting Assembly
E	10	3/8" Shackle
F	2	Chain Door Weight (36" L)
G	VARIES	Snap Hooks (280 for 70' Cages <u>or</u> 220 for 55' Cages)
H	2	Gound Cable Kit (See Attached Dwg Pkg.)
-	X	120# Cable Ties 8" (pack)
-	2	Premium Cage Net 70' L x 14' W x 14' H <u>or</u> Premium Cage Net 55' L x 14' W x 14' H

This is a standard Beacon Athletics product.
Any changes must be explicitly authorized and approved by Beacon Athletics.

REVISION #	DATE	BY

SCALE: SEE DWG
DRAWN BY: EI
DATE: 09/22/201

PROJECT NO:
-

DRAWING NO:



phone: 1-800-747-5985
www.BeaconAthletics.com

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Division of Rainbow Group, L.L.C.

DRAWING TITLE:
**TUFFframe™ PRO HOISTABLE OUTDOOR 70' OR 55' BATTING CAGE - DOUBLE
LAYOUT**

CUSTOMER NAME: -
PROJECT NAME: -
PROJECT LOCATION: -

REVISION #	DATE	BY

SCALE: SEE DWG

DRAWN BY: EI

DATE: 09/22/201

PROJECT NO:

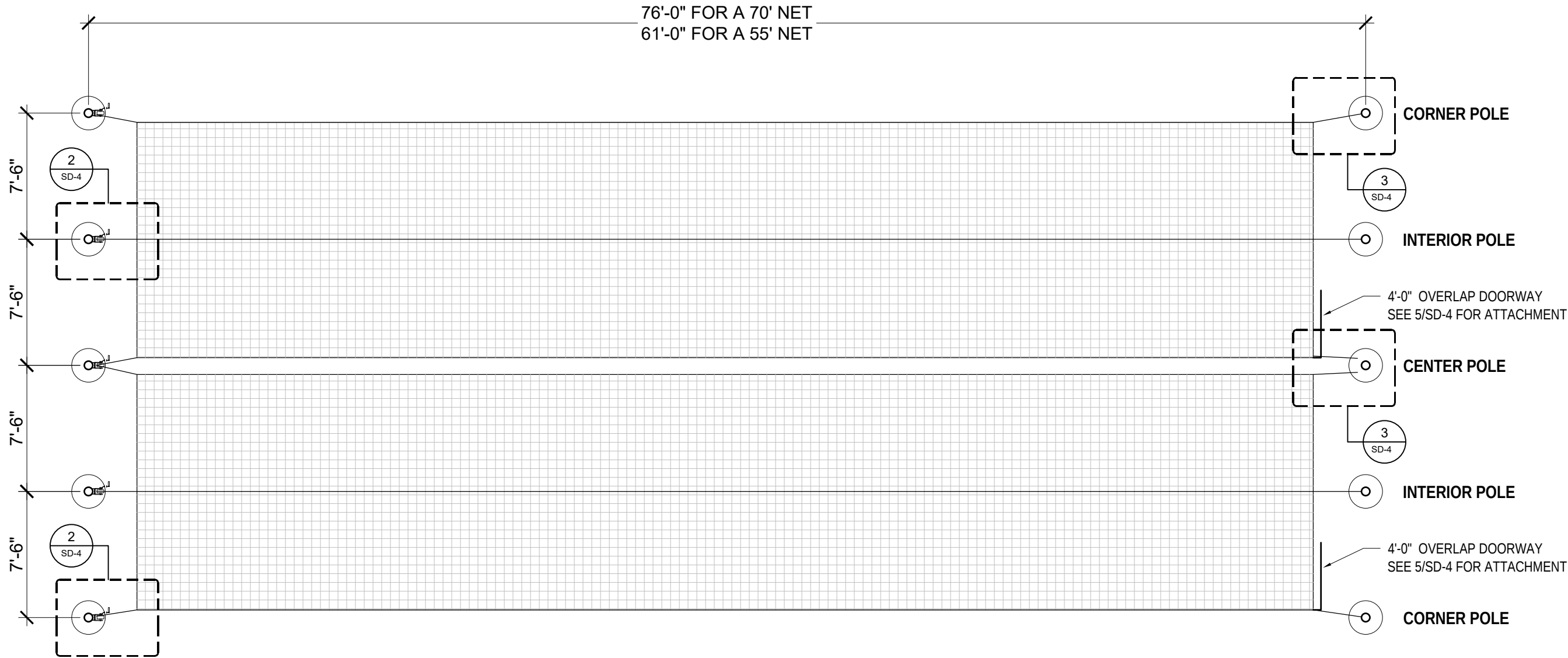
-

DRAWING NO:

SD-2

Packet Pg. 53

Attachment: TUFFframe Pro-Hoistable-70_55-Double (RESOLUTION 4237 : Donation and Dedication Agreement Lemke Park Batting Cages)



1 PLAN VIEW
Scale: NOT TO SCALE

This is a standard Beacon Athletics product.
Any changes must be explicitly authorized and approved by Beacon Athletics.

DRAWING TITLE:
TUFFframe™ PRO HOISTABLE OUTDOOR 70' OR 55' BATTING CAGE - DOUBLE
ELEVATION & FOOTING DETAIL

CUSTOMER NAME: -
PROJECT NAME: -
PROJECT LOCATION: -

REVISION #	BY	DATE

SCALE: SEE DWG

DRAWN BY: EI

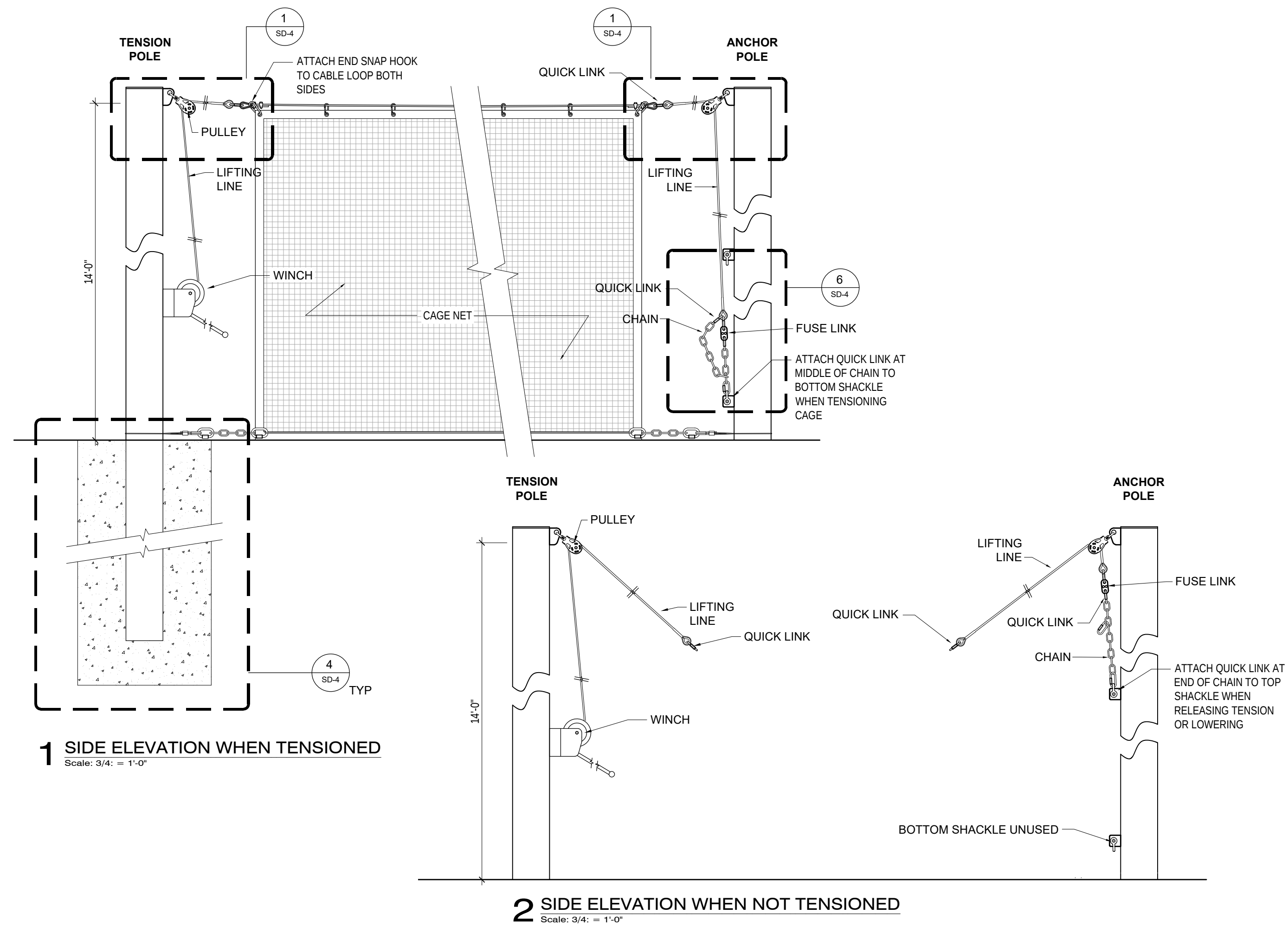
DATE: 09/22/201

PROJECT NO:

-

DRAWING NO:

SD-3



1 SIDE ELEVATION WHEN TENSIONED
Scale: 3/4" = 1'-0"

2 SIDE ELEVATION WHEN NOT TENSIONED
Scale: 3/4" = 1'-0"

REVISION #	DATE	BY

SCALE: SEE DWG

DRAWN BY: EI

DATE: 09/22/201

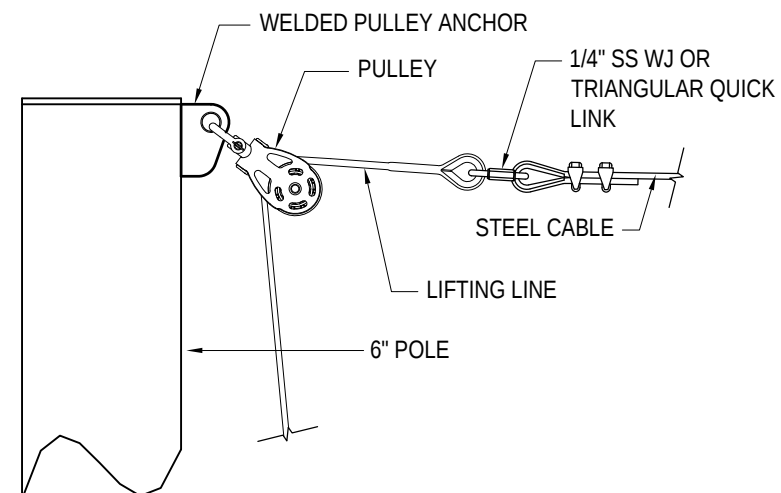
PROJECT NO:

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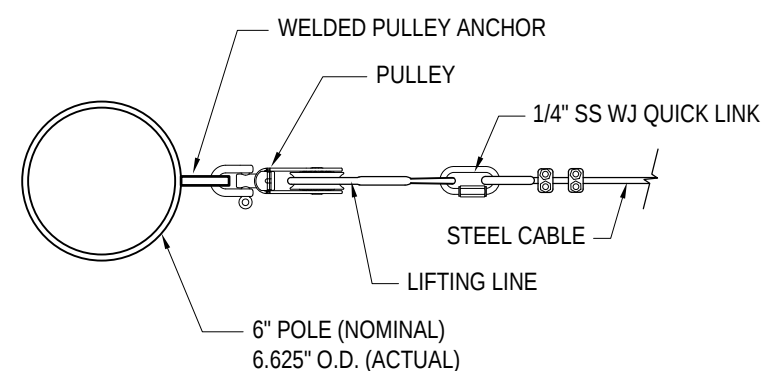
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SD-4

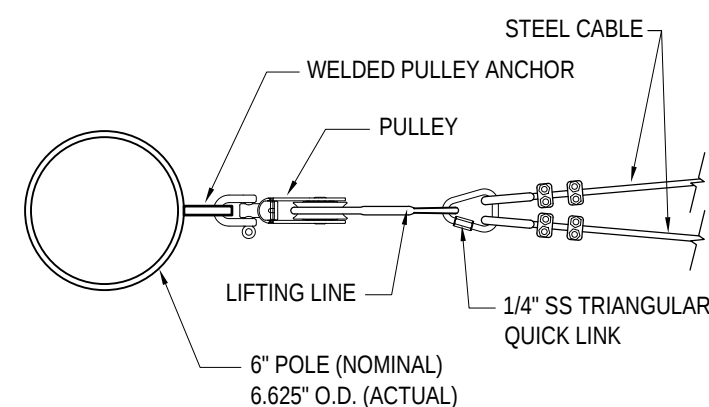
Packet Pg. 55



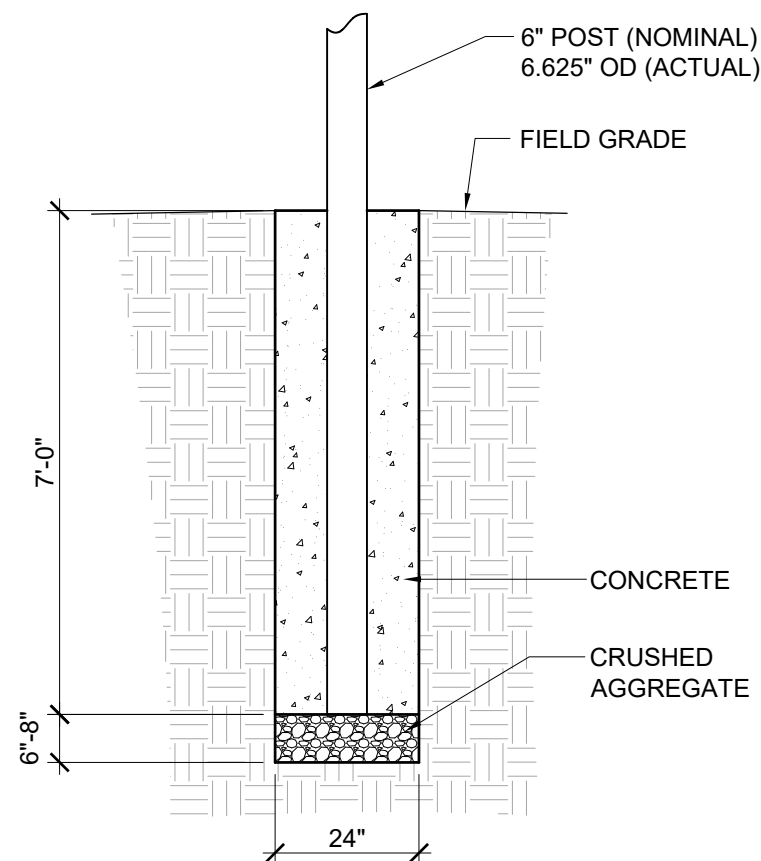
1 CABLE CONNECTION - SIDE VIEW
Scale: 1 1/2" = 1'-0"



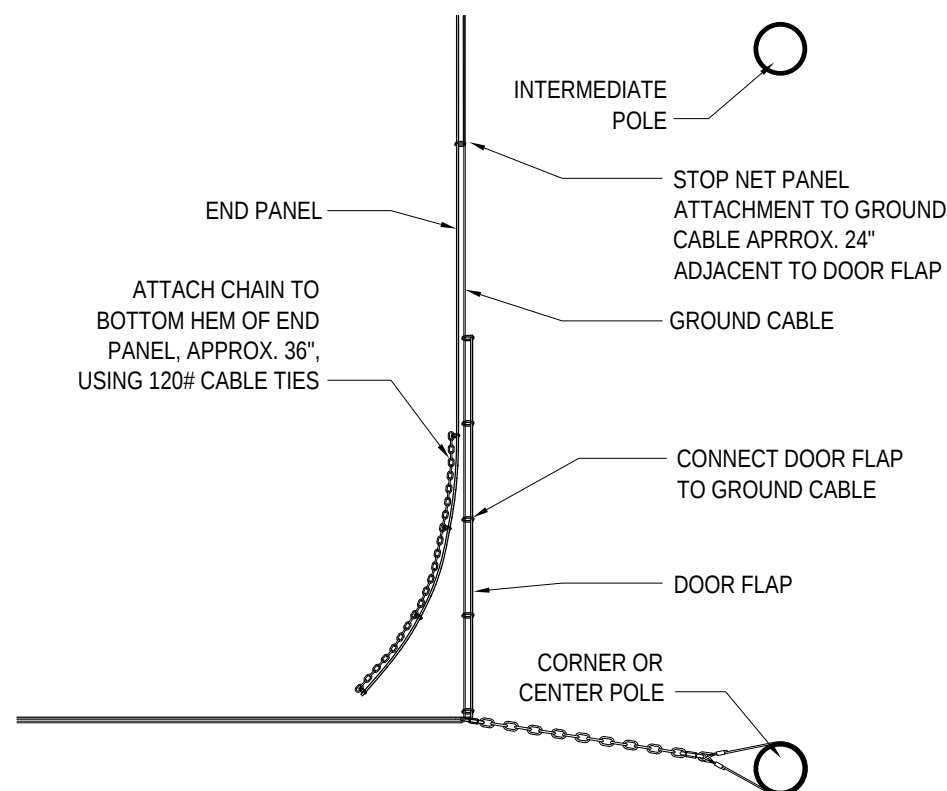
2 CORNER POLE CABLE - TOP VIEW
Scale: 1 1/2" = 1'-0"



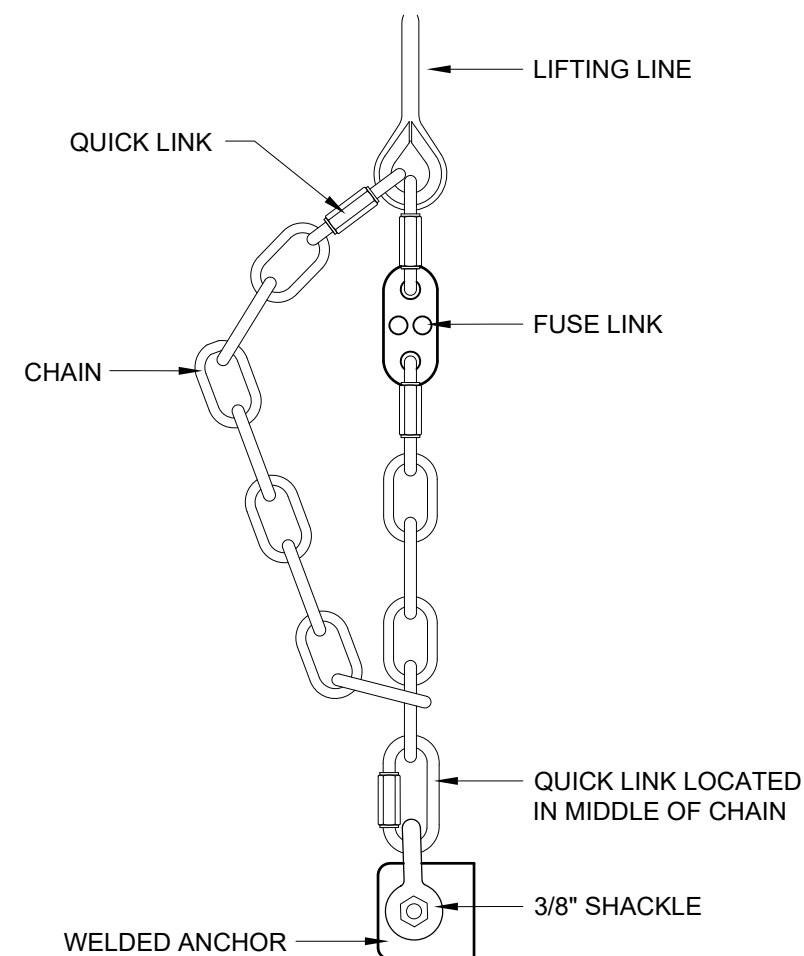
3 CENTER POLE CABLE - TOP VIEW
Scale: 1 1/2" = 1'-0"



4 FOOTING DETAIL
Scale: 3/8" = 1'-0"



5 DOOR FLAP ATTACHMENT
Scale: Not to Scale



6 ANCHOR END CHAIN DETAIL
Scale: 3" = 1'-0"



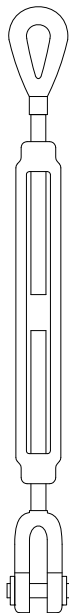
phone: 1-800-747-5985
www.BeaconAthletics.com

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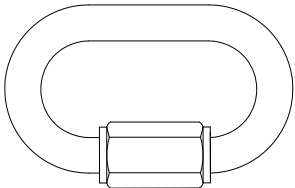
This is a standard Beacon Athletics product.
Any changes must be explicitly authorized and approved by Beacon Athletics.

PARTS LIST

DETAIL ID	QTY	DESCRIPTION
A	1	Eye-Jaw Turnbuckle
B	8	Wide Jaw Quick Links
C	4	Short Steel Cable
D	1	Long Cable Assembly (172'-0" for 70' Cage) (142'-0" for 55' Cage)
E	2	Cable Clamp
F	1	Thimble
G	4	24" Adjustment Chain
-	50	120# Cable Ties 8" (pack)



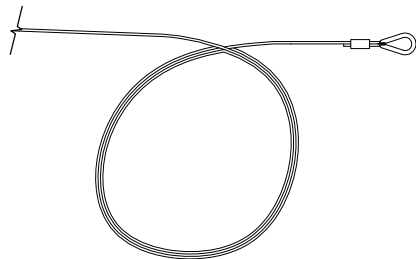
A Turnbuckle



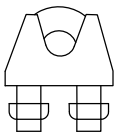
B Wide Jaw Quick Link



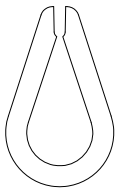
C Short Steel Cable



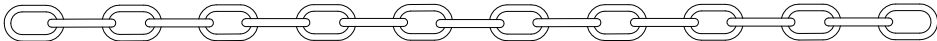
D Long Steel Cable



E Cable Clamp



F Thimble



G ADJUSTMENT CHAIN

DRAWING TITLE:
GROUND CABLE KIT
PARTS LIST AND IDENTIFICATION

CUSTOMER NAME: -
PROJECT NAME: -
FOR PROJECT FILE

REVISION #	DATE	BY

SCALE: NT:

DRAWN BY: EI

DATE: 12/15/1

PROJECT NO:

DRAWING NO:

GC-1



phone: 1-800-747-5985
www.BeaconAthletics.com

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DRAWING TITLE:
**BATTING CAGE GROUND CABLE KIT
LAYOUT**

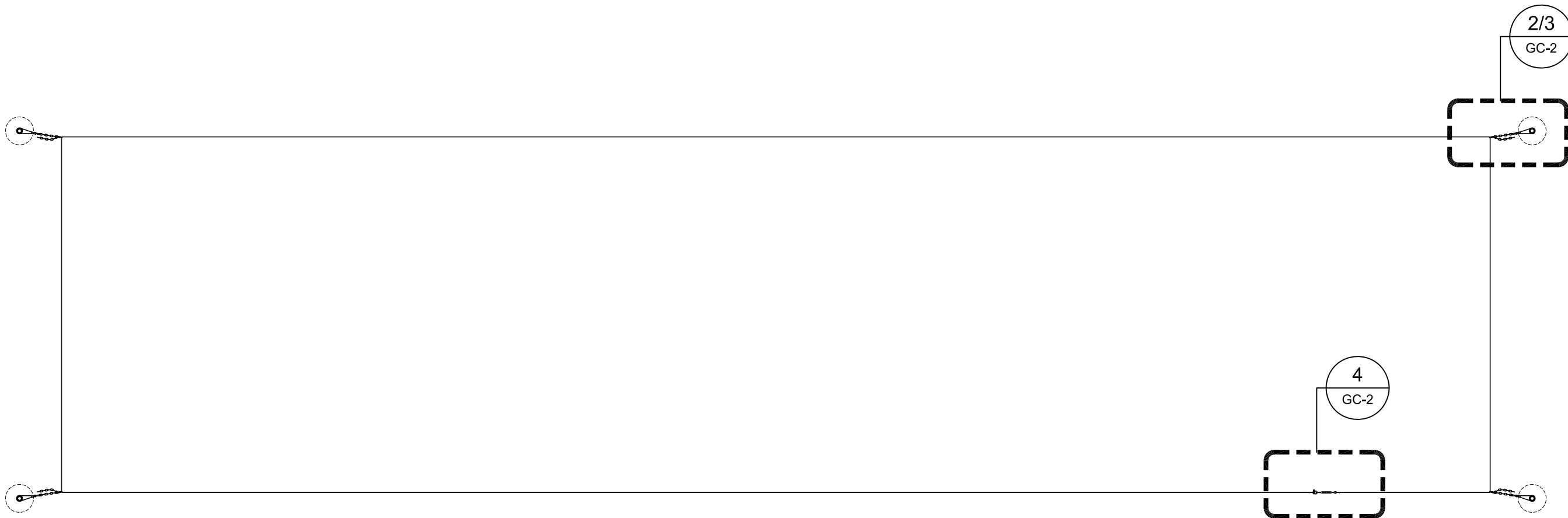
CUSTOMER NAME: -
PROJECT NAME: -
NO. OF PAGES: 1

REVISION #	DATE	BY

SCALE: NT:
DRAWN BY: EI
DATE: 12/15/1
PROJECT NO:

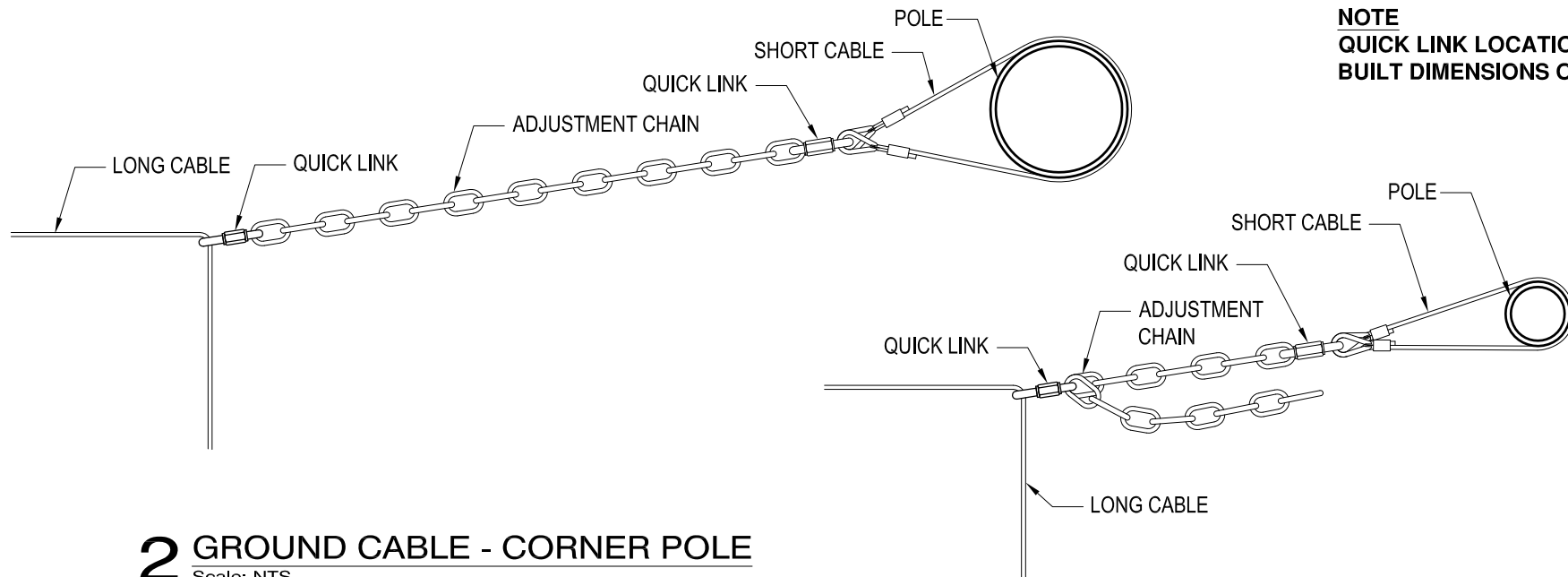
DRAWING NO:

GC-2

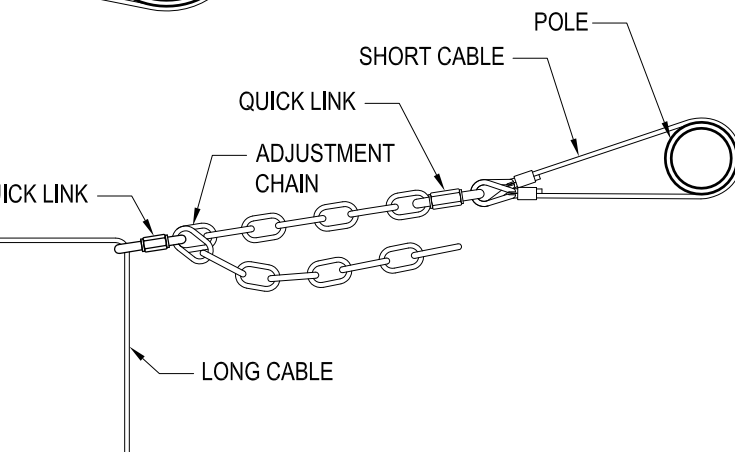


1 GROUND CABLES
Scale: NTS

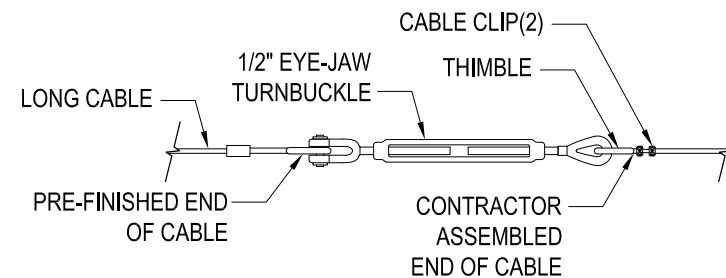
NOTE
QUICK LINK LOCATION ON ADJUSTMENT CHAIN TO BE DETERMINED BY FINAL AS
BUILT DIMENSIONS OF BATTING CAGE



2 GROUND CABLE - CORNER POLE
Scale: NTS



3 GROUND CABLE - CORNER POLE
Scale: NTS



4 GROUND CABLE - LONG CABLE CONNECTION
Scale: NTS