



# Yahara Riverfront – Phase II




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# Overview

- River Park Hydraulics
  - Phasing & Timeline
  - Phase II Budget
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# Yahara River Park Hydraulics



<https://vimeo.com/454876656>

**Table 1. Modeled Water Surface Elevation Comparisons with winter aquatic plant growth conditions (roughness coefficients calibrated to November & April measurements)**

|                    |  | Water Surface Elevation (ft) |         |         |                       |         |         |                       |         |         | Water Surface Difference between Existing and Proposed (ft) |         |         |                       |         |         |
|--------------------|--|------------------------------|---------|---------|-----------------------|---------|---------|-----------------------|---------|---------|---|---------|---------|-----------------------|---------|---------|
|                    |  | Existing Conditions          |         |         | with Proposed Project |         |         | with full Dam Removal |         |         | with Proposed Project                                       |         |         | with full Dam Removal |         |         |
| River Station (ft) | LOCATION                                 | 650 cfs                      | 380 cfs | 150 cfs | 650 cfs               | 380 cfs | 150 cfs | 650 cfs               | 380 cfs | 150 cfs | 650 cfs   | 380 cfs | 150 cfs | 650 cfs               | 380 cfs | 150 cfs |
| 88236              | Stoughton Mill Pond                      | 841.2                        | 841.4   | 841.5   | 840.1                 | 839.4   | 838.6   | 837.0                 | 836.1   | 835.1   | -1.1  | -2.0    | -2.9    | -4.2                  | -5.3    | -6.4    |
| 89646              | Main St                                  | 841.3                        | 841.4   | 841.5   | 840.3                 | 839.6   | 838.6   | 839.0                 | 838.2   | 837.1   | -1.0  | -1.9    | -2.9    | -2.4                  | -3.3    | -4.4    |
| 93817              | Widening between RR bridge & County Rd B | 842.1                        | 841.7   | 841.5   | 841.6                 | 840.7   | 839.5   | 841.4                 | 840.5   | 839.4   | -0.4  | -1.0    | -2.1    | -0.6                  | -1.2    | -2.2    |
| 103439             | Widening north of County Rd B            | 842.4                        | 841.9   | 841.6   | 842.1                 | 841.1   | 840.0   | 842.0                 | 841.0   | 840.0   | -0.3  | -0.8    | -1.5    | -0.4                  | -0.9    | -1.6    |
| 117303             | Immediately downstream of Lafollette Dam | 843.3                        | 842.6   | 841.8   | 843.2                 | 842.3   | 841.2   | 843.2                 | 842.3   | 841.2   | -0.1  | -0.3    | -0.5    | -0.1                  | -0.3    | -0.5    |

**Table 2. Modeled Water Surface Elevation Comparisons with peak aquatic plant growth conditions (roughness coefficients calibrated to June measurements)**

|                    |  | Water Surface Elevation (ft) |         |         |                       |         |         |                       |         |         | Water Surface Difference between Existing and Proposed (ft) |         |         |                       |         |         |
|--------------------|--|------------------------------|---------|---------|-----------------------|---------|---------|-----------------------|---------|---------|---|---------|---------|-----------------------|---------|---------|
|                    |  | Existing Conditions          |         |         | with Proposed Project |         |         | with full Dam Removal |         |         | with Proposed Project                                       |         |         | with full Dam Removal |         |         |
| River Station (ft) | LOCATION                                 | 650 cfs                      | 380 cfs | 150 cfs | 650 cfs               | 380 cfs | 150 cfs | 650 cfs               | 380 cfs | 150 cfs | 650 cfs   | 380 cfs | 150 cfs | 650 cfs               | 380 cfs | 150 cfs |
| 88236              | Stoughton Mill Pond                      | 841.2                        | 841.4   | 841.5   | 840.1                 | 839.4   | 838.6   | 837.0                 | 836.1   | 835.1   | -1.1  | -2.0    | -2.9    | -4.2                  | -5.3    | -6.4    |
| 89646              | Main St                                  | 841.3                        | 841.4   | 841.5   | 840.3                 | 839.6   | 838.6   | 839.0                 | 838.2   | 837.1   | -1.0  | -1.9    | -2.9    | -2.3                  | -3.3    | -4.4    |
| 93817              | Widening between RR bridge & County Rd B | 843.1                        | 842.3   | 841.7   | 843.0                 | 841.8   | 840.3   | 842.9                 | 841.7   | 840.2   | -0.2  | -0.5    | -1.4    | -0.3                  | -0.6    | -1.4    |
| 103439             | Widening north of County Rd B            | 845.2                        | 843.8   | 842.3   | 845.1                 | 843.7   | 841.7   | 845.1                 | 843.7   | 841.7   | 0.0   | -0.1    | -0.6    | -0.1                  | -0.2    | -0.6    |
| 117303             | Immediately downstream of Lafollette Dam | 846.3                        | 845.1   | 843.5   | 846.3                 | 845.1   | 843.4   | 846.3                 | 845.1   | 843.4   | 0.0   | 0.0     | -0.1    | 0.0                   | 0.0     | -0.1    |



Questions?



# Phasing & Timeline

- Yahara River Corridor Phases
  - Phase I - RDA Riverfront
  - Phase II - River Park Area
  - Phase III - Mandt Park Riverfront







Project Schedule - Yahara River Corridor  
Updated 8/4/2021

| ID | Task Name  | Duration | Start        | Finish       | 2021 |    |    |    | 2022 |    |    |    | 2023 |    |    |    | 2024 |    |    |    |
|----|--|----------|--------------|--------------|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|
|    |  |          |              |              | Q1   | Q2 | Q3 | Q4 | Q1   | Q2 | Q3 | Q4 | Q1   | Q2 | Q3 | Q4 | Q1   | Q2 | Q3 | Q4 |
| 1  | <b>Phase 1 - Yahara River Corridor North</b>             | 781 days | Tue 9/1/20   | Tue 8/29/23  |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 2  | Conceptual Design  | 110 days | Tue 9/1/20   | Mon 2/1/21   |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 3  | Funding Availability                                     | 542 days | Mon 8/2/21   | Tue 8/29/23  |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 4  | WDNR Stewardship Grant (2019) - Trail Work               | 370 days | Mon 8/2/21   | Fri 12/30/22 |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 5  | WEDC Idle Sites Grant (2018)                             | 370 days | Mon 8/2/21   | Fri 12/30/22 |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 6  | WDNR LAWCON Grant (2020) - Pedestrian Bridge             | 520 days | Wed 9/1/21   | Tue 8/29/23  |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 7  | Permitting   | 80 days  | Tue 2/2/21   | Mon 5/24/21  |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 8  | Final Design   | 200 days | Tue 2/2/21   | Mon 11/8/21  |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 9  | Bidding  | 20 days  | Tue 11/9/21  | Mon 12/6/21  |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 10 | Construction   | 80 days  | Tue 4/12/22  | Mon 8/1/22   |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 11 | <b>Phase 2 - Yahara River Park</b>                       | 954 days | Fri 1/1/21   | Wed 8/28/24  |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 12 | Conceptual Design  | 195 days | Mon 4/5/21   | Fri 12/31/21 |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 13 | Funding Availability                                     | 954 days | Fri 1/1/21   | Wed 8/28/24  |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 14 | WDNR LAWCON Grant (2021) - River Park                    | 520 days | Thu 9/1/22   | Wed 8/28/24  |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 15 | WDNR Municipal Flood Control (2022) - Millpond Restorati | 520 days | Thu 9/1/22   | Wed 8/28/24  |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 16 | General Obligation 2021 - Millpond Remediation           | 260 days | Fri 1/1/21   | Thu 12/30/21 |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 17 | General Obligation 2022 - Environmental Assessment       | 260 days | Sat 1/1/22   | Thu 12/29/22 |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 18 | Permitting   | 80 days  | Mon 1/3/22   | Fri 4/22/22  |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 19 | Final Design   | 80 days  | Tue 7/5/22   | Mon 10/24/22 |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 20 | Bidding  | 20 days  | Tue 11/22/22 | Mon 12/19/22 |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 21 | Construction   | 180 days | Tue 3/14/23  | Mon 11/20/23 |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 22 | <b>Phase 3 - Yahara River Corridor South</b>             | 954 days | Sat 1/1/22   | Thu 8/28/25  |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 23 | Conceptual Design  | 60 days  | Mon 10/3/22  | Fri 12/23/22 |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 24 | Funding Availability                                     | 954 days | Sat 1/1/22   | Thu 8/28/25  |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 25 | WDNR LAWCON Grant (2022) - Mandt Park                    | 520 days | Fri 9/1/23   | Thu 8/28/25  |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 26 | Brink Impact Fees  | 20 days  | Sat 1/1/22   | Thu 1/27/22  |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 27 | Permitting   | 80 days  | Mon 12/26/22 | Fri 4/14/23  |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 28 | Final Design   | 60 days  | Wed 7/5/23   | Tue 9/26/23  |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 29 | Bidding  | 20 days  | Wed 11/22/23 | Tue 12/19/23 |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 30 | Construction   | 140 days | Wed 4/10/24  | Tue 10/22/24 |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 31 |  |          |              |              |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |

Durations are in working days (1 week = 5 days)



# Phase II Budget

## Riverfront Development - Phase II Budget

### Restoration & Remediation

|              |    |                |      |
|--------------|----|----------------|------|
| Engineering  | \$ | 100,000        | 2021 |
| Construction | \$ | 350,000        | 2023 |
| <b>Total</b> | \$ | <b>450,000</b> |      |

### Dam Removal

|              |    |               |      |
|--------------|----|---------------|------|
| Engineering  | \$ | 26,648        | 2020 |
| <b>Total</b> | \$ | <b>26,648</b> |      |

### Yahara River Park

|                          |    |                  |  |
|--------------------------|----|------------------|--|
| Engineering              | \$ | 20,047           | 2019                                   |
| Engineering              | \$ | 66,283           | 2020                                   |
| Engineering              | \$ | 92,931           | 2021                                   |
| Engineering              | \$ | 84,483           | 2022                                   |
| Construction             | \$ | 60,500           | 2022 <i>RDA Area Current Deflector</i> |
| Environmental Assessment | \$ | 75,000           | 2022                                   |
| Construction             | \$ | 1,605,949        | 2023                                   |
| <b>Total</b>             | \$ | <b>2,005,193</b> |  |

### Trails, Underpass, Plazas

|              |    |                  |      |
|--------------|----|------------------|------|
| Engineering  | \$ | 58,936           | 2020 |
| Engineering  | \$ | 89,976           | 2021 |
| Engineering  | \$ | 53,579           | 2022 |
| Construction | \$ | 1,774,546        | 2023 |
| <b>Total</b> | \$ | <b>1,977,038</b> |      |

### RDA Development Park Impact Fees (Phase I Projected)

| Multi Family Units | Park Impact Fees/Unit | Trail Impact Fees/Unit | Total      |
|--------------------|-----------------------|------------------------|------------|
| 74                 | \$ 2,597              | \$ 62                  | \$ 196,766 |

### Grant Programs

|  |    |                  |
|--|----|------------------|
| 2021 DNR Recreational Grant Program    | \$ | 1,720,497        |
| 2022 DNR Municipal Flood Control Grant | \$ | 225,000          |
| <b>Total</b>                           | \$ | <b>1,945,497</b> |

### Itemized Costs

#### Restoration & Remediation

|  |    |         |
|--|----|---------|
| Total Cost                             | \$ | 450,000 |
| 2022 Municipal Flood Control Grant     | \$ | 225,000 |
| City Responsibility Less Grant Funding | \$ | 225,000 |

#### Dam Removal

|  |    |        |
|--|----|--------|
| Total Cost                             | \$ | 26,648 |
| 2020 Municipal Dam Program Grant       | \$ | -      |
| City Responsibility Less Grant Funding | \$ | 26,648 |

#### Yahara River Park

|  |    |           |
|--|----|-----------|
| Total Cost                             | \$ | 2,005,193 |
| 2021 DNR Recreational Grant Program    | \$ | 833,224   |
| City Responsibility Less Grant Funding | \$ | 1,171,969 |

#### Trails, Underpass, Plazas

|  |    |           |
|--|----|-----------|
| Total Cost                             | \$ | 1,977,038 |
| 2021 DNR Recreational Grant Program    | \$ | 887,273   |
| City Responsibility Less Grant Funding | \$ | 1,089,765 |

### Total City Responsibility

|                                  |                    |
|----------------------------------|--------------------|
| Restoration & Remediation        | \$225,000          |
| Dam Removal                      | \$26,648           |
| Yahara River Park                | \$1,171,969        |
| Trails, Underpass, Plazas        | \$1,089,765        |
| <b>Total without Impact Fees</b> | <b>\$2,513,382</b> |
| Less RDA Developer Impact Fees   | \$196,766          |
| <b>Total with Impact Fees</b>    | <b>\$2,316,616</b> |



# Budget Highlights – Grants

- ▶ 2020 WDNR Municipal Dam Program Grant
  - ▶ Priority funding list
  - ▶ River Park design not considered a dam removal
- ▶ 2021 WDNR Recreational Grant Program
  - ▶ Notified in fall
  - ▶ Environmental Assessment – NEPA
  - ▶ Dam reconstruction included
- ▶ 2022 WDNR Municipal Flood Control
  - ▶ River and millpond restoration



# Budget Highlights – Cost

- River Park
  - \$2,005,193 total cost
  - \$1,171,969 cost to City with 2021 WDNR Recreational Grant
- Trails, Underpass, and Pedestrian Plazas
  - \$1,977,038 total cost
  - \$1,089,765 cost to City with 2021 WDNR Recreational Grant
- Millpond Restoration & Remediation
  - \$450,000 total cost
  - \$225,000 cost to City with 2022 WDNR Municipal Flood Control Grant



Questions?