

CITY OF OSHKOSH

RUSCH PARK MASTER PLAN

WINNEBAGO COUNTY, WI



SEPTEMBER 2018
PROJECT No. 17.062

(CARRIED 7-0 LOST _____ LAID OVER _____ WITHDRAWN _____)

PURPOSE: APPROVE RUSCH PARK MASTER PLAN

INITIATED BY: PARKS DEPARTMENT

ADVISORY PARKS BOARD RECOMMENDATION: Approve
PLAN COMMISSION RECOMMENDATION: Approve

WHEREAS, the City of Oshkosh adopted a Comprehensive Outdoor Recreation Plan in 2018; and

WHEREAS, comprehensive plans provide a means of identifying, analyzing, promoting and responding to changes in the community; and

WHEREAS, a comprehensive plan assists the City in the preparation of and competition for grants to improve park services and facilities; and

WHEREAS, the Comprehensive Outdoor Recreation Plan recommended development of a Rusch Park Master Plan;

WHEREAS, the plan has been reviewed by the Advisory Parks Board and Plan Commission; and

WHEREAS, said plan will serve as a guide for making future decisions relating to improvements and development of Rusch Park.

NOW, THEREFORE, BE IT RESOLVED, the Common Council of the City of Oshkosh, Winnebago County, Wisconsin, hereby adopts the 2018 Rusch Park Master Plan, on file at the City Clerk's office, as the basis for future improvements and development of the park.

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SECTION 1:

Project Overview, Analysis, and Design



1.1 Acknowledgements

The following persons provided critical input, support, and critique in the development of this document. The City of Oshkosh and Rettler Corporation wish to thank the following people for their time and assistance in developing this plan.

City of Oshkosh City Council:

Steven Cummings, Mayor
Lori Palmeri, Deputy Mayor
Debra L. Allison-Aasby
Steve Herman
Jake Krause
Matt Mugerauer
Thomas R. Pech, Jr.

City of Oshkosh Advisory Park Board:

Amy Davis, Vice Chair
Anthony Dirth
Scott Greuel
Steve Herman (Common Council Representative)
Devon Hudak
Todd Kaufmann
Bill Miller
Lester Millette
Megan Schuessler

City of Oshkosh Staff:

Ray Maurer, Parks Director
Bill Sturm, Landscape Operations Manager/City Forester
Chad Dallman, Assistant Parks Director
Jenny McCollian, Revenue Facilities Manager
Stacy James, Administrative Assistant

Rettler Corporation:

John Kneer, ASLA, PLA, President
Rebecca Ramirez, PLA

1.2 Executive Summary

In 2018 the City of Oshkosh updated their Comprehensive Outdoor Recreation Plan, a formal document describing overall goals and objectives for the entire park system. Identified within the plan was the goal of developing long-range master plans for specific parks within the system. Rusch Park was one of those parks selected for development of a Master Plan.

The Rusch Park Master Plan describes the current physical conditions and utilization of current amenities including open space, nature areas, walking trails, boardwalks, and other existing park resources found in Rusch Park. The plan also includes a review of facility needs and requirements to meet current and anticipated demands as well as laying out the vision and capital improvement plan for comprehensive future development.

The planning process included a review of the existing conditions through an onsite inventory and meetings with staff. Topography, drainage, soils, site circulation, utility locations, and environmentally sensitive areas have been reviewed and evaluated to identify the impacts of future planning and development efforts. Needs criteria was gathered by holding several public input meetings and a comprehensive list of space and facility needs was reviewed and finalized by the Advisory Park Board. Conceptual plans were reviewed by the Parks Department with critical input from the public and board members. A preferred concept was developed and presented at the Advisory Park Board Meeting on May 14, 2018 and an updated version at the July 9, 2018 Advisory Park Board Meeting.

This final master plan and an associated construction cost estimates will be utilized as a guide for future development and management efforts for the park. Per standard procedure, specific future improvements and timing will be driven by need and funding and ultimately reviewed by city staff, applicable boards, and the Common Council prior to approval and implementation.



1.3 Site Analysis

Site History

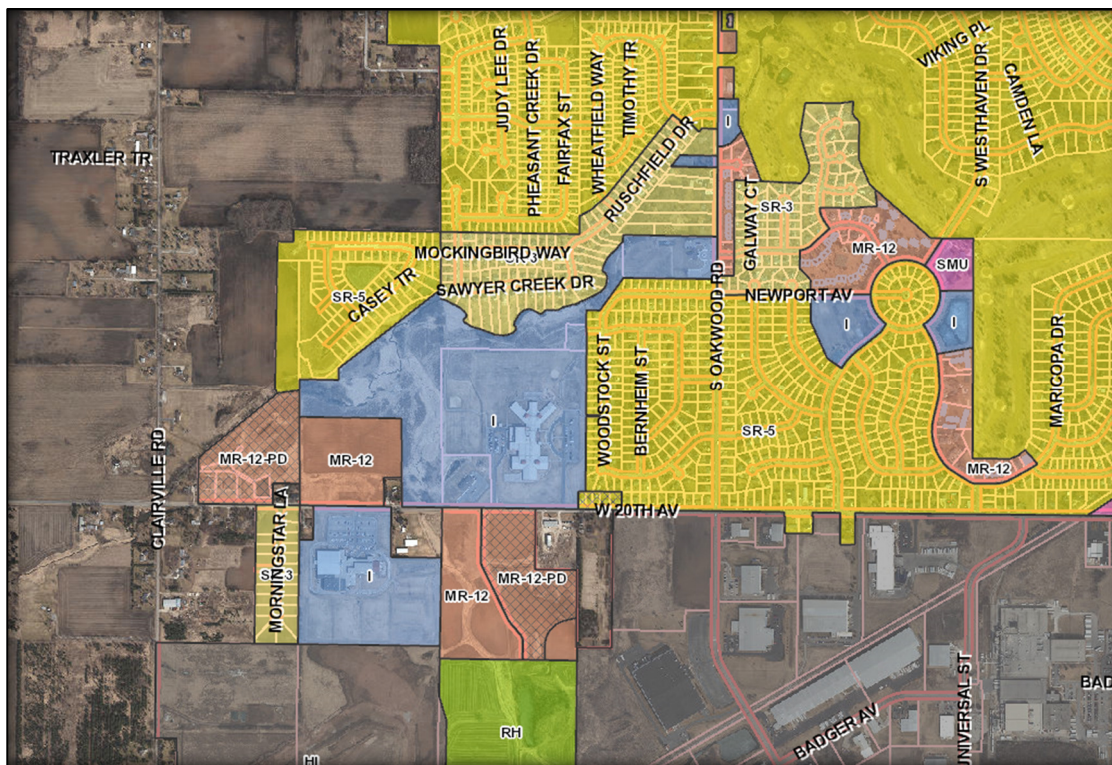
Rusch Park was dedicated to the City in 1998.

General Description

Located at 3200 West 20th Avenue, Rusch Park totals approximately 42 acres, including over 17 acres of delineated wetlands. Approximately 2,640 lineal feet of trails are within park boundaries.

The site is bordered by W. 20th Avenue, a private parcel and Traeger Middle School to the south, and Living Water Lutheran Church on the east, private land and residential properties along the meandering Ruschfield Drive and Sawyer Creek Drive to the north, and private land to the west. Visitors primarily enter the park at the end of Fox Tail Lane or from various access points from the subdivision to the north. Another option would be to park at Traeger Middle School and access trails leading to the park from there.

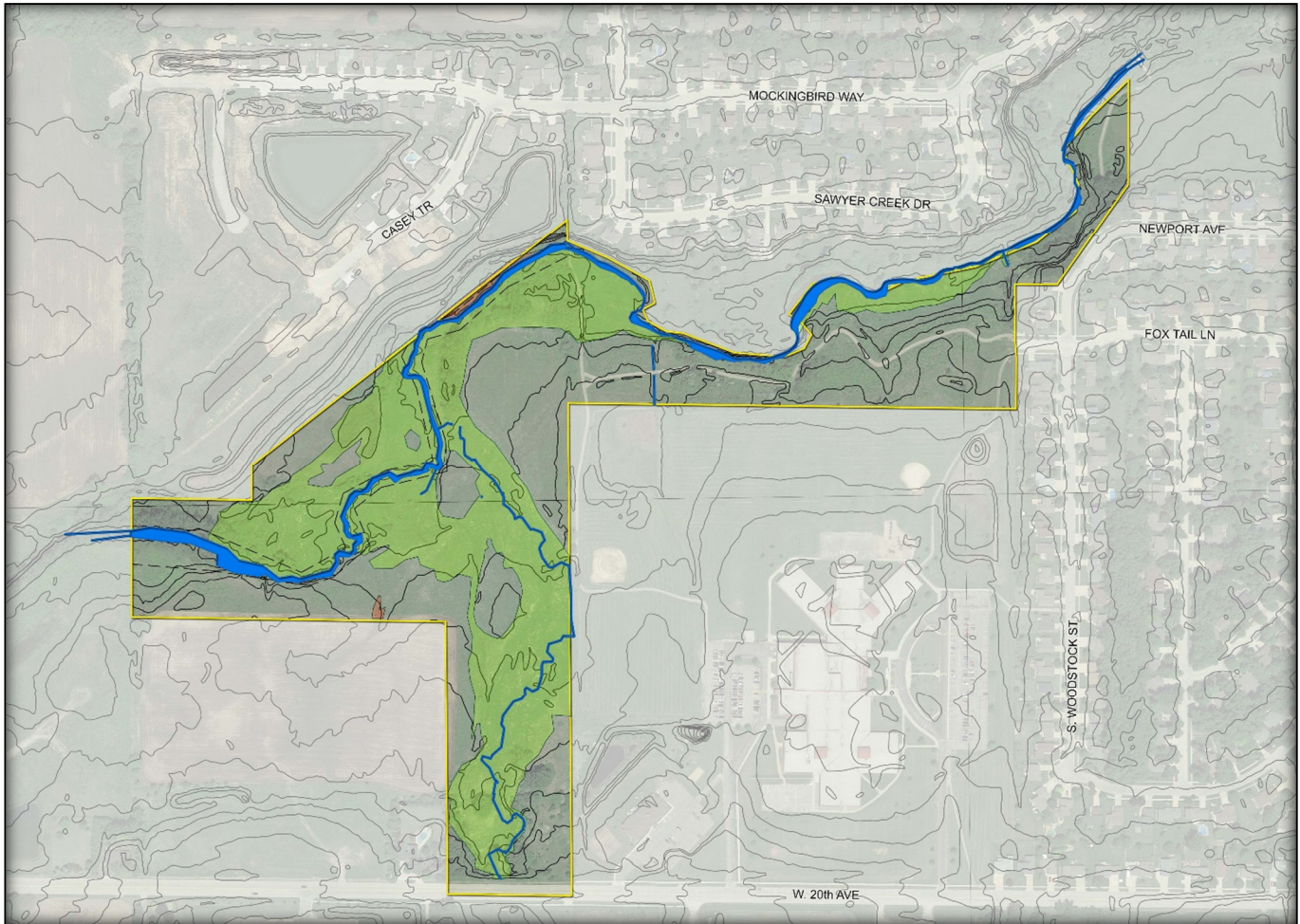
Land use around the park is predominantly residential with the exception of the Traeger Middle School and Living Water Lutheran Church properties. Rusch Park itself is zoned I. The land to the north is zoned SR-3 (Single Family Residential) and SR-5 (Single Family Residential). The land to the west is zoned MR-12-PD and MR-12 (Multifamily Residential). The land to the south is zoned I, MR-12 (Multifamily Residential), and MR-12-PD. The land to the east is zoned SR-5 (Single Family Residential).



The majority of the park is designated wetlands and that fact makes itself apparent in topography, landscaping, and usage.

Rusch Park experiences about 18 feet of drop from the tip of its southernmost extremity down to Sawyer Creek at its north border. Overall, the slope averages about 1% over the roughly 1,800-foot distance. East-west, however, Rusch Park topography is more or less flat, with roughly six feet of difference over 3,000+ feet, the west side being higher.

Sawyer Creek, a clear hard water stream tributary to the Fox River and part of the Lake Butte Des Morts watershed, defines the north boundary of the park, running through Rusch Park for almost a mile on its way northeast to the Fox River. All but the lower one mile of stream is intermittent, according to the Wisconsin DNR. A small tributary also meanders through the lower extremity of the park, necessitating a certain unavoidable amount of bridges and boardwalks no matter how trails are positioned in the park.



The landscape type in Rusch Park is that of a typical wetland; containing marsh and sedge meadow, wet prairie, and lowland shrubs with the occasional stand of mature trees providing natural shade. Invasive species, such as buckthorn, have taken hold in some areas.



General Park Uses and Site Feature Inventory

Rusch Park is fairly undeveloped, thus the need for a master plan. The park currently offers trails and boardwalks.

Much of the infrastructure dates back to the early 2000's.

Site inventory and review was accomplished through on site walk through, discussion with city staff, and community input.

The aerial map that follows has been utilized for public meetings and the planning process.





RUSCH PARK MASTER PLAN

AERIAL VIEW ■ OSHKOSH, WI



0' 150' 300' 450'

DATE = 01.10.2018
 RETTLER PROJECT # = 17.062



• 3317 BUSINESS PARK DRIVE, STEVENS POINT, WI 54481
 • TELEPHONE • 715-341-2633, FAX • 715-341-0431
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1.4 Needs Assessment

The needs assessment is a critical component of a successful Master Plan and plays an important role in identifying key recreation opportunities and community needs. The information gathered provides insight on how the existing park is being utilized and/or which facilities are being used or avoided.

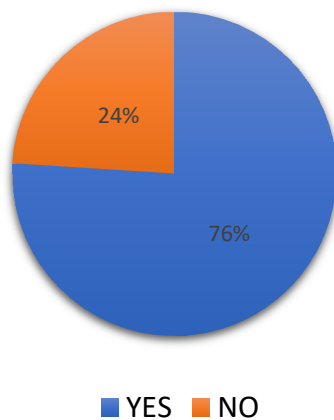
Methodology

The Rusch Park Master Plan has utilized a combination of multiple Public Input meetings, discussions with City representatives, and continued dialogue with park staff to gather a thorough understanding of current community needs. All input was reviewed and prioritized by the Advisory Park Board.

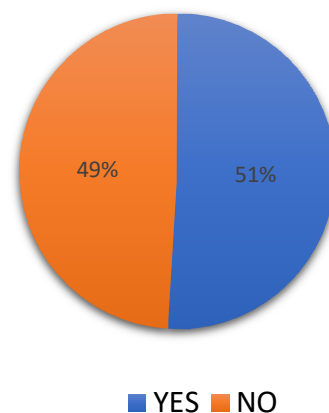
Public Survey

The City of Oshkosh conducted an online survey to gain further input. The survey began on April 4, 2018 and closed on May 11, 2018. Nearly 300 people responded to the survey.

Are you in favor of focused, downward lighting on the trail at Rusch Park? (296 responses)



Are you in favor of the installation of outdoor exercise equipment stations in Rusch Park? (296 responses)



Public Input Meetings

The Parks Department hosted three public meetings on February 14, 2018, March 22, 2018, and April 25, 2018 to collect input on the current and future needs of Rusch Park. All meetings were held at Carl Traeger School and approximately 20-30 citizens attended each of these meetings.

The Oshkosh Advisory Park Board was open to additional input during its regularly scheduled meetings on May 14, 2018 and July 9, 2018.

Advisory Park Board Direction

Upon review of the information received from February through April the Advisory Park Board gave direction on the items for inclusion in the final concept plan.



1.5 Final Concept Plan

Plan Development

Plan development was initiated by gathering existing mapping and previous studies, conducting public surveys, site visits to the park, and numerous public meetings. The existing conditions were then evaluated by the consultant as well as reviewed with city staff and the information was provided to the Advisory Park Board along with a list of possible items to include in the planning process.

The consultant presented a conceptual plan at the May 14, 2018 Oshkosh Advisory Park Board meeting, and a preferred conceptual plan was presented for input from the Advisory Park Board and the public at the July 9, 2018 Advisory Park Board Meeting. The Preferred Concept Plan was developed with direction from the Advisory Park Board and ultimately became the 2018 Rusch Park Master Plan.

Master Plan

The Preferred Concept Plan (Master Plan) includes the following items.

A. Existing Trail Improvement

- 1) Maintain mowed edge 10' on each side of the trail
- 2) Add trail markers that display tenth of a mile distances
- 3) Maintain existing trails
- 4) Shielded trail lighting (number of fixtures to be determined)

B. Residential Vegetative Buffering

- 1) Buffering landscaping maintained and enhanced along the north side of the park between the park boundary and residential back yards.

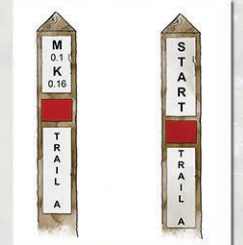
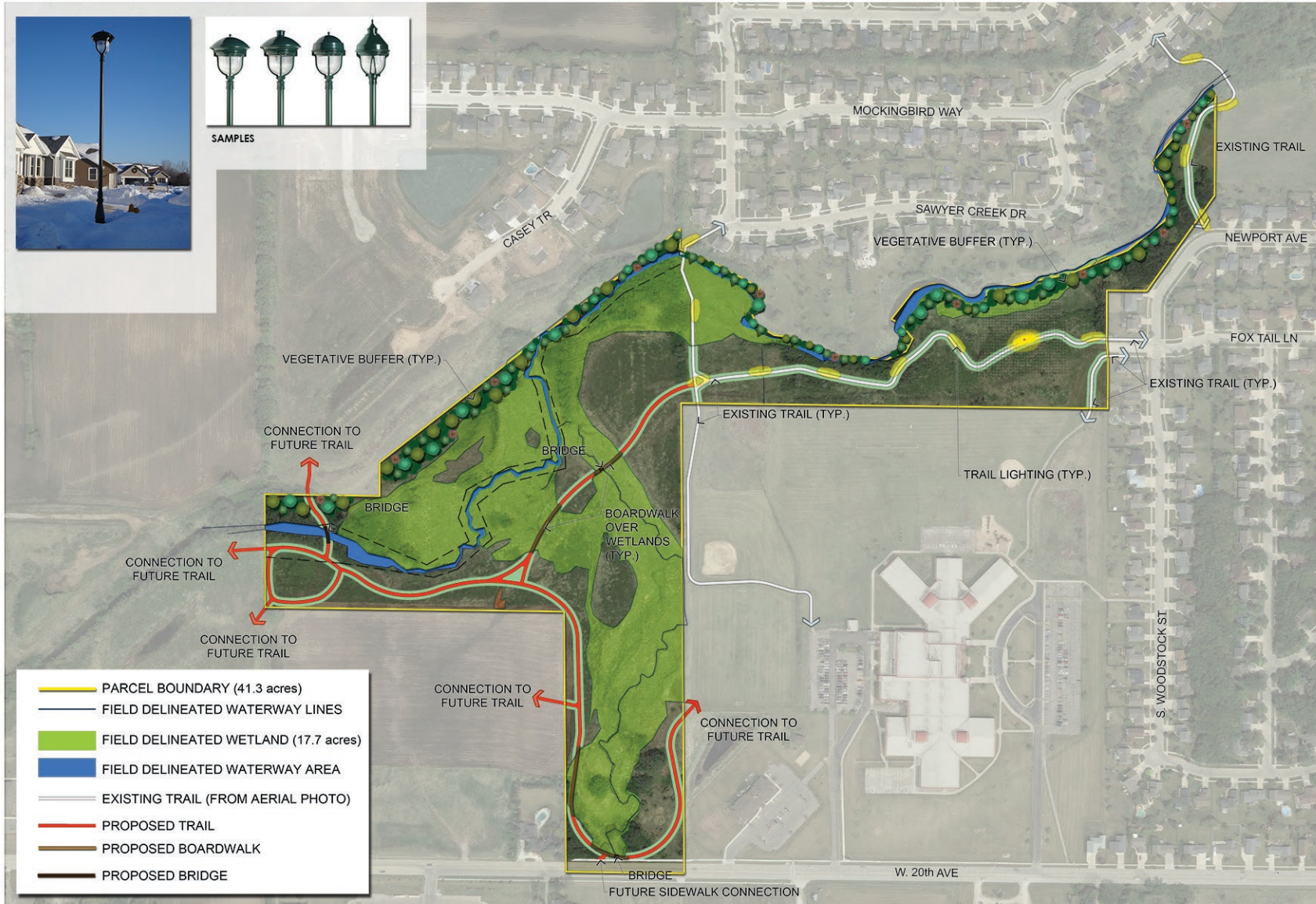
C. Additional Trails

- 1) New trails to be installed. Due to terrain, the new trails will include the following features:
 - a. Bridges
 - b. Boardwalks

The following plan is intended to provide a proposed layout for the Rusch Park development. The rendering was created and placed on aerial photography as supplied by Winnebago County and City of Oshkosh GIS along with utility, right-of-way, hard surface, and other shapefiles provided by the City of Oshkosh. Prior to final engineering, bidding and project implementation, a topographic survey is required to provide accuracy and verification of elements placed in the field.



SAMPLES

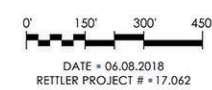


SAMPLE TRAIL MARKERS



RUSCH PARK MASTER PLAN

MASTER PLAN ■ OSHKOSH, WI



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• EMAIL • INFO@RETTLER.COM, WEBSITE • WWW.RETTLER.COM

1.6 Cost Overview

The following site development cost ranges have been derived from Rettler Corporation 2017/2018 actual project construction costs. Redevelopment may be by phased development; therefore, the total cost should be evaluated by both individual elements and their phasing potential.

Earthwork and Demolition	\$ 102,320.00
Utilities	\$ 64,000.00
Walking Paths	\$ 32,320.00
Miscellaneous	\$ 183,425.00

SUMMARY

Construction items total:	\$ 382,065.00
Contingency @7%:	\$ 26,744.55
Construction estimate subtotal:	\$ 408,809.55
Geotechnical services:	\$5,000.00
Contract Administration	TBD
Construction Observation	TBD

PROJECT TOTAL **\$ 413,809.55**

(See Appendix A for detailed cost estimate line items)

SECTION 2:

Appendix



APPENDIX A:
DETAILED COST ESTIMATE

PRELIMINARY COST ESTIMATE

City of Oshkosh

Oshkosh, WI

July 2, 2018

Rusch Park Master Plan

Rettler Project No.: 17.062



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Category Sub Total
EARTHWORK/DEMOLITION (2.5 ACRES)						\$102,320.00
1.	Mobilization	L.S.	1	\$30,000.00	\$30,000.00	
2.	Demolition	L.S.	1	\$5,000.00	\$5,000.00	
3.	Clearing & Grubbing	L.S.	1	\$15,000.00	\$15,000.00	
4.	Common Excavation (at 1.0-ft)	C.Y.	4,060	\$4.00	\$16,240.00	
5.	Stripping Topsoil (6-in)	C.Y.	2,030	\$2.50	\$5,075.00	
6.	Place Topsoil (at 6-in)	C.Y.	2,030	\$2.50	\$5,075.00	
7.	Seed/Fertilize/Mulch Common Green Space	S.F.	72,150	\$0.20	\$14,430.00	
8.	Erosion Control	L.S.	1	\$10,000.00	\$10,000.00	
9.	Tracking Pad	EACH	1	\$1,500.00	\$1,500.00	
UTILITIES						\$64,000.00
10.	Storm water Management Allowance	L.S.	1	\$34,000.00	\$34,000.00	
11.	Electrical Underground Service	L.S.	1	\$30,000.00	\$30,000.00	
PAVEMENT STRUCTURE - WALKING PATHS						\$32,320.00
12.	Crushed Limestone @ 8" depth	S.Y.	4,040	\$8.00	\$32,320.00	
BUILDINGS / MISCELLANEOUS						\$183,425.00
13.	Pedestrian Lighting (shielded fixtures)	EACH	13	\$4,000.00	\$52,000.00	
14.	Pedestrian Bridge (85 LF total length, 10' width)	L.F.	85	\$225.00	\$19,125.00	
15.	Trail Markers	L.S.	1	\$2,500.00	\$2,500.00	
16.	Boardwalks	L.F.	610	\$180.00	\$109,800.00	

PRELIMINARY COST ESTIMATE

City of Oshkosh

Oshkosh, WI

July 2, 2018

Rusch Park Master Plan

Rettler Project No.: 17.062



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Category Sub Total
SUMMARY						
	CONSTRUCTION ITEMS TOTAL:					\$382,065.00
	CONTINGENCY at 7%:					\$26,744.55
	CONSTRUCTION ESTIMATE SUBTOTAL:					\$408,809.55
	GEOTECHNICAL SERVICES					\$5,000.00
	DESIGN DEVELOPMENT/ CONSTRUCTION DOCUMENTS /					
	STORMWATER DESIGN / PERMITTING / BIDDING /					
	CONTRACT ADMINISTRATION:					TBD
	CONSTRUCTION OBSERVATION:					TBD
	BASE PROJECT TOTAL					\$413,809.55

Notes:

1. Geotechnical exploration and topographic mapping required prior to final estimates.
2. Storm water detention, underground, allowance not included at this time.

APPENDIX B:
PUBLIC INPUT MEETING NOTICES



RUSCH/SAWYER CREEK PARK

Master Plan Development Project

PUBLIC INPUT MEETING

February 14, 2018

6:30 P.M. to 8:00 P.M.

Carl Traeger Elementary Cafeteria
3000 W 20th Ave, Oshkosh, WI

****Note: This is the rescheduled meeting from January 11, 2018
which was cancelled due to inclement weather.****

The City of Oshkosh is beginning the process of developing a Master Plan for Rusch/Sawyer Creek Park. This public meeting will provide an opportunity to assist the City in collecting community-wide and neighborhood input identifying the various outdoor recreation options at Rusch/Sawyer Creek Park which is a roughly 41 acre park . Rettler Corporation, a Park Planning firm retained to complete the Master Plan, will be in attendance to present land information, listen, provide expertise, and gather input.

Thank you for your time. Your input is greatly appreciated.

If you are unable to attend the meeting, and would like to submit comments or suggestions please email The City of Oshkosh Parks Department at rmaurer@ci.oshkosh.wi.us



RUSCH PARK

Master Plan Development Project

PUBLIC INPUT MEETING

Thursday, March 22, 2018

6:30 P.M. to 8:00 P.M.

Carl Traeger Elementary Cafeteria
3000 W 20th Ave, Oshkosh, WI

The City of Oshkosh is continuing the process of developing a Master Plan for Rusch Park. This public meeting will provide an opportunity to assist the City in collecting community-wide and neighborhood input identifying the various outdoor recreation options at Rusch Park which is a roughly 41 acre park . Rettler Corporation, a Park Planning firm retained to complete the Master Plan, will be in attendance to present land information, listen, provide expertise, and gather input.

Thank you for your time. Your input is greatly appreciated.

If you are unable to attend the meeting, and would like to submit comments or suggestions please email The City of Oshkosh Parks Department at rmaurer@ci.oshkosh.wi.us



RUSCH PARK

Master Plan Development Project

PUBLIC INPUT MEETING

Wednesday, April 25, 2018

6:30 P.M. to 8:00 P.M.

Carl Traeger Middle School Cafeteria
3000 W 20th Ave, Oshkosh, WI

The City of Oshkosh is continuing the process of developing a Master Plan for Rusch Park. This public meeting will provide an opportunity to assist the City in collecting community-wide and neighborhood input identifying the various outdoor recreation options at Rusch Park which is a roughly 41 acre park . Rettler Corporation, a Park Planning firm retained to complete the Master Plan, will be in attendance to present land information, listen, provide expertise, and gather input.

Thank you for your time. Your input is greatly appreciated.

If you are unable to attend the meeting, and would like to submit comments or suggestions please email The City of Oshkosh Parks Department at rmaurer@ci.oshkosh.wi.us

APPENDIX C:
PARK AMENITIES



Oshkosh – Typical Pedestrian Lighting