



CITY OF OSHKOSH

SOUTH PARK MASTER PLAN

OSHKOSH, WISCONSIN



*MAY 2014
PROJECT #13.008*

 **RETTLER**
corporation

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SECTION 1:
PROJECT OVERVIEW, ANALYSIS & DESIGN



1.1 Executive Summary

In 2011 the City of Oshkosh updated their Comprehensive Outdoor Recreation Plan, a formal document describing overall goals and objectives for the entire park system. One of the objectives was to develop long range master plans for specific parks within the system. South Park, one of the oldest and most popular parks in the city, was among those chosen for Master Plan development.

The South Park Master Plan describes the current physical conditions and public usage of playgrounds, splash pad, shelters, restrooms, sports courts / athletic areas, and other outdoor facilities found in the park. Particular attention is given to the lagoons, a community landmark which enhances park aesthetics, adds recreational opportunities, and functions as a dewatering device for a local quarry as well as managing storm runoff.

This plan also includes a review of needs and requirements to meet current and anticipated demands as well as laying out the vision and capital improvement plan for comprehensive future redevelopment.

The planning process included an extensive review of the existing conditions. Topography, drainage, 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 in staff and public input meetings. Storm Water Management goals for the future development of South Park were developed from joint discussions between the City of Oshkosh Engineering Staff and Rettler Corporation Civil Engineers and Landscape Architects. A comprehensive list of planning goals and park needs was reviewed and finalized by the Advisory Park Board. Conceptual plans were reviewed in meetings with input from the public and board members and a preferred concept was developed and presented at an Advisory Park Board Meeting on March 10, 2014.

A final master plan and an associated construction cost estimate have been created. This plan will be utilized for future development and management efforts for the park. Future development will be driven by need and funding and ultimately reviewed by city staff and applicable boards prior to approval and implementation.

1.2 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:

Burk Tower, Mayor
Steve Herman, Deputy Mayor
Steve Cummings, Council Member
Sean Fitzgerald, Council Member
Debra L. Allison-Aasby, Council Member
Thomas R. Pech, Jr., Council Member
Kyle Clark, Council Member

City of Oshkosh Advisory Park Board:

William Gogolewski, Chairman
Ray Maurer, City Liaison
Sean Fitzgerald
Victor Girens
James Michelson
Bill Miller
Carrie Rule
Megan Schuessler
Jonathan Wilson
Terry Wohler

City of Oshkosh Staff:

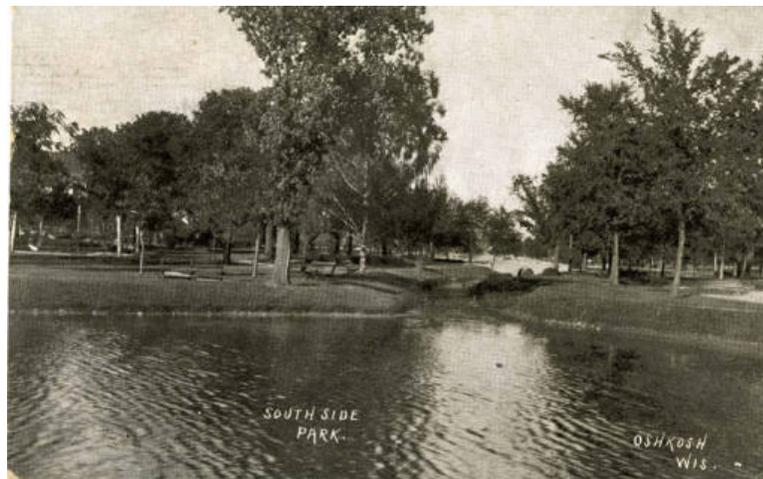
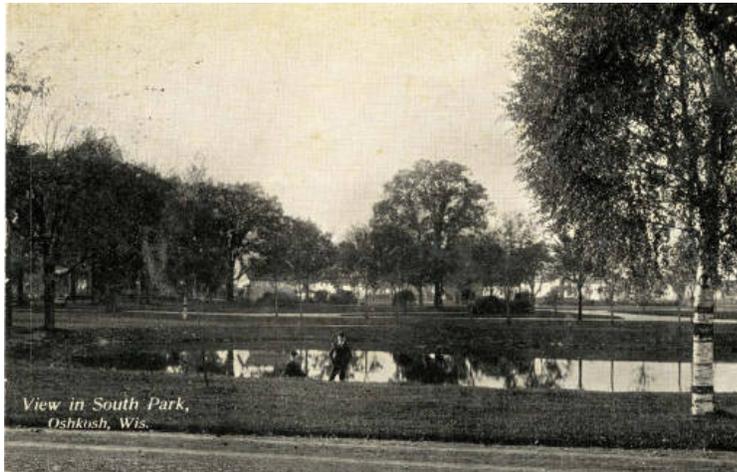
Ray Maurer, Parks Director
Bill Sturm, Landscape Operations Manager/City Forester
Steven M. Gohde, Assistant Director of Public Works
James E. Rabe, Civil Engineer II, Public Works
Chad Dallman, Park Operations Manager
Jeff Nau, Planning Department
Jenny McCollian, Revenue Facilities Manager
Steve Dobish, Lakeshore Golf Course General Manager
Trace Gardiner, Lakeshore Golf Course Golf Professional
Trish Marks, Administrative Assistant

Rettler Corporation:

Jeff Bahling, ASLA, RLA, Senior Landscape Architect
Howard "Buck" Barker, Professional Engineer
Rick Zahn, Professional Engineer
Rebecca Ramirez, Design Technician

1.3 Site Analysis

Site History



“Mayor Ephraim Stevens convinced the council to buy part of the homestead of Dr. Samuel Johnson Osborn in 1889 for a south side park to complement park land purchased on the north side of the Fox River. The Osborns were among the earliest Oshkosh settlers. The parks were named South Park and North Park in 1890. North Park was later renamed Menominee Park. An attempt to rename South Park in 1934 through a citizen poll conducted by the Ohio Street and Vicinity Merchants Association was unsuccessful.”

-Adapted from text by the Winnebago County League of Women Voters and reviewed by Brad Larson, Oshkosh Public Museum Director

General Description

South Park covers approximately 24 acres with roughly 3,250 feet of shoreline and about 2.7 acres of lagoons and ponds. The site is bordered by Georgia Street to the west, W. 11th Avenue on the north, W. South Park Avenue on the south, and Ohio Street / Wisconsin Highway 44 on the east. Land use around the park is entirely residential. Visitors can enter the park from three vehicle entrances on Georgia Street as well as six (6) pedestrian access points: one (1) on W. 11th Ave, two (2) along W. South Park Avenue and three (3) along Ohio Street.

South Park topography is generally flat, angling down toward the lagoons at about 3% slope, with no more than (6) feet of elevation difference across the entire park. The highest area is in the south east at elevation 758 and the lowest point is where the water leaves the northeast side of the park at elevation 752.

Storm water runs west to east, through the lagoons into an Ohio St spillway and into a pipe.

Utilities

The park is well served with utilities. A water line runs from the Ohio St. / South Park Ave intersection along the southern edge of the park before crossing the lagoons to connect with Shelter #1. A second shorter water line enters along the north end of the park loop road to feed the splash pad. A large abandoned water line runs through the entire center of the park.

Storm sewer lines run throughout the park. A northern line runs from the splash pad and 11th Ave across the park and empties into Pond #1. Several lines go from South Park Ave into Pond #1 and Pond #2 and about five lines connect Georgia Street to Pond #3.

Sanitary sewer runs along the park perimeter along all streets, one line cuts across the Ohio Street / South Park Ave corner not far from Shelter #3.

Site Feature Inventory

South Park currently provides 3 main shelters, a restroom building, approximately 51 parking spaces, open green space, play equipment area, a splash pad with mechanical building, walking trails, a masonry bridge, 2 fishing piers, a steel truss bridge, tennis courts, basketball courts, horseshoes area, gazebo, and a war memorial.

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

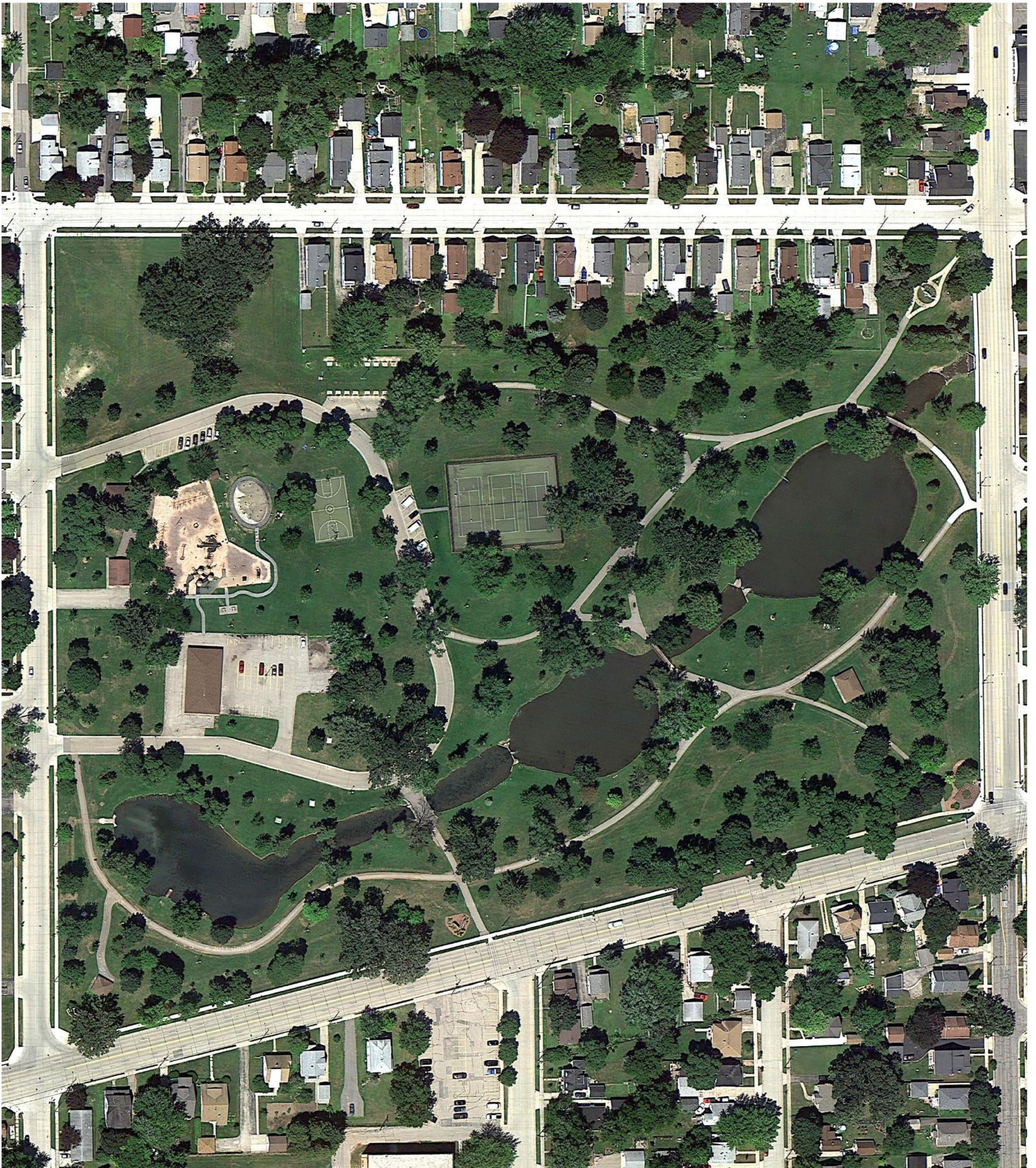
Kewaunee Silt Loam covers approximately 54% of the area, with Udorthents making up 36% and water making up the remaining 11%. There are no mapped wetlands on the site, according to the 2014 WIDNR Surface Water Data Viewer.

The Aerial Map that follows has been utilized for public meetings and the planning process. Actual topographic mapping, private and public utility locates, and geotechnical analysis is required prior to finalizing planning and construction documents.

South Park Lagoons

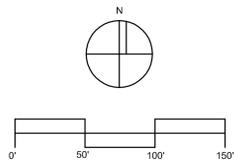
In a city that cherishes its water bodies to the east and west of its limits, the South Park lagoons provide a aesthetic highlight to the neighborhood. The lagoons are on Stringham Creek which flows through the park providing water from a watershed that is over 650 acres in size. Additional water is provided from dewatering operations in a nearby quarry.

The lagoons are formed by three structures that create static water levels that drop about two feet between each of the lagoons. The drop structures do not have flow restriction measures built into them to create dynamic storage to detain or meter the flow of water downstream. The depth of the lagoons was approximately four to five feet at their deepest location. The static water level in the lagoons has enhanced water quality by treating municipal storm water runoff by removing suspended solids. It is this treatment function that has also slowly silted in the lagoons reducing their depths.

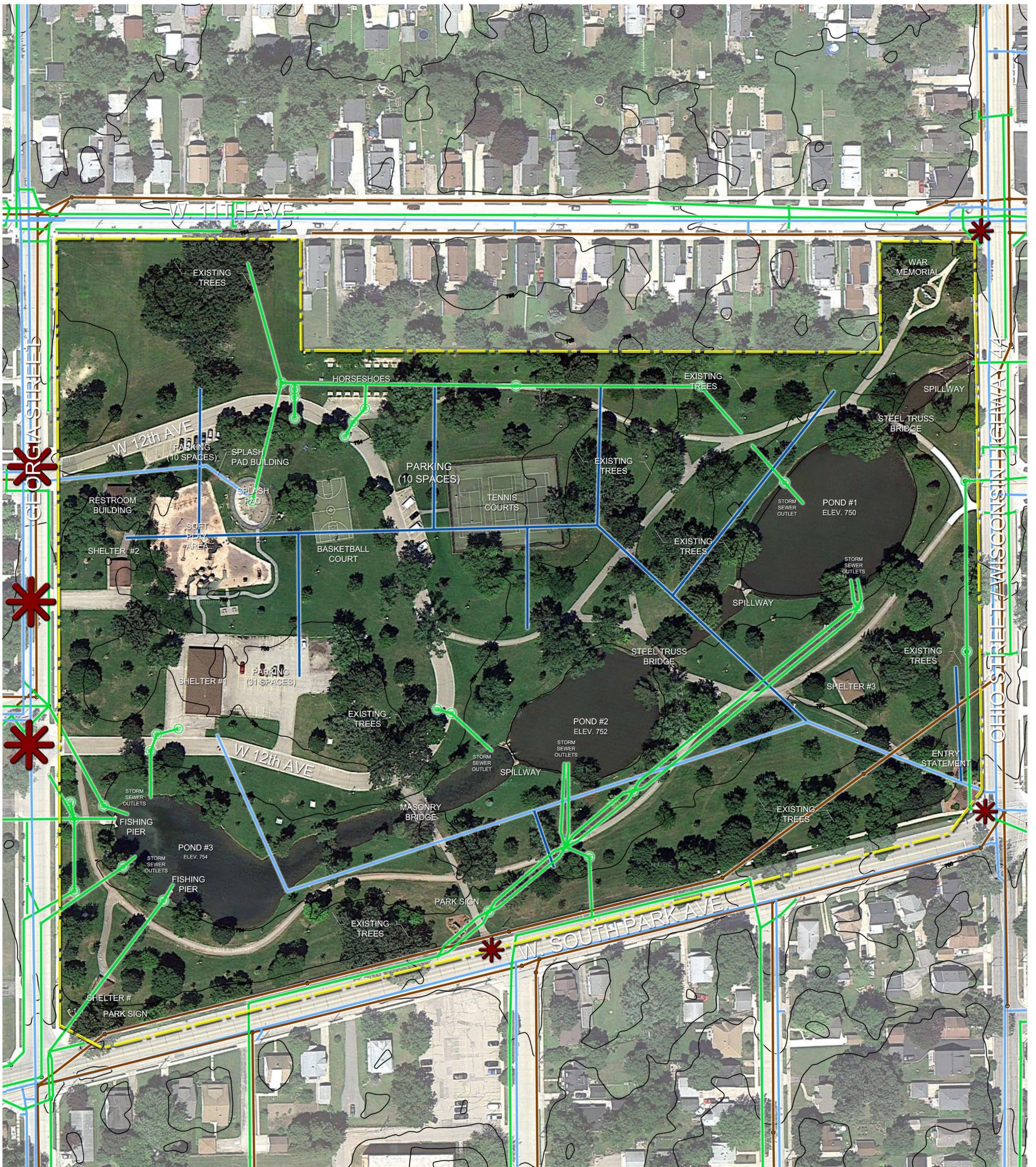


3317 BUSINESS PARK DRIVE
STEVENS POINT, WI 54482
PROJECT #: 12.000
DATE: 4-9-2013

SOUTH PARK
AERIAL
CITY OF OSHOSH, WI



City of Oshosh



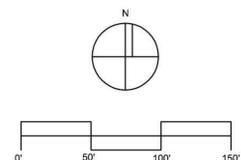
SITE LEGEND

-  SANITARY SEWER
-  ABANDONED WATER
-  ACTIVE WATER
-  STORM SEWER
-  PEDESTRIAN ACCESS
-  VEHICULAR ACCESS



3317 BUSINESS PARK DRIVE
 STEVENS POINT, WI 54482
 PROJECT #: 13.008
 DATE: 8-19-2013

**SOUTH PARK
 SITE ANALYSIS**
 CITY OF OSHOSH, WI



1.4 Needs Assessment

The needs assessment is an important component of a successful Master Plan; the information gathered provides insight on how an existing park is being utilized by the community including specific user groups and which facilities are being over or under used.

Park Staff Meetings

Meetings were conducted with the park staff and engineering staff to gather their unique perspective and knowledge of park use and needs. Some of the main points of the Staff meetings were:

- Walking Trails accessibility- need wider paths
- Ash trees in the park will need to be removed in time due to Emerald Ash Borer
- WWII Memorial- needs some upkeep
- Horseshoes area- league would like renovated
- Shelter Renovations:
 - Kitchen in large shelter
- Lagoons:
 - Weed control
 - Shoreline loss
 - Dredging

Please see Appendix B for more detail.

User Group Surveys

Surveys were sent out to (15) fifteen user groups and (9) nine responded. Some of the main points were:

- The majority of respondents rated overall South Park conditions as “good” or “excellent”. 33% rated conditions as “fair.”
- Park features listed in order of usage are: shelter #1, shelter #2, general park grounds, bathrooms, playground, and horseshoe pits.
- Main issues were in order of decreasing importance are: electrical system (outdated/inadequate in shelters), water supply (inconvenient location), bathrooms (need cleaning and supplies), shelter tables (not enough, need repairs), parking lots (too small, need repair), buildings (need repair), and garbage containers (not enough).
- Desired improvements in order of importance are: bathrooms (more, closer, cleaner), electrical system upgrades, water supply improvements, better parking, and better goose control.

Please see Appendix C for more information.

Public Meetings

The Parks Department hosted a public meeting at the Senior Center on September 30, 2013 to collect public input on the current use, facility deficiencies and potential future needs of South Park. The Parks Department also received suggestions by email and telephone that were also included in the need criteria summary. The main meeting discussion points are summarized below:

- The addition of a large inclusive playground at South Park
- Preservation of the lagoons and storm water management- improvement to both water quality and quantity
- Restrooms and Shelters- need updating and ADA accessibility
- Ash trees affected by Emerald Ash Borer
- Park trails getting older
- Erosion along lagoons
- Additional parking needs due to existing and new park facilities

Some other issues that were raised included:

- Storm water management issues- some area houses currently experience flooding
- Goose and duck problems
- Dogs in the park (pros and cons)
- Shelter (usage and new locations)
- Bathrooms (cleanliness and security)
- Emerald ash borer containment
- Privacy fence along north side of park
- Park security and lighting
- Park is beautiful as is; no more development needed
- Funding for improvements
- Playgrounds (like them, do we need more?)

Please see Appendix B for the complete minutes.

All input was reviewed and prioritized by the Advisory Park Board which met on January 13, 2014. The board selected between two conceptual plans.

Board Meeting

“It was the consensus of the Board that they prefer conceptual plan #1 with some minor changes...”

- maintain shelter on the Ohio Street side with the addition of a restroom and parking area
- expand the splash pad by adding new components and water features
- provide two (2) restrooms in active play area
- add volleyball court in the park northwest corner adjacent to the residential properties
- shoreline stabilization will be a priority
- keep/maintain the stone bridge and provide aesthetic patio spaces at each landing
- provide limestone lagoon overlooks (approximately three (3) per lagoon)
- expand lower lagoon to the west thereby eliminating a spillway

All input was documented and summarized for possible inclusion in the development of the Master Plan. The Advisory Park Board gave final direction and additional input on all items to be included in the final Master Plan.

1.5 Master Plan

Plan Development

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

The consultant presented two (2) conceptual plans at the January 13, 2014 Advisory Park Board meeting, and a preferred conceptual plan was presented for input at the March 10, 2014 Advisory Park Board Meeting. The Preferred Concept Plan was developed with direction from the Advisory Park Board and ultimately became the South Park Master Plan.

Master Plan

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

NORTHWEST CORNER OF PARK

A. (2) Full-size Basketball Courts

- 1) With color coat

B. New Open Shelter Building

- 1) To right of basketball courts by 10 space parking
- 2) With sidewalk connections to parking area for accessibility
- 3) Approximately 20' x 24' concrete floor

C. Parking – 10 Spaces

- 1) Along park loop drive and next to Basketball Courts
- 2) Bituminous material to be utilized
 - a. 3" Type E-1.0 hot mix asphalt
 - b. 12" dense graded base course
- 3) Concrete curb and gutter
- 4) Lighting

D. Landscaping / New Tree Planting (south of Basketball Courts)

1. Landscaping to include selected trees (ornamental mid-story trees and shrubs.

E. (1) Sand Volleyball Court

- 1) 4" Under drain with sock
- 2) 16" Sand

F. Upgrade Horseshoe Pits

G. Renovate North Park Fence

- 1) Black or green vinyl fencing
- 2) 6' minimum height

ACTIVE PARK – CENTRAL HUB

A. New 64 Space Parking (along Georgia St)

- 1) Landscape parking lot islands and grass buffer strips
- 2) Storm water quality features (rain garden area to be included along Georgia Street)
- 3) Parking Lot Lighting
- 4) Bituminous material to be utilized
 - a. 3" Type E-1.0 hot mix asphalt
 - b. 12" dense graded base course
- 5) Concrete curb and gutter
- 6) Lighting

B. Renovate Shelter/ Restroom Building #2

- 1) To north of new 64 space parking lot
- 2) With sidewalk connections
- 3) Approximately 37' x 25'
- 4) Main restroom for Central Hub / Shelter rentals

C. Splash Pad addition

- 1) Includes water feature and components with 5" concrete pad and perimeter walk
- 2) Concrete material to be utilized
 - a. 5" concrete
 - b. 6" dense graded base course
 - c. Surfacing per parks department

D. New 5' Sidewalks

- 1) Circle and connect existing play area and splash pad with plaza beside new Universal/Accessible Playground
- 2) Concrete material to be utilized
 - a. 5" concrete
 - b. 6" dense graded base course

E. New Plaza

- 1) Contains:
 - a. (2) two canopy shelters for shade and a gathering place

- b. (1) one new shelter restroom building centrally located for persons with special needs.
- 2) Concrete material to be utilized
 - a. 5" concrete
 - b. 6" dense graded base course

F. Renovate Shelter #1

- 1) Redevelop existing building:
 - a. Roof
 - b. Floors
 - c. Walls
 - d. Electrical components

G. New Parking – 16 Spaces

- 1) Along park loop drive and across from Tennis Courts
- 2) Bituminous material to be utilized
 - a. 3" Type E-1.0 hot mix asphalt
 - b. 12" dense graded base course
- 3) Concrete curb and gutter
- 4) Lighting

H. Existing Playground

- 1. New bark mulch surfacing @ 12" depth
- 2. Concrete walks around area
- 3. Add drainage improvements
- 4. Update equipment per Parks Dept

I. New Universal / Accessible Playground

- 1) Poured in place surface
- 2) Large accessible play equipment
- 3) User groups, Parks department, and community to determine play value, equipment selection, etc

J. New Parking – 15 Spaces

- 1) Along park loop drive, just south of new universal/accessible playground and next to Shelter #1
- 2) Includes drop-off loop by playground, plaza, and Shelter #1
- 3) Storm water quality features (rain garden area to be included)
- 4) Bituminous material to be utilized
 - a. 3" Type E-1.0 hot mix asphalt
 - b. 12" dense graded base course
- 5) Concrete curb and gutter
- 6) Lighting

LAGOON STORM WATER

A. Lagoon Improvements

- 1) Renovation and reinforcement of existing shoreline (variety of options)
- 2) Fishing piers and/or overlooks throughout
- 3) New expanded shoreline in some areas
- 4) Dredging, naturalized areas, and fountains to improve water quality
- 5) Install new drop structures at the existing western & center lagoon locations
 - a. If built at their current spillway elevation the aesthetic appeal of the pond at its current elevation will be maintained
 - b. If build at a lower elevation, additional dynamic storage will be provided for runoff control reducing downstream flooding and bank erosion erosion in the park
- 6) Install a new eastern drop structure
 - a. Design custom weirs to control large volume stream flows and orifices to control low volume runoff
 - b. Enhance flood control to adjacent properties using subtle "berms" that blend into the landscape

B. Renovated / Improved Stone Bridge

- 1) Seating area with benches and pavers
- 2) Safety study based on Hydrologic Engineering Centers River Analysis System (HEC-RAS) software to analyze flows under and access to the bridge
- 3) Raise the grade of walkways to and from the bridge

MID TO EAST PARK IMPROVEMENTS

A. Reconstructed Tennis Courts

- 1) Update / replace existing surface
- 2) Update / replace existing fencing and nets
- 3) Accessible walks

B. Renovated Shelter #3 (by Ohio St)

- 1) Add restrooms to existing shelter
- 2) Renovate building roof, walls, etc
- 3) Provide utilities as needed

C. Renovated Gazebo (by intersection of Georgia & South Park Ave)

- 1) Renovate building roof, walls, etc

D. Parking – 18 Spaces

- 1) Lot off of Ohio St

- 2) Storm water quality facility
- 3) Bituminous material to be utilized
 - a. 3" Type E-1.0 hot mix asphalt
 - b. 12" dense graded base course
- 4) Concrete curb and gutter
- 5) Lighting

E. Improved Entry Statements

- 1) Nine points: Corner of 11th Ave & Georgia St, three entries on Georgia St, corner of Georgia & W. South Park Ave, on W. South Park Ave, corner of W. South Park Ave & Ohio St, one on Ohio St, corner of Ohio St & 11th Ave.
- 2) Updated signage, consistent theme, landscaping, image/aesthetics

F. New Park Paths

- 1) Connecting major features
- 2) Interpretive signage describes natural highlights
- 3) Bituminous material to be utilized
 - a. 3.5" Type E-1.0 hot mix asphalt
 - b. 12" dense graded base course

G. Repave Existing Shared Use Paths

- 1) Connecting major features
- 2) Interpretive signage describes natural highlights
- 3) Bituminous material to be utilized
 - a. 3.5" Type E-1.0 hot mix asphalt
 - b. 12" dense graded base course

H. Energy Efficient Lighting

- 1) Cree Type LEDs
- 2) 30' mounting height
- 3) 4" round or square metal pole in concrete base
- 4) Services in two locations
- 5) All new electrical connections in conduit

STORM WATER GOALS

A. Improve Water Quality in Ponds if Quarry Source is Eliminated

- 1) Dredge ponds to achieve average depths of 4 to 5 feet
- 2) Provide supplemental ground water from a new well
- 3) Install aerators to keep pond water moving reducing algae growth

B. Improve Suspended Solids Removal of all Storm Water Entering Ponds

- 1) Add sediment reduction structures at each storm sewer outfall

- a. Pond baffle structures submerged beneath the static water level are installed to length flow paths and increase the deposit of sediment (sand and silt)
- 2) Consolidate storm sewer outfalls
- 3) Dredge ponds to achieve average depths of 4 to 5 feet

C. Increase Detention Capacity within South Park

- 1) Lower the permanent pool elevation of all pools 12" to 18" in combination with dredging to create additional detention volume
- 2) Raise the outlet weir on the downstream pond 18" to 24"
 - a. Install new eastern drop structure or weir designed to meter the release of storm water during various storm events
- 3) Install or regrade a perimeter berm to contain higher headwater levels resulting from a larger volume of detained storm water

D. Manage Suspended Solids from all new Parking / Hard Surface (40% removal)

- 1) Utilize a combination of:
 - a. Grass Filter Strip treatment of storm water runoff
 - b. Grass Treatment Swales of storm water runoff
 - c. Storm sewer Inlets with 2-foot sumps
 - d. Biofiltration Basins if necessary
 - e. Sediment pond baffles in ponds
- 2) The storm water and erosion control requirements outlined in City of Oshkosh ordinances and WDNR statutes will be met
- 3) Infiltration of storm water will occur in the ponds, however a quantitative analysis of the volume is not required.



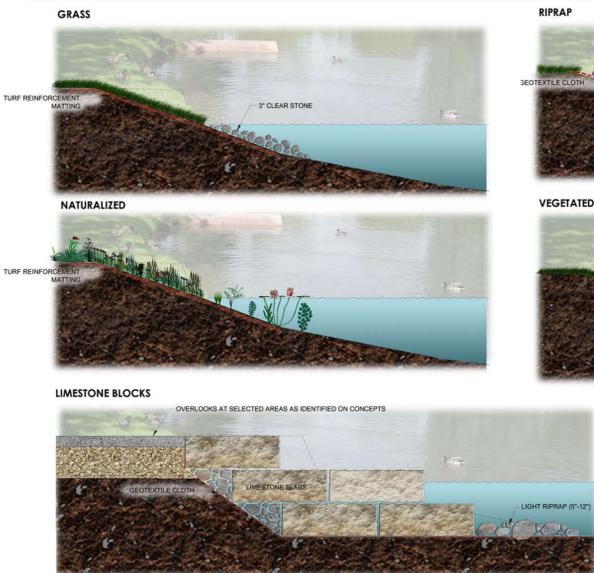
STORM WATER OPTIONS

- ◆ **Maintain Water Quality in Ponds if Quarry Source is Eliminated**
 1. Add sediment forebays
 2. Consolidate storm sewer outfalls
 3. Dredge ponds to achieve average depths of 4 to 5 feet
 4. Provide supplemental ground water from a new well
 5. Install aerators to keep ponds oxygenated

- ◆ **Improve Suspended Solids Removal of all Storm Water Entering Ponds**
 1. Add sediment forebays
 2. Consolidate storm sewer outfalls
 3. Dredge ponds to achieve average depths of 4 to 5 feet

- ◆ **Increase Detention Capacity within South Park**
 1. Lower the permanent pool elevation of all pools 12" to 18" in combination with dredging to create additional detention volume
 - a. Install improved v-notch or rectangular weirs
 2. Raise the outlet weir on the downstream pond 18" to 24"
 3. Install and re-grade a perimeter berm to contain additional detained storm water

- ◆ **Manage Suspended Solids from all new Parking / Hard Surface (40% removal)**
 1. Utilize a combination of:
 - a. Route runoff to wet pond with sediment forebay
 - b. Inlets with sumps
 - c. Sheet drain pavement to grass swales where grades allow



PARKING SPACES:
 EXISTING PARK: 51
 PREFERRED CONCEPT: 123 PROPOSED + 20 EXISTING

1.6 Cost Overview

The following site development cost ranges have been derived from Rettler Corporation 2012/2013 actual project construction costs.

SOUTH PARK

Earthwork / Demolition	\$ 289,293.25
Utilities	\$ 169,225.00
Pavement Structure – Parking (10 spaces)	\$ 29,005.50
Pavement Structure – Parking (16 spaces)	\$ 38,914.95
Pavement Structure – Parking (15 spaces)	\$ 76,746.65
Pavement Structure – Parking (64 spaces)	\$ 155,468.35
Pavement Structure – Parking (18 spaces)	\$ 45,302.15
Pavement Structure – Basketball Courts	\$ 74,136.90
Pavement Structure – New Paths	\$78,581.15
Pavement Structure – Repave Existing Walks	\$950,276.00
Building – Renovate Shelter #1	\$ 393,375.00
Building – Redevelop Shelter #2	\$175,350.00
Building – Renovate Shelter #3	\$ 184,750.00
Building – New Restrooms by Playgrounds	\$ 59,500.00
Building – Open Shelters A & B	\$ 50,000.00
Building – Open Shelter (northwest corner)	\$ 31,280.00
Building – Gazebo (southwest corner)	\$37,740.00
Play Areas	\$ 209,655.00
Sand Volleyball Court	\$ 11,400.00
Lagoons	\$ 2,725,750.00
Miscellaneous	\$ 725,185.00

SUMMARY

Construction items total:	\$ 6,510,934.90
Contingency @5%:	\$ 325,546.75
Construction Estimate Subtotal:	\$ 6,836,481.65
Geotechnical services:	\$5,000.00
City Sewer/Water Connection Fees:	Not Included
Design Development/Construction Documents/ Storm water Design, Permitting, Bidding,	
Contract Administration (@ 8.5%)	\$ 581,100.94
Construction Observation (@2.5%)	\$ 170,912.04

PROJECT TOTAL **\$ 7,593,494.63**

(See Appendix A for detailed cost estimate line items)

SECTION 2: APPENDICES



**APPENDIX A:
DETAILED COST ESTIMATE**

PRELIMINARY COST ESTIMATE

South Park

Oshkosh, WI

May 6, 2014

MASTER PLAN

Rettler Project No.: 13.008



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Category Sub Total
EARTHWORK/DEMOLITION (13.6 ACRES)						\$289,293.25
1.	Clearing and Grubbing	L.S.	1	\$15,000.00	\$15,000.00	
2.	Demolition	L.S.	1	\$20,000.00	\$20,000.00	
3.	Remove Existing Hard Surface	S.Y.	835	\$0.95	\$793.25	
4.	Common Excavation (at 1-ft)	C.Y.	22,000	\$5.00	\$110,000.00	
5.	Stripping Topsoil (6-in)	C.Y.	11,000	\$2.50	\$27,500.00	
6.	Place Topsoil (at 6-in)	C.Y.	11,000	\$2.50	\$27,500.00	
7.	Seed/Fertilize/Mulch Common Green Space	S.F.	315,000	\$0.20	\$63,000.00	
8.	Erosion Control	L.S.	1	\$22,500.00	\$22,500.00	
9.	Tracking Pad	EACH	2	\$1,500.00	\$3,000.00	
UTILITIES						\$169,225.00
10.	Stormwater Management Allowance (see lagoon)	L.S.	1	\$25,000.00	\$25,000.00	
11.	Storm Sewer	L.F.	2,005	\$45.00	\$90,225.00	
12.	Storm Basin	EACH	17	\$2,000.00	\$34,000.00	
13.	Electrical Underground Service	L.S.	1	\$20,000.00	\$20,000.00	
PAVEMENT STRUCTURE - PARKING (10 SPACE LOT ALONG LOOP DRIVE)						\$29,005.50
14.	HMA Type E-1.0, 3.5-inch Depth	S.Y.	241	\$16.00	\$3,856.00	
15.	Dense Graded Base, 12-inch Depth	S.Y.	270	\$6.85	\$1,849.50	
16.	Concrete Curb Ramp w/ Detectable Warning Field and Sign	EACH	1	\$2,000.00	\$2,000.00	
17.	Striping	L.S.	1	\$1,000.00	\$1,000.00	
18.	24" Curb and Gutter	L.F.	150	\$22.00	\$3,300.00	
19.	Storm water Managment	L.S.	1	\$10,000.00	\$10,000.00	
20.	Lighting	L.S.	1	\$7,000.00	\$7,000.00	
PAVEMENT STRUCTURE - PARKING (16 SPACE LOT ALONG LOOP DRIVE)						\$38,914.95
21.	HMA Type E-1.0, 3.5-inch Depth	S.Y.	503	\$16.00	\$8,048.00	
22.	Dense Graded Base, 12-inch Depth	S.Y.	547	\$6.85	\$3,746.95	
23.	Concrete Curb Ramp w/ Detectable Warning Field and Sign	EACH	2	\$2,000.00	\$4,000.00	
24.	Striping	L.S.	1	\$1,500.00	\$1,500.00	
25.	24" Curb and Gutter	L.F.	210	\$22.00	\$4,620.00	
26.	Storm water Managment	L.S.	1	\$10,000.00	\$10,000.00	
27.	Lighting	L.S.	1	\$7,000.00	\$7,000.00	
PAVEMENT STRUCTURE - PARKING (15 SPACE LOT ALONG LOOP DRIVE)						\$76,746.65
28.	HMA Type E-1.0, 3.5-inch Depth	S.Y.	1,405	\$16.00	\$22,480.00	
29.	Dense Graded Base, 12-inch Depth	S.Y.	1,509	\$6.85	\$10,336.65	
30.	Concrete Curb Ramp w/ Detectable Warning Field and Sign	EACH	3	\$2,000.00	\$6,000.00	
31.	Striping	L.S.	1	\$3,000.00	\$3,000.00	
32.	24" Curb and Gutter	L.F.	815	\$22.00	\$17,930.00	

PRELIMINARY COST ESTIMATE

South Park

Oshkosh, WI

May 6, 2014

MASTER PLAN

Rettler Project No.: 13.008



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Category Sub Total
33.	Storm water Management	L.S.	1	\$10,000.00	\$10,000.00	
34.	Lighting	L.S.	1	\$7,000.00	\$7,000.00	
PAVEMENT STRUCTURE - PARKING (64 SPACE LOT ALONG GEORGIA ST) AND PART OF LOOP						\$155,468.35
35.	HMA Type E-1.0, 3.5-inch Depth	S.Y.	3,433	\$16.00	\$54,928.00	
36.	Dense Graded Base, 12-inch Depth	S.Y.	3,571	\$6.85	\$24,461.35	
37.	Concrete Curb Ramp w/ Detectable Warning Field and Sign	EACH	4	\$2,000.00	\$8,000.00	
38.	Striping	L.S.	1	\$2,500.00	\$2,500.00	
39.	24" Curb and Gutter	L.F.	1,170	\$22.00	\$25,740.00	
40.	Concrete Drive Aprons	S.F.	971	\$9.00	\$8,739.00	
41.	Dense Graded Base, 6-inch Depth	S.Y.	110	\$10.00	\$1,100.00	
42.	Storm water Managment	L.S.	1	\$15,000.00	\$15,000.00	
43.	Lighting	L.S.	1	\$15,000.00	\$15,000.00	
PAVEMENT STRUCTURE - PARKING (18 SPACE LOT ALONG OHIO ST)						\$45,302.15
44.	HMA Type E-1.0, 3.5-inch Depth	S.Y.	980	\$16.00	\$15,680.00	
45.	Dense Graded Base, 12-inch Depth	S.Y.	1,039	\$6.85	\$7,117.15	
46.	Concrete Curb Ramp w/ Detectable Warning Field and Sign	EACH	2	\$2,000.00	\$4,000.00	
47.	Striping	L.S.	1	\$1,500.00	\$1,500.00	
47.	24" Curb and Gutter	L.F.	415	\$22.00	\$9,130.00	
48.	Raingarden (along Ohio St)	S.F.	2,250	\$3.50	\$7,875.00	
PAVEMENT STRUCTURE - BASKETBALL COURTS (2)						\$74,136.90
49.	HMA Type E-1.0, 3.5-inch Depth	S.Y.	933	\$16.00	\$14,928.00	
50.	Dense Graded Base, 12-inch Depth	S.Y.	994	\$6.85	\$6,808.90	
51.	Court Surfacing	S.F.	8,400	\$3.50	\$29,400.00	
52.	Striping	L.S.	1	\$7,000.00	\$7,000.00	
53.	Basketball Standards	L.S.	1	\$16,000.00	\$16,000.00	
PAVEMENT STRUCTURE - NEW PATHS (DASHED LINES)						\$78,581.15
54.	HMA Type E-1.0, 3.5-inch Depth (3,095 lf)	S.Y.	3,439	\$16.00	\$55,024.00	
55.	Dense Graded Base, 12-inch Depth	S.Y.	3,439	\$6.85	\$23,557.15	
PAVEMENT STRUCTURE - REPAVE EXISTING PATHS						\$950,276.00
56.	HMA Type E-1.0, 3.5-inch Depth (3,095 lf)	S.Y.	41,411	\$16.00	\$662,576.00	
57.	Dense Graded Base, 12-inch Depth	S.Y.	42,000	\$6.85	\$287,700.00	
BUILDING - RENOVATE SHELTER #1						\$393,375.00
56.	Renovate Shelter #1 (no restrooms)	S.F.	4,175	\$90.00	\$375,750.00	
57.	Sanitary	L.F.	205	\$75.00	\$15,375.00	
58.	Water	L.F.	30	\$75.00	\$2,250.00	
BUILDING - REDEVELOP RESTROOM AND SHELTER IN SHELTER #2						\$175,350.00
59.	Redevelop Shelter #2	S.F.	925	\$180.00	\$166,500.00	

PRELIMINARY COST ESTIMATE

South Park

Oshkosh, WI

May 6, 2014

MASTER PLAN

Rettler Project No.: 13.008



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Category Sub Total
60.	Sanitary	L.F.	100	\$75.00	\$7,500.00	
61.	Water	L.F.	18	\$75.00	\$1,350.00	
BUILDING - RENOVATE SHELTER #3 (ADD RESTROOMS)						\$184,750.00
62.	Renovate Shelter #2	S.F.	1,500	90	\$135,000.00	
63.	New Restrooms	L.S.	1	25,000	\$25,000.00	
64.	Sanitary	L.F.	165	\$75.00	\$12,375.00	
65.	Water	L.F.	165	\$75.00	\$12,375.00	
BUILDING - NEW RESTROOMS ON PLAZA BY PLAYGROUNDS						\$59,500.00
66.	New Shelter/Restrooms (on plaza between playgrounds)	S.F.	460	\$100.00	\$46,000.00	
67.	Sanitary	L.F.	90	\$75.00	\$6,750.00	
68.	Water	L.F.	90	\$75.00	\$6,750.00	
BUILDING - OPEN SHELTER A & B (SHADE STRUCTURES ON PLAZA)						\$50,000.00
69.	Open Shelter A & B	EACH	2	\$25,000.00	\$50,000.00	
BUILDING - OPEN SHELTER (NORTHWEST CORNER)						\$31,280.00
70.	Open Shelter (northwest corner - with concrete pad)	S.F.	460	\$68.00	\$31,280.00	
BUILDING - OPEN SHELTER (SOUTHWEST CORNER)						\$37,740.00
71.	Gazebo	S.F.	555	\$68.00	\$37,740.00	
PLAY AREAS						\$209,655.00
72.	Universal / Inclusive / Accessible Playground	L.S.	1	\$0.00	BY OWNER	
73.	Perimeter Sidewalks & Plaza- 5" Concrete	S.F.	14,397	\$5.00	\$71,985.00	
74.	Perimeter Sidewalks & Plaza, Dense Graded Base, 6-inch Depth	S.Y.	1,650	\$5.00	\$8,250.00	
75.	Upgrade Existing Playground (bark mulch and underdrain)	S.F.	12,942	\$10.00	\$129,420.00	
SAND VOLLEYBALL COURT						\$11,400.00
76.	Sand (at 12-in depth)	C.Y.	200	\$12.00	\$2,400.00	
77.	Volleyball Standards	L.S.	1	\$5,000.00	\$5,000.00	
78.	4" Underdrain w/sock	L.F.	400	\$10.00	\$4,000.00	
LAGOONS						\$2,725,750.00
79.	Fountain / Aerator	EACH	2	\$20,000.00	\$40,000.00	
80.	Overlooks	EACH	10	\$35,000.00	\$350,000.00	
81.	Improved Spillway	EACH	2	\$20,000.00	\$40,000.00	
82.	Renovated Bridge	L.S.	1	\$150,000.00	\$150,000.00	
83.	Shoreline Restoration (including naturalized areas)	L.F.	3,205	\$150.00	\$480,750.00	
84.	Dredging Lagoons (@ 5' depth)	C.Y.	25,000	\$50.00	\$1,250,000.00	
85.	Sediment Forebays	L.S.	1	\$50,000.00	\$50,000.00	
86.	New Well (for supplemental groundwater)	L.S.	1	\$180,000.00	\$180,000.00	
87.	Create Perimeter Berm (to contain additional storm water)	L.S.	1	\$135,000.00	\$135,000.00	
88.	Manage Suspended Solids from Parking Lots	L.S.	1	\$50,000.00	\$50,000.00	

PRELIMINARY COST ESTIMATE

South Park

Oshkosh, WI

May 6, 2014

MASTER PLAN

Rettler Project No.: 13.008



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Category Sub Total
MISCELLANEOUS						\$725,185.00
89.	Upgrade Existing Horseshoe Pits	L.S.	1	\$5,000.00	\$5,000.00	
90.	Renovated Fence (along north property line)	L.F.	1,077	\$30.00	\$32,310.00	
91.	Improved Park Entries (signs, plantings, theme)	EACH	6	\$18,000.00	\$108,000.00	
92.	Reconstruct/Resurface Tennis Courts	COURT	3	\$20,000.00	\$60,000.00	
93.	Splash Pad addition	S.F.	2,295	\$25.00	\$57,375.00	
94.	Renovated Existing Memorial area	L.S.	1	\$50,000.00	\$50,000.00	
95.	Street Lighting	EACH	50	\$2,750.00	\$137,500.00	
96.	Landscaping (around and inside loop)	L.S.	1	\$125,000.00	\$125,000.00	
97.	Landscaping (rest of park)	L.S.	1	\$150,000.00	\$150,000.00	
SUMMARY						
CONSTRUCTION ITEMS TOTAL:						\$6,510,934.90
CONTINGENCY at 5%:						\$325,546.75
CONSTRUCTION ESTIMATE SUBTOTAL:						\$6,836,481.65
GEOTECHNICAL SERVICES						\$5,000.00
DESIGN DEVELOPMENT/ CONSTRUCTION DOCUMENTS / STORMWATER DESIGN / PERMITTING / BIDDING /						
CONTRACT ADMINISTRATION at 8.5%:						\$581,100.94
CONSTRUCTION OBSERVATION at 2.5%						\$170,912.04
BASE PROJECT TOTAL						\$7,593,494.63

NOTES:

1. Geotechnical exploration required prior to final estimates. Soil conditions may impact cost estimate.
Topographic mapping not completed at time of study. New topographic required prior to final cost estimates and construction documents.
2. Storm water management allowance included at this time.
3. Existing utilities verification and soil investigation not completed at time of cost estimate.

5. Lagoon redevelopment and dredging estimates are preliminary. A bathymetric survey and geotechnical testing is required prior to developing final cost estimates.

**APPENDIX B:
MEETING MINUTES**

**City of Oshkosh
South Park
SITE MASTER PLAN MEETING MINUTES
Parks Department Staff Meeting
September 30, 2013
2:30-3:30 P.M.**

DATE: *September 30, 2013*

PROJECT: *South Park – Site Master Plan Study
Park Staff Input Meeting*

PRESENT: *Ray Maurer, Parks Director
Bill Sturm
Nick Simons
Bob Stein
Dennis Knickelbein
Michael Marx
Jerry Sitter
Aaron Fabiano
Jay Munig
Steve Bartels
Paul F Brown
Robert Schilcher
Tom Bauer
Jeff Bahling, Rettler Corporation
Rebecca Ramirez, Rettler Corporation*

A meeting was held at the City of Oshkosh Parks & Forestry Office (805 Witzel Ave) regarding the above stated project. The following items discussed and comments/input provided by parks department employees unless indicated differently:

1. Keep weeds out of retention ponds
2. Walking trail accessibility- need wider paths
3. Jeff Bahling asked if it was possible to mow to the edge of the lagoon and for opinions about riprap. Reply was vague. Situation not good presently.
4. The park has lost 10'-15' of shoreline over the last 25 years.
5. Jeff Bahling mentioned that the master plan might look at deepening the lagoons.
6. Jeff Bahling asked about Shelter #3 usage. The reply was that it is used almost every weekend.
7. Jeff Bahling asked for feedback about the trees. Comments were that there are quite a few Ash trees in the park and some will have to go in the near future. There are

- also many trees around the lagoon and there was some concern voiced about changes in water features impacting the trees.
8. Would be nice to have a kitchen in the large shelter.
 9. During big events, the city closes down the roads around the park and participants park on the street.
 10. Someone suggested putting basketball courts up by the ball diamond as it isn't much used
 11. Jeff Bahling asked if a lot of people fish in the park. Answer was that DNR stocks fish annually and people fish for carp in the park all year round.
 12. There is a well head north of the basketball courts that needs to be removed.
 13. Jeff Bahling asked when the tennis courts had been last resurfaced? Consensus was about 5+ years ago.
 14. Jeff Bahling asked about tennis court usage. Courts are used "some."
 15. Jeff Bahling asked if basketball courts are often used. Yes!
 16. Jeff Bahling asked if there were any issues with interaction older and younger children. Not really.
 17. Jeff Bahling asked about the splash pad. Reply was that it is heavily used. It was installed with a rubber mat surfacing, but that is gone now and it is plain concrete. The concrete is a better surface however, due to being less slippery. Might want to change/hardwire the buttons- features should all run independently.
 18. The walking trails are well used.
 19. Horseshoes are used on Thursday nights.
 20. Jeff Bahling asked if the park is open in the winter. Answer is yes. The City plows everything. Visitors come to feed the ducks and geese. During good weather they bring their children unto the fields. Trails are plowed.
 21. Park soil is a silt loam.
 22. The suggestion was made to add cross country skiing or snowshoe trails to the park, however Jeff pointed out a lack of elevation difference. It would have to be a beginner's course.
 23. Jeff Bahling asked how many people can fit in the large shelter. Answer was about 150.
 24. There are quite a few weddings in the park.
 25. Jeff asked about the white themed items by southwest corner of park. Apparently used to be a bandshell that was torn down in the early 80's. Corner sign on Ohio Street came in the mid-late 80's.
 26. We should rebuild all shelters.
 27. Might be the place to have a good ice rink if the large shelter is reconstructed.
 28. Maybe should move shelter and put restrooms on shelter.
 29. Maybe we should expand the road loop east around the tennis courts. Reactions included wondering if bringing cars that far in the park was negative, noting that there are some very nice trees in that area that would have to come down, etc
 30. Jeff Bahling asked if the WWII memorial might need new flags, walks, or other improvements. Concrete work needed.
 31. South Park needs unisex bathroom to assist with inclusive playground use.
 32. Ray Maurer asked for opinions on shelter #3. Should it be moved, renovated, or removed? Someone mentioned switching from a shelter to a gazebo.
 33. Lagoon water quality can be improved by dredging the lagoons and catching storm water silt before it reaches the site.
 34. Horseshoes only seems to be used Wednesday night by the league. League was pressing hard to get them renovated several years ago.
 35. Park should have bathrooms attached to every shelter- otherwise rental is useless.

36. Jeff Bahling asked about biker/rollerblader numbers. There are some.
37. A school occasionally uses the park for cross country practice.
38. Regarding the lagoons, Rettler Corp will look into riprap costs, cocoa fiber logs, native vegetation in some areas, and limestone steppers at the biggest gouge areas. Rettler will also need to know whether to add fountains and drill a well to add water to the pond once the quarry closes.

The aforementioned constitutes my understanding of the observed and discussed items. If any of the above items have been misinterpreted or omitted please contact our office as soon as possible.

Sincerely,

(Rebecca Ramirez, for)
Jeff Bahling, ASLA Senior Landscape Architect

**City of Oshkosh
South Park
SITE MASTER PLAN MEETING MINUTES
Public Input Meeting
September 30, 2013
6:30-8:00 P.M.**

DATE: *September 30, 2013*

PROJECT: *South Park – Site Master Plan Study
Public Input Meeting*

PRESENT: *Ray Maurer, Parks Director
Bill Sturm, Landscape Operations Manager
Steve Gohde, Asst. City Engineer
Jeff Bahling, Rettler Corporation
Rebecca Ramirez, Rettler Corporation
Councilor Sean Fitzgerald
Councilor Kyle Clark
Advisory Park Board Chair, Bill Gogolewski
Interested citizens*

A meeting was held at the City of Oshkosh Senior Center regarding the above stated project.

Jeff Bahling introduced the South Park Master Plan process and listed several main points for discussion:

- The addition of a large inclusive playground at South Park
- Storm water issues- improvement to both water quality and quantity
- Restrooms and Shelters- need updating and ADA accessibility
- Ash trees affected by Emerald Ash Borer
- Park trails getting older
- Erosion along lagoons
- Additional Parking

He then went over the User Group Survey results and opened the floor for comment. The following input was provided by city residents unless indicated otherwise:

1. One resident suffers from the flooding issues on Ohio and 11th Street and felt his concerns were not being taken into consideration. There was some agreement among the crowd on this point.
2. Are you going to dredge the lagoons? (Potentially yes.)

3. One citizen stated that the City has been looking at the Stringham Creek Flood improvement issue and preliminary analysis indicates the problem is larger than the park. In fact the city would have to turn the entire South Park into a lagoon to solve the issue.
4. Are the lagoons fed from the quarry? (Yes.)
5. I've heard that Vulcan will close in five years. Can we send storm water that way? (Steve said that was an option)
6. Is there any way to shut off flow into the lagoons during a rain? (Probably not. That would flood the quarry)
7. As a father of two young children, I want to say thank you for looking at updating play equipment in the park. That is also quite important.
8. There is concern about the many geese and ducks in the park. Their droppings are a public health hazard.
9. There was agreement that the geese migrate in the spring and fall, but the ducks are always there.
10. How effective are geese management techniques? (Mixed.)
11. Shelter #3 has no restrooms or parking. (one solution is moving it)
12. Will you expand the splash pad? (That is a little up in the air. Some people think it should be expanded, others think the current size is just right.)
13. More seating is needed at the splash pad.
14. Is there a reason for the road loop? Is it possible to remove the remnants of the road and leave the parking at the edges? (Vehicular access will still be needed to some interior points)
15. I would like the ball diamond improved.
16. There is a problem with people bringing dogs into the park and into the splash pad.
17. Is it possible to move the bathrooms to a more central point? (If the bathrooms are rebuilt, they will be placed in a more central location)
18. Has the city talked about shelter usages? I've rarely seen all three shelters in use at one time. (Ray Maurer said he will get hard numbers for shelter usage)
19. I live across from Ohio Street Shelter and see it occupied about every other Saturday for weddings.
20. Another neighbor is concerned with bathrooms and ducks. Unsavory activities in the bathrooms and the ducks look in her windows.
21. Ray Maurer on shelter use: the two main shelters are used every weekend. Shelter #3 is generally used two full weekends out of every month.
22. Shelter #3 may only be used less because of the lack of parking and utilities.
23. Has there been any structural review done on the historic bridge? (Not in this study. It will be reviewed in the storm water study however because of erosion)
24. There was flooding this year, and then someone sprayed around the ponds and killed all the grass this year. Both of these items contributed to increased erosion around the lagoons.
25. The city should take care of the watershed first before planning the park. The city is putting the cart before the horse and going around the problem.
26. I want to hear more about the Emerald Ash Borer. (Bill: Emerald Ash Borer was found within 1.5 miles from city limits. South Park contains some Ash trees that have been declining due to age and insects for some time now. We will assess those trees and some removal is planned. We have not planted Ash for seven years now and are working on diversifying trees. We will lose some trees and are planning to fill those gaps in advance.)
27. Will the fence that separates the park and residences along the north side be replaced? And will homeowners be charged for that? (Ray Maurer: the fence

- protects the privacy of the homeowners. There will be no additional cost to homeowners for the replacement of that fence. Rettler Corp will estimate the cost of that replacement.)
28. Ray Maurer: there will be a park board meeting October 14th in which we will take input from tonight along with input from engineers and create concepts for the November/December meeting with final master plans scheduled for the beginning of next year.
 29. When will construction start on the inclusive playground? (Ray Maurer: fundraising is going on. The City has committed \$100,000 and is hoping the community will raise matching funds. Probably nothing else substantial before 2015/2016. If you have comments, please send them to me.)
 30. I see dogs in the park all the time. Maybe we should make South Park as a dog park.
 31. Some emphatic negatives to making South Park a dog park. Some residents were alright with designating part of it as dog-friendly.
 32. Are the bathrooms locked up at night? I always see people in there at 1am. (Ray Maurer: we have automatic timers on the doors of all new bathrooms that shut at park closing time. We would install those in any new facilities in South Park as well)
 33. Will bathrooms be replaced or added? (That is part of today's discussion)
 34. Ray Maurer: we will come up with three concepts for South Park. We will start identifying two restroom facilities. There is a need for one in the central park area.
 35. Want more police presence.
 36. Want more lighting. Parts of the park very dark. (Ray Maurer: Jeff Bahling and an electrician will take a look at lighting on all new facilities.)
 37. Horseshoe lighting is sometimes on at 1am. (Ray Maurer: we are working on that with an electrician.)
 38. Want more volleyball courts and benches. Also add benches around splash pad.
 39. Want new shelter between road, horseshoes, and grove of trees in northwest part of park.
 40. I want to say thank you for giving attention to South Park. It is a beautiful park. I would also like attention paid to the trees and willows as they are a big part of bird migration. We have a blue heron living in the park right now. We used to have a pair that nested in the willows. It is such a beautiful park. People from Appleton travel down to Oshkosh to enjoy our beautiful parks.
 41. Now that the willow trees are gone we have more geese. It is probably because of the longer flyways to land and take off. Also this year they sprayed. Need more trees in the park, though grow time will be a problem.
 42. I've lived on South Park for 44 years and there were no goose problems then.
 43. Is there a possibility of putting a road in off Ohio Street to access Shelter #3 that connects to the park loop? (Ohio Street is a state highway. The DOT might allow, but would need permitting)
 44. There was some concern with the point above as noon hour traffic will cut through the park to escape congestion. This would be bad for the children and elderly. A better idea would be to move Shelter #3 farther in and closer to the existing loop. (Ray Maurer also suggested replacing Shelter #3 with an open air gazebo)
 45. Can we flip the tennis courts and Shelter #3, or put the shelter where the tennis courts are? Cost concerns.
 46. Regarding the Ohio Street Pavilion (Shelter #3), can we add an entrance/exist with bathrooms and parking, but no through access? (we will look at the permitting)
 47. Someone suggested an arc-shaped road connecting Ohio Street to South Park Avenue.

48. How often are the tennis courts used? (Ray Maurer: quite often) The original speaker disagreed with this assessment, but others supported it.
49. Basketball is used very often. There was general agreement with this.
50. I love the stone bridge and want to see it stay.
51. If the stone bridge can hold cars, can we make the path a road? There was some disagreement with this as many wedding pictures are taken there.
52. Jeff Bahling asked if people often conduct weddings in the park. The answer was an emphatic yes.
53. There used to be a house in the middle of the park that sold ice cream and candy.
54. When I lived there as a child one fellow took care of the entire park and it was better maintained then than now. The park needs a lot more care.
55. The park is beautiful just the way it is. Don't add too much here like what happened at Menominee Park.
56. Some of the large trees seem to be in danger of falling into the lagoon. Can we do something to help them?
57. I want to confirm the need for baseball. I live across from the South Park Middle School and their fields are used constantly. (Ray Maurer: we must consider the proximity to houses and streets in that location. We are working with groups to find better locations for ball fields and I'm not sure this is it.)
58. Where is the funding for this project coming from? (The master plan covers a 20-25 year time frame. Not sure where all the funding will eventually come from over that range. Still earmarking money for South Park improvements in the CIP)
59. Regarding the Inclusive Playground, I hope it's not like Menominee Park where you can lose your children in the playground. (Jeff Bahling observed that Stevens Point has a barrier free playground and it is rather open)
60. I don't think we need that playground. We have existing playgrounds and the children are playing and happy there. Why are our tax dollars going toward another playground instead of the watershed problem?
61. Are the plans for any more parks in Oshkosh? (Ray Maurer: None in the works now. However our ordinances require that as new developments take place, parkland must be dedicated or a fee paid in lieu of parkland dedication)

Jeff Bahling reminded everyone to fill out their comments papers and turn them in to Ray Maurer. The meeting then closed.

The aforementioned constitutes my understanding of the observed and discussed items. If any of the above items have been misinterpreted or omitted please contact our office as soon as possible.

Sincerely,

(Rebecca Ramirez, for)
Jeff Bahling, ASLA Senior Landscape Architect

**Minutes from Go-To Meeting with Ray Maurer on January 2, 2014 regarding
South Park, Oshkosh WI 54901**

Present:

Jeff Bahling
Ray Maurer
Rebecca Ramirez

- All concepts: fence by residential properties to be black or green coated vinyl
- No need for Rettler Corp to address the geese issue
- Lagoon Stabilization Sheet: remove masonry pier and replace with coir logs option. (JB will obtain cost per lineal feet for all options)
- Obtain existing vs. proposed parking numbers for all options
- Concept 1: Change shade structures from red to blue
- Concept 1: Remove existing basketball from aerial photo
- Add some sort of disclaimer such as: "All lagoon improvements conceptual. Design to be based on hydrologic studies."
- JB: create preliminary water source study for lagoon
- JB: obtain dredging estimate for lagoons
- Concept 1: Change parking off Ohio street to one-way angled; add one-way arrows
- JB: obtain estimate for tennis court fencing and reconstruction
- Concept 3: move "Relocated Shelter #2" to a place between playground and parking lot
- Concept 3: switch shelter and playground in northwest corner.
- Concept 3: Change play area to sand volleyball lot.
- Concept 3: Move Shelter #3 to somewhere near tennis courts
- Concept 3: Change shelter at southwest corner to from "new" to "updated"
- Concept 3: noted "reconstructed tennis courts" on existing tennis courts
- Concept 1: replace the north most blue&white shelter beside playgrounds with a restroom/shelter building and remove the one just to the north
- Make sure to landscape the islands in the parking lots.
- Eliminate Concept 2

-Rebecca Ramirez



**ADVISORY PARK BOARD
MINUTES
JANUARY 13, 2014**

Present: Sean Fitzgerald, Victor Girens, Bill Gogolewski, Jim Michelson, Bill Miller
Excused: Carrie Rule, Jonathan Wilson, Terry Wohler
Staff: Ray Maurer, Parks Director; Chad Dallman, Parks Operations Manager; Bill Sturm, Landscape Operations Manager/City Forester; Trish Marks, Recording Secretary
Guests: Jeff Bahling, Senior Landscape Architect for the Rettler Corporation of Stevens Point, Wisconsin

CALL TO ORDER

Chairman Gogolewski called the meeting to order at 6:00 P.M.

ROLL CALL

A quorum was determined to be present.

APPROVAL OF MINUTES

Motion by Michelson for approval of the October 14, 2013 minutes, as distributed. Seconded by Girens. Motion carried 5-0.

CITIZENS STATEMENTS (Items on Agenda)

There were no citizen's statements.

PARK BUSINESS

1) **Discuss South Park Master Plan**

Mr. Maurer reiterated the background of the proposal from his Memorandum to the Board dated January 9, 2014 (said Memorandum on file at the City Parks Department and made a part of these minutes).

Jeff Bahling, Senior Landscape Architect for the Rettler Corporation of Stevens Point, Wisconsin did a brief overview of two (2) proposed conceptual plans (said conceptual plans on file at the City Parks Department and made a part of these minutes). He noted that with respect to conceptual plan #1 and the proposed parking along Ohio Street, Mr. Maurer is in the process of investigating if parking would be allowable in that area. He stated he would like to see some sort of dedication area to describe/highlight the bridges as they are unique to the area.

Mr. Miller stated he would like the proposed parking lot along the Ohio Street area pursued. Mr. Bahling stated that proposing to keep it a one-way might help with pushing it through the approval process.

Mr. Fitzgerald inquired if there were liabilities that come with the decorative boulders (people jumping them) and inquired if other communities have them in their parks.

Mr. Bahling stated that staff reminded him that the decorative boulders become a maintenance issue as debris gets caught up in them and they were not keen on including them in the plan.

Mr. Fitzgerald stated that neither plan shows any changes to the pedestrian bridges and inquired if any changes were being considered. Mr. Bahling stated no changes were being proposed.

Chairman Gogolewski stated that the proposed shelter does not address the restroom dilemma. Mr. Michelson stated that the restrooms are important on the Ohio Street side of the park and have been a concern for years.

Mr. Bahling stated that once the parking issue on the Ohio Street side is approved then a restroom could be added to the plan along with a new shelter.

Chairman Gogolewski inquired if the basketball court could be moved closer to the volleyball courts and Mr. Bahling stated that could be changed accordingly.

Mr. Miller inquired as to the approximate cost of expanding the retention pond? Mr. Bahling stated he did not have any cost estimates to date, and noted that might be a storm water department cost.

Mr. Miller inquired if it was possible to expand the splash pad in conceptual plan #1? Mr. Bahling stated that would be possible and noted that some other features might have to be reconfigured in order to do an expansion to the east.

Mr. Bahling stated the intent is to maintain the water quality in the ponds especially if the Quarry water source is eliminated. Mr. Bahling reviewed the shoreline stability options and noted he was also working with James Rabe in the City Engineering office about the proposals. He noted that the rip rap and vegetated coir log options were the most expensive.

Mr. Sturm stated that a combination of various shoreline options would be viable for various sections of the lagoon areas.

It was the consensus of the Board that they prefer conceptual plan #1 with some minor changes, to-wit: keep the shelter on the Ohio Street side with the addition of a restroom, expand the splash pad, provide two (2) restrooms in active play area, add volleyball court in northwest corner adjacent to the residential properties, shoreline stabilization will be a priority, keep/maintain a bridge patio, provide limestone steppers (approximately three (3) per lagoon), and expand lower lagoon to the west thereby eliminating a spillway. Mr. Bahling stated he would make these changes and tweaks after meeting with the City's Engineering Department.

Discussion ensued relative to the shoreline areas. Mr. Sturm stated higher use areas could be grass up to the shoreline area because of the heavy traffic. As you proceed east there is more of a naturalized setting (lower impact) area and those areas could be limestone for fishing or access closer to the water and also combinations for some of those naturalized areas as well. It is important to look at each different zone and determine what would be a good fit for that particular area.

Mr. Maurer suggested that in the written document state the options that the Park Board and staff favor rather than place them on the plans themselves.

Mr. Michelson stated he would like to see predominately grass and vegetated coir logs and a few limestone rocks installed, but no naturalized landscape or rip rap.

Mr. Miller concurred with Mr. Michelson and stated he did not want rip rap installed unless it was absolutely necessary.

2) Update on 2014 Budget

Mr. Maurer gave a brief overview of the 2014 Parks Operating Budget noting that it was the directive for each City department to do a potential 5% cut/reduction in their budgets. A 5% reduction in the Parks Budget calculated to approximately \$80,000. We had one (1) full time trades technician that retired at the end of the year and that helped with the reduction as we didn't want to nickel and dime our already slim budget. That means a gentleman that is generally out there plowing snow/mowing grass and helping with projects is now

gone and those responsibilities will be spread out to the remaining crew. Those duties will not be done as quickly due to our cut in staff. To help generate some revenue for our department we proposed some fee increases. The fee increases for the park shelter rentals, boat launches and golf course fee increases were approved by the City Council and became effective January 1, 2014. Mr. Maurer stated that highlights on some of the projects that are being worked on in various divisions include Forestry looking at the Emerald Ash Borer (EAB) evaluating some of the ash trees that might be treatable and included in his budget was \$20,000 to help him to contract removal or do some injections on some of those trees. The Revenue Facilities Manager is working on an annual report which will be presented to the Board. Crews will be completing renovation of the tie up docks in Menominee Park and the zoo master plan is continuing to be worked on. Due to a number of break-ins and security issues at the Lakefly Café, amusement office and the zoo maintenance building there will be security cameras installed. The design of the Rainbow Park boat launch improvements, there is \$50,000 budgeted to take on that project. Mr. Davis of Community Development, had previously announced that there is grant funding that will not be used at the Boat Works property because there is not a motorized boat facility going down there so the DNR stated if we had another motorized project area they are willing to shift that grant money to Rainbow Park and hopefully that work can start in 2014/15. With respect to the Pollock Community Water Park there are a number of things going on such as replacing outside lockers as the current ones are rusted, we will be purchasing additional deck chairs and a malt machine for concessions. With regard to Lakeshore Municipal Golf Course, staff is expanding the range tee and are hoping to add a senior division to the city tournament and grow entries to 180; they are working on additional marketing to increase women and junior golf rounds and also work with schools to increase junior rounds as well as UW-O and Fox Valley Technical School to increase the college aged students that use the facility.

3) Update on 2014 Capital Improvement Plan (CIP)

Mr. Maurer reiterated the 2014 CIP project list and status of each project (said list on file at the City Parks Department and made a part of these minutes). He noted some of the projects were bumped into 2015 and 2016.

Mr. Maurer stated there may be some caveats with respect to the 2014 CIP project list with respect to the Universal Accessible Playground (UAP) project. The City Council in 2012 committed \$100,000 if the UAP committee could raise a matching \$100,000 before construction could begin. The UAP committee recently received another donation of \$25,000 bringing their donations to date of approximately \$80,000. If the UAP committee raises the \$100,000 matching grant money and is ready for construction of the playground, then an adjustment to the proposed 2014 list needs to be made.

CITIZEN STATEMENTS (Items not listed on the Agenda)

There were no citizen statements.

PARK DIRECTOR'S REPORT

Mr. Girens inquired as to the status of the Park Suspension Policy.

Mr. Maurer stated the Policy has affected at most six (6) individuals to date. Red Arrow Park and Menominee Park still have pending problems with some individuals.

PARKS OPERATIONS MANAGERS REPORT

Mr. Dallman reported that crews are currently finishing up projects and working on snow removal as well as CIP projects.

LANDSCAPE OPERATIONS MANAGERS REPORT

Mr. Sturm stated that crews are working on winter prunings and removals. He noted that while the EAB is not in the City of Oshkosh, it is in close proximity. It is his intent to do treatment on some of the better trees and also doing a multi-tier approach on the trees. He stated he has been working with the City Attorney's office on updating the Municipal Code relative to the insect control section. Mr. Sturm stated that work is proceeding on the George Washington development and that the Rettler Corporation is in the process of working on bid specification documents. He announced that a representative from the Weather Channel will be broadcasting from Menominee Park tomorrow morning.

OTHER BUSINESS

There being no other business,

ADJOURNMENT

Motion by Girens for adjournment; seconded by Miller. Motion carried 5-0.

The meeting adjourned at 7:21 P.M.

Respectfully submitted,

Trish Marks

Trish Marks, Recording Secretary



**ADVISORY PARK BOARD
MINUTES
MARCH 10, 2014**

- Present:** Sean Fitzgerald, Bill Gogolewski, Jim Michelson, Carrie Rule, Megan Schuessler, Jonathan Wilson, Terry Wohler
- Excused:** Victor Girens, Bill Miller
- Staff:** Ray Maurer, Parks Director; Bill Sturm, Landscape Operations Manager/City Forester; Jenny McCollan, Revenue Facilities Manager; Steve Dobish, Lakeshore Municipal Golf Course Manager; Trish Marks, Recording Secretary
- Guests:** Jeff Bahling, Senior Landscape Architect for the Rettler Corporation of Stevens Point, Wisconsin

Chairman Gogolewski introduced the new Board member, Megan Schuessler. Ms. Schuessler stated she has lived in Oshkosh for approximately five (5) years and that her husband is a native of Oshkosh. She works at EAA in the marketing department.

CALL TO ORDER

Chairman Gogolewski called the meeting to order at 6:02 P.M.

ROLL CALL

A quorum was determined to be present.

APPROVAL OF MINUTES

Motion by Wohler for approval of the January 13, 2014 minutes, as distributed. Seconded by Wilson. Motion carried 7-0.

CITIZENS STATEMENTS (Items on Agenda)

There were no citizen's statements.

PARK BUSINESS

- 1) **Discuss/recommend lease agreement extension for concession stand operation at Spanbauer Memorial Field with Fraternal Order of Eagles**

Mr. Maurer reiterated the background of the proposal from his Memorandum to the Board dated March 4, 2014 (said Memorandum on file at the City Parks Department and made a part of these minutes). He stated since 1996 the city has worked with the Fraternal Order of Eagles to provide concessions at Spanbauer Memorial Field. There have been a number of lease extensions with the most recent lease expiring on December 31, 2013. It is requested to renew the lease for two more years on the same terms and conditions as the original lease. Mr. Maurer noted that staff has had a good working relationship with the Eagles group and would like to continue that relationship.

Dan Brewer, representative of the Fraternal Order of Eagles, stated there has been a decline in revenues over the years since the men's leagues were removed from using the field (due to massive home runs and the disbanding of Club 6-1/2). He stated that there are women's and co-ed leagues on Monday through Thursday nights and that the Eagles Club is working with Oshkosh Youth Softball in scheduling some games and tournaments.

Motion by Wohler to recommend approval of a two-year lease agreement extension for concession stand operations at Spanbauer Memorial Field with Fraternal Order of the Eagles; seconded by Fitzgerald. Motion carried 7-0.

2) **Discuss/approve Little Free Library project proposal by North High School Students for Abe Rochlin Park, Roe Park and Fugleberg Boat Launch**

Mr. Maurer gave a brief overview of the request and introduced Anthony Wegenke, an Oshkosh North High School student who is working on the project.

Mr. Wegenke stated the Vocational Skills class at Oshkosh North High School is requesting to add "Little Free Libraries" at Rochlin Park, Fugleberg Boat Launch and Roe Park to encourage literacy within the Oshkosh community. The Little Free Library is a "take a book, return a book" gathering place wherein neighbors share their favorite literature and stories. The Little Free Libraries will be accessible to individuals who are wheelchair bound and are designed for the various park locations. Students will receive school credit for keeping up stock and maintaining the library boxes. He showed the Board members the two (2) boxes that were done for Roe Park (flowers and children playing) and a boat (Fugelberg Boat Launch). He noted that the boxes will have pitched roofs to allow rain water runoff and doors that will open for easy access as well as metal poles for in-ground installation. Mr. Maurer inquired as to what the third design was and Mr. Wegenke stated it is a "fish" for placement at Rochlin Park.

Mr. Fitzgerald inquired if these library boxes would be available year round or seasonal. Mr. Wegenke stated that they would be removed in the winter months to avoid snow damage or animals using them for winter homes.

Mr. Fitzgerald inquired if staff had concerns with mowing or snow plow maintenance. Mr. Maurer stated that he did not think the library boxes would pose a dilemma with mowing or plowing. The school would be responsible for maintenance and upkeep of these boxes. If there would be a considerable amount of vandalism or other issues, they would be pulled. It is suggested that these Little Free Libraries be placed out for a trial period of one year with the understanding that if vandalism or maintenance issues arise that cannot be resolved, the "libraries" will be removed. In checking with other communities that allow these "libraries" in public spaces, they have had few issues.

Chairman Gogolewski inquired as to (informational) signage. Mr. Wegenke stated the students are working on plaques to put on the boxes.

Motion by Wohler for approval of the Little Free Library project as proposed for a trial period of one year and that final product approval to be done by the Parks Director prior to placement; Seconded by Rule. Motion carried 7-0.

3) **Review South Park Master Plan Concept**

Jeff Bahling, Senior Landscape Architect for the Rettler Corporation of Stevens Point, did a brief overview of the preferred concept plan (said conceptual plan on file at the City Parks Department and made a part of these minutes). He noted that on February 24, 2014 he had a meeting with AECOM and the City's Engineering Department relative to a storm water engineering project study with respect to the Stringham Creek and was glad to announce that all parties involved were on the same wave length.

Mr. Wohler inquired as to the pond on the Ohio Street side of the park as the preferred plan shows it as being twice as big as it is presently.

Mr. Bahling stated the intention would be to first do a dredging of the pond/lagoon and then make it deeper and have a larger spillway with storm water features. He did not know if funding would be available at this point for dredging expenses. Mr. Fitzgerald stated he thought those expenses might be covered under the storm water utility budget.

Mr. Wilson inquired as to how long these improvements would take and did the park have to be closed for an entire summer. Mr. Maurer stated that master plans are typically done in phases and as funding becomes available and like the other master plans, it is a 20-year plan. With respect to the South Park plan, it is hoped to start with the inclusive playground and the accessibility restrooms and then as the engineering study gets completed work can begin on some of the other projects as noted in the plan.

Mr. Fitzgerald stated that the preferred plan shows decorative boulders in the lagoons and inquired if there were liability concerns in that regard. Mr. Bahling stated that those decorative boulders will be removed from the plan as staff had already expressed concern with them due to maintenance issues.

Ms. Rule inquired as to the playground surface. Mr. Maurer stated that cost estimates will be determined, but it is anticipated to use pour-in-place for the playground surfaces which may have to be done in sections according to CIP dollars available. He noted that the inclusive playground will be pour-in-place at the time of installation.

Mr. Michelson expressed concern with the upper northwestern basketball courts being so close to the roadway in that he felt that bouncing balls would go into the roadway and that the sound of the bouncing balls would disrupt the neighborhood. Mr. Bahling stated that while he has them indicated 15 ft. from the sidewalk, they could be realigned to address any concerns.

Mr. Bahling stated his staff will put together some cost estimates for the South Park Master Plan for consideration at a future meeting.

CITIZEN STATEMENTS (Items not listed on the Agenda)

There were no citizen statements.

PARK DIRECTOR'S REPORT

Mr. Maurer reported that the Sawyer Creek dredging work at Bauman Park is now completed and noted that staff will be working on the restoration plan. Monies from the City's CIP fund will be used for replacement of the playground equipment and noted that staff will be obtaining cost estimates for the equipment. With respect to the Inclusive Playground project, fundraising monies are now nearing \$90,000 of the \$100,000 needed to obtain the City's matching funding to begin the project. He reminded the Board that *The State of the City* is scheduled for Monday, March 31st at the Convention Center and invited the Board and public to attend.

PARKS OPERATIONS MANAGERS REPORT

Mr. Maurer reported that the parks crew have been working on the cruiser docks at Menominee Park and that the dock work at William Steiger Park is now completed.

LANDSCAPE OPERATIONS MANAGERS REPORT

Mr. Sturm stated that he has been working with crews on the Emerald Ash tree removal/clearing and injection treatments to trees that are not presently infected. He is working with the City's IT Department relative to mapping of the EAB trees for inventory purposes. Mr. Sturm stated that the Cemetery's new computer system is up and running and staff is currently working on merging the cemetery data with the GIS system. He stated that the *Taking Root* program recently had some good publicity and he recently did a presentation at the Paine Center and Arboretum.

REVENUE FACILITIES MANAGERS REPORT

Ms. McCollian reported that revenues were good in 2013 despite the rainy weather conditions at the beginning of the season. The River Otter exhibit opened in 2013 and the otters are enjoying their new home. With respect to the Amusement Center, the train had been down for repairs for 23 days in 2013, but is now in good operating condition. She noted that all special events went great in 2013 and will have a breakdown of each event and the Pollock Pool end of the year breakdown in her final report which she is compiling. She stated revenues for all special events were \$200 shy of \$10,000 which will be used for zoo improvements. Ms. McCollian stated she is presently working on 2014 upcoming events and obtaining sponsorships for each event. With respect to the Tuesday night Live Streaming concerts, she has the bands booked but not all of the contracts have been signed or returned to her so she is unable to announce the bands at this time. One new event for 2014 is Breakfast with the Bunny that she is working on in conjunction with staff from the Oshkosh Senior Center.

LAKESHORE MUNICIPAL GOLF COURSE MANAGERS REPORT

Mr. Dobish stated that although rounds and revenues were down in 2013, revenues during the prime months of 2013 were level with 2012. The revenue from May to October in 2013 was up from 2012. He noted that the trend is that fewer people around the country were playing golf in 2013. The cart revenues were up 22% which he attributes to the new fleet; he also noted that less gasoline was purchased which he also attributes to the new fleet. Merchandise sales were up 10% which he feels was due to the variety and recognizable branding. It is hoped that with the Board approved reduction in junior golf fees that more kids will be coming to Lakeshore in 2014. The Young Adult pass is being continued and it is hoped that students at UW-O and Fox Valley Technical College will be purchasing passes. The Youth play for free with a parent or guardian on weekends after 3 PM will be restored for 2014. A new venture they will be trying for 2014 is using a big cup format which is a 50% larger cup (6-inch cup) that will be placed on the front 9 holes as an option. Crews will be mowing the rough closer which will help with speed and flow of activity. Crews will also maintain the height of the berms to help with lost balls.

OTHER BUSINESS

There being no other business,

ADJOURNMENT

Motion by Wohler for adjournment; seconded by Fitzgerald. Motion carried 7-0.

The meeting adjourned at 7:12 P.M.

Respectfully submitted,

Trish Marks

Trish Marks, Recording Secretary

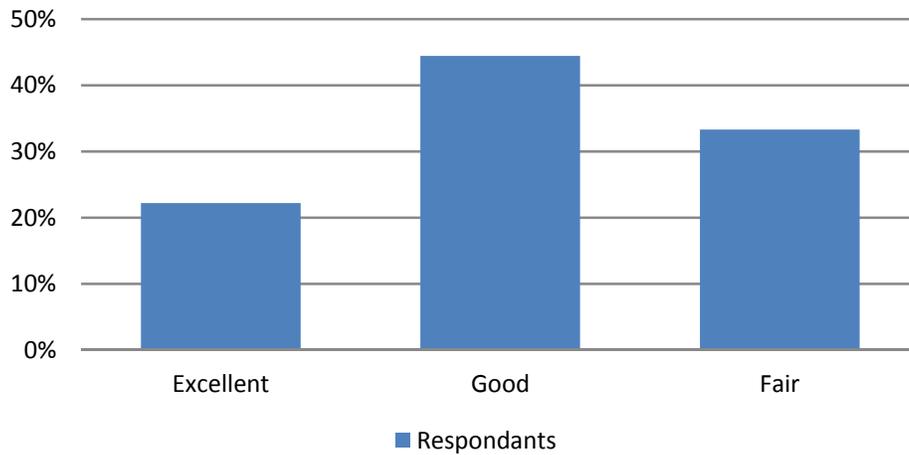
**APPENDIX C:
USER GROUP SURVEY SUMMARY**

South Park
Oshkosh, WI
User Group Survey Response Summary

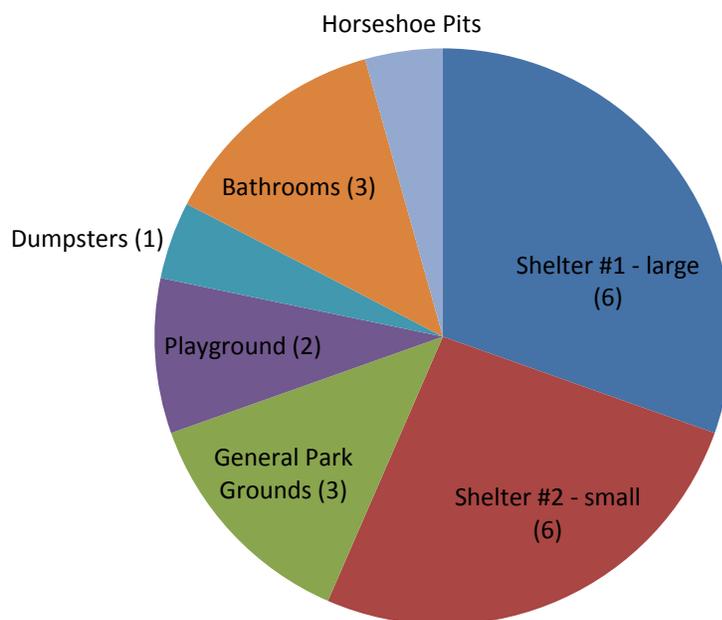
#	Name	Group Represented	Overall Park Condition	Facilities Used	# Events per Year	Approx. # Participants	Shortages	Improvements Desired	Additional Comments
1	Larry Lautenschlager	Winnebago County Labor Council	Good	Big Shelter, Small Shelter, Playground, Entire Park	1	500+	None	More and closer bathrooms	
2	Gary Laabs	V.A.W Fox Valley Retirees	Fair	Shelter #1, Shelter #2	1	200-300	Not enough picnic tables in Shelter #1, Serving tables in #1 & #2 wobbly not stable, electrical system in #2 outdated- need to be able to plug in more roasters without blowing breakers	Electrical system in #2 upgraded, more picnic tables in #1, stable serving tables, bathroom facilities updated	We use #2 as food prep. We have to bring generators to run roasters because breakers keep blowing. We carry picnic tables from #2 to #1 for more seating and back to #2. Have had complaints about the condition of bathrooms.
3	Carla Nigl	Park Dance	Fair	Big Pavilion	1	400 or so	Running water, more long tables, missing tables in 2012 and 2013	Inside of Big Pavilion needs to be cleaned and painted. Running water would be great.	When you follow other events, there is sometimes sticky floors and tables. Since there is no running water, water has to be brought in. Big signs for people who use the park pavilions to clean up even outside (butts & paper). Garbage cans need to be emptied. Parks should have garbage cans?
4	Roger LaPoint	Winnebago Barbershoppers	Excellent	Large Pavilion, Dumpsters, Playground	1	70	N/A	Refrigerator	N/A
5	Linda Nolan / Carolyn Sturma	Oshkosh Fine Arts Association	Good	Large Pavilion, Small Pavilion, Park Grounds, Bathrooms	1	100-150 artists and 6-8 food vendors	Bathrooms were dirty and had no paper. Would like air dryers. Better and more electrical outlets. Hard to move garbage containers to the park.	Cleaner bathrooms, more electrical outlets, better plan to obtain garbage containers for placement in park	Have hosted for 55 years.
6	Doug Kienast	Graybeard Productions	Fair	West side of park and buildings	1	1000-2000	Pavilion too small, deteriorated parking lot, water supply closer to pavilion, more electric outlets, and larger breakers in pavilion	bigger pavilion, better parking lot, water closer to pavilion, more electric outlets and bigger breakers	
7	Donald Evert	Thursday Night Horseshoe League	Good	Bathrooms, Small Shelter, Horseshoe Pits	16	35	Bathrooms, Parking	bathrooms located across the road from the splash pad and playground, adjacent to the horseshoe pits, angle parking near pits like the ones near tennis courts	
8	Cheryl L Rosenthal	Oshkosh Area Human Society	Good	bathrooms, Shelter #2, electricity	1	250	bathrooms need facelift, electric outlets kept tripping, need electrical upgrade in large pavilion as we use many outlets for food and sound	fewer geese	
9	Kym Drebus	Arts for Kids Childcare	Excellent	Large Pavilion & Water	1	200	Our childcare center is too small outside to host our annual carnival.	It would be nice to have a water source in multiple areas so we did not have to connect four hoses to have the water reach the desired area.	We love using the South Park facility, it is a great fit for our event. The park and pavilion is always clean and presentable. The cost is also very affordable and it was nice that I was able to drop things off for the event the night before since no one was using the building that day. That was very helpful and time saving to us.

Summary of User Group Surveys

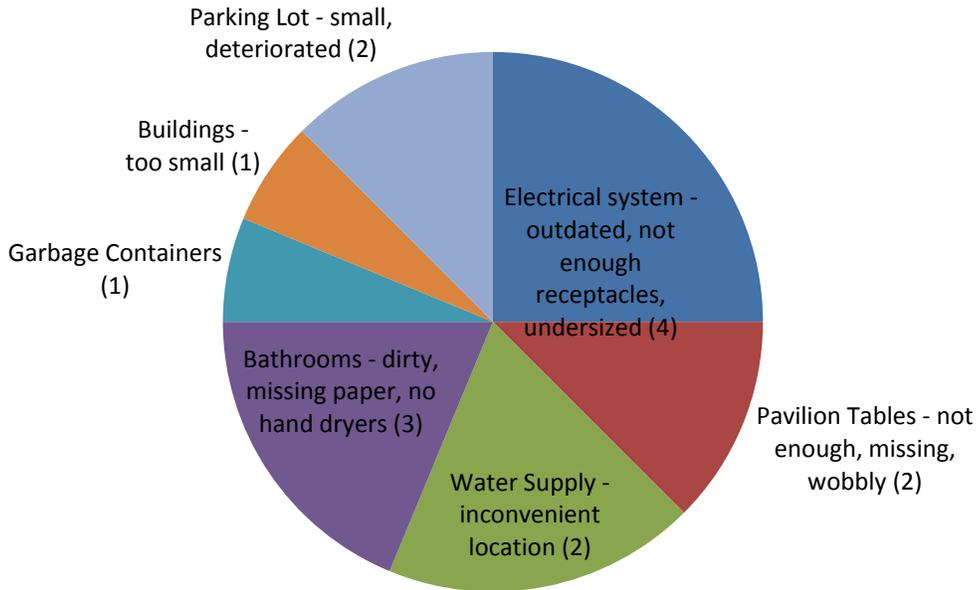
Overall Park Condition



South Park - Facilities Used



South Park - Identified Issues



South Park - Desired Improvements

