

Abendschein Park Master Plan

Prepared by Stantec for the City of Oak Creek

Date: 12/12/2018



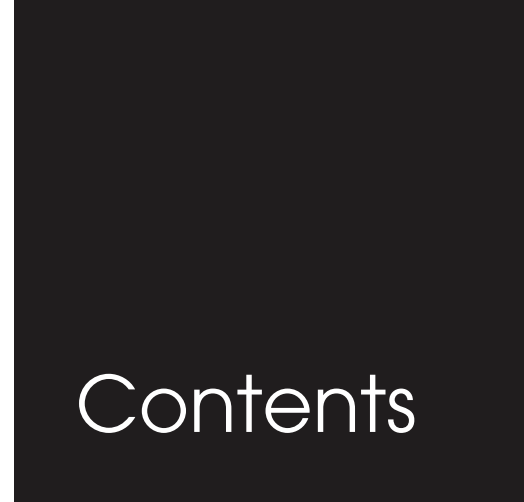
Acknowledgments

The Abendschein Park Master Plan Update was guided by a committee who devoted much time, energy and enthusiasm to the process. We acknowledge those committee members:

- Peter Wagner, AICP, City of Oak Creek Zoning Administrator/Planner
- Jeff Wendt, City of Oak Creek Parks Maintenance Supervisor
- Ted Johnson, City of Oak Creek Director of Streets, Parks & Forestry
- Mike Theys, Secretary, Parks Recreation and Forestry Commission
- Heather Ryan, Parks Recreation and Forestry Commission
- Janet Fluegel, Chair, Parks Recreation and Forestry Commission
- Leah Schraber-Johnson, Parks Recreation and Forestry Commission
- Anne Beyer, Parks Recreation and Forestry Commission
- Steve Bautch, Parks Recreation and Forestry Commission
- Adam Thiel, Parks Recreation and Forestry Commission



The Advisory Committee working on a spatial relationship exercise to see what amenities could work within the constraints of the site.



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Consultant team:





Introduction & Site Inventory + Analysis



Abendschein Park creates opportunities for the community to come together. Here two residents at the playground meet Holly, a Westie.

Introduction

Oak Creek

Oak Creek boasts 835 acres* of parks, greenways and open space, a surplus well above the National Recreation and Park Association Standards. Arthur Abendschein Park is one of two of Oak Creek's Community parks and is named after Oak Creek's First Mayor. The park is centrally located within the City, east of S Howell Avenue and south of Drexel Avenue. The park is surrounded by residential neighborhoods and a few remnant large, rural lot residences and farms.

The City's first Community Park Master Plan was adopted for Abendschein Park in 2000.

* Oak Creek Parks and Open Space Plan

2008 Abendschein Park Master Plan

The park was most recently master planned in 2008. Many of the eight phases proposed have been implemented in some form.

The amenities in the park include: open air shelter, playground, (2) parking lots, (2) Open play areas, natural area, football/soccer,

baseball field, disc golf course and skate park.

The recent redevelopment of Lake Vista Park, along Lake Michigan, prompted the City to re-evaluate the previous plan for Abendschein Park. The Goal was to determine what residents would like to see in the park and what amenities would be feasible, understanding that the park has some serious physical constraints. Challenges include: at least one third of the park resides within the floodplain, wetlands are spread across the site, high quality remnant woodlands must be protected, and rolling topography pose some challenges.



Site Inventory & Analysis

An analysis was performed to confirm the site's Strengths, Opportunities, Weaknesses and Threats. Both regional and site ecology, infrastructure and programming were evaluated to determine the physical, social and economic opportunities and constraints.

In addition to the description of Strengths, Opportunities, Weaknesses and Threats on the following pages, a site inventory and analysis mapping displays both regional and site opportunities and constraints in three categories: Ecology, Infrastructure and Program. At the regional scale we want to understand how Abendschein Park fits into the overall park system and identify opportunities for connections. At the site scale we want to understand in more detail how the systems will facilitate or limit development.

Ecology analysis maps illustrate the environmental aspects of the site including flood-way, flood fringe, floodplain, wetlands, environmental corridors, green ways and tree cover.

Infrastructure analysis maps evaluate the physical locations and conditions of roads, trails, sidewalks and utilities (above and below ground: electrical, sanitary, storm-sewer, etc.) to understand the placement, capacity and determine impacts to further development in the park.

Program analysis maps evaluate the existing uses and amenities located within the park system or a specific park. It also evaluates proximity of features and how walk-able parks and/or features are from one another

Full page displays of the referenced maps are included as an Appendix.

Strengths and Opportunities

The 75-acre park is sprawling and provides an abundance of opportunities for visitors, including: a skate park, a hardball field with practice mounds and batting cages, an 18-hole disc golf course, an open-air shelter, a playground, a variety of trails, including: multi-use trails, a concessions/restroom facility and a cricket pitch.

A UNIQUE SETTING

The creek the community was named for winds its way through the park separating the park into two distinct rooms. The subtle topography within the park makes for visually interesting views and creates intrigue to explore further. The landscape features, whether constructed or natural, of the stormwater pond and creek bring a little bit of nature into the city, and the adjacent farm and Forest Hill Community Garden act as a reminder of what this area used to be.

PRAIRIE IN THE CITY

We understand that 75 acres is a lot of property to maintain and think it's a great idea to convert some of the park land to prairie to reduce maintenance requirements and costs. The prairie areas will provide a respite within the park, create habitat for wildlife, provide additional walking trails, and foster educational opportunities.

OPEN TO RECREATE

The park has an abundance of open space, both programmed and unprogrammed, offering areas for soccer, football, cricket, frisbee and other open place activities. It's evident that these features are highly prized and used. Dozens of people can be observed playing disc golf until dark, soccer teams scrimmage after school, teens show off their skills on their skateboards, in-line skates, or scooter in the skate park, parents are swinging their kids in the playground,

seniors and families are out biking and people walking their dogs. Environmental justice and equal access of all residents, regardless of ability and age should be considered through universal design practices.

A NETWORK OF POSSIBILITIES

The City of Oak Creek's parks, trail and open space systems provide increased opportunities for further connectivity to regional assets and have the potential to draw more people to the park. The Oak Leaf Trail covers 120 miles and encircles Milwaukee and connects to other trail networks, including Hank Aaron State Trail, the Beerline, and New Berlin Recreational Trails, The Oak Leaf Trail, voted "The Best Urban Bike Trail in 2012 and 2013, is located half of a mile west of the park, connecting it to Greenlawn Park and Oak Creek Parkway Park to the south. The generous trails network within the park, with matching bridges, set the tone for quality walking, biking, blading and running.

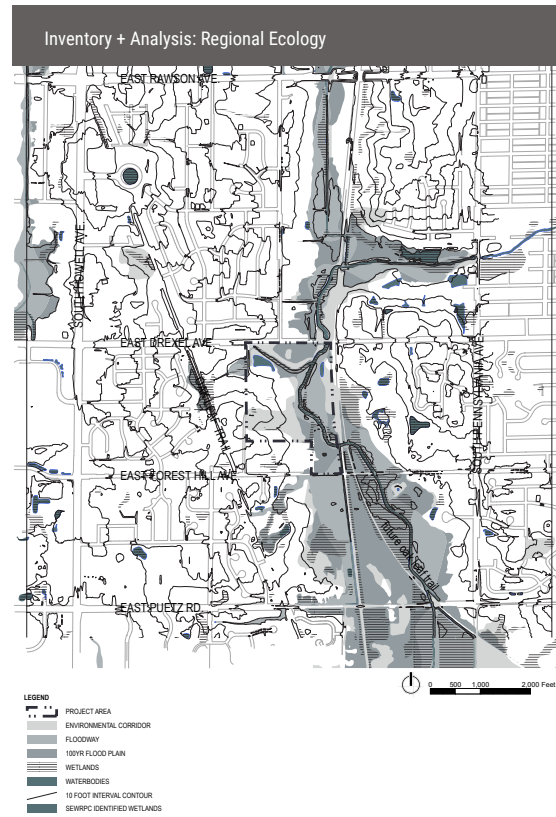
The Committee selected to guide the process highlighted the following strengths and opportunities:

Strengths

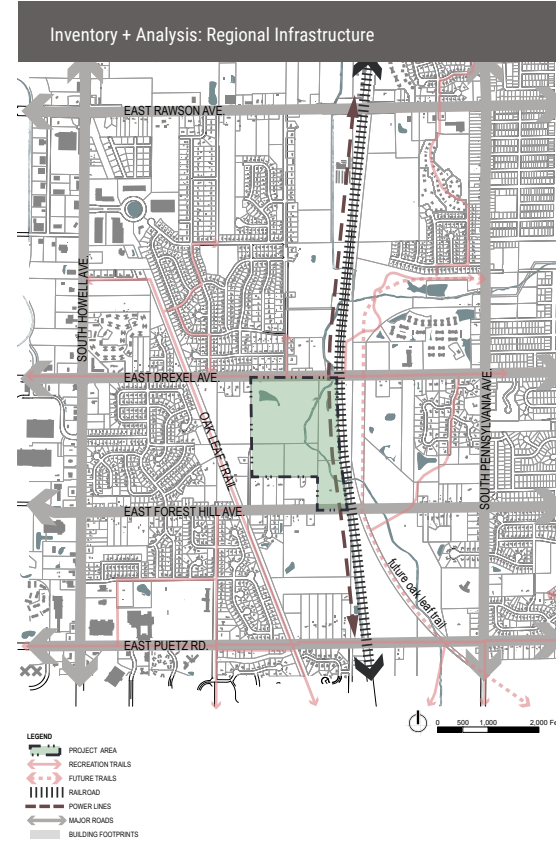
- open space
- trees for shade
- size of park and getting bigger (expanding)
- location of playground- by parking
- lots of open space
- unique sports fields (cricket, hardball diamond, disc golf, skate park)
- lots of recreation trails
- 10-acre forest
- permanent restrooms
- covered shelter

Opportunities

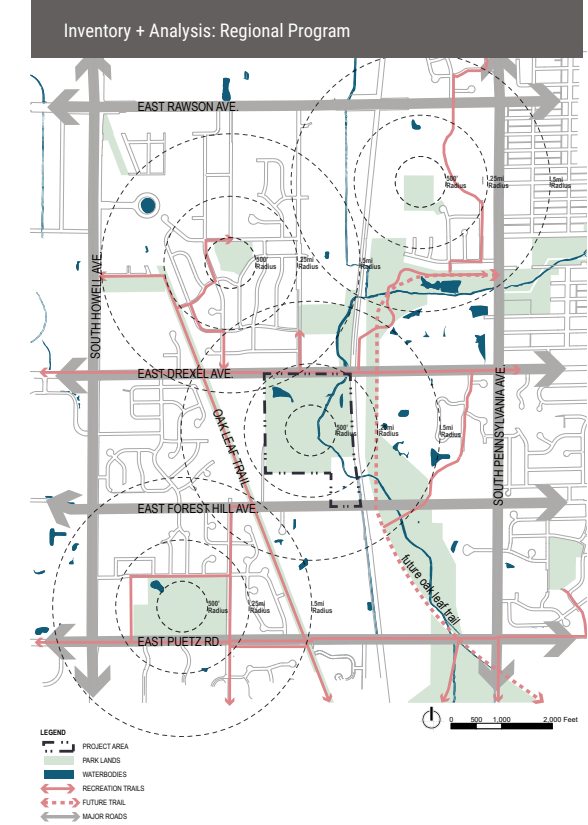
- entrance being more welcoming (signs, colorful flowers)
- overall map of park for visitors
- seating along trail, pond, and under trees
- more public transportation access (bus lines) from around the city to the park (especially for events)
- more sport destinations – basketball
- open access to baseball diamond (not just for High School)
- more decorations - flower beds (for picture opportunities) – sculptures, logos, fountains (on pond), recognition board (specifying H.S. accomplishments)
- connection to community
- updated skate park – could be bigger (division of beginners and advanced)
- mound/slope for sledding in winter
- more attractive building (concession building)
- opportunities for park expansion



Regional Ecology



Regional Infrastructure



Regional Program

- Oak Leaf Trail Extension
- beer garden facility
- reconfigure disc golf to allow other amenities near parking lot
- install artwork (i.e. wood giants) in park
- host fund-raiser walk/run events
- water recreation feature (splash pad, pool)

Weaknesses and Threats

PLANES, TRAINS AND AUTOMOBILES

Abendschein is no doubt a hub of activity. While visiting the park in a short time the user can experience a multitude of multi-modal activity. Located south of the Milwaukee International Airport, planes can be both seen and heard as they frequent the sky above. The exciting redevelopment that is happening in association with Drexel Town Square has brought many new amenities to the community and an increase in vehicular traffic. Despite the 35 mile per hour speed limit, in some places in the park it sounds like you're next to the freeway. The east side of the park is bordered by an active rail-line and can be quite the spectacle for young train enthusiasts, but is also loud. The high voltage power lines along this rail corridor are a dominant part of the viewsheds west of Oak Creek.

STORMWATER AND NATURAL SYSTEMS MANAGEMENT

The park has a series of challenges as it relates to natural resources and stormwater management.

The Creek

While the condition of the creek channel needs to be addressed, the creek itself is a huge asset. Oak Creek is an important component of the regional watershed. The Creek meanders through the park, varying in width and is showing signs of scouring and erosion issues. With dead, damaged, and otherwise overgrown plants, the vegetation in this riparian way is in need of management. Restoring the creek to better accommodate stormwater and flooding events, improving aesthetics and access to nature, will only increase user experience in the park.

Stormwater Management

The stormwater pond has algae growth and invasive species present, evidence leaning toward high nutrient loads creating water quality issues. The grey infrastructure solutions that discharge water quickly but don't necessarily improve water quality may be the culprit. Many storm pipes and culverts daylight directly into the pond, the creek or a grassy swale connecting to them. Debris has collected in the corners of the parking lot where stormwater appears to be collecting and spilling over the parking lot. An integrated, green infrastructure system approach to stormwater management can impact the quality of stormwater discharging into the Creek and create a better environment within the park.

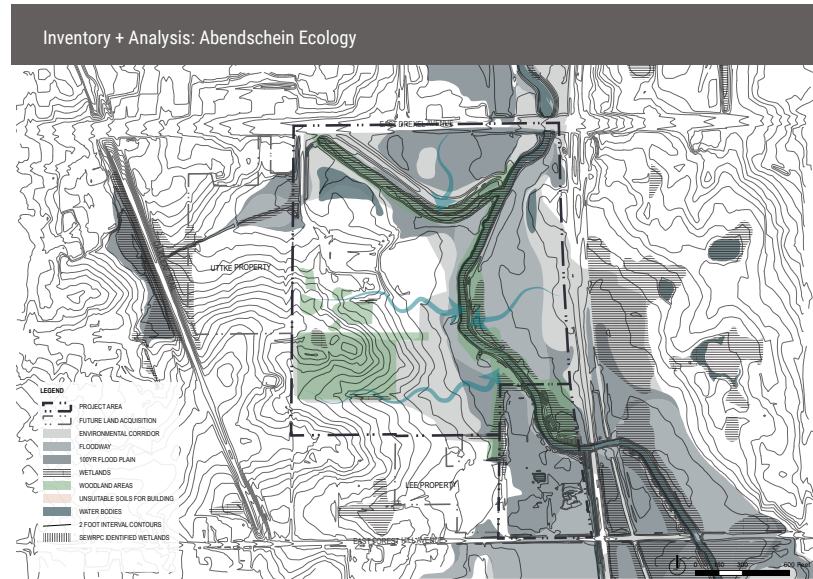
Floodplains and Wetlands

The Federal Emergency Management Agency (FEMA) has designated floodplain along the Oak Creek, covering a large portion of the park. Structural development and impervious surface are not allowed. Creeks and rivers are prone to flooding and Oak Creek is no exception. Establishing a resilient riparian corridor that allows the creek levels to fluctuate with minimal damage to the channel, creek bed and side slopes is essential for the overall health of the creek and watershed.

In 2015 the City requested that the Southeastern Wisconsin Regional Planning Commission (SEWRPC) conduct a field inspection of Abendschein Park to determine if there are any wetlands present. In 2016 the SEWRPC reported that several wetland areas had been identified within Abendschein Park. These wetland areas require Wisconsin Department of Natural Resources (WDNR) approval and permitting to be filled.

Topography

The grade change across the build-able site provide constraints for larger scale amenities, like athletic fields, without considerable cost for grading. Furthermore this topography is visually interesting and adds to the unique setting within the park.



Park Ecology

UTILITIES

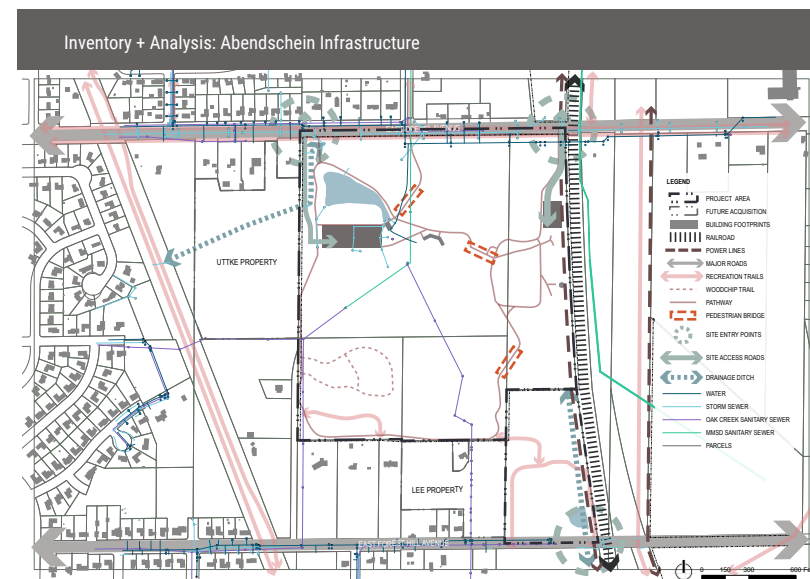
The addition of future facilities is largely driven by the capacity and location of existing infrastructure, including: water, sanitary sewer, storm sewer and electricity. There is a sewer line that runs from Clement Avenue South and then angles southwest across the park. There it intercepts with Milwaukee Metropolitan Sewerage District (MMSD) sanitary sewer. The line runs at a diagonal south of the existing west parking lot, it's depth limits development.

VEGETATION

The implementation of several phases of the 2008 Park Master Plan has set the stage for an amazing community park. Naturally, many of the trees planted are still quite small, leaving areas of the park exposed and vulnerable. There are no trees planted in or around the parking lots, and with existing vegetation in need of attention, a phase tree canopy plan could help manage the tree cover within the park. Planning for immediate shade opportunities in the way of shade structures and canopies will be an important consideration while the trees grow into the park.

SIGNS OF DISTRESS

Abendschein Park is heavily used, which is a testament to the design and features it has, but overuse can become an issue. Wear in the tee boxes highlight how popular the Disc Golf Course is. Planning for durable park features that reduce the need for maintenance are important for parks of this size, and for City staff.



Park Infrastructure

LIMITED FACILITIES

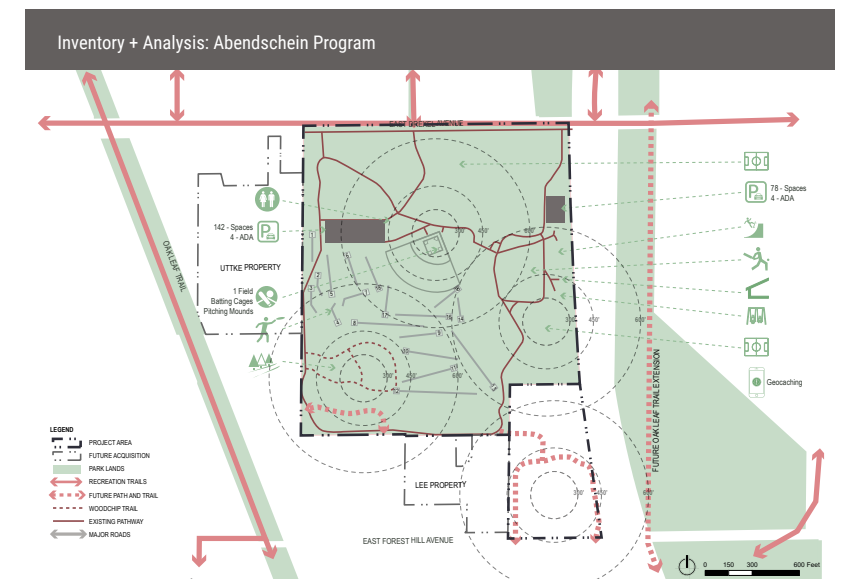
For such a large park there are limited creature comfort facilities. Good design typically places playgrounds and picnic sites near an adjacent restroom facility so people with children can easily access the restroom facilities when they need to. The lack of restrooms severely limits the amount of time a family might spend exploring the park. While a future phase of the master plan may have called for a restroom near the playground it's an important consideration for this new process as well. The pavilion is a nice gathering spot to support the use of the playground and the skate park, however, it lacks support amenities like grilling stations and access to water. Other gathering spaces in the park lack shade. Public spaces should provide the right blend of social, economic, health and environmental benefits and a range of opportunities. Additionally, dispersed seating opportunities, especially along the path provide resting points, is vital for people with limited abilities.

LIMITED HOURS OF USE

Lighting is an important amenity from a security, safety and use standpoint. Lighting is a powerful tool in creating a unique sense of place and extending the use of a public space past daylight hours and into four seasons.

BUILD-ABLE SPACE

The amount of land suitable for development of any amenity of considerable size is severely limited due to all of the listed physical constraints: creek, floodplain, flood-way, wetlands, existing/established amenities and required development.



Park Programming

The Committee selected to guide the process highlighted the following weaknesses and threats:

Weaknesses

- entrance is not very welcoming, no welcoming sign or street view of park amenities
- no family restroom by playground
- lack of seating along the walking trail and pond
- visitors not using pond/water stream
- hours of operation, lack of lighting
- floodplain, eroding streambank
- large area on south side of park not utilized
- skate park worn out
- no indoor community/recreation space
- nondescript/narrow entrance

Threats

- train tracks/noise
- dangerous crossway to park on Drexel (need safer crosswalk on Drexel)
- garbage/dog waste
- flooding
- stream-bank erosion
- vandalism
- funding to implement vision



Master Plan Process



Two paws up from this black lab at Dog Days in Drexel Town Square! He is super excited about the park master plan update for Abendschein Park.

Master Plan Process

Public Engagement

PUBLIC PARTICIPATION PLAN

As part of the process, a Public Participation Plan was prepared. It discussed the purpose and background, goals and intended outcomes, audiences, project advisory structure, project phases, outreach techniques and schedule, as well as evaluation of outreach efforts. A copy of the Participation Plan is included in the Appendix.

don't like about the park, what they do there, and what improvements they desire. The survey was advertised using pop-up events described earlier, the project website and social media. It was open for the month of July. The total number of respondents was 113. A summary of the top three questions is provided on the following page.

- What do you think needs the most change?
- What do you enjoy most about the park?
- And do you have additional comments?

Website and Social Media

Throughout the master planning process several methods of communication were used. A project website was created to allow the public to stay current on meetings, deliverables, and engagement methods. Methods to advertise our pop-up events, public meetings, and presentations to various government groups included: the project website (www.abendscheinpark.com), Facebook for social media, the Oak Creek Patch (a local on-line news source), monitors in City Hall, and the library.

The results of the complete survey are included as an Appendix to the park Master Plan document. The input received from all of the public engagement sessions and the survey were used to determine what elements should be included in the park. One lucky survey respondent won a gift basket filled with Dog Days treats, and Oak Creek and Stantec Swag!

The top 10 responses on what needs the most change include:

1. pool
2. events and programs
3. playground improvements
4. exercise and sports
5. restrooms
6. parking
7. entrances and signage
8. beer gardens
9. drainage improvements
10. nature/planting

Survey

An online survey of 18 questions was created to solicit input from Oak Creek residents. The goal of the survey was to understand how often the park was used, how far people typically travel to get there, what they like/



Puppies at the Oak Creek Abendschein Park Tent during the Dog Days Pop-Up Event

Pop-Up Reading Festival (Scholastic Publisher)

A second pop-up engagement session was held on July 20, 2018, as part of the Oak Creek Library's Scholastic Publisher event. The team set up a booth inside City Hall with flyer's for the park survey, an analysis map with amenity icons, coloring sheets to design a playground and a park, and verbal survey about what they wanted to see in the park.

Pop-Up at Drexel Town Square Splash Pad

On July 23, 2018 the team set up a booth with the same engagement exercises listed in the two previous pop-up events. Approximately, 30 parents and their children provided input as part of this 3 hour pop-up.

Open Houses

Public Open House

The first public meeting was an open house, conducted on September 19, 2018. There were approximately 30 people in attendance. A brief presentation was given discussing the project, process, site inventory + analysis. Afterwards three concept alternatives were unveiled. Attendees were asked to provide input on:

- favorite theme,
- favorite layout,
- rank of top amenities (via 16' long character image poster),
- one thing currently in the park they couldn't live without,
- one thing that they thought had to change, and
- any amenities that were desired that were not represented on one of the three concepts



Event attendees enjoying cuddles with puppies while telling the team what they wanted to see improved in the park.

While a pool and baseball diamond were highly ranked as desirable amenities from residents during our public engagement process, Abendschein Park was determined to be unsuitable for these uses. The site's creek, floodway, floodplain, wetlands and topography, access, spatial constraints, impacts to existing facilities make these improvements too costly

Advisory Committee Meetings

The City selected a group of residents and staff to serve on an Advisory Committee to make decisions about the direction of the master planning process based on feedback received from the public. The program and features to be included in the final Master Plan were reviewed and discussed during these meetings. A series of alternative conceptual master plans were also reviewed and discussed, resulting in the final Master Plan presented in this document.

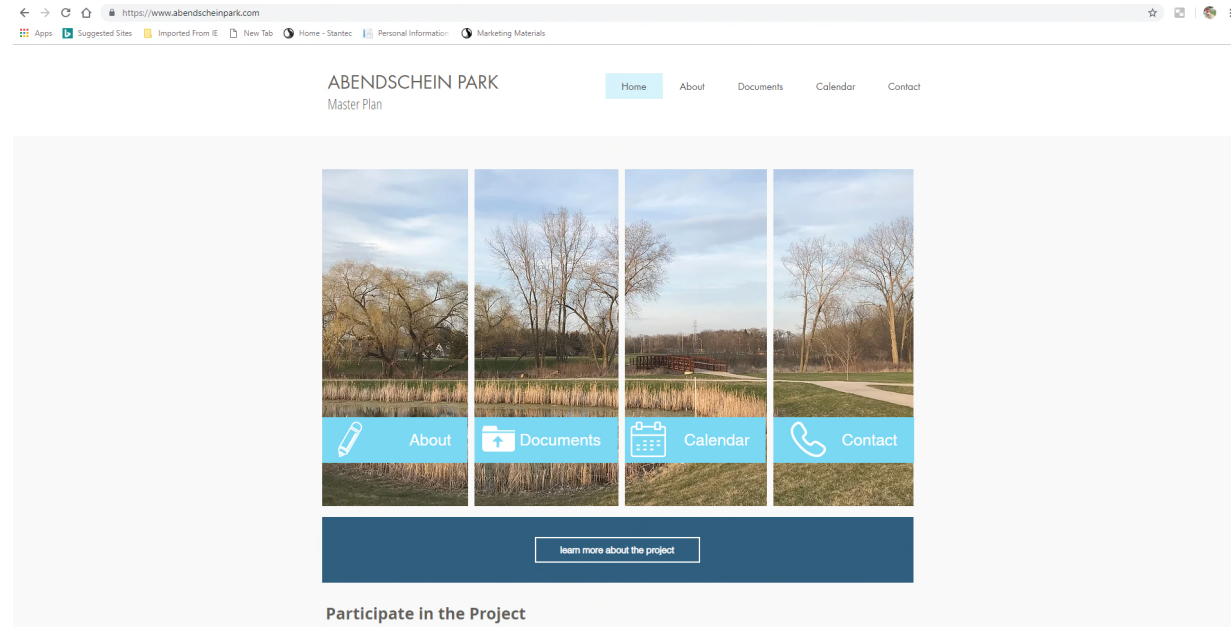
Public Engagement

In lieu of a traditional public meeting, three pop-up events were conducted to solicit input from a variety of stakeholders. Since the design process began in late spring/early summer, when people are busy vacationing and enjoying the weather, this was determined to be a more effective method of connecting.

The first was a Pop-Up at Dog Days on July 14, 2018. Nearly two-thousand people attended the event, played with our puppies and provided input on what they would like to see in Abendschein Park in person and through the on-line survey.



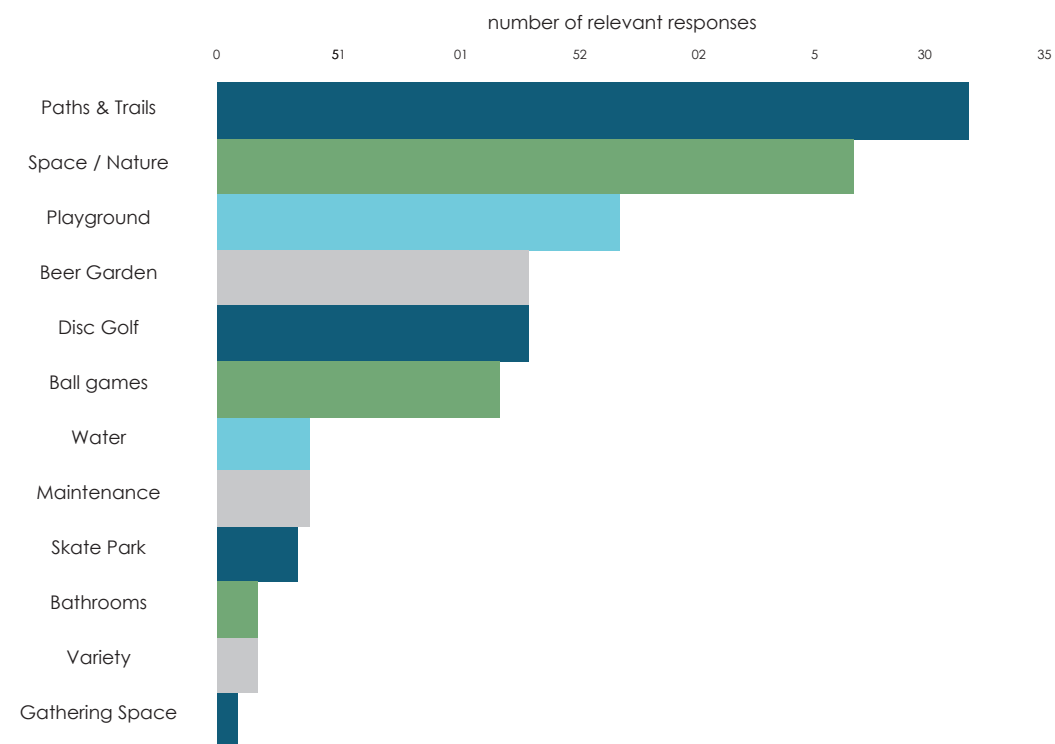
Residents visit with puppies (background) before chatting with the project team about what they would like to see at Abendschein Park during Dog Days



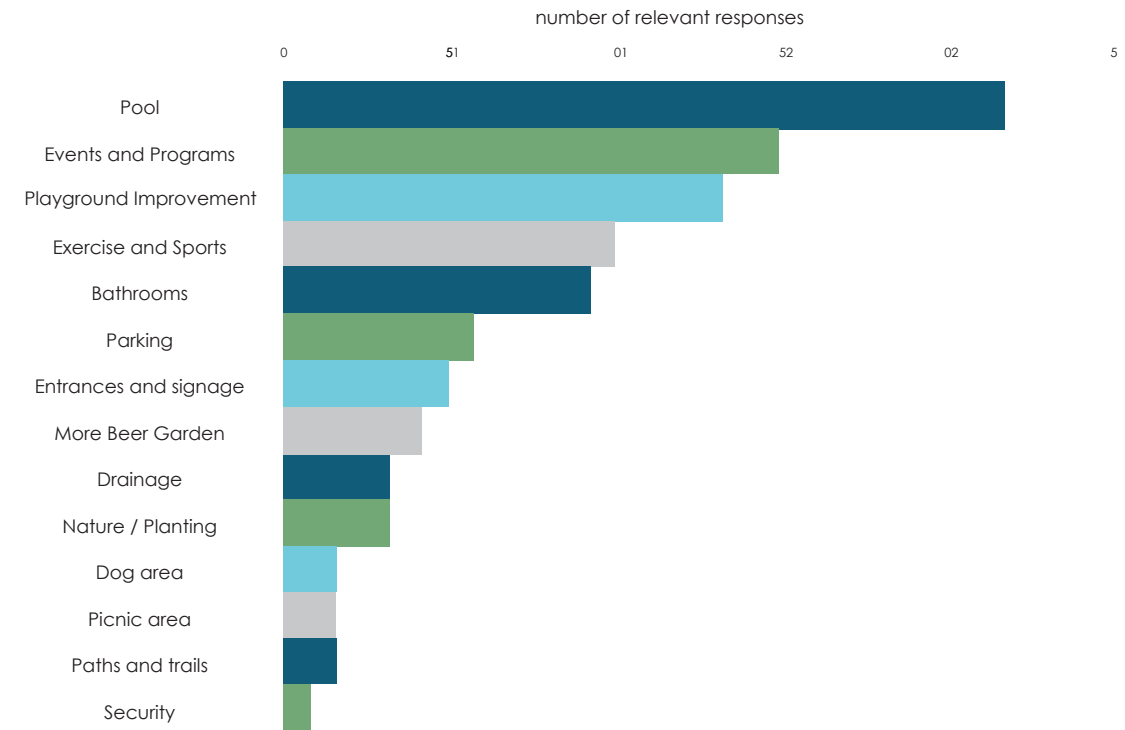
Survey Summary

Full page graphics can be found in the Appendix

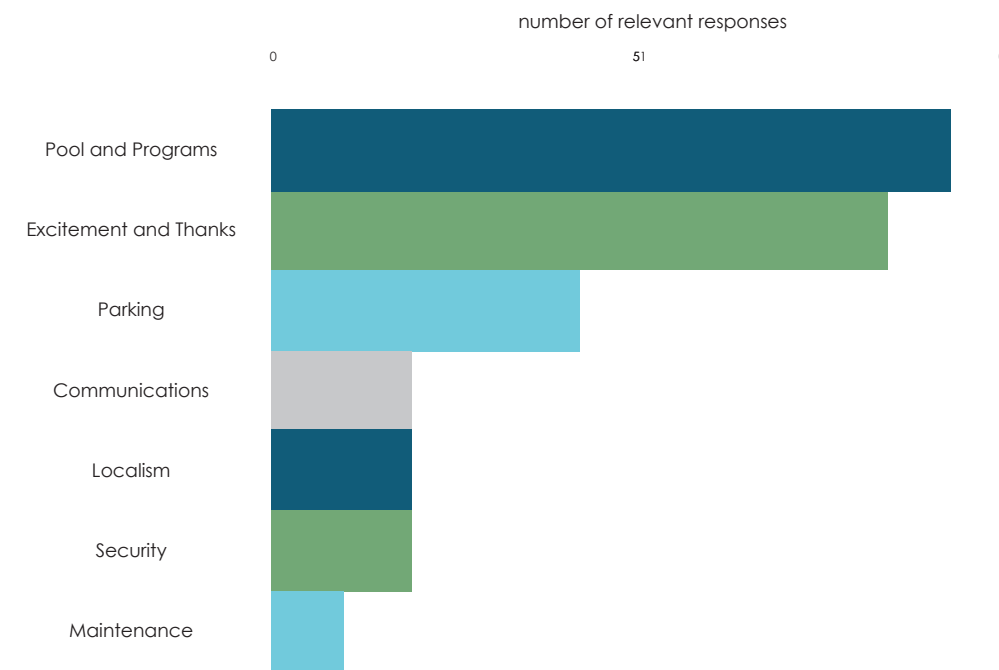
What do you enjoy most about the park?

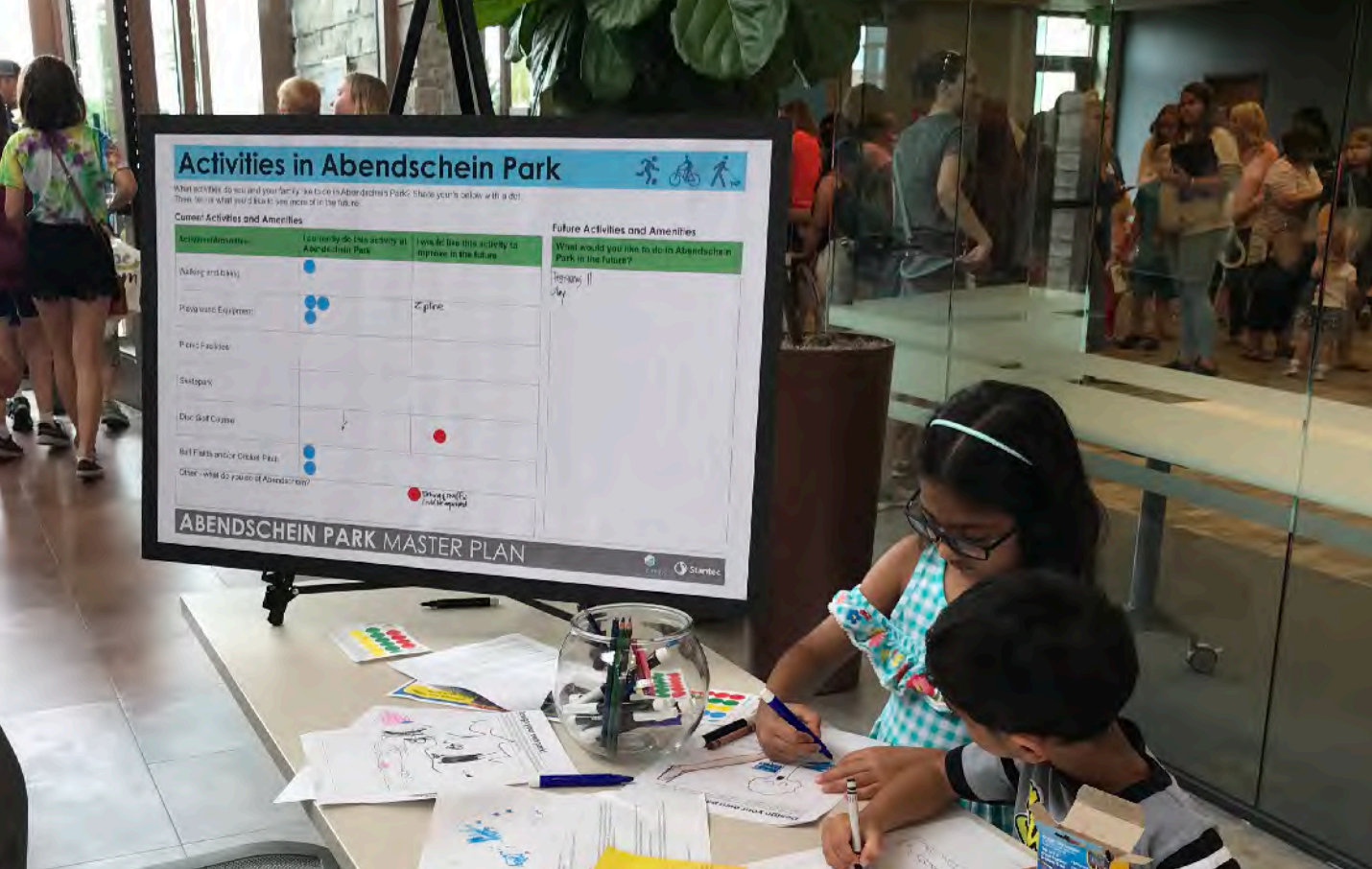


What do you think needs the most change?

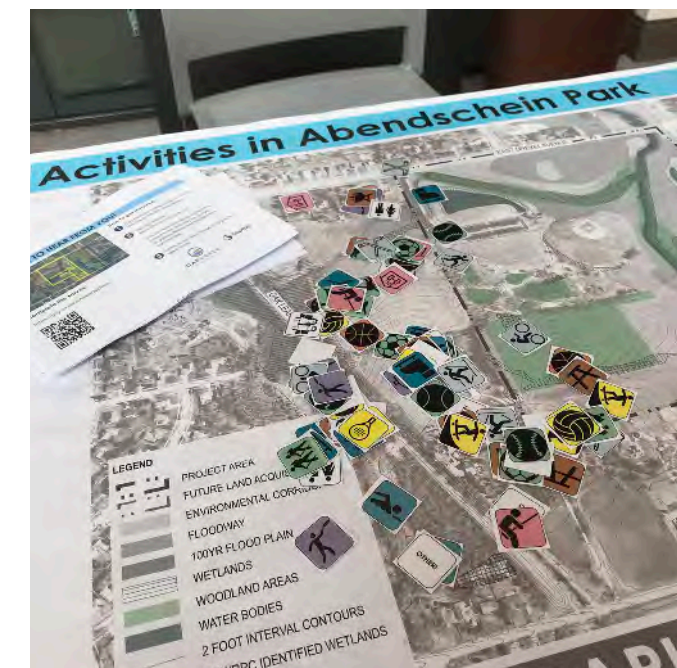


Additional comments?





Twin sisters show their dad what sort of playground they'd like to see at Abendschein



An activity used to get people thinking about what amenities should be included and where they should be placed on the site, understanding the constraints

Brother and sister design their own playgrounds to provide input on what they'd like to see in Abendschein Park during the Scholastic Reading Event



Emily draws what park improvements she would like to see in the park



Engagement Takeaway:

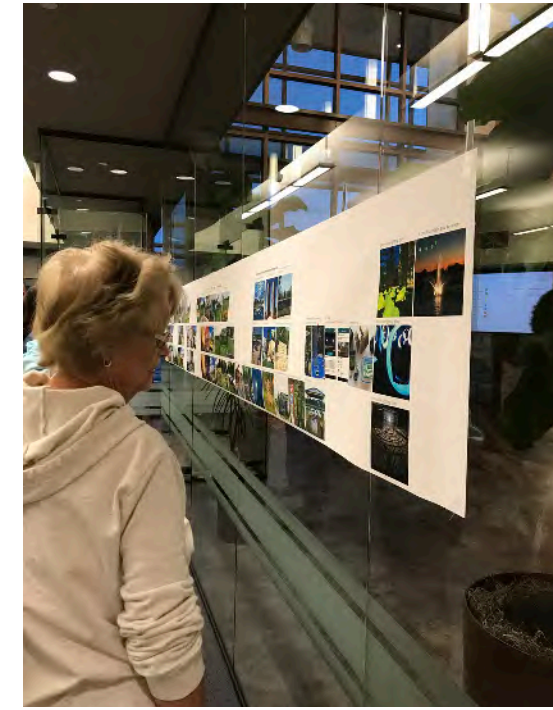
The public provided a wish list of amenities that they would like to see in the community, without really understanding the constraints of Abendschein Park. While these amenities were not included in the final design, the City has taken note of these amenities and will incorporate planning for these facilities in the Comprehensive Outdoor Recreation Plan Update to be completed later in 2019.



Splash Pad patrons in Drexel Town square provide feedback on what they'd like to see in Abendschein Park



Residents vote and rank on their favorite amenities



A resident observes amenity options



Dad helps his daughter vote for her favorite park theme



Planner and Zoning Administrator Pete Wagner presents one of the designs to a young constituent

Engagement Takeaway:

The majority of residents who attended the public open house were in favor of the Sports theme and layout. It should be noted that many of these individuals are active in the baseball community and were voicing their desires for a baseball diamond to be used by the High School. The results of the public open house may not be a representation of the desires of the community at large.



More residents voting on their favorite amenities



Residents listen to Erik Hancock, AIA, NCARB from The Kubala Washatko Architects present the pavilion concept

Public Information Meeting

The second public meeting was a public information meeting, conducted on November 7, 2018. Approximately 30 people attended. A presentation was prepared by the team that unveiled the final Abendschein Park Master Plan and provided residents the opportunity to make any final comments.

Parks, Recreation & Forestry Commission Meeting

The Master Plan was presented to the Parks, Recreation & Forestry Commission by Pete Wagner, AICP, Planner and Zoning Administrator for the City on November 8, 2018. The Parks, Recreation & Forestry Commission recommended that the Common Council approve the plan.

Presentations to City Officials

Planning Commission

On November 27, 2018, the process for Abendschein Park Master Planning and the final Master Plan were presented to the Planning Commission.

Common Council Adoption

Common Council Meeting

The Abendschein Park Master Plan was presented to the Common Council at their December 18th meeting. A presentation of the process was given by Pete Wagner, AICP, Planner and Zoning Administrator. The plan was recommended for adoption. A copy of the resolution is located on this page.

RESOLUTION NO. 12023-121818

BY: Ald. Kurkowski

A RESOLUTION APPROVING THE ABENDSCHEIN PARK MASTER PLAN - 2018

1321, 1425, & 1125R E. DREXEL AVENUE.
(1st Aldermanic District)

WHEREAS, in November 2000, the City of Oak Creek adopted Resolution No. 9905-110600; a resolution approving the Arthur Abendschein Community Park Master Plan; and

WHEREAS, on April 2, 2007, the Parks, Recreation, & Forestry Commission concluded that there was a need to update the Master Plan prior to implementation; and

WHEREAS, on May 20, 2008, the City of Oak Creek adopted Resolution 10870-052008; a resolution approving the Abendschein Community Park Master Plan – 2008; and

WHEREAS, on June 6, 2017, the City of Oak Creek adopted Resolution 11828-060617; a resolution approving the Strategic Action Plan 2017-2020 which included an initiative to finalize and implement a master plan and vision to complete Abendschein Community Park; and

WHEREAS, on June 12, 2018, the Parks, Recreation & Forestry Commission contracted with Stantec Inc., to assist with the City’s Parks, Recreation & Forestry Commission and its staff to prepare an update for the Abendschein Community Park Master Plan; and

WHEREAS, on November 10, 2018, the Parks, Recreation & Forestry Commission approved the updated Abendschein Park Master Plan; and

WHEREAS, on November 27, 2018, the Plan Commission was presented the updated Abendschein Park Master Plan; and

NOW, THEREFORE, BE IT RESOLVED that the Abendschein Park Master Plan for the City of Oak Creek, Wisconsin, dated December 18, 2018, is hereby approved.

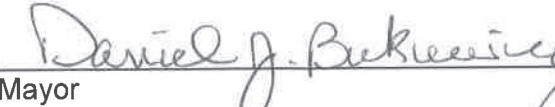
Introduced at a regular meeting of the Common Council of the City of Oak Creek this 18th day of December 2018.

Passed and adopted this 18th day of December, 2018.



President, Common Council

Approved this 18th day of December, 2018.



Mayor

ATTEST:



City Clerk

VOTE: Ayes 6 Noes 0



Master Plan



Abendschein Park's disc golf course is heavily used, year round. The Advisory Committees saw the need to maintain and enhance the amenity.

Master Plan

Alternatives

Three concept alternatives were explored during the master planning process. The three concept themes were determined by reviewing public input and through discussions with City staff and the advisory committee. Based on the desired amenities obtained through the public input process, the consultant team suggested three overarching concepts themes that would inform the proposed amenities and layout: Sport, Lifestyle, and Health. All three concepts are highlighted following the final master plan and full size plans and fact sheets can be found within the Appendix.

SPORT: a concept emphasizing team sports and recreation.

LIFESTYLE: a concept rooted in personal fitness & community.

HEALTH: a restorative approach to design focusing on healthy mind, body, soul, and environment.

Final Master Plan

The **SPORT** concept was selected as the favorite theme and layout following feedback from a public open house, and input from the advisory committee. Elements of each theme have been integrated into the design, as many amenities overlapped, or were voted on in various engagement activities.

Master Plan Elements

The Master Plan includes a variety of new elements for Abendschein Park that support existing facilities and support extended/ multi-seasonal use. Recommendations include updates or replacement of some existing amenities. The key elements as listed on the Master Plan include:

1. Pavilion Complex:

- rentable open air pavilion building (preliminary program: restroom facilities, family restroom/ changing room, pump room, food preparation area and splash pad equipment room)
- "plug and play" food cart/beer trailer staging and electrical hook-ups
- live performance accommodations
- public grilling areas
- lounge plaza with seating, flexible area that can stage a variety of games (bags, bocce ball, table tennis, battleship, giant connect four, jenga etc.)
- fire place for fall and winter comfort and summer ambiance
- splash pad
- ADA accessible playground
- sand volleyball court
- teen/adult agility course

ABENDSCHEIN PARK MASTER PLAN

Social Play

- Themed Playground and ADA playgrounds
- Splash Pad (Vertical Elements)
- Skate & Bike Plaza

Athletics

- Soccer Field
- HS Baseball/Softball Field
- Batting Cages & Bullpen
- Sand Volleyball

Fitness

- Teen/Adult Agility Course
- All ages fitness/play: playground surrounded by a small track and work our equipment or agility course

Patio/Lounge

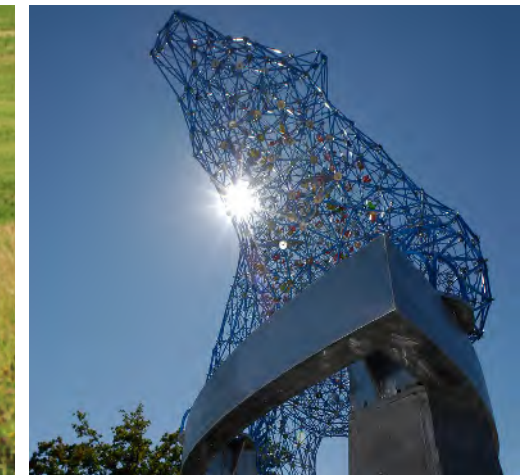
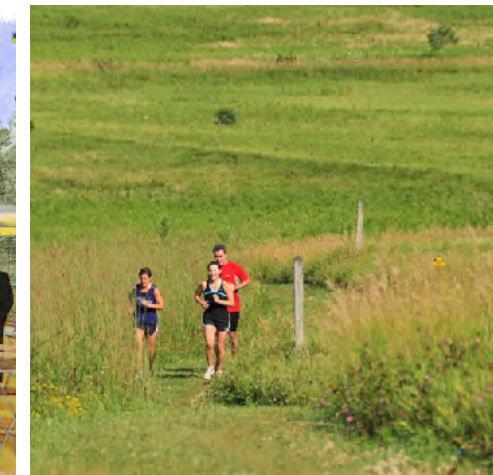
- Beer Garden Structure
- Bocce Ball
- Bean Bag Toss
- Table Tennis
- Giant Battleship
- Park Shelter & Restrooms
- Moveable Seating

Environment

- Creek Restoration
- Stormwater Management
- Pollinator/Prairie Restoration

Other

- East & West Entry Enhancements
- Additional Parking
- Parking lot/trail head
- Forest Hill Entry Enhancements





WIDENED WEST ENTRY DRIVE ENHANCEMENT

EAST DREXEL AVENUE

EAST ENTRY ENHANCEMENT

POLLINATOR/PRAIRIE RESTORATION

POLLINATOR/PRAIRIE RESTORATION

MODIFIED STORMWATER MANAGEMENT

EXISTING NORTH SOCCER FIELD

EXISTING RESTROOMS

CREEK RESTORATION

EXISTING WEST PARKING LOT (142 STALLS)

EXISTING EAST PARKING LOT

WEST PARKING EXPANSION (108 STALLS)

POLLINATOR/PRAIRIE RESTORATION

TEEN/ADULT AGILITY COURSE

SKATE & BIKE PLAZA

ADA PLAYGROUND

RECONFIGURED MULTI-USE FIELD

SPLASH PAD

EXISTING SHADE STRUCTURE

VOLLEYBALL

SYNTHETIC TURF CRICKET PITCH

UPDATED SYNTHETIC TURF HS BASEBALL FIELD

THEMED PLAYGROUND

ALL AGES PLAY

EXERCISE EQUIPMENT

NATURE TRAILS

EXISTING SOUTH SOCCER FIELD

REMNANT WOODLAND RESTORATION

ADDITIONAL TRAILS

ADDITIONAL TRAILS

18 HOLE DISC GOLF IN THE PRAIRIE

RIPARIAN WOODLAND RESTORATION

OAK LEAF TRAIL



NTS

PARKING LOT/TRAIL HEAD (30 STALLS)

EAST FOREST HILL AVENUE

FOREST HILL ENTRY ENHANCEMENT

NOTE:



DASHED LINE REPRESENTS POTENTIAL PARK EXPANSION
 GRAY REPRESENTS EXISTING AMENITY



TKWA Rendering of the Pavilion programmed with Beer Garden and Food Truck

Master Plan Elements Continued

2. Expanded parking to better accommodate the multitude of uses within the park but primarily traffic during baseball games and events. The addition of the Pavilion Complex will also require additional parking. This should be further studied so final design meet City expectations and ordinances.
3. All ages playground: Thematic playground with teen/adult exercise equipment along the outside for parental supervision.
4. Updated skate and bike plaza in place of the existing above ground skate park. It is desired that the existing concrete pad be reused to whatever degree possible to meet the needs of the skate and bike community. A concrete plaza style skate park would provide skaters with an updated facility in keeping with current skating trends and demands. The final size of the plaza could range from approximately 8,000 to 12,000 square feet, depending on available budget and the types of features and elevations within the skate park.
5. Updated baseball field to include synthetic turf and upgrades to lighting and score board.
6. Reoriented multi-purpose field, with synthetic cricket pitch to allow the field to also be used for soccer, lacrosse, field hockey, etc.
7. Prairie restoration/pollinator habitat with mowed paths.
8. Additional paved multi-purpose trails.
9. Modified disc golf course set within restored prairie/pollinator habitat (2 holes will need to be relocated, this provides an opportunity to make more unique holes that traverse across the creek).
10. Creek restoration, including invasive species removals, introduction of native species and slope stabilization. A preliminary plan and costs matrix can be found in the Appendix.
11. West entry should be widened to three lanes to allow for a right turn into the park, and separate left turn and right turn lanes to exit the park. It is unlikely that the drive itself could be widened without considerable impact to existing infrastructure, wetlands and floodplain.

12. West entry enhancement. This entry enhancement includes a small plaza that would have a uniquely designed monument sign and some large sculptural element or folly to draw people to the park and create a photo opportunity for visitors.
13. East entry drive plaza, signage (secondary to the west entrance), with folly enhancement.
14. East entry drive apron widening. The railroad and creek constrain the possibility of widening the drive itself, but the apron can allow for a better turning radius.
15. Forest Hill entry sign (typical Oak Creek Park sign) and basic landscape enhancement.
16. Forest Hill parking lot and trail head, with map.
17. Pond aeration and lighting (this could be both in a lit fountain or something more unique like floating, glowing lily pads, the City's Oak Leaf logo, or frogs).
18. General Improvements:
 - Lighting (where feasible) to extend hours of use.
 - Park benches and trash receptacles along trails and throughout the disc golf course.
 - Stormwater management: additional stormwater management will be required with further development of the park.
 - Pond expansion using a variety of best management practices to meet requirements.
 - Landscape improvements: where appropriate, especially in high traffic areas, low maintenance gardens should be installed to enhance user experience.
19. Other improvements for consideration:
 - Wayfinding, directional and trail distance markers.
 - Educational signage in natural areas that support City programs.
 - Habitat houses for birds, bats and bugs.
20. Important considerations for safety:
 - The pedestrian crossing for the Oak Leaf Trail across Drexel, located near the east entrance of the park could be enhanced. A designated and signed crossing, or even a beacon signal could be used to alert traffic of the intersection.
 - The rail crossing in this area could also benefit from enhanced safety precautions.
 - Coordination and studies of the Oak Leaf Trail expansion along the ATC lines to the east of Abendschein Park should include the safety of crossings near the rail line, and to the proposed Forest Hill entry drive.

Pavilion

The City of Oak Creek has hosted a successful traveling beer garden and wanted to explore the possibility of a more permanent structure that would first serve as a community park restroom and shelter but be designed for flexibility of having food carts and beer trucks pull in. The pavilion would also provide an amenity for other events and for the community to rent out. The preliminary program for the structure depicted on the following concept plan include:

- a rentable open air pavilion with capacity for approximately 150 people under cover, additional capacity for patio space
- picnic tables
- move-able cafe seating
- fire place
- flexible stage space

Illustrations on the following pages show what the pavilion could look like. Further development of the design of the pavilion and adjacent amenities are necessary to finalize program, finalize design and create construction documentation.

Potential Park Expansion

Two adjacent parcels are labeled for potential park expansion. In the event that these properties are both available and affordable for the City to acquire, potential expansion and additional amenities can be planned. The baseball diamond discussed as being desired could potentially be viable on the western parcel if the City had the demand.

Programming

Programming will be essential to ensure success in Abendschein Park's new facilities. The Pavilion Complex provides a flexible event space that the City of Oak Creek can leverage as an income generator. Below is a list of possible programming:

- Youth and adult sports leagues and public rentals
- Fitness courses: zumba, yoga, boot camp
- Nature/educational courses: remnant forest, prairie and creek areas
- Youth and adult programming; photography, art
- Public and private events: beer garden, 5k runs, festivals, parties and weddings



Abendschein Community Park
Beer Garden Concept Design

Perspective View from Field
2018.11.07



Abendschein Community Park
Beer Garden Concept Design

Site Plan (Not to Scale)
 2018.11.07



Abendschein Community Park
Beer Garden Concept Design

Perspective View from Pavilion
2018.11.07



Abendschein Community Park
Beer Garden Concept Design

Perspective View from Patio
2018.11.07



Phasing and Implementation



Phasing and Implementation

Phasing

Proposed improvements reflected in the final Master Plan drawing will be implemented in several phases in the coming years. The Preliminary Opinion of Probable Cost included in the Appendix provides an initial phasing strategy. Under this strategy, the improvements to the beer garden complex (pavilion/restroom/pump room, lounge patio, playground, splash pad and volleyball court) and west entrance would be constructed first.

Implementation

Considering the expense of the proposed improvements to Abendschein Park, additional budgeting, planning and funding are anticipated.

Most of the capital improvements will require the assistance of design and engineering consultants and involve considerable City financial and leadership investments because of their scale, complexity and cost. Since the construction of many new capital improvements will depend, in part, on outside grant funding, the community may not complete some desired improvements within the 5-10 year time frame of this plan.

Public Policy Improvements

Codes and Ordinances

Certain proposed uses will require an analysis and alignment of existing City Ordinances, including review and discussions regarding how the beer garden may be regulated. These conditions will be especially important as the City explores development of Phase 1 of this master plan, the beer garden complex, to understand how these regulations will impact the design. For instance, open container rules and the need for barriers like fencing to contain users.

The City may also choose to evaluate agreement options with vendors and potential renters of the proposed pavilion and determine appropriate rates to meet City revenue goals.

Partnerships

The City should identify potential partnerships and re-engage existing ones.

Cost-sharing opportunities for the baseball diamond upgrades and maintenance should be discussed prior to further development of the field. Agreements on programming and expected use should also be included in the discussion, to identify opportunities for expansion of City athletic programs or resident/outside group rentals.



WIDENED WEST ENTRY DRIVE ENHANCEMENT

EAST ENTRY ENHANCEMENT

POLLINATOR/PRAIRIE RESTORATION

POLLINATOR/PRAIRIE RESTORATION

MODIFIED STORMWATER MANAGEMENT

EXISTING NORTH SOCCER FIELD

EXISTING RESTROOMS

CREEK RESTORATION

EXISTING WEST PARKING LOT (142 STALLS)

EXISTING EAST PARKING LOT

WEST PARKING EXPANSION (108 STALLS)

POLLINATOR/PRAIRIE RESTORATION

TEEN/ADULT AGILITY COURSE

SKATE & BIKE PLAZA

ADA PLAYGROUND

RECONFIGURED MULTI-USE FIELD

SPLASH PAD

EXISTING SHADE STRUCTURE

VOLLEYBALL

SYNTHETIC TURF CRICKET PITCH

UPDATED SYNTHETIC TURF BASEBALL FIELD

THEMED PLAYGROUND

ALL AGES PLAY

EXERCISE EQUIPMENT

NATURE TRAILS

EXISTING SOUTH SOCCER FIELD

REMNANT WOODLAND RESTORATION

ADDITIONAL TRAILS

ADDITIONAL TRAILS

18 HOLE DISC GOLF IN THE PRAIRIE

OAK LEAF TRAIL



PARKING LOT/TRAIL HEAD (30 STALLS)

NOTE:

- DASHED LINE REPRESENTS POTENTIAL PARK EXPANSION
- GRAY REPRESENTS EXISTING AMENITY
- PHASE 1 IMPROVEMENTS
- PHASE 2 IMPROVEMENTS
- PHASE 3 IMPROVEMENTS
- PHASE 4 IMPROVEMENTS
- PHASE 5 IMPROVEMENTS

EAST FOREST HILL AVENUE

FOREST HILL ENTRY ENHANCEMENT

Capital Improvements

Costs below are order of magnitude opinions of probable cost, additional design engineering is required to finalize estimated costs.

Pavilion Complex (inclusive of amenities described in the last chapter)	Cost : \$2M+ Funding : Impact fees, grants Partnerships : City, residents, food/beer vendors, user groups	\$2.6 M+	<ul style="list-style-type: none"> Determine desired amenities and budget to be constructed in Phase 1 Complete design and engineering Construct desired improvements
Disc Golf Course	Cost : \$10,000+ Funding : Impact fees, grants Partnerships : City, residents, disc golfers		<ul style="list-style-type: none"> As part of the work done for the Phase 1 Pavilion Complex, budget for necessary disc golf hole relocation (2 anticipated), trash receptacles, benches, signs Complete design and engineering Construct desired improvements
Parking Lot Expansion	Cost : \$450,000 Funding : Impact fees, grants Partnerships : City, residents		<ul style="list-style-type: none"> Design and engineer parking lot Construct parking lot
West Entry Drive	Cost : \$125,000+ Funding : Impact fees, grants Partnerships : City, residents		<ul style="list-style-type: none"> Design and engineer widened drive, entry plaza, entry sign, folly and landscaping Construct
All Ages Play	Cost : \$400,000 Funding : Impact fees, grants Partnerships : City, residents	\$660k+	<ul style="list-style-type: none"> Design, engineer and construct all ages play area with short running track, playground, exercise equipment and landscaping
Skate and Bike Plaza	Cost : \$200,000+ Funding : Impact fees, grants Partnerships : City, residents		<ul style="list-style-type: none"> Design, engineer and construct skate park/plaza
Remnant Woods Restoration	Cost : \$62,000 Funding : Impact fees, grants Partnerships : City, residents, consultant, volunteer groups		<ul style="list-style-type: none"> Establish and confirm restoration and maintenance plan Execute restoration plan
East Entry	Cost : \$50,000 Funding : Impact fees, grants Partnerships : City, residents	\$380K+	<ul style="list-style-type: none"> Design, engineer and construct widened drive apron, entry plaza, entry sign, folly and landscaping
Creek Restoration	Cost : \$130,000 Funding : Impact fees, grants Partnerships : City, residents, consultant, volunteer groups		<ul style="list-style-type: none"> Establish and confirm restoration and maintenance plan Execute restoration plan
Forest Hill Entry	Cost : \$200,000 Funding : Impact fees, grants Partnerships : City, residents, DNR, MMSD		<ul style="list-style-type: none"> Study railroad intersection at Forest Hill and proposed parking lot access point Design, engineer and construct parking lot, entry drive, gateway feature and trail head
Prairie/Pollinator Restorations	Cost : \$85,000 Funding : Impact fees, grants Partnerships : City, residents, consultant, volunteer groups	\$80k+	<ul style="list-style-type: none"> Establish and confirm restoration and maintenance plan Execute restoration plan
Updated Baseball Diamond	Cost : \$665,000 Funding : Impact fees, grants Partnerships : City, residents	\$775k+	<ul style="list-style-type: none"> Design, engineer and construct desired improvements, including evaluation of the erosion issues occurring on the southeast corner of the field adjacent to the creek
Multi-purpose Field	Cost : \$100,000 Funding : Impact fees, grants Partnerships : City, residents, leagues		<ul style="list-style-type: none"> Design and engineer reoriented multi-purpose field and install synthetic cricket pitch Construct field
Multi-purpose Trails	Cost : \$130,000 Funding : Impact fees, grants Partnerships : City, residents, MKE County, DNR	*	<ul style="list-style-type: none"> Design, engineer and construct desired trails. baseball, creek and prairie loops as other i improvements are constructed
Pond	Cost : \$10,000+ Funding : Impact fees, grants Partnerships : City, residents	*	<ul style="list-style-type: none"> Identify desired pond aeration and light fixture Design, engineer and construct
Lighting	Cost : \$165,000 Funding : Impact fees Partnerships : City, residents	*	<ul style="list-style-type: none"> Identify desired lighting scheme Design, engineer and construct
General Improvements	Cost : Varies Funding : Impact fees, grants Partnerships : City, residents	*	<ul style="list-style-type: none"> Continue to identify amenities that do not require significant capital and can be accomplished incrementally

*items in white may be completed in phases along side other amenities or as stand alone projects as need and budgets allow.

Phasing and Implementation Continued

Financing

Establishing a budget for implementation over the next five to ten years that aligns with the desired phasing of improvements will set the stage for implementation.

The budget should include:

- Maintenance of existing and proposed improvements
- Expanded operations (see Operational Improvements)
- Acquisition of adjacent properties if opportunity and budget align
- Design, engineering, permitting and construction of all proposed improvements

Operational Improvements

Maintenance

Maintenance is an important factor in the quality of parks and recreational experience. The City's resources for maintenance are stretched as a substantial amount of park land has been added to the City. Designing for and identifying alternative sources for maintenance will be important before moving forward with improvements.

The City should:

- Continue existing maintenance practices for existing amenities.
- Identify opportunities for low maintenance designs (building, landscape and infrastructure improvements.) These may or may not require additional upfront costs but could decrease the need for additional maintenance over time.
- Add maintenance of new improvements as constructed.
- Consider budgeting for a consultant to take on responsibilities for more specialized improvements, like Creek and Prairie/Pollinator restoration projects whose maintenance may require prescribed burns and/or other care.
- Look for opportunities to leverage park user groups to off-set maintenance. For example, the disc golf course users are natural stewards. Incentives for reduced fees could be made if volunteers continue to pick up debris or trash.

Capital Improvements

The City of Oak Creek has invested many resources into making Abendschein Park the asset that it is today. This Plan identifies many additional capital improvements, some of which, because of cost and complexity, will logically be deferred beyond the plan's 5 year time horizon.

Over the next 5 to 10 years, City leaders can budget and initiate the most desired proposed projects identified in the master plan.

Capital improvement projects follow a three phase process: preliminary design and engineering, final design, and engineering and construction. The cost of professional preliminary and final design and engineering services is typically 10% of the total project value, and the cost of construction phase services is typically 2-3% of the total project value. Adding in legal and permitting costs, the total "soft costs" of any project can reach 20%.

Some projects are relatively straight forward and can be built in a defined time frame. Other projects, like the potential expansion of the park and ball diamond expansion, are contingent on the availability, cost, budget and financing available over an undetermined amount of time.

The table to the left highlights a potential implementation schedule, order of magnitude costs, sequencing and implementation action items. The master plan has identified over \$5 Million dollars in capital improvements, a copy of the final concept plan budget is located in the Appendix.

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