



Lake Vista Room
8040 S. 6th Street
Oak Creek, WI 53154
(414) 766-7000

Leah Schreiber-Johnson, Chair
Anne Beyer – Secretary
Steve Bautch
Mike Theys
Alderman Chris Guzikowski
Jerry Krist
Adam Thiel
Nicole Druckrey

PARKS & RECREATION COMMISSION

January 5, 2023
6:00 P.M.

The City's Vision

Oak Creek: A dynamic regional leader, connected to our community, driving the future of the south shore.

1. Call Meeting to Order/Roll Call
2. Approval of Minutes – September 8, 2022
3. Relevant Common Council Actions Report
4. New Business
 - a. Review and approve 2023 Parks & Recreation proposed fee changes
 - b. Review North Bluff Planning Study refined concept plan
 - c. Review revisions to scope for the Abendschein Park Pavilion project
5. Adjournment

Dated this 20th day of December, 2022

Public Notice

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 766-7000, by fax at 766-7976, or by writing to the ADA Coordinator at the Oak Creek Health Department, 8040 S. 6th Street, Oak Creek, Wisconsin 53154.

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice

**MINUTES OF THE REGULAR MEETING
CITY OF OAK CREEK PARKS & RECREATION COMMISSION
September 8, 2022**

1. Call Meeting to Order/Roll Call

Chairperson Schreiber-Johnson called the meeting to order at 6:05 pm. The following members were present at roll call: Secretary Beyer, Commissioner Bautch, Commissioner Theys, and Commissioner Druckrey. Also present was Zoning Administrator Jack Kovnesky, Senior Planner Kari Papelbon, Community Development Director Seymour, DPW Director Trebatoski, and Jeff Wendt, Supervisor of Parks Maintenance. Alderman Guzikowski and Commissioner Thiel were excused.

2. Approval of Minutes - August 4, 2022

Commissioner Theys moved to approve the minutes of the June 16, 2022, meeting. Commissioner Bautch seconded. All voted Aye. Motion carried.

3. Significant Common Council Actions Report - NONE

4. New Business

a. Information Item – 2022 Parks & Open Space Maintenance Budget Overview

Zoning Administrator Kovnesky went over the budget briefly (see report for details)

Chairperson Schreiber-Johnson stated that she appreciated the report provided from the staff.

Director Trebatoski stated that the facility rental jumped out at him and that covers the rentals of the equipment like port-a-Johns and most of it is allocated for the private bathroom in DTS. Tourism also covers for half of the facility rental for DTS as well.

Commissioner Theys asked how many employees work just for Parks. Mr. Wendt answered 3 full-time (1 is a mechanic), 1 part-time, and 7-8 seasonal employees. Director Trebatoski says that is impressive for a community this size compared to other municipalities he has worked in.

Commissioner Theys asked if there is any recommendation for more staff. Mr. Wendt stated that they are not able to add any additional staff due to the hiring freeze. Director Seymour said that the hiring freeze is affecting across our organization.

Secretary Beyer questioned about using volunteers. Mr. Wendt said that a lot of time is spent working with volunteers and volunteers are hard to come by. Director Trebatoski mentioned that DPW part-time staff help with set up and take down

throughout the DTS events. Using volunteers would be great, if volunteers were reliable. Secretary Beyer stated that would be a great to get the kids and residents involved. Mr. Wendt stated that it also depends on what they could do.

Chairperson Schreiber-Johnson asked if there is a standard of how many Parks employees is needed per the population. Director Seymour stated that there is a possibility that is required but not attainable given our situation.

Secretary Beyer brought up the gas and oil remains the same. Director Trebatoski stated that it is better to remain the same instead of changing it when the prices fluctuate, and it is also reserved for pump maintenance or upgrades. Mr. Wendt stated that the last time the gas prices went up, the budget went up, but it never went back down once the gas prices went back down. It pretty much stayed the same since.

This item was informational only and a vote was not required.

b. Information Item – Update on North Bluff Planning Study

Director Seymour introduced Edgewater Resources to present the study.

Nick Stefani from Edgewater Resources briefly explained the permit process and how the bluff will be stabilized. Then talked about the public engagement from National Night Out. The key features from the public engagement are swimming, getting close to the water, and relaxing views. He mentioned there are a couple of beaches that are not utilized much and want to work those areas into the plan.

Dennis Carmichael from Edgewater Resources presented different concept plans featuring amenities that the community may be interested and could depends on the cost.

- The overall concept plan will have a high “road” (at the top of the bluff) and a low “road” (near the water) with many paths for walkers and bike riders down the slope.
 - The slope would create a few levels from the top of the bluff to the water.
 - Each level will have some sort of amenities that would be passive or active in nature.
 - Shelter picnic area with the roof at the level above to be able to walk out onto.
 - Natural play equipment for kids to climb,
 - Some type stone for seating and/or climbing.
 - A possible landmark bridge over the ravine that would connect Lake Vista and the North Bluff.
 - The paths would be both paved and unpaved and would be wavy to have the feel of being on the water.
 - A few piers for people to walk and fish on
- There were a couple of rough concepts of what the main section.
 - Concept 1: Showed 2 embankment slides with a large area of steps ion between to create like an auditorium seating. At the bottom is a giant “sandbox” that is stope by a breakwater. From there is a revetment of

- large stones going into the water.
- Concept 2 showed a wading pool at the bottom of the slope. A horseshoe shaped path that could double as a walkway and a fishing pier that is out into the lake. Some sort of tower that is accessible from the parking lot at the top row. Along the slope would be revetment of stones that would provide climbing and seating.

Commissioner Theys asked if there will be any access to get into the water without climbing over big boulders.

Mr. Carmichael said that adding another beach would not be ideal since there is a beach at Bender Park with restrooms and lots of parking spaces and a beautiful beach north of the treatment plant.

Mr. Stefani stated that the bluff needs considerable protection against erosion and contamination and the only way is with revetment.

Commissioner Theys asked about the wading pool and what the source of the water.

Mr. Carmichael said that it would need to be portable water and is about 8 feet higher than the lake.

Comments from the Commissioners:

- Liked:
 - The bridge since it would connect the two sides and making it a landmark.
 - The slides.
 - Climbing wall.
 - The embed and flow of the path.
 - The sand area.
 - The few piers that are going out onto the water.
- Disliked:
 - The circular path out into the water because having people on the path would block the view from the main area.
 - The idea of the wading pool because of the maintenance and cost.
- Concerns:
 - Accessible for wheelchair users
 - The swaying of the bridge
 - Making this a reality because of the cost
 - Paths that are connected to the piers from the slopes
 - The safety and maintenance of the bridge
- Suggested:
 - Moving the pier from the main section, possibly to the south near the handicapped parking.
 - Sledding hill.

This item was informational only and a vote was not required.

c. Information Item – Update on Abendschein Park Pavilion

Director Seymour stated the bid packages came back substantially higher (4 ½ million

dollars) than what was envisioned (3.2 million dollars). He truly believes that the Common Council would not accept the price range because that there are other capital improvement needed across the City.

Secretary Beyer asked if the project could be done in phases. Director Seymour stated that it could be explored.

Director Seymour stated that parking lot and roadway to the park improvement is being proposed as part of the CIP projects for next year (2023). Since the pavilion will be funded by park impact fees, the Council will not want to spend that large amount money.

Commissioners stated that it is disappointing as Andrew Vickers stated that the funding would be provided, and the company who would have thought about the cost after all the time and money was spent on the project.

Director Seymour said that the Council did not appear to like the building being utilized as a beer garden and a pavilion. The next step would be for the design/construction team to go back to the drawing board and discuss about what is important to have at the park and how to use it.

Secretary Beyer asked if the parking lot and roadway improvement would include the landmark or signage to the park. Director Seymour answered no.

Secretary Beyer stated that she wondered how the community could be more involved in the creation of the park instead of using vendor. Suggested Knights Construction could possibly help with the building or building the sign. Secretary Beyer wondered how the Commission could provide more creative solutions.

Director Seymour stated that has been considered having some partnership with volunteer groups. Knights Construction typically build houses but was not sure if they would be able to come up with plans or build that type of building.

Director Seymour stated that the construction companies also felt that the timeline of completing the project was unrealistic as well.

Secretary Beyer stated that regardless of the building plans, the entrance to the park needs to be redesigned and have better signage to show where the park is.

Commissioners discussed briefly about doing it in phases, should it be a beer garden, a pavilion or both, is a structure necessary and what can be done to keep going forward.

Planner Papelbon suggested having some guidelines with options you would like to see for each monetary amount and plan for more if you can.

Chairperson Schreiber-Johnson stated that the projected plans were done few years ago and the plans have scaled back tremendously since then because it was already too much money. The plans continue to change when finances become available or not available. She wanted to know what could be done to get this project become a reality.

This item was informational only and a vote was not required.

d. Discussion Item – Discuss options for location of a potential oversized chess board

Zoning Administrator Kovnesky briefly presented the donated chess game (see report for details).

Zacharia Ncinda was inaudible.

Commissioners ask Mr. Ncinda some questions. Mr. Ncinda's responses were inaudible.

Commissioners discussed having it in Drexel Town Square and it could come out during the events.

Secretary Beyer suggested the chess club at the high school.

This item was a discussion only and a vote was not required.

5. Adjournment

Commissioner Druckrey made a motion to adjourn the meeting. Commissioner Theys seconded. All voted Aye. The meeting adjourned at 7:39 pm.

Prepared By:

Respectfully Submitted,

Kari Papelbon
Senior Planner

Anne Beyer
OCPR Secretary



Recent Common Council Actions

September - December 2022

ITEM: 3

DATE: January 5, 2023

- **APPROVED** – Ordinance No. 3051, approving a rezone of the properties at 9102, 9120, and 9140 S. 27th St. from B-4, Highway Business and Rs-2, Single-Family Residential to Rd-1, Two-Family Residential (6th District).
- **APPROVED** – Resolution No. 12345-071922, approving a Certified Survey Map submitted by Anil Yepuri for the properties at 9102, 9120 and 9140 S. 27th St. (held 7/19/22, 8/16/22) (6th District).
- **DENIED** – Ordinance No. 3052, to rezone the property at 150 W. Ryan Rd., from B-3, Office & Professional Business to B-4, Highway Business (NO CHANGE to the FW, Floodway or FF, Flood Fringe Districts) with a Conditional Use Permit for vehicle sales (wholesale) (3rd District).
- **APPROVED** – Resolution No. 12355-092022 approving a certified survey map for the property at 150 W. Forest Hill Avenue (2nd District).
- **APPROVED** – Resolution No. 12360-110122, approving a Certified Survey Map submitted by the Briohn Building Corporation, for the properties at 7433 S. 10th St. and 7300 S. 13th St. (1st District).
- **APPROVED** – Ordinance No. 3053, amending the Conditions and Restrictions in Ordinance No. 2762 to exclude a portion of the property at 7433 S. 10th St. (Lot 2 of a CSM to be recorded) (1st District).
- **APPROVED** – Ordinance No. 3054, rezoning a portion of the property at 7300 S. 13th St. (part of lot 2 of a CSM to be recorded) from B-3, Office and Professional Business to M-3, Manufacturing (1st District).
- **APPROVED** – Ordinance No. 3055, approving a Conditional Use Permit for an outdoor recreation facility/private playground on the property at 150 W. Forest Hill Ave. (Lot 1 of proposed CSM) (2nd District).
- **APPROVED** – Ordinance No. 3056, amending Articles 3, 4, 5, 6, 7, and 10 of Chapter 17 – Zoning Code of the Municipal Code.
- **APPROVED** – Ordinance No. 3057, rezoning a portion of the property at 1709 W. Drexel Ave. from A-1, Limited Agricultural to P-1, Park District (NO CHANGE to FW, Floodway or FF, Flood Fringe districts) (2nd District).
- **APPROVED** – Resolution No. 12361-111522, approval of (part of) the purchase of 9100 S. 5th Ave. for purpose of blight elimination (4th District).
- **APPROVED** – Resolution No. 12362-111522, approval of (part of) the purchase of 4301 E. Depot Rd. for purpose of blight elimination (4th District).

- **APPROVED** – Ordinance No. 3059, an Ordinance approving an amendment to the Conditional Use Permit approved in Ordinance 2946 to allow a contractor’s shop/office and contractor’s yard on the property at 9840 S. 27th St. (5th District)
- **APPROVED** – Resolution No. 12371-120622, submitted by F Street OCLV, LLC for The Residences and Clubhouse at Lakeshore Commons Condominium, An Expandable Condominium, First Addendum plat affecting the property at 4005 E. Lake Vista Parkway. (4th District)
- **APPROVED** - Ordinance No. 3062, amending the Comprehensive Plan, City of Oak Creek (adopted March 3, 2020; last amended August 16, 2022) for the properties at 112, 120, 124, and 140 E. Rawson Ave. (1st District).



Kari Papelbon, CFM, AICP
Senior Planner



PARKS & RECREATION COMMISSION

Agenda Item:	Proposal for Consideration
Proposed By:	Paula Nevarez, Leisure Services Assistant
Description:	Proposed changes to the 2023 fees for park facilities.
Suggested Motions:	That the Parks Commission approve the proposed adjustments to the 2023 list of park facility fees.

Background: The list of recreation fees and charges is reviewed and approved for recommendation annually by the Parks Commission and subsequently submitted for Common Council approval. Any proposed adjustment of fees should be done with the intent to address conflicts between current revenue versus direct expenses. Careful consideration should be taken during the development and approval process so adjustments do not negatively affect community participation, use, or perception of recreation programs and park facilities.

Please see Exhibit 1 for proposed adjustments.

Process to amend the list of recreation fees and charges:

1. Parks Commission approves the proposed motion and recommends that the motion be presented to the Common Council for consideration.
2. Staff will present the motion to Common Council. *
3. Staff will present the fee change to the Common Council via memo. *
4. Provided that there are no written objections to the proposed fee changes within 15 days, the fees are enacted.

*These two action items can be considered at the same meeting.

Respectfully Submitted & Prepared By:

Doug Seymour, AICP
Director of Community Development

**EXHIBIT 1
OAK CREEK RECREATION FEE ADJUSTMENTS 2022**

Permits	CURRENT FEES-2022		FEES-2023	
	Oak Creek Resident	** Non-resident	Oak Creek Resident	** Non-resident
Ballfields: EXCEPT locations listed below-per hour fee (Practice Fields Only)	\$8.00	\$16.00	no change	no change
Ballfields: Abendschein , Shepard Hills ball & Meadowweiw diamonds	\$10.00	\$20.00	no change	no change
NOTE* Meadowweiw Ball diamond will be used for game play in 2023	\$8.00	\$16.00	\$10.00	\$20.00
Soccer/Cricket/Football Fields-per hour fee	\$10.00	\$20.00	no change	no change
Tennis Courts- per hour fee	\$8.00	\$16.00	no change	no change
Picnic areas -per hour fee	\$8.00	\$16.00	no change	no change
Abendschein Concession Stand (flat fee per day)	\$50.00	\$100.00	no change	no change
Abendschein Concession Security Deposit	\$50 (cash/credit card)	\$50 (cash/credit card)	no change	no change
Open Air Shelter - (1-4 hours flat fee, except Abendschein Park)	\$20.00	\$40.00	no change	no change
Open Air Shelter (over 4 hours-except Abendschein Park) - per hour*	\$8.00	\$12.00	no change	no change
Open Air Shelter - Abendschein Park Only. (1-4 hours flat fee)	\$28.00	\$56.00	\$30.00	\$60.00
Open Air Shelter (over 4 hours-Abendschein Park Only) - per hour*	\$8.00	\$16.00	no change	no change
Open Air Shelter - Lake Vista Bluff Shelter Only. (1-4 hours flat fee)	\$30.00	\$60.00	no change	no change
Open Air Shelter (over 4 hours-Lake Vista Bluff Shelter Only.) - per hour*	\$9.00	\$18.00	no change	no change
Beer & Wine permit - daily	\$25.00	\$25.00	no change	no change
Lake Vista Park Pavilion (Change - no more winter/summer rate change)				
	Oak Creek Resident	** Non-resident	Oak Creek Resident	** Non-resident
Rental (Daily) Monday through Thursday	\$25.00 per hour (2 hr min)	\$50.00 per hour (2 hr min)	\$30.00 per hr (4 hr min)	\$60 per hr (4 hr min)
Rental (Daily) Friday through Sunday & Holidays	475.00 per day	\$700.00 per day	\$475 per day	\$700.00 per day
Security Deposit	\$200.00	\$200.00	No Change	No Change
Miller Park Pavilion				
	Oak Creek Resident	** Non-resident	Oak Creek Resident	** Non-resident
Rental (Daily) Monday through Thursday	\$55.00	\$110.00	\$60.00 per day	\$115.00 per day
Rental (Daily) Friday through Sunday & Holidays	\$150 per day	\$300 per day	No Change	No Change
Security Deposit	\$100.00	\$100.00	No Change	No Change
Rentals - Ballfields, Equipment for League Play, Tournaments, Special Events				
	FEES - 2022		FEES - 2023	
Ballfield/Football/Soccer - Unlighted (8 a.m. to dusk)	For league play, tournaments and special events, see athletic sports field & facilities permit policy		No Change	
Ballfield - Lighted (8 a.m. to 10 p.m.)				
Abendschein Ballfield (8 a.m. to dusk)				
Security Deposit (all locations)	\$200 (cash or credit card)		No Change	
Abendschein - Scoreboard Use	\$10/hour		No Change	
Special Event Fee (fund raisers, etc.) Park Use Only (facilities, equipment are an additional fee)	N/A		\$200.00	

Equipment Rental-Daily	CURRENT FEES-2022	FEES-2023
Bleachers (each) - per day plus labor costs	\$25.00	No Change
Picnic Tables (each) - per day plus labor costs	\$10.00	No Change
Set of bases	\$18.00	No Change
Screen drag	\$8.00	No Change
Spike Drag	\$8.00	No Change
Batter's box	\$8.00	No Change
Volleyball Set (Weekend: Fri/Sat/Sun)	\$12.00 weekend or \$6 daily weekdays. \$6.00 per day late fee. \$30.00 cash/credit card security deposit.	No Change
Picnic Pack Set - (Weekend: Fri/Sat/Sun)	\$18.00 weekend or \$7.00 daily weekdays. \$6.00 per day late fee. \$30.00 cash/credit card security deposit.	No Change
Maintenance Services**	CURRENT FEES-2022	FEES-2023
Ball Diamond - Game Day Set Up (includes 3 hours rental)	\$90	\$110
Sports Field-Game Layout (Inc. 2 hrs. rental)	\$90	\$110
Initial set up	Labor/ Materials	No Change
<u>POLICIES:</u>		
1. Special Activities & Events--Fees & charges will be assessed to activity/event costs necessary to conduct the activity/event.		
2. State Tax--Fees & charges will include state sales tax as required by law.		



PARKS & RECREATION COMMISSION

Agenda Item: Information Item – Updated on North Bluff Planning Study

Description: Discussion of status and survey results.

Suggested Motions: None – no action needed.

Background:

A discussion on the status of the North Bluff Planning Study will be held. Results from the opinion survey have been compiled. Edgewater Resources has broken down the various concept designs and results from the survey into concept plans. Those concept plans have been refined based on identified site restraints into one concept that is being brought forward to the Parks and Recreation Commission prior to its release to the public for further comment.

The following is a narrative (provided by Edgewater Resources) that accompanies the concept plan.

North Bluff Planning Study Narrative

The North Bluff Planning Study began in response to the work the City of Oak Creek and Edgewater Resources has been doing in conjunction with Wisconsin DNR and USACE to stabilize the shoreline along Lake Michigan. Currently, the existing bluff has seen a consistently eroding shoreline, threatening to undue previous site work pertaining to brown field remediation. Edgewater Resources has come up with a plan to regrade the bluff at a 3H:1V slope to stabilize the bluff from further erosion. With USACE and DNR permits secured, Edgewater Resources is underway in producing bid documents and plan to solicit bids for local contractors to execute in early 2023.

The North Bluff Planning Study looks at how we can not only stabilize the shoreline by regrading it but further improve it and transform the bluff into an amenity for the community. Through public input, stakeholder input, and different Oak Creek Commission meetings three priorities to focus on while examining the project have become apparent. The priorities are listed below:

- Connectivity
- Accessibility
- Maintenance and Cost

Using these priorities, ER has worked with the City of Oak Creek Planning and Zoning Commission and the Parks and Recreation Commission to develop various concepts that the city can use to present back to the community. Phasing has been an important consideration to the project and different programming elements in the design have been planned to be phased in over time. Each project element (boardwalk, trails, play structures) stands independently from each other yet can be seamlessly integrated, piece by piece, into the built design as future funding becomes available.

Beginning with the main entrance on the west side of the bluff, the entry drive features close-proximity, easily accessible, ADA parking spots and a ceremonial pick-up and drop off, that lines up on the central axis of the main overlook. Moving east, park visitors are introduced to the natural gardens. These gardens are proposed to reflect and celebrate the naturally occurring plant communities of Wisconsin's beautiful shoreline ecosystem. These gardens plots can also be converted into community garden plots for garden clubs, experimental gardens for local schools, and much more. The planting zones are formally planned around a central event lawn that graces the main promenade. The main promenade is a 15' path that runs north/south along the top of the bluff. The main promenade links the proposed southern pedestrian bridge to the northern future connection along 5th Avenue.

Moving from the top of the bluff, the shoreline will slope down at a 3H:1V slope to ensure proper bluff stabilization. This 3H:1V slope will run consistently north/south between the MMSD site and Lake Vista Park. Native grasses will be planted along the entirety of the bluff to prevent soil detachment, provide habitat, and improve aesthetics while keeping maintenance costs low.

Focusing on the southern zone of the bluff, the design features ADA accessible pathways, boardwalk steps, and rock scrambles that all sweep, twist, and turn down safely to the water's edge. All of these pathways are designed to ensure that all ages and abilities have access to the shoreline. Interweaved into the pathways are various terraced play spaces for children. Edgewater Resources plans to engage Earthscape, a custom-wood playground company, who can design naturalized play structures that will be seamlessly embedded into each play terrace. Along the water-sides of the terrace walls, Edgewater Resources has proposed rock bouldering walls that tie into the various rock scrambles for children to climb on. In addition, there will be a slide that children and people can use, which connects to various parts of the ADA accessible path. Lastly, at the water's edge, Edgewater is proposing a curved pier that will connect the southern and northern boardwalks that run down the bluff.

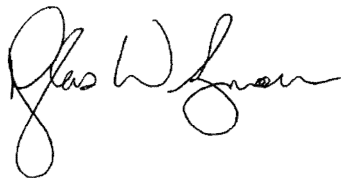
Moving to the north zone of the bluff, Edgewater Resources has introduced a 15' multi-use ADA path that connects the top of the bluff to the water's edge and the southern zone of the bluff to the northern zone. This path is designed to be universally accessible so everyone has the ability to get down to the water's edge safely. Various rest areas, benches, and overlooks are strategically placed along the multi-use path for maximum comfort and viewing opportunities. In addition, for the more adventure-inclined visitors, sport trails are proposed to interweave in between the multi-use paths. The sport trails are designed for hiking, mountain biking, trailing running, and much more. These trails are sprinkled with various rock outcrops and scrambles to provide scenic overlooks and informal connections to adjacent sport trails and ADA pathways.

Finally, a stone revetment will be installed at the bottom of the bluff to maintain bluff stability. In addition, at various spots on the revetment, there will be opportunities to walk on to the revetment and interact with the water. The revetment rocks will be specified and designed in such a way to allow visitors to step down on the stones to the water's edge.

In conclusion, the Oak Creek Bluff shoreline planning study will not only ensure a safer, cleaner, and sustainable future for Oak Creek's citizens, but it will also provide a recreation amenity that will be accessible, affordable, and practical for all.

No action will be required for this discussion item.

Respectfully Submitted & Prepared By:

A handwritten signature in black ink, appearing to read "Doug Seymour". The signature is fluid and cursive, with a large initial "D" and "S".

Doug Seymour, AICP
Director of Community Development



OAK CREEK
NORTH BLUFF

DRAFT CONSENSUS PLAN

OAK CREEK | WISCONSIN
NOVEMBER 2022




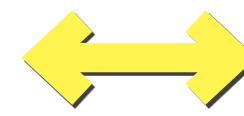

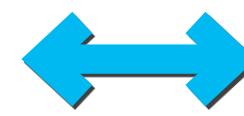



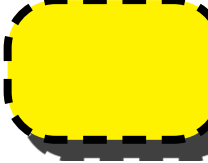



5TH STREET



LEGEND

GRAPHIC

- | | | | |
|---|-------------------------------|---|--|
|  | PROJECT BOUNDARY |  | UPLAND CONNECTIONS |
|  | MAJOR PEDESTRIAN INTERSECTION |  | LAKE-LEVEL CONNECTIONS |
|  | LAKE-LEVEL ACTIVITY NODE |  | BLUFF REGRADING AND SHORELINE IMPROVEMENTS |
|  | UPLAND ACTIVITY NODE |  | OVER-RAVINE STRUCTURE |
| | |  | FUTURE UNDEFINED DEVELOPMENT |

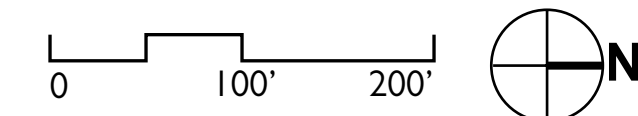


Oak Creek North Bluff Planning Study

Oak Creek, WI

Site Aerial

November 2022







- Programming Elements**
- ① Pedestrian Bridge
 - ② Multi-Use Paths (ADA Compliant)
 - ③ Sport Trails
 - ④ Small Gathering/Seating Spaces
 - ⑤ Natural Play Features
 - ⑥ Embankment Slide
 - ⑦ Accessible Revetment with Walk
 - ⑧ Elliptical Pier
 - ⑨ Shelters
 - ⑩ Parking



PARKS & RECREATION COMMISSION

Agenda Item:	Information Item – Update on Abendschein Park Pavilion
Description:	Discussion of the project to-date and cost reduction options.
Suggested Motions:	None – no action needed.

Background:

Last year, the bids for the Abendschein Park Pavilion came in substantially higher than expected and were rejected by the Common Council. Since that time staff has been working with the project architect to identify options to reduce the project cost while still fulfilling the objectives of the project. Some of those options may include:

Site:

1. Remove power for food trucks including below grade power routing. Food trucks to utilize generators
2. Incorporation of an 8" forced main line was not in the April '22 cost estimate. Can some of the cost of this item be removed from the project cost as a general City improvement
3. Confirm which budget contains the cost of the parking lot lighting
4. Remove fencing at the pond

Building Perimeter:

1. Decrease concrete pavement and replace with increased grass area
2. Decrease plantings at pond side of building. Possible future effort
3. Simplify structure for mechanical yard screen – PRA would study (prefabricated)

Building:

1. Decrease one fixture per restroom
2. Decrease cooler size. Original was an estimate not based on operator input
3. Decrease Building length approximately 8'/10' if items #1 and #2 are accepted
4. Pull cooler out into the service yard (size concern to be discussed)
5. Remove all restrooms
6. Remove family restroom
7. Specify individual wall hung lavatories in the restrooms
8. Remove destratification fans from main room
9. Remove south facing clerestory from room. Aids simplifying structural system
10. Accept visible diagonal bracing in the main room. Reduces or eliminates moment steel connections
11. Discuss heating and cooling option to eliminate split system
12. Pierce team will discuss possible use of some wood framing members

Removed from Bid scope:

1. Remote Stage and power
2. Parking and pervious paving (covered under 2023 CIP item)

Items discussed and not being considered at this time:

1. Remove automatic fire suppression system
2. Three seasons building
3. Reversing roof pitch so the high side faces away from the pond and Drexel Avenue

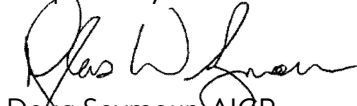
Bidding:

1. Develop a schedule with an extend bidding window
2. Develop a construction schedule with extend project start up and construction time
3. Work to develop a schedule that minimizes winter conditions cost

Staff met with the project architect on November 28th (after the date of this report) to examine whether these options are worth pursuing. An addendum to this report may be provided with any updated information, or it may be shared at the meeting. In any case, the Parks and Recreation Commission will be asked to re-evaluate the scope of the project to ensure that it is consistent with the objectives of the City's strategic action plan and Abendschein Park Plan.

No action will be required for this discussion item.

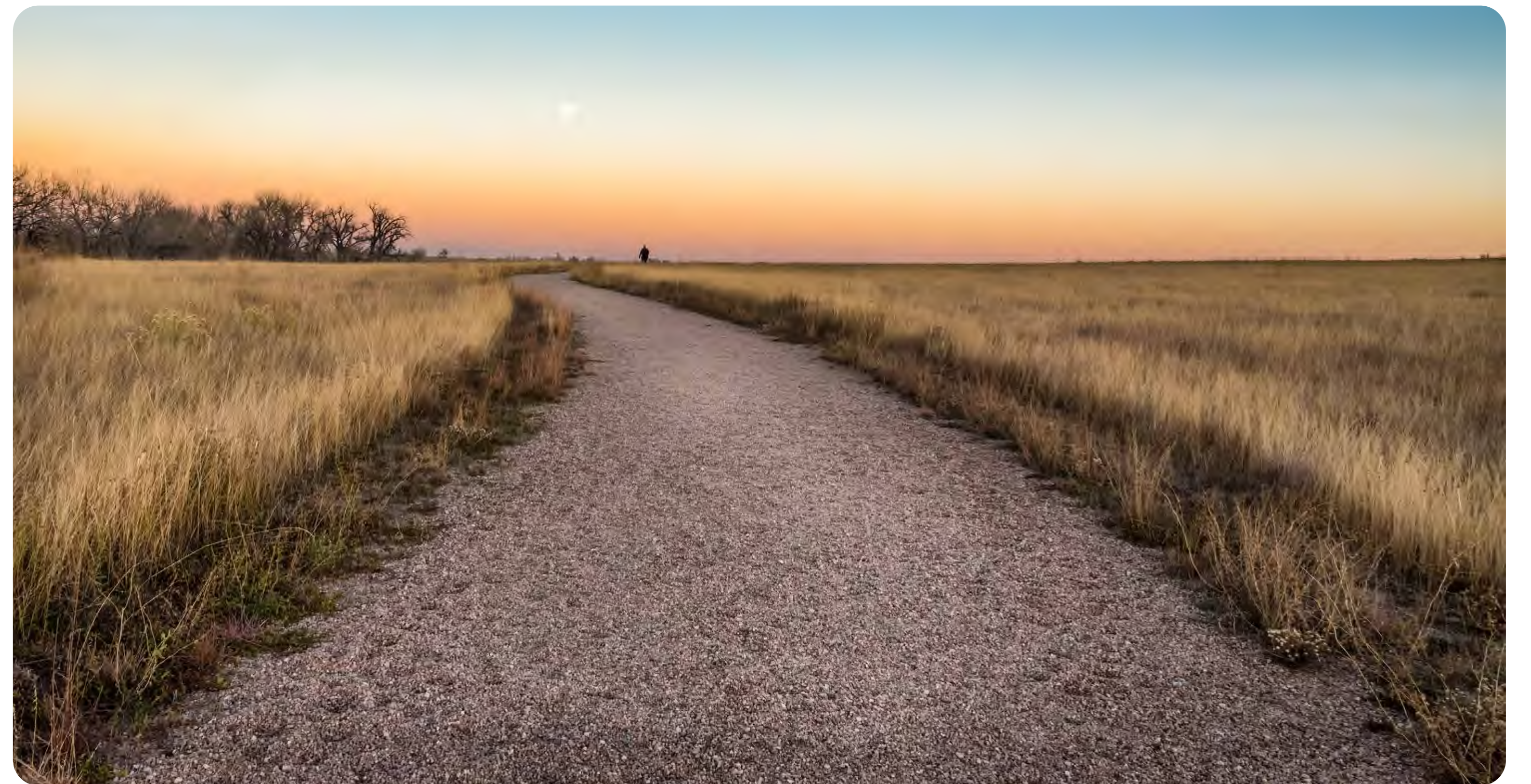
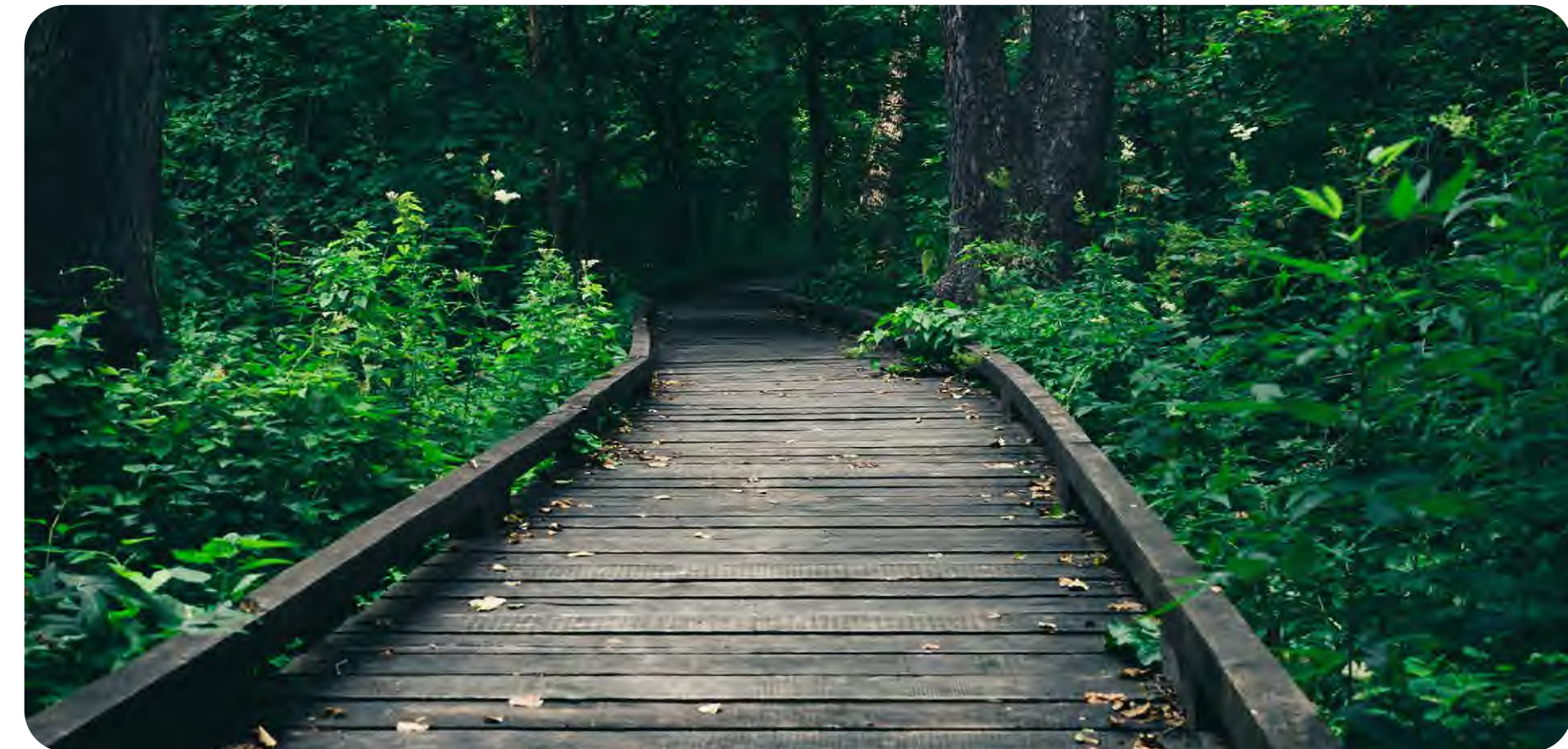
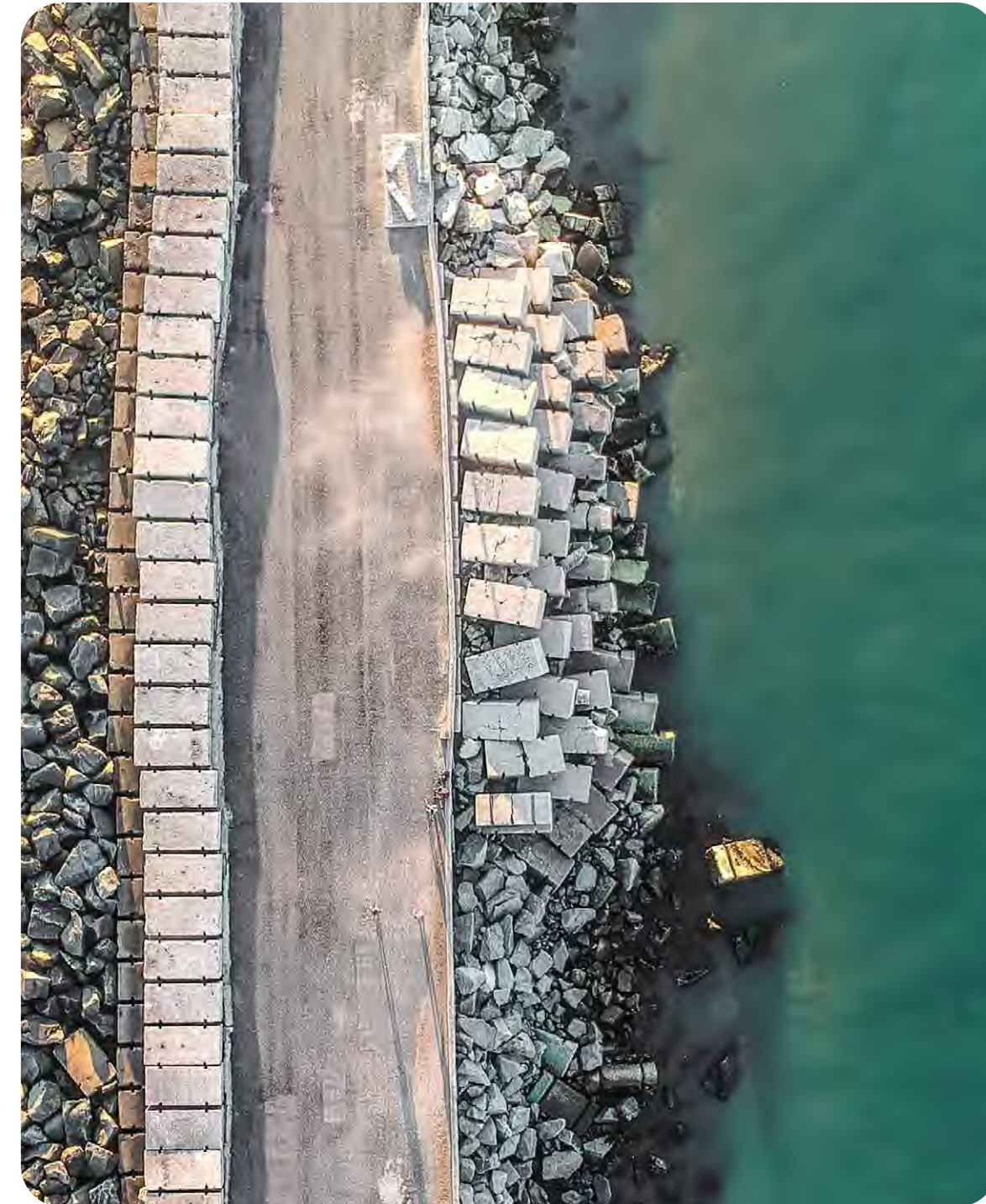
Respectfully Submitted & Prepared By:

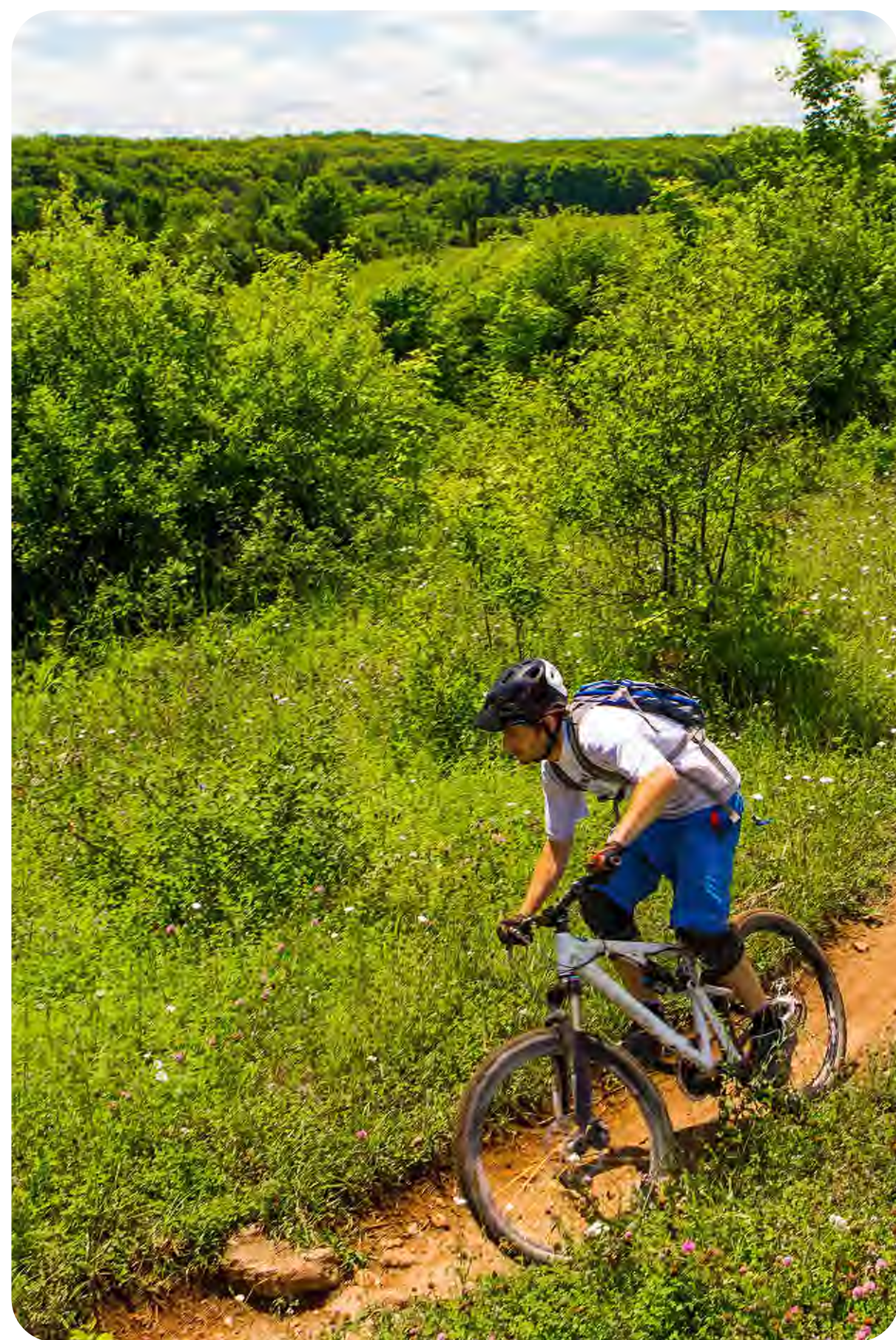


Doug Seymour, AICP
Director of Community Development

Attachments:

Abendschein Park Pavilion plan documents (selected pages)





CITY OF OAK CREEK

ABENDSCHEIN PARK PAVILION



209 south water street, milwaukee, wisconsin 53204 t 414 359 3060
 2310 crossroads drive, suite 2000, madison, wisconsin 53718 t 608 240 9900
 1970 main street, suite 201, sarasota, florida 34236 t 941 444 8845
 311 canyon wren drive, buda, texas 78610 t 512 649 5627

1311 E Drexel Ave, Oak Creek, WI 53154

SHEET INDEX

GENERAL

000 TITLE SHEET

CIVIL

C1.0 DEMOLITION PLAN
 C2.0 SITE PLAN
 C3.0 GRADING AND EROSION CONTROL PLAN
 C4.0 UTILITY PLAN
 C4.1 UTILITY PLAN
 C5.0 NOTES
 C6.0 DETAILS
 C6.1 DETAILS

LANDSCAPE

L1.0 LANDSCAPE PLAN
 L1.1 NORTHWEST LANDSCAPE PLAN
 L1.2 NORTHWEST LANDSCAPE PLAN
 L1.3 SOUTHWEST LANDSCAPE PLAN
 L1.4 SOUTHEAST LANDSCAPE PLAN
 L2.0 LANDSCAPE DETAILS & NOTES
 L2.1 TREE PRESERVATION PLAN

ARCHITECTURAL

A050 CODE WORKSHEETS/PLANS
 A200 FIRST FLOOR PLAN
 A210 ENLARGED PLANS
 A211 ENLARGED PLANS
 A220 ROOF PLANS
 A230 FIRST FLOOR FINISHES PLANS
 A300 REFLECTED CEILING PLANS
 A400 EXTERIOR ELEVATIONS
 A500 BUILDING SECTIONS
 A501 WALL SECTIONS
 A600 EXTERIOR DETAILS
 A601 EXTERIOR DETAILS
 A602 EXTERIOR DETAILS
 A800 INTERIOR ELEVATIONS
 A810 INTERIOR DETAILS
 A890 ROOM FINISH AND MATERIAL SCHEDULES
 A891 DOOR SCHEDULE, DOOR TYPES, AND FRAME ELEVATIONS

STRUCTURAL

S001 GENERAL NOTES & DESIGN CRITERIA
 S002 STRUCTURAL SCHEDULES
 S100 FOUNDATION PLAN
 S101 FOUNDATION PLAN - STAGE
 S200 ROOF FRAMING PLANS
 S400 FOUNDATION DETAILS
 S401 FOUNDATION DETAILS
 S410 STRUCTURAL DETAILS
 S420 STRUCTURAL DETAILS

FIRE PROTECTION

FP000 GENERAL NOTES - FIRE PROTECTION
 FP200 FIRST FLOOR FIRE PROTECTION
 FP400 DETAILS

PLUMBING

P000 GENERAL NOTES - PLUMBING
 P200 FOUNDATION PLAN
 P201 FLOOR PLANS
 P202 ROOF PLAN
 P300 ISOMETRIC VIEWS
 P400 DETAILS
 P500 SCHEDULES
 P501 SCHEDULES

MECHANICAL

M001 SYMBOLS & ABBREVIATIONS
 M100 HVAC PLANS

ELECTRICAL

E100 SITE PLAN ELECTRICAL
 E200 FIRST FLOOR PLAN - LIGHTING & POWER
 E300 DETAILS & FIXTURE SCHEDULE
 E400 ONE-LINE DIAGRAM, PANEL SCHEDULES & SYMBOLS LIST

PROJECT INFORMATION

PROJECT DATE: 06-27-22
 PRA PROJECT NUMBER: 210180-01
 DRAWING SET: CONSTRUCTION DOCUMENTS

APPLICABLE CODES AND ZONING

2018 WISCONSIN COMMERCIAL BUILDING CODE (SPS 361-366)
 2015 INTERNATIONAL BUILDING CODE
 ASSEMBLY OCCUPANCY, GROUP A-2

ZONING: CITY OF OAK CREEK ORDINANCES

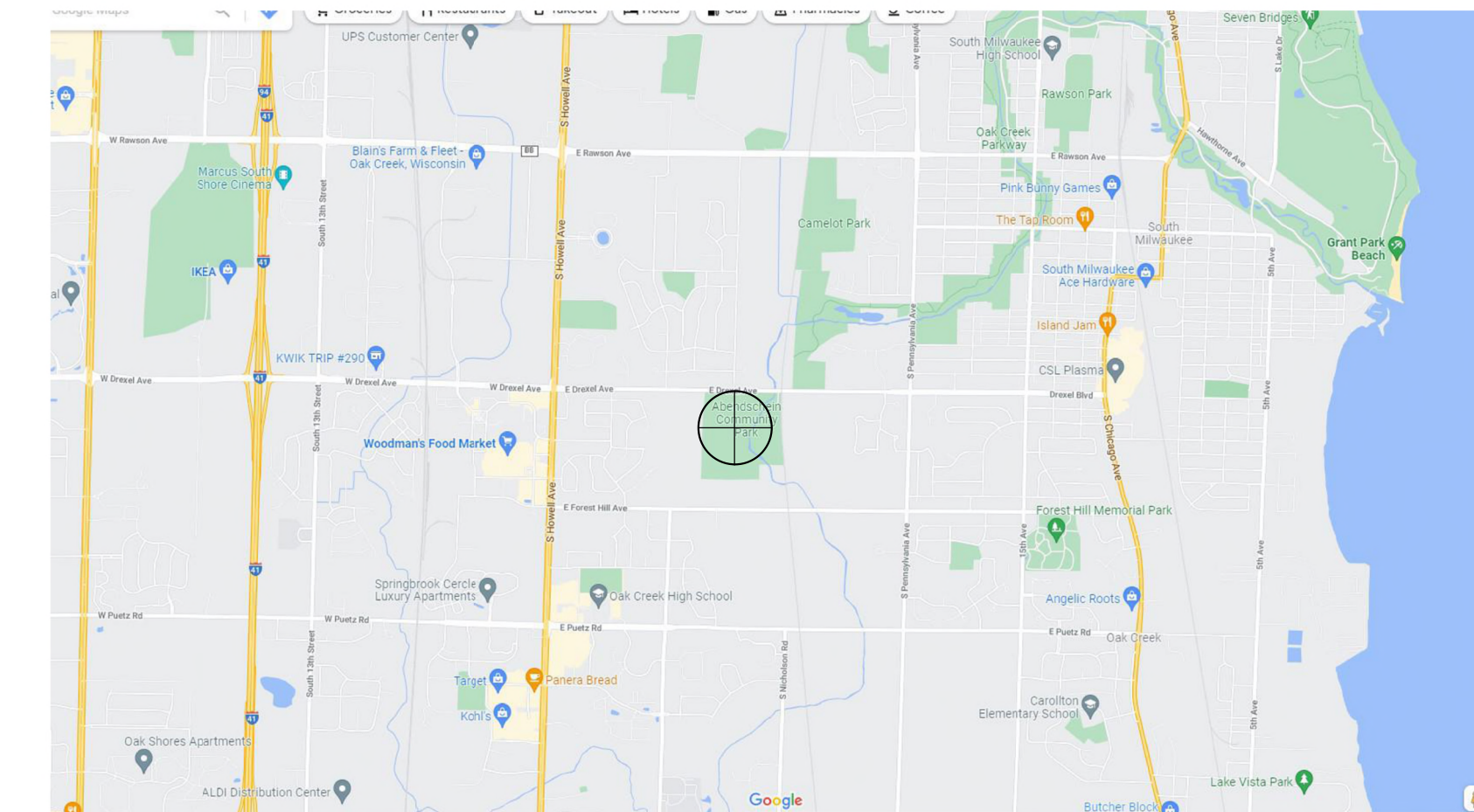
CONSTRUCTION CLASSIFICATION

NEW CONSTRUCTION
 TYPE OF CONSTRUCTION, TYPE VB - SPRINKLERED

BUILDING AREA

OVERALL FOOTPRINT	7,164 SF
ENCLOSED SPACE	
FIRST FLOOR	3,573 SF
COVERED SPACE	
FIRST FLOOR	2,817 SF
TRASH ENCLOSURE	
FIRST FLOOR	775 SF
BUILDING TOTAL	7,164 SF

PROJECT LOCATION



PROJECT TEAM

CIVIL
 JSD PROFESSIONAL SERVICES (UNDER SEPARATE CONTRACT)
 TEL(262) 513-0666

LANDSCAPE
 JSD PROFESSIONAL SERVICES (UNDER SEPARATE CONTRACT)
 TEL(262) 513-0666

STRUCTURAL
 PIERCE ENGINEERS TEL(414) 278-6060

FIRE PROTECTION
 MSA PROFESSIONAL SERVICES, INC. TEL(920) 894-7800

PLUMBING
 MSA PROFESSIONAL SERVICES, INC. TEL(920) 894-7800

MECHANICAL
 MSA PROFESSIONAL SERVICES, INC. TEL(920) 894-7800

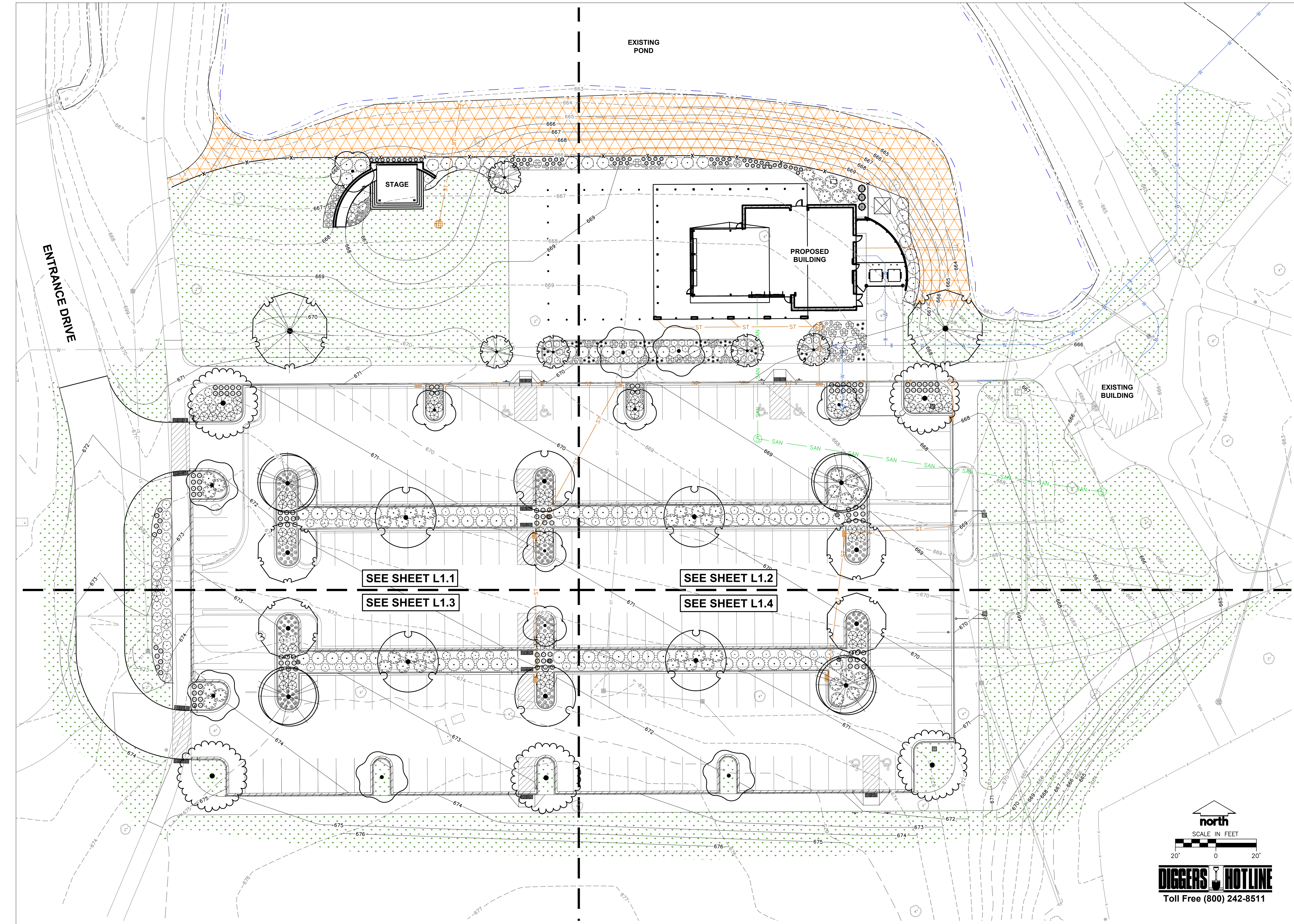
ELECTRICAL
 MSA PROFESSIONAL SERVICES, INC. TEL(920) 894-7800



NOTICE REGARDING DRAWINGS: FOR CONVENIENCE OF REFERENCE, THE DRAWINGS PREPARED BY THE UNDERSIGNED ARCHITECT HAVE BEEN BOUND TOGETHER WITH DRAWINGS PREPARED BY OTHER PERSONS OR FIRMS HIRED DIRECTLY BY THE DESIGN-BUILDER OR OWNER AND NOT UNDER THE DIRECTION OR CONTROL OF THE ARCHITECT. THE DRAWINGS PREPARED BY THE ARCHITECT CAN BE IDENTIFIED BY THE ARCHITECT'S TITLE BLOCK ON EACH INDIVIDUAL DRAWING FOR WHICH IT IS RESPONSIBLE. THE OTHER DRAWINGS ARE THE SOLE RESPONSIBILITY OF THEIR RESPECTIVE PREPARERS.

Autodesk Docs\12210180-01 Oak Creek Abendscchein Park Beer Garden\210180-01 OC Beer Garden.rvt

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PLANT SCHEDULE		
DECIDUOUS TREES		
	AF2	<i>Acer rubrum</i> 'Franksred'™ Red Sunset Maple
	CO	<i>Celtis occidentalis</i> 'Prairie Pride' Prairie Pride Hackberry
	GB	<i>Ginkgo biloba</i> 'Autumn Gold'™ Autumn Gold Maidenhair Tree
	GS	<i>Gleditsia triacanthos inermis</i> 'Shademaster'™ Shademaster Locust
	GD	<i>Gymnocladus dioica</i> 'Espresso' Kentucky Coffeetree
	QB	<i>Quercus bicolor</i> Swamp White Oak
	TG	<i>Tilia cordata</i> 'Greenspire' Greenspire Littleleaf Linden
ORNAMENTAL TREES		
	AS2	<i>Amelanchier laevis</i> 'JFS-Arb'™ Spring Flurry Allegheny Serviceberry
UPRIGHT EVERGREEN SHRUB		
	TO	<i>Thuja occidentalis</i> 'Emerald' Emerald Arborvitae
DECIDUOUS SHRUBS		
	AB	<i>Aronia melanocarpa</i> 'Marton'™ Iroquois Beauty Black Chokeberry
	SL	<i>Diervilla lonicera</i> 'Jewel' Jewel Bush Honeysuckle
	HQ	<i>Hydrangea paniculata</i> 'Little Quick Fire' Little Quick Fire Hydrangea
	IV	<i>Ilex verticillata</i> 'Jim Dandy' Jim Dandy Winterberry
	IR	<i>Ilex verticillata</i> 'Red Sprite' Red Sprite Winterberry
	PJ	<i>Physocarpus opulifolius</i> 'Jefam'™ Amber Jubilee Ninebark
	PD2	<i>Potentilla fruticosa</i> 'Dakota Sunspot' Dakota Sunspot Bush Cinquefoil
	RG2	<i>Rhus aromatica</i> 'Gra-Low' Gra-Low Fragrant Sumac
	RR	<i>Rosa rugosa</i> 'Dwarf Pavement' Dwarf Pavement Rose
EVERGREEN SHRUBS		
	JF	<i>Juniperus chinensis</i> 'Sea Green' Sea Green Juniper
	JS	<i>Juniperus sabina</i> 'Mini-Arcadia' Mini-Arcadia Juniper
	JO	<i>Juniperus virginiana</i> 'Grey Owl' Grey Owl Eastern Redcedar
PERENNIALS & GRASSES		
	AS	<i>Allium x Summer Beauty</i> Summer Beauty Allium
	CO2	<i>Calamagrostis x acutiflora</i> 'Overdam' Overdam Feather Reed Grass
	MW	<i>Monarda didyma</i> 'Petite Wonder' Petite Wonder Bee Balm
	PV	<i>Panicum virgatum</i> 'Shenandoah' Shenandoah Switch Grass
	RG	<i>Rudbeckia hirta</i> 'Goldlocks' Goldlocks Black-eyed Susan
	SH	<i>Sporobolus heterolepis</i> 'Tara' Prairie Dropseed

LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	STORMWATER MANAGEMENT AREA
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	FENCE
	SIGN
	ALUMINUM EDGING
	MEADOW SEED MIX
	INSTALL 4-INCHES TOPSOIL, KENTUCKY BLUE GRASS SEED, FERTILIZER, & MULCH

- GENERAL NOTES**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
 - REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.
 - CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT.
 - DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE.



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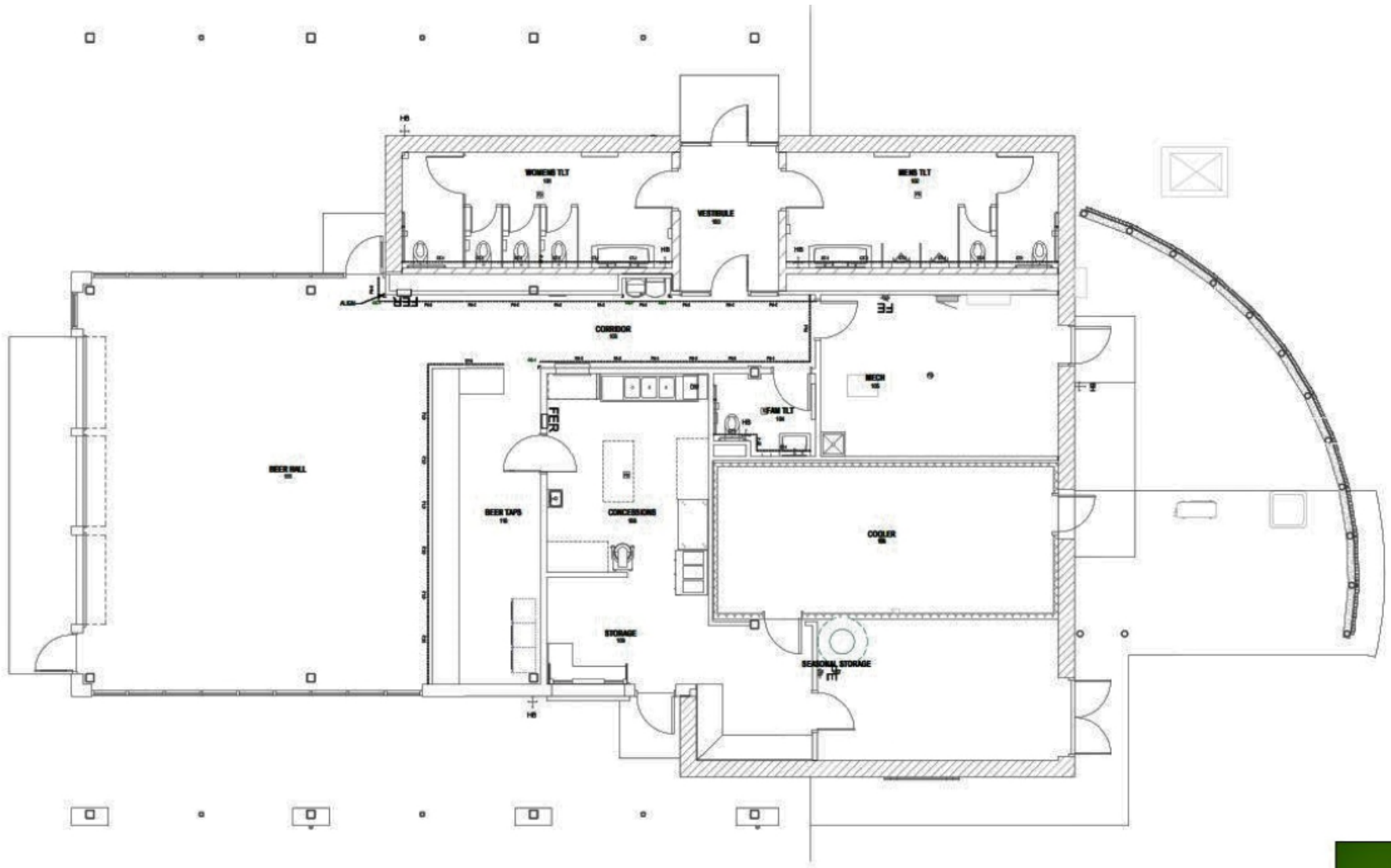
2022 PLUNKETT TRAVIS ARCHITECTS, LLP
 210 CONSTRUCTION DOCUMENTS
 BID PACKAGE
 DATE: 06-27-22
 JOB NO: 210180-01
 SHEET NO: L1.0

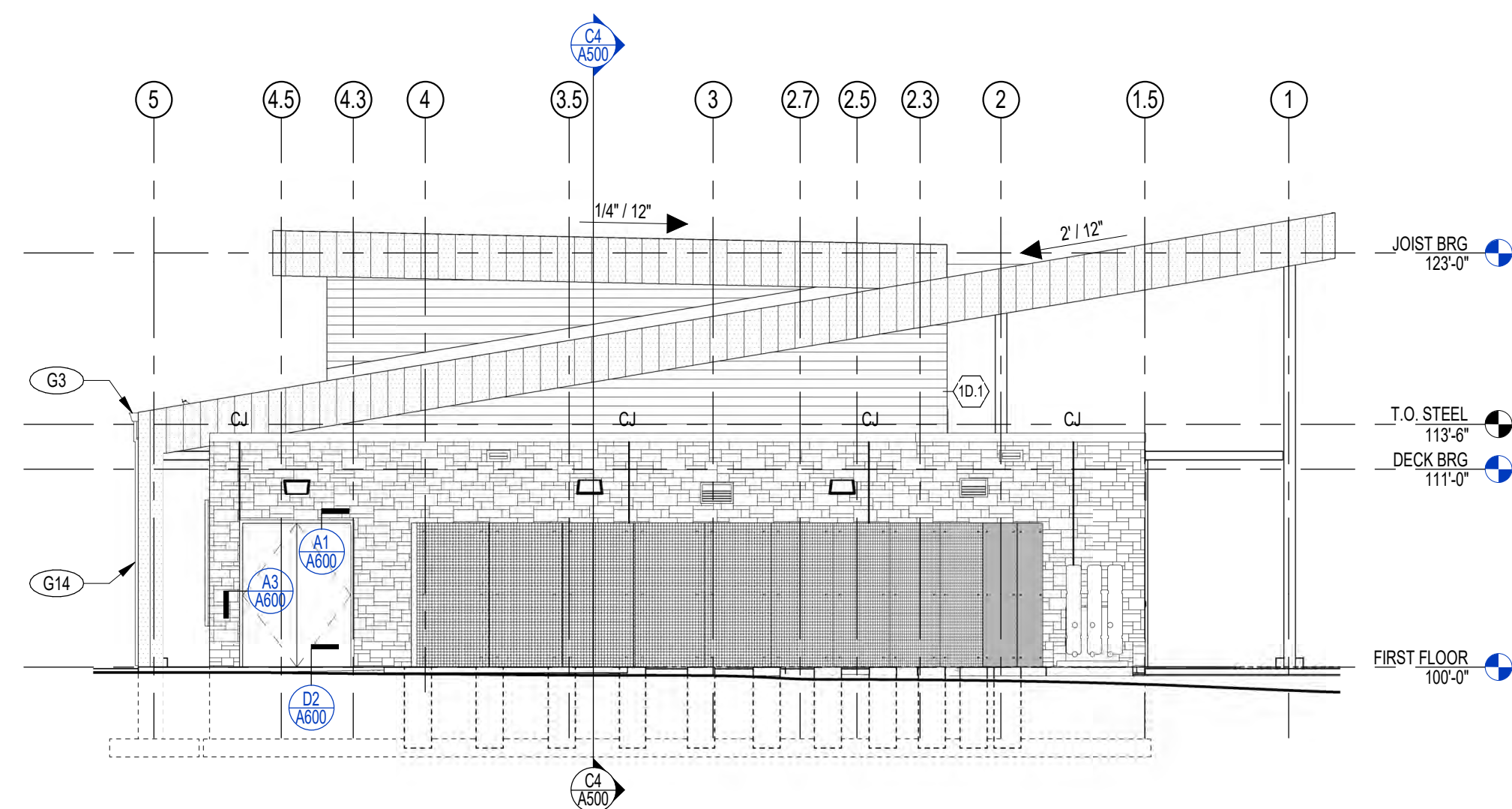
MILWAUKEE REGIONAL OFFICE
 1000 W. WISCONSIN ST. SUITE 100
 MILWAUKEE, WISCONSIN 53108
 P. 262.513.0666
 F. 214.10817

JSD
 CITY OF OAK CREEK
 ABENDSCHEIN PARK PAVILION
 1311 E Drexel Ave, Oak Creek, WI 53154

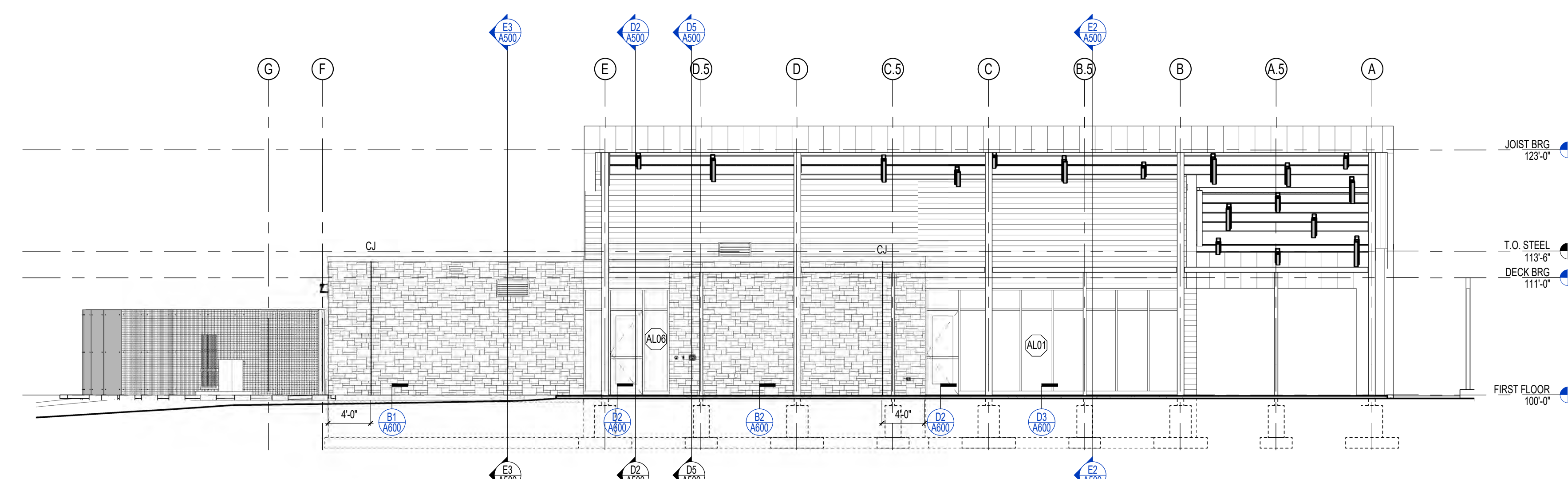
prad
 PLUNKETT TRAVIS ARCHITECTS, LLP

OVERALL LANDSCAPE PLAN

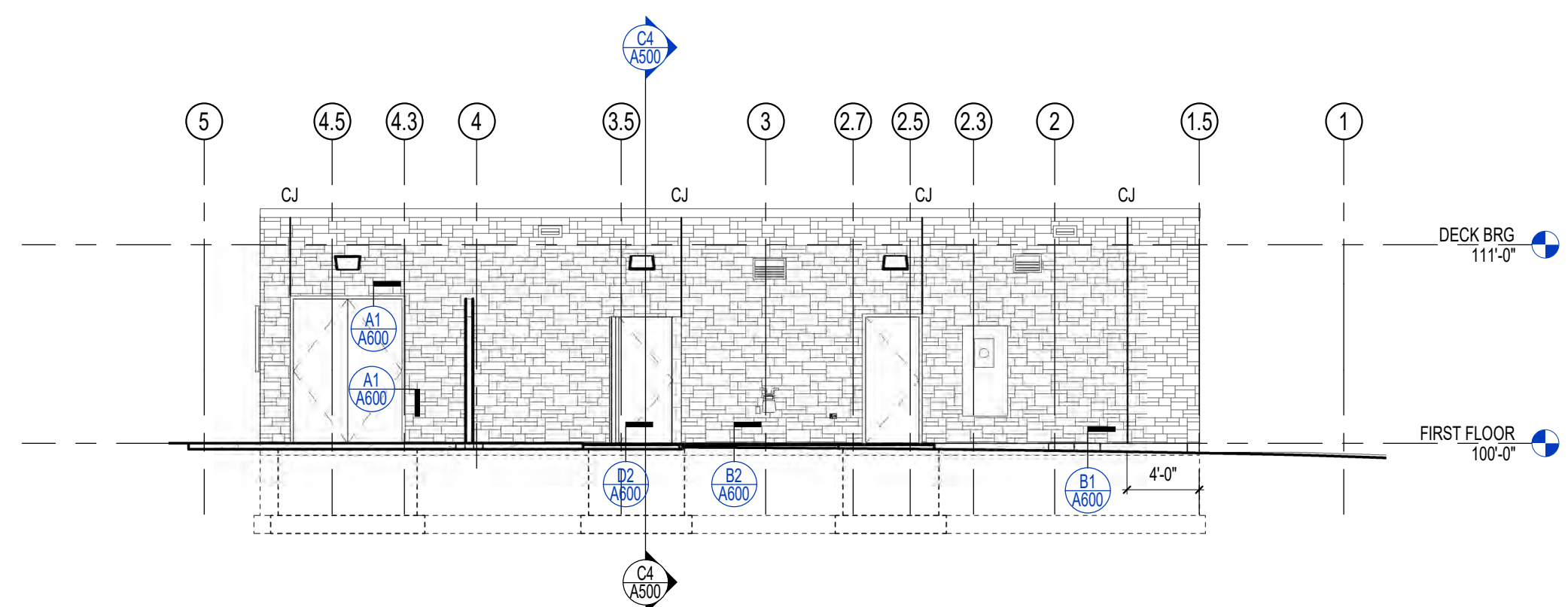




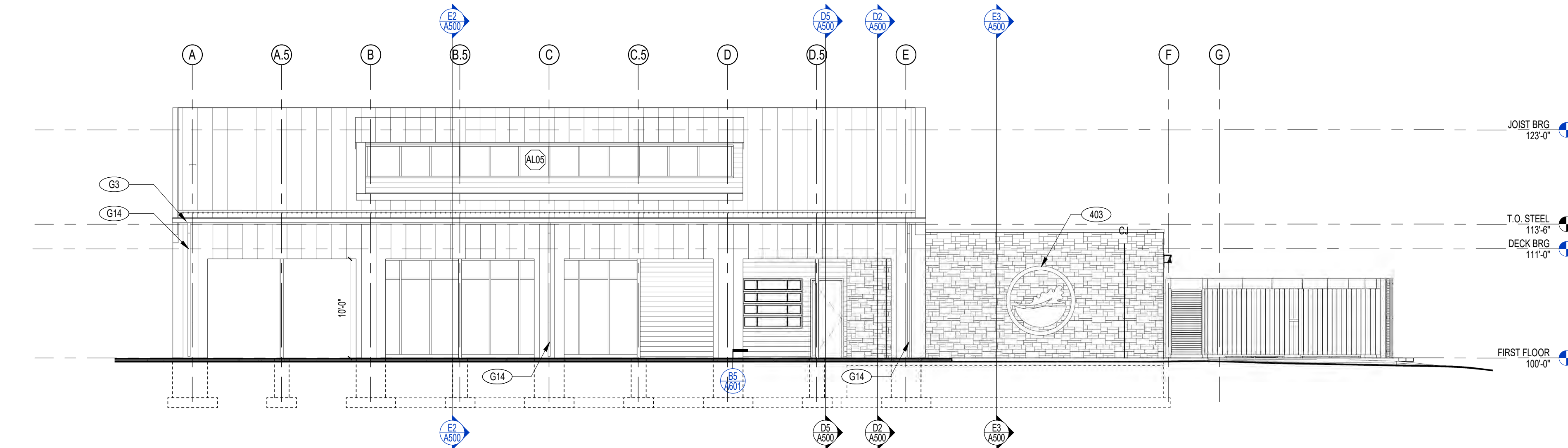
A1 EAST ELEVATION - TRASH ENCLOSURE
1/8" = 1'-0"



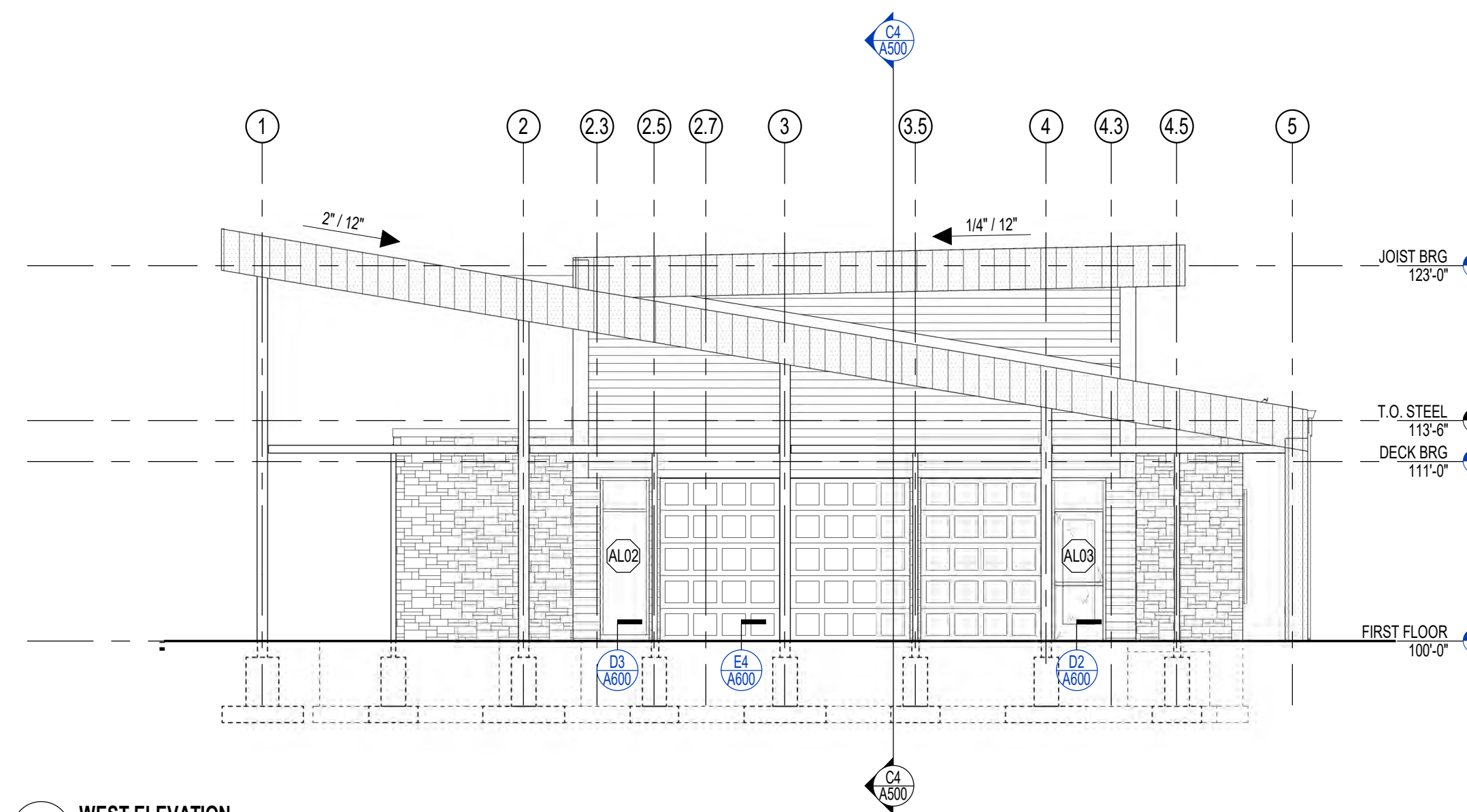
A2 NORTH ELEVATION
1/8" = 1'-0"



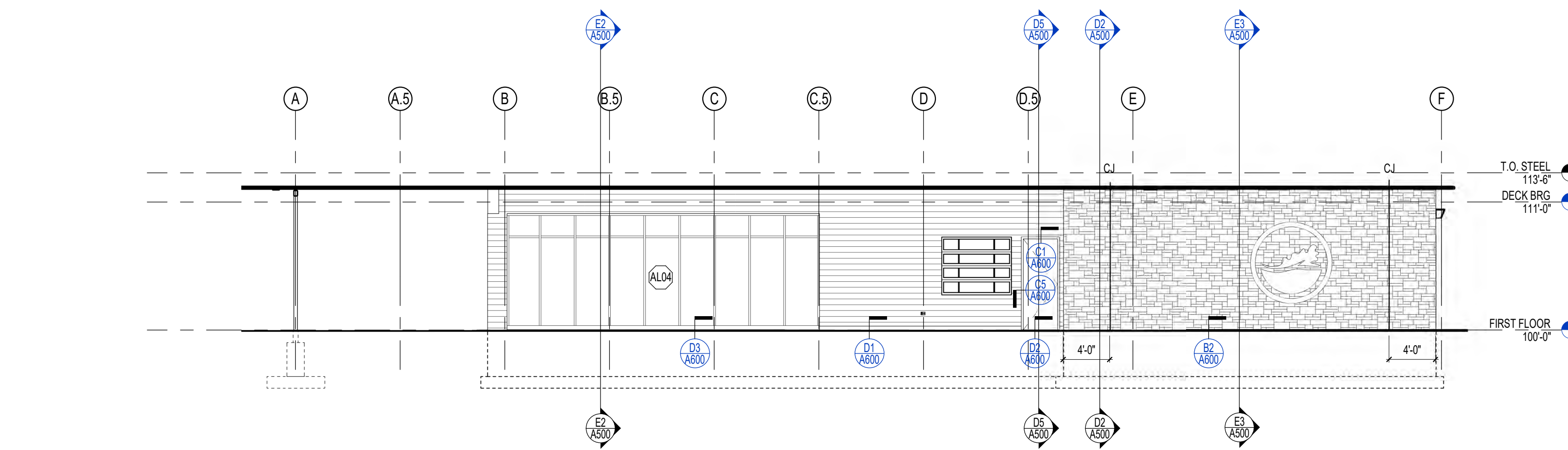
B1 EAST ELEVATION
1/8" = 1'-0"



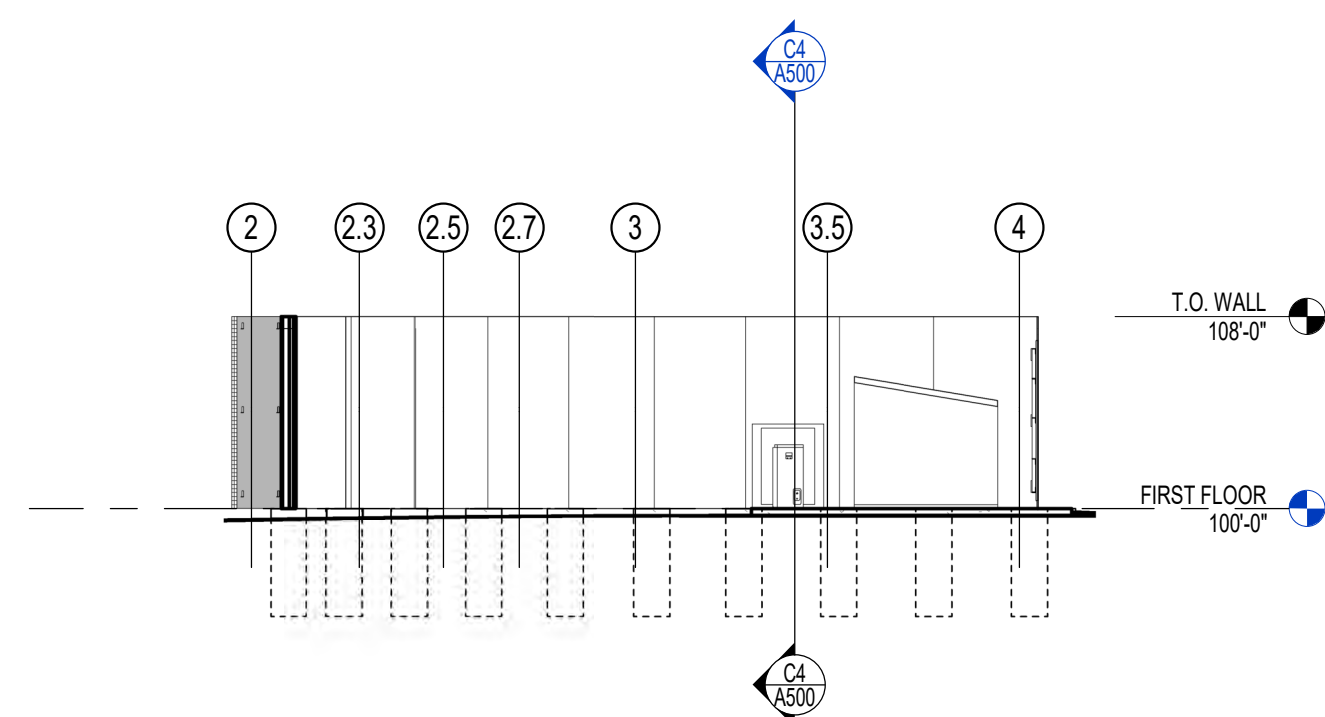
B2 SOUTH ELEVATION
1/8" = 1'-0"



C1 WEST ELEVATION
1/8" = 1'-0"



C2 SOUTH ELEVATION BELOW OVERHANG
1/8" = 1'-0"



D1 TRASH ENCLOSURE METAL PANEL WALL
1/8" = 1'-0"

EXTERIOR ELEVATIONS SYMBOLS LEGEND

- SECTION REFERENCE
- ELEVATION NOTE
- DETAIL REFERENCE
- WINDOW TYPE
- CONSTRUCTION KEYNOTE

EXTERIOR FINISH PATTERNS

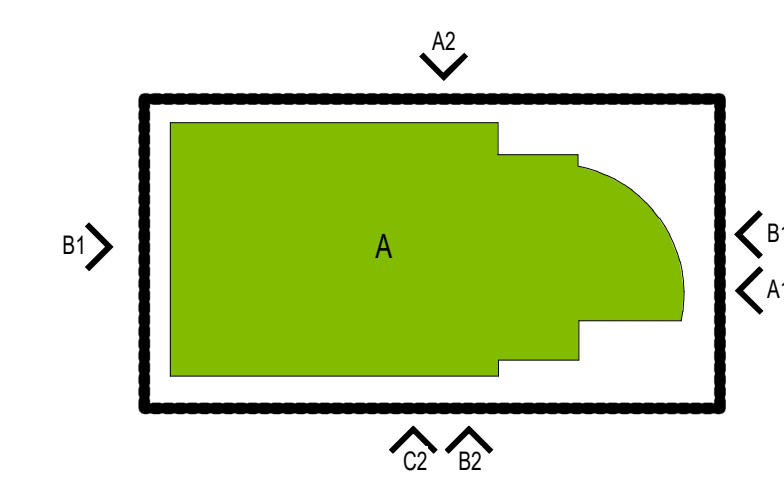
- STONE
- STANDING SEAM METAL PANEL
- FLUSH METAL PANEL
- METAL SIDING

EXTERIOR ELEVATIONS GENERAL NOTES

- A. PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT MASONRY COLOR
- B. TRIM ALL EXTERIOR LIGHTING FIXTURES, OUTLETS, HOSE BIBBS AND ALL OTHER SIDING PENETRATIONS WITH 1X4 FIBER CEMENT TRIM (TYP.)
- C. REFER TO SHEET A891 FOR WINDOW FRAME ELEVATIONS
- D. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.

EXTERIOR ELEVATION NOTES	
MARK	DESCRIPTION
403	BACKLIT SIGN BY OWNER

CONSTRUCTION TYPES	
MARK	DESCRIPTION
G3	METAL GUTTER
G14	METAL DOWNSPOUT



KEY PLAN