



## PARKS & RECREATION COMMISSION

September 5, 2024  
6:00 P.M.

Lake Vista Conference Room  
8040 S. 6<sup>TH</sup> Street  
Oak Creek, WI 53154  
(414) 766-7000

Leah Schreiber Johnson - Chair  
Anne Beyer - Secretary  
Steve Bautch  
Nicole Druckrey  
Mike Theys  
Ald. Chris Guzikowski  
Jacquelyn Damask  
Mike Dudzik

### The City's Vision

*Oak Creek: A dynamic regional leader driving the future of the south shore.*

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes – August 1, 2024
4. New Business
  - a. 2024 Conditions of City Parks Report
  - b. 2025 Capital Budget Priorities
5. Adjournment.

Dated this 29th day of August, 2024 ad

#### 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 414-766-7000, by fax at 414-766-7976, or by mail at 8040 S. 6<sup>th</sup> 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 attend 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

Visit our website at [www.oakcreekwi.org](http://www.oakcreekwi.org) for the agenda.

**MINUTES OF THE REGULAR MEETING  
CITY OF OAK CREEK PARKS & RECREATION COMMISSION  
August 1, 2024**

**1. Call Meeting to Order/Roll Call**

Chairperson Schreiber-Johnson called the meeting to order at 6:02 pm. The following members were present at roll call: Alderman Guzikowski, Commissioner Druckrey, Commissioner Theys, Commissioner Damask, Commissioner Bautch and Commissioner Dudzik. Commissioner Beyer was excused.

Also present: Planner Melanie Perez

**2. Approval of Minutes - June 6, 2024 & July 18, 2024**

Alderman Guzikowski made the motion to approve the minutes of the June 6, 2024, meeting. Commissioner Theys seconded. All voted aye. Motion carried.

Alderman Guzikowski made the motion to approve the minutes of the July 18, 2024, meeting. Commissioner Theys seconded. All voted aye. Motion carried.

**3. New Business**

**a. Review Field Rental Policy.**

Planner Perez asked if everyone was able to review the policy and do they have questions or changes that need to be made. A discussion ensued with Chairperson Schreiber-Johnson stated that this was discussed in a prior meeting and what changes were made. Planner Perez responded that no changes were made. Commissioner Druckrey summarized that at the earlier meeting, the fees listed to refer to the policy, they didn't have the policy so they couldn't refer to it. All agreed that no changes were needed.

**b. Information Item**

- i. Discuss the National Fitness Campaign opportunity.

Planner Perez stated that she and Matt Trebatoski have been working with a representative from this campaign. Planner Perez started the video of the National Fitness Campaign which the Commission watched.

Planner Perez provided background information on how this project came about, the purpose of this campaign, locations and the financing. Planner Perez is looking for feedback from the Commission.

The questions or concerns from the Commission are as follows:

- Drainage
- Who would maintain the fitness court
- Any feedback from other communities using this campaign
- Why the Abendschein and Lake Vista Park locations
- Who would complete the art and how would it be paid
- Is this a seasonal fitness court
- Where in the parks would this be located
- What about lighting during the seasonal changes in light
- Any social media on this campaign so they can see comments by the user
- How much money or staff resources to get that money
- Who would be responsible for the maintenance costs and what impact would this have
- What is the Cities liability for a fitness court
- What is the backlog of the parks maintenance and can they take on additional maintenance work
- What is the lifespan of a fitness court

#### 4. **Adjournment**

Commissioner Druckrey moved to adjourn. Commissioner Damask seconded. All voted aye. The meeting was adjourned at 6:29 pm.

Prepared By:

Respectfully Submitted,

Melanie Pérez  
Planner  
Community Development

Anne Beyer  
OCPR Secretary



Meeting Date: September 5, 2024

Item No. 4a

## PARKS & RECREATION COMMISSION

**Agenda Item:** Information Item – 2024 Condition of City Parks Report

**Proposed by:** City of Oak Creek (Director of Public Works, Matthew J. Trebatoski)

**Description:** Discussion of the conditions of parks across Oak Creek

**Suggested Motions:** None – no action needed.

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### **Background:**

Attached is a report summarizing the current condition of each of the City's parks. Jeff Wendt, Parks Maintenance Supervisor and I will be available at the September 5, 2024 meeting to answer any questions and to go into further detail, if you wish. We hope this overview serves as good information as you review and recommend capital project priorities to the City Council for the 2025 budget.

Respectfully Submitted & Prepared By:

A handwritten signature in black ink, appearing to read "M. Trebatoski", with a horizontal line drawn above the signature.

Matthew J. Trebatoski, MPA  
Director of Public Works

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### **Attachments:**

2024 Condition of City Parks Report Presentation (26 pages)

# Condition of City Parks

Jeff Wendt, Parks Maintenance Supervisor

Matt Trebatoski, Director of Public Works

September 5, 2024



**OAKCREEK**  
— WISCONSIN —

# Abendschein Park

## Skate Park

- Installed in 2021
- Good shape
- Graffiti and litter an ongoing issue
- Working with IT on camera system

## Creek

- Eroding near left field of baseball diamond
- Engineering Dept. looking into design to mitigate erosion and restore banks. Concept Plan completed in December, 2022

## Baseball Diamond

- Good condition
- Will have on-going settling/water issues for years to come with sewer line install in right field

## Air Shade

- In good repair
- Due for touchup painting in 2025



# Abendschein Park Cont.

## Play structure

- 21 years old
- Good shape - have replaced parts over time

## Concession Stand and Restrooms

- Hit hard with vandalism and graffiti almost every year
- Working on camera system with IT

## Oak Leaf Bike Trail

- Path along Drexel Ave replaced with new concrete in 2023

## Disc Golf Course

- Good condition
- Very popular
- Lost four holes with sewer line and parking lot project. Will need to re-design to incorporate the holes back into the existing space



# Camelot Park

Park developed / established in 2005

City leases land from County

City owns all amenities and maintains park

Play Structure

- 18 years old
- In good repair



# Camelot Park Cont.

## Basketball Court

- Good shape

## Backstop

- Good condition

## Pathway

- Routed and crack filled in 2023



# Carollton School Park

## Tennis Courts (2)

- Decent condition
- Reconstruct to 1 Tennis Court and 2 Pickleball Courts in next 3-5 years

## Baseball and Soccer Fields

- Good condition

## Path

- Good shape



# Chapel Hills Park

## Play Structure

- 27 years old
- Kept serviceable through parts replacement over time

## Steel Open Air Shelter

- Painted in 2021

## Tennis and Basketball Courts

- 21 years old
- Budgeted to reconstruct for 2024
- Tennis courts (2) being reconfigured to 1 tennis court and 2 pickle ball courts



# Greenlawn Park

## Parking Lot

- In good repair



# Haas Park

## Parking Lot

- Good condition

## Basketball Court

- Good shape

## Play Structure

- 23 years old
- Replaced main section 8 years ago



# Haas Park Cont.

## Metal Open Air Shelter

- Painted 5 years ago

## Drainage Issues

- Affects ability to mow grass and use baseball field



# Johnstone Park

City leases land from County

City owns all amenities and maintains park

Baseball Fields (2)

- Good shape

Open Air Wood Shelter

- Wood resealed 4 years ago
- Metal roof installed in 2017



# Johnstone Park Cont.

## Play structure

- 27 years old
- Good shape - have replaced many parts, keeping it serviceable
- Water / washout issue corrected in 2023

## Walking Path

- Poor shape. Ice problems in winter, unsafe walking conditions
- Reconstruction included in 2024 budget
- Addressing with land development project to the west probably not an option given timing



# Kickers Creek Park

Old South Milwaukee landfill site leased by Oak Creek until 2026

- Material decomposing and ground above settling for last 22 years
- Fields have many low spots with water draining to them. Have been able to keep playable by moving them to highest areas around the settling
- Needs to be graded and more fill brought in. Will work with Engineering to see about filling
- If not, recommend not renewing lease in 2026



# Kickers Creek Cont.

## Parking Lot

- Good Condition

## Fields

- Used primarily for soccer and flag football
- OCYF has expressed potential interest in use of park
- Mayor interested in exploring use for cricket



# Lake Vista Park

## Main Pavilion & Bluff Shelters

- Re-stained in 2022
- Will be an ongoing job every 5-7 years for around \$18,000
- Replaced bench boards on shelters with composite boards. Otherwise, would need to be resealed or replaced every two years

## Sails for Sail Shelters

- Showing wear. Repaired holes and seams in 2022

## Outdoor Restrooms

- Vandalism & graffiti continue to be a problem. Looking into new cameras system

## Gravel Road Down to Lake

- Washes out with significant rainfalls. Staff adds stone and grades, as needed



# Lake Vista Park Cont.

## Play structure

- 7 years old
- Good shape - original drainage issues solved

## Landscaping Beds

- Struggle to keep looking good. Many original plants have died
- Very labor intensive
- Use contracted service



# Manor Marquette Park

## Play Structure

- 4 years old

## Tennis/Pickleball/Basketball Courts

- All redone in 2015
- Good shape

## Path

- Good condition



# Meadowview School Park

## Basketball Court

- Renovated in 2014
- Good condition

## Tennis Courts (2)

- Need repair
- Could replace with 1 tennis court and 2 pickleball courts. Recommended for 2025 budget



# Miller Park

## Paths

- Replaced in 2017
- Good shape

## Miller Pond

- Spend approx. \$5,000 per year treating for algae and weed control
- Also spend \$2,500 per year for goose control
- Refurbished 6 benches around the pond in 2023

## Pavilion

- Vandalism is an ongoing concern



# Oak Leaf Park

## Play Structure

- 25 years old
- Replaced many parts over years, including swing bays in 2022 for \$8,000

## Basketball Court

- Renovated in 2014
- Good shape

## Tennis Courts (2)

- Good repair
- Reconstruct to 1 Tennis and 2 Pickleball Courts in 2-5 years

## Wood Open Air Shelter

- Resealed in 2019



# Otjen Park

## Play Structure

- 22 years old
- Replaced many parts over years, including infant swing bay in 2020

## Basketball Court

- Repainted and crack sealed in 2016
- Good shape

## Open Air Shelter

- Repaint in 2025

## Parking Lot & Asphalt

- Good shape



# Riverton Meadows Park

City leases land from County

City owns all amenities and maintains park

Play Structure

- 4 years old

Tennis Court

- Good condition
- Painted pickle ball court lines in 2023. Must bring your own net

Basketball Court

- Crack sealed and painted in 2014

Open Air Shelter

- Painted in 2018



# Shepard Hills Park

## Lighted Ball Diamond

- New backstop, player fencing, concrete, and benches
- Drain tile installed in West diamond outfield in 2020
- Drain tile installed in East diamond outfield in 2022
- Lights 48 years old. Waiting for dry conditions to remove remaining lights and poles



# South Hills Park

## Play Structure

- 19 years old
- Good shape

## Asphalt Paths & Lot

- Holding up

## Tennis & Basketball Courts

- Good shape
- Crack repair work done in 2023

## Open Air Steel Shelter

- Painted in 2018



# Veterans Park

## Flags

- Replaced yearly

## Parking Lot

- Good condition



# Willow Heights Park

## Play Structure

- 28 years old

## Pathway

- Reconstructed in 2015

## Tennis/Pickleball/Basketball Courts

- Reconstructed in 2015
- Good shape

## Open Air Steel Shelter

- Repainted in 2020

## Sand Volleyball Court

- Added in 2023



## STAFF REPORT

**Item:** 2025 Capital Budget Priorities

**Recommendation:** Recommend to City Council Inclusion of 2025 Parks Capital Projects into the 2025 City Budget

**Fiscal Impact:** \$310,182

**Critical Success Factor(s):**

- Vibrant and Diverse Cultural Opportunities
- Thoughtful Development and Prosperous Economy
- Safe, Welcoming, and Engaged Community
- Inspired, Aligned, and Proactive City Leadership
- Financial Stability
- Quality Infrastructure, Amenities, and Services
- Not Applicable

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**Background:** Please find attached the proposed five-year capital projects and improvements budget schedule. We will plan to review each of the items at the meeting and look for your input and guidance on prioritizing them.

**Options/Alternatives:**

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Respectfully submitted:

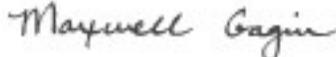


Andrew J. Vickers, MPA  
City Administrator

Prepared:



Matthew J. Trebatoski, MPA  
Director of Public Works

Fiscal Review: 

Maxwell Gagin, MPA  
Assistant City Administrator / Comptroller

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Attachments: 2025 Public Works - Parks Div. 5-Year CIP

**Department of Public Works - Parks Division**  
**Proposed 5 Year Capital Equipment and Improvement Plan**  
**Budget Year 2025**

<b>CAPITAL EQUIPMENT</b>	<b>6-YEAR TOTAL COST</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
Replace #755 Toro Sprayer	\$20,000.00				\$20,000.00		
Replace #767 Toro 4100 Mower (2005)	\$100,000.00			\$100,000.00			
Utility Sprayer	\$21,000.00		\$21,000.00				
Replace #753 Skid Steer Loader (1998)	\$100,000.00			\$100,000.00			
Replace #765 Toro 72" Z-turn Mower (2008)	\$20,000.00					\$20,000.00	
Light Truck Fleet Lease	\$480,000.00	\$80,000.00	\$80,000.00	\$80,000.00	\$80,000.00	\$80,000.00	\$80,000.00
Trackless Tractor Municipal Lease	\$120,909.20	\$24,181.84	\$24,181.84	\$24,181.84	\$24,181.84	\$24,181.84	\$24,181.84
New Trackless Tractor Municipal Lease	\$120,000.00			\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
<b>CAPITAL EQUIPMENT SUBTOTALS:</b>	<b>\$981,909.20</b>	<b>\$104,181.84</b>	<b>\$125,181.84</b>	<b>\$334,181.84</b>	<b>\$154,181.84</b>	<b>\$154,181.84</b>	<b>\$110,000.00</b>
<b>CAPITAL PROJECTS/IMPROVEMENTS</b>	<b>6-YEAR TOTAL COST</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
Refinish Exterior of Main Pavillion and Bluff Shelters at Lake Vista Park	\$20,000.00				\$20,000.00		
Replace Baseball Diamond Backstop at Chapel Hills Park	\$25,000.00		\$25,000.00				
Reconstruct Pathways at Johnstone Park (raise & address drainage)	\$75,000.00	\$75,000.00					
Replace 2 Tennis Courts with 1 Tennis and 2 Pickleball Courts & Fencing; and reconstruct Basketball Court at Chapel Hills Park	\$180,000.00	\$180,000.00					
Replace 2 Tennis Courts with 1 Tennis and 2 Pickleball Courts & Fencing at Meadowview Park	\$160,000.00		\$160,000.00				
Replace Play Structures in Parks	\$410,000.00			\$100,000.00	\$100,000.00	\$105,000.00	\$105,000.00
Replace 2 Tennis Courts at Carrollton Park	\$160,000.00			\$160,000.00			
Replace Tennis Courts at Oak Leaf Park	\$160,000.00				\$160,000.00		
<b>CAPITAL LEASES AND PROJECTS SUBTOTALS:</b>	<b>\$1,190,000.00</b>	<b>\$255,000.00</b>	<b>\$185,000.00</b>	<b>\$260,000.00</b>	<b>\$120,000.00</b>	<b>\$105,000.00</b>	<b>\$105,000.00</b>
<b>GRAND TOTALS:</b>	<b>\$2,171,909.20</b>	<b>\$359,181.84</b>	<b>\$310,181.84</b>	<b>\$594,181.84</b>	<b>\$274,181.84</b>	<b>\$259,181.84</b>	<b>\$215,000.00</b>

**2025 CAPITAL IMPROVEMENT/EQUIPMENT PROGRAM (CIP/CEP)**

<b>Department:</b> Public Works	<b>Contact Person:</b> Matt Trebatoski
<b>Request Title:</b> Baseball Diamond Backstop Replacement at Chapel Hills Park	
<b>General Description:</b> Replace the 22-year-old fence backstop.	
<b>Justification and Intent:</b> The poured concrete has heaved pushing the fence posts well above grade, creating a significant gap between the bottom of the fence and the ground. As a temporary fix to prevent balls from rolling through, wooden boards have been installed to fill the voided space.	
<b>Description of Alternatives:</b> Leave existing backstop in place until it becomes a safety concern and either replace or remove it at that time.	
<b>Description of Disposal, if Applicable:</b> Contractor will dispose of old materials.	
<b>Impact on other Projects:</b> N/A	
<b>Cost Analysis:</b> (Quotes, estimates, breakdown of potential cost and how you arrived here) <b>\$25,000</b>	
<b>Annual Impact on Operating Budget:</b> (Will we have an additional reoccurring operating cost?) N/A	



## 2025 CAPITAL IMPROVEMENT/EQUIPMENT PROGRAM (CIP/CEP)

<b>Department:</b> Public Works	<b>Contact Person:</b> Matt Trebatoski
<b>Request Title:</b> Tennis Courts Reconstruction in Meadowview Park	
<b>General Description:</b> Reconstruct the 31-year-old tennis courts to 1 tennis court and 2 pickleball courts and replace the 10' perimeter fence with 8' fencing.	
<b>Justification and Intent:</b> Both courts are faded and have expansion cracks that have formed which are typical of courts this age. There has been high demand from the public for more pickleball courts to be added to the city and this is an opportune time to adapt to that ever-growing interest.	
<b>Description of Alternatives:</b> Keep crack filling existing cracks as needed, and repaint surfaces as needed along with fence repair. Eventually, this will catch up with us with the need to repair and replace other courts located throughout the city.	
<b>Description of Disposal, if Applicable:</b> Contractor will dispose of old material.	
<b>Impact on other Projects:</b> N/A	
<b>Cost Analysis:</b> (Quotes, estimates, breakdown of potential cost and how you arrived here) <b>\$160,000</b>	
<b>Annual Impact on Operating Budget:</b> (Will we have an additional reoccurring operating cost?) Reconstruction will decrease operating maintenance costs for several years.	





Meeting Date: September 5, 2024

Item No.

## STAFF REPORT

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  - Quality Infrastructure, Amenities, and Services
  - Not Applicable

**Background:** Please find attached the proposed five-year capital projects and improvements budget schedule. We will plan to review each of the items at the meeting and look for your input and guidance on prioritizing them.

**Options/Alternatives:**

Respectfully submitted:

Andrew J. Vickers, MPA  
City Administrator

Prepared:

Matthew J. Trebatoski, MPA  
Director of Public Works

Fiscal Review:

Maxwell Gagin, MPA  
Assistant City Administrator / Comptroller

Attachments: 2025 Public Works - Parks Div. 5-Year CIP