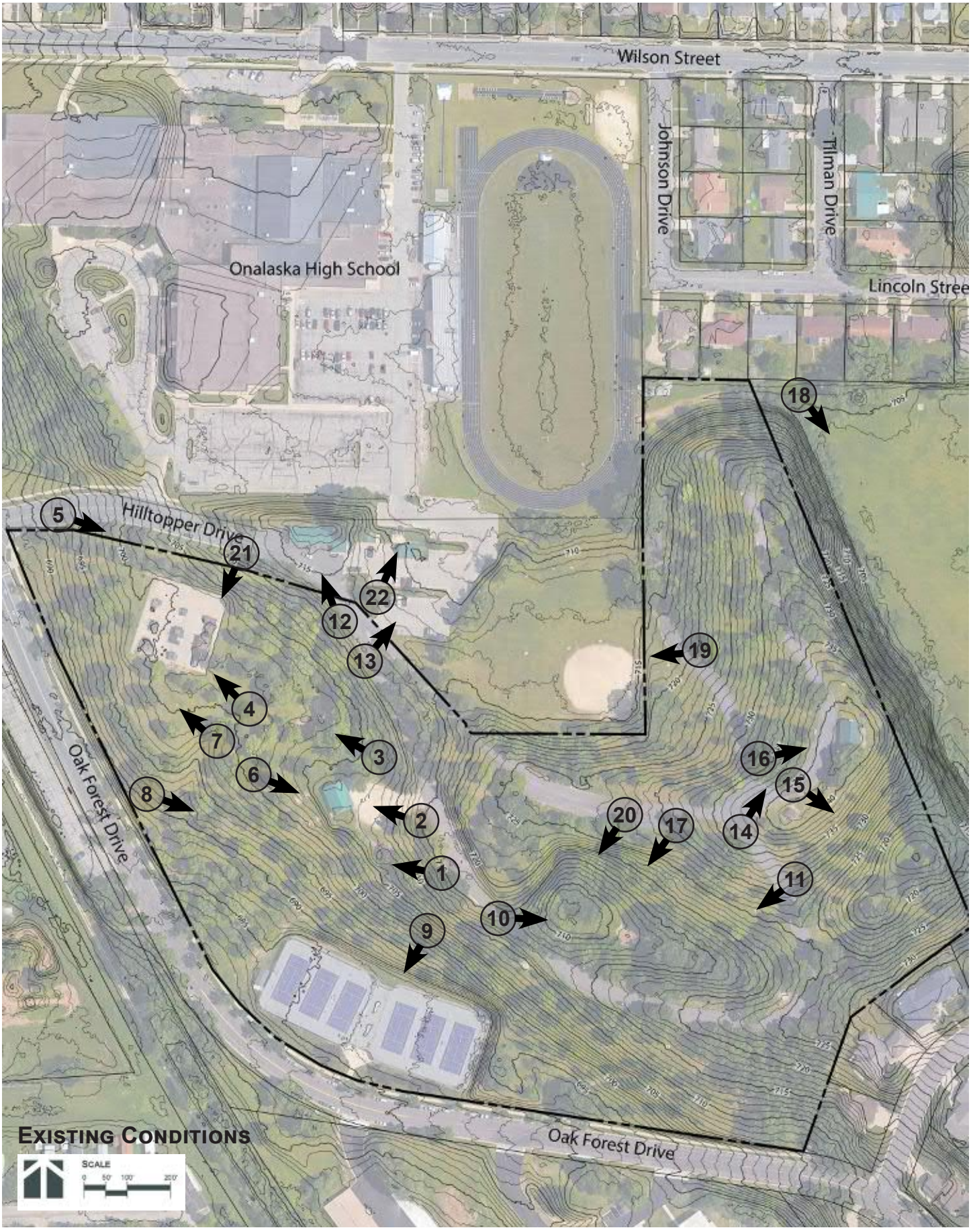
Rowe Park Master Plan

Onalaska, WI

August 2019

Prepared By:

MSA



EXISTING CONDITIONS

Rowe Park Existing Conditions

1851, Thomas G. Rowe of New York arrived at this wild and beautiful place along the banks of the Mississippi River and named it Onalaska, after a line from a poem by Thomas Campbell entitled, “The Pleasures of Hope”

Onalaska Historic Society

In the years between 1851 and 2019, the City of Onalaska has grown to over 18,000 residents. Thomas G. Rowe Park is a 25-acre public open space located in the southwest corner of the City. Rowe Park is conveniently located off Interstate 90 and reachable by a much larger La Crosse region within the Mississippi River Valley. The site contains a large hill with panoramic views of the valley.

Rowe Park access is Hilltopper Drive, which becomes Park Drive within the facility. Hilltopper Drive intersects with Oak Forest Drive and then Rose Street that leads to major roads and highways of the region. Onalaska High School is located north of Rowe Park and shares Hilltopper Drive as access to both sites. The largest parking lot within the park is located and shared with the High School as an overflow alternative. Park Drive is currently a two-way park road with two internal loop systems connecting park amenities. The park maintenance building is located between the entrance and the larger shared parking lot. This is an area of traffic concern for Park staff and parking lot users. Traffic flow brings cars directly past the maintenance doorways and has limited views due to a high point in the access road at that location.

Rowe Park amenities range in differing levels of condition. There are two shelter buildings, located east and west in the park, are older and heavily used. The shelters are in good condition with some periodic maintenance needs. A third shelter is located next to the maintenance building and is currently serves as a storage building. All three consist of stone walls and park like character.

There are three restroom buildings on site. Two are located near the shelter buildings and one by the maintenance building and are currently in use. The restroom buildings are older but functional. Consideration of maintenance or replacement of the restrooms is part of the planning of the park.

Several stone grills exist randomly around Rowe Park. These grills vary in level of repair. Some are in poor condition and stones have falling off.

Rowe Park has two areas where this is play equipment. A grouping of equipment is adjacent to the west shelter and spreads over a large area. The second play area is in the center of the site in a depression surrounded by one of the Park Drive loops. The equipment is roughly the same age. The equipment is older but offers vary age level play. Horseshoe areas are next to both shelter buildings.

Three active areas are within the park. A softball field serves as a practice field for the High School and for open games. The field is next to the large parking lot shared with the school. A skate park is near the park entrance but does not have associated parking. Users park in the west shelter’s gravel lot, main larger parking area or arrive by other means. The third areas is six tennis courts at the south side of the park, which are in good condition and used regularly. The Onalaska High Schools uses the park throughout the year for general recreational classes.

A newer addition to Rowe Park is the disc golf course. The course is limited to 9 holes and extends around the south and east edges of the park. The course has concrete launch pads and metal baskets required for disc golf.

There is limited lighting at Rowe Park. The Skate Park, tennis courts, large parking lot, and shelters have lighting. A sprinkling of lights are in other areas around Park Drive. Utilities boxes are visible in several locations such as the Skate Park and shelters.

Benches and picnic tables are throughout the site. The picnic tables are near the shelters. There are trash receptacles near park use areas and benches.

In addition to Rowe Park, the Onalaska High School recreation practice fields east of the park is included in the existing conditions. The boundary between the uses is along a heavily wooded ridgeline. Relationships between the facilities along with connections to the fields through Rowe Park is included in the planning effort.

A photographic inventory occurred in May 2019. The following images are of the existing conditions of the facility. The photograph locations on the site aerial photo on page 2 correlate with numbers on each picture. Arrows on the aerial photo show directional view of the photographic inventory.


1 Existing Restroom


2 West Shelter


3 Play Equiptment at Small Shelter


4 Skate Park

5 Park Entrance Sign


6 Horseshoe at West Shelter


7 Disc Golf Basket


8 Disc Golf Launch Pad


9 Tennis Courts


10 Depression at Center of Park Loop Road


11 Stone Grill


12 Maintenance Building

13 Large Parking Lot near Maintenance Building

14 Parking Lot at East Shelter

15 Sledding Hill at Large Shelter

16 East Shelter

17 Depression at Center of Park Loop Road

18 Onalaska High School Practice Field

19 Softball Field

20 Park Views

21 Utilities at Skate Park

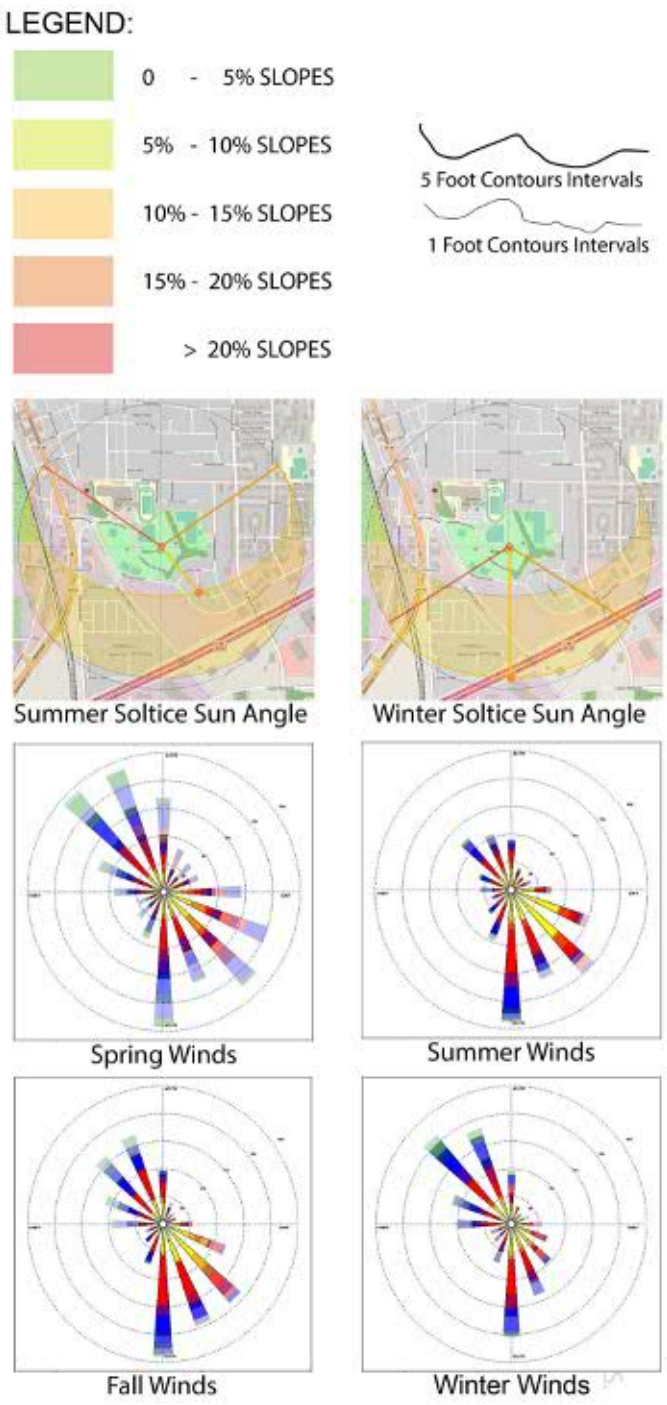
22 Park Storage

ROWE PARK SITE ANALYSIS

Rowe Park is located on hilly terrain that culminates at a high point where the east shelter building sits. The lowest elevation in the park is near the southwest corner of the tennis courts at 681. The highest elevation is the east shelter at 741, totaling 60 feet of change. The site poses some challenges to accessible walkways and connections. The Site Analysis diagram shows buildable slopes in green and green yellow at 0 to 5% and 5% to 10%. The steeper grades in orange are more challenging and will require grading for any improvements walk related. These slopes are 10% to 15% and 15% to 20%. The slopes shown in red are the most severe at over 20%; these areas will require significant grading for improvements.

The sloping terrain and vegetation effects how the sun hits certain areas of the park. The site slopes downward toward Oak Forest Drive. Most of the site receives sun during the day hours with the exception of the northeast corner and east slope of the ridgeline adjacent to the High School parcel. The angle of the sun,

Site Analsys of Rowe Park and adjacent Onalaska High School Practice Fields *Not to Scale*



in conjunction with the topography and vegetation, play a role in planning improvements to the park in uses as well as maintenance.

The wind direction and amount (as measure in miles per hour, mph) is a consideration for layout of park uses. The wind rose from the La Crosse airport, nearest reading meter, shows the wind is predominantly from the northwest and southeast running parallel to the Mississippi River. The heaviest winds run through the valley and are consistent throughout the year. The highest winds occur during the spring season.

ROWE PARK PUBLIC SURVEY

During the site inventory, analysis and data collection for the Rowe Park, online questions on use of the park, likes and dislikes through SurveyMonkey is information for design consideration in concept development. The Parks and Recreation Department sent out a survey link to the community through department email list and link on the City Website. The result was over 600 responses to a list of 10 questions concerning the Park uses.

Of the 10 questions, 6 were direct select answers and 4 contained open dialogue comment boxes. The following charts and corresponding responses provide insight to the public opinion. The comment question responses list by word associated with a high rate of commonality of desired use or insight. For questions, 6 and 7 there are secondary bulleted items that are responses, though not as frequent, that were shared several times.

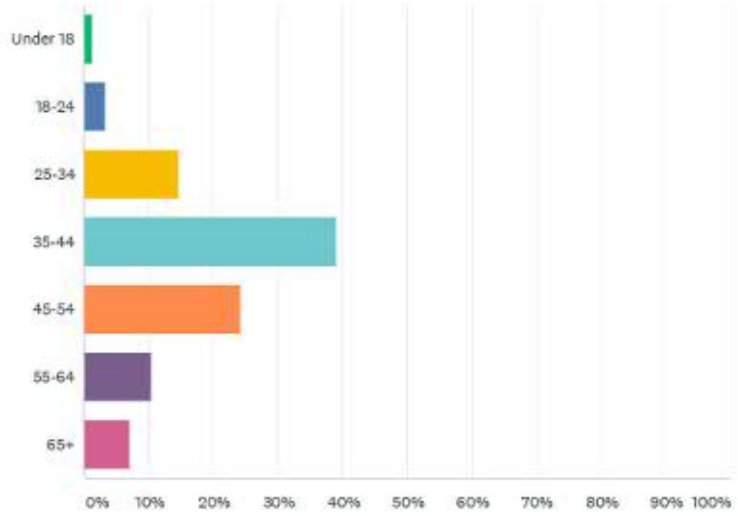
At the first public presentation, there was a review of the initial findings of the survey. The survey was open to participants for a 3-week window. The following is the outcome of the survey.

Question 1

Q1

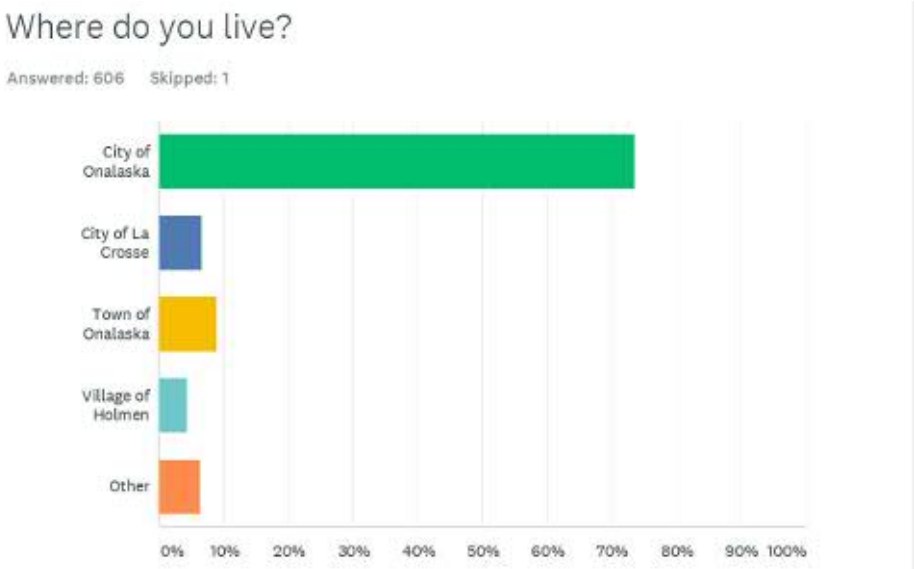
What is your age?

Answered: 607 Skipped: 0



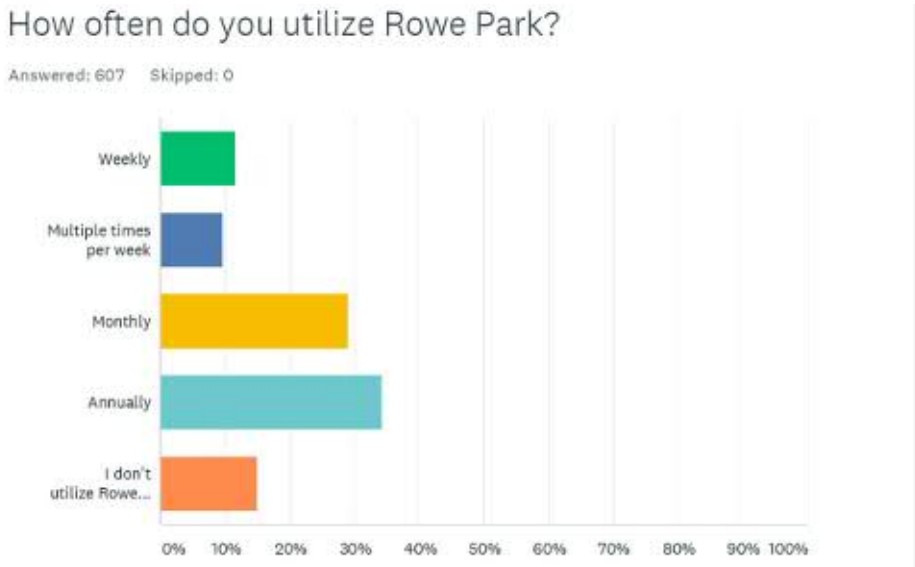
ANSWER CHOICES	RESPONSES	
Under 18	1.15%	7
18-24	3.29%	20
25-34	14.66%	89
35-44	39.21%	238
45-54	24.22%	147
55-64	10.38%	63
65+	7.08%	43
TOTAL		607

Question 2



ANSWER CHOICES	RESPONSES	
City of Onalaska	73.60%	446
City of La Crosse	6.60%	40
Town of Onalaska	9.08%	55
Village of Holmen	4.29%	26
Other	6.44%	39
TOTAL		606

Question 3

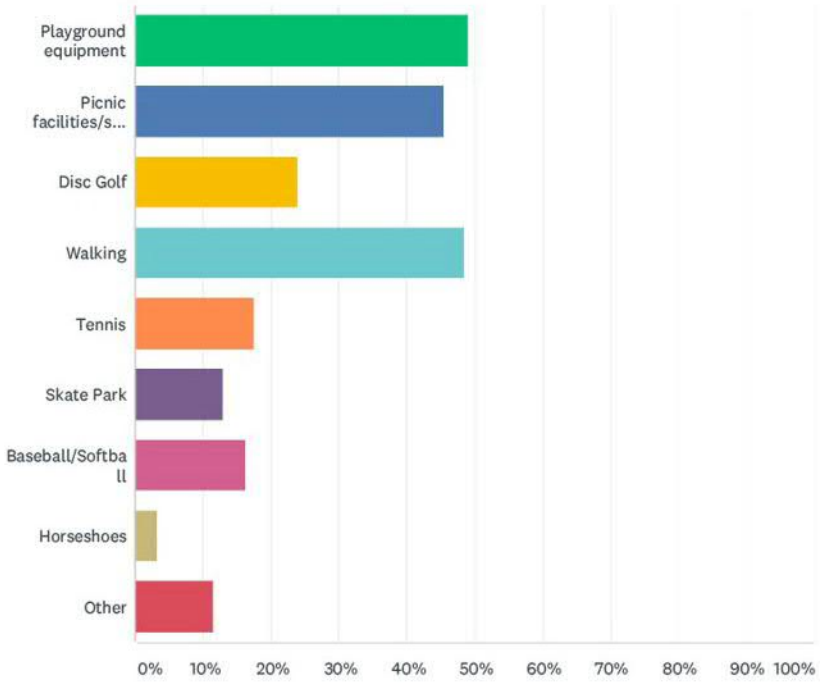


ANSWER CHOICES	RESPONSES	
Weekly	11.70%	71
Multiple times per week	9.72%	59
Monthly	29.16%	177
Annually	34.27%	208
I don't utilize Rowe Park	15.16%	92
TOTAL		607

Question 4

When visiting Rowe Park , which activities do you and your family members partake in or use?

Answered: 561 Skipped: 19



ANSWER CHOICES	RESPONSES	
Playground equipment	49.20%	276
Picnic facilities/shelters	45.63%	256
Disc Golf	24.06%	135
Walking	48.48%	272
Tennis	17.65%	99
Skate Park	13.01%	73
Baseball/Softball	16.22%	91
Horseshoes	3.39%	19
Other	11.59%	65

Total Respondents: 561

Question 5
What is your favorite activity in the Park and Why?

Most commented activities listed

- Walking – trees and setting
- Disc Golf – fun activity and convenient location
- Shelter Use – events, parties and quiet location
- Playground – proximity to other activities
- Tennis – well maintained and lighting
- Softball/Baseball – practices and v
- Viewing/setting
- Skate Park – Good option for kids
- The Site – Hilly, views, location, trees, and natural setting

Secondary level of activities
- Dog Walking
- Running
- Sledding
- Horseshoes

Question 6
What additions or improvements would you like to see to Rowe Park?

Most suggested improvements to Rowe Park

- Better variety of and more play equipment (toddlers)
- Improve shelters and add shelter(s)/concession
- Improve restrooms
- More benches and picnic tables
- Drinking fountains
- Improve softball/baseball field and seating
- Upgraded 18 hole disc golf course

Mentioned improvements to Rowe Park

- Splash Pad
- Basketball
- Add to skate park
- Dog area
- Pickle Ball

Question 7
When visiting parks in different areas, what amenities have you seen that could be brought to Rowe Park?

Most liste site improvements

- Lighting
- Exercise equipment, climbing wall, etc..
- Splash pad
- 18 disc golf
- Water bottle filler/drinking fountain
- Gardens
- New restrooms
- New play equipment – creative/different
- Ninja course
- Basketball
- Pickle ball
- Improved softball/baseball field with dugouts, seating, etc…
- Volleyball
- Accessibility in park
- Dog park

Question 8
Do you have any safety concerns about the Park facilities?

Most responses no or little concern

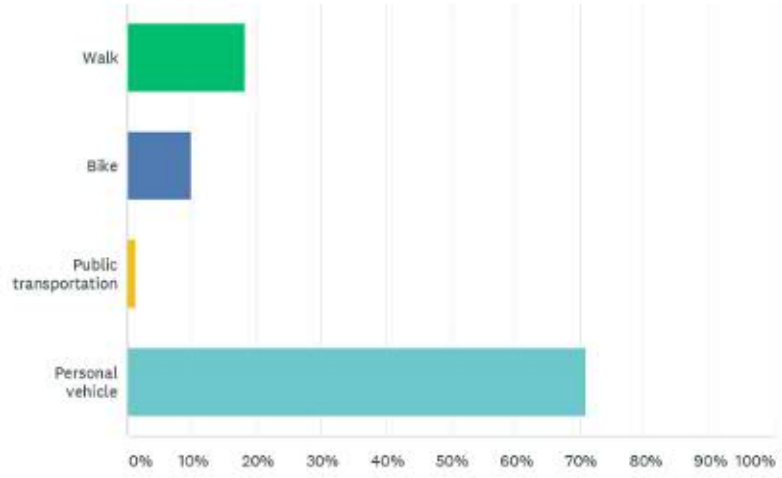
Other concerns

- Dim lighting
- Smoking and other deals or drug use
- Skate park at certain times
- Fast driving through park
- Cars parked for long periods
- Crossing to library
- General aging of park
- Not accessible for all
- restrooms

Question 9

How do you get to the Park?

Answered: 573 Skipped: 34

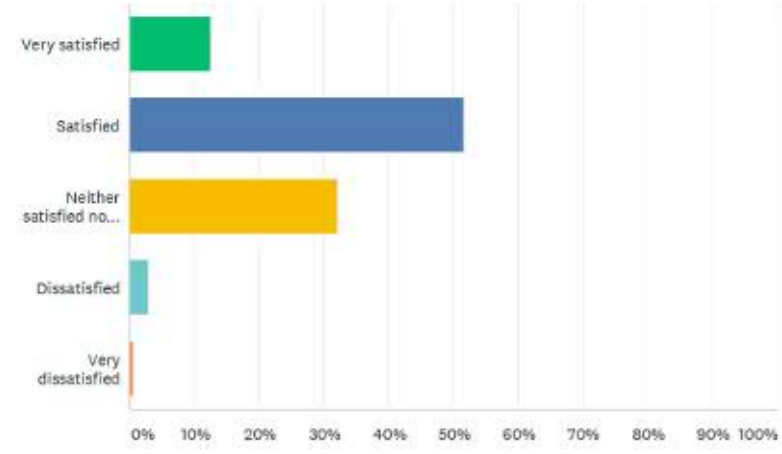


ANSWER CHOICES	RESPONSES	
Walk	18.15%	104
Bike	9.77%	56
Public transportation	1.22%	7
Personal vehicle	70.86%	406
TOTAL		573

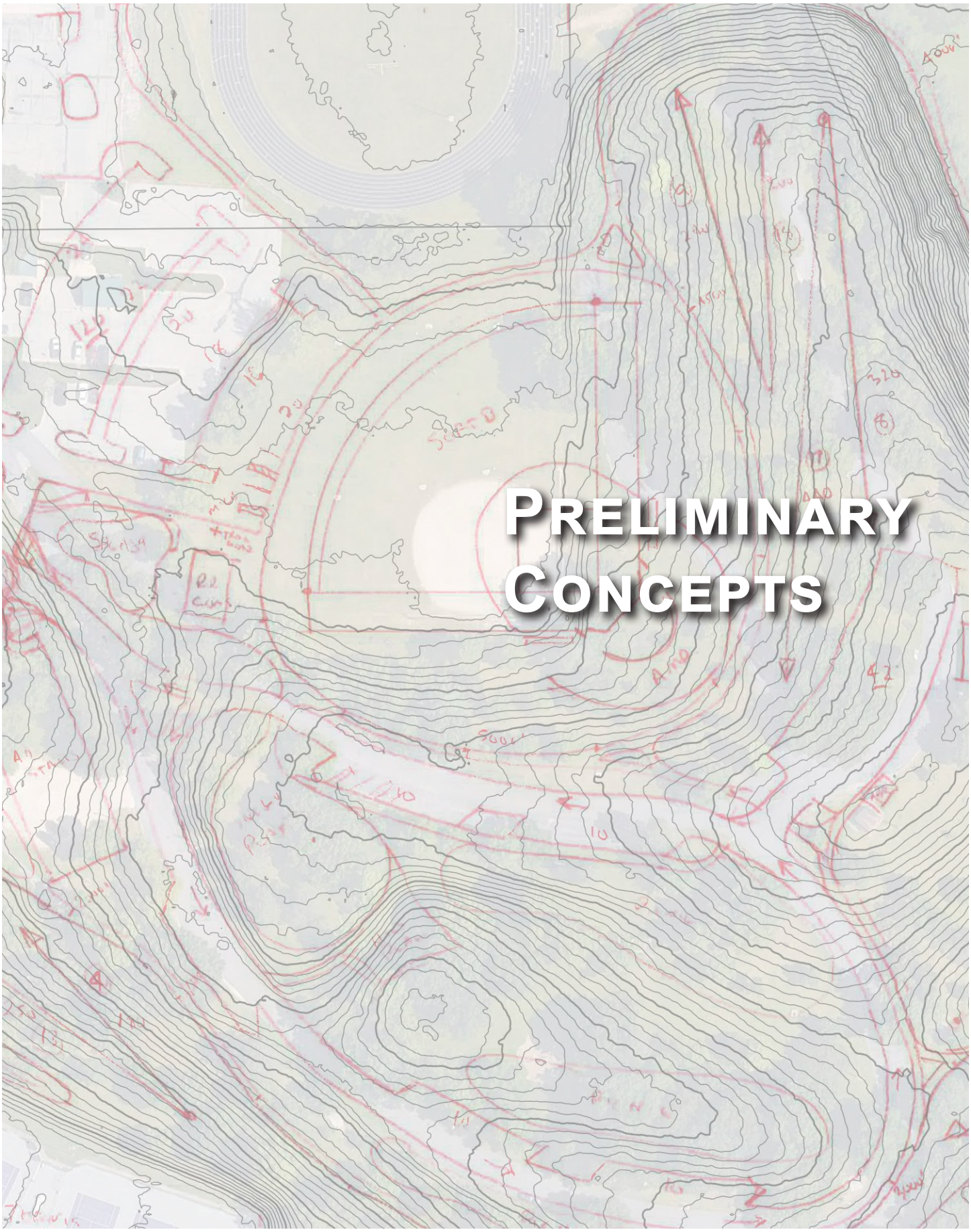
Question 10

Please rate your satisfaction of Rowe Park.

Answered: 576 Skipped: 31



ANSWER CHOICES	RESPONSES	
Very satisfied	12.50%	72
Satisfied	51.74%	298
Neither satisfied nor dissatisfied	32.12%	185
Dissatisfied	2.95%	17
Very dissatisfied	0.69%	4
TOTAL		576



Preliminary Concepts


Wilson Street
Johnson Drive
Tilman Drive
Onalaska High School
Lincoln Stree
Hilltopper Drive
Oak Forest Drive
Oak Forest Drive
CONCEPT A
SCALE
0 50' 100' 200'

CONCEPT A

KEY:

- A Maintenance Building w/Addition
- B Parking Lots
- C Existing Skate Park
- D Splash Pad
- E Shelter w Concessions and Restrooms
- F Softball Field w Field Turf Surface
- G Amphitheater Seating
- H Skate Park Restroom Building
- I West Shelter
- J West Shelter Restroom Building
- K New Park Entrance Road
- L Existing Storage Building
- M Existing Tennis Courts
- N Play Area with Hillside Play
- O Picnic Areas (Tables)
- P Sliding Hill
- Q West Shelter Restroom Building
- R West Shelter
- S Disc Golf Course
- T Mile Loop Trail System
- U Sidewalk Connection to School

Disc Course

Hole	Length	Hole	Length
1	214 ft	10	187 ft
2	228 ft	11	288 ft
3	257 ft	12	215 ft
4	192 ft	13	250 ft
5	438 ft	14	288 ft
6	254 ft	15	307 ft
7	221 ft	16	216 ft
8	416 ft	17	314 ft
9	190 ft	18	227 ft

PRELIMINARY CONCEPTS

MSA met with Parks staff and Onalaska High School officials in April 2019. The following two preliminary concepts show improvements to Rowe Park from information gathered at the meetings and input from the public survey. The preliminary concepts were presented at a Park Board meeting and public forum held in May. Prior to the formal meeting the consultant and Park staff met with a local Girl Scout Troop to discuss the park and play equipment the group would like to donate.

The preliminary concepts show improvements to the site as well as inclusion of existing elements pertinent to the park. The elements of the park for planning discussions are:

A - MAINTENANCE BUILDING WITH ADDITION

The park maintenance building is in good condition and is suitable for expansion and improvements. The location of the existing park road is problematic to the maintenance entrances and with reconfiguration of the access; improvements to safety can be achieved. The building expansion is perpendicular in both concepts. This provides an opportunity to use the building as a buffer between the larger parking lot and the park open spaces. The shape also creates an enclosed service yard that is easily capable of being fenced in with relatively limited amount of materials. There are 4 parking stalls in the concepts for park staff.

B - PARKING LOTS

The largest parking lot in Rowe Park is located east of the maintenance building. The existing lot has 70 stalls (4 stalls for maintenance) which Onalaska High School shares during the school year. The reconfigured parking lot in Concept A has 110 stalls and B 117 stalls. The expanded number of stalls provides spaces for higher use of the softball field and new park features. Both concepts guide vehicles through the parking lot from the park loop road to the High School by utilizing indirect connections, slowing traffic.

Another existing paved parking lot is located at the east shelter on the high point near the east park boundary. The elimination of the north loop of the Park Loop Road creates more green space and slight reconfiguration of the shelter parking lot. In both concepts, there are 39


Wilson Street
Johnson Drive
Tilman Drive
Lincoln Stree
Onalaska High School
Hilltopper Drive
Oak Forest Drive
Oak Forest Drive
CONCEPT B
SCALE
0 50' 100' 200'

CONCEPT B

KEY:

- A Maintenance Building w/Addition
- B Parking Lots
- C Existing Skate Park
- D Splash Pad
- E Shelter w Concessions and Restrooms
- F Softball Field w Field Turf Surface
- G Amphitheater Seating
- H Skate Park Restroom Building
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Disc Course

Hole	Length	Hole	Length
1	363 ft	10	300 ft
2	377 ft	11	426 ft
3	315 ft	12	253 ft
4	263 ft	13	319 ft
5	293 ft	14	267 ft
6	139 ft	15	184 ft
7	336 ft	16	233 ft
8	323 ft	17	412 ft
9	234 ft	18	193 ft

stalls, including 4 accessible.

There are 2 new parking areas shown on the concepts. The first is adjacent to the skate park for users of the amenity. Access to the lot is directly from the realigned new park entry road. In Concept A there are 32 stalls and Concept B, 23 stalls including 2 accessible for each lot.

The other new paved parking lot is for the west shelter located in the center of the park. The current parking for the shelter is a graved area. In Concept A 31, a standalone parking lot provides 31 stalls. For Concept B, there are 20 perpendicular stalls along the Park Loop Road. There are 2 accessible stalls in each concept.

C - EXISTING SKATE PARK

The existing skate park is a significant park element that is highly utilized when weather permits. There is no parking or restroom in the general area of the existing skate park. In the both concepts, a restroom structure and parking, specific to the skate park, connect directly to the amenity.

D - SPLASH PAD

A splash pad was high on the list of desired additions when the question of what amenities could be brought to Rowe Park. In both Concept A and B, the splash pad is located near a new concessions/restroom building that serves the softball field as well. An outdoor shower pedestal in conjunction with a splash pad is often a desired element in the design. Close proximity of the pad to the building provides an opportunity to house the pump and operations of the pad within the structure.

E - SHELTER WITH CONCESSIONS AND RESTROOMS

The proposed shelter with concession and restrooms is located between the larger parking lot and softball field. The building footprint allows for a small concession with storage and potential utility room for the splash pad equipment along with 4 to 6 stall restrooms for men and women and 1 family restrooms.

An open-air shelter space for up to 6 picnic tables also fall within the footprint. The sidewalk or plaza space surrounding the building provides space for queuing of

the concessions, more seating, and separation from the splash pad.

F - Softball Field with Synthetic Turf Surface

During interviews with Parks staff and Onalaska High School the use and maintenance of the softball field was a topic of discussions. The desire to replace the natural grass with synthetic turf will provide the capability to utilize the field significantly more than the current use. There is a current trend by communities and schools to replace fields with synthetic turf.

In both concepts, the field shifts to the east to provide space for a larger softball field with level ground past the outfield fence and foul lines. The field has surrounding fencing and foul ball areas required by a high school level facility. With the shift into the sloping hillside to the east, the site grading will result in hillside seating in lawn areas for spectators.

G - Amphitheater Seating

Shifting the softball field and regrading of the hillside opens the opportunity to created terraced seating behind the backstop fencing for games and other events. The concepts show grass terraces between fixed seating, such as concrete or large cut stone. These terraces are wide enough for lawn chairs or blankets.

The height of the backstop provides a space for a screen or backdrop to movies in the park or live performances. Multiple uses of the seating area enhances the uses of the area to more than softball. Considerations for utility design in the planning stages opens varying opportunities for the site.

H - Skate Park Restroom Building

The nearest restroom for the skate park is located south of the west park shelter. A new restroom building with direct access to the skate park provides a facility specific to the site. The existing restrooms at Rowe Park are in need of renovation or replacement. A modular restroom structure is an option to provide a themed architectural style for the park.

I - West Shelter

Both existing park shelters are in good condition and well used. The west shelter has horseshoes on the west side of the building. This shelter is concrete block construction with green metal roof. The facade color matches the stone of the older shelter at the high point in the park. Consideration may be for façade modification to replicate the stone and relate to modular restroom design.

J - West Shelter Restroom Building

The existing restroom building near the west shelter consist of concrete masonry walls with a framed roof. Replacement with a modular unit nearer to the shelter provides direct access from parking and trails. With the addition of a restroom building at the skate park, the placement of this facility becomes more specific to the west shelter and adjacent uses. The distance from the tennis courts to the restroom is slightly but the enhancement of the trail system creates a connection between uses.

K - New Park Entrance Road

Relocation of the main park entrance is a design idea from discussion conducted with Parks staff. The current entrance is the extension of Hilltopper Drive, which extends directly past the park maintenance building into the larger parking lot. The existing road has a high point with limited views at the maintenance building with limited views.

A realignment of the park entry road moves the loop connection directly to Oak Forest Drive. The new entrance provides an opportunity to identify and landscape the park with a boulevard road and entry sign within the site boundary. The existing topography between the skate park and west pavilion requires minimal modifications to create a connection from Oak Forest Drive to the Park Loop Road.

L - Existing Storage Building

An existing small storage building is located next to the west of the tennis courts fencing. The building has space to expand and connects with the proposed trail system.

M - Existing Tennis Courts

The tennis courts are a high used feature of Rowe Park. Recent improvements to the courts include new surface paint and a storm runoff system. The proposed trail system provides an opportunity to add bench seating to overlook the tennis courts as well as hillside vantage points along the north edge of the site.

N - Play Area with Hillside Play

Improvements to play area at Rowe Park is a high request from the survey. In Concept A the play area is shown on top of a high point in the center of the park. The site has large canopy trees and is relatively flat on top. Play equipment located among the tall trees provides an inviting area for the site. The topography to the east of the site extends downward toward the center of the Park Loop Road and is adequate in height and slope for a hillside play area. Hillside play is popular and mentioned in several survey responses for addition to the park.

In Concept B, the play area splits into two site. A large play area is located near the proposed concessions/ restroom building, splash pad and large parking lot. The site is flat and space for several structures for varying age groups. A small play area is located next to the west shelter, replacing the older equipment sprinkles around the building toward the skate park. The smaller play area site offer connections with the shelter and proposed restroom buildings.

Poured-in-place surfacing is the preferred treatment for both the play area and hillside play surface. Maintenance and longevity of the materials balance out the initial cost of installing poured-in-place surfaces.

O - Pcnic Areas

The existing canopy trees and rolling topography in the interior of the Park Loop Road creates a setting for picnic sites. Tables located near the road have ease of access with perpendicular parking options along the one-way loop. The north side of the picnic area overlooks the south, with both locations having views outward toward the Mississippi River Valley. Several table locations are suitable for accessible site design.

In Concept A, the green space in the center of the Park Loop Road is open for passive use. In Concept B, three of the disc golf course holes separate the picnic areas.

P - Sledding Hill

Local families and students at Onalaska High School for sledding in the winter months use a hillside east of the east shelter. The hillside naturally falls in slope to a small ravine. There are a few canopy trees, mostly small, that with removal will open the hill to a larger sledding area. One of the older stone grills is located at the bottom of the hill. Removal of the underutilized grill will eliminate conflicts with sledding.

Q - EAST SHELTER RESTROOM BUILDING

As with the other standalone restroom structures at Rowe Park, the existing restroom at the east shelter has met life expectancy. A new prefabricated restroom building can play off the stone façade of the existing east shelter building.

R - EAST SHELTER

The east shelter is an excellent example of park architecture. The all-stone structure is in good condition and sets the standard for the architecture in Rowe Park. The shelter sits on the highest spot in the park and has views of the entire facility.

The west side of the shelter is currently the location of the parking lot. Improvements to the site can create a sense of arrival and friendly pedestrian spaces by separation of parking from a new sidewalk. The added sidewalk provides an accessible route to the shelter building and restroom structure.

The east side of the shelter has open views to the wooded hillside and Onalaska recreation fields below the bluff. Maintaining the lawn area and woodlands is an important feature of the east shelter.

S - DISC GOLF COURSE

Working with the existing trees the new layout provides interest without removal of the vegetation. In both Concepts, the course expands to 18 holes. The placement of the launch pads allows for each 9 holes to differ. The separation of the launch pads from the baskets is more standard lengths found at most disc courses. Mixing lengths for each holes creates two 9 hole course with similar total length of play.

In Concept A the course begins near the maintenance building. The course mainly follows the outer boundary of the park with the last hole ending near the amphitheater seating at the softball field.

In Concept B, the course begins near the west shelter. The course primarily stays on the eastern side of the park. Several holes are located in the interior of the Park Loop Road. The last hole is again at the seating of the softball field.

T - MILE LOOP TRAIL SYSTEM

In the public survey, more walking opportunities score high on the list of desired additions to Rowe Park. A mile long system is obtainable by adding trails through and around the perimeter edges of the site. The mile loop trail system provides a measurable walk with distance markers along the route. In several locations, the trail system curves up and down slopes. The intent is to have a fully accessible trail with maximum grades of 5%.

The trail in Concept A begins at the new shelter with concessions. A map in this location guides walkers to the loop system. The trail follows the perimeter of the site and enters the Onalaska High School recreation fields on the east side of the park. The paved trail serves the school as a recreational amenity and a connection to the recreation fields. A complete mile is accomplish once walkers return to the shelter.

In Concept B the trail also begins at the shelter with concessions. The trail follows the outer park boundary until it curves up to the west shelter. The trail in Concept B stays within the Rowe Park boundary the entire one-mile length.

U - SIDEWALK CONNECTION TO SCHOOL

The Onalaska High School Physical Education department utilizes Rowe Park for many activities. The current connections to the park is through parking lots and lawn areas. A paved walk in both Concepts A and B connect the High School to Rowe Park. The walk provides a safe connection separate from parking lots and drive lanes.

MASTER PLAN


Wilson Street
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Onalaska High School
Lincoln Street
Hilltopper Drive
Oak Forest Drive
Oak Forest Drive
MASTER PLAN
SCALE
0 50' 100' 200'

Master Plan

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9	190 ft	18	227 ft

Master Plan

A Comprehensive Master Plan is the result after receiving feedback from the public forum. The Master Plan depicts park elements selected during the public survey with the combination of the most preferred layout from each of the Concepts.

The general site recommendation is for redesign of the large parking lot to serve park users and to calm traffic through the site. Additions to the park include a splash pad, single large play area, softball field with synthetic turf, new restroom buildings, concessions building, realigned entrance road, expanded maintenance, 18 hole disc golf course and extensive trail system. All park uses are accessible.

USE AREA

The following descriptions and precendent images paint a picture of future improvements that may occur at Rowe Park over time. The Master Plan provides a road map to implementation of park features. The actual layout and detailing of use areas may change and adapt to other uses as the Park changes in the coming years.

A - MAINTENANCE

The elimination of Hilltopper Drive pass the maintenance building to the large park parking lot is preferred. The maintenance building expansion follows the footprint of Concept B with the screening of a service yard with the building from Oak Forest Drive. The service yard has space for 4 parking stalls to be used by Parks staff. The building expansion shown is doubling the current footprint.

Maintenance Building with Sign

B - PARKING LOTS

The configuration from Concept B for the large parking lot in a square form meets the need of expansion of stalls for new park uses and high use of the softball field. There are 118 stalls in the parking lot with 6 accessible.

The park access road and interior connects for the Master Plan also conform to layout for Concept B. The skate park parking lot has 23 stalls, 2 being accessible. The west shelter has 20 perpendicular stalls to the Park Loop Road. There are 2 accessible stalls for the shelter.

The one-way loop of the Park Loop Road has 39 stalls serving the play area and picnic sites. There are 4 accessible stalls, spilt 2 and 2 for the north and south sides of the loop.

The east shelter parking lot has 38 stalls with 4 accessible. The east shelter lot dead-ends and no longer continues in the second looping road.

Integrated stormwater management allows for runoff to flow into naturalized swales with native Wisconsin vegetation. Stone mulch edging in certain locations are a buffer for snow storage.

Parking Lot with Integrated Stormwater

Parking Lot with Stone Edging

C - Existing Skate Park

The existing skate park remains in its current location in the park. The site serves the use and adaptation to access and parking for the skate park is achievable at the location. Modifications to the utility boxes and site light will enhance the skate park.

Skate Park at Rowe Park

D - Splash Pad

The community desires a potential splash pad. The location of the splash pad in Concept A sites the use near the new concessions restroom building. This location is preferred. The space between the large parking lot and Park Loop Road is adequate for a modest to large splash pad with buffer landscaping. Site utilities are in this location, limiting the need for extensive utility runs. The site is also relatively flat for the hilly Rowe Park.

Splash Pad

E - Shelter with Concessions and Restrooms

The orientation of the shelter in Concept B serve the needs of both the splash pad and the softball field. The concessions facing south open up to the splash pad and connect to the large play area. The restrooms on the north side separate the building uses. The shelter is central to the highly active area of the park with easy and accessible access.

Shelter with Concessions and Restrooms

F - Softball Field with Synthetic Turf Surface

The addition of a synthetic surface at the softball field extends the use of the field while reducing maintenance needs of the facility. Synthetic fields are a highly sought commodity for communities and school districts. Competitive synthetic fields are becoming the norm for high school softball teams. Slight shifting of the softball field eastward provides Rowe Park and Onalaska High School a regulation field dimension. Grading of the slopes to the east and south open the site to hillside seating opportunities on the lawn along both baselines.

Synthetic Turf Softball Field

G - AMPHITEATER SEATING

The grassed terraces of Concept A create an atmosphere where blankets and lawn chairs provide a more comfortable seating option. The seat walls separating the terraces are 15 to 18 inches or seat height that provides another option sitting.

In addition to the softball games, the seating also serves other types of events such as movies in the park.

Movies in the Park at an Amphitheater Style Hillside

H J - NEW RESTROOM BUILDINGS

Prefabricated buildings best serve these standalone structures. The façade of a pre-manufactures building is easily adaptable to meet the context of a given site. The new restroom buildings can have stone and wood appearance to match the existing shelters. Accessible walks connect the restroom building to adjacent park uses.

Prefabricated Restroom Building

I - WEST SHELTER

The addition of parking along the Park Loop Road create an opportunity for the site around the west shelter to be lawn. The currant gravel parking lot site is flat and provides an area for lawn activities such as volleyball, badminton or other popup games. The connections from the new parking to the shelter slopes slightly and the addition of pavement around the building and proposed restroom provides accessible links for all users. The horseshoe area is an active use and with modifications provides a much-desired amenity.

West Shelter

K - NEW PARK ENTRANCE ROAD

The new location for the park entrance road follow existing topography that has a 10% or less slope. This minimizes the need for grading a new road into the site while providing a maintainable access. A boulevard entrance road set the stage for landscape and park signage enhancements. The curvilinear park road and separate access to the larger parking lot helps to eliminate excessive speeds within the park. The use of speed humps in parks helps keep speed limits to 15 mph.

Entrance Boulevard at Liberty Park, Clarksville, TN

L M - Existing Storage Building and Tennis Courts

The trail system plan for Rowe Park creates opportunities to locate bench seating overlooking the tennis courts. Spectators have views of games from the benches as well as the hillside north of the courts.

Tennis Courts

N - Play Area

The play area in the Master Plan is in the location from Concept A. The existing site has several large canopy trees that provide interest and shade to the play area. The use of poured-in-place surfacing and proper design integrates the trees into the site with the play structures to create a unique experience. The area is approximately 8,000 sf in size, which allows for addition of equipment over time in the large footprint.

The site for the play area is a small knob with a hillside to the east. The hillside has a natural slope conducive with the placement of a hillside play area. The hillside play has features for climbing; pulling and stepping giving children vary experiences. The hillside play area surfacing in an extension of the poured-in-place from the flat play area above. Integration of pathways from the lower elevation to the top play area provides a fully accessible facility.

Inclusive Play Structure

Play Equiptment

O - Picnic Area

Large canopy trees and views from the interior of the Park Loop Road creates a setting for picnicking. The addition of parking spaces along the interior of the Loop Road connects to picnic tables located on high and mid-range elevations in the park. The upper views are of the Mississippi River Valley from elevation 726 to 730. The mid elevations on the south side of the Loop Road are around elevation 715 and focus inward to the wooded site. The site is nearly 2 acres of open space for passive use. The picnic area is located near the play areas with paved connections and views of the equipment.

Hillside Play Area

P - SLEDDING HILL

A hillside band of approximately 125' wide for sledding is achievable with the removal of selective trees. The sledding hill begins at an elevation of 741 near the east shelter restroom building and ends at the bottom of the ravine at elevation 716. The 25-foot drop has a slope of 16% providing an entertaining winter activity for Rowe Park.

Sledding Hill

Q - EAST SHELTER RESTROOM BUILDING

As with the restroom building near the west shelter, this facility has accessible walkway connections to the East Shelter and parking lot. The prefabricated structures are design to meet the needs of the facility and delivered to the site for placement on utility prepared concrete pads.

Delivery of a Prefabricated Restroom Building

R - EAST SHELTER

By expanding the patio around the East Shelter, the user space becomes flexible for placement of tables and other supplies inside and outside. The addition of a concrete connect to the restroom building and the expanded patio provides accessible walkways that are visually separate from the asphalt parking lot.

Enhancement to the existing structure are minimal but can serve a model aesthetically to the overall architectural standards of Rowe Park. Some improvements may add environmentally conscious additions such as LED light fixtures.

East Shelter

S - DISC GOLF COURSE

The Disc Golf Course begins near the maintenance building. The course follow the Park boundary to reduce conflict with other uses within the central portions. The route flows through the existing woodlands that add to the skill level of play. Existing baskets locations move and new launch pads and signs create a high level of degrees course. The overall length of the Disc Golf Course is at a competition level. An 18 hole course is achieved With two launch pad per hole.

Example Disc Golf Course Sign

T - MILE LOOP TRAIL SYSTEM

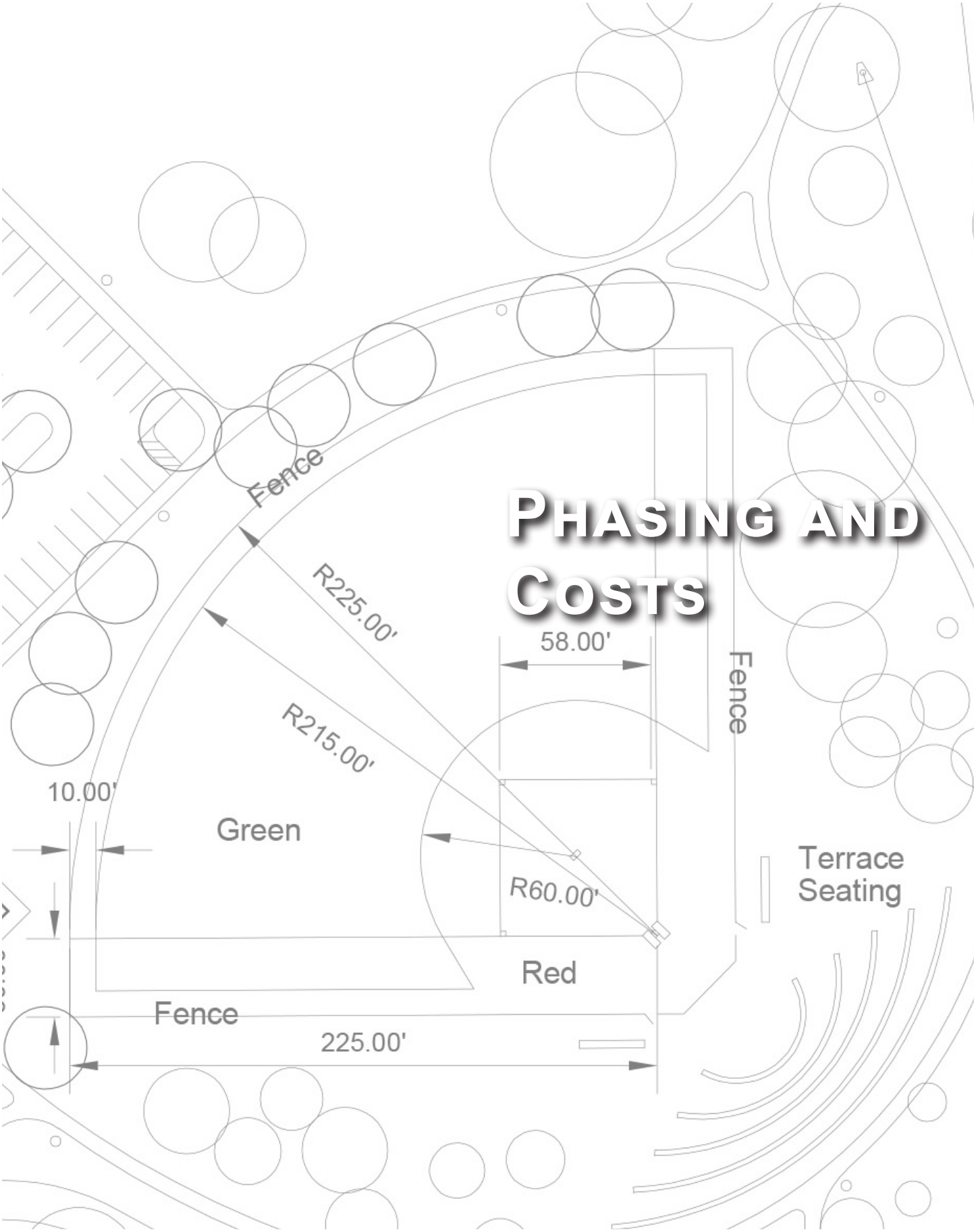
The mile long trail begins at the new shelter with concessions and restrooms. A map guides walkers to the measured route. Trail markers, at specific distances such as every 500', provide measurements for the purposeful walker. The looping system traverses the park, around the outer side of the Park Loop Road with one crossing near the entrance road and another at the large parking lot. The trail reaches the lower elevations of the park at 685' to the highest point at 741'. The Mile Loop Trail is located within the park boundaries. The maximum slope of the trails is less than 5 percent, which does not require the use of handrails.

U - SIDEWALK CONNECTION TO SCHOOL

A paved sidewalk connects the softball field, with direct access, to the gymnasium of Onalaska High School. The walk crosses the school parking lot in only one location; the rest of the route is within the open space. The walk provides student access to multiple recreational activities.

V - SIDEWALK CONNECTION TO LIBRARY

During the public information meeting, the addition of a connection to the library provides a link for park users who often walk to the library. A sidewalk exists along Hilltopper Drive. Improvements to the existing walk and connections to Rowe Park trials provide a link to the library.



Phasing and Costs

PHASING DIAGRAM

PROJECT PHASING

The project phasing for Rowe Park is shown as use area development zones. The implementation timing of the use areas depends on the funding and demand of improvements. The phasing for the Master Plan is based on cost of implementation for designated use areas as shown in the Phasing Diagram. Overlaps or modifications to use areas may occur overtime and improvements to the park occur.

A schematic level contingency as well as design fees are applied to each use area cost. The cost are based on 2019 numbers and cost increases should be given consideration over time. The estimates provide a base to strategically plan and budget improvements to Rowe Park.

The follow use areas cost of improvements are as follows:

1 ENTRANCE ROAD AND WEST SHELTER

Mobilization	$	50,000
Site Civil/Stormwater	$	20,000
Erosion Control	$	15,000
Earthwork and Seeding	$	33,000
Asphalt Road	$	44,100,
Concrete Walk	$	22,130
Prefab Restroom	$	100,000
Shelter Rehab	$	10,000
Parking Lot Lights - 2	$	15,000
Electric Allowance	$	8,500
Park Entrance Sigh	$	20,000
Trees - 3	$	1,050
Sub Total	**$**	**338,780**

Contingency (10%)	$	33,878
Design Fee (10%)	$	37,266
Total Cost Area 1	**$**	**409,834**

2 SKATE PARK

Mobilization	$	25,000
Site Civil/Stormwater	$	10,000
Erosion Control	$	8,000
Earthwork and Seeding	$	27,000
Asphalt Road	$	17,370
Concrete Walk	$	6,875
Prefab Restroom	$	100,000
Pedestrian Lights - 1	$	5,000
Parking Lot Lights - 1	$	7,500
Electric Allowance	$	8,500
Sub Total	**$**	**215,245**

Contingency (10%)	$	21,525
Design Fee (10%)	$	23,677
Total Cost Area 2	**$**	**260,446**

3 MAINTENANCE AREA

Mobilization	$ 50,000
Site Civil/Stormwater	$ 75,000
Erosion Control	$ 10,000
Earthwork and Seeding	$ 20,200
Asphalt Road	$ 9,648
Concrete Walk	$ 6,875
Maintenance Expanison	$ 525,000
Electric Allowance	$ 10,000
Sub Total	**$ 699,848**

Contingency (10%)	$ 69,985
Design Fee (10%)	$ 76,983
Total Cost Area 3	**$ 769,833**

4 MAIN PARKING LOT, CONCESSIONS, AND SPLASH PAD

Mobilization	$ 50,000
Site Civil/Stormwater	$ 75,000
Erosion Control	$ 10,000
Earthwork and Seeding	$ 57,500
Asphalt Road	$ 101,700
Concrete Walk	$ 6,875
Concession/Restroom	$ 800,000
Slash Pad	$ 200,000
Benches - 4	$ 12,000
Parking Lot Lights - 8	$ 60,000
Electric Allowance	$ 25,000
Trees - 3	$ 7,350
Sub Total	**$1,405,425**

Contingency (10%)	$ 140,543
Design Fee (10%)	$ 154,597
Total Cost Area 4	**$1,545,968**

5 SOFTBALL FIELD AND AMPHITHEATER

Mobilization	$ 50,000
Site Civil/Stormwater	$ 15,000
Erosion Control	$ 10,000
Earthwork and Seeding	$ 58,750
Synthetic Field	$ 265,000
Field Base Materials	$ 215,000
Field Lights	$ 90,000
Concrete Seat Walls	$ 84,375
Electric Allowance	$ 25,000
Trees - 3	$ 3,150
Sub Total	**$ 816,275**

Contingency (10%)	$ 81,628
Design Fee (10%)	$ 89,790
Total Cost Area 5	**$ 897,903**

6 EAST SHELTER

Mobilization	$	20,000
Site Civil/Stormwater	$	10,000
Erosion Control	$	5,000
Earthwork and Seeding	$	17,500
Asphalt Road	$	26,550
Concrete Walk	$	20,500
Shelter Rehab	$	10,000
Benches	$	6,000
Parking Lot Lights - 1	$	7,500
Electric Allowance	$	10,000
Sub Total	**$**	**133,050**

Contingency (10%)	$	13,305
Design Fee (10%)	$	14,636
Total Cost Area 6	**$**	**146,355**

7 LOOP ROAD AND PLAYGROUNDS

Mobilization	$	30,000
Site Civil/Stormwater	$	10,000
Erosion Control	$	7,500
Earthwork and Seeding	$	34,000
Asphalt Road	$	64,530
Concrete Walk	$	6,875
Playground	$	637,500
Hillside Play Area	$	286,000
Benches - 6	$	18,000
Pedestrian Lights - 2	$	10,000
Parking Lot Lights - 3	$	22,500
Electric Allowance	$	25,000
Trees - 4	$	1,400
Sub Total		**$1,153,305**

Contingency (10%)	$	151,331
Design Fee (10%)	$	126,864
Total Cost Area 7		**$1,268,636**

8 TRAIL SYSTEM AND DISC GOLF

Mobilization	$	20,000
Site Civil/Stormwater	$	5,000
Erosion Control	$	10,000
Earthwork and Seeding	$	42,500
Asphalt Trail	$	65,700
Disc Golf Improvements	$	30,000
Benches - 10	$	30,000
Pedestrian Lights - 30	$	150,000
Electric Allowance	$	35,000
Sub Total	**$**	**388,200**

Contingency (10%)	$	38,820
Design Fee (10%)	$	42,702
Total Cost Area 8	**$**	**427,020**


MSA